



Town of Hilton Head Island Regular Design Review Board Meeting

January 10, 2017

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

AGENDA

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

1. Call to Order

2. Roll Call

3. Freedom of Information Act Compliance

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

4. Approval of Agenda

5. Approval of Minutes – Meeting of December 13, 2016

6. Staff Report

7. Board Business

8. New Business

Alteration/Addition

- Old IHOP Bldg. Roof Color Change, 439 William Hilton Parkway, DRB-002119-2016
- Engel & Volkers Roof Material Change, 800 Main Street, DRB-002197-2016
- What The Fish, 1 North Forest Beach Drive Suite 28, DRB-002212-2016

9. Appearance by Citizens

10. Adjournment

Town of Hilton Head Island
Minutes of the Design Review Board
Hilton Head Island Library, Large Meeting Room
December 13, 2016 at 1:15 p.m.

Board Members Present: Chairman Jake Gartner, Vice Chairman Dale Strecker, Debbie Remke, Brian Witmer, Kyle Theodore, Michael Gentemann

Board Members Absent: Ron Hoffman (excused)

Town Council Present: David Ames

Town Staff Present: Jennifer Ray, Planning & Special Projects Manager; Nicole Dixon, Development Review Administrator; 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

Chairman Gartner called to order the regular meeting of the Design Review Board at 1:15pm.

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

Mr. Darnell asked that “Old Business” be delayed for discussion after “New Business” as Staff is in the process of getting the applicant’s color board from Town Hall. The Board **approved** the **amended** agenda by general consent.

5. Approval of Minutes

The Board reviewed the minutes of the November 8, 2016 meeting and **approved** the minutes by general consent.

6. Staff Report

Mr. Darnell expressed appreciation for everyone’s patience with the relocation of meetings as FEMA continues to assist our community through the Disaster Recovery Center at Town Hall. Mr. Darnell noted that due to the holidays, there is only one regular Design Review Board meeting in December and the next regular meeting is January 10, 2017.

7. Board Business – None

8. Old Business

A. New Development – Final

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

(Ms. Theodore recused herself from review of application DRB-002036-2016 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

Mr. Darnell introduced the project and stated its location: 81 Pope Avenue. Mr. Darnell presented an in-depth description of the project as provided in the Board's packet. The Marriott Courtyard hotel was reviewed by the DRB at the November 8th meeting and withdrawn at the applicant's request. The applicant has addressed the DRB previous comments as described in the Board's packet. Staff recommends approval as submitted.

Chairman Gartner asked the applicant if he would like to add anything to Mr. Darnell's presentation. The architect for the hotel presented the Board with the color board containing the darker EIFS colors. The architect of the Heritage Plaza Renovation project described the color schemes of the retail building and hotel, as well as modifications made to the hotel to better incorporate it with the retail building.

Chairman Gartner requested comments from the Board. The Board complimented various aspects of the project. The Board inquired as to the screening of rooftop mechanical equipment; details of the roof elements, rooftop bar and cabanas; lighting plan, types, locations, and lumens; the color of the doors and windows. The Board emphasized the importance of reviewing a lighting plan to ensure it meets the Design Guide. The lighting plan will also need to meet the LMO requirements. The Board asked the applicant if they are willing to resubmit a lighting package for review at a future DRB meeting.

Vice Chairman Strecker made a motion to **approve** DRB-002036-2016 with the following conditions: 1) All metal doors and frames shall be painted the bronze color; 2) The roof top mechanical equipment over the laundry room at the back side of the building shall be shielded and the shielding detail shall be provided for Staff review and approval; 3) All lighting levels shall be studied and not exceed LMO requirements; 4) Light fixtures "B" and "C" shall match in lamp style; 5) The lighting package as a whole shall be resubmitted for DRB review and approval. Mr. Gentemann **seconded** the motion. The motion **passed** with a vote of 5-0-0.

9. New Business

A. Alteration/Addition

- Fountain Center Building, Hilton Head Ice Cream Awnings, DRB-001928-2016

Mr. Darnell introduced the project and stated its location: 55 New Orleans Road. Mr. Darnell presented an in-depth description of the project as provided in the Board's packet. The applicant proposes to design the awning as described in their submittal. Staff recommends denial with the following comments: 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.

Chairman Gartner asked the applicant to come forward. Ms. Teeple, Coastal Canvas Products, stated their position to make the awnings consistent and fix them in the easiest way possible. The

owner of Chocolate Canopy presented statements regarding their canopy and that it was knocked down due to the hurricane.

Chairman Gartner requested comments from the Board. The Board agreed with Staff comments described above. The proposed awning needs to be consistent with the other awnings on the building, meet the architectural style of the building, and in keeping with the Design Guide. The Board agreed that removing the scalloped edge would provide uniformity and simplification of the awnings. Chairman Gartner communicated an email from Board Member Mr. Hoffman expressing his concerns regarding Hilton Head Ice Cream's noncompliance with a DRB ruling on a previous project. Chairman Gartner then reiterated the Board's agreement with Staff comments and explained the process and timeframe for resubmittal should a vote result in denial of an application.

The applicant withdrew the application.

- 6B Executive Park Drive Building, Proposed Exterior Changes, DRB-002032-2016

(Mr. Witmer recused himself from review of application DRB-002032-2016 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

Mr. Darnell introduced the project and stated its location: 6B Executive Park Drive. Mr. Darnell presented an in-depth description of the project as provided in the Board's packet. The applicant proposes exterior alterations as described in the Board's packet. Staff recommends denial of this application as submitted for reasons described in the Staff Comment Sheet.

Chairman Gartner asked the applicant if he would like to add anything to Mr. Darnell's presentation. The applicant explained the background and proposed changes of the project.

Chairman Gartner requested comments from the Board. The Board agreed with staff comment regarding the clock tower ornamentation is not in keeping with the rest of the building and neighborhood. The proposed blue color is not in keeping with the Design Guide. The Board discussed restudying the clock tower elements; parking stalls for adequate space to reverse; the style is an Irish Pub, but is foreign to the area; support for the canopy with porch and Nana-Wall. The Board inquired as to any substrate changes and how lighting would be addressed.

Vice Chairman Strecker made a motion to **approve** DRB-002032-2016 with the following conditions: 1) Proceed with the Alternate Entry / Trim Scheme; 2) The building colors remain as existing; 3) The trim panels shall be eliminated from the scheme; 4) The Nana-Wall is approved as submitted; 5) The detail information on the door shall be submitted to Staff for review and approval. Ms. Theodore **seconded** the motion. The motion **passed** with a vote of 5-0-0.

- Surfwatch, Proposed Exterior Colors, DRB-002033-2016

(Ms. Theodore recused herself from review of application DRB-002033-2016 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

Mr. Darnell introduced the project and stated its location: 52 Second Street. Mr. Darnell presented an in-depth description of the project as provided in the Board's packet. The applicant proposes to change the main building body and accent colors for buildings throughout the resort to a more natural and neutral color palette. The proposed colors are in keeping with the Design Guide. Staff recommends approval as submitted.

Chairman Gartner asked the applicant if he would like to add anything to Mr. Darnell's presentation. The applicant described the proposed color changes.

Chairman Gartner requested comments from the Board. The Board asked for clarification on colors and their locations. The Board complimented the project.

Ms. Remke made a motion to **approve** DRB-002033-2016 as submitted. Mr. Gentemann **seconded** the motion. The motion **passed** with a vote of 5-0-0.

- Coligny Plaza, Proposed Covered Outdoor Dining, DRB-002047-2016

Mr. Darnell introduced the project and stated its location: 101 Pope Avenue. Mr. Darnell presented an in-depth description of the project as provided in the Board's packet. This project is an expansion of the canopy approved by the DRB in July 2016 to provide an area for outdoor dining. Staff recommends approval with the following 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 and Pope Avenue and b) adding 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.

Chairman Gartner asked the applicant to come forward. The applicant thanked Mr. Darnell for his presentation and answered questions by the Board.

Chairman Gartner requested comments from the Board. The Board agreed with staff comments. The Board complimented the project. The Board inquired as to the roof pitch; aspects of the existing elevation; existing doors and windows; whether a separate application would be submitted for the takeout/service windows; replacement and location of pavers. The Board discussed concern for the following: the side of the building being cut at a certain angle and options to correct it; the lack of greenery in certain areas, particularly between Pope Avenue and the bike path.

Vice Chairman Strecker made a motion to **approve** DRB-002047-2016 with the following conditions: 1) Omit the free standing canopy; 2) The roof pitch shall be 5/12 to match the existing; 3) Submit a landscape plan, that includes significant shade or tree elements between the bike path and the covered area for Design Review Board review; 4) Submit a lighting plan for Design Review Board review; 5) Any and all take out window modifications need to be submitted for Design Review Board review. Ms. Theodore **seconded** the motion. The motion **passed** with a vote of 6-0-0.

