



Town of Hilton Head Island Regular Design Review Board Meeting

Dec. 13, 2016

1:15 p.m. – Hilton Head Public Library, Large Meeting Room

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. 08, 2016

6. Staff Report

7. Board Business

8. Old Business

A. New Development – Final

- Heritage Plaza Hotel, Proposed Elevations, Finishes & Colors, DRB-002036-2016

9. New Business

A. Alteration/Addition

- Fountain Center Building, Hilton Head Ice Cream Awnings, DRB-001928-2016
- 6B Executive Park Drive Building, Proposed Exterior Changes, DRB-002032-2016
- Surfwatch, Proposed Exterior Colors, DRB-002033-2016
- Coligny Plaza, Proposed Covered Outdoor Dining, DRB-002047-2016
- Boathouse, Proposed Exterior Boat Storage and Parking, DRB-002048-2016

B. New Development – Conceptual

- Port Royal Club, Proposed Tennis Courts, DRB-002046-2016

C. Sign

- New “Indigo Run” Sign on Indigo Run Drive, DRB-001867-2016

10. Appearance by Citizens

11. Adjournment

Town of Hilton Head Island
Minutes of the Design Review Board
Hilton Head Island Library, Small Meeting Room
November 8, 2016 at 1:15p.m.

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

Board Members Absent: Kyle Theodore (excused), Michael Gentemann (excused)

Town Council Present: None

Town Staff Present: Jennifer Ray, Planning & Special Projects Manager; Chris Darnell, Urban Designer; Teresa Haley, Secretary

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

1. Call to Order

Vice Chairman Strecker called to order the regular meeting of the Design Review Board at **1:22pm.**

2. Roll Call - See as noted above.

3. Freedom of Information Act Compliance

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

4. Approval of the Agenda

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

5. Approval of Minutes

The Board reviewed the minutes of the **September 27, 2016** meeting and **approved** the minutes by general consent.

6. Staff Report

Ms. Ray announced that Mr. Chris Darnell is the new Urban Designer and Board Coordinator of the Design Review Board. The Board welcomed Mr. Darnell.

7. Board Business – None

8. New Business

(Chairman Gartner arrived at this time.)

A. New Development – Final

- Heritage Plaza Hotel, Building D & Overall Site Improvements, DRB-001838-2016

Ms. Ray introduced the project and stated its location: 81 Pope Avenue. This submittal is for final review of the proposed 2,400 sq. ft. commercial Building D fronting Pope Avenue, the proposed Marriott Courtyard hotel, and surrounding site improvements. Ms. Ray stated that this project received DRB conceptual approval in August 2016. The Forest Beach Owners' Association ARB reviewed and approved this project. The applicant provided a color board to staff and the DRB. Ms. Ray presented an in-depth description of the project as provided in the Board's packet. Staff recommends approval with the following conditions: 1) specify darker EIFS colors to coordinate more closely with the selected brick. During conceptual review, the Board suggested darker colors for the EIFS to be more nature blending and better coordinate with the selected brick. The proposed colors are unchanged from conceptual review submittal. 2) Specify a mortar color that contrasts less with the selected brick. During conceptual review, the Board asked that the brick mortar color be reevaluated. The proposed mortar color is unchanged from the conceptual review submittal.

Chairman Gartner asked the applicant if he would like to add anything to Ms. Ray's presentation. The architect for the hotel presented statements regarding the project changes since conceptual submittal and also answered questions by the Board.

Chairman Gartner requested comments from the Board. The Board complimented many features of the project including the landscape plan, site improvements, and building D. The Board inquired as to various aspects of the project, particularly the color board. Regarding the EIFS colors, the Board restated their concern from conceptual submittal that the colors need to be darker and more nature blending as in keeping with the Design Guide. The Board agreed that the colors are too light and will appear white in the sunlight. The Board expressed concern for the rear elevation facing Coligny Villas. Further detail is needed in the rear elevation to break up the mass of the building and a more sloped roof than submitted is called for in the Design Guide. The Board also expressed concern for having insufficient details for final approval of the hotel. The Board inquired as to the timeline of this project and its relation to the timeline for the project below, Heritage Plaza Renovation. The Board indicated that details, materials, colors, and cut sheets for the following items are needed for final DRB review: wall sections; roof elements, overhangs and bracketed supports; rooftop bar; cabanas; swimming pool tile colors; lighting; porte-cochere; substrate materials; and height measurement of the brick columns.

Chairman Gartner made a motion to **approve** DRB-001838-2016 with the following conditions: 1) the site plan, landscape plan, and building D are approved as submitted; 2) the hotel is to come back for DRB review and approval. Vice Chairman Strecker **seconded** the motion. The motion **passed** with a vote of 5-0-0.

B. Alteration/Addition

- Heritage Plaza Renovation, Buildings A, B & C Alternations, DRB-001839-2016

Ms. Ray introduced the project and stated its location: 81 Pope Avenue. This submittal is for review of the exterior improvements to buildings A, B, and C. The Forest Beach Owners' Association reviewed and approved this project. Ms. Ray presented an in-depth description of the project as provided in the Board's packet. Staff recommends approval with the

following condition: 1) provide a detail/specifications of the pots for the vines and specify the pots will be irrigated.

Chairman Gartner asked the applicant if he would like to add anything to Ms. Ray's presentation. The architect on the project thanked Ms. Ray for her presentation of the project. He addressed the Board concerns including working in conjunction with the above project, Heritage Plaza Hotel, Building D, to make sure the colors of the buildings and the hotel match.

Chairman Gartner requested comments from the Board. The Board complimented the project. The Board made inquiries regarding the existing gable ends being replaced with the board and batten; the timing of the two projects; the awnings; the trellis structure at the service yard fence. The Board expressed concern for the height of the outdoor coolers exceeding the height of the new fence and trellis structure.

Mr. Hoffman made a motion to **approve** DRB-001839-2016 with the following conditions: 1) the EIFS colors and the mortar color on buildings A, B, C, & D shall match the EIFS colors and the mortar color that is ultimately approved on the hotel building; 2) provide a detail/specifications of the pots for the vines and specify the pots will be irrigated for Staff review and approval. Mr. Witmer **seconded** the motion. The motion **passed** with a vote of 5-0-0.

9. Appearances by Citizens – None

10. Adjournment

Chairman Gartner adjourned the meeting at 2:36p.m.

Submitted by:

Approved by:

Teresa Haley, Secretary

Jake Gartner, Chairman



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

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

Applicant/Agent Name: Todd Theodore Company: Wood and Partners, Inc.
 Mailing Address: 7 Lafayette Place City: Hilton Head Island State: SC Zip: 29926
 Telephone: 843-681-6618 Fax: _____ E-mail: Ttheodore@woodandpartners.com
 Project Name: Heritage Plaza Redevelopment Project Address: 81 Pope Avenue
 Parcel Number [PIN]: R 552 018 000 0010 0000
 Zoning District: Coligny Resort Overlay District(s): Corridor Overlay

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

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

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

Submittal Requirements for *All* projects:

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

11-29-2016

DATE

Heritage Plaza Hotel Development

#81 Pope Avenue
Hilton Head Island, SC

Design Review Board Project Narrative

November 29, 2016

HHI Partners, LLC is proposing to renovate 4.23 Acres of existing commercial property fronting Pope Avenue (#75 and #81 Pope Avenue). Renovation includes the existing Heritage Plaza mixed use commercial center and an adjacent vacant parcel to the north. The existing +/- 40,000 SF facility was built nearly 40 years ago, many of the buildings are aging and no longer practical in today's market. The property is zoned Coligny Resort and is located across Pope Avenue from the future Coligny park and is surrounded by adjacent commercial on the sides and Coligny Villas to the rear.

HHI Partners, LLC has been working closely with Forest Beach's Architectural Review Board members to maximize the proposed center's parking, enhance the landscaping along Pope Avenue and to provide direct vehicular access to the property from Pope Avenue.

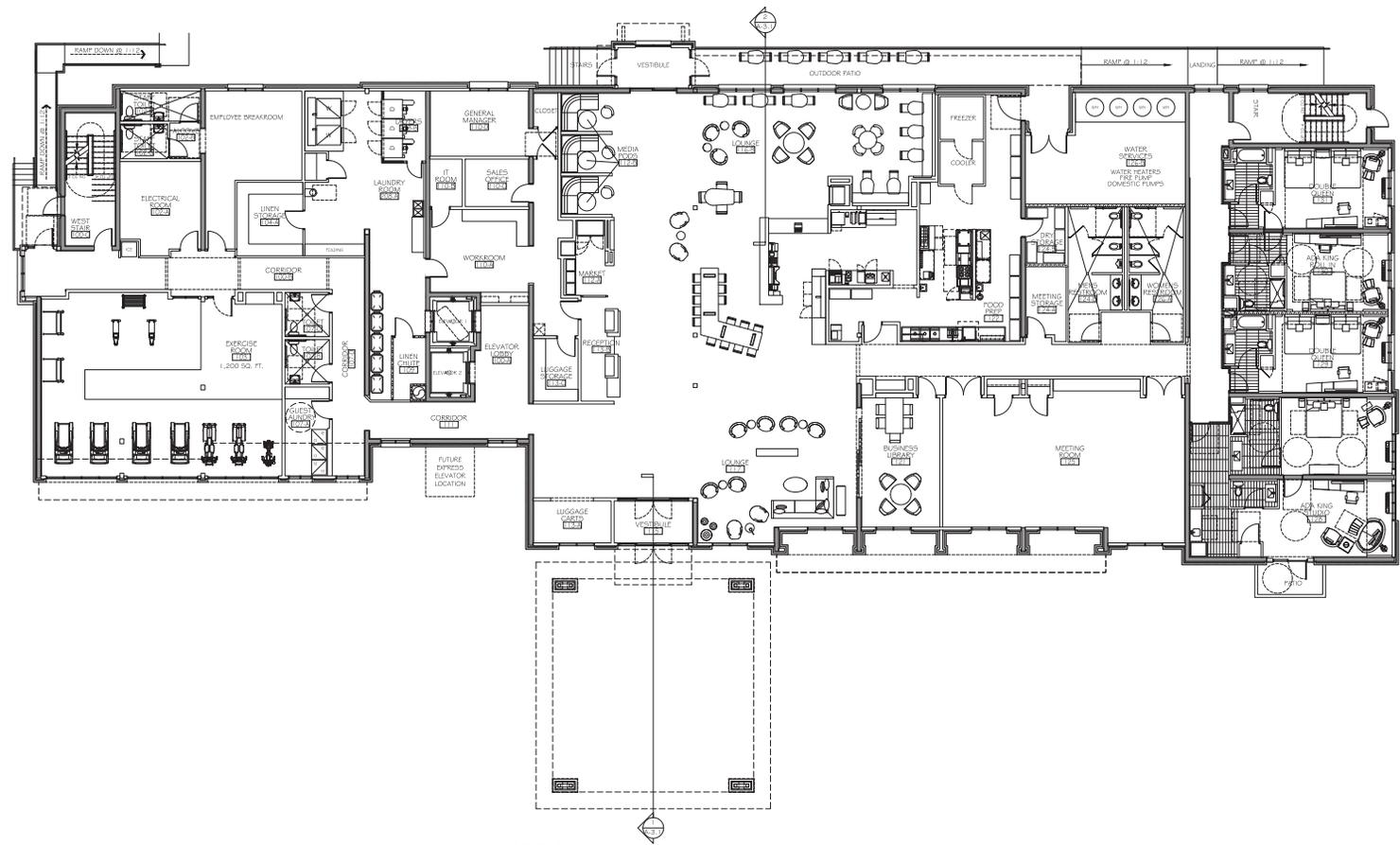
The proposed 5 story, 115 room Marriott Courtyard hotel was reviewed by the Design Review Board at the November 8th meeting and withdrawn at the applicant's request. In response to the DRB's comments, the design team has specified darker EIFS colors to better coordinate with the proposed brick and blend in with the site and natural environment. The mortar color has also been revised to match the proposed brick. In addition, the remaining buildings within the development will utilize the same materials and colors as the proposed hotel.

In response to DRB comments, more detail was incorporated to the exterior façade of the building, including adjustments to the rear façade of the building to better compliment the front. Additional wall sections and details have also been provided in this submittal, per the DRB's request.

THIS DRAWING IS
PRELIMINARY, AND
NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION.

SQUARE FOOTAGE	
FLOOR	HEATED & COOLED
FIRST FLOOR	18,351
SECOND FLOOR	14,542
THIRD FLOOR	14,542
FOURTH FLOOR	14,542
FIFTH FLOOR	14,500
SIXTH FLOOR	2,875
TOTALS	77,324

GUESTROOM MIX ROOM TYPE	FLOOR					TOTAL	RATIO
	1	2	3	4	5		
STANDARD KING	1	3	1	7	12	1136	6.2%
STANDARD KING BALCONY	-	-	6	-	1	16	0.1%
ONE BEDROOM KING STUDIO	-	-	1	-	1	6	0.0%
STAYAWAY DOUBLE QUEEN	2	18	20	17	-	77	0.4%
ADA KING	1	1	-	-	1	8	0.0%
ADA ONE BEDROOM KING STUDIO	1	1	-	-	-	6	0.0%
ADA DOUBLE QUEEN	1	1	-	-	-	8	0.0%
TOTALS	4	28	29	25	-	115	0.6%



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Owner:
BCH
HILTON HEAD
LLC

2743 PERIMETER PARKWAY
300-070
AUGUSTA, GEORGIA 30909

Project:
COURTYARD
by Hilton

HILTON HEAD
ISLAND
PROJECT ID: 920382
HILTON HEAD ISLAND, SC

FIRST
FLOOR
PLAN

DESIGN DEVELOPMENT

Job no.: 14029
Date: 11.28.16
By: T.E.B.
CDD: R.W.P.
File name: HHC-A-1-1
Sheet no.:

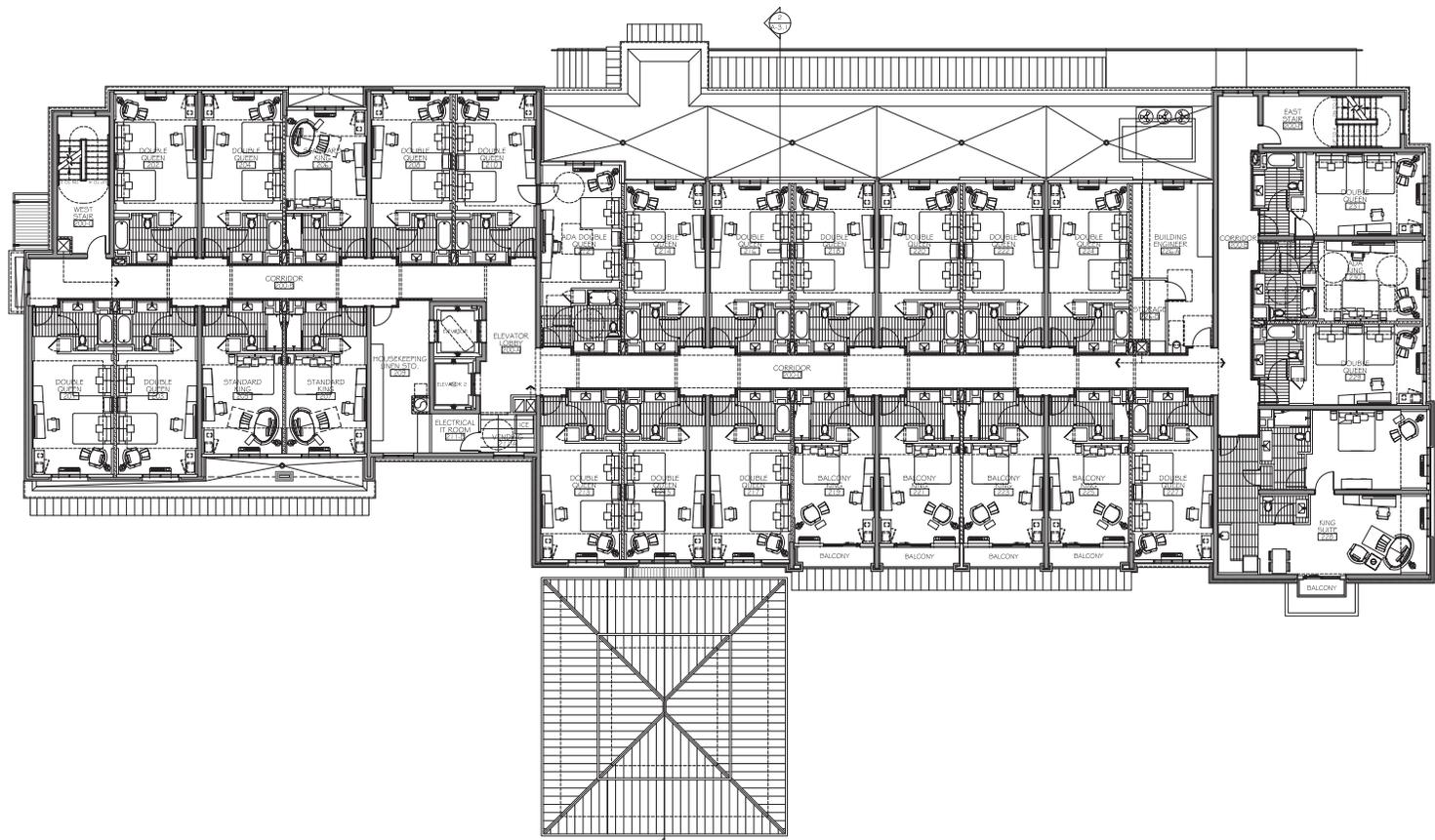
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DATE PLOTTED: 11/28/2016 10:58:10 AM

THIS DRAWING IS
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OR IMPLEMENTATION.

SQUARE FOOTAGE	
FLOOR	HEATED & COOLED
FIRST FLOOR	18,943
SECOND FLOOR	14,542
THIRD FLOOR	14,542
FOURTH FLOOR	14,542
FIFTH FLOOR	14,500
SIXTH FLOOR	2,875
TOTALS	77,324

GUESTROOM MIX ROOM TYPE	FLOOR					TOTAL	RATIO
	1	2	3	4	5		
STANDARD KING	1	3	1	7	12	18	11.3%
STANDARD KING BALCONY	1	6	1	1	1	10	6.2%
ONE BEDROOM KING STUDIO	1	1	1	1	1	5	3.1%
STANDARD DOUBLE QUEEN	2	18	20	20	17	77	49%
ADA KING	1	1	1	1	1	5	3%
ADA ONE BEDROOM KING STUDIO	1	1	1	1	1	5	3.1%
ADA DOUBLE QUEEN	1	1	1	1	1	5	3.1%
TOTALS	4	28	29	25	17	115	7.1%



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

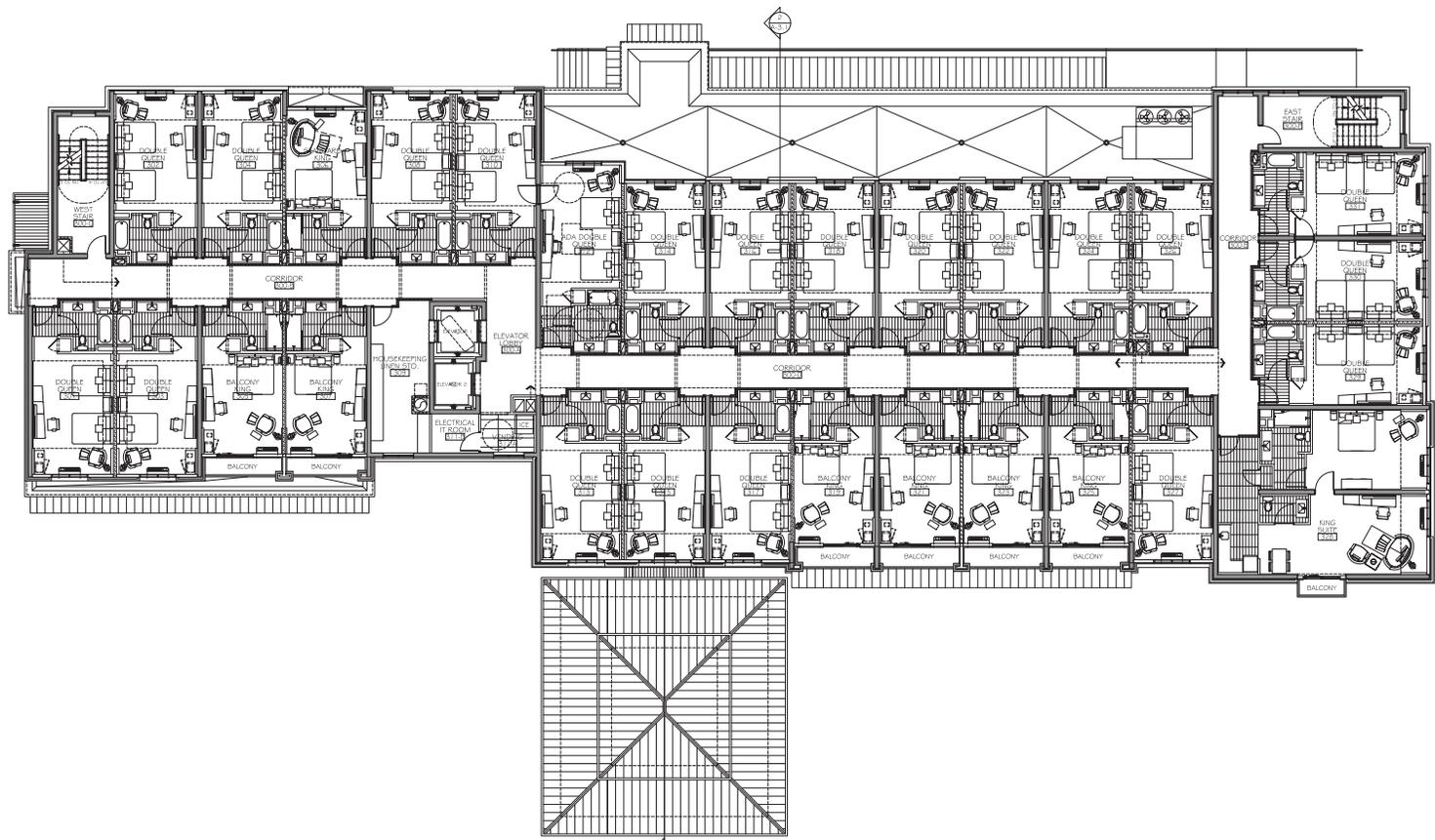
Owner:
BCH
HILTON HEAD
LLC
2743 PERIMETER PARKWAY
SUITE 670
AUGUSTA, GEORGIA 30909
Project:
COURTYARD
by *hilton*
HILTON HEAD
ISLAND
PROJECT ID: 926382
HILTON HEAD ISLAND, SC

SECOND
FLOOR
PLAN

DESIGN DEVELOPMENT
Job no.: 14029
Date: 11.28.16
By: T.E.B.
CPE: R.S.P.
File name: HHC-A-1.2
Sheet no.:

THIS DRAWING IS
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RECORDING PURPOSES
OR IMPLEMENTATION.

SQUARE FOOTAGE		GUESTROOM MIX		FLOOR					
FLOOR	HEATED & COOLED	ROOM TYPE	1	2	3	4	5	TOTAL	RATIO
FIRST FLOOR	18,943	STANDARD KING	1	3	1	7	12	16	11.0%
SECOND FLOOR	14,542	STANDARD KING BALCONY	1	6	1	1	1	10	13.6%
THIRD FLOOR	14,542	ONE BEDROOM KING STUDIO	1	1	1	1	1	5	6.8%
FOURTH FLOOR	14,542	STANDARD DOUBLE QUEEN	2	18	20	17	7	77	49.6%
FIFTH FLOOR	14,500	ADA KING	1	1	1	1	1	5	3.4%
SIXTH FLOOR	2,815	ADA ONE BEDROOM KING STUDIO	1	1	1	1	1	5	3.1%
TOTALS	77,324	ADA DOUBLE QUEEN	1	1	1	1	1	5	1.6%
TOTALS		TOTALS	4	28	29	25	17	115	



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

Owner:
BCH
HILTON HEAD
LLC

2743 PERIMETER PARKWAY
SUITE 6070
AUGUSTA, GEORGIA 30909

Project:
COURTYARD
by Hilton

HILTON HEAD
ISLAND
PROJECT ID: 920382
HILTON HEAD ISLAND, SC

THIRD
FLOOR
PLAN

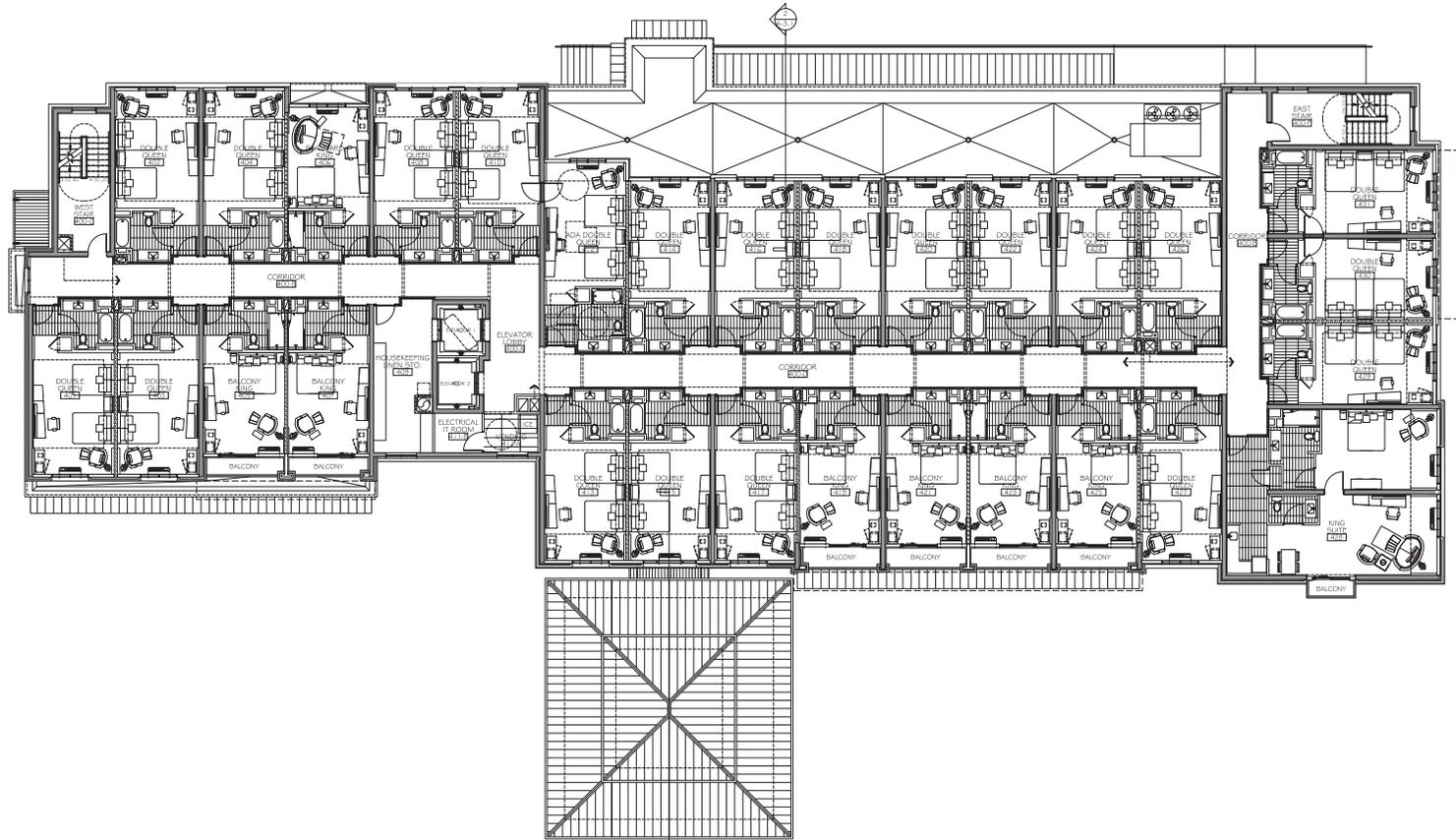
DESIGN DEVELOPMENT
Job no.: 14029
date: 11.28.16
by: T.E.B.
opp: R.M.P.
file name: HHC-A-1.3
sheet no.:

A-1.3

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THIS DRAWING IS
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OR IMPLEMENTATION.

SQUARE FOOTAGE		GUESTROOM MIX		FLOOR					
FLOOR	HEATED & COOLED	ROOM TYPE	1	2	3	4	5	TOTAL	RATIO
FIRST FLOOR	18,831	STANDARD KING	1	3	1	7	12	16	11.0%
SECOND FLOOR	14,542	STANDARD KING BALCONY	1	6	1	7	16	11.0%	
THIRD FLOOR	14,542	ONE BEDROOM KING STUDIO	1	1	1	1	7	4.7%	
FOURTH FLOOR	14,542	STANDARD DOUBLE QUEEN	2	18	20	17	77	49.7%	
FIFTH FLOOR	14,500	ADA KING	1	1	1	1	5	3.1%	
SIXTH FLOOR	2,875	ADA ONE BEDROOM KING STUDIO	1	1	1	1	5	3.1%	
TOTALS	77,324	ADA DOUBLE QUEEN	1	1	1	1	5	1.6%	
		TOTALS	4	28	29	25	115		



1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

Owner:
BCH
HILTON HEAD
LLC

2743 PERIMETER PARKWAY
SUITE 600
AUGUSTA, GEORGIA 30909

Project:
COURTYARD
by Hilton

HILTON HEAD
ISLAND
PROJECT ID: 926382
HILTON HEAD ISLAND, SC

FOURTH
FLOOR
PLAN

DESIGN DEVELOPMENT
Job no.: 14029
Date: 11.28.16
By: T.E.B.
COP: R.S.P.
File name: HHC-A-1-A
Sheet no.:

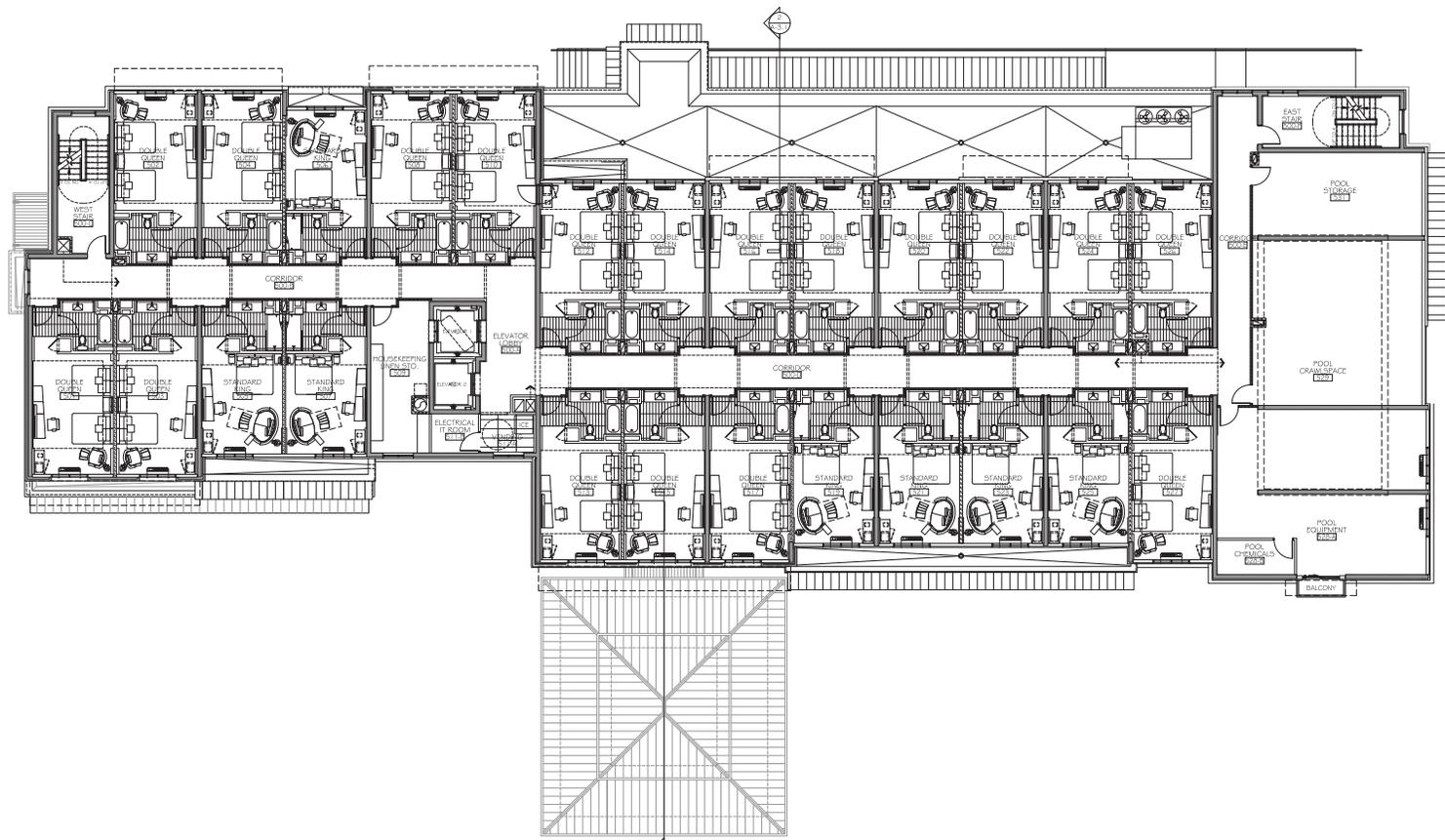
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THIS DRAWING IS
PRELIMINARY, AND
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RECORDING PURPOSES
OR IMPLEMENTATION.

