



Town of Hilton Head Island
Design Review Board
Special Meeting
Wednesday, January 12, 2022 – 1:30 p.m.
AGENDA

This meeting will be conducted virtually and can be viewed on the [Town of Hilton Head Island Public Meetings Facebook Page](#). A Facebook account is not required to access the meeting livestream.

1. Call to Order

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

3. Roll Call

4. Approval of Agenda

5. Approval of Minutes

a. Meeting of December 14, 2021

6. Appearance by Citizens

Citizens who wish to address the Board concerning items on the agenda may do so by contacting the Board Secretary at 843-341-4691 no later than 12:30 p.m. the day of the meeting. Citizens may also submit written comments via the [Town's Open Town Hall Portal](#). The portal will close at 12:30 p.m. the day of the meeting. Comments submitted through the portal will be provided to the Board and made part of the official record.

7. Unfinished Business – None

8. New Business

a. *Alteration/Addition*

i. Lucky Beach Bar + Kitchen, DRB-002869-2021

9. Board Business

10. Staff Report

a. Minor Corridor Report

11. Adjournment

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



Town of Hilton Head Island
Design Review Board Meeting
December 14, 2021, at 1:15 p.m. Virtual Meeting
MEETING MINUTES

Present from the Board: Chair Cathy Foss, Vice Chairman John Moleski, David McAllister, Annette Lippert, Judd Carstens, Ryan Bassett, Ben Brown

Absent from the Board: None

Present from Town Council: Glenn Stanford, David Ames

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

1. Call to Order

Chair Foss called the meeting to order at 1:15 p.m.

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

3. Roll Call – See as noted above.

4. Approval of Agenda

Chair Foss asked if there were any changes to the agenda. There being none, Mr. McAllister moved to approve. Vice Chairman Moleski seconded. By show of hands, the motion passed 7-0-0.

5. Approval of Minutes

a. Meeting of November 9, 2021

Chair Foss asked for a motion to approve the minutes of the November 9, 2021, regular meeting. Mr. Bassett moved to approve. Mr. Carstens seconded. By show of hands, the motion passed 7-0-0.

6. Appearance by Citizens

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

7. Unfinished Business - None

8. New Business

a. *New Development – Final*

i. Waterfront Restaurant, DRB-002657-2021

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends final approval with the following conditions:

1. Reduce the amount of lawn area on the site.
2. Specify that the utility line under the 53 LO shown on the "Site Improvements Plan" is to be abandoned in place.
3. Provide a tree protection plan showing tree protection fence and specifying pre / post construction fertilization and mycor treatment for the 53" LO.
4. Provide tree lighting details that do not damage the tree.

Chair Foss asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: confirmation the majority of the Board had concern over the amount of turf in the parking aisles; the need to clarify all lighting is to be 3000 lumens; discussion concerning the white light fixture and clarification they would not be on the exterior; discussion regarding the left elevation; location/distancing of shutters; suggestions of higher plantings on the back of the building; clarification that parking stalls would be gravel; the lack of boardwalk detail; and the need to install bollards or substantial plantings in the stall ending with the 50" live oak tree.

Following discussion, Mr. McAllister moved to approve DRB-002657-2021 with the following conditions:

1. All of Staff Comments.
2. Clarification that the 53" live oak is actually a 52" live oak.
3. Any new furnishings should be consistent throughout the site to be reviewed by staff.
4. Boardwalk detail to be provided and reviewed by staff.
5. Provide bollards at end of drive aisle to protect the 50" live oak tree.
6. Revisit the plantings at the rear of the building and consider dwarf shrubs reaching two feet in height.
7. Pavement materials to be called out on the plans.

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

ii. Heritage Academy Pavilion, DRB-002658-2021

(Due to a potential conflict of interest, Mr. Carstens recused himself from discussion and voting regarding Heritage Academy Pavilion, DRB-002658-2021. The required Potential Conflict of Interest form has been completed and made part of the official record.)

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends final approval with the following conditions:

1. Shift the building to preserve the 28" Pine.

2. Revise the location of the tree protection fence to run the entire length of the New Orleans buffer and preserve the 11" Gum and 7" Water Oak.
3. Coordinate view corridors in the rear buffer with the Natural Resource Planner.

Chair Foss asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: clarification of the location of construction access; verification there is no light pollution to neighboring homes; concern regarding replanting post construction and the need to replant a strong buffer; inquiry as to fencing around perimeter; storm line locations; and concern over debris accumulating in lagoon.

Following discussion, Chair Foss moved to approve DRB-002658-2021 with the following conditions:

1. All of staff comments.
2. In the shifting of the building to save the 28" pine, be cautious of light pollution from floodlights.
3. Removal of "Add alternate to roof" on submitted plans.

Mr. Bassett seconded. By way of roll call, the motion passed by a vote of 6-0-0.

b. Alteration/Addition

i. Bistro 17, DRB-002573-2021

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends approval as submitted.

Chair Foss asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: clarification on roofing color of terra cotta and gutters; downspouts are to be dark bronze; and discussion regarding the treatment for the base of the posts.

Following discussion, Mr. Brown moved to approve DRB-002573-2021 with the following conditions:

1. Roofing is to be terra cotta.
2. Gutters and downspouts are to be dark bronze.

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

ii. Lucky Rooster, DRB-002646-2021

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends approval with the condition that a planting plan is submitted.

Chair Foss asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: the purpose of the planters located

in front of the building; questions regarding the copper roof selection; the lack of a cut sheet for the gooseneck lighting; the mounting of the gooseneck lighting and the need to lower it; the number of lights and the need to be consistent; and the consideration of raising the awning above the terrace.

Following discussion, Ms. Lippert moved to approve DRB-002646-2021 with the following conditions:

1. Staff's comment.
2. Reconvene with staff if the vines do not survive the repainting of the area.
3. Work with staff to review if there is a revision to the planter boxes.
4. Include a stainless-steel wire system in the areas over the lap siding and the window so the existing vines might continue to grow.
5. To lower the goosenecks or revise the bracket types so they do not project above the parapet wall and obtain staff approval.
6. To revise the elevation tag to mark the south elevation.
7. To modify the awning at the terrace to be an open detailing with brackets.

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

c. New Development – Conceptual

i. Spanish Wells Office/Warehouse, DRB-002659-2021

(Due to a potential conflict of interest, Ms. Lippert recused herself from discussion and voting regarding Spanish Wells Office/Warehouse, DRB-002659-2021. The required Potential Conflict of Interest form has been completed and made part of the official record.)

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends conceptual approval with the following conditions:

1. Revise the "Rear Elevation" to include more architectural detail.
2. Revise the landscape plan to include more evergreen species in the street buffer.

Chair Foss asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: the need to make sure the awning does not protrude into the setback; clarification on the roof overhang; the treatment for proposed rain gardens; clarification of connecting sidewalk to the pathway; dumpster location and screening; suggestion of plantings at the back of the building and concern of obscuring view with palmetto trees and color scheme concerns.

Following discussion, Mr. McAllister moved to approve DRB-002659-2021 with the following conditions:

1. Revise the rear elevation to include more architectural detail.
2. Revise the landscape plan to include more evergreen species in the street buffer.
3. Clarify the dumpster location and screening on the site plan.
4. At final, clarify how the rain garden will be treated.
5. Connect the sidewalk in front of the building to the bike path.
6. Restudy the roof overhangs.

Mr. Brown seconded. By way of roll call, the motion passed by a vote of 6-0-0.

9. Board Business

None.

10. Staff Report

a. Minor Corridor Report

Mr. Darnell reported the following approvals:

- 90 Folly Field – Islander Guard House Station
- 23 South Forest Beach – Omni courtyard revisions
- 91 Lighthouse Road – Telecommunication antenna modification
- 437 William Hilton parkway – Subway Building alteration to windows
- 70 Pope Avenue – Circle Center landscaping modification
- Palmetto Business Park - Telecommunication antenna modification
- 16 Finch – Small building expansion not visible from Beach City Road
- 92 Folly - Telecommunication antenna modification
- 1 South Forest Beach - Telecommunication antenna modification
- 5 Augusta Lane - Telecommunication antenna modification

11. Adjournment

The meeting adjourned at 3:41p.m.

Submitted by: Vicki Pfannenschmidt, Secretary

Approved: [DATE]



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

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

Applicant/Agent Name: David Thompson Company: David Thompson Architect
 Mailing Address: 704 Meeting Street City: Charleston State: SC Zip: 29403
 Telephone: 843-297-8939 Fax: _____ E-mail: dthompson@dthompsonarchitect.com
 Project Name: Lucky Beach Bar + Kitchen Project Address: 14 Folly Field RD, Hilton Head, SC 29928
 Parcel Number [PIN]: R 5 1 1 0 0 9 0 0 0 1 0 0 0 0 0 0 0
 Zoning District: RD- Resort Development Overlay District(s): RD Zoning 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:
 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.

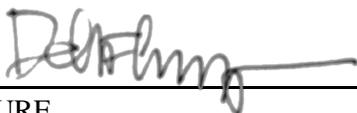
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

DECEMBER 21, 2021

DATE



DAVID THOMPSON ARCHITECT

December 21, 2021

RE: Lucky Beach Bar + Kitchen – Alterations to 14 Folly Field Rd

To: Mr. Chris Darnell, Hilton Head DRB

The goals of this alteration are as follows;

1. Enhance the architectural value of the existing building by adding wood siding to the two existing vertical elements at the West Porch and North Entry.
2. Improve connectivity and visibility from inside to outside by increasing the amount of glazing and doors.
3. Animate the exterior by increasing outdoor dining opportunities and providing activity areas such as a fire pit and gaming opportunities.

The scope of exterior work includes the following;

- Construct a new service window porch on the East Parking lot façade for to-go orders, curb service and bar service to the patio.
- Construct a new dining porch on the North façade
- Increase outdoor dining areas with pervious surfaces on the North East corner including a fire pit
- Modify windows on the East and North sides
- Add overhead doors and increased storefront area on the West façade to engage the bar patio
- Enclose the existing entry vestibule using aluminum storefront and add a wood framed awning to the front door
- Landscape design will follow under separate submittal
- Signage design will follow under separate submittal

David F. Thompson, Architect



DAVID THOMPSON ARCHITECT, LLC
CHARLESTON SC / 843-297-8939
WWW.DTHOMPSONARCHITECT.COM

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.