- Boathouse, Proposed Exterior Boat Storage and Parking, DRB-002048-2016

Mr. Darnell introduced the project and stated its location: 397 Squire Pope Road. Mr. Darnell presented an in-depth description of the project as provided in the Board's packet. The applicant proposes to increase parking on the site by a) modifying the proposed parking in front of the boat sales building; b) reconfiguring and adding parking spaces northeast of the boat sales building; c) adding a new boat rack in the boat yard; and d) contemplating a 2,400 sf outdoor pavilion in the future. Staff noted that the balance of the proposed reconfiguration of the parking has been approved under a separate review process. The areas under consideration today by the Board for this application are Areas "B" and "C". Staff recommends approval with the following condition: 1) add evergreen shrubs behind the boat storage frames to screen the boat yard from the adjacent development and the revised parking lot.

Chairman Gartner asked the applicant to come forward and add anything to Mr. Darnell's presentation. The applicant thanked Mr. Darnell for his presentation and answered questions by the Board.

Chairman Gartner requested comments from the Board. The Board agreed with the Staff comment. The Board inquired as to a landscape plan, and removal of certain laurel oaks and their condition. The Board stated that the oaks do not appear to conflict with the project, and they need to know the condition of such oaks prior to approving removal. The Board expressed concern for the height, buffering, and location of the boat rack. The Board asked how the boat rack will be shielded and with what kind of landscaping. The boat rack appears to obscure the view of the neighboring property. The Board indicated that in order to improve this property, they don't want to adversely affect the neighboring property. The Board recommended coming back with a landscape plan that addresses their concerns discussed today.

The applicant withdrew the application.

B. New Development – Conceptual

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

Mr. Darnell introduced the project and stated its location: 10 Clubhouse Drive. Mr. Darnell presented an in-depth description of the project as provided in the Board's packet. This conceptual review is for the addition of tennis facilities adjacent to the Port Royal Golf Club. The applicant's 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 maintenance and storage shed. Proposed demolition includes the removal of approximately 4,800 sf of building, 1,200 sf covered walk, and 105 net parking spaces. Staff recommends approval as submitted.

Chairman Gartner asked the applicant if she would like to add anything to Mr. Darnell's presentation. The applicant introduced herself and presented additional information on the project. The revised parking calculations show 129 spaces. The project is required to be reviewed and approved by the Port Royal ARB. The applicant provided the detail for the tennis shelters, as it was not submitted at the time of the application. The tree survey shows the site post-hurricane Matthew.

Chairman Gartner requested comments from the Board. The Board discussed the standard orientation of tennis courts versus what is proposed for this project. The Board indicated the project is acceptable conceptually and made suggestions for final submittal. The suggestions include identifying the building door color, building lighting, and landscaping.

Mr. Witmer made a motion to **approve** DRB-002046-2016 with the following conditions: 1) Reconsider the orientation of the tennis courts to be more North-South as opposed to East-West; 2) Review providing more space for landscape buffering along the entry road and between the courts. Ms. Theodore **seconded** the motion. The motion **passed** with a vote of 6-0-0.

C. Sign

- New "Indigo Run" Sign on Indigo Run Drive, DRB-001867-2016

Mr. Darnell introduced the project and stated its location: 103 Indigo Run Drive. Mr. Darnell presented an in-depth description of the project as provided in the Board's packet. The applicant proposes a new identification sign visible from the roundabout behind the entrance to Walmart. The proposed sign is consistent with the existing sign for Indigo Run at William Hilton Parkway and is in keeping with the Design Guide. Staff recommends approval with the following conditions: 1) A separate Sign Permit is required and 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.

Chairman Gartner asked the applicant if he would like to add anything to Mr. Darnell's presentation. The applicant agreed that a landscape plan is needed and expressed amenability with Staff conditions.

Chairman Gartner requested comments from the Board. The Board asked the applicant if the back side of the sign would be stucco and landscaped appropriately. The applicant stated "yes". The Board stated agreement with Staff conditions. The Board indicated the need to review a cut sheet for the lighting and a landscape plan.

Mr. Gentemann made a motion to **approve** DRB-001867-2016 with the following conditions: 1) A separate Sign Permit is required and must be approved prior to the sign being installed; 2) Revise the lighting specifications in keeping with the Design Guide, preferably, ground mounted flood lights; 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. Ms. Theodore **seconded** the motion. The motion **passed** with a vote of 6-0-0.

10. Appearances by Citizens – None

11. Adjournment

The meeting was adjourned at 3:17p.m.

Submitted by: Teresa Haley, Secretary

Approved by: _____
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: 12-12-16
 Accepted by: [Signature]
 DRB #: 007119-2016
 Meeting Date: _____

Applicant/Agent Name: Tony Lopez Company: IHOA
 Mailing Address: 829 Tanglewood Dr NE City: Concord State: NC Zip: 28025
 Telephone: 980-621-6317 Fax: _____ E-mail: Tonylopez4475@gmail.com
 Project Name: Painting of Roof Project Address: 439 William Hilton Pkway
 Parcel Number [PIN]: R 511008000 02640000 Hilton Head SC 29926
 Zoning District: CC Overlay District(s): COD

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

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

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

Submittal Requirements for *All* projects:

NA 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.

100 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.

2119-2016

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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

SIGNATURE

DATE

12/17/16

2119-2016

Tony Lopez

12/12/16

IHOP 4475

829 Tanglewood Dr NE

Concord, NC 28025

To the Town of Hilton Head Island, Community Development Department,

You may or may not be aware that the IHOP located at 439 William Hilton Parkway closed on 12/5/16. The Franchisor, (IHOP Corp.) is requiring me, the previous Franchisee to repaint the roof from its current color blue. I am aware that the color must be nature blending and match the buildings' façade. I am submitting to you a color swatch and painted sample, that I think will meet your criteria. I am also enclosing pictures of the buildings' roof and main structure. I thank you for your attention to this matter. If you have any questions feel free to contact me at 980-621-6217 or email me at tonylopez4475@gmail.com.

Tony Lopez

EXTERIOR | WARM COLORS COLORES CÁLIDOS

WALL COLORS | COLORES PARA PARED



TRIM COLORS | COLORES PARA REBORDES

Du Jour
7002-6

Swiss Coffee
7002-16

Antique White
7002-20

Cream In My Coffee
3003-10C

ACCENT COLORS | COLORES DECORATIVOS



Brown Velvet
1011-10



Oh So Red
1009-1



Red Ochre
2011-4



Pumpkin Squash
3009-5



Crabapple Wine
1005-7A



Cabin Plank
2011-10



Natural Cork
2008-7A



Golden Meadow
3008-3B

Actual colors may vary depending upon lighting, texture and application. Some products may not be available in all stores. Reference to third party color names is for color matching and comparison purposes only.

Los colores reales pueden variar según la iluminación, la textura y la aplicación. Es posible que algunos productos no estén disponibles en todas las tiendas. La referencia a nombres de colores de terceros sólo se realiza por motivos de igualación y comparación.





RESERVED
PARKING

HOURS
Mon - Thurs
7:00 - 7:00
Fri - Sat
7:00 - 7:00
Sun - Closed
(678) 999-1177

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: IHOP Roof

DRB#: DRB-2119-2016

DATE: Dec. 29, 2016

RECOMMENDATION: Approval Approval with Conditions Denial

ECOMMENDED CONDITIONS:

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

MISC COMMENTS/QUESTIONS

DRB 2197-2016



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: 12/21/15
Accepted by: Sheng P.
DRB #: 2197-2016
Meeting Date: _____

Applicant/Agent Name: _____ Company: HAMSOC
Mailing Address: 800 Main Street City: HHI State: SC Zip: 29926
Telephone: 715 442 244 Fax: N/A E-mail: Katie.thompson@erusa.com
Project Name: 800 Main Street Project Address: 800 Main Street
Parcel Number [PIN]: R510 007 00B 0023 0000
Zoning District: MS Overlay District(s): ~~MS~~ COD

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

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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. MSR Association

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.

2197-2016

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.

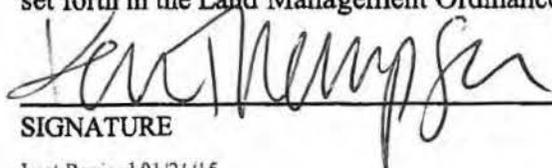
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

12/1/16
DATE

From: [Thompson, Katie](#)
To: [Darnell, Chris](#)
Subject: Re: DRB 002197-2016 Reroofing at 800 Main
Date: Monday, January 02, 2017 9:16:56 PM

Good Evening! I included a narrative with the package I submitted. Did you not get it? Here it is just in case:

To Whom it may concern:

We are looking to replace our roof at 800 Main Street with a shingle roof, comparable in color to our existing metal seam roof. Over time we plan to continue using the same shingle on the 4 remaining metal seam roofs within our office complex. As you may know, the price to replace the metal seam roof with the same type of material is very pricey. Using a shingle similar in color it would save us over 50% in costs. Please feel free to contact me with any additional details that you may need.

I will be out of the office tomorrow on a family emergency so please call my cell if you need me to submit anything else in addition to this. Thank you! 912-230-9490

Thank you!

On Thu, Dec 29, 2016 at 2:36 PM, Darnell Chris <chrisda@hiltonheadislandsc.gov> wrote:

Would you please send me a narrative (paragraph at minimum) describing the project and why it needs to be done. That will go a long way with the board in making your case. I need that narrative by the end of the day Tuesday, Jan. 3rd, 2017.