SQUARE FOOTAGE	
FLOOR	HEATED & COOLED
FIRST FLOOR	18,937
SECOND FLOOR	14,542
THIRD FLOOR	14,542
FOURTH FLOOR	14,542
FIFTH FLOOR	14,500
SIXTH FLOOR	2,875
TOTALS	77,938

GUESTROOM MIX ROOM TYPE	FLOOR					TOTAL	RATIO
	1	2	3	4	5		
STANDARD KING	1	3	1	7	12	1136	7.8%
STANDARD KING BALCONY	-	3	6	6	7	16	1.3%
ONE BEDROOM KING STUDIO	-	-	-	-	1	8	0.6%
STANDARD DOUBLE QUEEN	2	18	20	20	17	77	6.7%
ADA KING	1	1	-	-	1	8	0.7%
ADA ONE BEDROOM KING STUDIO	1	1	-	-	-	8	0.7%
ADA DOUBLE QUEEN	1	1	1	1	-	8	0.7%
TOTALS	4	28	29	25	15	115	1.3%



1 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

Owner:
BCH
HILTON HEAD
LLC

2743 PERIMETER PARKWAY
SUITE 670
AUGUSTA, GEORGIA 30909

Project:
COURTYARD
by HILTON

HILTON HEAD
ISLAND
PROJECT ID: 920382
HILTON HEAD ISLAND, SC

FIFTH
FLOOR
PLAN

DESIGN DEVELOPMENT

Job no.: 14029
Date: 11.28.16
By: T.E.B.
CPE: R.W.P.
File name: HHC-A-1.5
Sheet no.:

A-1.5

DATE PLOTTED: 11/28/2016 10:00:00 AM

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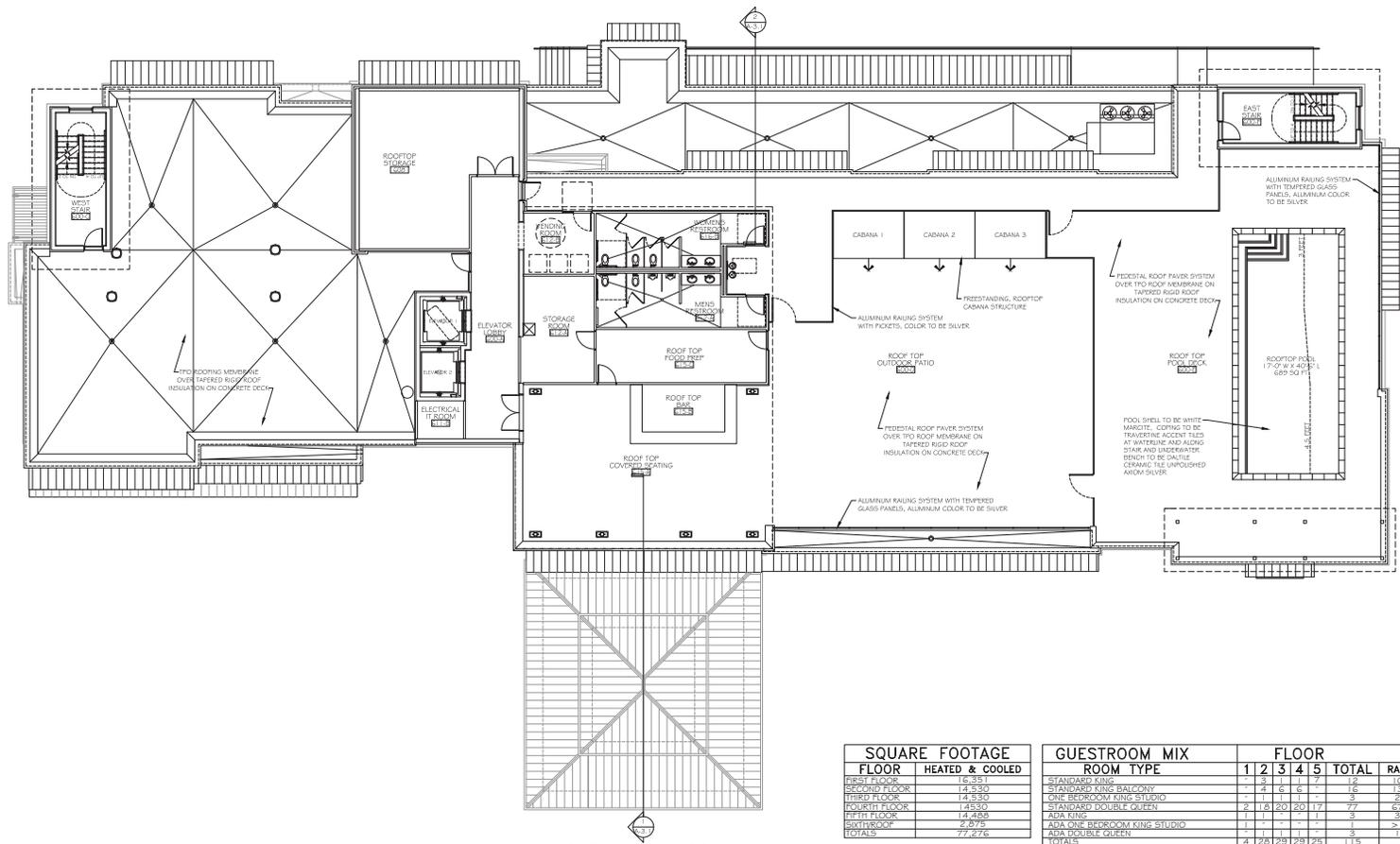
POOL COPING: SILVER TRAVERTINE



POOL TILE: DAL-TILE AXIOM SILVER



POOL CABANA DESIGN CONCEPT IMAGE



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

FLOOR	SQUARE FOOTAGE	
	HEATED	& COOLED
FIRST FLOOR	14,323	
SECOND FLOOR	14,530	
THIRD FLOOR	14,530	
FOURTH FLOOR	14,530	
FIFTH FLOOR	14,458	
SIXTH FLOOR	2,875	
TOTALS	77,276	

GUESTROOM MIX ROOM TYPE	FLOOR					TOTAL	RATIO
	1	2	3	4	5		
STANDARD KING	1	2	1	1	1	6	15%
STANDARD KING BALCONY	1	2	1	1	1	6	15%
ONE BEDROOM KING STUDIO	2	1	1	1	1	6	15%
STANDARD DOUBLE QUEEN	1	1	1	1	1	5	12%
ABA KING	1	1	1	1	1	5	12%
ABA ONE-BEDROOM KING STUDIO	1	1	1	1	1	5	12%
ABA DOUBLE QUEEN	1	1	1	1	1	5	12%
TOTALS	4	25	29	29	25	115	

Owner:
BCH
HILTON HEAD
LLC

2743 PERIMETER PARKWAY
100-070
AUGUSTA, GEORGIA 30909

Project:
COURTYARD
by Hilton

HILTON HEAD
ISLAND

PROJECT ID: 928382

HILTON HEAD ISLAND, SC

SIXTH
FLOOR
& ROOF
PLAN

DESIGN DEVELOPMENT
Job no: 14029

Date: 11.28.16

By: T.L.B.

App: R.W.P.

File name: HHC-A-1.6

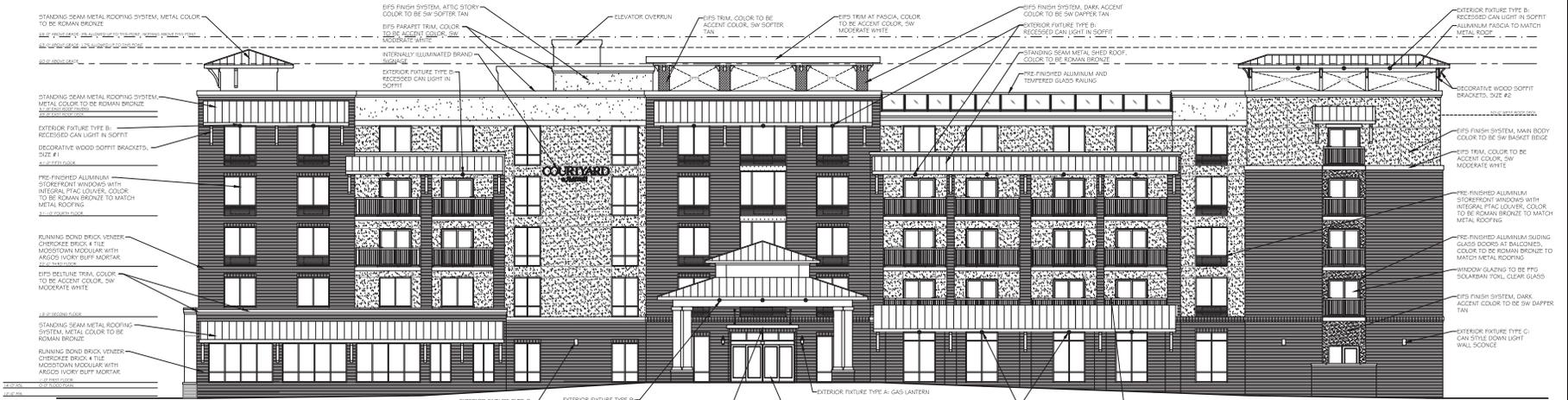
Sheet no:

A-1.6

THIS DRAWING IS PRELIMINARY, AND NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.



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



1 FRONT ELEVATION (POPE AVENUE)
SCALE: 1/8" = 1'-0"

Owner:
BCH
HILTON HEAD
LLC
2741 PERIMETER PARKWAY
B-100 RT2
ALPHARETTA, GEORGIA 30009

Project:
COURTYARD
HILTON HEAD
ISLAND

HILTON HEAD ISLAND, SC

BUILDING ELEVATIONS

SCHEMATIC DESIGN
JOB NO.: 14029
DATE: 08-25-18
BY: T.E.P.
CHECKED: A.W.P.
FILE NAME: HHCC-ELEV
SHEET NO.: A-2.1



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



1 FRONT ELEVATION (POPE AVENUE)
SCALE: 1/8" = 1'-0"

Owner:
BCH
HILTON HEAD
LLC
2743 PERimeter PARKWAY
B-108-070
ALLENDALE, GEORGIA 30409

Project:
COURTYARD
a JACOBS
HILTON HEAD
ISLAND
PROJECT # 182832
HILTON HEAD ISLAND, SC

BUILDING
ELEVATIONS

DESIGN DEVELOPMENT
JOB NO.: 14029
DATE: 11.28.16
BY: T.E.S.
APP: R.W.P.
FILE NAME: HHC-ELV
SHEET NO.:

A-2.1

THIS DRAWING IS PRELIMINARY, AND NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.

OWNER:
 BCH
 HILTON HEAD LLC

PROJECT:
 COURTYARD
 at
 HILTON HEAD ISLAND

2741 PERIMETER PARKWAY
 BLDG 672
 ALPHARETTA, GEORGIA 30609

HILTON HEAD ISLAND, SC

BUILDING ELEVATIONS

SCHEMATIC DESIGN

Job No.: 14029
 Date: 08-23-16

By: T.E.S.
 Date: 8/23/16

File Name: HH-C-ELEV
 Sheet No.: A-2.2

The CHARLESTON COLLECTION PAGE 3

The TRADD STREET

Mounting	Model	Size
POST MT.	CL3-30	27 x 13 x 13
	CL3-40	34 1/2 x 17 x 17
WALL MOUNT	CL3-15	18 x 13 x 13
	CL3-25	24 x 13 x 13
HANGING	CL3-31	24 x 13 x 13
	CL3-41	31 1/2 x 17 x 17
HANGING W/ YONKE	CL3-33	42 x 13 x 13

CL3-30 Tradd Street Wall Mount

A EXTERIOR FIXTURE TYPE A: GAS LANTERN

1101LED15
 Lytcester LED 6" N, 1500 Lumen, Non-IC, Frame-In Kit

Page 1 of 2

Part Name	Part No.	Qty	Notes
LED Module	1101LED15	1	
Trim	1101TRIM	1	
Mounting Bracket	1101MB	1	

PHILIPS LIGHTOLIER

B EXTERIOR FIXTURE TYPE B: LED RECESSED DOWNLIGHT

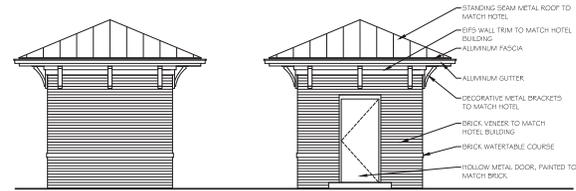
SILO CFL

- Aluminum body
- Satin Aluminum, Bronze, and White finish
- Wet location rated
- Wall mount, up or down position

SILO CFL
 311422P - Satin Aluminum
 511212C-02 - Bronze

Lamp	13W CFL Quad	G24q-3 120V
Dimm.	7 1/2" H x 4 1/2" W x 3 1/2" P	ADA
Tube	3" Ø	
Backplate	4 1/2" x 4 1/2"	

C EXTERIOR FIXTURE TYPE C: CFL DOWNLIGHT WALL SCONCE



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



2 SIDE ELEVATION (SAGE ROOM SIDE)
 SCALE: 1/8" = 1'-0"



1 SIDE ELEVATION (LAGOON RD SIDE)
 SCALE: 1/8" = 1'-0"

The CHARLESTON COLLECTION PAGE 3

The TRADD STREET

Mounting	Model	Size
POST MT.	CLJ-30	27 x 13 x 13
	CLJ-40	34 1/2 x 17 x 17
WALL MT.	CLJ-20	24 x 13 x 14
	CLJ-40	37 1/2 x 17 x 16
HANGING	CLJ-31	24 x 13 x 13
	CLJ-41	37 1/2 x 17 x 17
HANGING	CLJ-33	42 x 13 x 13
		W. YOKO

CLJ-30 Tradd Street Wall Mount

A EXTERIOR FIXTURE TYPE A: GAS LANTERN

1101LED15
Lytecaster LED 6 W, 1500 Lumens, Non-IC, Frame-In Kit

Page 1 of 3

Model	Beam Angle	Color	Color Temp	Dimming	Finish	Height	Length	Material	Mounting	Power	Rated Life	Temp. Rise	Weight
1101LED15	30°	White	3000K	0-10V	White	1.5"	4.1"	Aluminum	Recessed	6W	50,000 hrs	15°C	0.15 lbs

PHILIPS LIGHTLIER

B EXTERIOR FIXTURE TYPE B: LED RECESSED DOWNLIGHT

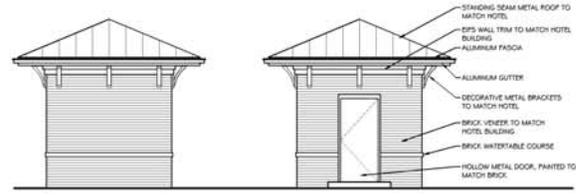
SILO CFL

- Aluminum body
- Satin Aluminum, Bronze, and White finish
- Wet location rated
- Wall mount, up or down position

SILO CFL
S51020C - Satin Aluminum
S51020C-BZ - Bronze
S51020C-W - White

Lamp: 13W CFL Quad G24q-1 120V
Dims: 7 1/4" H x 4 1/2" W x 3 1/2" P ADA
Tube: 2" Ø
Backplate: 4 1/2" x 4 1/2"

C EXTERIOR FIXTURE TYPE C: CFL DOWNLIGHT WALL SCONCE



3 DUMPSTER BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"

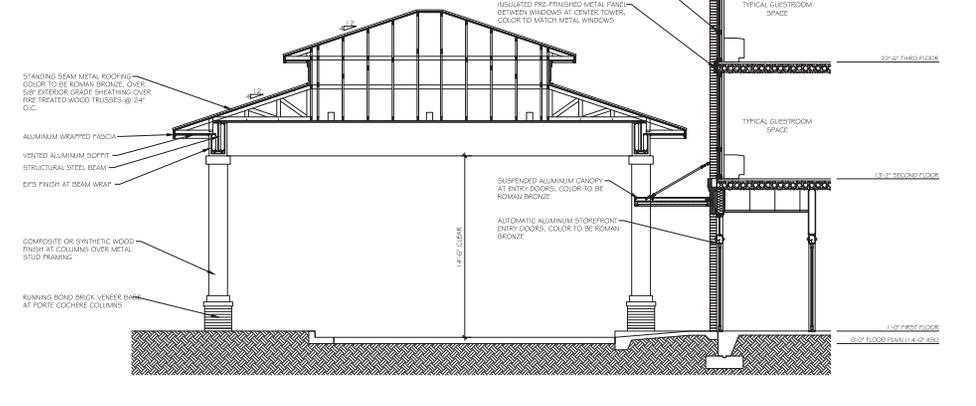
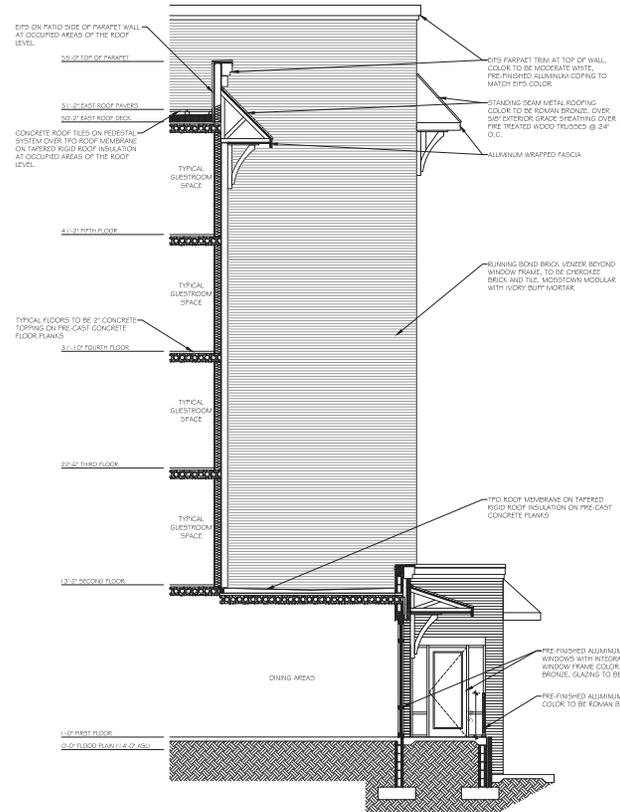
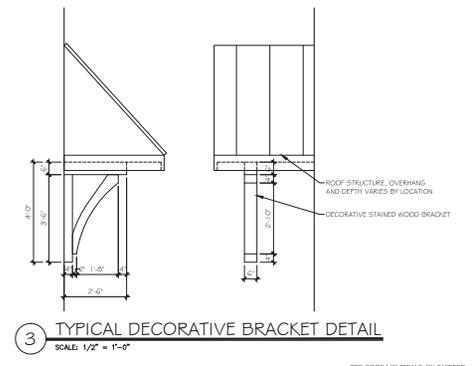
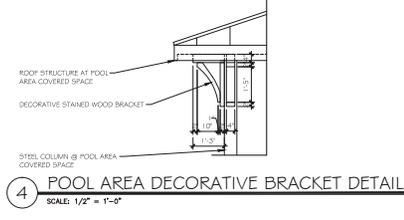
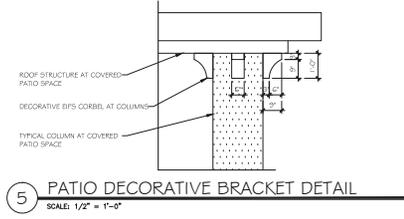


2 SIDE ELEVATION (SAGE ROOM SIDE)
SCALE: 1/8" = 1'-0"



1 SIDE ELEVATION (LAGOON RD SIDE)
SCALE: 1/8" = 1'-0"

THIS DRAWING IS PRELIMINARY AND NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.



Owner:
BCH
HILTON HEAD
LLC
2743 PERIMETER PARKWAY
100 678
AUGUSTA, GEORGIA 30909
Project:
COURTYARD
HILTON HEAD
ISLAND
PROJECT ID: 926382
HILTON HEAD ISLAND, SC

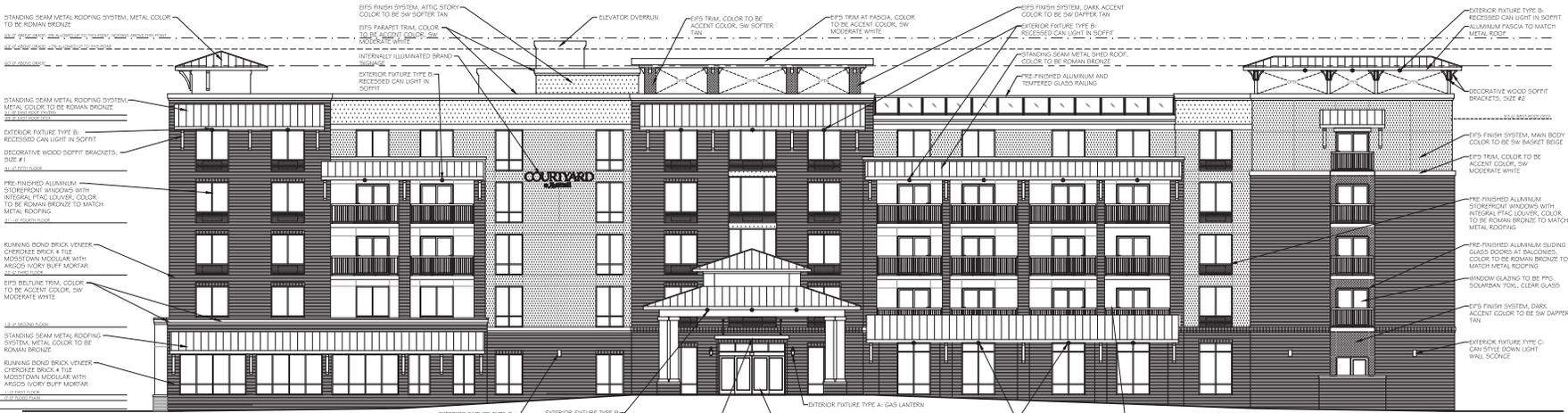
WALL SECTIONS

DESIGN DEVELOPMENT
Job No: 14029
DATE: 11.28.16
BY: T.E.B.
APP: R.S.P.
File name: HHC-ELEV
Sheet no: A-3.1

THIS DRAWING IS PRELIMINARY AND NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.



2 FRONT ELEVATION AS PREVIOUSLY SUBMITTED
SCALE: 1/8" = 1'-0"



1 REVISED FRONT ELEVATION (POPE AVENUE)
SCALE: 1/8" = 1'-0"

Owner:
BCH
HILTON HEAD
LLC

2743 PERIMETER PARKWAY
B-100 B7B
AUGUSTA, GEORGIA 30909
Project:
COURTYARD
HILTON HEAD
ISLAND
PROJECT ID: 936382
HILTON HEAD ISLAND, SC

BUILDING
ELEVATION
COMPARISONS

DESIGN DEVELOPMENT
JOB NO: 14029
DATE: 11.26.18
BY: T.E.B.
APP: R.S.P.
BY NAME: HHC-ELEV
SHEET NO: —



2 REAR ELEVATION AS PREVIOUSLY SUBMITTED
SCALE: 1/8" = 1'-0"



1 REVISED REAR ELEVATION
SCALE: 1/8" = 1'-0"

Owner:
BCH
HILTON HEAD
LLC

2741 PERIMETER PARKWAY
B-100 875
ALBUQUERQUE, GEORGIA 30009
Project:
COURTYARD
HILTON HEAD
ISLAND
HILTON HEAD ISLAND, SC

BUILDING
ELEVATION
COMPARISONS

SCHEMATIC DESIGN
JOB NO.: 14029
DATE: 08-25-18
BY: J.E.P.
APP: A.W.P.
FILE NAME: BHHC-ELEV
SHEET NO.: 1

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: Courtyard Hotel – Heritage Plaza DRB#: DRB-002036-2016

DATE: 11/29/2016

RECOMMENDATION: Approval Approval with Conditions Denial

MISC COMMENTS/QUESTIONS

1. More brick is used on the front elevation.
2. The rear elevation has been changed to break up the mass with color, material and awnings.
3. The lagoon elevation has been changed to break up the mass of the building and improve the building visual interest.
4. The mortar and stucco finish colors have been altered.



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: Andrew Barber Company: Coastal Canvas
 Mailing Address: 73 Ross Road City: Savannah State: GA Zip: 31405
 Telephone: 912.236.2416 Fax: 912.232.7884 E-mail: _____
 Project Name: Hilton Head Ice Cream Project Address: 55 New Orleans Road
 Parcel Number [PIN]: R55201500001120000
 Zoning District: _____ Overlay District(s): _____

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

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

Project Category:
 Concept Approval – Proposed Development
 Final Approval – Proposed Development
 Alteration/Addition
 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
- Location, fixture type, and wattage of any proposed lighting.

NOT MARKED

Note: All application items must be received by the deadline date in order to be reviewed.

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

Are there recorded private covenants and/or restrictions that are on the proposed request? If yes, a copy of the private covenants and/or this application. YES NO

To the best of my knowledge, the information on this application is factual, and complete. I hereby agree to abide by all conditions of any applicable Ordinance on Head Island. I understand that such conditions shall apply to the sign and the 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.

M. H. [Signature]
SIGNATURE

11/1/16
DATE

September 29, 2016

Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928

ATTN: Corridor Review, Major Design Review Board

Please find enclosed the specifications of the awning Coastal Canvas installed at 55 New Orleans Road for Hilton Head Ice Cream.

We ask that this project be reviewed as the design of our awning is closer to the standard at this site (indicated by pictures "B" "C" and "D") than the awning located next door (indicated by picture "A"). We designed and built the Hilton Head Ice Cream awning to compliment the site as a whole and did not use the example next door as a standard.

We respectfully ask for the Design Review Board's approval of this awning at Hilton Head Ice Cream.

Sincerely,

Andrew Barber
Owner, Coastal Canvas Products

A



Breakfast Local Since 1982

Tina

B





CHOCOLATE CANOPY

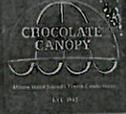
ENERGIZE
TRAINING
STUDIO

YOGA, MASSAGE
& BODY CONDITIONING
Here with your Robert
843.683.7623



CHOCOLATE
CANOPY

OPEN



SALADS



PASTA





PERSONAL TRAINING

PERSONAL TRAINING STUDIO

ENERGIZE TRAINING STUDIO
YOGA, MASSAGE
& BODY CORRECTION
1100 S. ...
408-441-0228

D

TOYOTA

V6 4WD

1ZA Y28
MAY 2011

SPORTS CROSSOVER

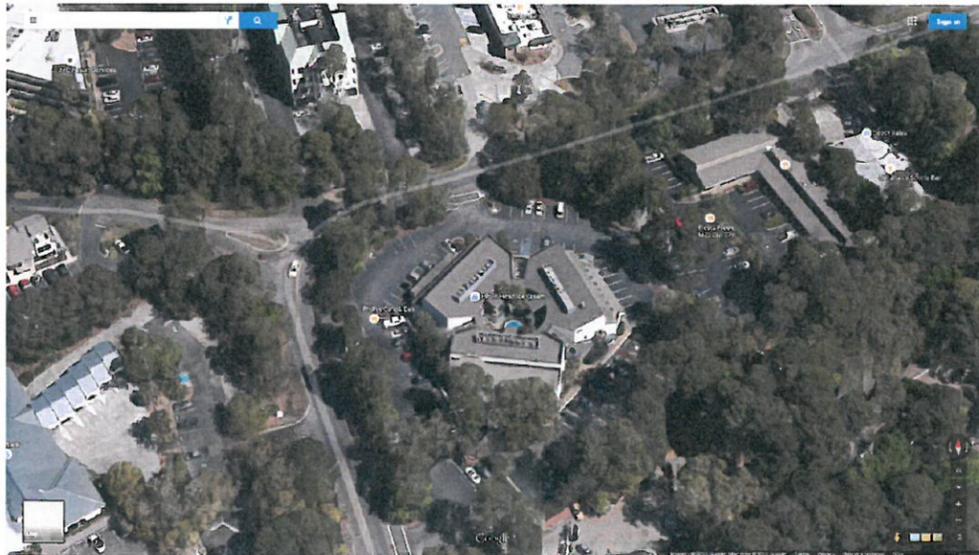
SUBMITTAL FOR:



73 ROSS ROAD
 PO BOX 22834
 SAVANNAH, GEORGIA 31403
 MAIN: 912 236 2416 FAX: 912 232 7884
 WWW.COASTALCANVAS.NET

A NEW AWNING FOR HILTON HEAD ICE CREAM

55 NEW ORLEANS RD. # 114
 HILTON HEAD ISLAND, SC 29928



GENERAL NOTES:

- A. COASTLINE PLUS "GLADE GREEN" (CP2711) FABRIC TO BE USED
- B. ATTACH BELOW EXISTING GUTTER, AND BELOW SOFFIT
- C.