VIEW FROM PARKING LOT



VIEW OF MAIN ENTRANCE FROM BIKE PATH



VIEW OF SIDE PATIO FROM BIKE PATH



VIEW OF MAIN ENTRANCE FROM BIKE PATH



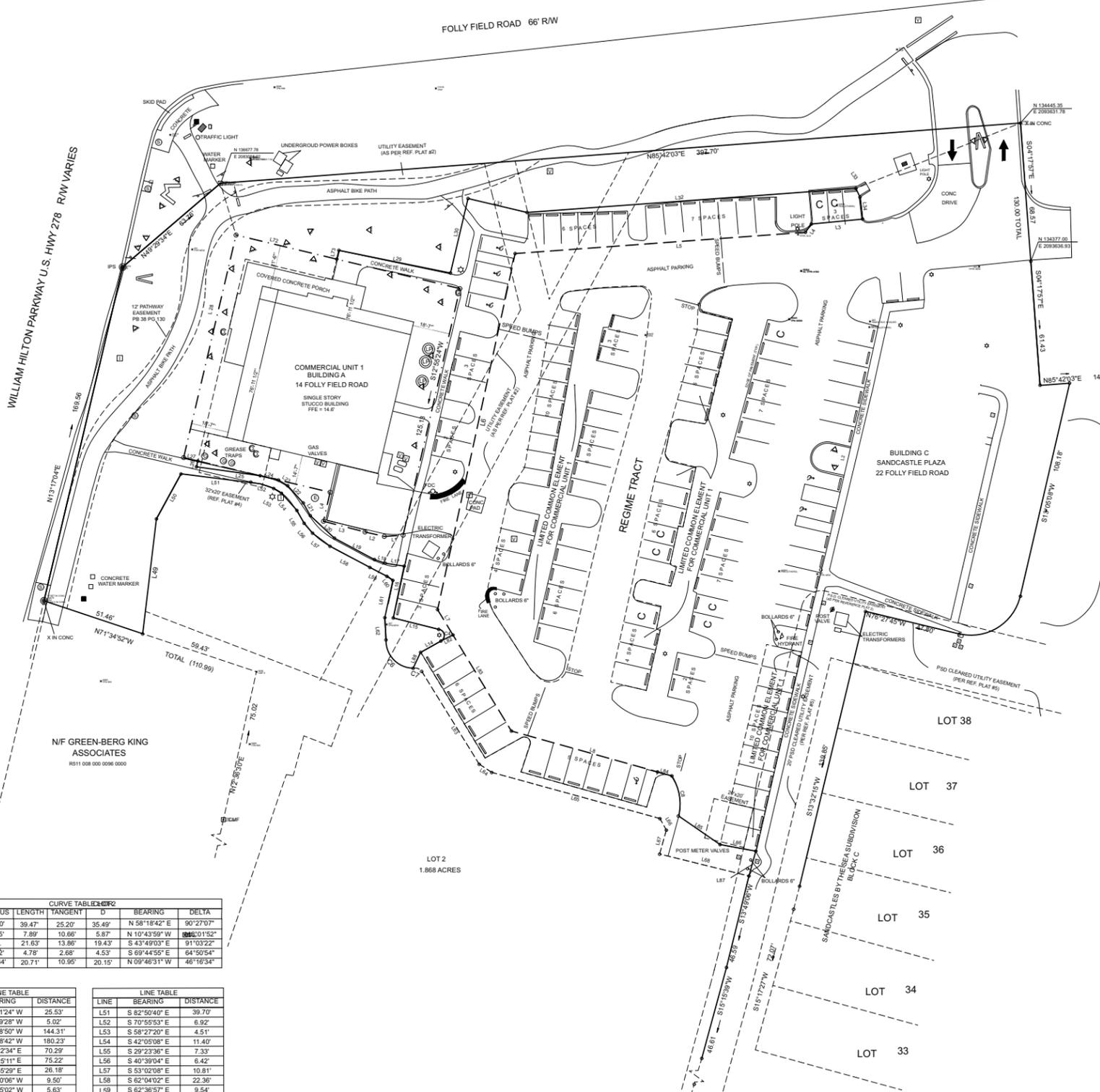
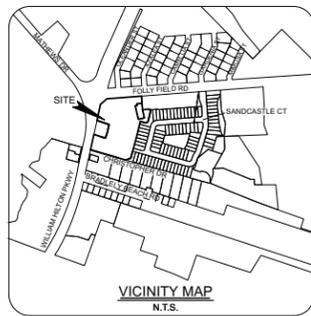
VIEW OF SIDE PATIO FROM BIKE PATH



VIEW OF WEST SIDE OF BUILDING FROM BIKE PATH

ISSUED DATE / REVISIONS
SD - 11.12.2021
DRB SUBMITTAL - 12.21.2021

LUCKY BEACH BAR + KITCHEN
14 FOLLY FIELD RD,
HILTON HEAD, SC 29928



- SYMBOLS**
- ⚡ - ELECTRIC SERVICE
 - ⚡ - ELECTRIC TRANSFORMER
 - ☎ - TELEPHONE SERVICE
 - 📺 - TELEVISION SERVICE
 - ⌚ - WATER METER
 - ⊞ - VALVE BOX
 - ⊞ - IRRIGATION CONTROL VALVE
 - ⊞ - SANITARY MANHOLE
 - ⊞ - STORM MANHOLE
 - 🔥 - FIRE HYDRANT
 - ⊞ - CMF 3" CONCRETE MONUMENT FOUND
 - - SIGN
 - ⚡ - LIGHT POLE
 - IPSD - 1/2" IRON PIN SET WITH CAP
 - ⊞ - CLEANOUT
 - ⊞ - A/C UNIT
 - ⊞ - CATCH BASIN
 - ⊞ - FLOOD LIGHT

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	D	BEARING	DELTA
C1	25.00'	39.47'	25.20'	35.49'	N 58°18'42" E	90°27'07"
C4	3.05'	7.89'	10.66'	5.87'	N 10°43'59" W	042°01'52"
C8	13	21.63'	13.86'	19.43'	S 43°49'03" E	91°03'22"
C7	4.82'	4.78'	2.68'	4.53'	S 69°44'55" E	64°50'54"
C5	25.64'	20.71'	10.95'	20.15'	N 09°46'31" W	48°16'34"

LINE TABLE

LINE	BEARING	DISTANCE
L3	S 84°31'24" W	25.53'
L4	S 35°49'28" W	5.02'
L5	S 85°48'50" W	144.31'
L6	S 12°18'42" W	180.23'
L7	S 31°22'34" E	70.29'
L8	S 74°25'11" E	75.22'
L16	N 11°55'29" E	26.16'
L17	N 91°10'05" W	9.50'
L18	N 71°15'02" W	5.63'
L19	N 61°54'23" W	22.49'
L20	N 47°02'35" W	16.31'
L21	N 29°23'36" W	7.24'
L22	N 42°05'08" W	11.48'
L23	N 58°27'20" W	5.35'
L24	N 76°43'07" W	9.30'
L25	N 82°04'55" W	33.22'
L26	N 13°16'57" E	2.98'
L27	N 76°43'07" W	7.27'
L28	N 13°17'04" E	113.07'
L29	S 78°32'09" E	98.44'
L30	N 13°17'19" E	37.85'
L31	S 76°42'41" E	30.04'
L32	N 85°48'50" E	163.46'
L33	S 24°58'09" E	4.78'
L34	S 07°00'07" E	10.97'
L51	S 82°50'40" E	39.70'
L52	S 70°55'31" E	6.92'
L53	S 58°27'20" E	4.51'
L54	S 42°05'08" E	11.40'
L55	S 29°23'36" E	7.33'
L56	S 40°39'04" E	6.42'
L57	S 53°02'08" E	10.81'
L58	S 62°04'02" E	22.36'
L59	S 62°36'57" E	9.54'
L60	S 56°18'23" E	3.54'
L61	S 12°09'42" W	18.89'
L62	S 03°01'54" E	11.03'
L63	S 31°50'05" E	54.00'
L64	S 56°43'26" E	7.44'
L65	S 74°11'15" E	86.42'
L66	S 29°27'42" E	6.54'
L67	S 15°45'52" W	12.34'
L72	S 76°34'47" E	51.36'
L73	N 13°39'31" E	4.49'
L82	N 63°12'31" E	6.69'
L83	N 31°22'34" E	55.67'
L84	S 74°25'11" E	7.32'
L85	N 55°27'19" W	24.85'
L86	N 79°35'02" W	18.04'
L87	N 15°27'01" E	12.79'

REFERENCE PLAT
 1) A BOUNDARY PLAT OF 0.388 ACRES LEASE AREA MIXED USE BUILDING PREMISES, A PORTION OF COMMERCIAL TRACT AT THE INTERSECTION OF FOLLY FIELD ROAD AND WILLIAM HILTON PARKWAY.
 BY: TERRY G. HATCHELL, S.C.R.L.S. # 11059

ADDRESS: 14 FOLLY FIELD ROAD
 DISTRICT: 511, MAP: 9, PARCEL: Por Pcl 1000
 THIS PROPERTY LIES IN F.E.M.A. ZONE A7
 BASE FLOOD ELEVATION = 14.0
 COMMUNITY NO. 450250, PANEL 0014D, DATED: 9/29/86

ASBUILT SURVEY OF: ADVENTURE COVE COMMERCIAL UNIT 1, FOLLY FIELD ROAD HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
 PREPARED FOR: BLUE MARBLE FOLLY FIELD, LLC.