If you have any questions do not hesitate to contact me. Thanks.



Chris Darnell, RLA

Urban Designer

One Town Center Court

Hilton Head Island, SC 29928

[\(843\) 341-4676](tel:8433414676) office

chrisda@hiltonheadislandsc.gov

Disclaimer

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--

Katie Thompson

Property Manager



Engel & Völkers Hilton Head Island - Bluffton

Low Country Real Estate of the South East, Licensee of Engel & Völkers U.S. Holdings, Inc.

800 Main Street

Hilton Head, South Carolina, 29926

USA

Office: +1 843.715.4422 Ext 204

Internet: www.hiltonheadblufftonrentals.com

Email to: Katie.Thompson@evusa.com

2197-2016

December 16, 2016

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

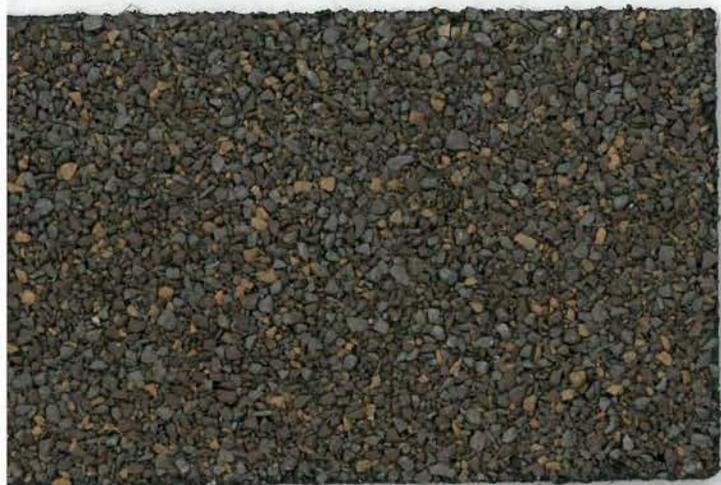
RE: 800 Main Street Roof Replacement

To Whom it may concern:

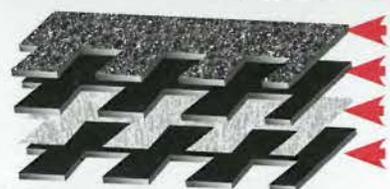
As President of the Main Street Commercial Association DRB, I approve the owners of Hilton Head Main Street Office Campus to replace the current metal roof with a shingle roof at 800 Main Street as proposed to the Town of Hilton Head Island. Please contact me directly with any questions or concerns.

Thanks,


David Staley
President
Main Street Commercial DRB



The many protective layers of a Timberline® High Definition® Shingle



Diamond Cut™ Granules
SpecSelect™ Asphalt
Micro Weave™ Core
SpecSelect™ Asphalt



Diamond Cut™ Granules
SpecSelect™ Asphalt
Micro Weave™ Core
SpecSelect™ Asphalt
Pure Grip™ Adhesive



SHOW

Camelc



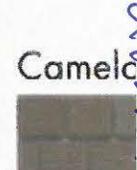
Royal Sk



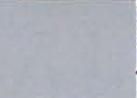
Welsh Gr



Antique S



Camelc



Tell Us What You Think
[Send Feedback >>](#)

Install This Tool On
[Your Website >>](#)

What Will The Neighbors Think?
[Share Your Creation >>](#)

Get It Installed!
[Send For Estimate >>](#)



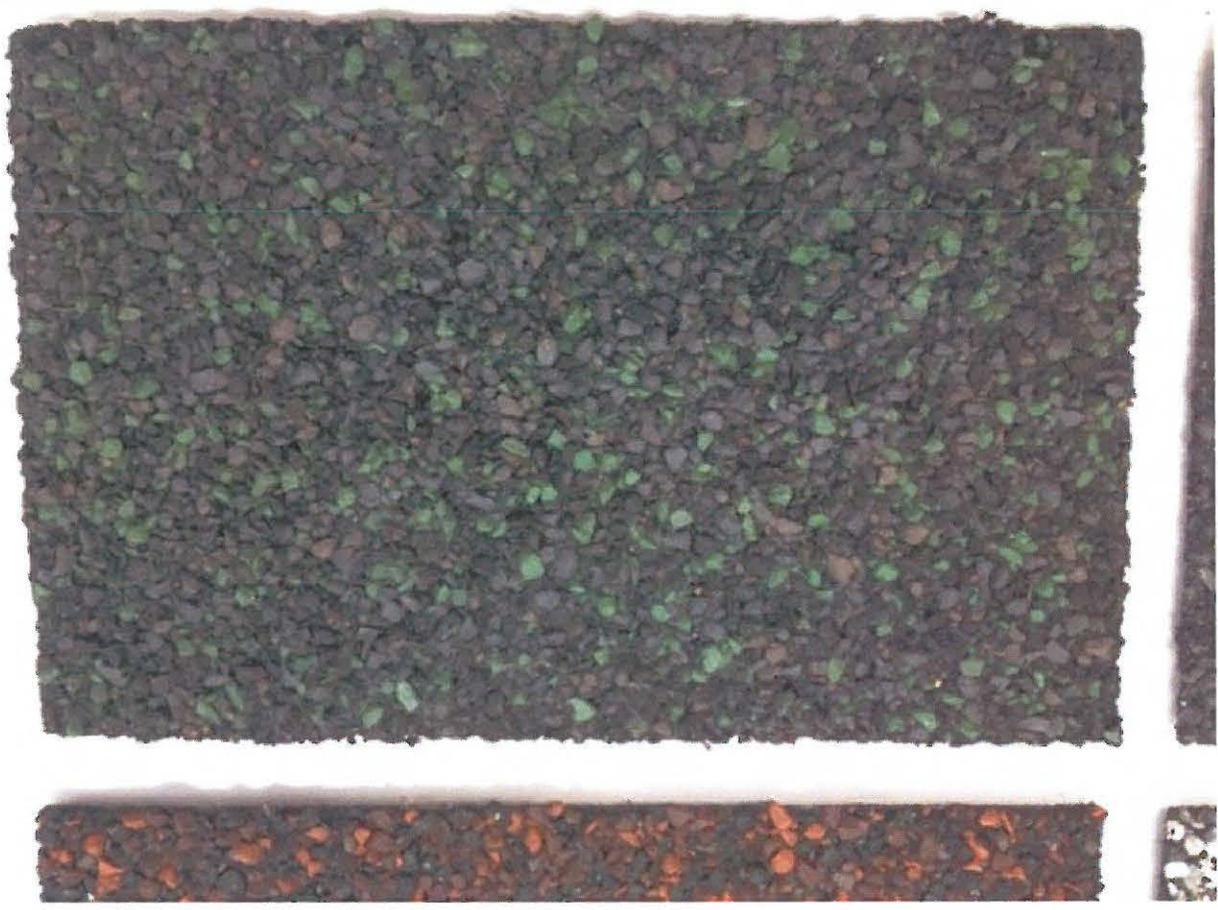
2/19/17 - 2016



2197-2010



210E-1218



2197-2010

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: 800 Main Street

DRB#: DRB-002197-2016

DATE: Dec. 29, 2016

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

The proposed asphalt roof does not match the roof material on the other buildings in the complex / development. Per the Design Guide “The context of the structure must also be taken into account and consideration shall be given to compatibility with the other development in the area.”

<i>ARCHITECTURAL DESIGN</i>				
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"/>	

<i>MISC COMMENTS/QUESTIONS</i>



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: KEVIN GRENIER Company: KRA, INC
 Mailing Address: 2 VERDIER PLANTATION RD City: BLUFFTON State: SC Zip: 29910
 Telephone: 843 815 2021 Fax: n/a E-mail: krgr@krasc.com
 Project Name: WHAT THE FISH Project Address: 1 NORTH FOREST BEACH DR
 Parcel Number [PIN]: R552 018 000 0009 0000 SUITE 28
 Zoning District: COLONY RESORT Overlay District(s): CR ZONING

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

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

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

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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


SIGNATURE

12/27/16
DATE



December 27, 2016

Town of Hilton Head
Design Review Board
Atten: Chris Darnell

RE: Renovations and addition to the former Steamers Restaurant at Coligny Plaza

Chris,

This serves as a narrative to the proposed work to be performed. Our client wishes to renovate the former Steamers restaurant 1 North Forest Beach Drive, Suite 28 on Head Island and convert it into a new seafood restaurant. Enclosed is the existing survey, site plan, photos, proposed floor plan, elevations and details.

Site:

An analysis of this site showed that the existing shade structure is not only holding in heat, but reducing the amount of light allowed into the building. A sun study shows that a shade feature that is curved upward will allow the sun to add solar heat in the winter, but keep it out in the summer, while allowing light in all seasons. By cantilevering the roof of the shade structures, there are fewer columns to impede the flow of traffic. This is done by raising one side of the curved roof. This also will allow heat to escape from under the structure with the slightest breeze. We plan to have 2 sets of these shade structures so we can preserve a double palm tree that exists on the patio now.