NOTE: CANVAS COVER IS REMOVABLE AND IS TO BE REMOVED BY CUSTOMER BEFORE 74MPH (OR HIGHER) WIND EVENT.

THE FRAME AND ANCHORING METHOD IS DESIGNED TO WITHSTAND 135MPH WINDLOADS.

SUBMITTAL REVIEW

- APPROVED**
EXECUTION MAY PROCEED AS SHOWN.
- APPROVED AS NOTED**
EXECUTION MAY PROCEED BASED ON NOTES INDICATED.
- APPROVED AS NOTED WITH FILE COPY**
EXECUTION MAY PROCEED BASED ON NOTES INDICATED. CORRECT SUBMISSION TO RESUBMIT FOR RECORD PURPOSES ONLY.
- NOT APPROVED**
RESUBMIT FOR APPROVAL.
- REVIEW FOR INFORMATION**
APPROVAL NOT REQUIRED. ACCEPTED FOR INFORMATION ONLY.

SIGNATURE: _____ DATE: _____

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REVIEWED BY

FRONT, SIDE, PLAN & ISOMETRIC FRAME VIEW

DRAWN BY: J PITTS
 DATE: 08/03/2015
 JOB NUMBER: 15448



73 ROSS ROAD PO BOX 22834 SAVANNAH, GEORGIA 31403
 MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS.NET

A NEW AWNING FOR
 HILTON HEAD ICE CREAM

55 NEW ORLEANS ROAD #114
 HILTON HEAD ISLAND, SC 29928

AUGUST 2015

BEAUFORT

SCALE

NONE

REVISION	DATE	REASON

SHEET NO.

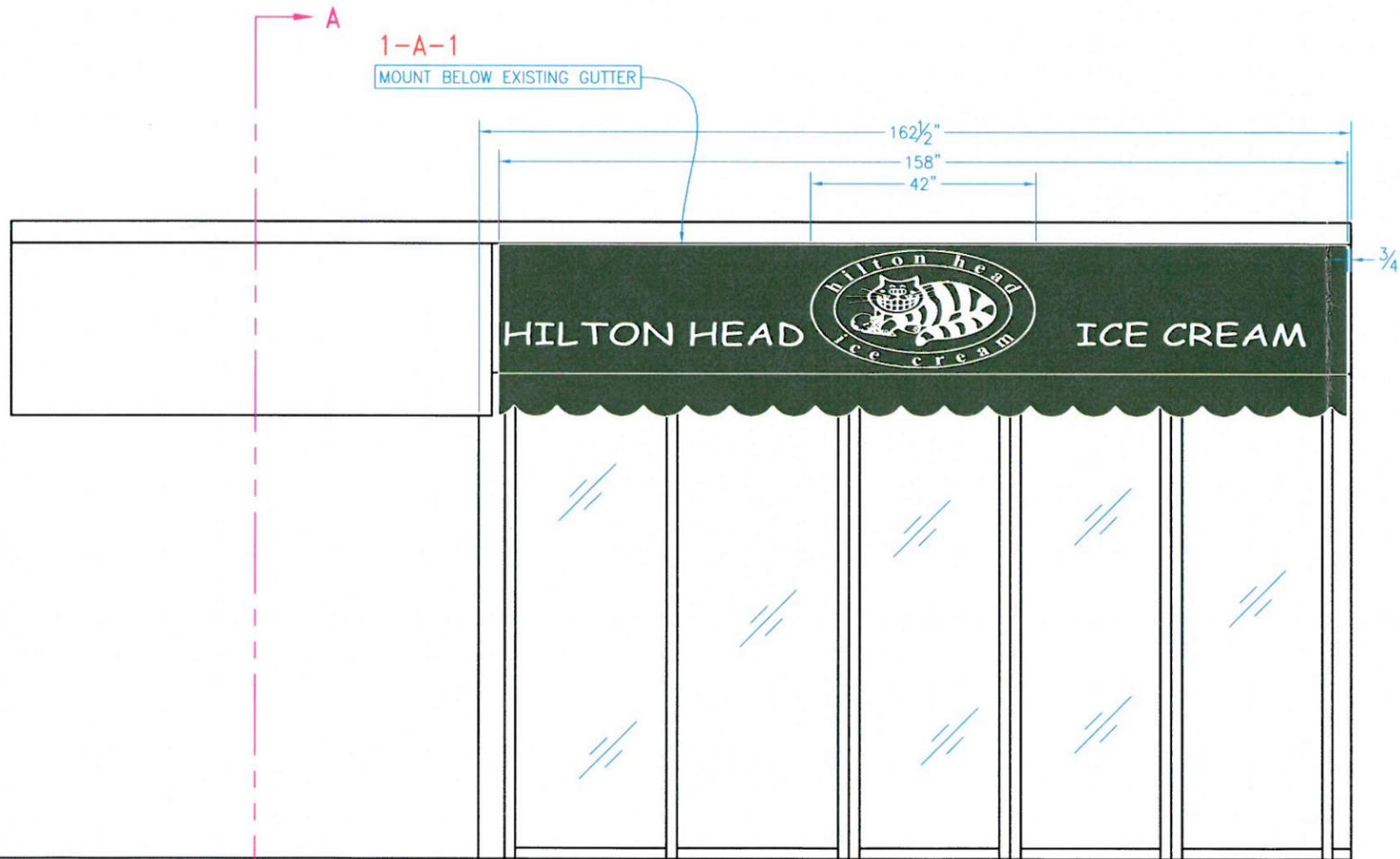
COVER



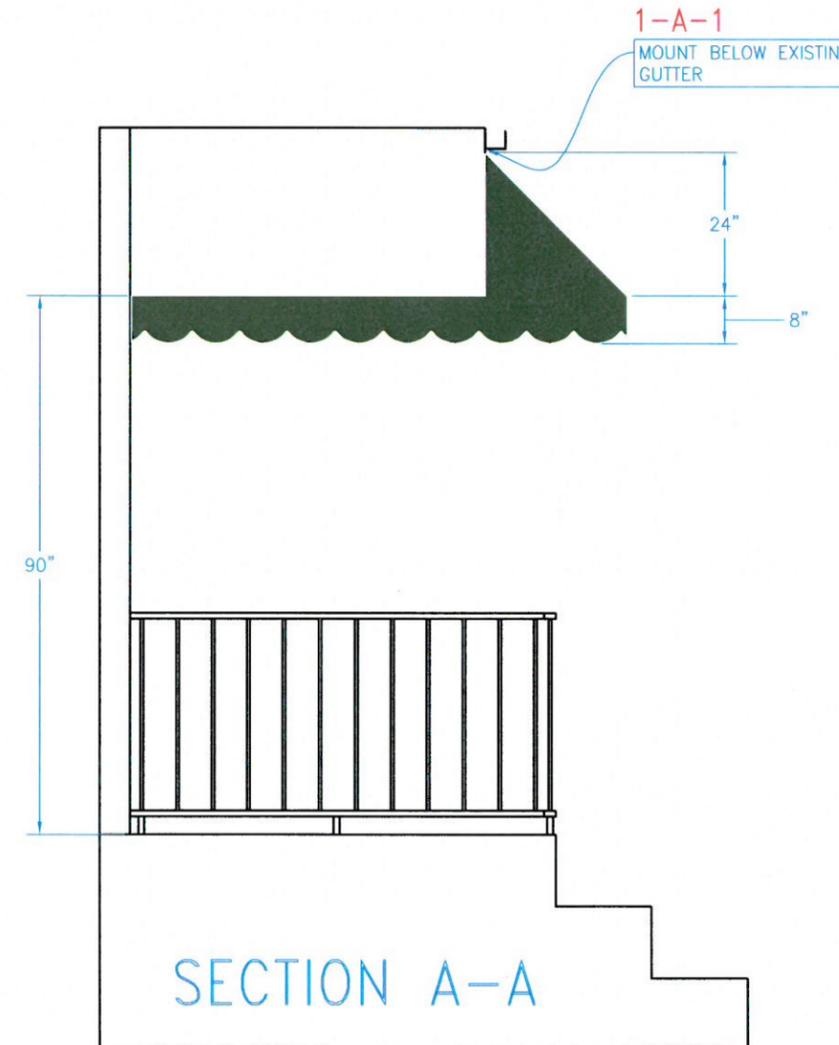
COASTLINE PLUS
"GLADE GREEN"
(CP2711)



EXISTING CONDITIONS



ELEVATION



SECTION A-A

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FRONT, SIDE, PLAN & ISOMETRIC FRAME VIEW

DRAWN BY J Pitts DATE 07/30/2015 JOB NUMBER 15448



75 ROSS ROAD PO BOX 22834 SAVANNAH, GEORGIA 31403
MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS.NET

A NEW AWNING FOR
Hilton Head Ice Cream

55 New Orleans Road #114
Hilton Head Island, SC 29928

July 2015

Beaufort

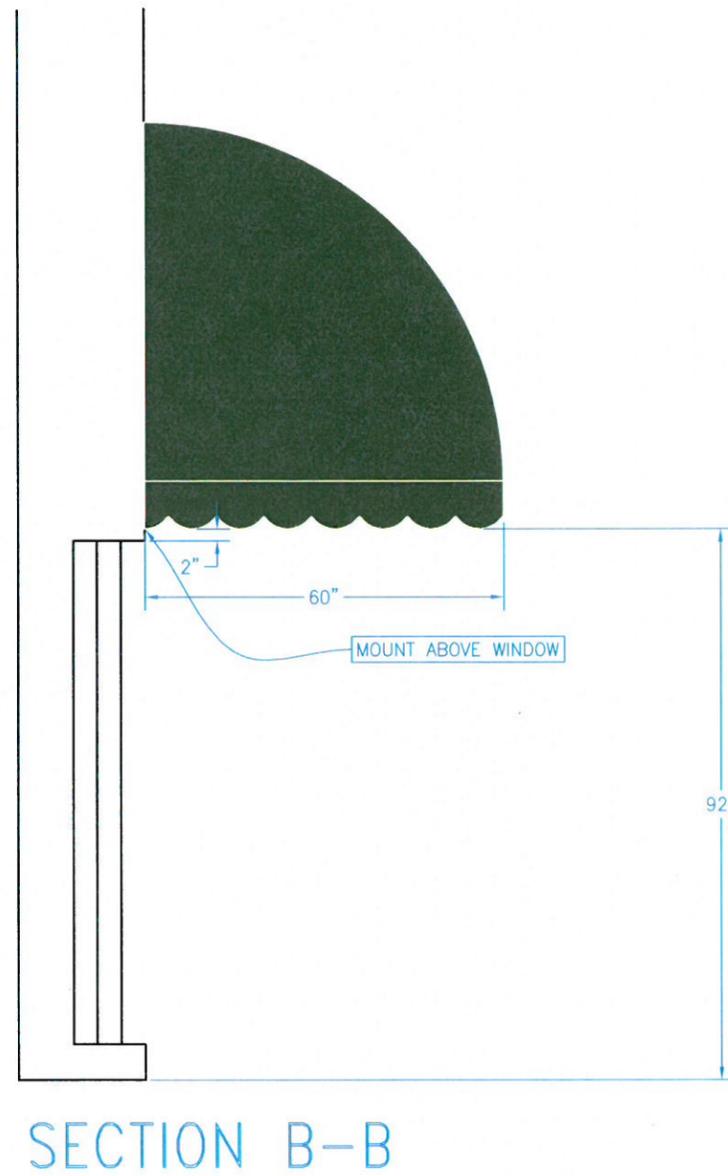
SCALE

NONE

REVISION	DATE	REASON

SHEET NO.

E-1



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REVIEWED BY

FRONT, SIDE, PLAN & ISOMETRIC FRAME VIEW

DRAWN BY: J Pitts
DATE: 07/30/2015
JOB NUMBER: 15448

COASTAL CANVAS PRODUCTS

73 ROSS ROAD PO BOX 22834 SAVANNAH, GEORGIA 31403
MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS.NET

A NEW AWNING FOR
Hilton Head Ice Cream

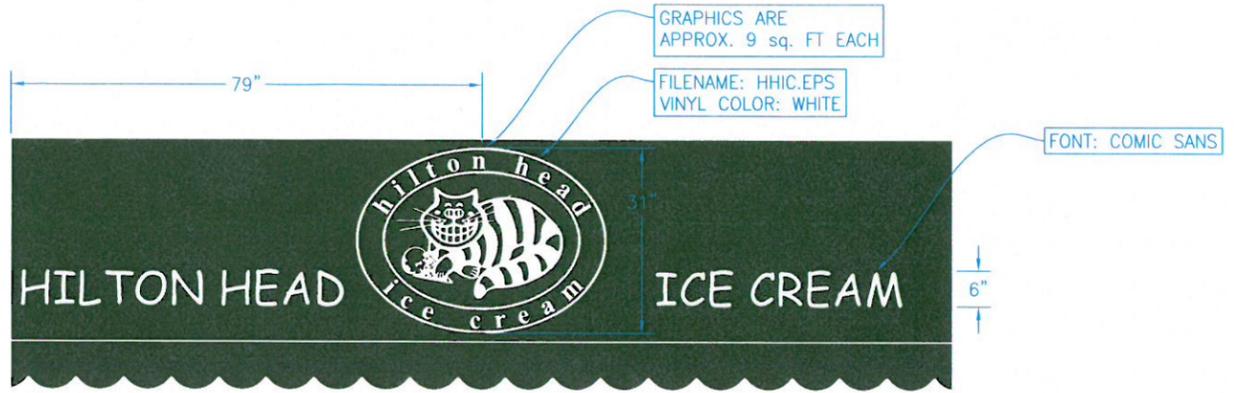
55 New Orleans Road #114
Hilton Head Island, SC 29928

July 2015

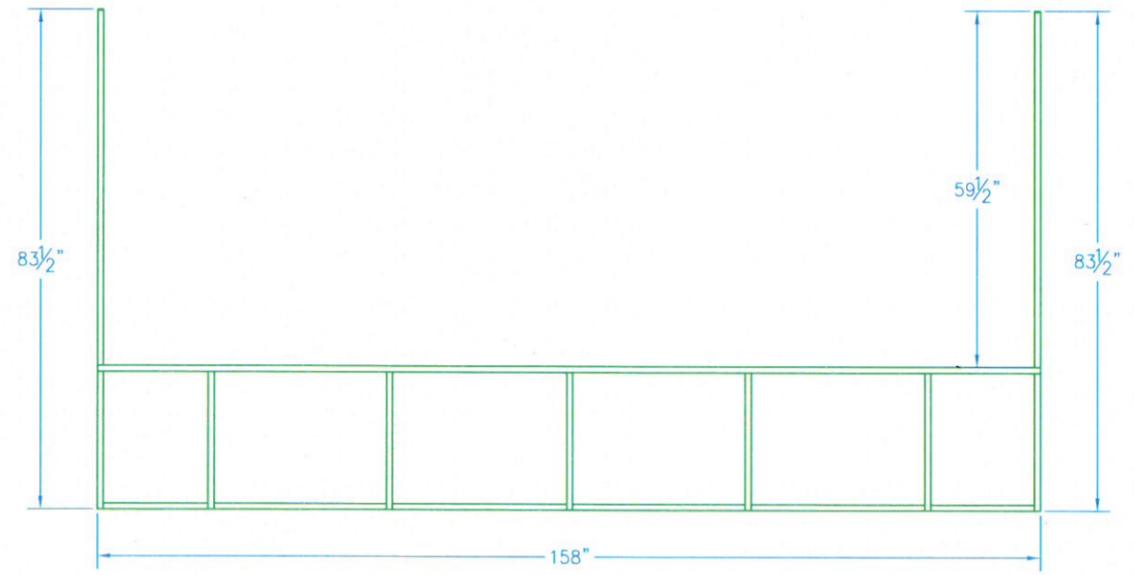
Beaufort

SCALE		
NONE		
REVISION	DATE	REASON

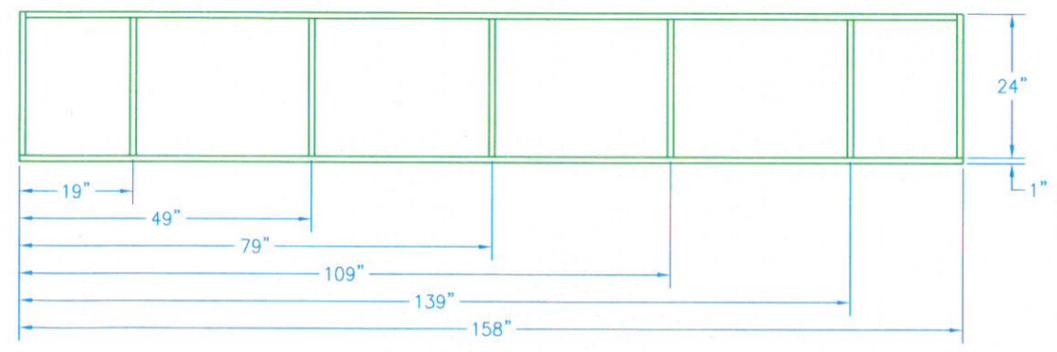
SHEET NO.
E-2



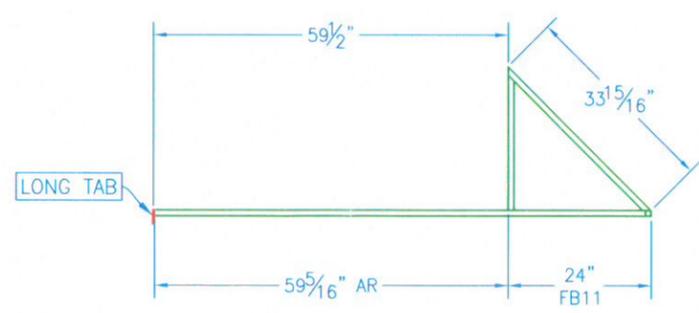
FLATTENED ROOF VIEW



TOP



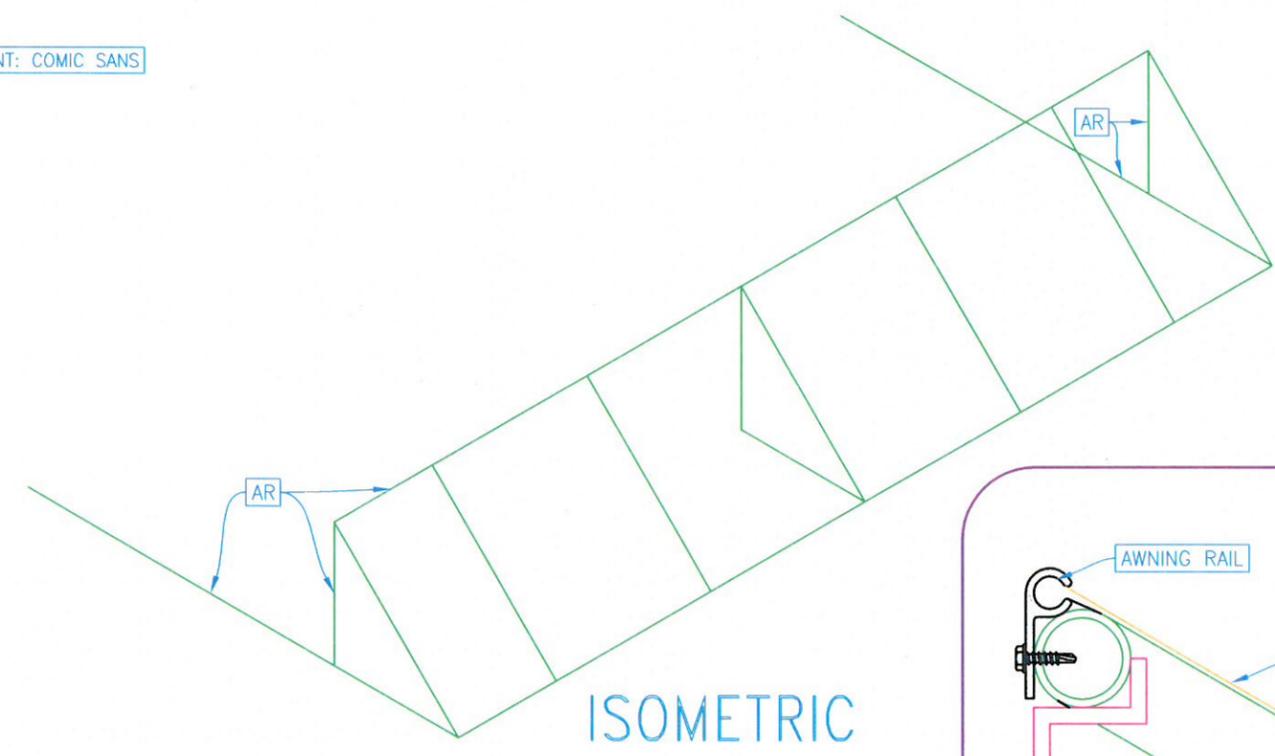
FRONT



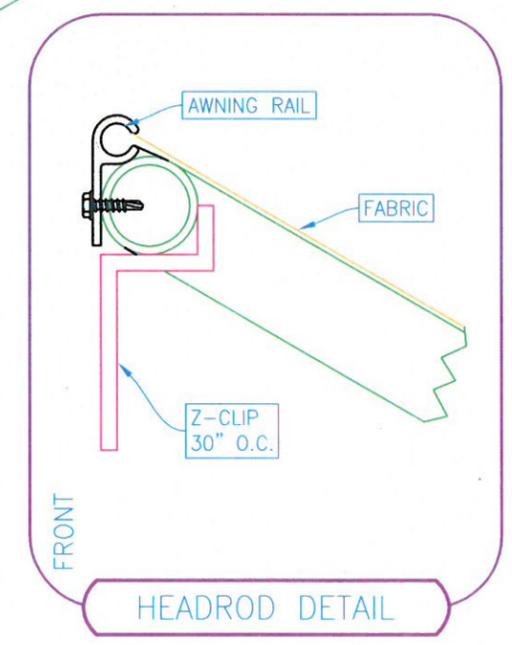
SIDE

- NOTES:
- A. COVER MATERIAL: COASTLINE PLUS "GLADE GREEN" (CP2711)
 - B. THREAD TYPE: TEN/CLEAR
 - C. LACE COLOR: WHITE
 - D. FRAME: ALUMINUM ROUND MILL FINISH
 - E. CAULK COLOR: CLEAR

8705
IF REPEAT IT BUY

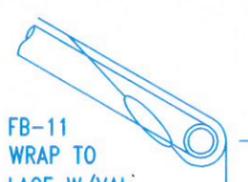


ISOMETRIC



NOTE: CANVAS COVER IS REMOVABLE AND IS TO BE REMOVED BY CUSTOMER BEFORE 74MPH (OR HIGHER) WIND EVENT.

THE FRAME AND ANCHORING METHOD IS DESIGNED TO WITHSTAND 135MPH WINDLOADS.

PART #		QUANTITY
1-A-1		1 REQUIRED
DROP	BRACE	 <p>FB-11 WRAP TO LACE W/VAL DETAIL OF FRAME TRUSS AND VAL ATTACHMENT SIZE MAY VARY, REF TO WORK ORDER</p>
24"	3/4"	
PROJ	PROJ	
24"	3/4"	
WIDTH	H/R	
158"	3/4"	
VAL	F/B	 <p>VALANCE</p>
8"	3/4"	
VAL PAT	RAF/BOW	
8705	3/4"	

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REVIEWED BY

FRONT, SIDE, PLAN & ISOMETRIC FRAME VIEW

DRAWN BY: J Pitts
DATE: 07/30/2015
JOB NUMBER: 15448

COASTAL CANVAS PRODUCTS
73 ROSS ROAD PO BOX 22834 SAVANNAH, GEORGIA 31403
MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS.NET

A NEW AWNING FOR
Hilton Head Ice Cream

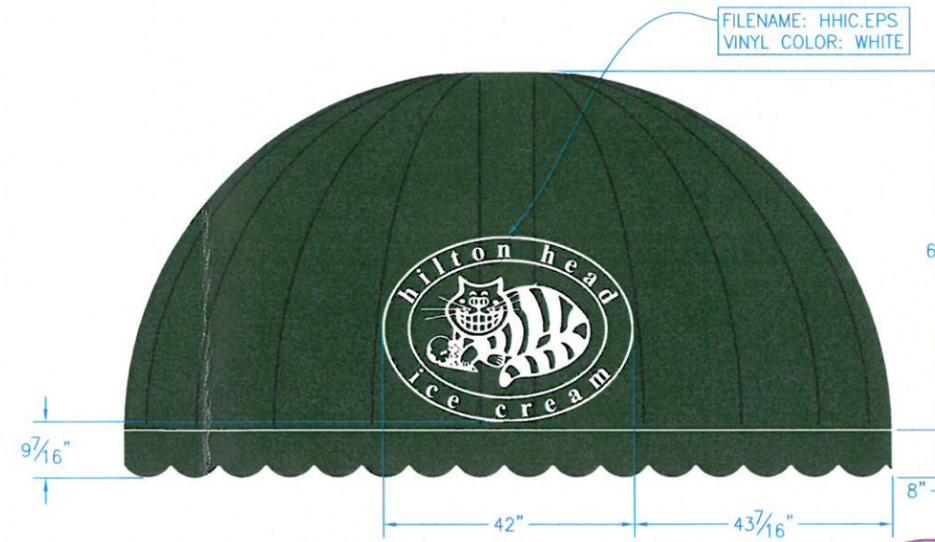
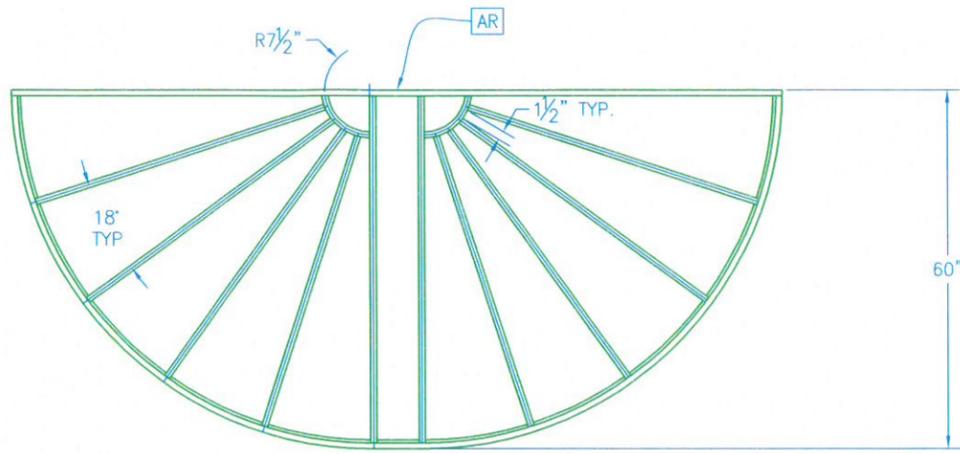
55 New Orleans Road #114
Hilton Head Island, SC 29928

July 2015

Beaufort

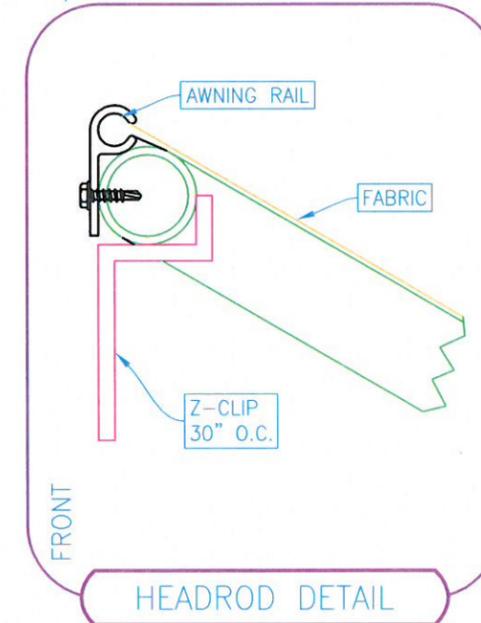
SCALE		
NONE		
REVISION	DATE	REASON

SHEET NO.
1 of 2



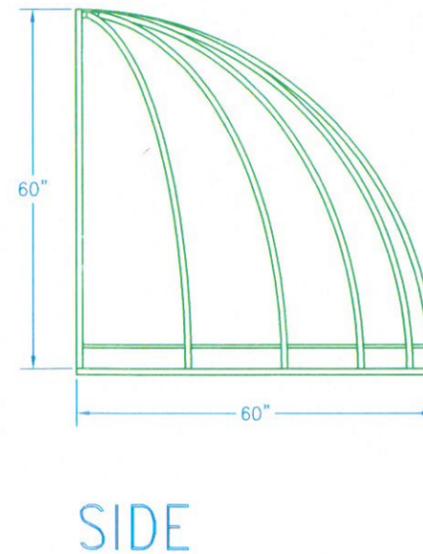
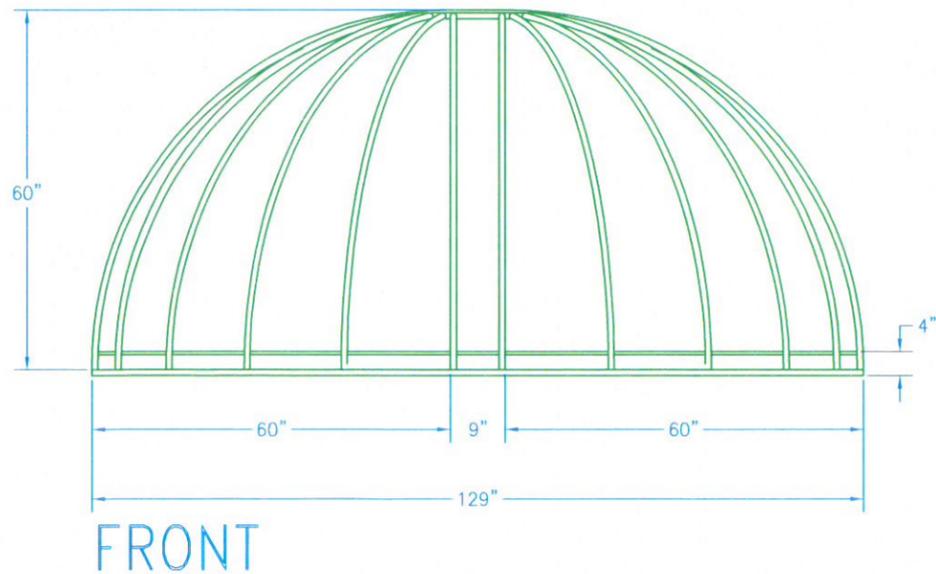
RENDERING

- NOTES:
 A. COVER MATERIAL: COASTLINE PLUS "GLADE GREEN" (CP2711)
 B. THREAD TYPE: TEN/CLEAR
 C. LACE COLOR: WHITE
 D. FRAME: ALUMINUM ROUND MILL FINISH
 E. CAULK COLOR: CLEAR



NOTE: CANVAS COVER IS REMOVABLE AND IS TO BE REMOVED BY CUSTOMER BEFORE 74MPH (OR HIGHER) WIND EVENT.

THE FRAME AND ANCHORING METHOD IS DESIGNED TO WITHSTAND 135MPH WINDLOADS.