DATE: 10/29/2021 SCALE: 1" = 30'

SIS Sea Island Land Survey, LLC.
 10 Oak Park Drive, Unit C1, Hilton Head Island, SC 29926
 Tel (843) 681-3248 Fax (843) 689-3871 E-mail: sis@sprynet.com
 FILE No: DWG No.:



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 WWW.DTHOMPSONARCHITECT.COM

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ISSUED DATE / REVISIONS
 SD - 11.12.2021
 DRB SUBMITTAL - 12.21.2021

LUCKY BEACH BAR + KITCHEN
 14 FOLLY FIELD RD,
 HILTON HEAD, SC 29928



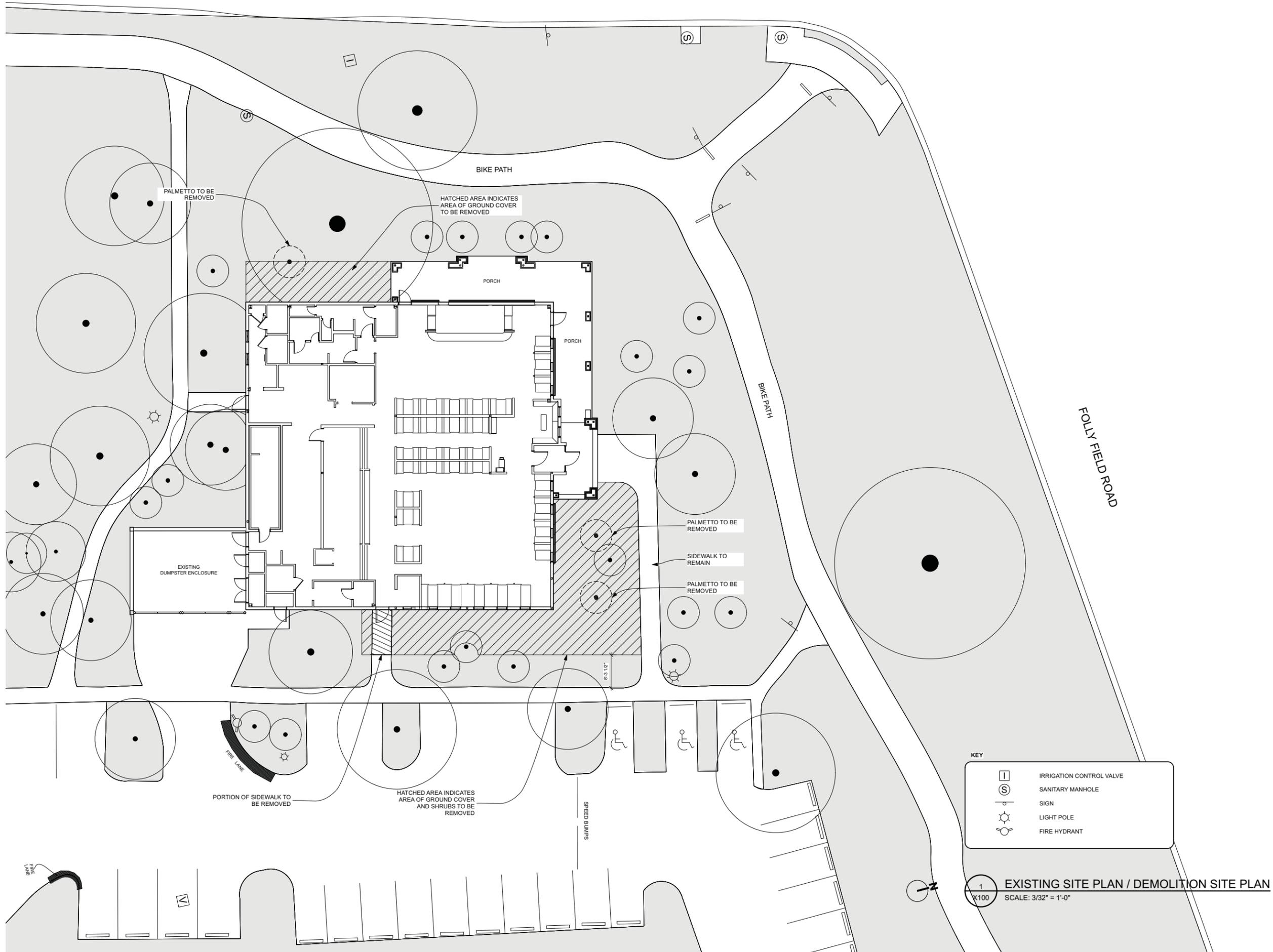


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LUCKY BEACH BAR + KITCHEN
14 FOLLY FIELD RD,
HILTON HEAD, SC 29928



KEY

	IRRIGATION CONTROL VALVE
	SANITARY MANHOLE
	SIGN
	LIGHT POLE
	FIRE HYDRANT

1 EXISTING SITE PLAN / DEMOLITION SITE PLAN
X100 SCALE: 3/32" = 1'-0"



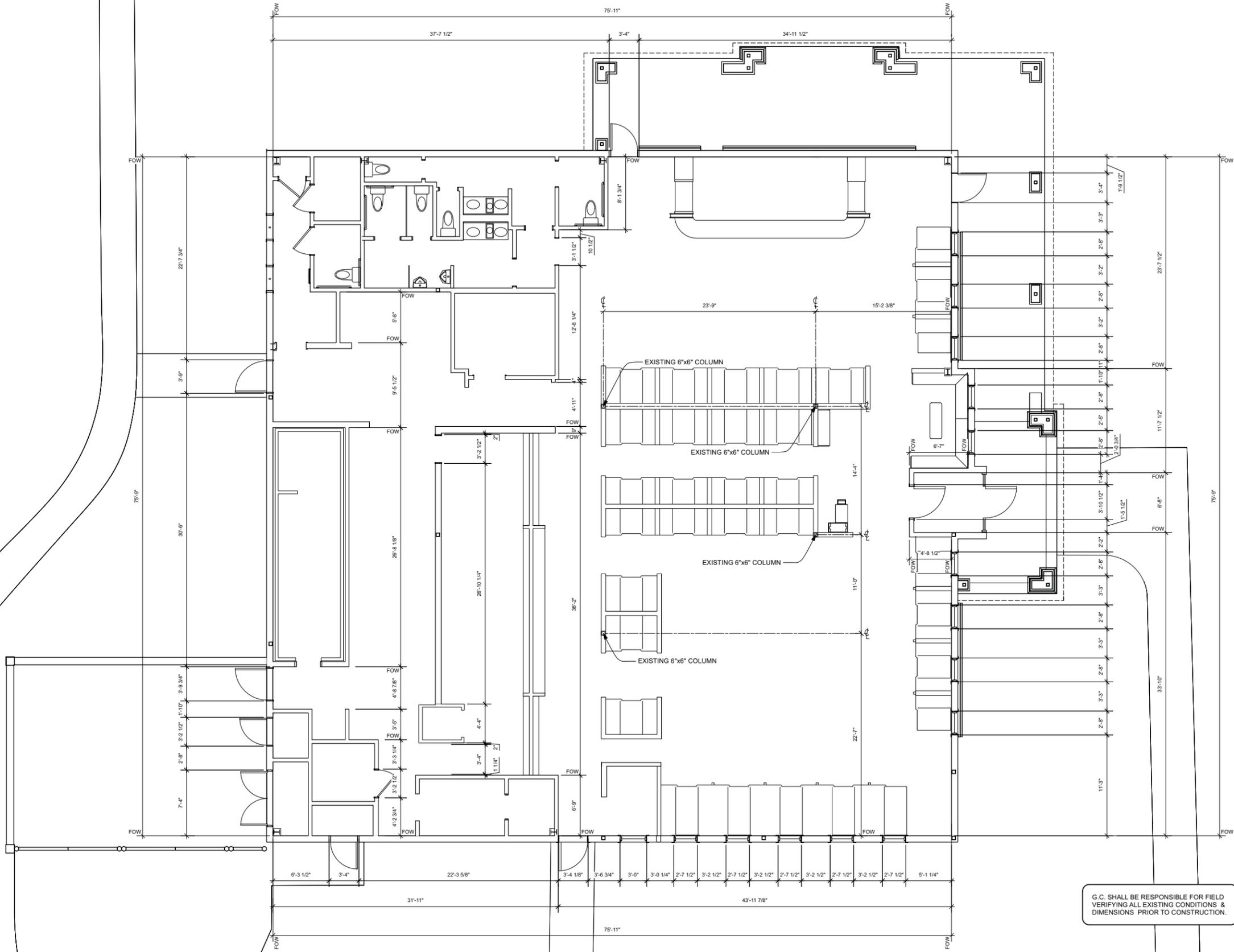
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 DRB SUBMITTAL - 12.21.2021

LUCKY BEACH BAR + KITCHEN
 14 FOLLY FIELD RD,
 HILTON HEAD, SC 29928



G.C. SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO CONSTRUCTION.



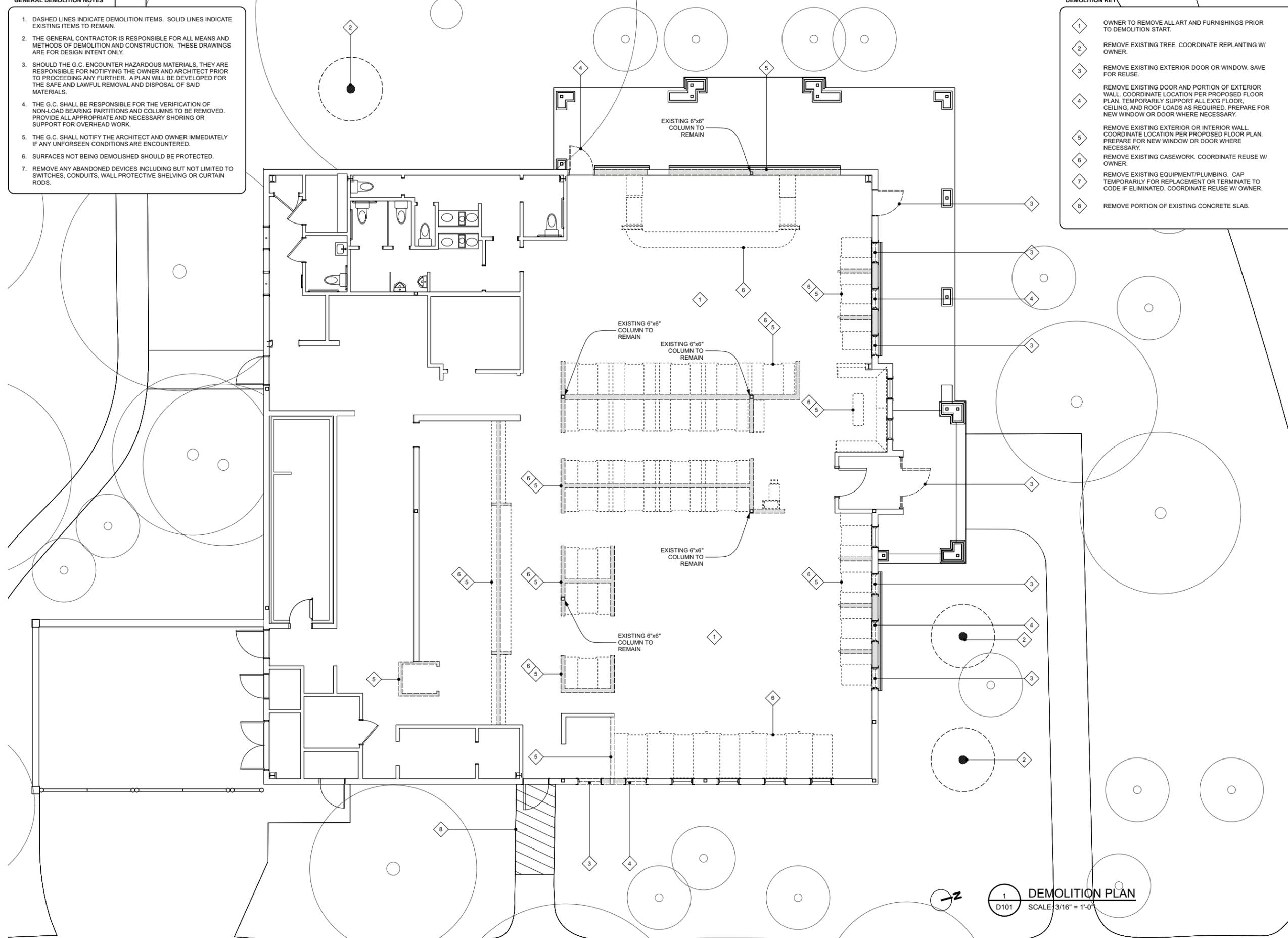
1 EXISTING FLOOR PLAN
 X101 SCALE 3/16" = 1'-0"