The existing deck that is along the side of the building ends prematurely and breaks up the flow of pedestrian traffic both physically and visually. To 'fix' this problem, it is proposed that we extend the deck to the end of the lagoon.

There is an existing low fence that visually and physically blocks people from entering the area. While this is an efficient way to control people's movement, it is not very welcoming. We will place benches in the lieu of the fence so there is a waiting area that impedes people from walking through the outdoor dining area, but does not seem exclusionary. The benches will be arranged around an existing beloved Crepe Myrtle and will allow it to be enjoyed for years to come.

The addition of the exterior bar will create excitement in this outdoor plaza. When vehicles travel through the parking lot, they will see pedestrians walking alongside of the people eating at the outdoor cafe and perhaps people enjoying a sport on television with friends around the bar. This is the resort feeling of an island that loves its nature. We want people to be out in it and enjoying themselves.

The addition of the outside bar and minor façade renovations removes existing worn and outdated canopies and portions of the existing fencing. We plan on simply tweaking the existing outdoor area to make it a more cohesive space. The pedestrian pathway is heavily used, even in the off-season. This pathway will not be altered in any way, it will simply be more inviting around it.

Building:

As mentioned, we plan on removing the existing canopies, enlarging existing window openings and adding large sliding doors for more natural lighting of the restaurant. We plan on constructing a portico to emphasize the entrance to the restaurant to match existing construction and mimic the entrance to Skillet's across the parking lot. The colors for all proposed work will match existing colors except the canopy. We propose to add white fabric here to reflect the sun, thereby reducing a carbon footprint at ground level. Colors and material samples of the canopy are provided herein.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Kevin Grenier". The signature is written in a cursive style with a large, prominent "K" and "G".

Kevin Grenier | AIA, NCARB
Principal & Senior Project Manager

December 27, 2016

Coligny Plaza

Hilton Head, SC

Budgetary Pricing & Design Options

For Heather Minnich with Richardson Group



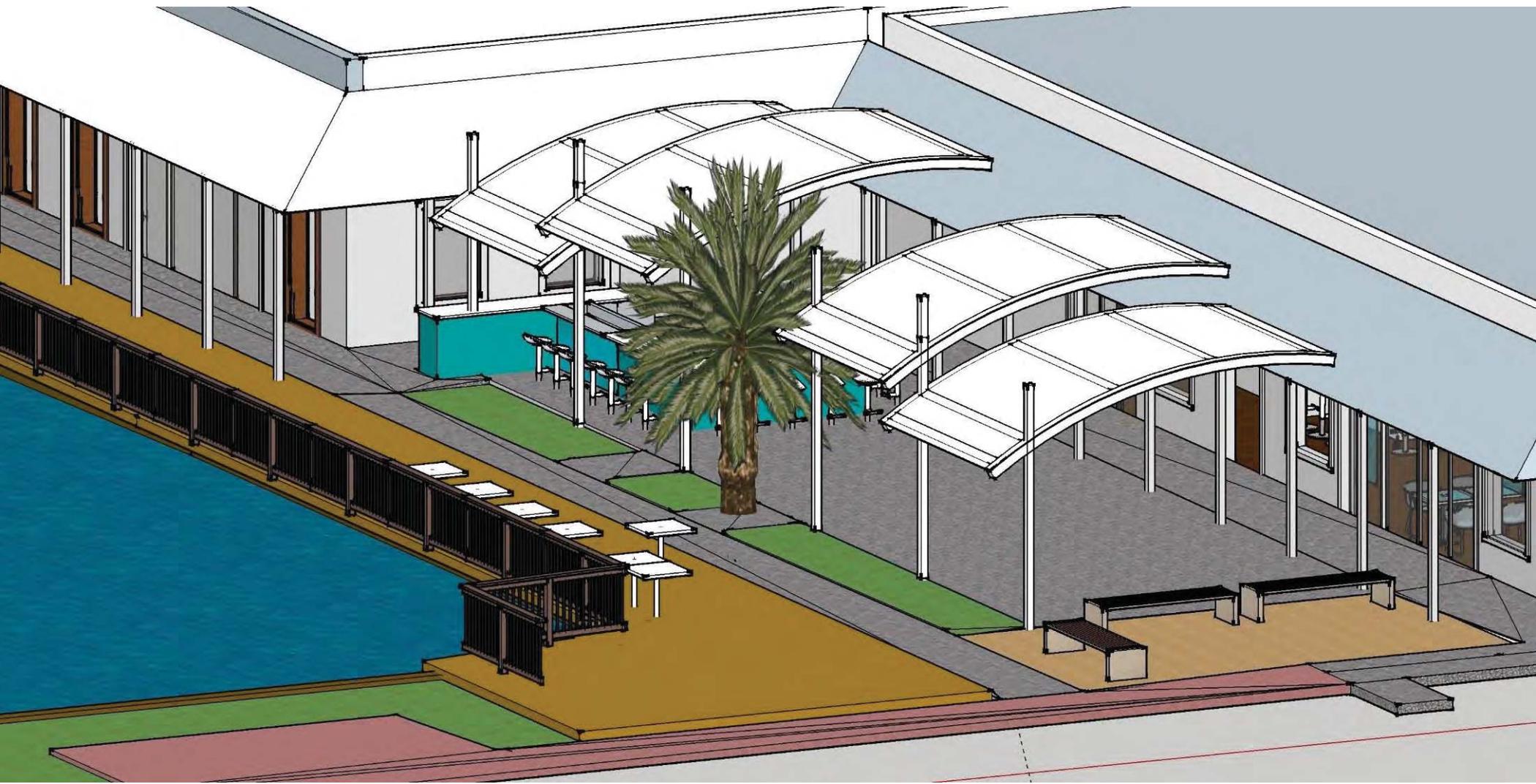
USASHADE
& Fabric Structures®

Haley Maitre

Architectural Specialist

Hmaitre@usa-shade.com 678-628-2274

Original Design Intent



Provided by: Heather Minnich

Preliminary Site Plan



PRELIMINARY SITE PLAN
NOT FOR CONSTRUCTION

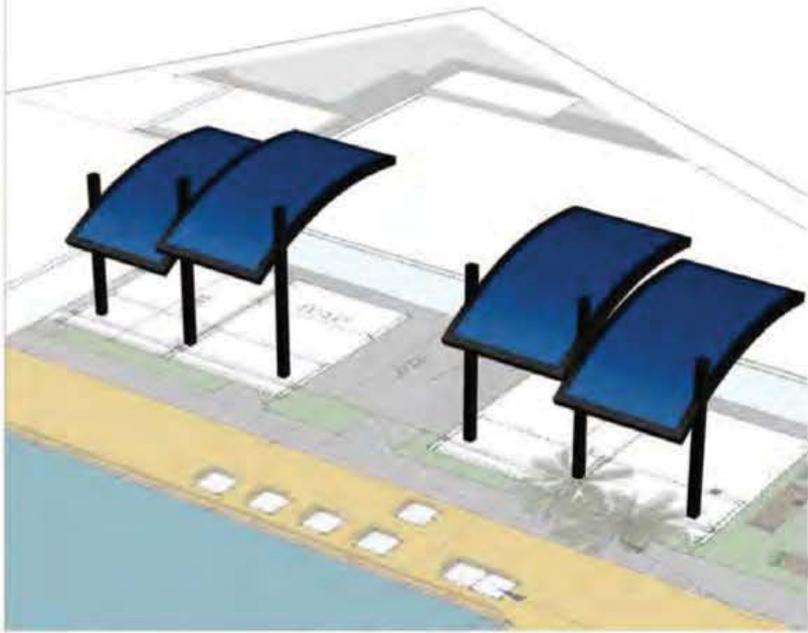
Provided by: Heather Minnich

Conceptual Design Drawings- Basis of Design

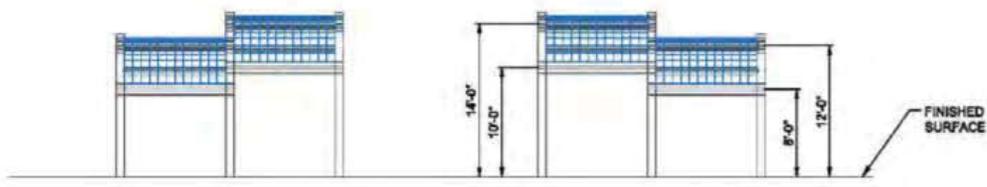
NOTES:
 -THESE DRAWINGS ARE A PICTORIAL REPRESENTATION OF FABRIC AND STEEL ONLY. NONE OF THE REQUIRED ATTACHMENT OR CONNECTION DETAILS HAVE BEEN DEPICTED.
 -ALL DIMENSIONS AND HEIGHTS MUST BE FIELD VERIFIED PRIOR TO ANY FINAL DESIGN, FABRICATION OR INSTALLATION WORK.