8705
 1/2" RADIUS 1/2" DROP

PART #		2-A-1		QUANTITY		1 REQUIRED	
DROP	60"	BRACE	3/4"	<p>FB-09 RIGID NO TRUSS W/VAL</p> <p>DETAIL OF FRAME TRUSS AND VAL ATTACHMENT SIZE MAY VARY, REF TO WORK ORDER</p>	VALANCE		
PROJ	60"	PROJ	3/4"				
WIDTH	129"	H/R	3/4"				
VAL	8"	F/B	3/4"				
VAL PAT	8705	RAF/BOW	3/4"				

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REVIEWED BY

FRONT, SIDE, PLAN & ISOMETRIC FRAME VIEW		JOB NUMBER	15448
DRAWN BY	J. Pitts	DATE	07/30/2015
COASTAL CANVAS PRODUCTS		73 ROSS ROAD PO BOX 22834 SAVANNAH, GEORGIA 31403 MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS.NET	

A NEW AWNING FOR
Hilton Head Ice Cream

55 New Orleans Road #114
 Hilton Head Island, SC 29928

Beaufort July 2015

SCALE		
NONE		
REVISION	DATE	REASON

SHEET NO.
 2 of 2

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 Ice Cream Awning DRB#: DRB-001928-2016

DATE: 11/29/2016

RECOMMENDATION: Approval Approval with Conditions Denial

MISC COMMENTS/QUESTIONS

1. The arched shape of the smaller awning is foreign to the architecture of the building and not in keeping with the **Design Guide**. Staff recommends a “standard” awning like the one over the front door.
2. The drop edge pattern of the “standard” awning over the door is elaborate and does not coordinate with other awnings on the building. Staff recommends a straight drop edge.
3. The color of the awning is slightly lighter than the other awnings and has a different finish. Staff recommends the applicant work to match the other awning fabric.
4. A sign permit is required for the logo and business name on the awning. The current awning does not meet some of those requirements.



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: JAMES ATKINS Company: COURT ATKINS GROUP
 Mailing Address: P.O. Box 3978 City: BLUFFTON State: SC Zip: 29910
 Telephone: 843-815-2557 Fax: 843-815-2547 E-mail: james.atkins@courtatkins.com
 Project Name: Alt. to the former Tuffles Grille Project Address: 6B EXECUTIVE PARK DRIVE
 Parcel Number [PIN]: R552 015 000 0091 0000
 Zoning District: COMMERCIAL CENTER (CC) Overlay District(s): CORRIDOR OVERLAY DISTRICT

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

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

Project Category:

<input type="checkbox"/> Concept Approval – Proposed Development	<input checked="" type="checkbox"/> Alteration/Addition
<input type="checkbox"/> Final Approval – Proposed Development	<input type="checkbox"/> 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.

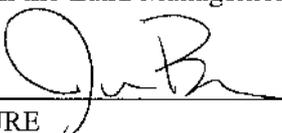
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

11/28/16
DATE

DESIGN REVIEW BOARD CORRIDOR
PROJECT NARRATIVE
ALTERATION / ADDITION SUBMITTAL

Project Information:

Project Name: Alternations to the Former Truffle's Grille

Location: 6B Executive Park Drive
R552 015 000 0091 0000

Project Contacts:

Owner:

Mr. Michael Doyle
10 Yacht Cove Drive
Hilton Head Island, SC 29928

Architect:

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

Civil Engineer:

N/A

Landscape:

Witmer Jones Keefer
14 Palmetto Way #A
Bluffton, SC 29910
843-757-7411

Project Description:

The project includes an interior renovation and minor exterior alternations to the existing Truffles Grille located on 6B Executive Park Drive. The exterior alterations include the following on the south elevation (Pope Avenue):

- An existing window will be removed and replaced with a new main entrance doors and new entry canopy. The new entry canopy will be construction out of pressure treated wood and be similar in detail and style to the building's existing entry canopy.

- The existing clock tower and building façade up to the new main entrance will be detailed with hardie panel and Azek (pvc) trim applied over the existing stucco facade to create an “Irish pub” like feel to the main entry.
- The existing clock in the clock tower will be replaced with a new clock.
- The only modification to the west elevation (covered/ exterior dining area) is the removal of an existing window and replacing it with a Nana-Wall folding door system.

Other Review Board Approvals:

None



Medium Bronze

NANA WALL
BIFOLD DOOR



Benjamin Moore: BM 826 "Stunning"

DECORATIVE WOOD
TRIM/DOOR

Alternate Choice:
Benjamin Moore: HC 133 "Yorktowne green"



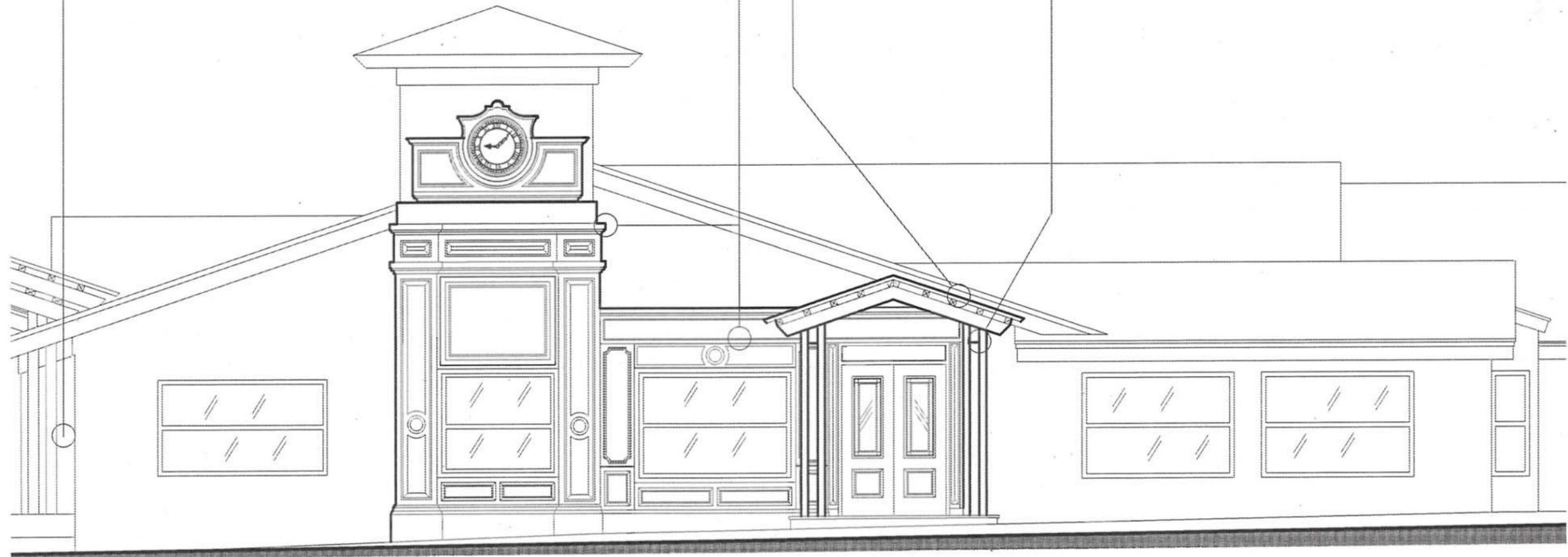
McElroy Metal: Tudor Brown

METAL ROOFING



Sherwin Williams: "Sable" SW 6083

NEW TIMBER-FRAME
ENTRANCE



ALTERATIONS TO FORMER TRUFFLES GRILLE

6 EXECUTIVE PARK RD. HILTON HEAD ISLAND, SC 29928

PROPOSED EXTERIOR MATERIALS & COLORS

October 25, 2016

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ATKINS
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FORMER TRUFFLE'S GRILLE

6 Executive Park Rd, Hilton Head Island, SC 29928

SHEET INDEX			
SHEET#	SHEET DESCRIPTION	11/28/16 DRB REVIEW	
A0.0	COVER SHEET	●	
A0.1	EXISTING PHOTOS	●	
A0.2	AREAS OF WORK	●	
A2.0	EXISTING FLOOR PLAN	●	
A2.1	NEW FIRST FLOOR PLAN	●	
A3.1	NEW ELEVATIONS	●	
A8.0	CONCEPT IMAGES	●	
	SURVEY	●	

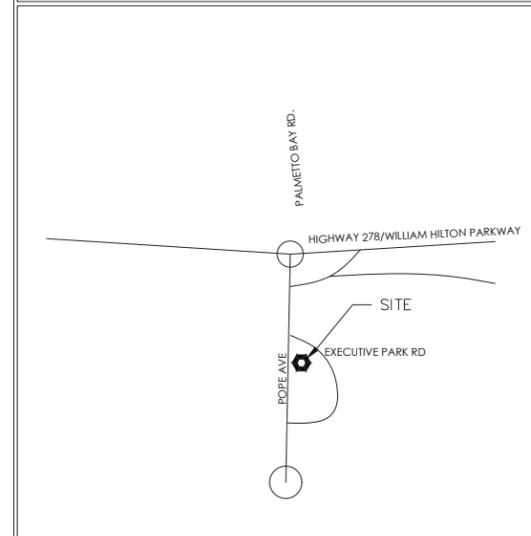
GENERAL NOTES

- NOTE TO GENERAL CONTRACTORS: THESE DRAWINGS HAVE BEEN PRODUCED UNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER/OWNER'S REPRESENTATION AND COURT ATKINS ARCHITECTS, INC. THEY ARE TO BE USED FOR DESIGN INTENT AND IN COORDINATION WITH SUPPLEMENT ENGINEERING DOCUMENTS.
- THE ARCHITECT'S DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION DOCUMENTS.
 - SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS REQUIRED BY CODE, CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION, AND TIE DOWN REQUIREMENTS.
 - SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE REQUIRED SERVICE AND RISER DIAGRAMS, CALCULATIONS AND INSTALLATION SPECIFICATIONS BEYOND THE ARCHITECT'S BASIC LAYOUT AND SELECTIONS SUGGESTIONS.
 - SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE ADDITIONAL SITE PLANNING, DRAINAGE, AND OTHER RELATED SITE WORK REQUIREMENTS.
 - SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER/ OWNER'S REPRESENTATIVES.
 - BY APPLYING FOR A BUILDING PERMIT AND/OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THE ARCHITECT TO THE OWNER OF THE PROJECT FOR ALL AND ANY CLAIMS, LOSSES, DAMAGES OR ANY NATURE WHATSOEVER, OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE ARCHITECT'S TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.
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 - CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD- ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
 - THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE WORK, A SET OF RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE DRAWINGS ON THIS "AS-BUILT" SET, WHICH SHALL BE UPDATED AT LEAST EVERY OTHER WEEK. AT THE CLOSE OF THE JOB, THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF ALL AS-BUILT INFORMATION TO THE ARCHITECT IN CLEAR AND LEGIBLE FORMAT.
 - SIGNS SHALL BE LIMITED TO THE PROJECT IDENTIFICATION SIGN. THE IDENTIFICATION SIGN SHALL IDENTIFY THE PROJECT, THE ARCHITECT AND THE CONTRACTOR.
 - FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
 - CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
 - INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.
 - WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

PROJECT TEAM

OWNER MICHAEL DOYLE DCMD RESTAURANT GROUP 10 YACHT COVE DR HILTON HEAD, SC 29928 doyle.michael40@gmail.com	ARCHITECT COURT ATKINS GROUP INC. 29 PLANTATION PARK DRIVE, SUITE 504 P.O. BOX 3978 BLUFFTON, SOUTH CAROLINA 29910 (843) 815-2557 PH (843) 815-2547 FAX
GENERAL CONTRACTOR JOE HIGHSMITH 4 EXECUTIVE PARK RD HILTON HEAD ISLAND, SC 29928 TEL: 843-785-2743	DESIGN CONSULTANT DARREN FAGAN TEL: 404-636 5659 CELL: 404-229 9971 IRISH PUB COMPANY

VICINITY MAP



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ALTERATIONS TO THE FORMER
 TRUFFLES GRILLE
 6 EXECUTIVE PARK ROAD
 HILTON HEAD ISLAND, SOUTH CAROLINA 29928

NOT FOR CONSTRUCTION

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ISSUE	DATE	DESCRIPTION

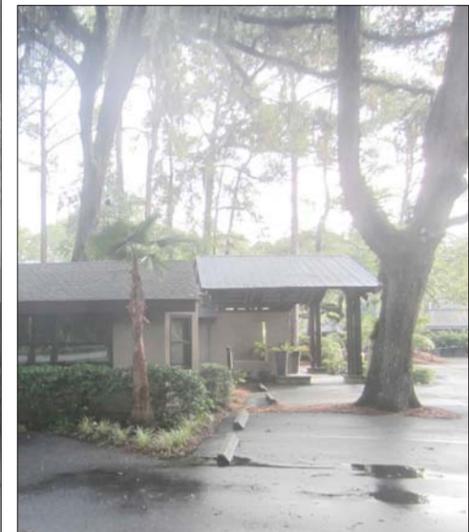
PROJECT # : 16-108
PROJECT CONTACT : JEB
DATE: 11/28/2016

COVER
PAGE

A0.0



1 ELEVATION FACING EAST
A0.1 SCALE NTS



2 ELEVATION FACING SOUTH
A0.1 SCALE NTS



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DATE: 11/28/2016

EXISTING
PHOTOS

A0.1



1 ELEVATION FACING STREET
A0.2 SCALE NTS



2 PORCH WALL FACING WEST
A0.2 SCALE NTS



3 COVERED PORCH DINING
A0.2 SCALE NTS



4 EXISTING TIMBER-FRAME DETAILS
A0.2 SCALE NTS



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AREAS OF
WORK

A0.2



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PROJECT # : 16-108
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EXISTING FLOOR PLAN A2.0



1 EXISTING FLOOR PLAN
A2.0 SCALE 1/4" = 1'-0"



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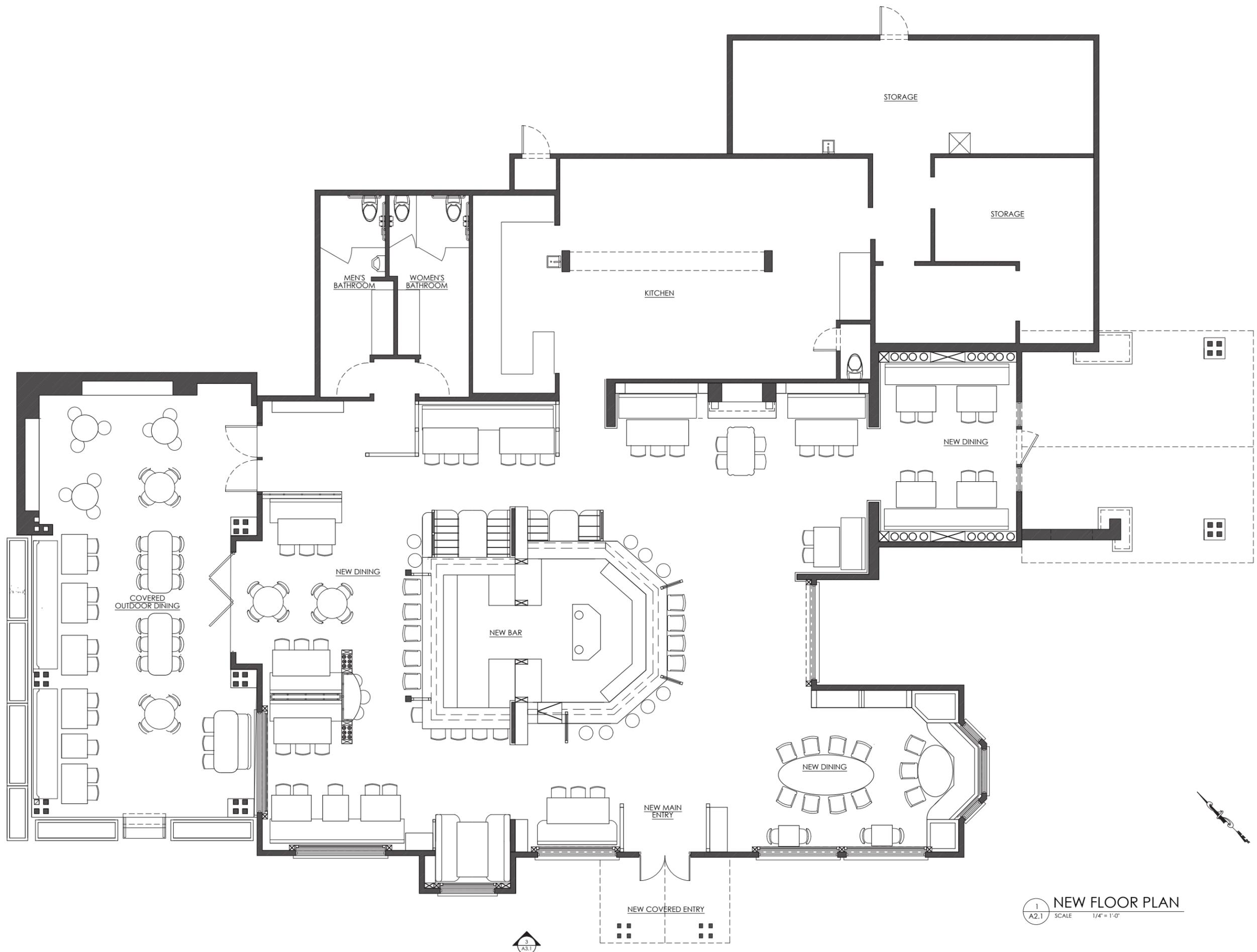
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PROJECT CONTACT : JEB
DATE : 11/28/2016

NEW
FLOOR
PLAN
A2.1



3
A3.1

1
A2.1 NEW FLOOR PLAN
SCALE 1/4" = 1'-0"

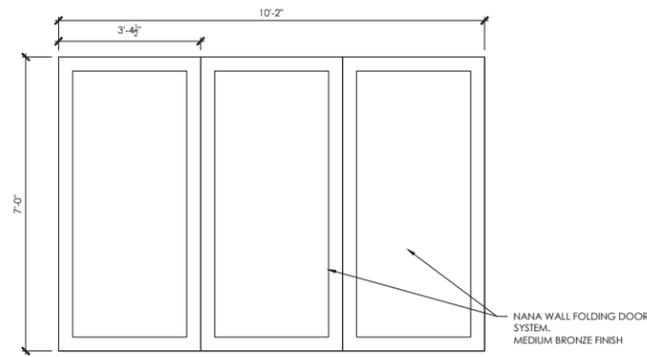


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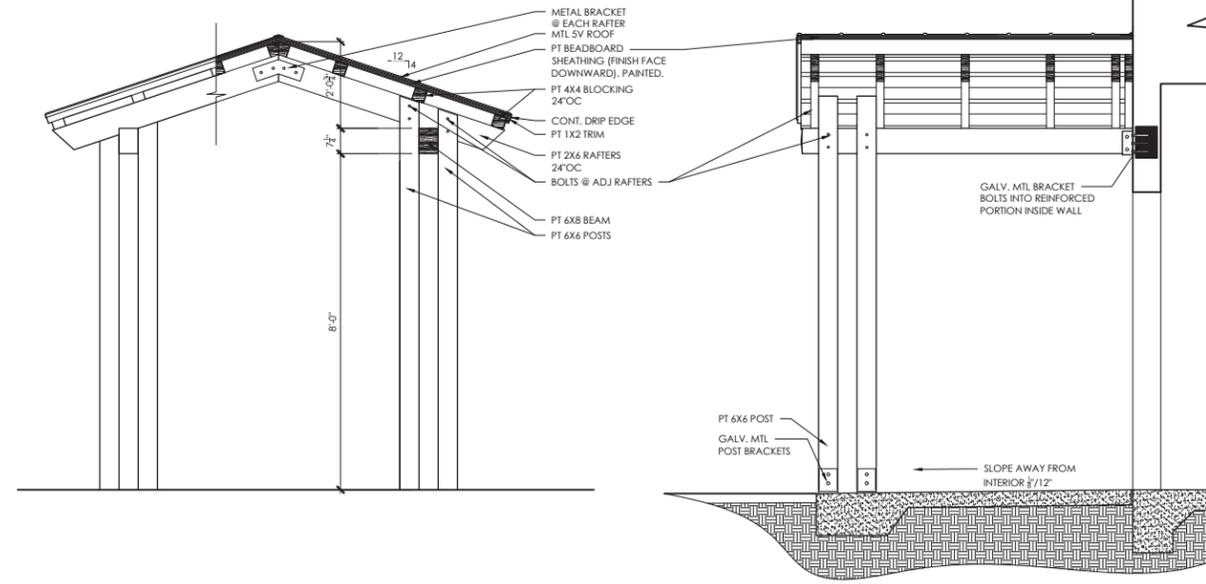
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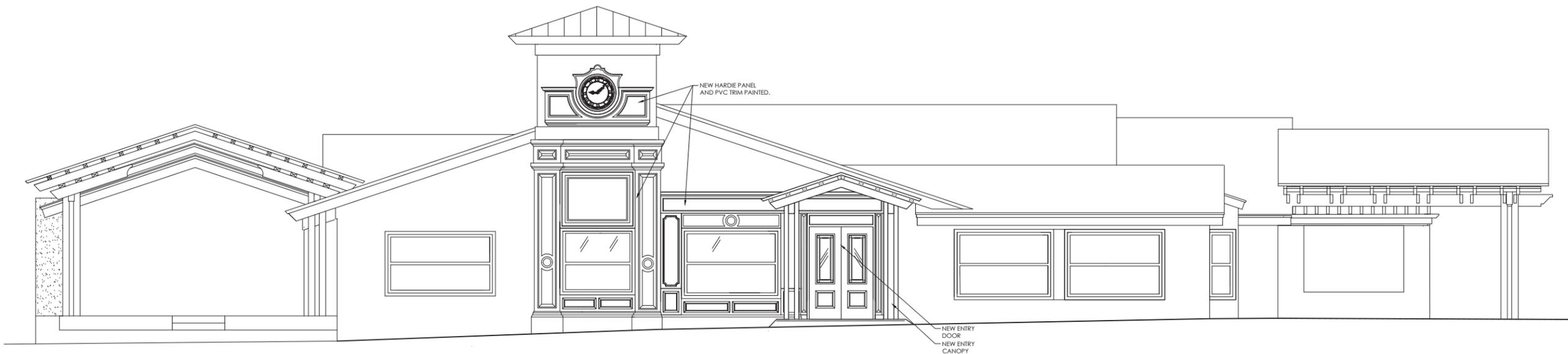
ALTERATIONS TO THE FORMER
TRUFFLES GRILLE
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HILTON HEAD ISLAND, SOUTH CAROLINA 29928



1 NEW BIFOLDING DOORS
A3.1 SCALE 1/2" = 1'-0"



2 NEW ENTRY CANOPY
A3.1 SCALE 1/2" = 1'-0"



3 ENLARGED ELEVATION
A3.1 SCALE 1/4" = 1'-0"

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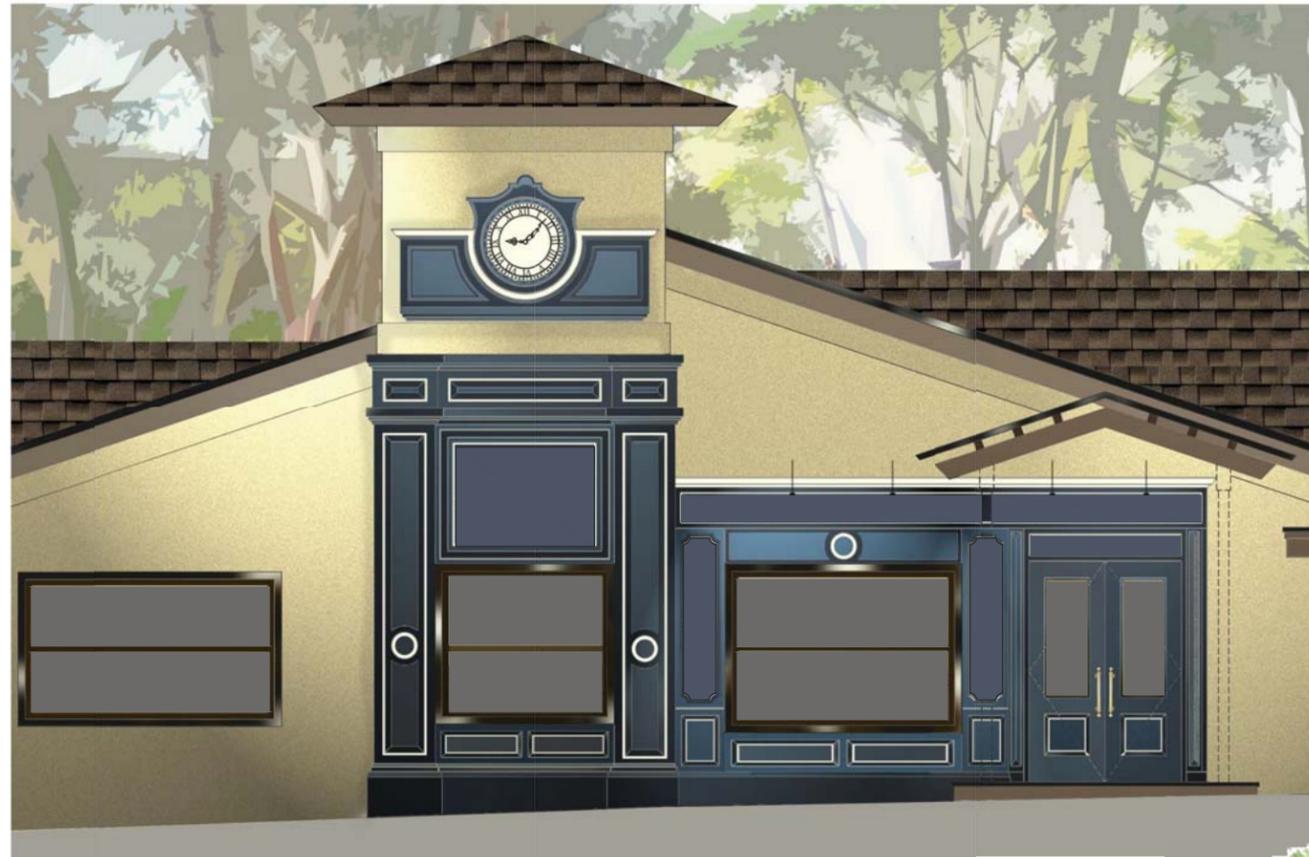
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NEW FACADE
& ENLARGED
ELEVATION

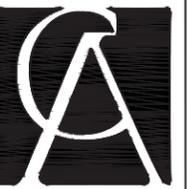
A3.1



1 CONCEPT ELEVATION
A8.0 SCALE NTS



2 CONCEPT PLAN
A8.0 SCALE NTS



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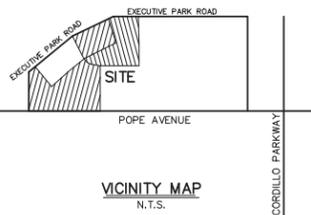
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CONCEPT
IMAGES
A8.0



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	BEARING	CHORD	DELTA ANGLE
CT	54.53'	49.85'	30.36'	S 01°21'00" W	51.85'	62°40'40"

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.88'	S 29°59'20" E
L2	50.02'	S 55°35'36" E
L3	(NOT USED)	
L4	(NOT USED)	
L5	(NOT USED)	
L6	50.00'	N 57°13'16" W
L7	25.00'	S 55°35'40" E
L8	6.27'	S 60°00'40" W

LIMITED COMMON ELEMENT LINE TABLE		
LINE	LENGTH	BEARING
E1	39.25'	N 47°39'31" W
E2	14.62'	N 42°20'29" E
E3	8.97'	N 44°32'37" W
E4	12.80'	N 45°27'23" E
E5	NOT USED	
E6	NOT USED	
E7	NOT USED	
E8	NOT USED	
E9	NOT USED	
E10	NOT USED	
E11	NOT USED	
E12	NOT USED	
E13	8.47'	S 89°24'34" E
E14	41.26'	S 44°32'37" E
E15	31.29'	S 42°20'29" W

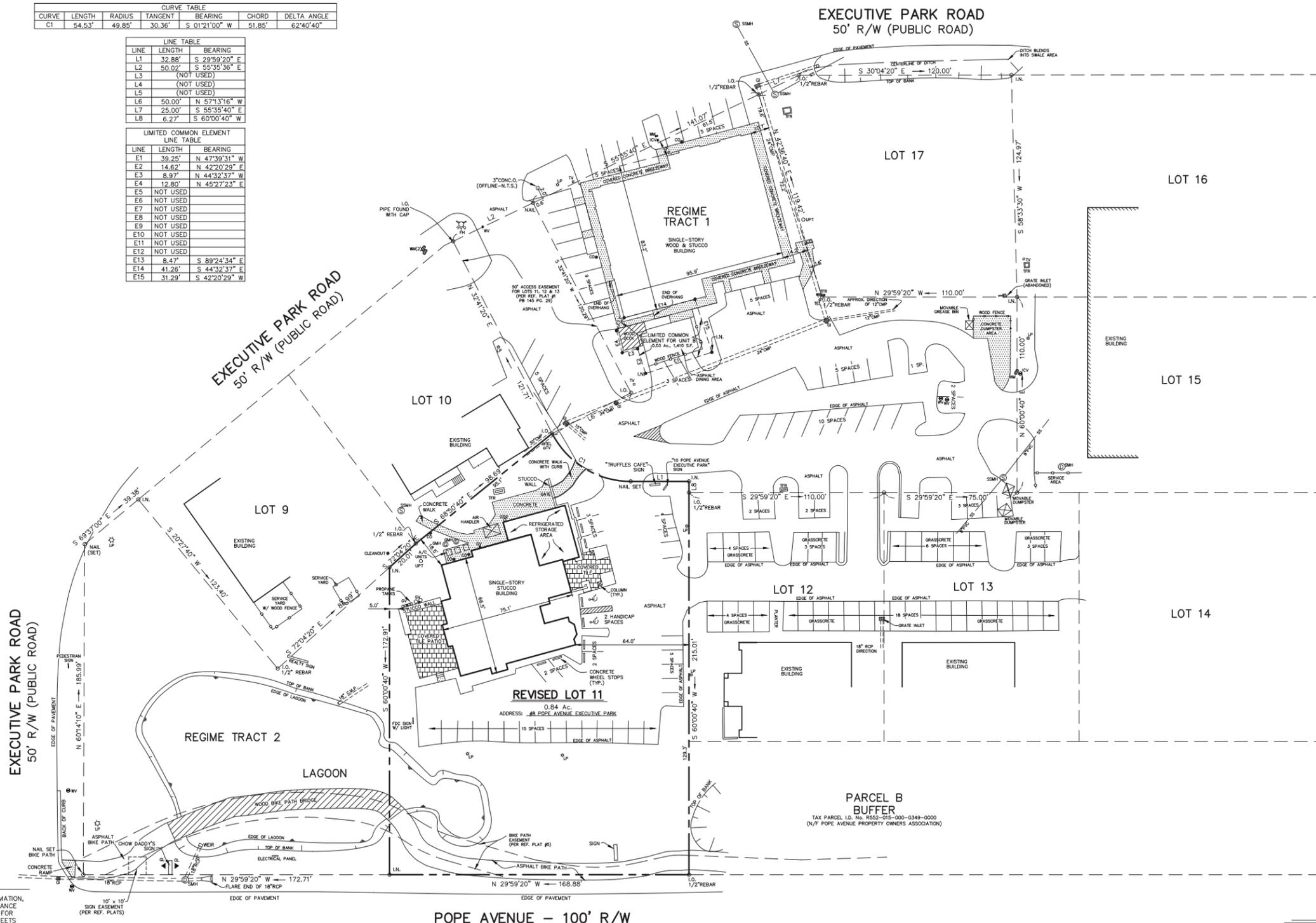
- LEGEND**
- I.O. IRON OLD, FOUND
 - I.N. IRON NEW, 1/2" REBAR SET
 - 3" CONC.O. 3"x3" CONCRETE MONUMENT FOUND
 - TEL TELEPHONE BOX
 - TV CABLE TELEVISION BOX
 - TFR TRANSFORMER
 - PB POWER BOX
 - CO CLEAN-OUT
 - FH FIRE HYDRANT
 - WV WATER VALVE
 - WM WATER METER
 - GL GROUND LIGHT
 - LP LAMP POST
 - UPT UNDERGROUND PROPANE TANK
 - GI GRATE INLET
 - SSMH SANITARY SEWER MANHOLE
 - GMH GREASE TRAP MANHOLE
 - GV GAS VALVE

SPECIAL NOTE:
Some or all areas on this plat are flood hazard areas and have been identified as having at least a one percent chance of being flooded in any given year by rising tidal waters associated with possible hurricanes. Local regulations require that certain flood hazard measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the development covenants and restrictions of this development and requirements of the Town Building Official. In addition, federal law requires mandatory purchase of flood insurance as a prerequisite to federally insured mortgage financing in these designated flood hazard areas.