GENERAL DEMOLITION NOTES

1. DASHED LINES INDICATE DEMOLITION ITEMS. SOLID LINES INDICATE EXISTING ITEMS TO REMAIN.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF DEMOLITION AND CONSTRUCTION. THESE DRAWINGS ARE FOR DESIGN INTENT ONLY.
3. SHOULD THE G.C. ENCOUNTER HAZARDOUS MATERIALS, THEY ARE RESPONSIBLE FOR NOTIFYING THE OWNER AND ARCHITECT PRIOR TO PROCEEDING ANY FURTHER. A PLAN WILL BE DEVELOPED FOR THE SAFE AND LAWFUL REMOVAL AND DISPOSAL OF SAID MATERIALS.
4. THE G.C. SHALL BE RESPONSIBLE FOR THE VERIFICATION OF NON-LOAD BEARING PARTITIONS AND COLUMNS TO BE REMOVED. PROVIDE ALL APPROPRIATE AND NECESSARY SHORING OR SUPPORT FOR OVERHEAD WORK.
5. THE G.C. SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY IF ANY UNFORSEEN CONDITIONS ARE ENCOUNTERED.
6. SURFACES NOT BEING DEMOLISHED SHOULD BE PROTECTED.
7. REMOVE ANY ABANDONED DEVICES INCLUDING BUT NOT LIMITED TO SWITCHES, CONDUITS, WALL PROTECTIVE SHELVING OR CURTAIN RODS.

DEMOLITION KEY

1. OWNER TO REMOVE ALL ART AND FURNISHINGS PRIOR TO DEMOLITION START.
2. REMOVE EXISTING TREE. COORDINATE REPLANTING W/ OWNER.
3. REMOVE EXISTING EXTERIOR DOOR OR WINDOW. SAVE FOR REUSE.
4. REMOVE EXISTING DOOR AND PORTION OF EXTERIOR WALL. COORDINATE LOCATION PER PROPOSED FLOOR PLAN. TEMPORARILY SUPPORT ALL EX'G FLOOR, CEILING, AND ROOF LOADS AS REQUIRED. PREPARE FOR NEW WINDOW OR DOOR WHERE NECESSARY.
5. REMOVE EXISTING EXTERIOR OR INTERIOR WALL. COORDINATE LOCATION PER PROPOSED FLOOR PLAN. PREPARE FOR NEW WINDOW OR DOOR WHERE NECESSARY.
6. REMOVE EXISTING CASEWORK. COORDINATE REUSE W/ OWNER.
7. REMOVE EXISTING EQUIPMENT/PLUMBING. CAP TEMPORARILY FOR REPLACEMENT OR TERMINATE TO CODE IF ELIMINATED. COORDINATE REUSE W/ OWNER.
8. REMOVE PORTION OF EXISTING CONCRETE SLAB.



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 SD - 11.12.2021
 DRB SUBMITTAL - 12.21.2021