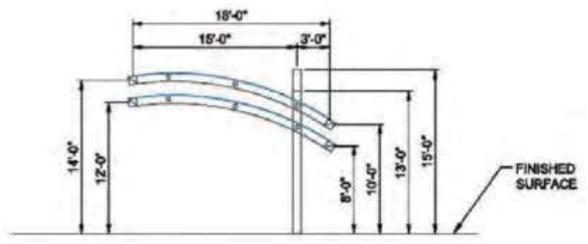
PLAN VIEW 



PERSPECTIVE VIEW



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION

CUSTOMER: RICHARDSON GROUP	
PROJECT NAME: FISH RESTAURANT	
LOCATION: 1 NORTH FOREST BEACH HILTON HEAD, SC	
STRUCTURE TYPE: CUSTOM ECLIPSE	
SIZE: 18' X 20' X 8/10/12/14' e	
<p>THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF USASHADE & FABRIC STRUCTURES AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.</p> <p>USASHADE & Fabric Structures CORPORATE HEADQUARTERS 1800-A CHANCELLOR LANE DUNWOODY, GA 30328 404-400-5000</p>	
CERTIFICATIONS: NO CERTIFICATION NO. PAGE CLARK COUNTY HEALTH DEPARTMENT CERTIFICATION NUMBER (PROVIDE) 30	
DATE	DRAWN/CHK/DES
REVISION	DESCRIPTION
Drawn By:	YH 12/13/16
Checked By:	AZR 12/13/16
Approved By:	AZR 12/13/16
DRAWING DESCRIPTION: VIEWS	
DWG CON-DEC-001-18	
PAGE	1000
REV.	NC

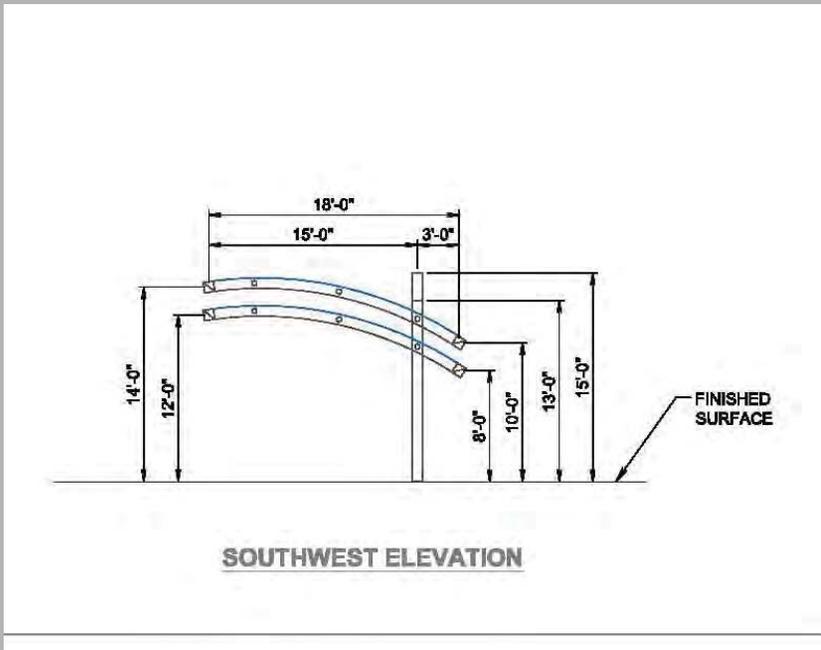




Basis of Design- Custom Framed Panorama

(4) Custom Joined Panoramas: Fully Framed

- Overall Footprint: Approximately
 - 2- 10x18 Entry Height: 10'/12'
 - 2- 10x18 Entry Height: 12'/14'
- 6 Columns
- HDPE Shadesure Fabric
- Supply Units
- Foundations
- Install
- PM/Spoils/Engineering/Shipping/Tax



Budgetary Estimate ~ \$80,000-\$85,000

* Assumes standard engineering with drill pier footings; Standard powder coat color & finish; electrical and lighting preparation included



EXCITING NEW OPTION!
**135° CORNER
CONFIGURATION**
FOR WHEN 90°
JUST ISN'T ENOUGH

PREFERRED SLIDING GLASS DOOR

ALUMINUM | IMPACT & NON-IMPACT

PGT
WinGuard®

PGT
ClassicVue Max™

WINGUARD® ALUMINUM & CLASSICVUE MAX™ BENEFITS

Preferred Sliding Glass Door

The WinGuard Aluminum Preferred Sliding Glass Door (Series 770) and ClassicVue Max Preferred Sliding Glass Door (Series 670) are the most functional multi-panel aluminum doors on the market. Choose these top-performing PGT® products for enhanced functionality, beauty, and panoramic views that will give every homeowner something to brag about!

Standard Features

- Laminated glass (SGD770)
- Tempered glass (SGD670)
- White or Bronze frame color
- Maximum panel size 4' x 10' or 5' x 8'
- Design pressure of +/-60
- Multi-panel, by-pass, outside or inside pocket styles
- Tandem steel roller assembly
- Dual-point mortise lock
- Single interlocks
- 3-1/2" clear anodize sill riser

Options

- Laminated insulating glass (SGD770)
- Insulating glass (SGD670)
- Custom sizes
- Counter top units
- 90° or 135° corner meet configurations
- Design pressure of +/-90 or +90/-130
- Tandem stainless steel roller assembly
- Tandem nylon wheels
- 1-1/2", 2-1/2", or 4" clear anodize sill risers
- PVD hardware colors: Satin Nickel, Polished Brass, and Oil-Rubbed Bronze
- Recessed pull with lock
- Popular glass tints
- Low-E and argon gas
- Standard or box screen
- Colonial grids

Frame Colors



ETERNA® Finishes



Certifications

- Miami-Dade County Notice of Acceptance
- Florida Product Approval

Multi-Panel, By-Pass, Outside or Inside Pocket, and 90° or 135° Corner Configurations

Fill virtually any opening. These doors span up to 40-feet wide and 10-feet high using up to eight panels in by-pass or pocket configurations.

Beauty and Security

The recessed pull with dual-point mortise lock provides extraordinary security over other market recessed pulls. These recessed pulls allow for completely flush panels in a pocket opening which means homeowners can enjoy a wider view.

Complete Look

No visible installation or assembly screws provide a desirable finished look.

Heavy-Duty Tandem Rollers

Experience whisper-quiet operation with just your fingertips.





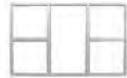
Industry Award Winning Design

Flexibility is Engineered In!

PGT's WinGuard® Aluminum Preferred Sliding Glass Door and ClassicVue Max™ Preferred Sliding Glass Door received the window and door industry's coveted award for Most Innovative Door Design. These doors offer jobsite flexibility which translates into time and money savings. This means less hassle for your installation crew and a happier homeowner!

- Interchangeable and reversible panel interlocks mean you can easily change the panel stack or simply reconfigure the panels on the job site without the risky and costly deglazing process.
- Panels can be installed or removed from the interior or exterior so condo applications are a breeze.
- Separate one piece standard flat riser or narrow sill riser suitable for retrofit application allow for one piece replacement.
- Should jobsite damage occur, sill tracks can be easily replaced with individual track inserts.





★★★★★ Rate it!

Built for strength, protection and beauty, PGT® Architectural Systems serves the needs of the commercial and residential high-rise window market. PGT Architectural Systems represents an investment in lasting quality, backed by a solid warranty of up to 20 years. Each PGT Architectural Systems product is custom-built to exact specifications and offers a wide variety of options, allowing you flexibility in your new construction, remodeling or replacement projects, as well as historical restorations.

Available in single or multiple panel configurations

- ideal for use in conjunction with the storefront entry door

Maximum size up to 4' x 12'

- Amazing, uninterrupted views and a great source of natural light

Wet seal, non-weep system

- Prevents water from penetrating the frame and offers ultimate protection from the elements

Warranties

 All PGT Commercial Products Warranty



Options & Accessories

Performance

Benefits

Product Reviews

Companion Products

Frame colors:



White



Bronze



Clear Anodize Custom Color (available upon request)



- Color chart is for reference only and is not to be used for final color matching.

Glass Tints:



Clear



Bronze



Gray



Green



Obscure

(Textured glass for enhanced privacy)



AZURLITE®



SOLARCOOL®White Interlayer
(opaque interlayer for enhanced
privacy)

- Color chart is for reference only and is not to be used for final color matching.