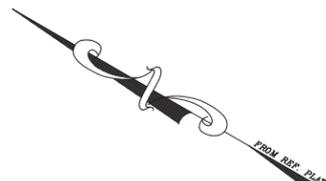
- NOTES**
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY 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-2. A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 13-2-D COMMUNITY NO. 450250 MAP DATED 9/22/86. 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.
 - UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
 - REVISED LOT 11 SUBJECT TO, AND HAVING RIGHTS TO, ACCESS, PARKING, DRAINAGE AND UTILITY EASEMENTS SET FORTH IN THE DECLARATION OF EASEMENTS, DATED: 09/25/2016. RECORDED: BOOK 3518/1503, 09/27/2016.

REFERENCE PLATS:

1) REVISED ASBLUT & CONDOMINIUM SURVEY OF JANE COOPER HORIZONTAL PROPERTY REGIME, REVISED LOT 11, & LOT 17 POPE AVENUE EXECUTIVE PARK, A SECTION OF SHIPYARD PLANTATION, DATED: 08/19/2016, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 145, PG. 29, 09/27/2016.

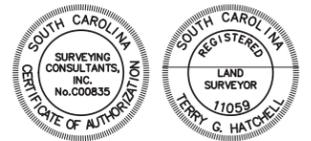


POPE AVENUE - 100' R/W



ASBLUT SURVEY OF
REVISED LOT 11
POPE AVENUE EXECUTIVE PARK
A SECTION OF
SHIPYARD PLANTATION
PLANTATION

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
SCALE: 1" = 30' DATE: 10/20/2016 JOB NO: SC05291K



PREPARED FOR: **BACK NINE REALTY, LLC**
ADDRESS: #8 POPE AVENUE EXECUTIVE PARK
TAX PARCEL I.D. NO. R552-015-000-0097-0000



SG SURVEYING CONSULTANTS
17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 828-2775
www.SurveyingConsultants.com
Email: SC@SurveyingConsultants.com

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: Alterations to the former Truffle’s Grill DRB#: DRB-002032-2016

DATE: 11/29/2016

RECOMMENDATION: Approval Approval with Conditions Denial

ARCHITECTURAL DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed changes to the façade are not in keeping with the detail on adjacent building.
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BM 826 “Stunning” and HC 133 “Yorktowne Green” are too intense and blue for the large area proposed. Staff suggest using these colors only in very limited areas as accents.
Avoids distinctive vernacular styles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The detailing of the proposed façade is foreign to “Island Character”
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The ornamentation of the proposed façade is not in keeping with the rest of the building or the neighborhood.

MISC COMMENTS/QUESTIONS
1. Provide a site plan to illustrate how the proposed changes to the building will affect the site including parking.
2. Provide a landscape plan to include planter specifications at the covered patio, the new entrance and any other disturbed areas of the site.
3. The new entrances are acceptable with the proper detailing.



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: Trey Griffin - Agent Company: Wood+Partners, Inc.
 Mailing Address: 7 Lafayette Place City: HHI State: SC Zip: 29926
 Telephone: 843.681.6618 Fax: 843.681.7086 E-mail: tgriffin@woodandpartners.com
 Project Name: Marriott's Surfwatch - Bldg Paint Color Change Project Address: 52 second street, HHI
 Parcel Number [PIN]: R 511-008-000-0606, 0616, 022F, 0504, 0151, 0122, 0218 & 0617-0000
 Zoning District: RD Resort Development Overlay District(s): COR

**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.

Marriott's SurfWatch

52 Second Street
Hilton Head Island, SC

DRB Narrative

November 29, 2016

Marriott's SurfWatch is requesting to change the main building body and accent colors for buildings throughout the resort to a more natural and neutral color palate. The proposed color changes on the building include the main body to be done in SW 7571 Casa Blanca and the building's main accents to SW 6206 Oyster Bay. All other existing accent colors for rails, louvers, trim, trellis structures, corridor's, etc. are to remain in their existing color. A digital image board showing approximate actual paint color scheme is included with the submittal and includes a photo of the current paint color scheme as a reference. Proposed color paint chips are also included along with approximate chips of existing paint colors to help visualize the proposed change.



EXISTING ACCENT COLOR
TO BE REPLACED

EXISTING MAIN BODY COLOR
TO BE REPLACED

160726
OKS [Signature]



Body
SW 7571 • Casa Blanca

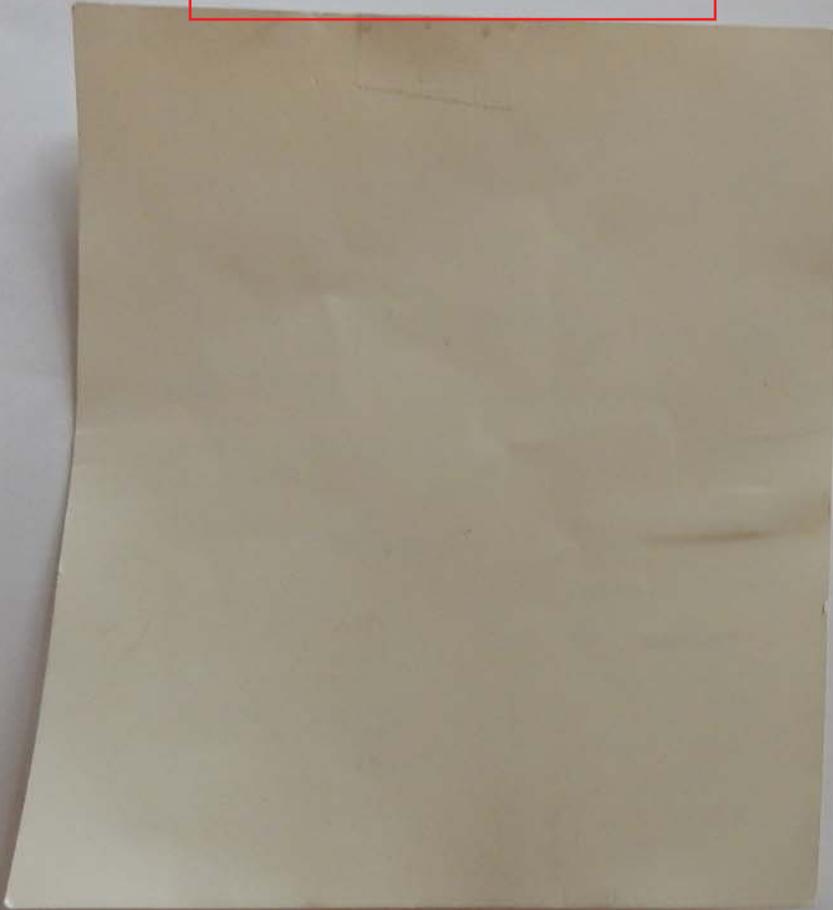
Accent
SW 6206 • Oyster Bay

Original Image

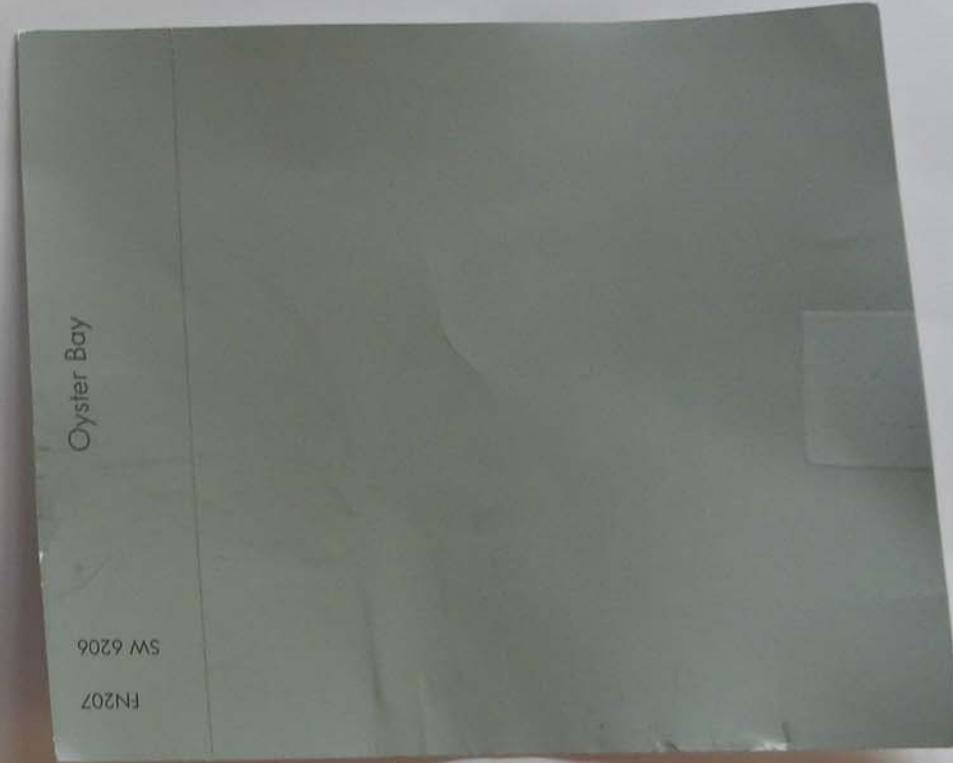


Proposed Colors

Proposed Main Body
Casa Blanca SW 7571



Proposed Main Accent
Oyster Bay SW 6206



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: Marriott's Surfwatch Paint Color Change DRB#: DRB-002033-2016

DATE: 11/29/2016

RECOMMENDATION: Approval Approval with Conditions Denial

MISC COMMENTS/QUESTIONS

The proposed colors are in keeping with the **Design Guide:**

- a. The darker bottom and the light top helps to visually reduce the height of the building.
- b. The subtle contrast in the colors provided visual interest.
- c. The proposed colors are earth tones that blend with the natural surroundings of the site



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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:	<u>Don Baker, AIA</u>	Company:	<u>SQUARE FEET ISLAND ARCHITECTS</u>		
Mailing Address:	<u>10 E Garrison Place</u>	City:	<u>HHI</u>	State:	<u>SC</u>
Telephone:	<u>290 6666</u>	Fax:	_____	E-mail:	<u>donl@squarefeethi.com</u>
Project Name:	<u>Spinaker Bldg Renovation for Restaurant</u>		Project Address:	<u>101 Pope Avenue</u>	
Parcel Number [PIN]:	<u>R552 018 000 038A 0000</u>				
Zoning District:	<u>CR</u>	<u>Coligny Resort</u>	Overlay District(s):	<u>YES</u>	

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

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

Project Category:

<input type="checkbox"/> Concept Approval – Proposed Development	<input checked="" type="checkbox"/> Alteration/Addition
<input type="checkbox"/> Final Approval – Proposed Development	<input type="checkbox"/> Sign

- Submittal Requirements for *All* projects:
- Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.L4.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.



29 NOV 2016

SIGNATURE

DATE

Narrative



A NEW RESTAURANT IN THE SPINNAKER BUILDING

In the tenant space formerly occupied by Bamboras, an exciting new restaurant is being proposed. This is an ideal location due to its visibility along Pope Avenue and proximity to the beach.

The Owners have envisioned a tropical theme, contexturally incorporating the vocabulary of Coligny Plaza and the Coligny Beach park across the street.

The outdoor service area will be defined by an expansion of the canopy approved by the DRB (DRB-001227-2016) on 12 July 2016. It will be highlighted by an elevated small-scale standing seam hipped roof, color matched to the adjacent Exxon and Skillet's Café. The structurally required sheer wall, parallel to Pope Avenue wall be stucco finished and punctuated by many windows in the clerestory to replace the light lost to the lower canopy.



All new finishes are to match existing wherever possible.



Submitted by

Don Baker, AIA
Square Feet Island Architects, Inc.
290 6666





November 29, 2016

Town of Hilton Head
Building Code Division
Hilton Head Is. SC 29928

RE: Coligny Plaza Building N, The Spinnaker Building

Gentlemen:

Please accept this letter as official approval for the plans dated November 28, 2016 submitted by Mr. Don Baker for the above referenced space in Coligny Plaza.

If you have any further questions, please feel free to contact me.

Sincerely,

James N. Richardson, Jr.

SURF SHOP

BIG BAMBOO
RESTAURANT & BAR









NO BEACH PARKING



SKILLET'S CAFE

NO BEACH PARKING

NG







SANDBAR @ SPINNAKER BUILDING IN COLIGNY PLAZA

COLORS & FINISHES



COLOR RANGE:

LOCATION / ITEM	MATERIAL	COLOR
S.S. METAL ROOF & LOUVER / SHUTTERS	ALUMINUM / STEEL	HARTFORD GREEN (Match Exon & Skillets)
COLUMNS FASCIA TRIM	WOOD	BEIGE (Match Big Bamboo) Devoe DR1649
GUTTERS & DOWNSPOUTS	ALUMINUM	BEIGE 'Cream' (Match Big Bamboo)
PAVERS	COLOR-IN CONCRETE	EXISTING MIX TO REMAIN

METAL ROOF & LOUVERS/SHUTTERS FINISH COLORS:

<http://4mmetals.com/standing-seam-roofing-panels/>



DOWNSPOUT & GUTTER FINISH COLORS:

<http://www.egutter.com/RAIN-GUTTER-COMMERCIAL-GUTTERS-GUTTER-SUPPLY-GUTTER-GUARDS/Downpipe-Aluminum>





Don Baker, AIA
 Square Feet Island Architects
 10 East Garrison Place
 Hilton Head, SC 29928

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 c: 843-290-6666
 skype: dbjbhhi

don1@squarefeethhi.com
 HHI Bus Lic. # BLN0400739

**PRELIMINARY
 INFORMATION**
*Not For
 Construction*



Tenant Appt for:

The Sandbar
 Coligny Plaza
 Hilton Head Island,
 South Carolina 29928
 PIN: R552 018 000 0009 0000



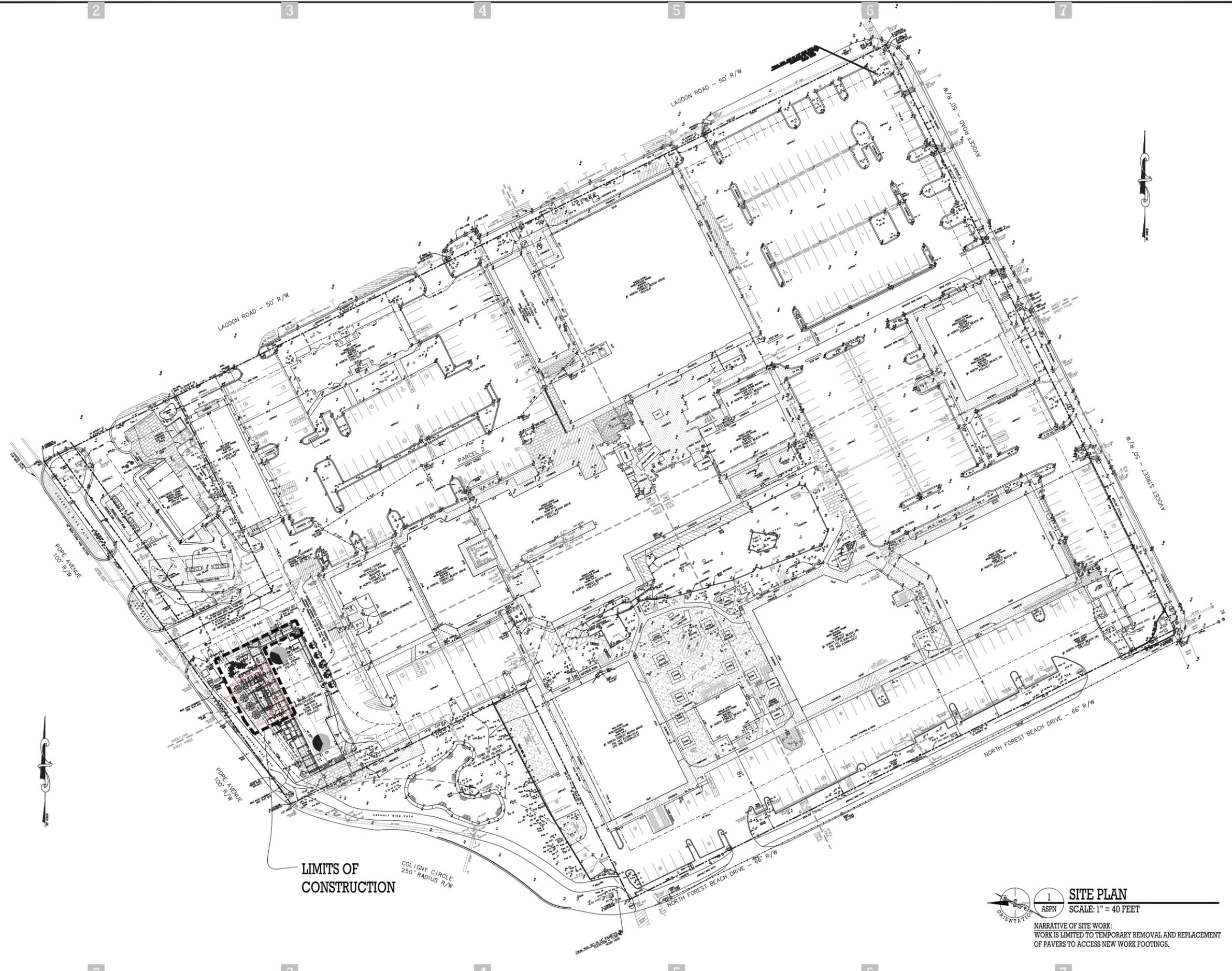
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Project Number CPSB
 Issue Date 28 NOV 2016
 Issuance HHI XDPR, DRB

Revisions:
 1. 28 NOV 2016 HHI XDPR, DRB
 2.
 3.
 4.
 5.
 6.

Sheet Title:
 SITE PLAN

SHEET
ASPEN



LIMITS OF
 CONSTRUCTION

COLIGNY CIRCLE
 250' RADIUS R/W

1 SITE PLAN
 ASPN SCALE: 1" = 40 FEET

NARRATIVE OF SITE WORK:
 WORK IS LIMITED TO TEMPORARY REMOVAL AND REPLACEMENT
 OF PAVERS TO ACCESS NEW WORK FOOTINGS.





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 Hilton Head, SC 29928
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 c: 843-290-6666
 skype: dbjbhhi

don1@squarefeethi.com
 HHI Bus Lic. # BLN0400739

PRELIMINARY INFORMATION
Not For Construction



Tenant Appt for:

The Sandbar
 Coligny Plaza
 Hilton Head Island,
 South Carolina 29928
 PIN: R552 018 000 0009 0000

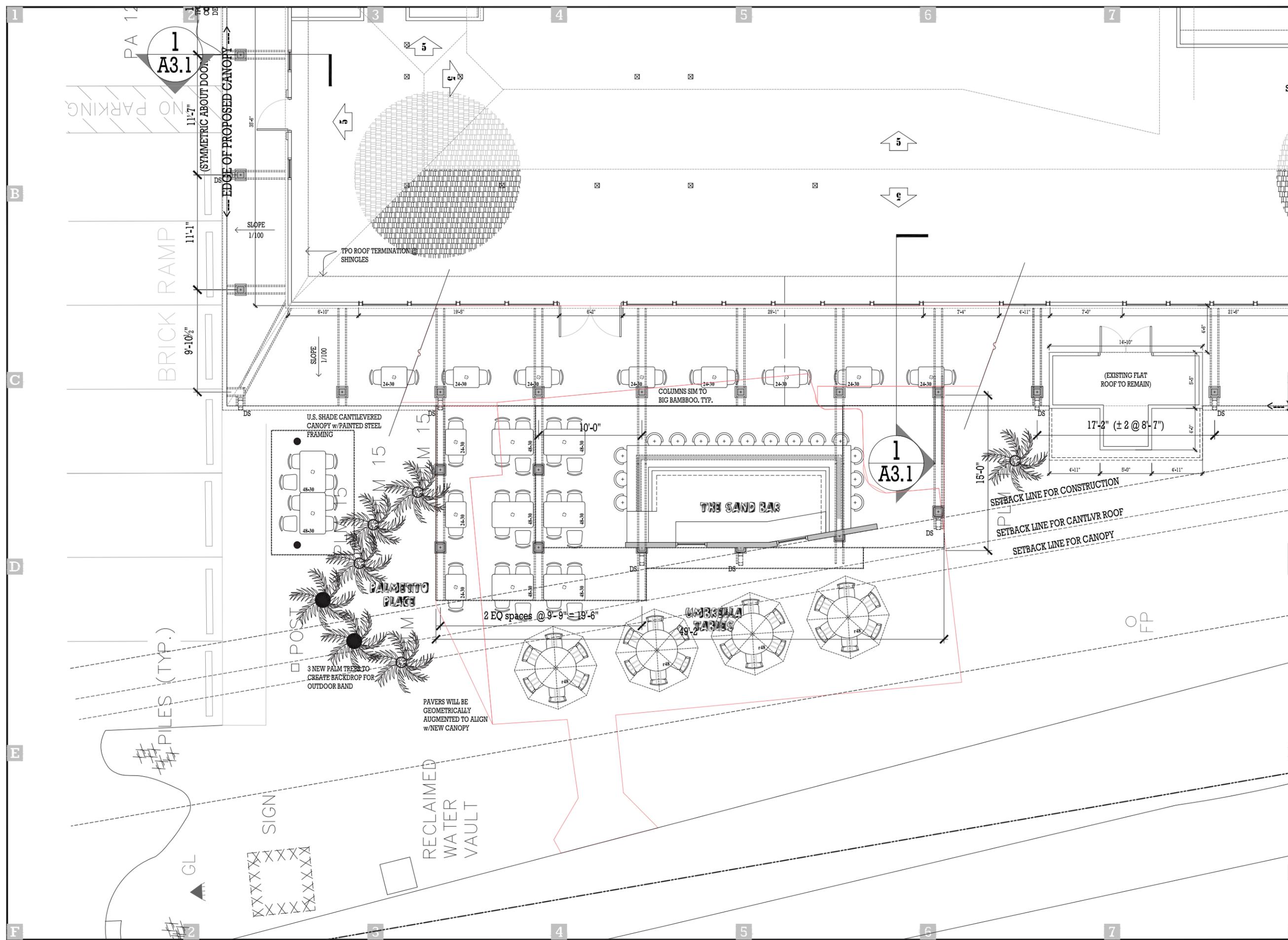


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Project Number CP5B
 Issue Date 28 NOV 2016
 Issuance HHI XDPR, DRB

Revisions:
 1. 28 NOV 2016 HHI XDPR, DRB
 2.
 3.
 4.
 5.
 6.

Sheet Title:
 PLAN



1
 A3.1

1
 A3.1

BRICK RAMP
 9'-10 1/2"

PILES (TYP.)

SIGN

GL

2

SYMMETRIC ABOUT DOOR
 EDGE OF PROPOSED CANOPY

SLOPE 1/100

SLOPE 1/100

3 NEW PALM TREES TO
 CREATE BACKDROP FOR
 OUTDOOR BAND

RECLAIMED
 WATER
 VAULT

3

U.S. SHADE CANTILEVERED
 CANOPY w/PAINTED STEEL
 FRAMING

POST

PAVERS WILL BE
 GEOMETRICALLY
 AUGMENTED TO ALIGN
 w/NEW CANOPY

4

5

TPO ROOF TERMINATION @
 SHINGLES

M 15

M 15

2 EQ spaces @ 9'-9" = 19'-6"

5

M 15

M 15

UMBRELLA
 TABLES

6

10'-0"

15'-0"

RECLAIMED
 WATER
 VAULT

7

6'-10"

19'-5"

17'-2" (± 2 @ 8'-7")

8

6'-4"

28'-1"

4'-11"

7

24'-30"

24'-30"

7'-4"

6

24'-30"

24'-30"

4'-11"

7

24'-30"

24'-30"

7'-0"

6

24'-30"

24'-30"

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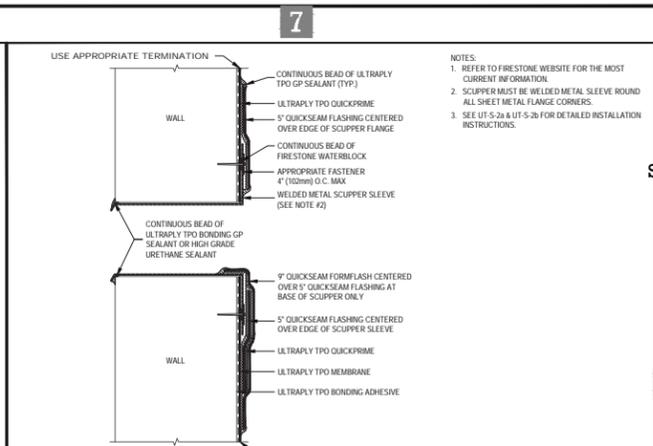
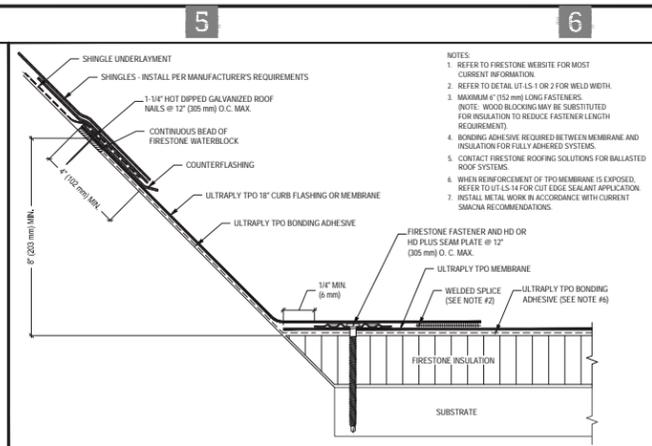
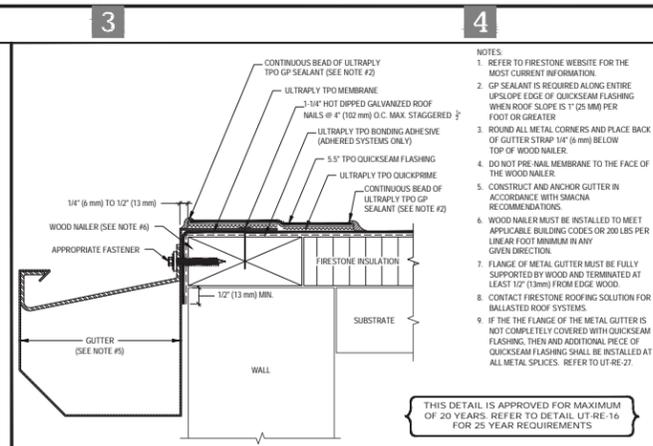
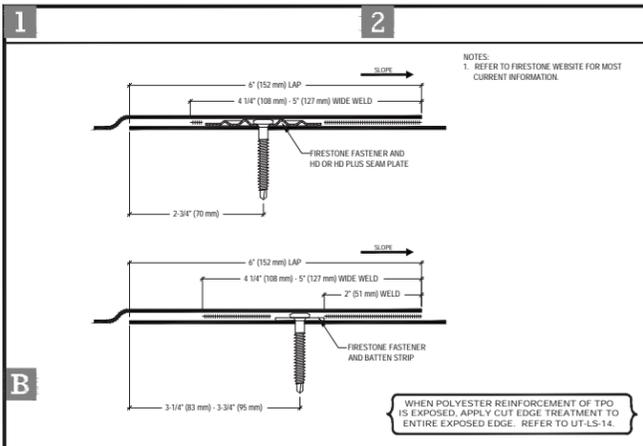
7

24'-30"

24'-30"

4'-11"

7



Firestone NOBODY COVERS YOU BETTER. SM www.firestonetpo.com	LAP SPLICE WITH 5" CONTINUOUS WIDE WELD	MAXIMUM WARRANTY: 20 YEARS	DETAIL NO. UT-LS-3
ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 6/24/2014	NOT TO SCALE

Firestone NOBODY COVERS YOU BETTER. SM www.firestonetpo.com	ROOF EDGE GUTTER WITH FLANGE	MAXIMUM WARRANTY: 20 YEARS	DETAIL NO. UT-RE-15
ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ADHERED, MAS	ISSUE / REVISION DATE: 1/07/2015	NOT TO SCALE

Firestone NOBODY COVERS YOU BETTER. SM www.firestonetpo.com	TERMINATION AT SHINGLES	MAXIMUM WARRANTY: 20 YEARS	DETAIL NO. UT-T-20
ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL (SEE NOTES)	ISSUE / REVISION DATE: 7/22/2014	NOT TO SCALE

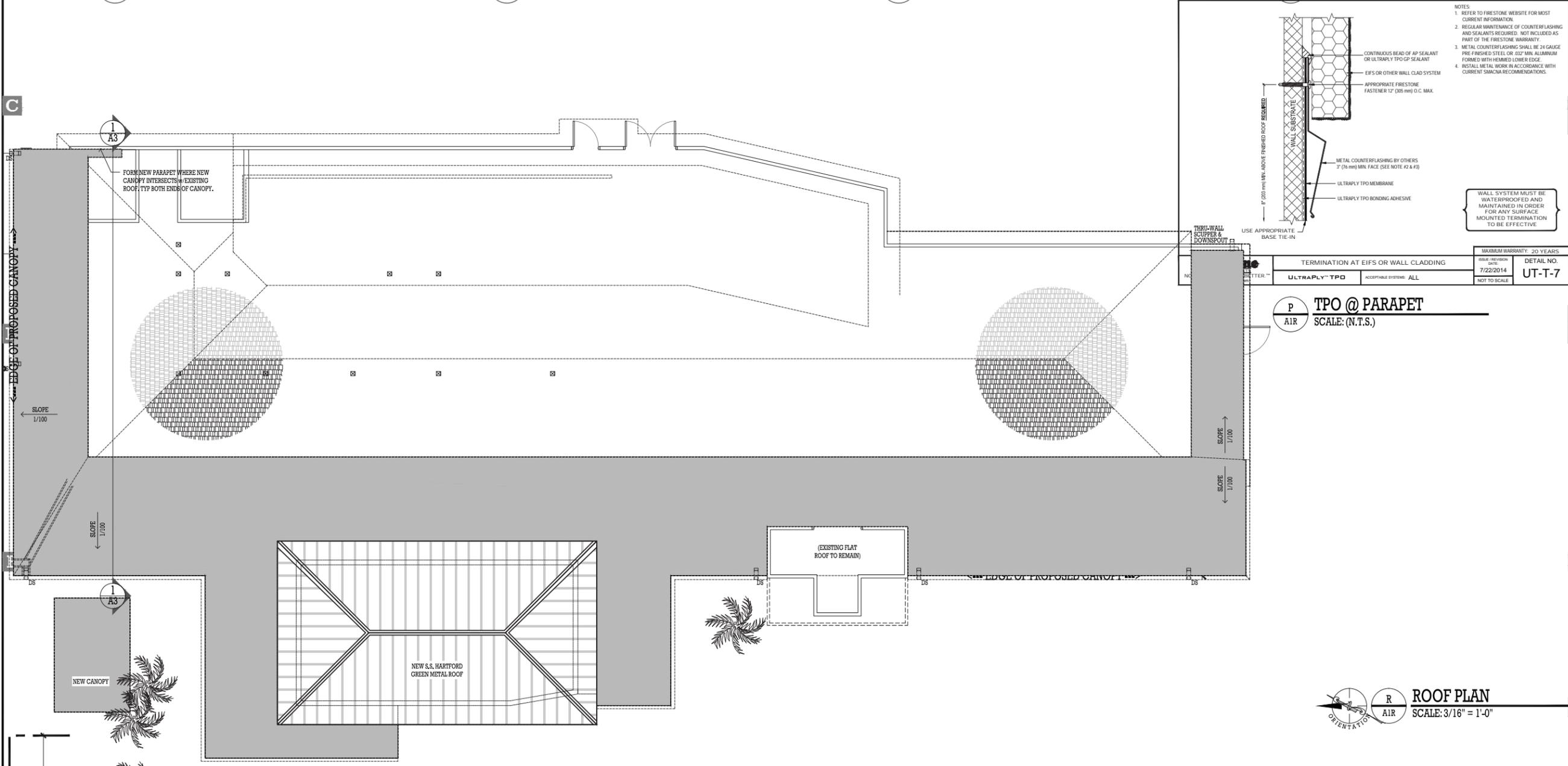
Firestone NOBODY COVERS YOU BETTER. SM www.firestonetpo.com	OVERFLOW THRU-WALL SCUPPER (WELDED SLEEVE)	MAXIMUM WARRANTY: 15 YEARS	DETAIL NO. UT-S-2
ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014	NOT TO SCALE

X AIR
TPO LAP SPLICE
SCALE: (N.T.S.)