LUCKY BEACH BAR + KITCHEN
 14 FOLLY FIELD RD,
 HILTON HEAD, SC 29928

1 DEMOLITION PLAN
 D101 SCALE: 3/16" = 1'-0"



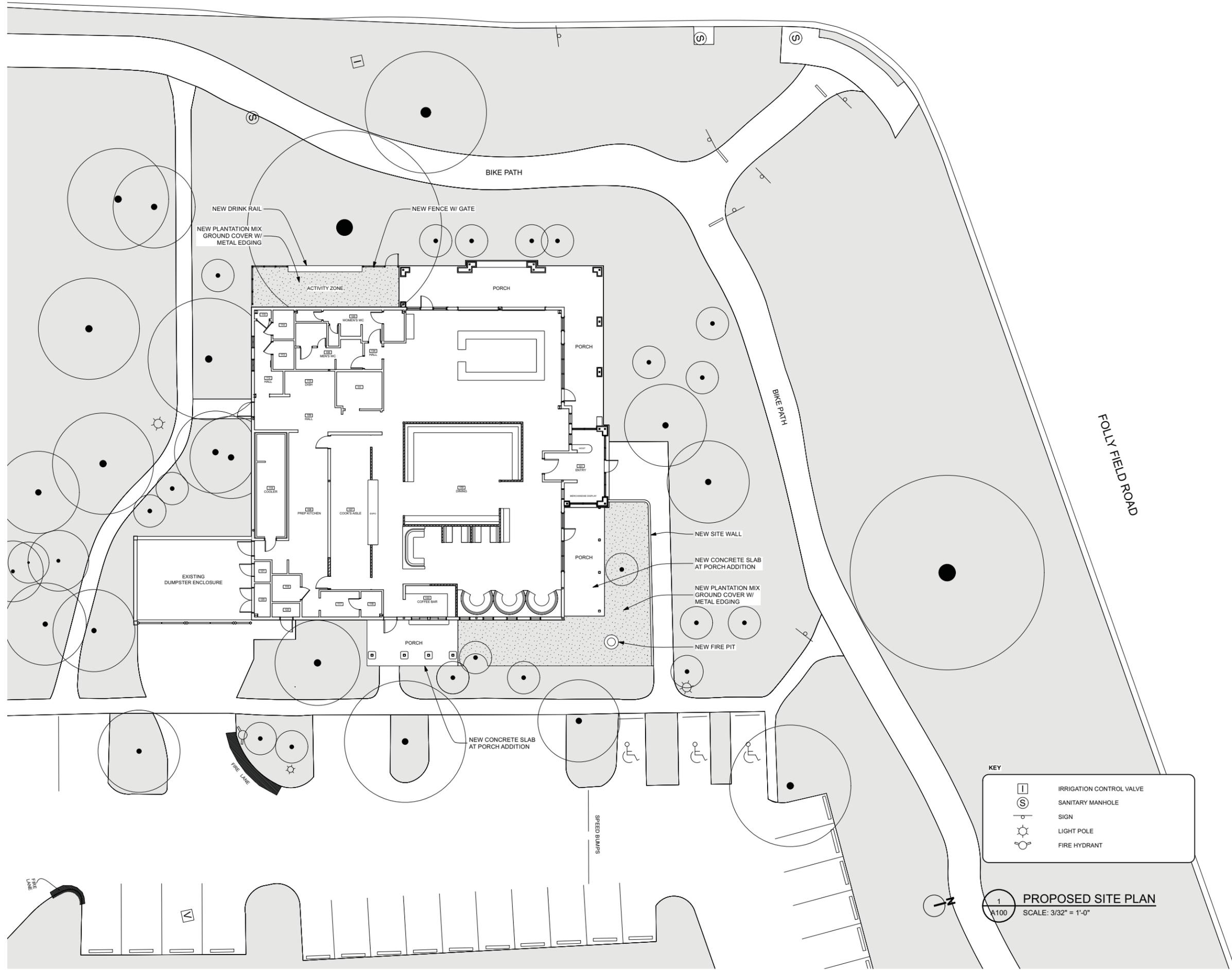


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KEY

	IRRIGATION CONTROL VALVE
	SANITARY MANHOLE
	SIGN
	LIGHT POLE
	FIRE HYDRANT

1 PROPOSED SITE PLAN
 A100 SCALE: 3/32" = 1'-0"



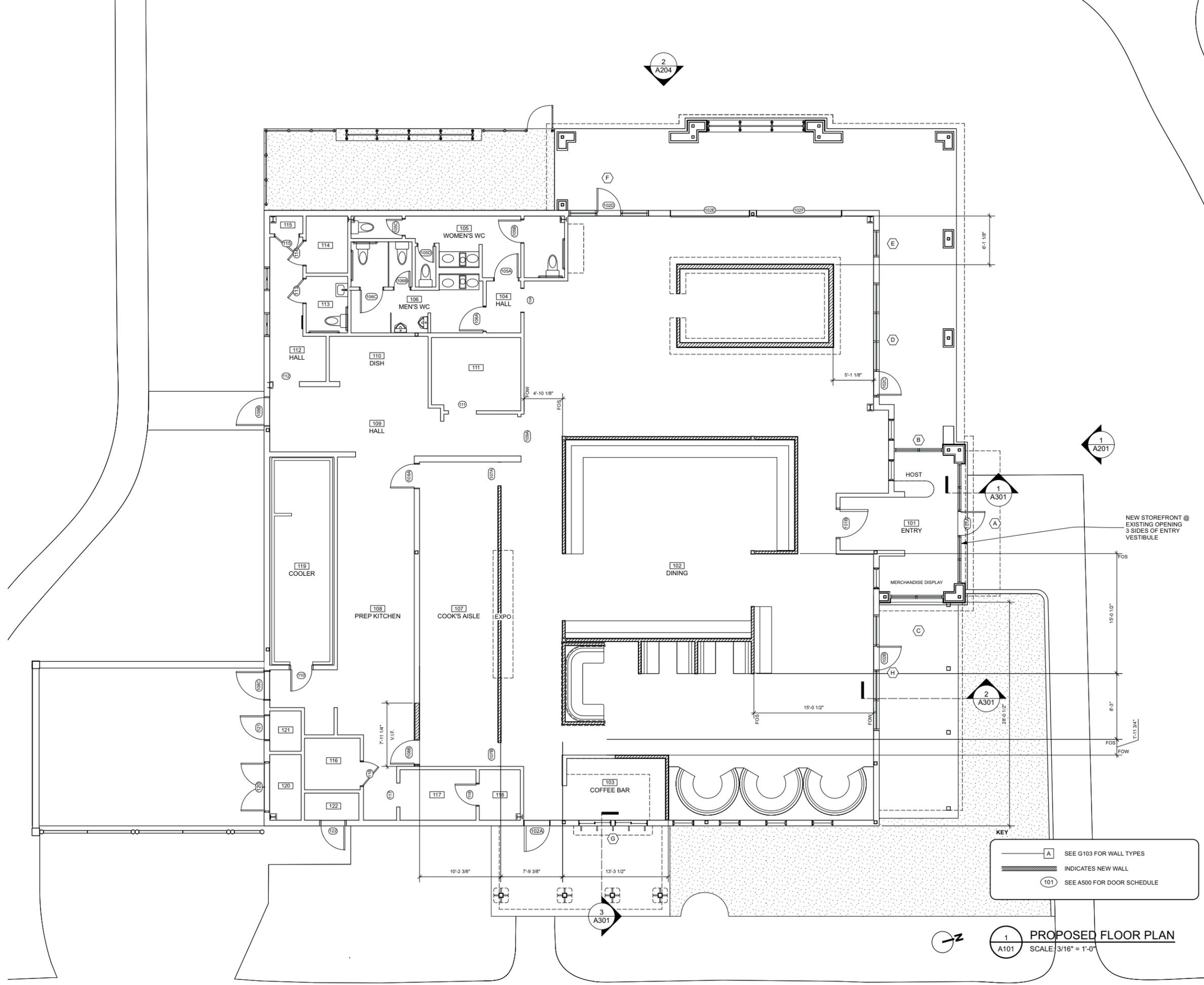
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KEY

- A SEE G103 FOR WALL TYPES
- INDICATES NEW WALL
- 101 SEE A500 FOR DOOR SCHEDULE

1 PROPOSED FLOOR PLAN
 A101 SCALE 3/16" = 1'-0"



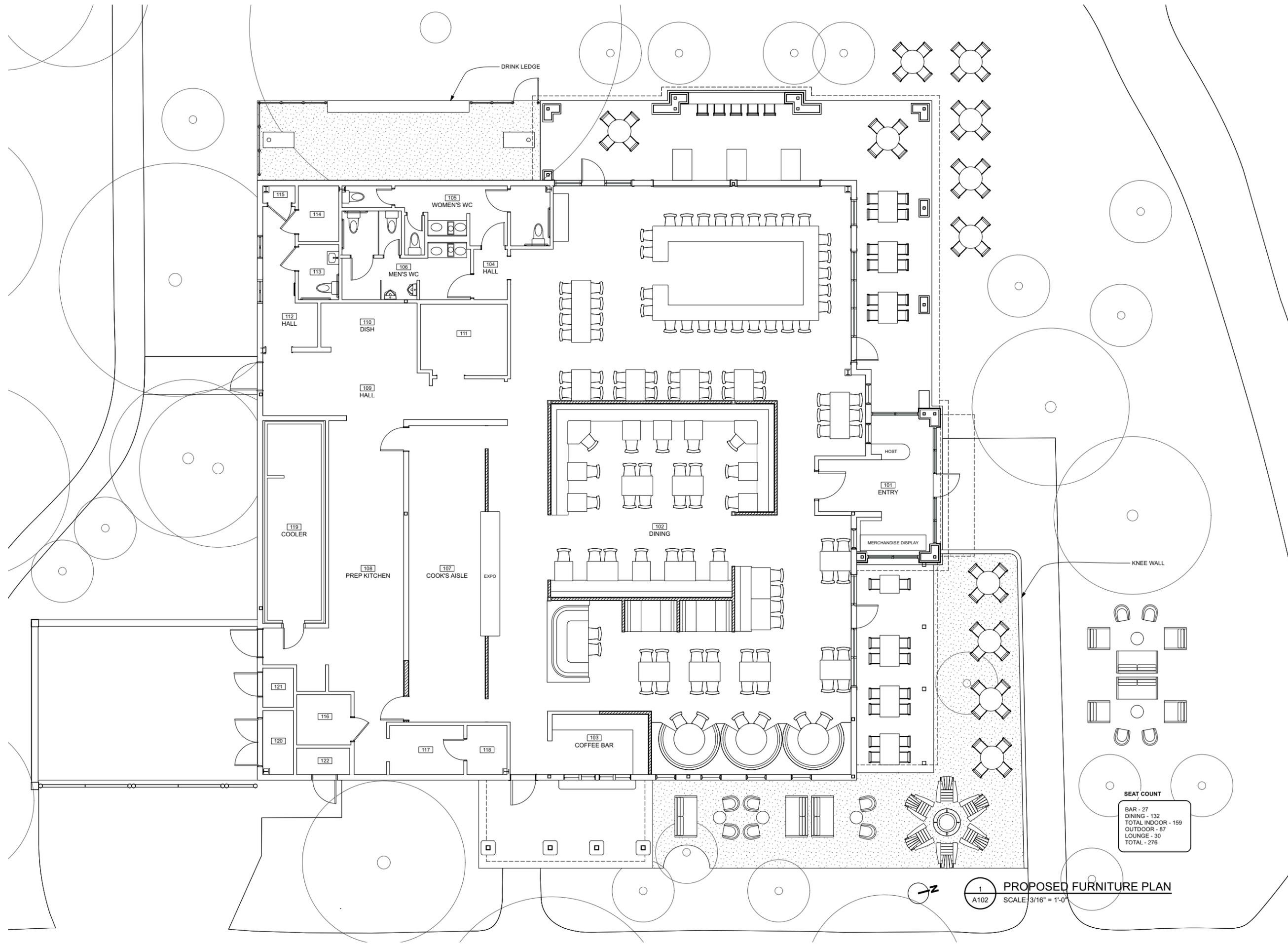
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SEAT COUNT

BAR - 27
DINING - 132
TOTAL INDOOR - 159
OUTDOOR - 87
LOUNGE - 30
TOTAL - 276

1 PROPOSED FURNITURE PLAN
 A102 SCALE 3/16" = 1'-0"



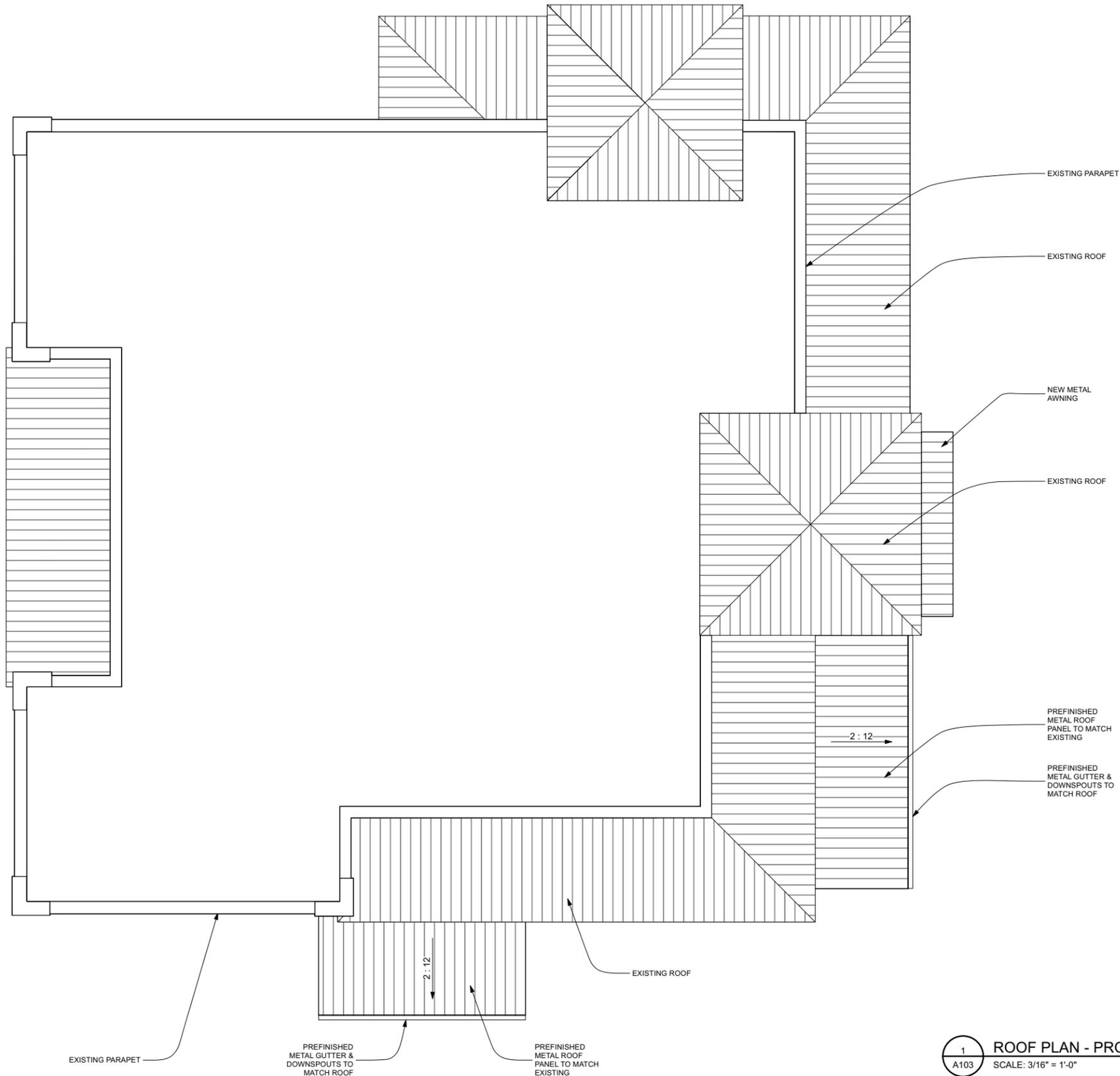
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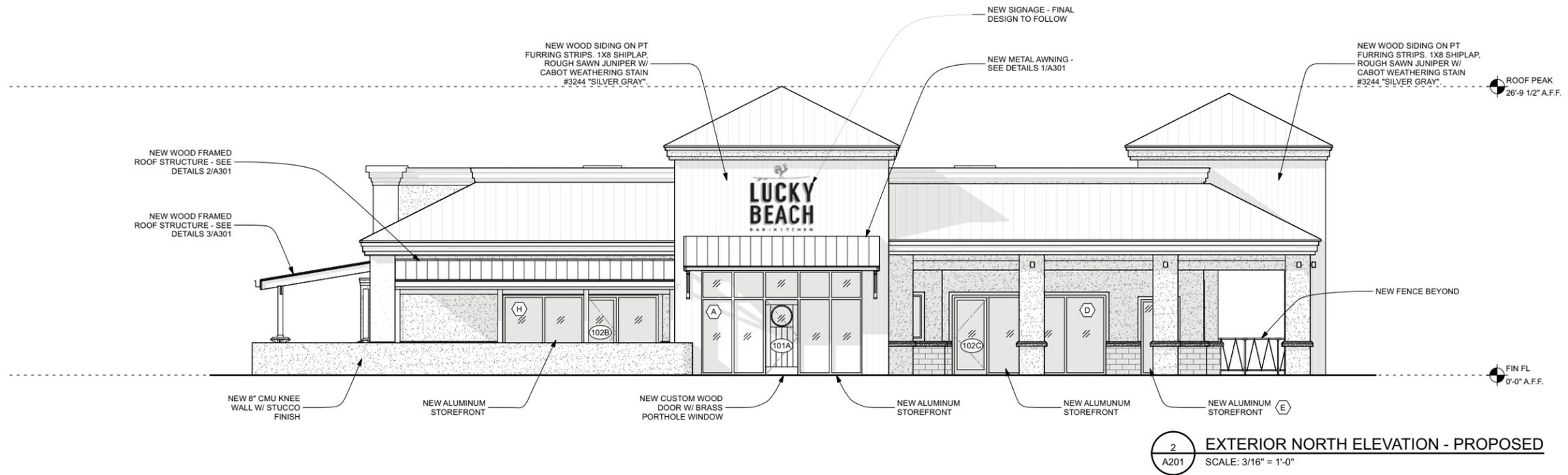
1 ROOF PLAN - PROPOSED
 A103 SCALE: 3/16" = 1'-0"