Glass Options:

Impact Resistant
Laminated Insulating

Thermal Enhancements:

Argon Gas
High Performance Low-E



11 EXISTING PHOTOGRAPH
EX1 SCALE: NO SCALE



10 EXISTING PHOTOGRAPH
EX1 SCALE: NO SCALE



9 EXISTING PHOTOGRAPH
EX1 SCALE: NO SCALE



8 EXISTING PHOTOGRAPH
EX1 SCALE: NO SCALE



7 EXISTING PHOTOGRAPH
EX1 SCALE: NO SCALE



6 EXISTING PHOTOGRAPH
EX1 SCALE: NO SCALE



5 EXISTING PHOTOGRAPH
EX1 SCALE: NO SCALE



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3 EXISTING PHOTOGRAPH
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2 EXISTING PHOTOGRAPH
EX1 SCALE: NO SCALE



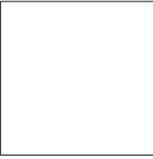
1 EXISTING PHOTOGRAPH
EX1 SCALE: NO SCALE

**What the Fish
Restaurant**
Coligny Shopping Plaza
1 North Forest Beach Drive, Suite 28
Hilton Head, SC



KRA architecture + design

KRA architecture + design
1 843.616.8281
2 843.706.9480
3 843.706.9480
Burlington, NC 28810
www.kraa.com



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 Created By: KRC
 Date: 12.16.16
 Revisions:

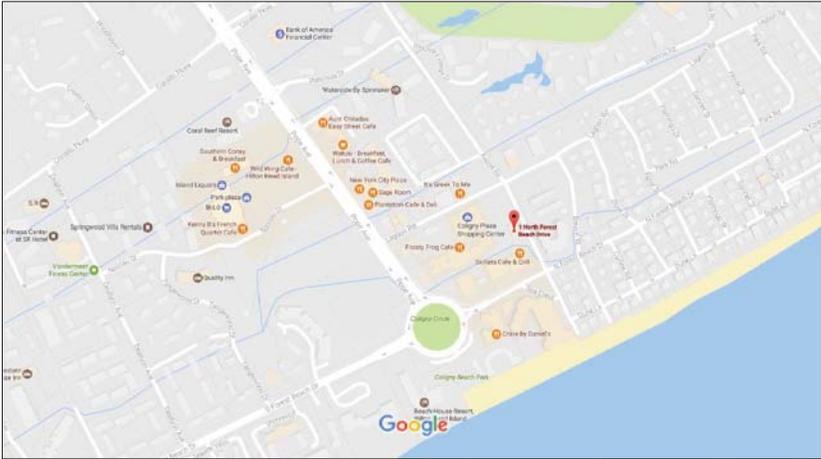
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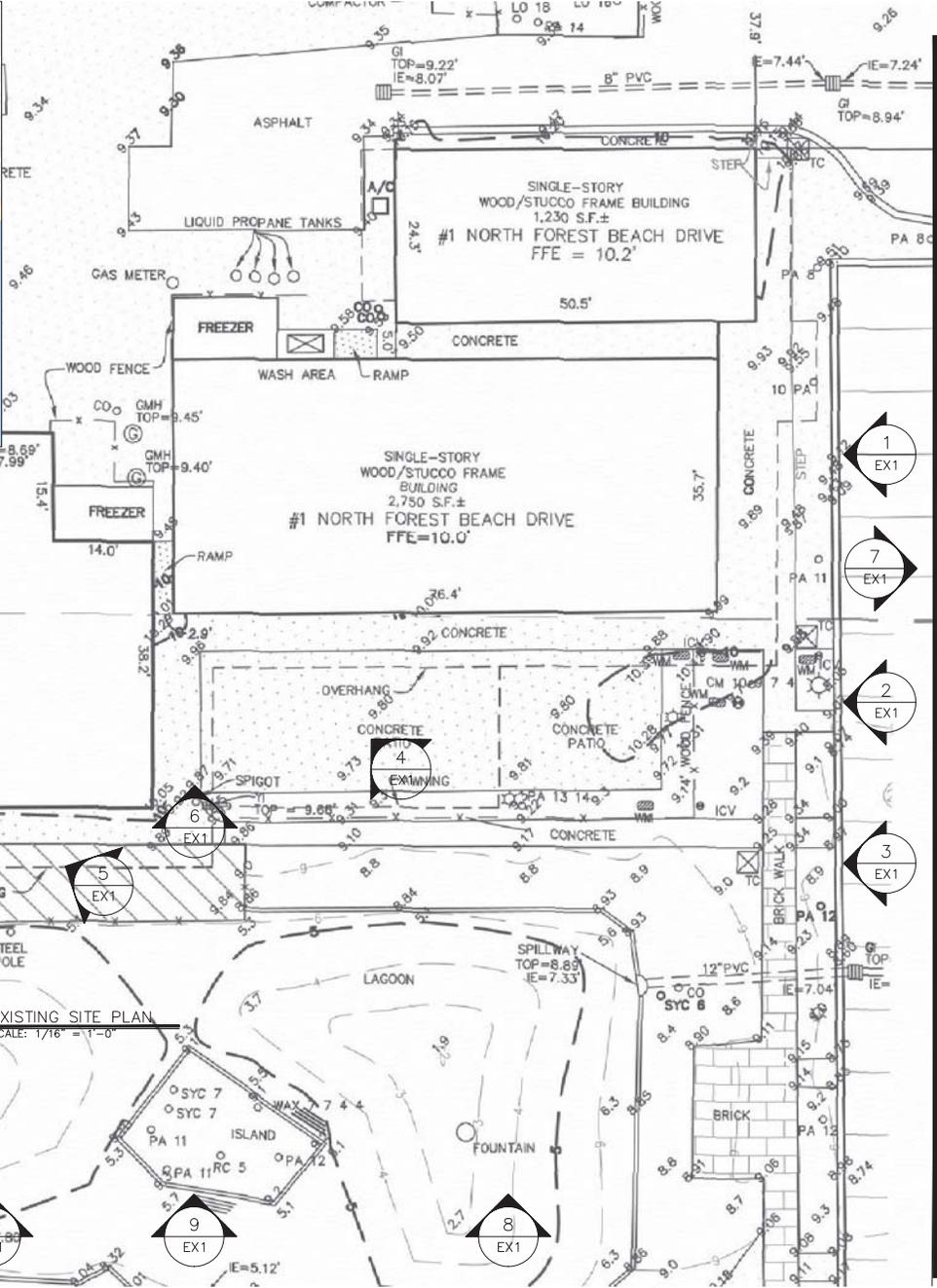
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PHOTOGRAPHS**

EX1

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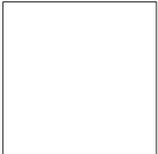


VICINITY MAP
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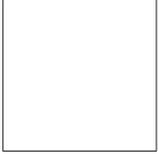


What the Fish Restaurant Coligny Shopping Plaza

1 North Forest Beach Drive, Suite 28
Hilton Head, SC



KCA architecture + design
1000...
B...
www.kca.com



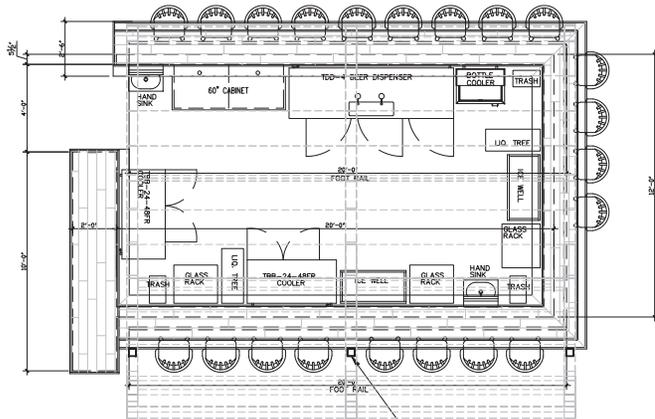
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 Revisions:

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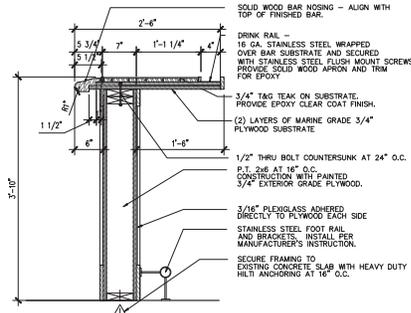
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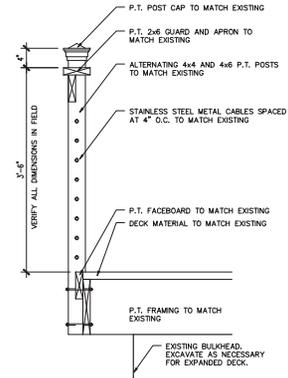