G AIR
TPO TERMINATE @ GUTTER
SCALE: (N.T.S.)

H AIR
TPO TERMINATION @ SHINGLE
SCALE: (N.T.S.)

C AIR
TPO @ SCUPPER
SCALE: (N.T.S.)



X AIR
TPO LAP SPLICE
SCALE: (N.T.S.)

G AIR
TPO TERMINATE @ GUTTER
SCALE: (N.T.S.)

H AIR
TPO TERMINATION @ SHINGLE
SCALE: (N.T.S.)

C AIR
TPO @ SCUPPER
SCALE: (N.T.S.)

P AIR
TPO @ PARAPET
SCALE: (N.T.S.)

T AIR
TERMINATION AT EIFS OR WALL CLADDING
SCALE: (N.T.S.)

SQUARE FEET
Island Architects

Don Baker, AIA
Square Feet Island Architects
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HHI Bus Lic. # BLN0400739

PRELIMINARY INFORMATION
Not For Construction

The Sandbar
Coligny Plaza
Hilton Head Island,
South Carolina 29928
PIN: R552 018 000 0009 0000

Tenant Appt for:

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Project Number CP5B
Issue Date 28 NOV 2016
Issuance HHI XDPR, DRB

Revisions:
1. 28 NOV 2016 HHI XDPR, DRB
2.
3.
4.
5.
6.

Sheet Title:
ROOF PLAN & DETAILS

R AIR
ROOF PLAN
SCALE: 3/16" = 1'-0"

SHEET
A1R



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 Hilton Head, SC 29928
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 c: 843-290-6666
 skype: dbjbhhi

don1@squarefeethi.com
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PRELIMINARY INFORMATION
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Tenant Appt for:
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Project Number CP5B
 Issue Date 28 NOV 2016
 Issuance HHI XDPR, DRB

Revisions:
 1. 28 NOV 2016 HHI XDPR, DRB
 2.
 3.
 4.
 5.
 6.

Sheet Title:
 EXTERIOR ELEVATIONS

SHEET
A2



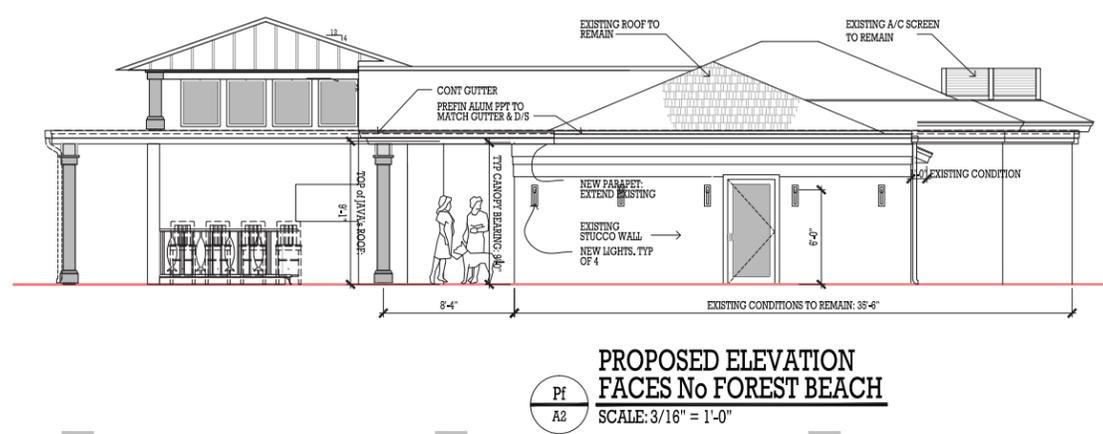
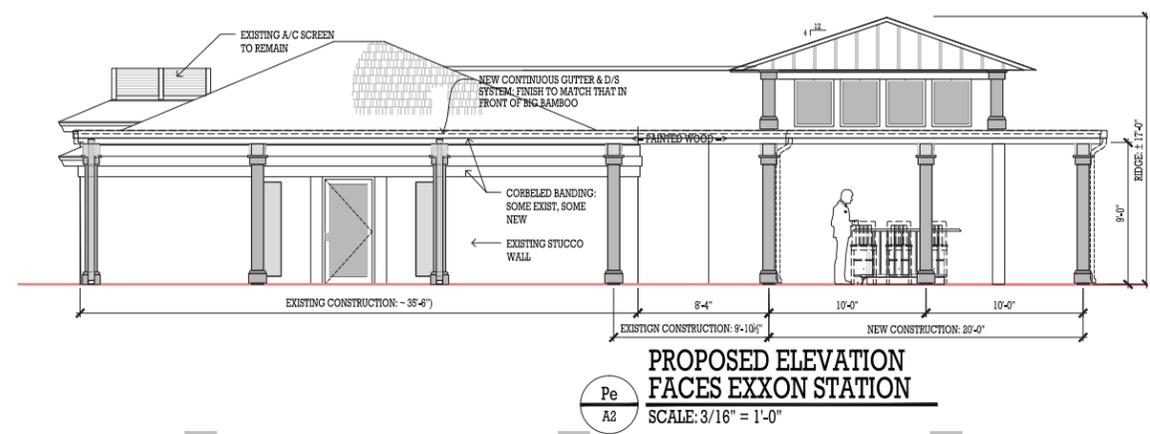
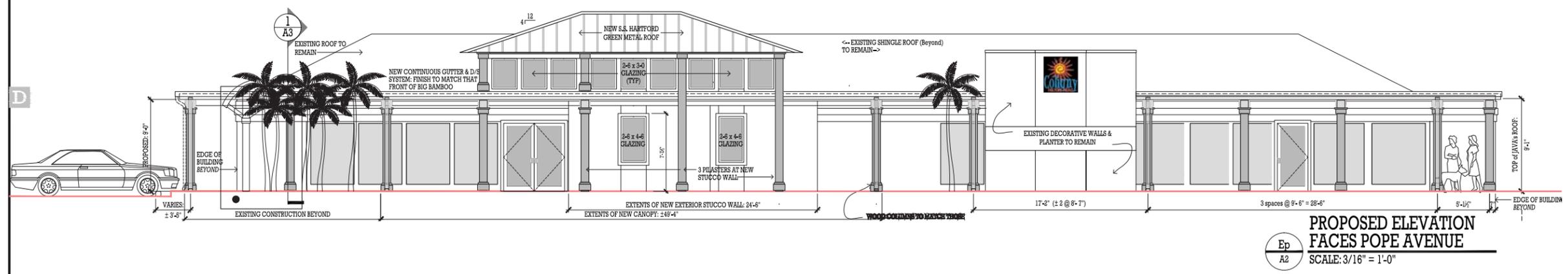
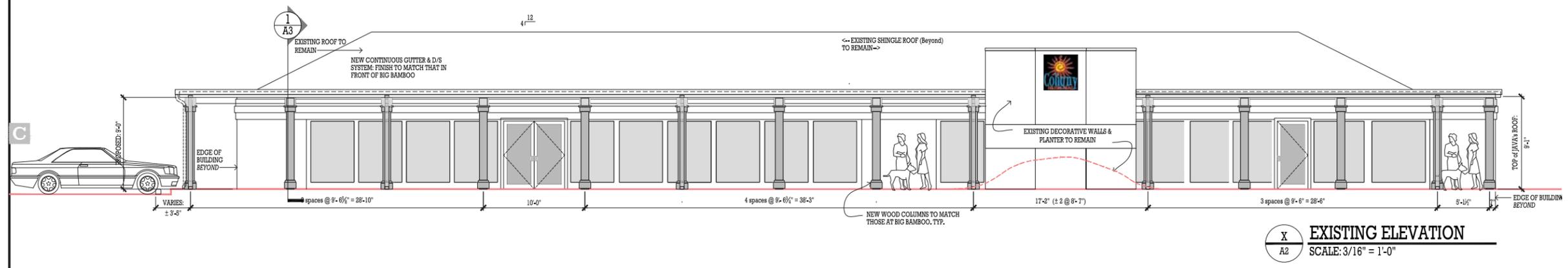
DETAIL @ BIG BAMBOO



EXTERIRO ELEVATION ALONG POPE AVE



EXISTING DETAIL @ SKILLETS IN COLIGNY



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: Coligny Plaza, Proposed Covered Outdoor Dining

DRB#: DRB-002047-2016

DATE: 11/30/2016

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS: 1. Omit the free standing canopy on the front left of the building.
2. Provide a landscape plan that includes:
 a. planting between dining area & Pope Ave.
 b. adds palms or trees on the front right to frame the new pitched roof structure.
3. Provide lighting specifications or state there is not new lighting planned.

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Revise label to confirm that the pitch of the new roof matches the pitch of the existing roof
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No lighting specifications are included in the submittal.

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"/>	Add palms to the right of the new pitched roof structure to frame it. Consider landscaping the balance of the right side of the building.
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add low shrubs or ornamental grass mass between the covered outdoor dining and Pope Ave. to provide some separation from traffic

MISC COMMENTS/QUESTIONS

1. Omit free standing canopy on front left of building adjacent to the parking and replace with additional landscaping.
2. Provide a landscape plan anchor the new canopy and provide a sense of separation/protection from Pope Ave. traffic.

PARKING IMPROVEMENTS

WAIVER REQUEST

The commercial success of the Skull Creek Boathouse Restaurant continues to create a parking problem for the businesses at 397 Squire Pope.

We are proposing a new interior driveway and parking to help alleviate the situation. The benefits of this proposal:

- 1) The new interior driveway connects all parking in front of the restaurant, along the left side of the boat storage building, and in front of the boat facility facing Squire Pope. Once a customer has entered the parking area, he/she now has an option to turn to the right to access more parking.
- 2) It adds 4 parking spaces to the site, 2 of which are accessible plus 1 van accessible.
- 3) It adds a green buffer along Squire Pope per the current LMO.
- 4) The proposed gross affected area is approximately equal in area to the existing pervious and impervious areas.



Addendum of November 15, 2016:

After completion of the Contract Documents for the work described above, we found the costs were way too much for the quantity of additional parking spaces gained.

The 2 businesses (Boat sales/storage and Restaurant) met and worked together to create a plan for more parking (21 additional spaces [3 accessible]) at a more reasonable price. To accomplish this, the following changes are proposed:

- a) Tweek the proposed parking in front of the boat sales building (Area 'A').
- b) Reconfigure and add parking spaces at the northeast of the boat sales building Area 'B').



NARRATIVE

- c) Reconfigure the asphalt and driveway in boat work area to allow construction of a new 1,200 sf steel frame boat rack (Area 'C'). The new boat rack would be very similar to the existing.
- d) A 2,400 sf outdoor pavilion is *contemplated* in the future. It would be located [per LMO] in the grassy area adjacent to Skull Creek, to the northeast of driveway used to move the boats between the boat barn and the pier (Area 'D'). In order to prepare for this additional impervious area, we have included 4,083 sf of new pervious areas in Areas A, B, & C.



Also, all review comments expressed by the XDPR team earlier this year for our previous submission have been addressed and included in this submission.

Submitted by

Don Baker, AIA
Square Feet Island Architects
17 MARCH 2016
14 NOV 2016 *revised*





*Main entrance on
Squire Pope Road*



*View of Area A,
looking towards
northeast*

NARRATIVE



View from Squire Pope towards Area B [foreground] and Area C [Boat racks in background]



View towards Area C [Boat racks]

NARRATIVE



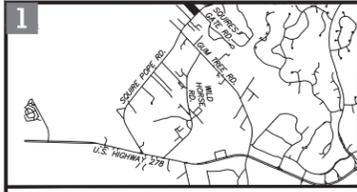
*Recently
constructed Cooler
& Landscaping
located in
Northeast corner,
facing Skull Creek*

Submitted by

A handwritten signature in black ink, appearing to read "Don Baker".

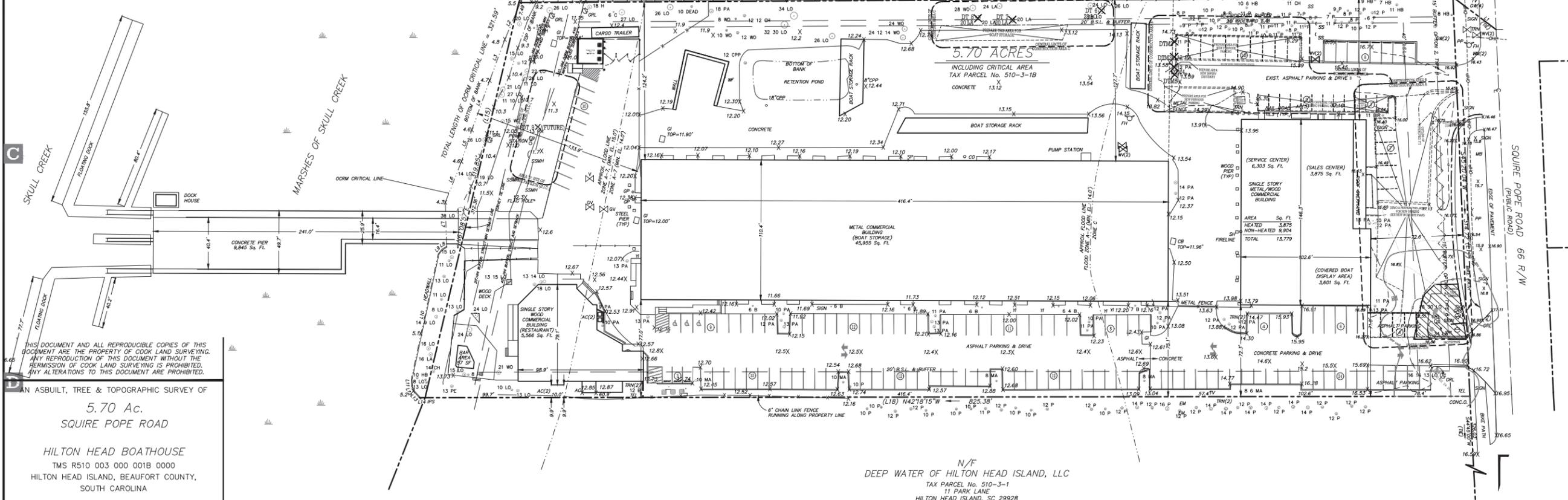
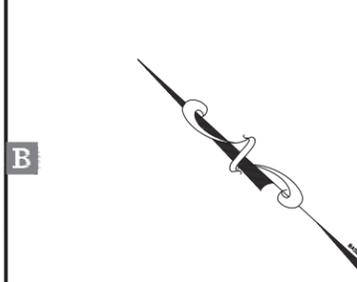
Don Baker, AIA
Square Feet Island Architects
17 MARCH 2016
11 NOV 2016 *revised*





LINE	LENGTH	BEARING
L1	42.69'	N051°16'W
L2	23.57'	S70°56'47"W
L3	34.47'	S83°02'41"W
L4	41.40'	S67°40'34"W
L5	26.19'	S65°59'46"W
L6	34.65'	S69°25'12"W
L7	34.72'	S46°05'00"W
L8	4.44'	S73°38'51"E
L9	4.81'	N85°18'17"E
L10	100.97'	N59°54'54"E
L11	5.31'	N44°42'37"E
L12	5.14'	N23°03'56"E
L13	5.92'	N05°20'22"E
L14	4.53'	N42°18'15"W
(L15)	319.85'	S81°08'57"W
(L16)	738.01'	N42°33'59"W
(L17)	314.72'	N45°20'04"E
(L18)	825.38'	N42°18'15"W

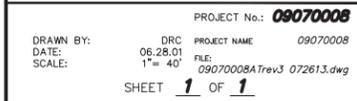
VICINITY MAP NOT TO SCALE



AN ASBUILT, TREE & TOPOGRAPHIC SURVEY OF
5.70 Ac.
 SQUIRE POPE ROAD

HILTON HEAD BOATHOUSE
 TMS R510 003 000 001B 0000
 HILTON HEAD ISLAND, BEAUFORT COUNTY,
 SOUTH CAROLINA

PREPARED FOR:
**SOUTHEASTERN
 COMMERCIAL SERVICES, LLC**



PROJECT No.: **09070008**
 DRAWN BY: DRC PROJECT NAME: 09070008
 DATE: 06.28.01 FILE: 09070008A.Trev3 072613.dwg
 SCALE: 1" = 40'
 SHEET **1** OF **1**

Signature on file @ Architect's Office

PARKING REQUIREMENTS FOR EXISTING CONDITIONS

BOAT CENTER	AREA	l per	NET
SALES	3,875	100	39
SERVICE	6,303	100	63
PARTS w/STOR	3,610	500	7
WAREHOUSE BLDG	45,955	500	92
RESTAURANT			
INSIDE SEATING	4,474	15	298
OUTSIDE SERVICE	4,510	15	301
KITCHEN & STOR	1,147	200	6
TOTAL REQUIRED per HHI LMO			806
SPACES PROVIDED AS OF 31 OCT 2016			165
DEFICIT			641

NARRATIVE OF PROPOSED WORK

- AREA A**
 * TRIM UP EXISTING L.O. AT MAIN ENTRANCE
 * REMOVE 1 TREE
 * RECONFIGURE PARKING AND DRIVE LANE(S) IN FRONT OF BUILDING
 * PROVIDE PAVEMENT GRADE FINISH TO ACCOMMODATE AREA D.
- AREA B**
 * RELOCATE 4 TREES
 * RECONFIGURE PARKING AND DRIVE LANE
 * ADD ACCESSIBLE PARKING
 * PROVIDE PAVEMENT GRADE FINISH TO ACCOMMODATE [FUTURE] AREA D.
- AREA C**
 * REMOVE 3 TREES; ADD PALM TREES
 * RECONFIGURE ASPHALT
 * CONSTRUCT STEEL FRAME BOAT STORAGE TRACK
 * PROVIDE PAVEMENT GRADE FINISH TO ACCOMMODATE [FUTURE] AREA D.
- AREA D**
 * IN THE FUTURE; REMOVE 1 TREE
 * IN THE FUTURE; CONSTRUCT A 2,400 SF OUTDOOR PAVILION.
- LANDSCAPE**
 * TREE MITIGATION AND BUFFERS WILL BE PROVIDED PER LANDSCAPE DRAWING.

EXISTING CONDITIONS SITE PLAN INCLUDING DEMOLITION WORK

SCALE: 1" = 40'

DISCLAIMER

ALL DESIGNS FOR THIS PROJECT ARE BASED ON A SURVEY PROVIDED BY OTHERS. REASONABLE AND TYPICAL EFFORTS HAVE BEEN TAKEN TO INSURE THE ACCURACY OF THESE DRAWINGS. IN CONSTRUCTION AREA #1, BASED UPON ON-SITE OBSERVATIONS, THE ARCHITECT UPDATED THE SURVEY TO SHOW THE APPROXIMATE LOCATIONS OF EXISTING 3 PARKING SPACES, EDGE OF PAVEMENT, TREES, AND LANDSCAPE TIMBERS. HOWEVER THE ARCHITECT CANNOT BE HELD RESPONSIBLE WHERE CONDITIONS DO NOT MATCH THOSE PRESCRIBED IN THE ORIGINAL CONTRACT DOCUMENTS.

THE GENERAL CONTRACTOR IS PRUDENT TO REVIEW EXISTING CONDITIONS BEFORE SUBMITTING A FINAL BID FOR THIS DESCRIBED WORK.

IF DISCREPANCIES WITH EXISTING CONDITIONS ARE DISCOVERED, PLEASE CONTACT THE ARCHITECT WITHOUT DELAY. NEITHER THE ARCHITECT NOR THE OWNER CAN NOT BE HELD LIABLE FOR ERRORS IN THE ORIGINAL CONTRACT DOCUMENTS.

- NOTES:
- THIS LOT APPEARS TO LIE IN FLOOD ZONE A-7, (MIN. E.L.: 14.0' & 15.0'), AND IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA PER FIRM PANEL No. 2-D, COMMUNITY No. 450250, DATED 9/29/86.
 - B.S.L. DENOTES BUILDING SETBACK LINE AND IS BASED ON BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS AND ORDINANCES, ADOPTED IN APRIL 1999.
- REFERENCE(S):
- "AN ASBUILT PLAT OF 7.01 ACRES, CARMINE'S RESTAURANT SQUIRE POPE ROAD TAX PARCEL No. 500-3-1" DATE: 10/24/95 BY: MATTHEW M. CRAWFORD, S.C.R.L.S. No. 9756 RECORDED IN: PB. 60, PG. 182, DATED: 6/6/97
 - "0.946 ACRE BELONGS TO MELVIN FORD" DATE: 2/22/79 BY: NELS CHRISTENSEN, S.C.R.L.S. No. 2209 RECORDED IN: PB. 29, PG. 147
 - "PROPERTY OF THE ESTATE OF MARTHA FIELDS HILTON HEAD ISLAND" DATE: 1/16/64 BY: CARL E. EKHOLM, S.C.R.L.S. No. NOT NOTED RECORDED IN: PB. 20, PG. 150
 - DEED BOOK 457, PAGE 1024

LEGEND:

CONC. O.	CONCRETE MONUMENT, OLD (FOUND)
IPS	IRON PIPE SET
MB	MAIL BOX
GRL	GROUND LIGHT
AC	AIR CONDITIONER UNIT
PP	POWER POLE
QHP	OVER HEAD POWER LINE
GW	GUY WIRE
TV	CABLE TELEVISION PEDESTAL
TEL	TELEPHONE PEDESTAL
TRN	ELECTRIC TRANSFORMER
EM	ELECTRIC METER
EB	ELECTRIC BOX
GV	GAS VALVE
VP	GAS PUMP
V	VALVE
SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER STUB OUT
CO	CLEAN OUT
WV	WATER VALVE
WM	WATER METER
WF	WATER FAUCET
FH	FIRE HYDRANT
CB	CATCH BASIN
GI	GRATE INLET
CH	CHERRY
LA	LAUREL OAK
LO	LIVE OAK
PA	PALMETTO
H	HICKORY
HB	HUCKLEBERRY
P	PINE
BIR	BIRCH
x10.0	SPOT ELEVATION
-10-	CONTOUR LINE

SQUARE FEET

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 10 East Garrison Place
 Hilton Head, SC 29928
 843-290-6666
 843-363-3663
 donl@squarefeethi.com
 HHI Bus Lic. # BLN0400739



Minor Improvements to:

SKULL CREEK BOATHOUSE

397 Squire Pope Road
 Hilton Head Island, SC 29926
 TMS R510 003 000 001B 0000
 HHI DPR-000286-2016

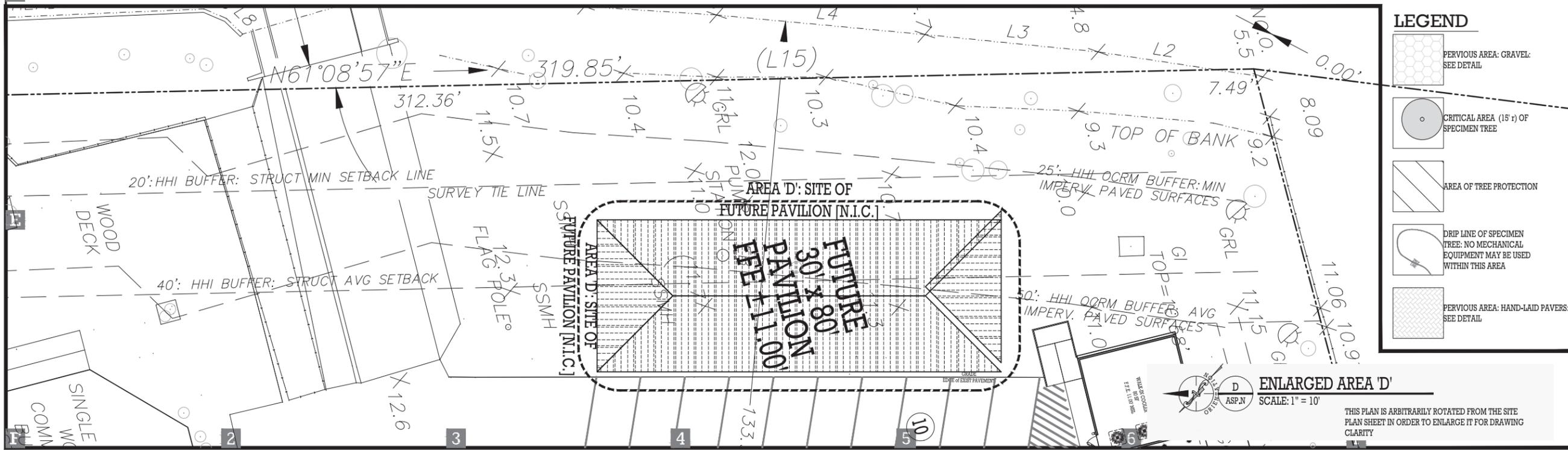
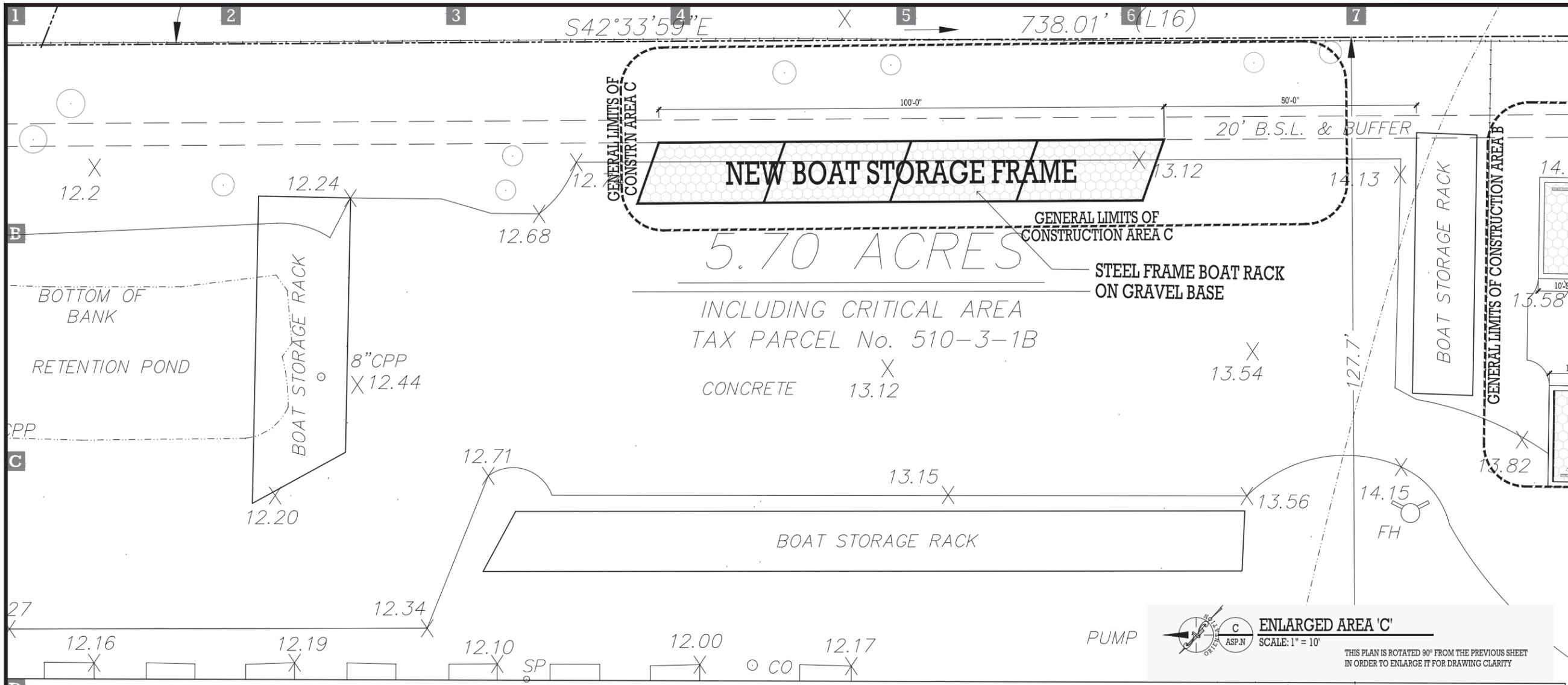
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Project Number: SBHW3
 Issue Date: 15 NOV 2016
 Issuance: REISSUE: XDPR, DRB

- Revisions:
- 15 FEB 2016 HHI XDPR
 - 18 MARCH 2016 HHI BLOG PERMIT
 - 15 NOV 2016 REISSUE: XDPR, DRB
 -
 -

Sheet Title:
 ARCHITECTS EXISTING SITE
 PLAN SHOWING AREAS OF
 DEMOLITION WORK

SHEET
ASPD
 DEMO



SQUARE FEET

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 HHI Bus Lic. # BLN0400739

STATE OF SOUTH CAROLINA
 DON BAKER
 ARCHITECT
 No. 110216
 REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
 SQUARE FEET ISLAND ARCHITECTS, Inc.
 No. 100104
 REGISTERED ARCHITECTS

SKULL CREEK BOATHOUSE
 397 Squire Pope Raod
 Hilton Head Island, SC 29926
 TMS R510 003 000 001B 0000
 HHI DPR-000286-2016

Minor Improvements to:

Project Number SBHwi3
 Issue Date 15 NOV 2016
 Issuance REISSUE: XDPR, DRB

Revisions:
 1. 15 FEB 2016 HHI XDPR
 2. 18 MARCH 2016 HHI BLDG PERMIT
 3. 15 NOV 2016 HHI COMMENTS
 4. REISSUE: XDPR, DRB
 5.