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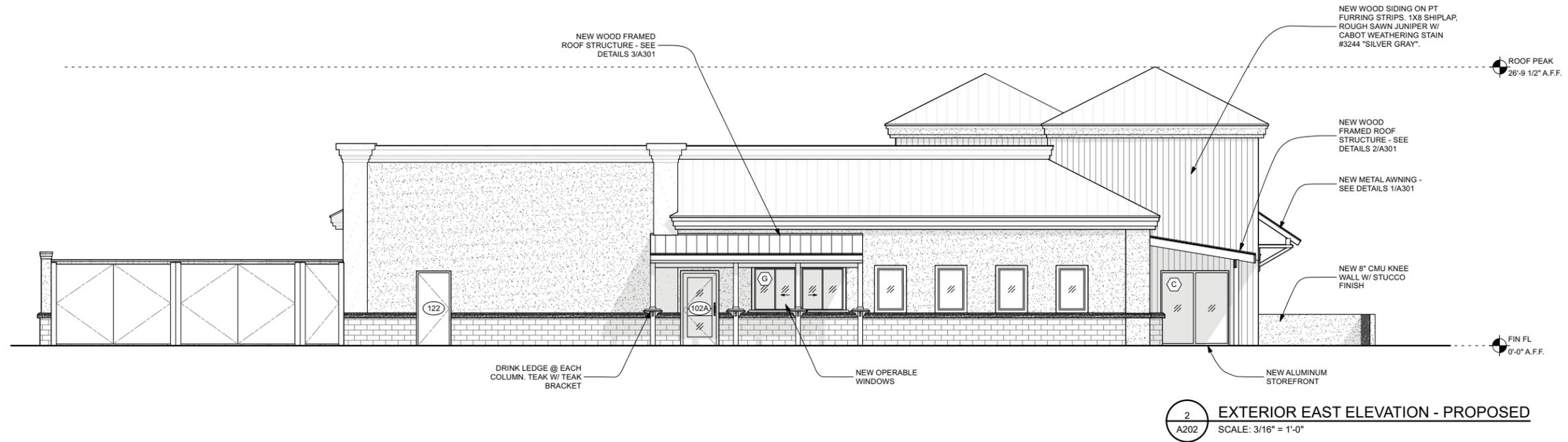
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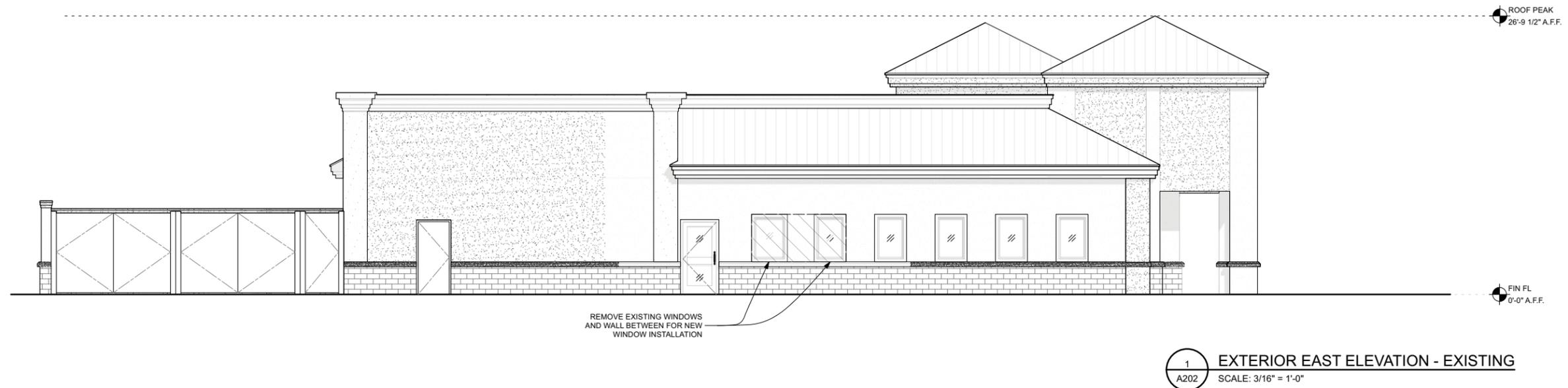


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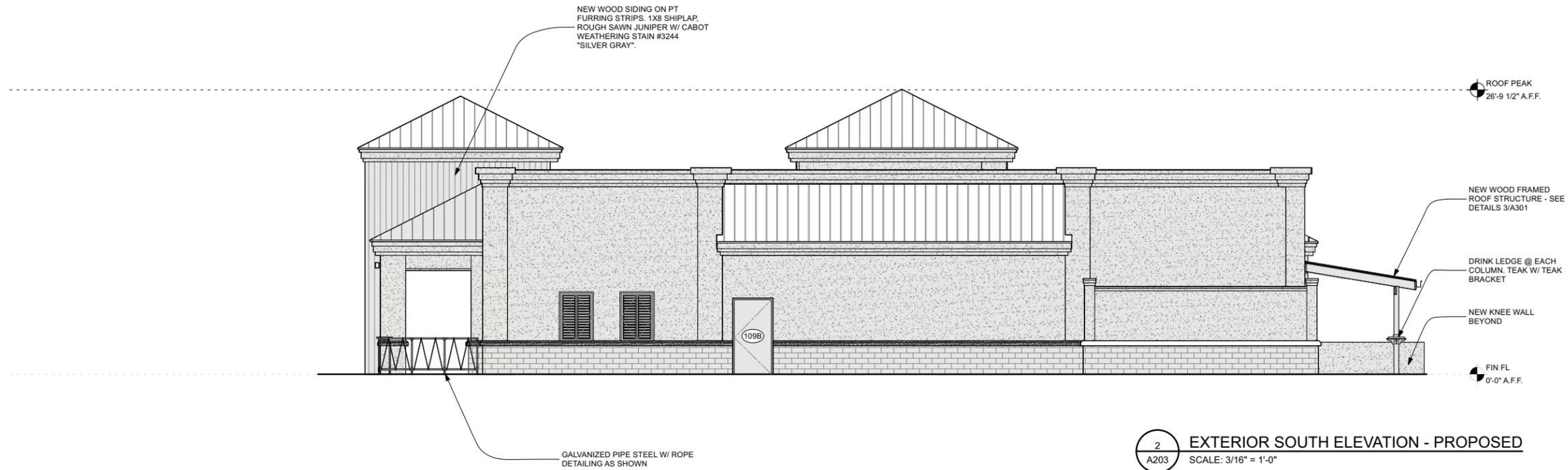
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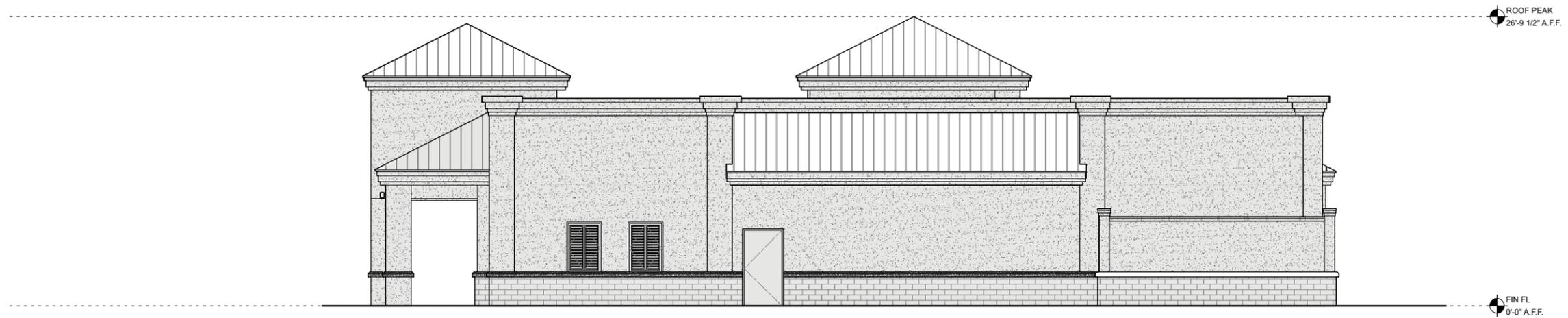