2 ENLARGED BAR PLAN
A1.2 SCALE: 3/8" = 1'-0"

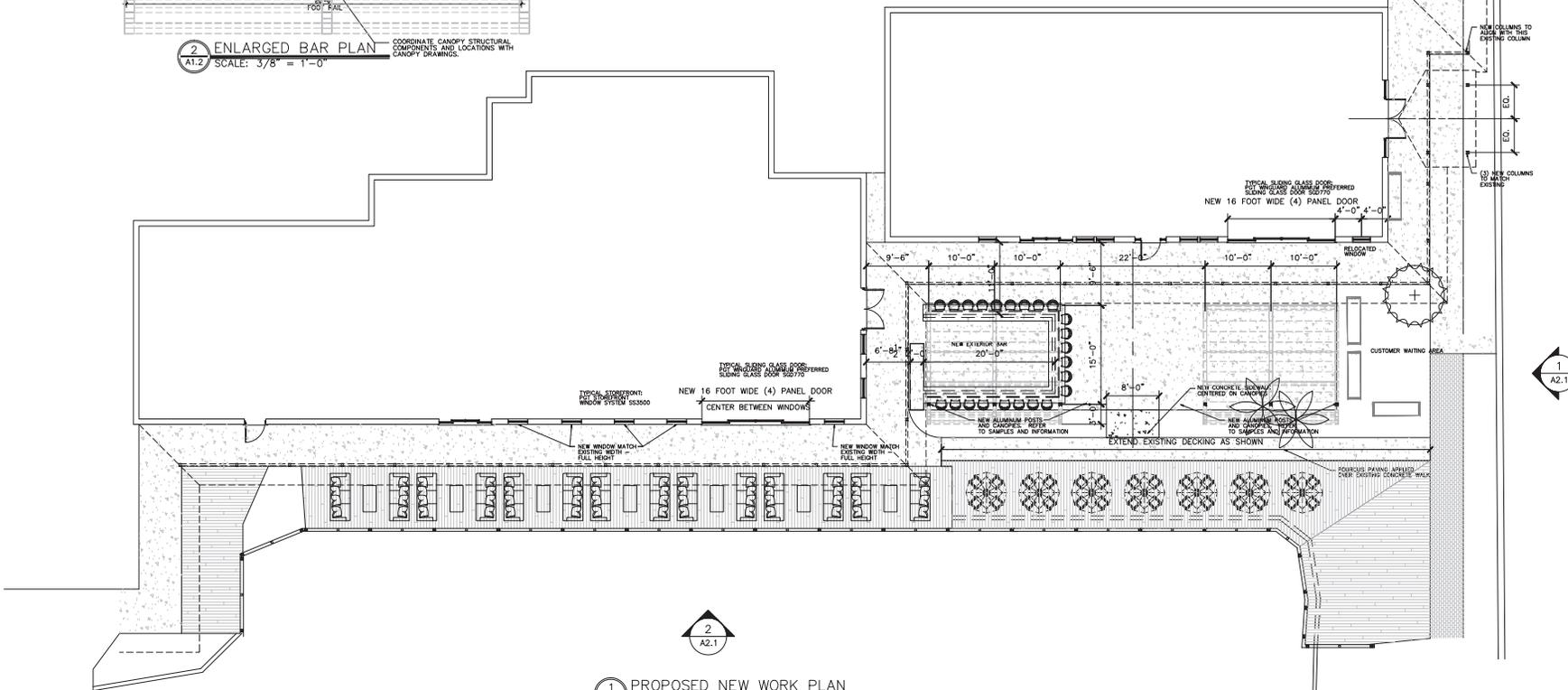
COORDINATE CANOPY STRUCTURAL COMPONENTS AND LOCATIONS WITH CANOPY DRAWINGS.



3 EXTERIOR BAR DETAIL
A1.2 SCALE: 1" = 1'-0"



4 EXTENDED DECK DETAIL
A1.2 SCALE: 1" = 1'-0"



1 PROPOSED NEW WORK PLAN
A1.2 SCALE: 1/8" = 1'-0"

What the Fish Restaurant
Coligny Shopping Plaza
1 North Forest Beach Drive, Suite 28
Hilton Head, SC



KVA architecture + design

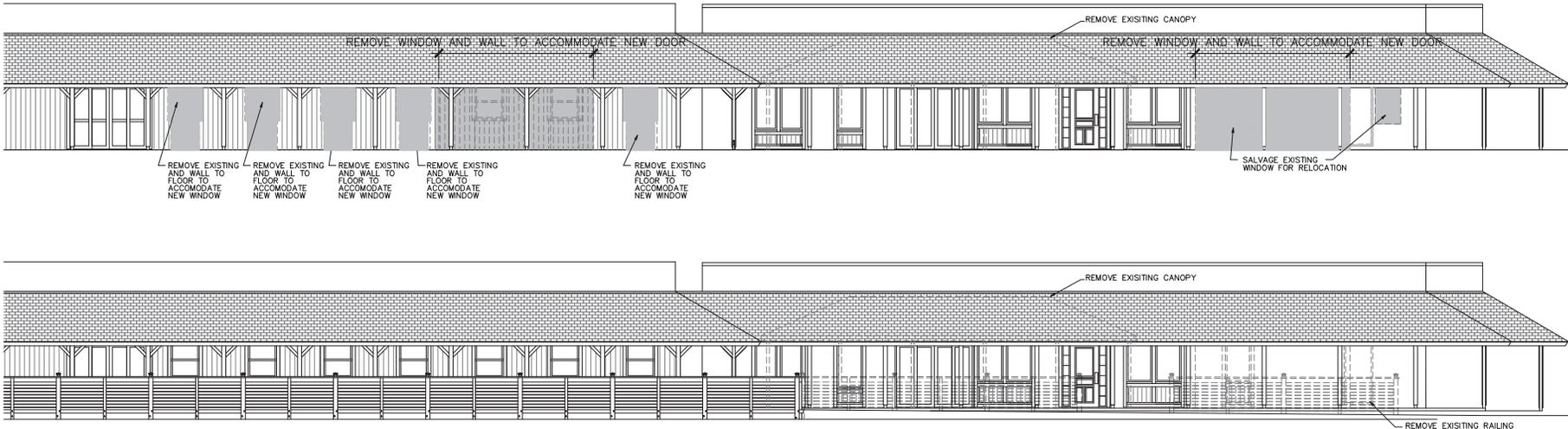
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Checked By:
Drawn By:
Checked By:
Date:
Revisions:

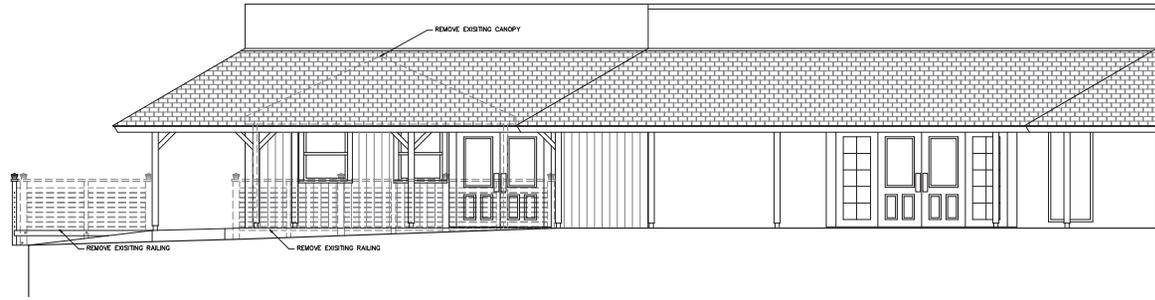
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Drawing Title:

PROPOSED NEW WORK PLAN

Sheet No. **A1.2**
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2 EXISTING ELEVATIONS
SCALE: 3/16" = 1'-0"



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



KRA architecture + design

KRA architecture + design
2 Vester Plankton Road
Bluffton, SC 29910
T 843.816.3021
F 843.706.9480
www.kraa.com

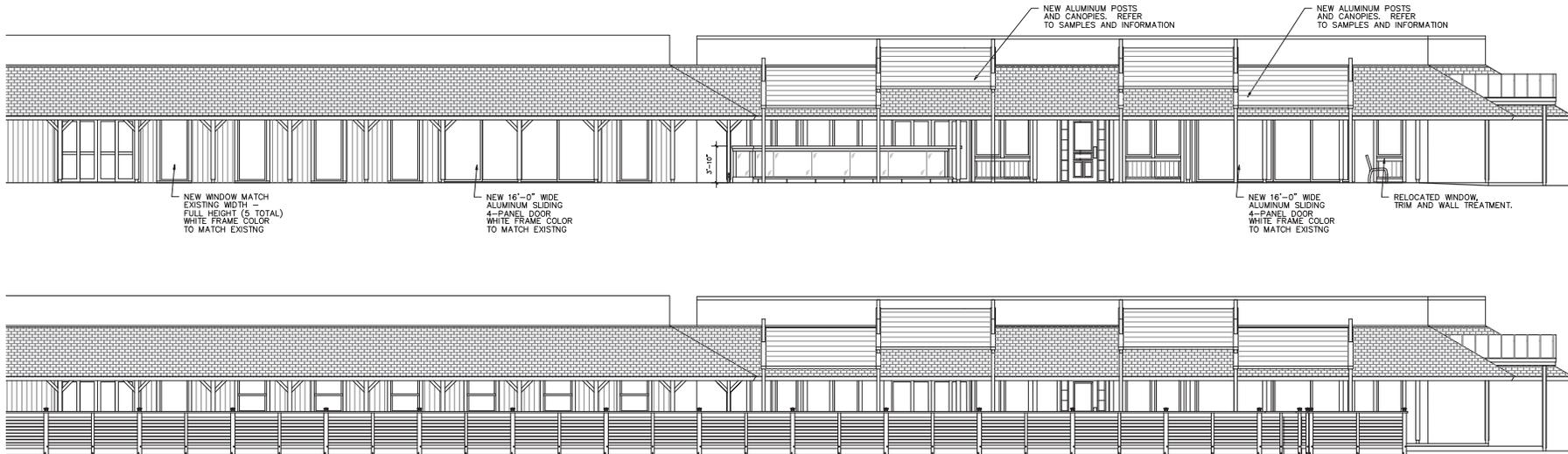
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 Created By: KRG
 Date: 12.16.16
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No.	Description