Sheet Title:

SHEET ASPN3 ENLARGED

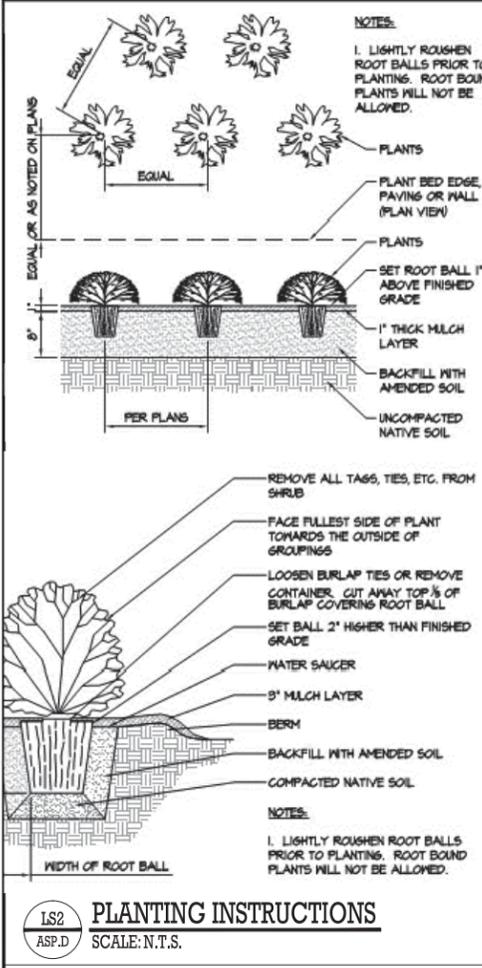
ENLARGED AREA 'C'
 SCALE: 1" = 10'
 THIS PLAN IS ROTATED 90° FROM THE PREVIOUS SHEET IN ORDER TO ENLARGE IT FOR DRAWING CLARITY

ENLARGED AREA 'D'
 SCALE: 1" = 10'
 THIS PLAN IS ARBITRARILY ROTATED FROM THE SITE PLAN SHEET IN ORDER TO ENLARGE IT FOR DRAWING CLARITY

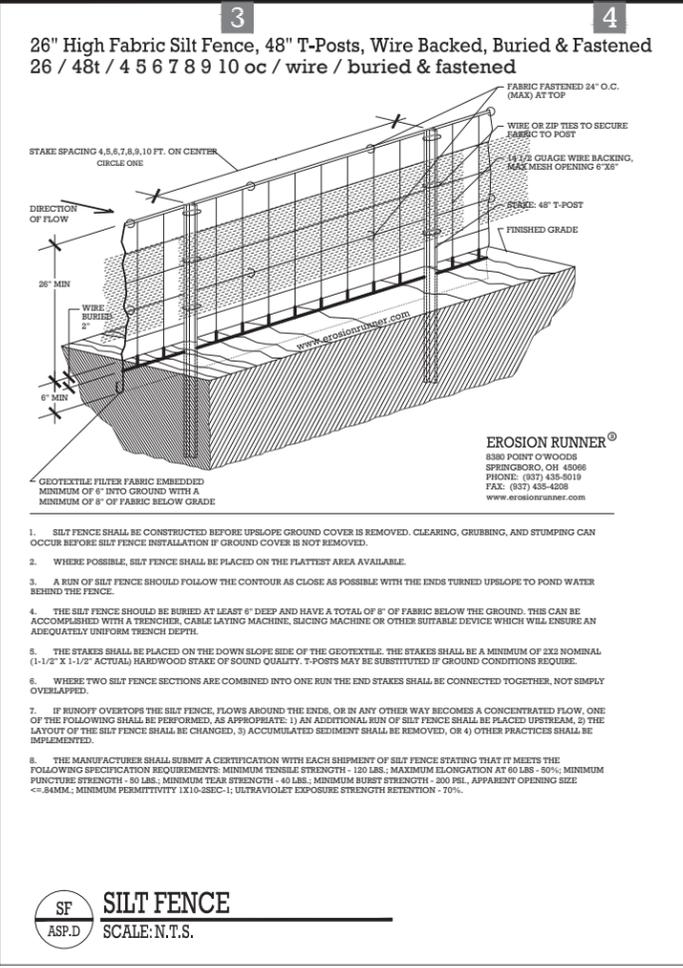
LEGEND

- PERVIOUS AREA: GRAVEL: SEE DETAIL
- CRITICAL AREA (15' r) OF SPECIMEN TREE
- AREA OF TREE PROTECTION
- DRIP LINE OF SPECIMEN TREE: NO MECHANICAL EQUIPMENT MAY BE USED WITHIN THIS AREA
- PERVIOUS AREA: HAND-LAID PAVERS: SEE DETAIL

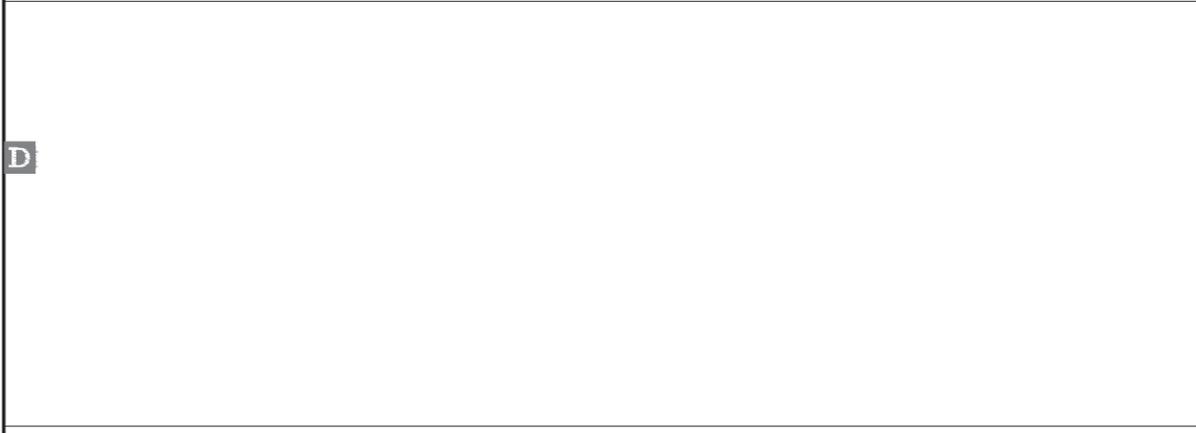
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LS2 PLANTING INSTRUCTIONS
SCALE: N.T.S.



SF SILT FENCE
SCALE: N.T.S.

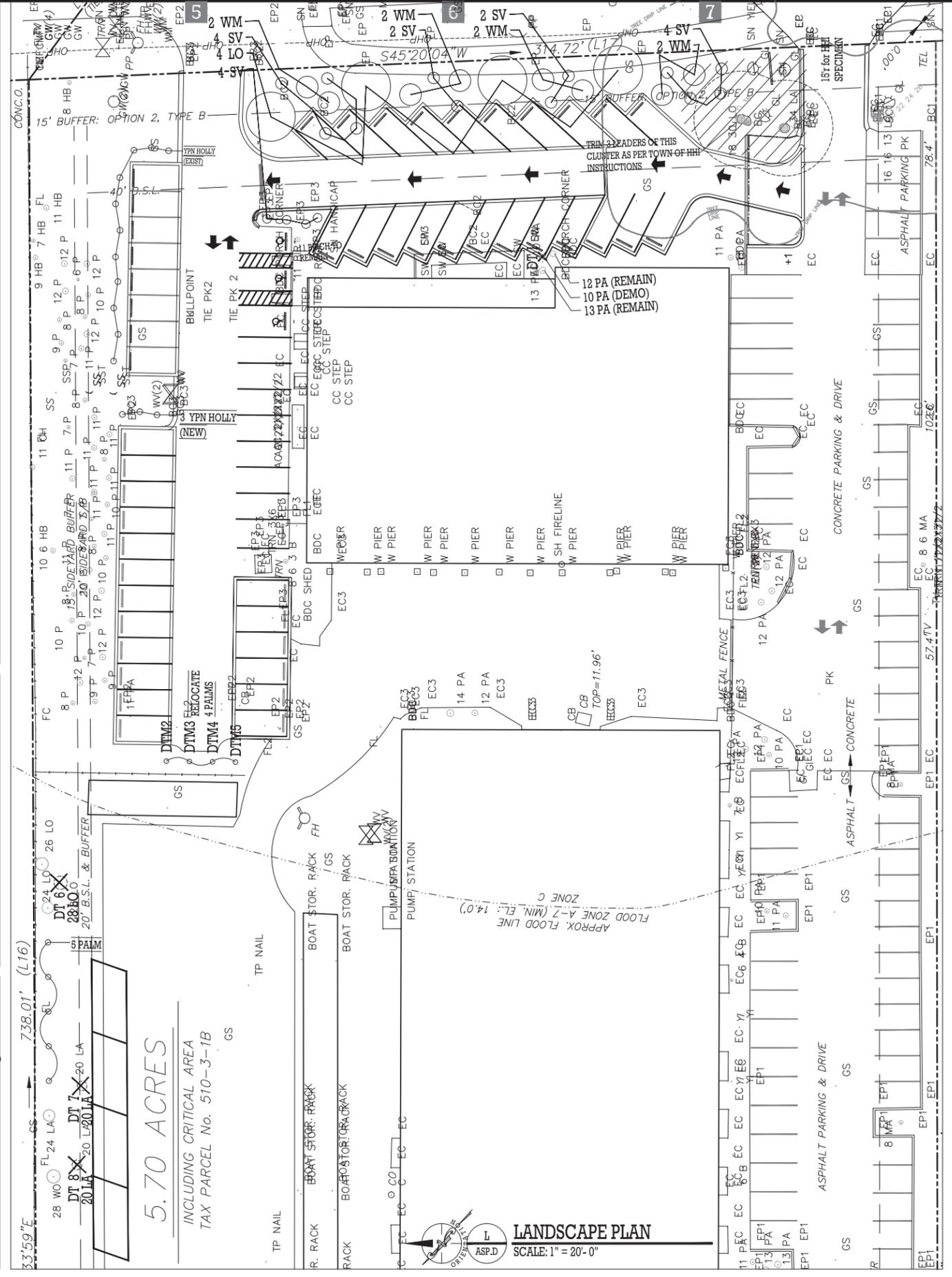


LANDSCAPE & TREE CALCULATIONS

A) 8 TREES ARE TO BE REMOVED IN THE EXECUTION OF THIS PROJECT. 1 TREE IS PROPOSED TO BE REMOVED IN AREA D IN THE FUTURE.
 B) 3 LIMBS ARE TO BE REMOVED FROM THE TREE CLUSTER AT THE ENTRANCE DRIVE.
 C) THE TREES NEAR THE BOAT RACK SHOULD BE PROFESSIONALLY TRIMMED WHERE THEY WOULD OVERHANG BOATS.

MARK	SIZE, SPECIES	HHI CATEGORY	MITIGATION	TOTAL INCHES	LOCATION OF MITIGANTS
AREA A					
DT1	10 PA (sabal palmetto)	III	TOTAL INCHES CATEGORY I TO BE REMOVED: 69"		AREA A, ALONG SQUIRE POPE RD
			MINIMUM INCHES CATEGORY I TO BE REPLACED: 7"		
AREA B					
DTM2	11 PA (sabal palmetto)	RELOCATE	TOTAL INCHES CATEGORY III TO BE REMOVED: 23"		AREA C, NE OF BOAT RACK.
DTM3	12 PA (sabal palmetto)	RELOCATE	MINIMUM INCHES CATEGORY III TO BE REPLACED: 3"		5 NEW PALMS ADDED
DTM4	12 PA (sabal palmetto)	RELOCATE			
DTM5	11 PA (sabal palmetto)	RELOCATE			
AREA C					
DT6	28 LO (quercus virginiana)	1			
DT7	20 LA (quercus laurifolia)	1			
DT8	20 LA (quercus laurifolia)	1			
AREA D					
DT9	13 PA	III			

PLANT LIST			
SYMBOL	COMMON NAME	QUAN	SIZE
LO	LIVE OAK	4	8-10'
WM	WAX MYRTLE	8	4-5'
SV	SUSPENS.VIBURNUM	16	2-3'
PALM	SABAL PALMETTO	5	8-10'
YH	YAUPON HOLLY	3	7 GAL



LANDSCAPE PLAN
SCALE: 1" = 20'-0"



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843-363-3663

donl@squarefeethi.com
HHI Bus Lic. # BLN0400739



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397 Squire Pope Road
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TMS R510 003 000 001B 0000
HHI DPR-000286-2016

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Project Number SBHwi3
Issue Date 15 NOV 2016
Issuance REISSUE: XDPR, DRB

Revisions:
1. 15 FEB 2016 HHI XDPR
2. 18 MARCH 2016 HHI BLDG PERMIT
3. 15 NOV 2016 HHI COMMENTS
4. REISSUE: XDPR, DRB

Sheet Title:
LANDSCAPING,
DETAIL,
CALCULATIONS



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: Boathouse

DRB#: DRB-002048-2016

DATE: Dec. 1, 2016

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS: Add evergreen shrubs behind the boat storage frames to screen the boat yard from the adjacent development and the revised parking lot.

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add large evergreen shrubs: <ol style="list-style-type: none"> 1. (in addition to the palms) between the “New Boat Storage Frame” and the property line to screen this structure from the adjacent property. 2. (in addition to the relocated palms) at the end of the parking lot addition.

MISC COMMENTS/QUESTIONS



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: J.K. Tiller / Kathleen Duncan Company: J.K. Tiller
 Mailing Address: 181 Bluffton Rd. City: Bluffton State: SC Zip: 29910
 Telephone: 843.315.4800 Fax: _____ E-mail: K.duncan@jktiller.com
 Project Name: Port Royal Tennis Facility Project Address: 10 Clubhouse Drive
 Parcel Number [PIN]: R510 009 000 0277 0000
 Zoning District: B PUD Overlay District(s): N/A

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

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

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

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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

Kathleen Duncan
SIGNATURE

11/29/2016
DATE



November 29, 2016

Planning Department
Town of Hilton Head

RE: Port Royal Tennis Facility Design Review Board Conceptual Approval

To whom it may concern,

On behalf of the Applicant, Heritage Golf Group, we are submitting a site plan, narrative, survey, site analysis, context photos, and architecture plans for the Port Royal Club Tennis Facility for Conceptual Design Review Board approval. Located within the same parcel is the Port Royal Golf Club and a portion of the Planters Row Golf Course. The conceptual plan includes amending a 4.16 acre area of the property to provide 7 tennis courts for round-robin play with shelters, a champion court with a two level pad for seating, a reconfigured parking lot for residents, and a new 25'x25' (625 sf) maintenance and storage building. Proposed demolition includes the removal of approx. 4,800 sf of building, 1,200 sf covered walk, and 105 net parking spaces.

GOLF & TENNIS CLUB FACILITIES

Proposed Conceptual Golf Club Golf and Tennis Club will include/ support the following:
Existing Clubhouse – 5500 SF +/- (approx. 1500SF Kitchen, 1000SF office/lobby, 3000SF Dining)
Redesigned Pro Shop Area – 3200 SF +/-
Existing Administrative – 6000 SF +/-
Existing Golf Course Holes – 54
Outdoor Patio/ Eating Area
Proposed Tennis Courts – 8 (Including 1 Championship Court with Seating)
Proposed Pickleball Courts – 2
Existing and Reconfigured Parking - 276 +/- (95 resident only parking spaces)
Maintenance and Storage Building – 625 SF

PROPOSED ARCHITECTURE

The new maintenance and storage building will be 25' x 25' (625 sqft.) structure. The architecture of the building includes an asphalt shingle hipped roof with generous overhangs, cementitious lap siding, pressure treated drip cap and base trim with an overhead coiling maintenance door, fixed composite shutters, and transom windows framed with cementitious trim. Exterior materials (siding, trim, shingles) and colors are intended to match the existing pro-shop building.

The tennis shelters are 8'x19'. The frame will be wood construction and the canopy will be an outdoor grade fabric selected by the owner. Each shelter will have a bench, a fountain and trash can under each canopy.

The existing breezeway will partially be demolished. The section adjacent to the Pro Shop and ramp will remain and be finished to match existing building architecture.

181 Bluffton Road
Voice: 843.815.4800

Suite F203
www.jktiller.com

Bluffton, South Carolina 29909
Fax: 843.815.4802



ADJACENT USES

The area where the site is to be amended is surrounded by Robber’s Row Hole #18 to the north, Coggins Point Road to the east and south, and existing Clubhouse and parking to the west. All adjacent uses are located within areas of restricted access.

CIRCULATION

Vehicular and pedestrian circulation will be reconfigured and adjusted as a result of the tennis facility addition and reconfigured parking. The reconfigured parking will tie into the existing public entrance to the property. Control access gates will restrict access to the reconfigured parking area. The resident entrance will be relocated and to tie into the reconfigured parking area.

Golf cart path will remain in its current location.

Pedestrian walkways will be reconfigured to provide access to tennis courts, pro shop, reconfigured parking, outdoor eating area and maintenance building. Proposed sidewalks will tie into existing sidewalks.

PARKING

Using the gross floor area for each building/ and quantity of each use, we estimate the parking to be required as follows:

<u>Building/Use</u>	<u>Qty.</u>	<u>Pkg. Req.</u>	<u>Pkg. Spaces</u>
Existing Clubhouse			
Dining	3,000 sf	1/100 sf	30
Kitchen	1,500 sf	1/100 sf	15
Office	1,000 sf	1/350 sf	3
Pro Shop (Retail)	3,200 sf	1/200 sf	16
Existing Administrative	6,000 sf	1/350 sf	17
Existing Golf Course Holes	54 holes	1/ tee	54
Outdoor Eating Area	2400 sf	1/100 sf	24
Champion Ct. Seats	160	1/4 spectator seats	40*
Tennis Cts.	8 courts	1/ 3 persons max. capacity	14**
Pickleball Cts.	2 courts	1/3 persons max. capacity	3**
Total Required			215
Maximum Allowed per TOHH LMO (105%)			226
Total Proposed			276***

* Capacity determined by length of seating area, divided by 2’ width per person, multiplied by two rows of seating, multiplied by 2 sets of stands.

**Capacity determined by 4 users per court for doubles play, plus GFA for office or similar use.

** Total includes 96 “resident only” and 180 general public parking spaces



We are proposing the removal of one building, which has limited usage. We are replacing with a much higher use facility. Despite the fact that the design shows parking to be over the maximum allowed by the Town by 50 spaces; total parking on site is being reduced by 105 net spaces. This is a significant reduction in available parking for the public and residents. The proposed design will bring the site much more in conformance with the LMO.

Keep in mind, this facility hosts the second largest event on Hilton Head Island, the Concourse d'Elegance. Parking at the Clubhouse is currently at a premium during this event. Additionally, three golf courses are being served through this clubhouse and all have tournament play. This facility intends to have round-robin play on the proposed tennis courts. Because of the high demand of parking for this facility on an everyday basis as well as special events, we have planned for a parking area to meet those needs.

OPEN SPACE

Open Space will increase with the removal of building square footage and parking and being replaced with tennis courts.

IMPERVIOUS

Impervious will significantly reduce. Approximately 2.6+/- acres of impervious will be removed when the parking and building are removed. Impervious items proposed for the limit of work include new parking and drive aisles, maintenance building and sidewalk total approximately 2.6+/- acres as well. The remaining parking and clay tennis courts are all pervious.

BUFFER

The required buffer along the east, adjacent Coggins Point Road will remain and is to be protected. The additional tennis courts will be screened with new vegetation to block views from the adjacent property owners and golf course.

STORMWATER

A cursory walk through the site would indicate that the drainage from the site drains into a storm drain along Coggins Point Road and ties into the larger storm water plan for Port Royal.

TREE REMOVAL

No significant trees will need to be removed. One specimen tree will be impacted by the proposed tennis courts, but less than 10% of the drip line of the tree will be impacted and fencing for the courts will all be shorter than the lowest branch of the tree. Based on preliminary calculations, trees removed will require some replacement.

BASE INFORMATION

A survey was completed by Andrews Engineering in October of 2016 for the limit of work for this project. A survey completed in 2014 provides rough information for areas outside of the limit of work. Trees on site were update on 11/29/2016 to reflect damage resulting from Hurricane Matthew.

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Fax: 843.815.4802



October 18, 2016

Planning Department
Town of Hilton Head

RE: Port Royal Tennis Facility Site Context Photos

ON SITE BUILDINGS

Building to be Demolished





Clubhouse



181 Bluffton Road
Voice: 843.815.4800

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COMPREHENSIVE LAND PLANNING ■ LANDSCAPE ARCHITECTURE



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www.jktiller.com

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Fax: 843.815.4802

COMPREHENSIVE LAND PLANNING ■ LANDSCAPE ARCHITECTURE



Pro Shop



Administrative Building



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Voice: 843.815.4800

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COMPREHENSIVE LAND PLANNING ■ LANDSCAPE ARCHITECTURE



ADJACENT USES

Gatehouse



Engard



181 Bluffton Road
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Fax: 843.815.4802



Island Links Resort



Robbers Row #18

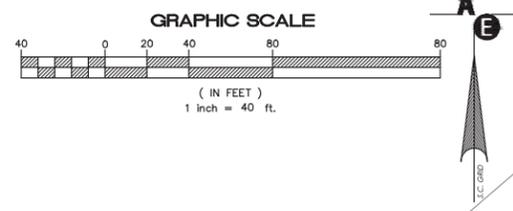
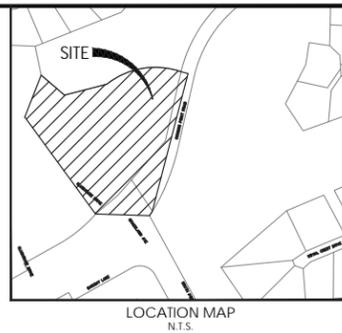
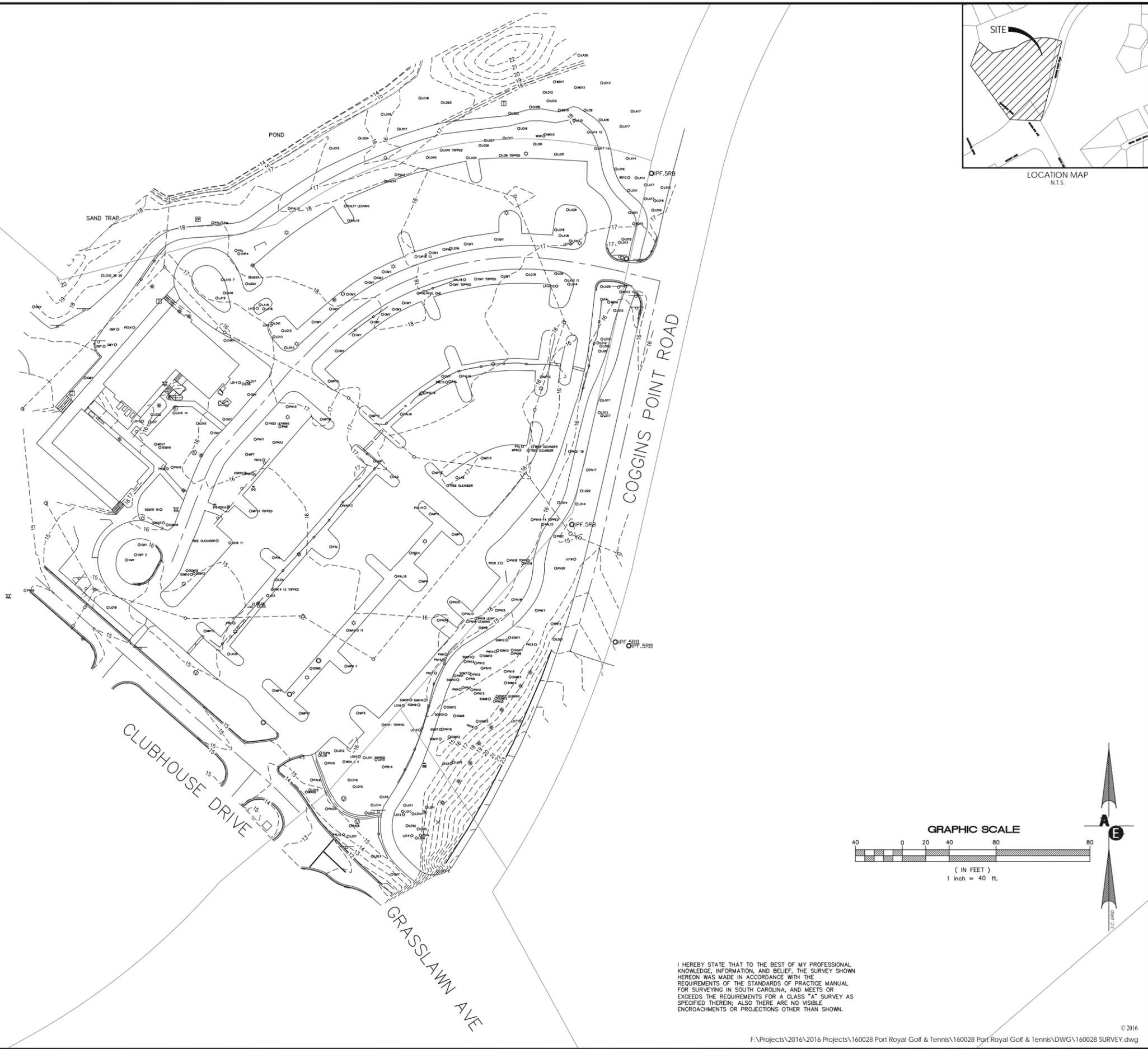


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COMPREHENSIVE LAND PLANNING ■ LANDSCAPE ARCHITECTURE



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR 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.