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2 EXTERIOR SOUTH ELEVATION - PROPOSED
 A203 SCALE: 3/16" = 1'-0"



1 EXTERIOR SOUTH ELEVATION - EXISTING
 A203 SCALE: 3/16" = 1'-0"

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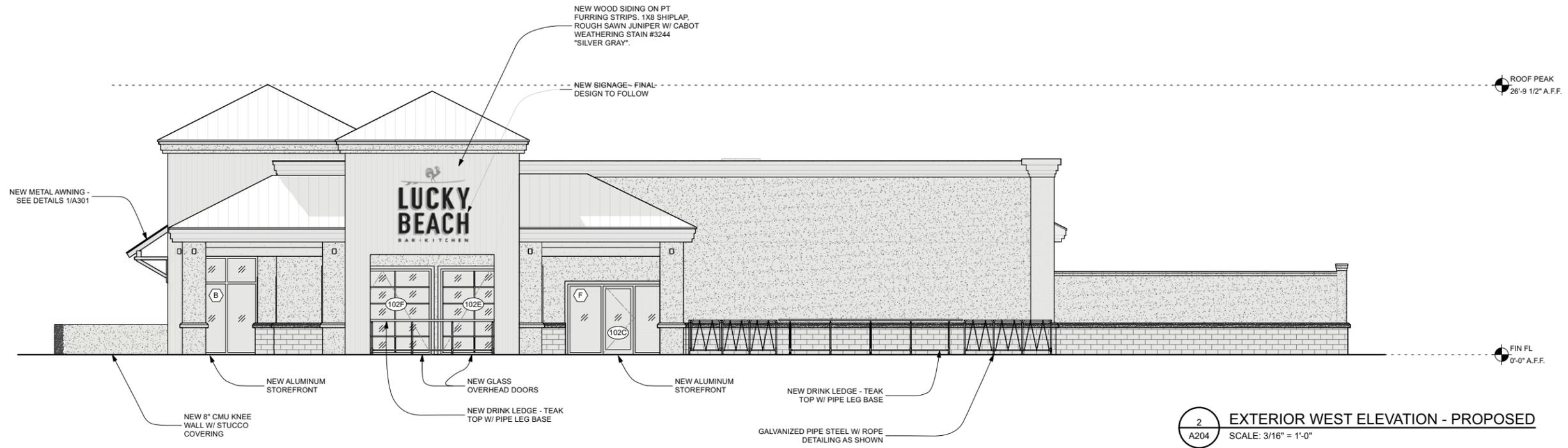
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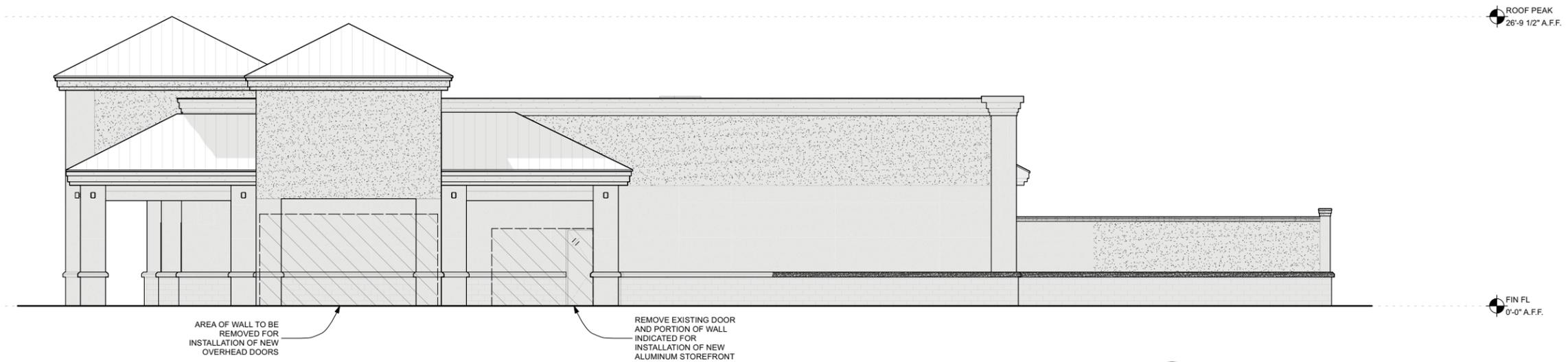
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2
A204 EXTERIOR WEST ELEVATION - PROPOSED
SCALE: 3/16" = 1'-0"

ISSUED DATE / REVISIONS
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1
A204 EXTERIOR WEST ELEVATION - EXISTING
SCALE: 3/16" = 1'-0"

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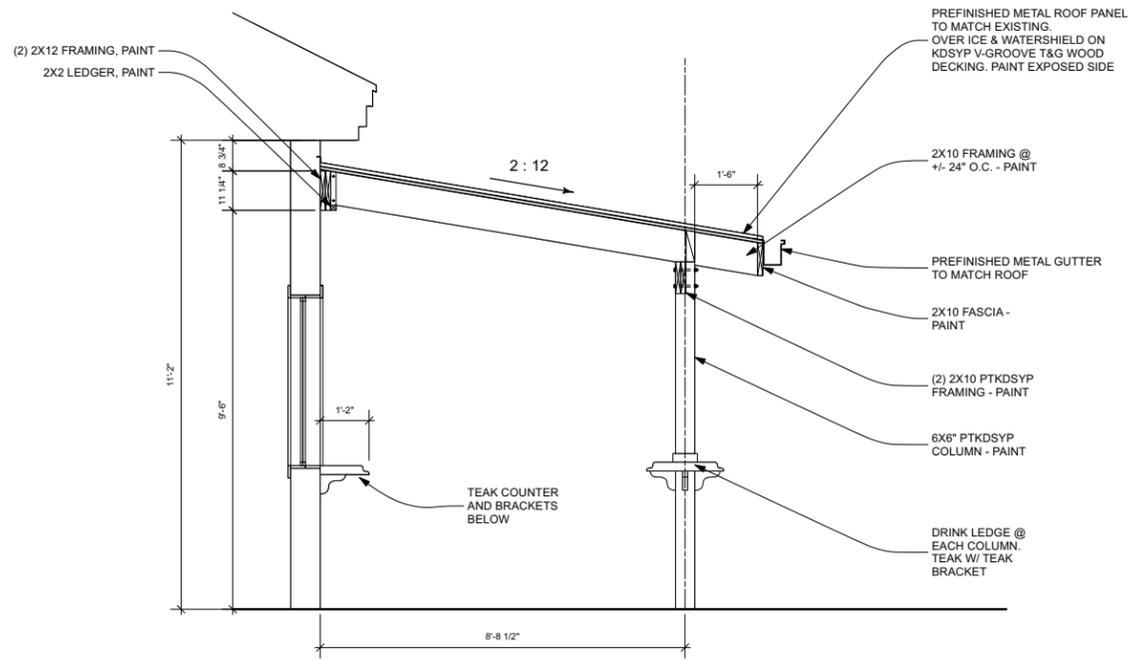
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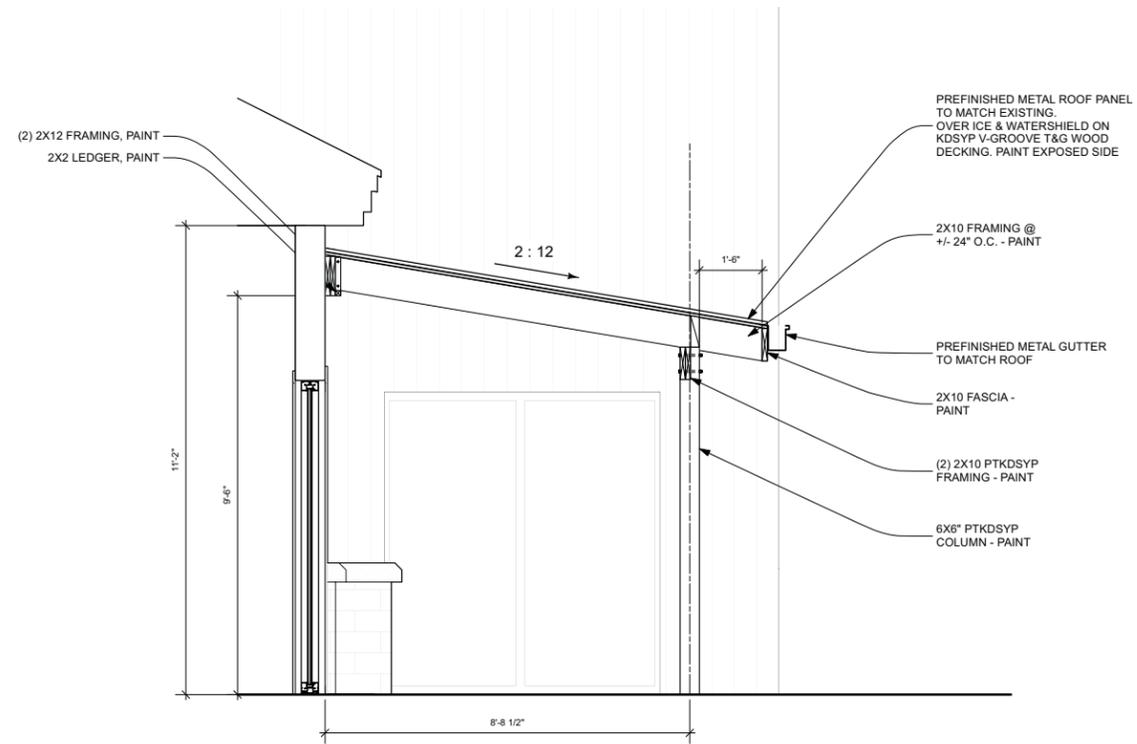