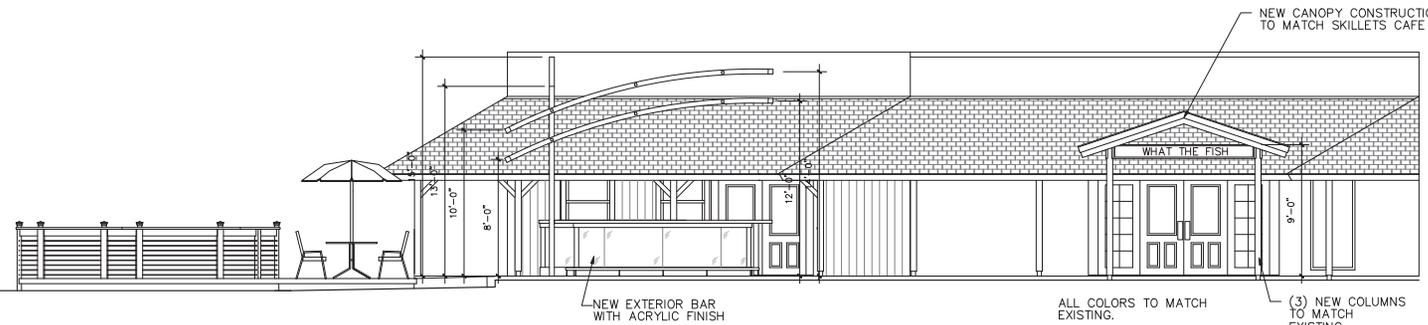
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EXISTING ELEVATIONS

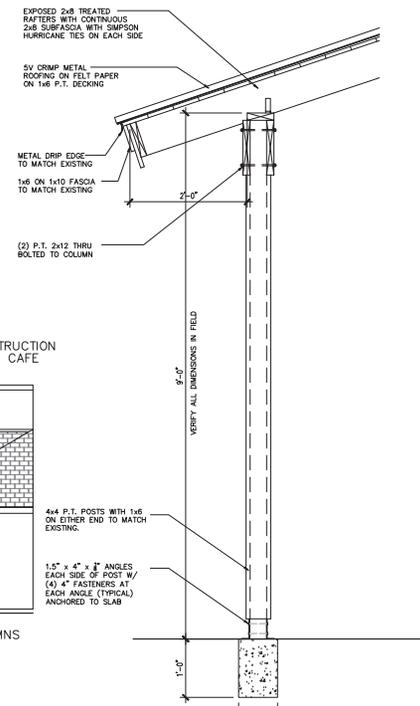
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2 PROPOSED ELEVATIONS
A2.1 SCALE: 3/16" = 1'-0"



1 PROPOSED ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



3 ENTRANCE CANOPY DETAIL
A2.1 SCALE: 1" = 1'-0"

What the Fish Restaurant
Coligny Shopping Plaza
1 North Forest Beach Drive, Suite 28
Hilton Head, SC



KRA architecture + design

1 843.816.8211
1 843.706.9480
www.kradesign.com
KRA architecture + design
2 Vester Plummer Road
Bluffton, SC 29910



Stamp By: KRG
Drawn By: KRG
Checked By: KRG
Date: 12.16.16
Revisions:

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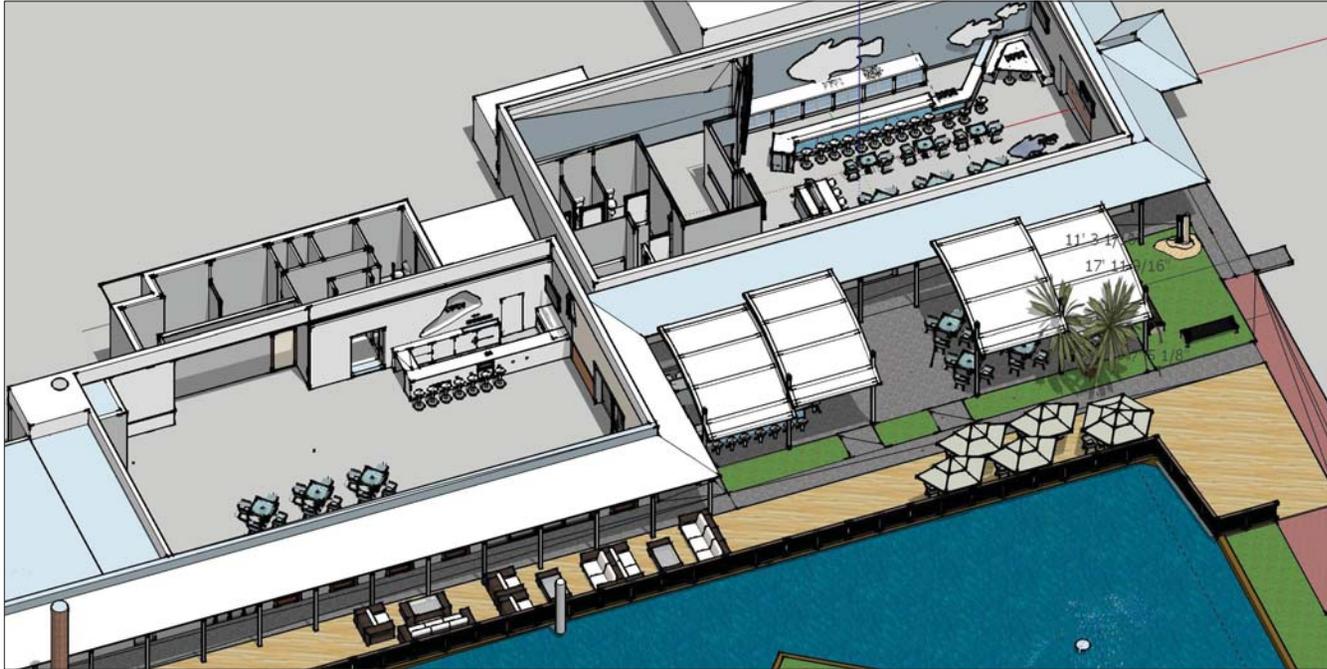
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PROPOSED ELEVATIONS

Sheet No. **A2.1**
Scale:



2 CONCEPTUAL PERSPECTIVE
P1.0 SCALE: NO SCALE



1 CONCEPTUAL PERSPECTIVE
P1.0 SCALE: NO SCALE

**What the Fish
Restaurant**
Coligny Shopping Plaza
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KRA architecture + design

1 843.616.3021
1 843.706.9480
www.kra.com

KRA architecture + design
2 Vester Plankton Road
Bluffton, SC 29910

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Project No: 16137
 File Name: _____
 Drawing Title:

**CONCEPTUAL
PERSPECTIVES**

Sheet No. **P1.0**
 Scale:

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KRA architecture + design

KRA architecture + design
2 Vreder Plankton Road
Bluffton, SC 29910
T 843.616.3021
F 843.706.9489
www.kradco.com



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Drawn By: HM

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**CONCEPTUAL
PERSPECTIVES**

Sheet No. **P1.1**

Scale:



1
P1.1 CONCEPTUAL PERSPECTIVE
SCALE: NO SCALE

DESIGN TEAM/DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB)
and do NOT constitute DRB approval or denial.*

PROJECT NAME: What The Fish

DRB#: DRB-002212-2016

DATE: Dec. 28, 2016

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Provide more detail of the proposed entrance including roof pitch, materials, colors and specific details that mirror the “Skillet’s” building.
2. Plexiglass on the exterior bar is not in keeping with the elements at Coligny Plaza or Island Character. Consider using material that would reflect both like; wood or brick and specify the finish. Per the Design Guide “Reflective materials other than glass must be avoided.”
3. Provide light fixture locations and specifications on the building, exterior bar and the shade structure.
4. Provide a Planting Plan to include palms between the building and lagoon, planters or protected planting areas (to keep pedestrians out of these areas) and or a consolidated buffer planting area between the parking lot and outdoor dining area. Planting areas should not include benches.
5. Adjust the shade structure location to accommodate the two existing palms (not shown on plans) in the existing patio and the live oak (not shown on the plans) adj. to the double palms.
6. Adjust the boardwalk at the end of the lagoon to accommodate the existing sycamore.
7. The shade cloth should be sand in-keeping per the Design Guide, “The use of black, white or off-white is typically avoided”.

ARCHITECTURAL DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Promotes pedestrian scale and circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed seating and tables congest circulation paths. Proposed plan should realistically anticipate

				pedestrian traffic.
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plexiglass on the bar is not in keeping with "Island Character"
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The roof pitch on the new entrance should match the existing.
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 is specified

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"/>	The proposed planting areas are unprotected from pedestrian traffic. Provide raised planters or consolidate landscape areas out of pedestrian circulation.
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add palm trees between both buildings and the lagoon.
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consolidate the landscape area to the left of the front of the building to provide ample room for plants to survive and create a buffer between the outdoor dining area and the parking lot.

MISC COMMENTS/QUESTIONS