PLAN REVISIONS

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

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 Beaufort, SC 29902
 843.379.2222
 Fax 843.379.2223

Andrews Engineering & Surveying

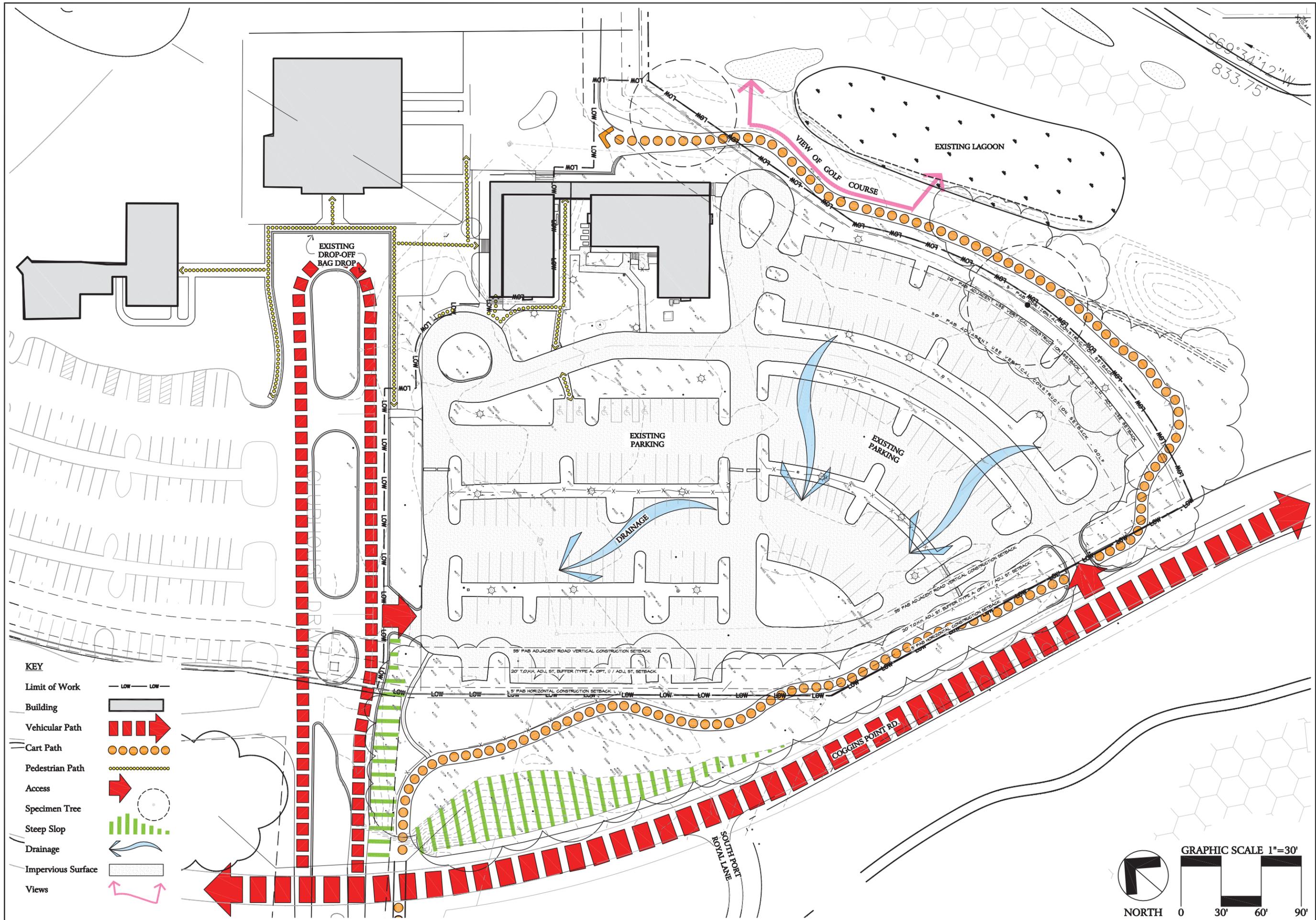
TREE & TOPO SURVEY

PORT ROYAL PLANTATION
 GOLF & TENNIS
 HILTON HEAD ISLAND
 BEAUFORT COUNTY
 SOUTH CAROLINA

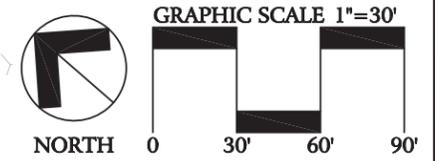
Date Drawn: 08/31/16
 Last Revised: 09/14/16
 Drawn By: BC
 Surveyor: J. Hayes

SHEET #:
1

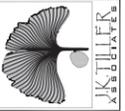
JOB: 160028



- KEY**
- Limit of Work ——— LOW ——— LOW ———
 - Building [Grey rectangle symbol]
 - Vehicular Path [Red dashed line with arrow symbol]
 - Cart Path [Orange circles symbol]
 - Pedestrian Path [Yellow dashed line symbol]
 - Access [Red arrow symbol]
 - Specimen Tree [Red arrow pointing to a tree symbol]
 - Steep Slope [Green hatched area symbol]
 - Drainage [Blue arrow symbol]
 - Impervious Surface [White rectangle with black border symbol]
 - Views [Pink arrow symbol]



J. K. TILLER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 181 BLUFFTON ROAD, SUITE F203
 BLUFFTON, SC 29910
 Voice 843.815.4800
 jtiller@jktiller.com
 Fax 843.815.4802



Port Royal Tennis Facility
 Port Royal Plantation
 Hilton Head, South Carolina

Sheet Title:
 Site Analysis

Job Number:
 201609-02

Date:

Drawn:

Approved:

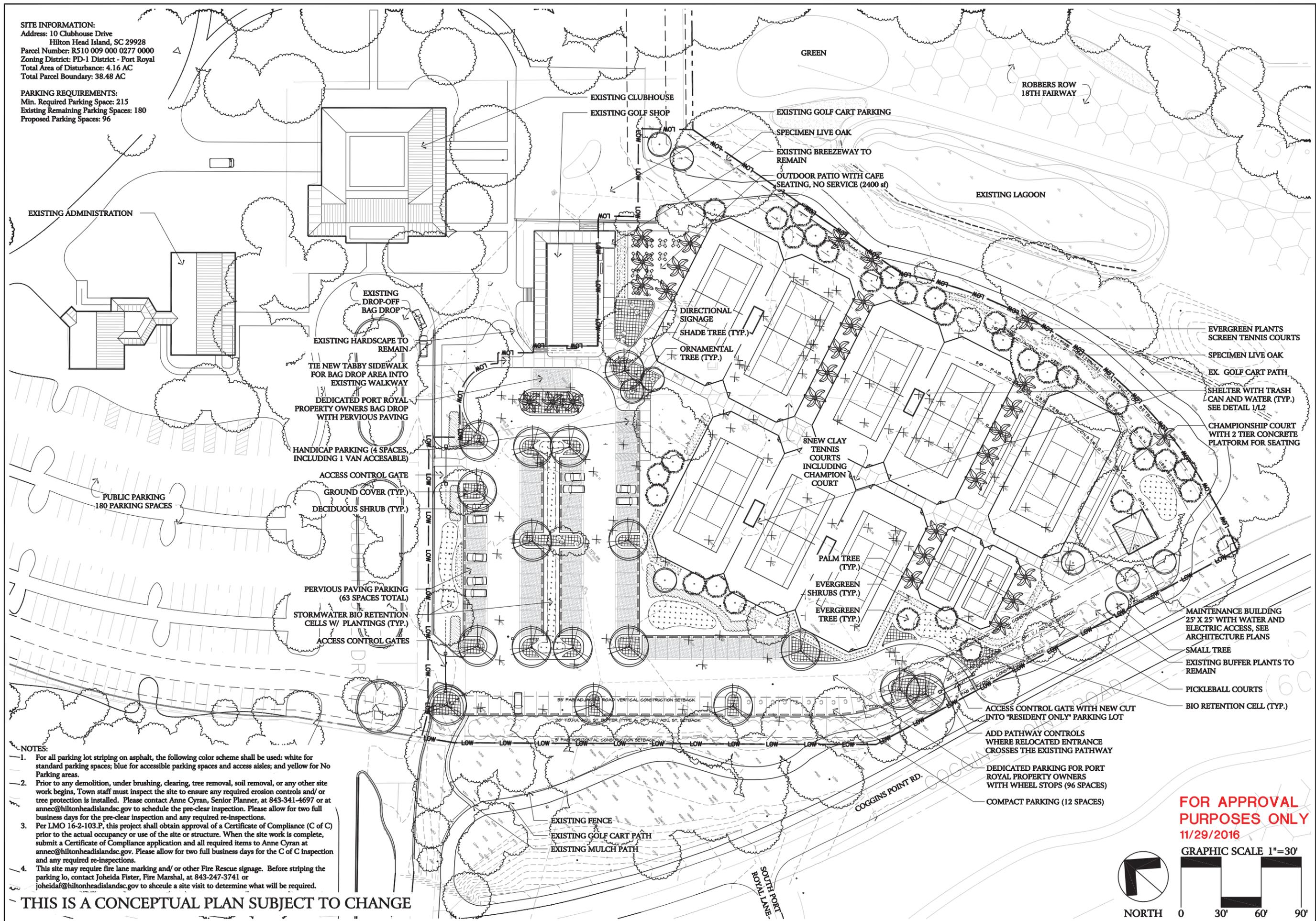
Revisions:

Sheet

Of

SITE INFORMATION:
 Address: 10 Clubhouse Drive
 Hilton Head Island, SC 29928
 Parcel Number: R510 009 000 0277 0000
 Zoning District: PD-1 District - Port Royal
 Total Area of Disturbance: 4.16 AC
 Total Parcel Boundary: 38.48 AC

PARKING REQUIREMENTS:
 Min. Required Parking Space: 215
 Existing Remaining Parking Spaces: 180
 Proposed Parking Spaces: 96

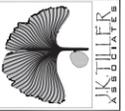


- NOTES:**
1. For all parking lot striping on asphalt, the following color scheme shall be used: white for standard parking spaces; blue for accessible parking spaces and access aisles; and yellow for No Parking areas.
 2. Prior to any demolition, under brushing, clearing, tree removal, soil removal, or any other site work begins, Town staff must inspect the site to ensure any required erosion controls and/or tree protection is installed. Please contact Anne Cyran, Senior Planner, at 843-341-4697 or at anec@hiltonheadislandsc.gov to schedule the pre-clear inspection. Please allow for two full business days for the pre-clear inspection and any required re-inspections.
 3. Per LMO 16-2-103.P, this project shall obtain approval of a Certificate of Compliance (C of C) prior to the actual occupancy or use of the site or structure. When the site work is complete, submit a Certificate of Compliance application and all required items to Anne Cyran at anec@hiltonheadislandsc.gov. Please allow for two full business days for the C of C inspection and any required re-inspections.
 4. This site may require fire lane marking and/or other Fire Rescue signage. Before striping the parking lot, contact Joheida Fister, Fire Marshal, at 843-247-3741 or joheidaf@hiltonheadislandsc.gov to schedule a site visit to determine what will be required.

THIS IS A CONCEPTUAL PLAN SUBJECT TO CHANGE

FOR APPROVAL PURPOSES ONLY
 11/29/2016
 GRAPHIC SCALE 1"=30'
 NORTH

J. K. TILLER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
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 Voice 843.815.4800
 Fax 843.815.4802
jtiller@jtiller.com



Port Royal Tennis Facility
 Port Royal Plantation
 Hilton Head, South Carolina

Sheet Title:
 Site Plan
 Job Number:
 201609-02
 Date:
 Drawn:
 Approved:
 Revisions:

Sheet
LI
 Of 2

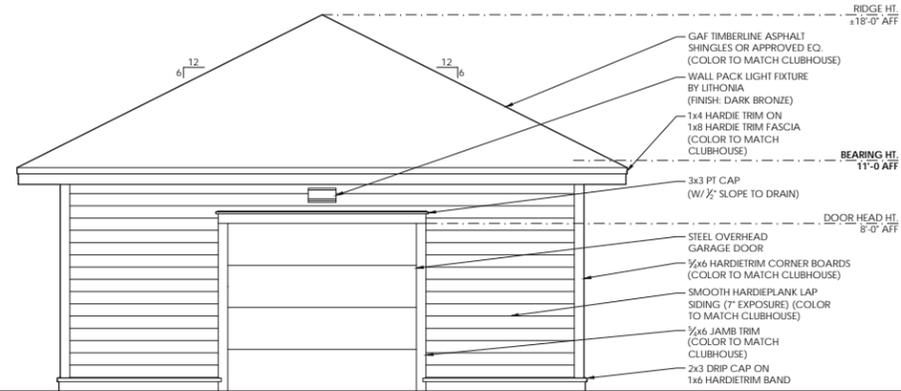


**COURT
ATKINS
GROUP**

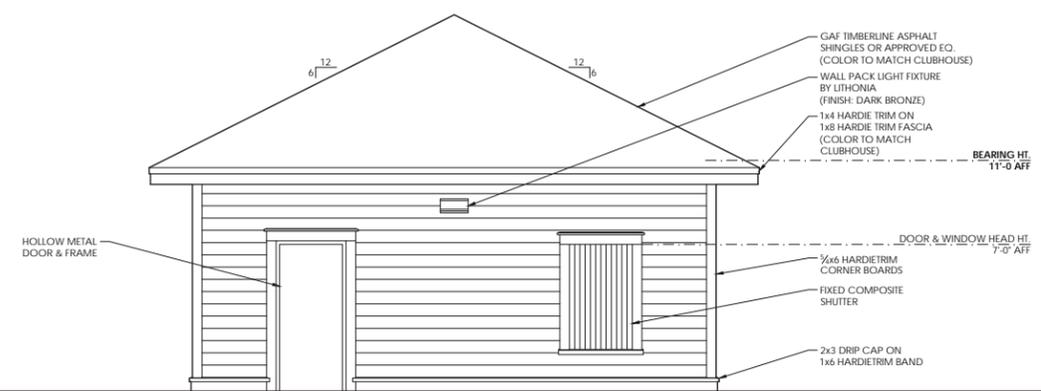
POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
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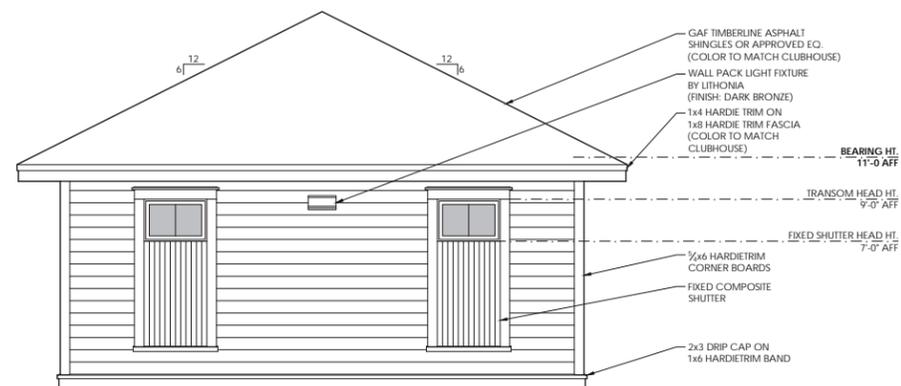
**PORT ROYAL TENNIS FACILITY
MAINTENANCE BUILDING**
PORT ROYAL PLANTATION
HILTON HEAD ISLAND, SC



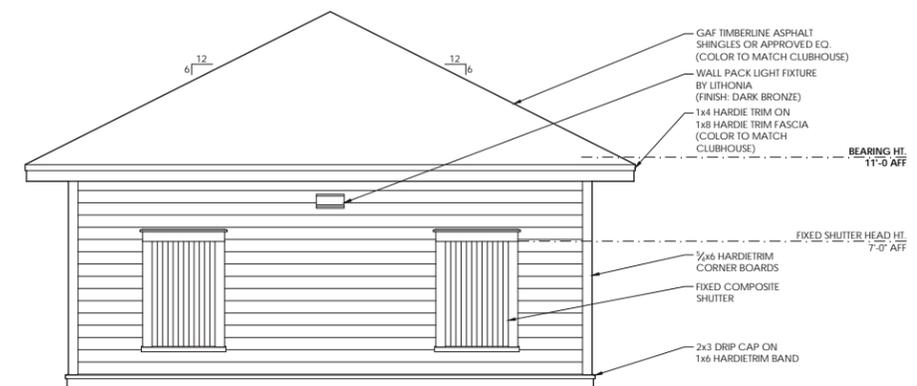
1 FRONT (WEST) ELEVATION
A3.0 SCALE 1/4" = 1'-0"



2 RIGHT (SOUTH) ELEVATION
A3.0 SCALE 1/4" = 1'-0"



3 REAR (EAST) ELEVATION
A3.0 SCALE 1/4" = 1'-0"



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

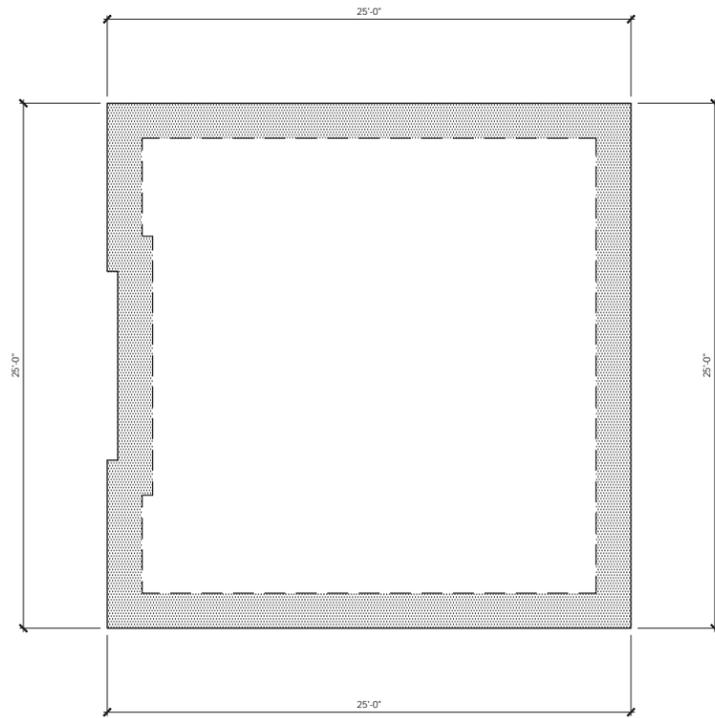
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

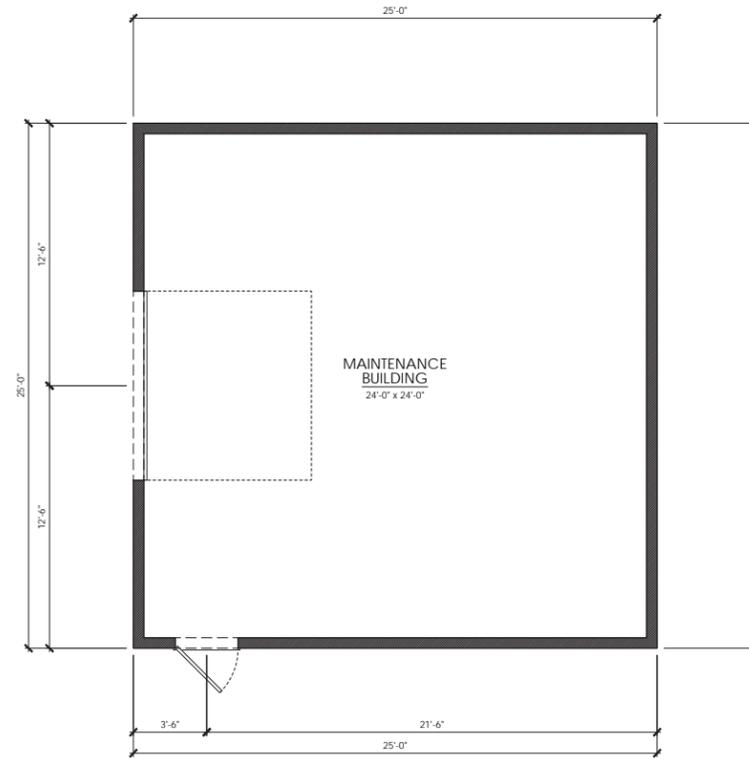
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ISSUE	DATE	DESCRIPTION
PROJECT # :	16-128	
PROJECT CONTACT :	JB	
DATE:	10-14-16	

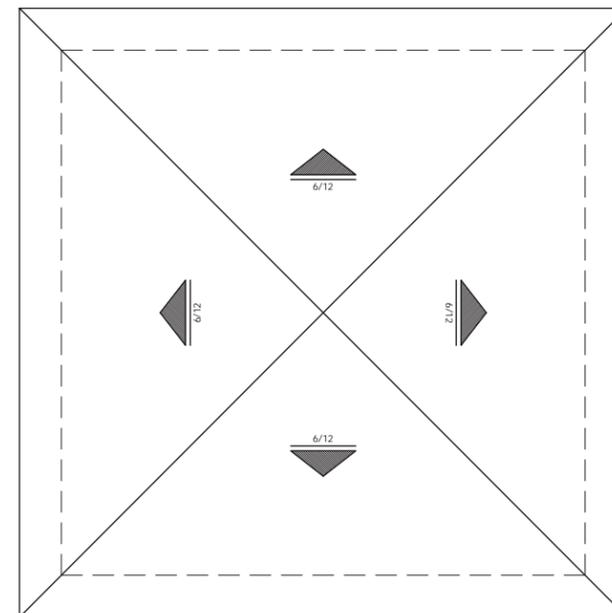
**ELEVATIONS
A3.0**



1 FOUNDATION PLAN
A2.0 SCALE 1/4" = 1'-0"



2 FLOOR PLAN
A2.0 SCALE 1/4" = 1'-0"



3 ROOF PLAN
A2.0 SCALE 1/4" = 1'-0"



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FX: 843.815.2547

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PORT ROYAL TENNIS FACILITY
MAINTENANCE BUILDING

PORT ROYAL PLANTATION
HILTON HEAD ISLAND, SC

NOT FOR CONSTRUCTION

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ISSUE	DATE	DESCRIPTION

PROJECT # : 16-128
PROJECT CONTACT : JB
DATE: 10-14-16

FLOOR
PLANS
A2.0

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: Port Royal Tennis Courts

DRB#: DRB-002046-2016

DATE: Dec. 01, 2016

RECOMMENDATION: Approval Approval with Conditions Denial

MISC COMMENTS/QUESTIONS



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: ALEX SINEXTH Company: DESIGNEATH, INC
 Mailing Address: 14 SPARROW HAWK CT City: HHI State: SC Zip: 29926
 Telephone: 843-384-9200 Fax: _____ E-mail: designearth@roadrunner.com
 Project Name: INDIGO RUN Project Address: 103 INDIGO RUN DRIVE
 Parcel Number [PIN]: R510 008 000 0388 0000
 Zoning District: _____ Overlay District(s): _____

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

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

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

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:
Concept Approval – Proposed Development

A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.

Context photographs of neighboring uses and architectural styles.

Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.

Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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


SIGNATURE

10/3/16
DATE

DRB Narrative

October 3, 2016

Indigo Run Identification visible from roundabout

The guards working the security gate at Indigo Run have complained for years about the number of cars that appear at the gate asking for directions to Walmart, etc.

The need for a supplemental identification sign at the roundabout has also been discussed for several years.

The community has now granted approval to proceed with this project.

The proposed monument is designed in keeping with the Indigo Run signage program and matches the primary identification sign located on William Hilton Parkway.

The sign is to be positioned in an existing bed of vegetation, which will be enhanced with the same species post construction. The sign is to be illuminated by a single LED 30 watt fixture.

See attached drawings for additional information.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Alex Sineath". The signature is fluid and cursive, with the first name "Alex" written in a larger, more prominent script than the last name "Sineath".



INDIGO RUN
Architectural Review Board

September 22, 2016

Indigo Run COA
Chip Munday, GM
103 Indigo Run Drive
Hilton Head Island SC 29926

Chip,

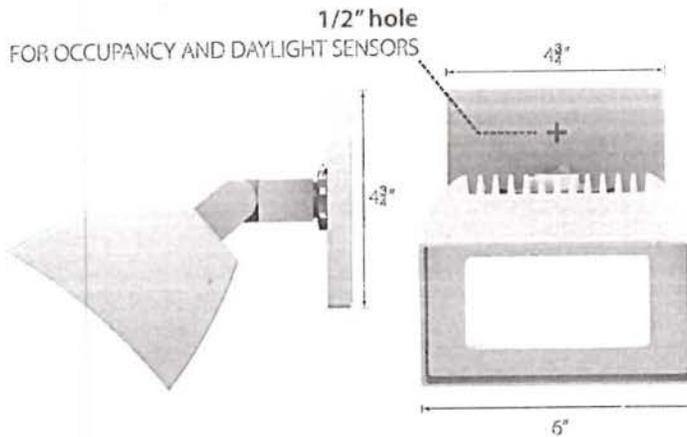
The ARB reviewed the submission for a Community Identification Sign on September 21. The project was granted "Final Approval" and you may proceed with installation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Don Creamer". The signature is fluid and cursive, with a large initial "D" and "C".

Don Creamer
Indigo Run ARB Chairman

FLOOD 35W LED REPLACES 100W METAL HALIDE



Lighting Specifications

Brightness	2070 lumens
Energy Used	35 watts
Efficacy	59 lm/w

Estimated Yearly Energy Cost **\$4.34**

Based on 3hrs/day, 11¢/kWh
Cost depends on rates and use

Rated Life	60,000 hours
Based on 3 hrs/day	55 years

Color Accuracy	85
Color Rendering Index (CRI)	

Operating Temp	-40°C (-40°F) to 40°C (104°F)
----------------	--------------------------------------



Energy Star® Rated



IP 66 Rated
Dust Tight, Waterproof



ETL Listed



Occupancy and Daylight Sensor Ready



Factory-Sealed Fixture Housing
Protects LEDs From Environmental Factors



LED Performs Efficiently
In Cold Weather With Added Lifespan



120V Direct Wire - No Driver Needed



5 Year WAC Product Warranty*



Durable Die-Cast Aluminum

BRONZE
NEUTRAL WHITE, 3000K

Dimmable: Use ELV Dimmers



7 90576366265
WP-LED335-30-aBZ

WAC LIGHTING
Responsible Lighting®

Please visit our website or contact a WAC lighting professional
for a list of certified dimmers and sensors.

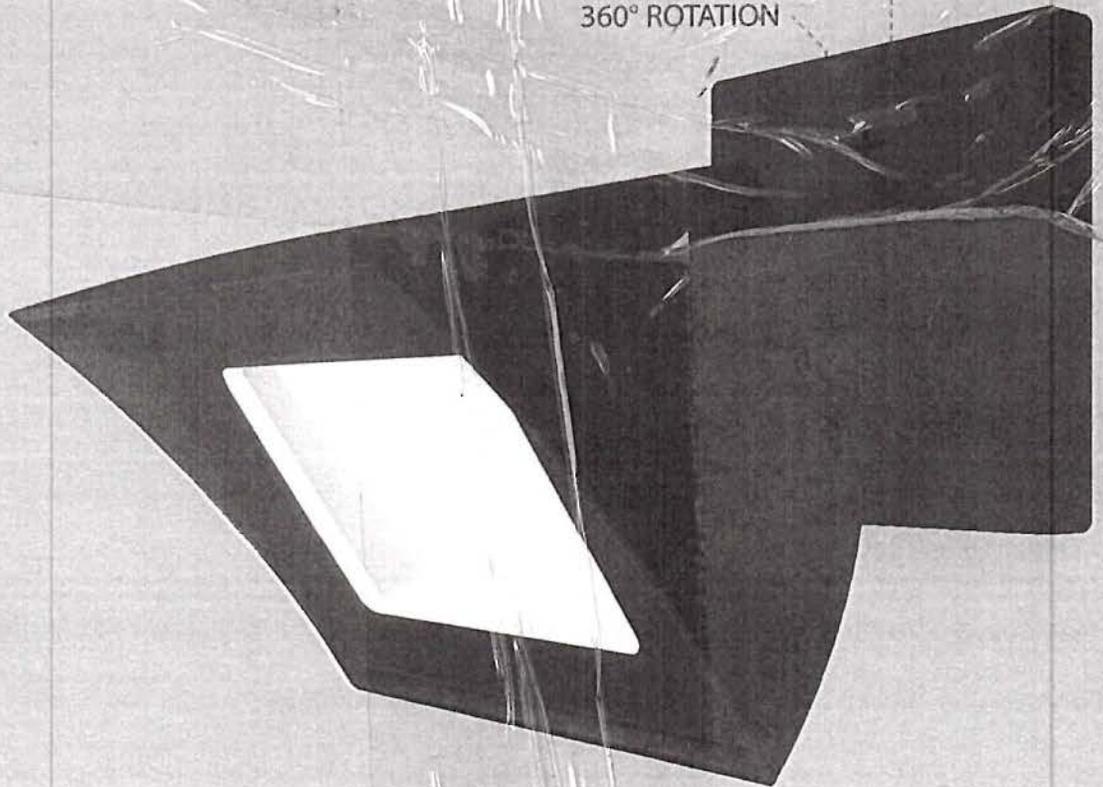
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Endurance
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SENSOR-READY
1/2" HOLES

360° ROTATION



FACTORY SEALED FIXTURE

BRONZE
NEUTRAL WHITE, 3000K

Shown as Wall Mount
With Square Canopy

FLOOD 35W LED WALLPACK
REPLACES 100W METAL HALIDE



PHOTO OF INDIGO RUN MONUMENT / 278



PHOTO @ PROPOSED LOCATION.



PHOTO SHOWING PROPOSED SIGN.



- COLORS TO MATCH I.R. SIGN PROGRAM
- STUDIO: P&L WASHED SAND
 - BACKGROUND (SIGN) P&L BLACK WATCH (CHARLESTON GREEN)
 - LOGO P&L SHADED SPRUCE
 - COPY - WHITE SINTRA
 - ACCENTS - GOLD

- LANDSCAPING
- EXISTING LOROPETALUM BED.
 - PROTECT FOREGROUND
 - REARRANGE REAR
 - FILL IN AS NEEDED

BRONZE 30 WATT LED. SEE CUT SHEET.

END VIEW

ELEVATION SINGLE FACED



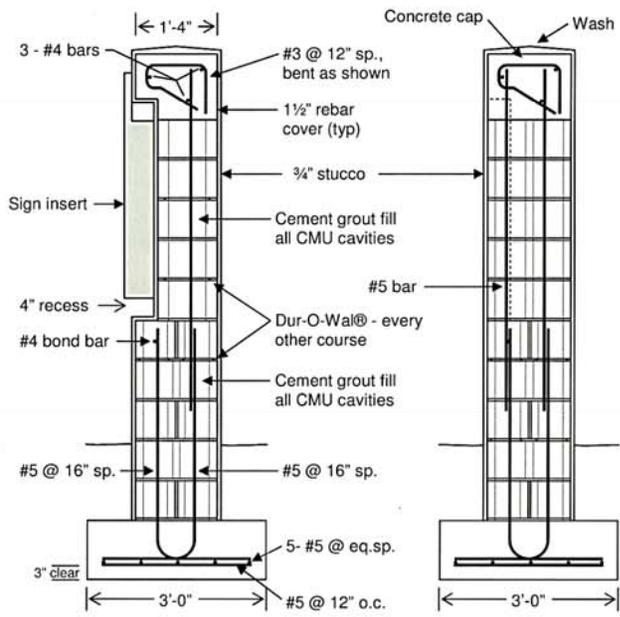
COMMUNITY I.D. MONUMENT @ I.R. ROUNDABOUT.

DESIGNED BY
X. SINEATH
9.30.16

THIS MONUMENT IS DESIGNED IN KEEPING WITH THE AWARD WINNING (GOLDEN PALMETTO) INDIGO RUN SIGNAGE PROGRAM INITIALLY APPROVED JUNE 11, 1991 CR01-065



Front Elevation

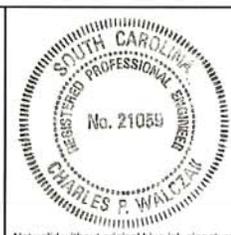


Section A-A

Section B-B

Notes & Specifications

1. This sign has been designed to withstand a 140mph wind speed.
2. All work shall conform to the 2015 IBC, as applicable.
3. Excavation for the sign footing shall include the removal of all tree roots and other organic material. The soil shall then be compacted to a minimum 95% Standard Proctor. Should additional soil material be necessary, SW, SP, SM or SM-SP with a maximum of 15% passing the #200 sieve, properly compacted, shall be used.
4. Concrete work and reinforcing details shall conform to ACI 318-11.
5. All concrete shall be 4,000psi @ 28 days and shall contain 5% entrained air. Maximum size aggregate to be 3/4".
6. Steel reinforcing bars shall be ASTM A615, Grade 60. Where required, they shall be bent cold and once bent, they shall not be re-bent. All bars must be clean of all contaminants, except for a light coating of rust and mill scale.
7. Rebar lap splices shall be a minimum of 30 diameters.
8. All reinforcement shall be firmly supported and restrained prior to placing concrete.
9. Footing reinforcement bars must be placed 3" above the soil line.
10. Concrete Masonry Units (CMU) shall be ASTM C90, Type 1. Install in accordance with the latest edition of ACI-ASCE 530 and 530.1.
11. Mortar for CMU's shall be ASTM C270, Type M or S.
12. Dur-O-Wal® to be truss-type.
13. Stucco shall be pre-mixed type. Prior to application, a stucco bonding agent, namely, Weld-Crete® by Larsen Products Corp., shall be applied to the entire sign surface on all sides. The stucco base coat shall be 1/2"-thick and allowed to dry overnight before applying the finish coat. This final coat shall be 1/4-inch thick, and should be textured to create the desired finish.
14. Sign insert design and anchoring by others.
15. During construction, the contractor shall be responsible for safety on the jobsite and shall maintain a safe working environment at all times, including protecting the site during non-work hours. He shall conduct his operations in accordance with OSHA Regulations (Standards - 29CFR1910).



Community Identification Sign

Indigo Run
Indigo Run Drive
Hilton Head Island, SC

Prepared by:
CPW ENGINEERING, LLC
5 HOBONNY PLACE
HILTON HEAD ISLAND, SC 29926

Date: 08/22/16 Scale: 1/2" = 1'-0" Sheet: 1 of 1

Not valid without original blue ink signature.

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: Indigo Run Sign

DRB#: DRB-001867-2016

DATE: 11/28/2016

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS: 1. A separate Sign Permit is required. This must be approved prior to the sign being installed.
2. Revise the lighting specifications in keeping with the Design Guide.
3. Revise the landscape plan, selecting species that can be allowed to reach their natural size and shape in keeping with the Design Guide.
4. The wind load calculations must be signed by the engineer.

MISC COMMENTS/QUESTIONS

1. The proposed sign is consistent with the existing sign for “Indigo Run” at Hwy 278/Indigo Run and is in keeping with the **Design Guide**.
2. The landscaping in-front of the sign will ultimately get too tall and require extensive pruning creating an unnatural aesthetic not in keeping with “Island Character”. Revise the landscape plan selecting species that can be allowed to reach their natural size and shape without blocking the front of the sign and provide a backdrop and screening for the back of the sign.
3. The **Design Guide** speaks to “softly illuminated” elements. Staff recommends specifying a lower lumen for the proposed lamp.
4. Upon DRB approval the proposed sign is required to receive a sign permit.