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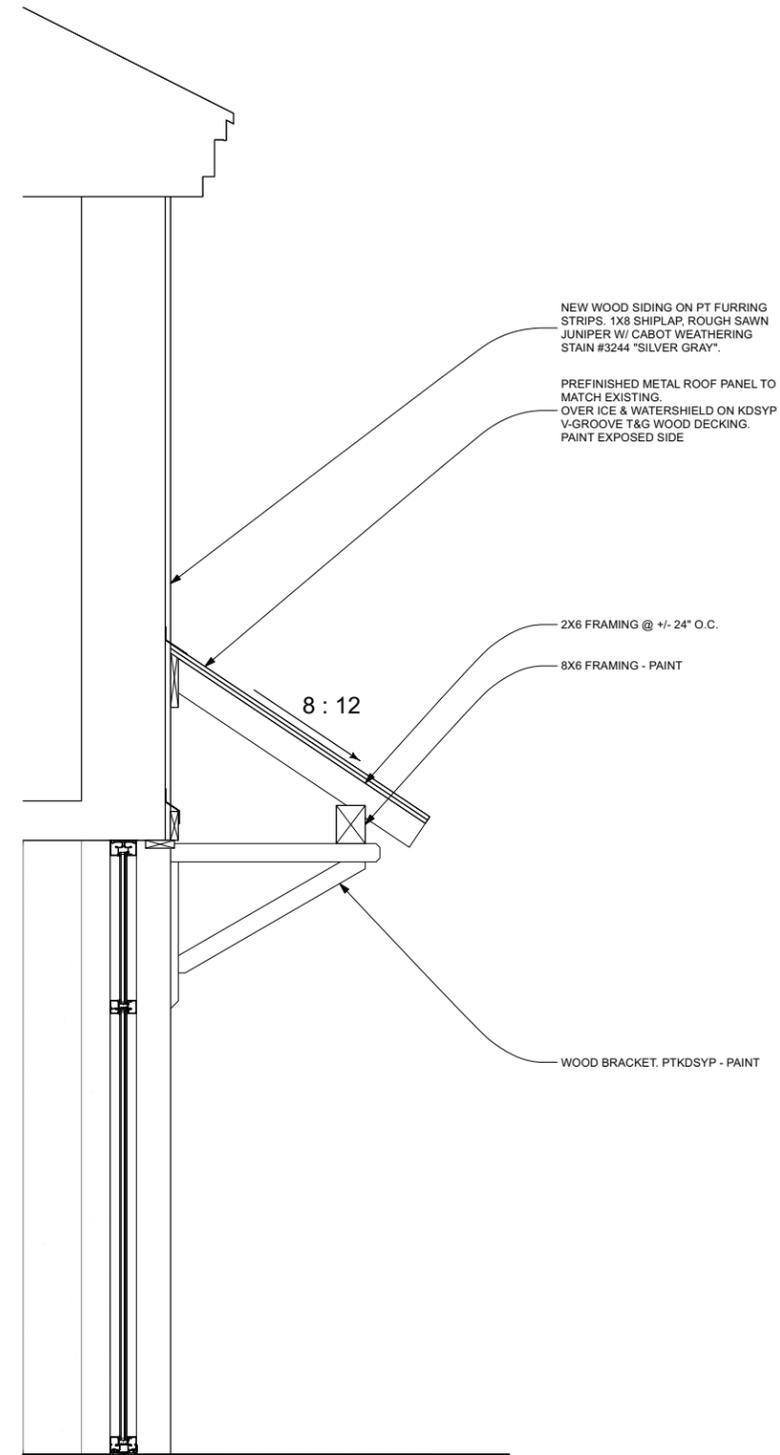
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3 TAKE-OUT WINDOW AWNING SECTION
 A301 SCALE: 1/2" = 1'-0"



2 PATIO AWNING SECTION
 A301 SCALE: 1/2" = 1'-0"

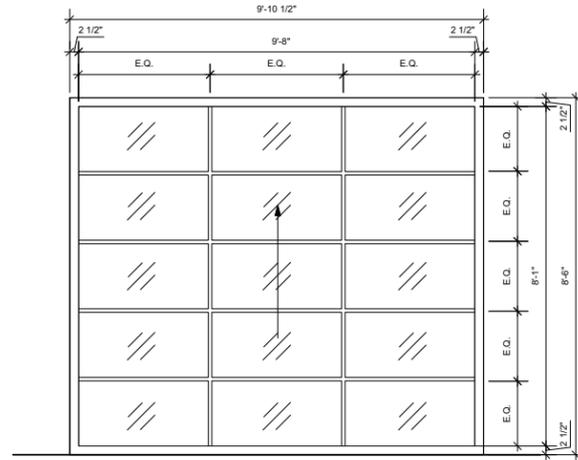


1 STOREFRONT WALL SECTION
 A301 SCALE: 3/4" = 1'-0"

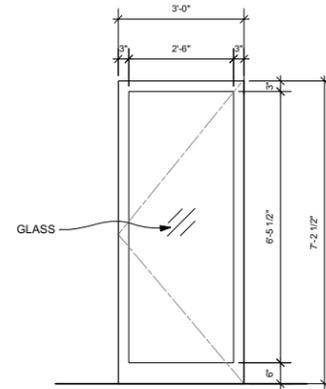


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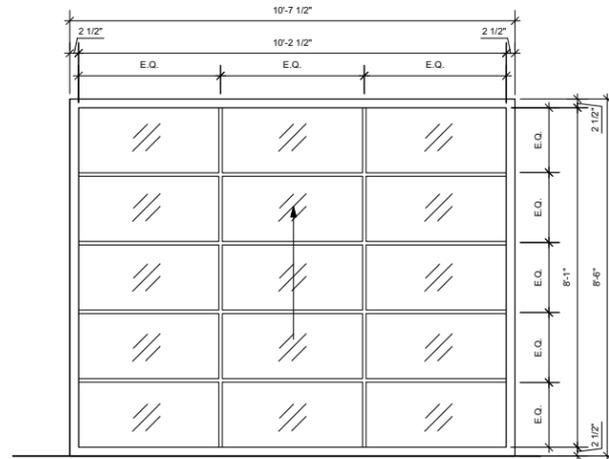
D
 "ALUMAVIEW AV300"
 SECTIONAL RAIL AND
 STILE DOORS BY
 RAYNOR GARAGE DOORS
 EXTERIOR



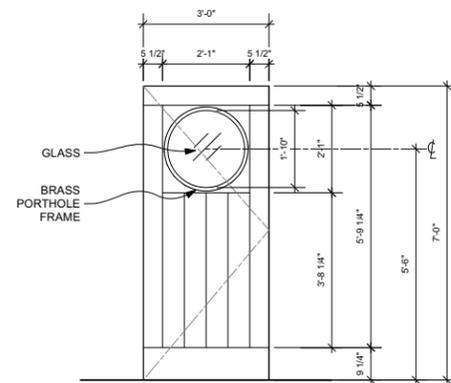
B
 ALUMINUM STOREFRONT DOOR
 EXTERIOR

- G.C. MUST PROVIDE PRODUCT DATA SUBMITTAL AND SHOP DRAWINGS FOR DOORS. HARDWARE SUBMITTAL TO INCLUDE BUT NOT LIMITED TO HINGES, LOCKING MECHANISMS, THRESHOLDS, ETC.
- DOORS SHALL HAVE ANSI COMPLIANT HARDWARE. PROVIDE SUBMITTAL.
- ALL DOORS AND ASSOCIATED HARDWARE SHALL COMPLY WITH ICCA117.1-2009
- ALL DOOR HARDWARE SHALL COMPLY WITH 1008.1.9 FOR DOOR OPERATIONS. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL EFFORT.
- G.C. SHALL COORDINATE LOCK AND KEY REQUIREMENTS WITH OWNER.

3 DOOR NOTES
 A501



C
 "ALUMAVIEW AV300"
 SECTIONAL RAIL AND
 STILE DOORS BY
 RAYNOR GARAGE DOORS
 EXTERIOR



A
 CUSTOM TEAK DOOR
 EXTERIOR

DOOR SCHEDULE		NOMINAL SIZE		EXT / INT	HW SET	TRIM	REMARKS
DOOR #	LOCATION	TYPE	WIDTH				
101A	ENTRY	A	3'0"	7'0"	EXT	TBD	N/A
102B	DINING	B	3'0"	7'2 1/2"	EXT	TBD	N/A
102C	DINING	B	3'0"	7'2 1/2"	EXT	TBD	N/A
102D	DINING	B	3'0"	6'9 1/2"	EXT	TBD	N/A
102E	DINING	C	9'10 1/2"	8'6"	EXT	TBD	TBD
102F	DINING	D	10'7 1/2"	8'6"	EXT	TBD	TBD

2 DOOR TYPES
 A501 SCALE: 1/2" = 1'-0"

1 DOOR SCHEDULES
 A501



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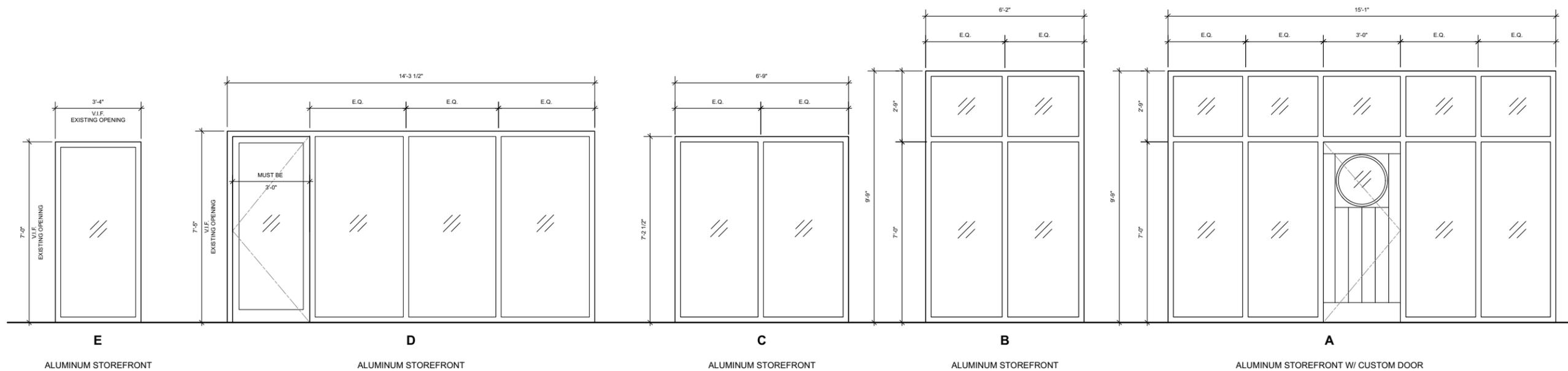
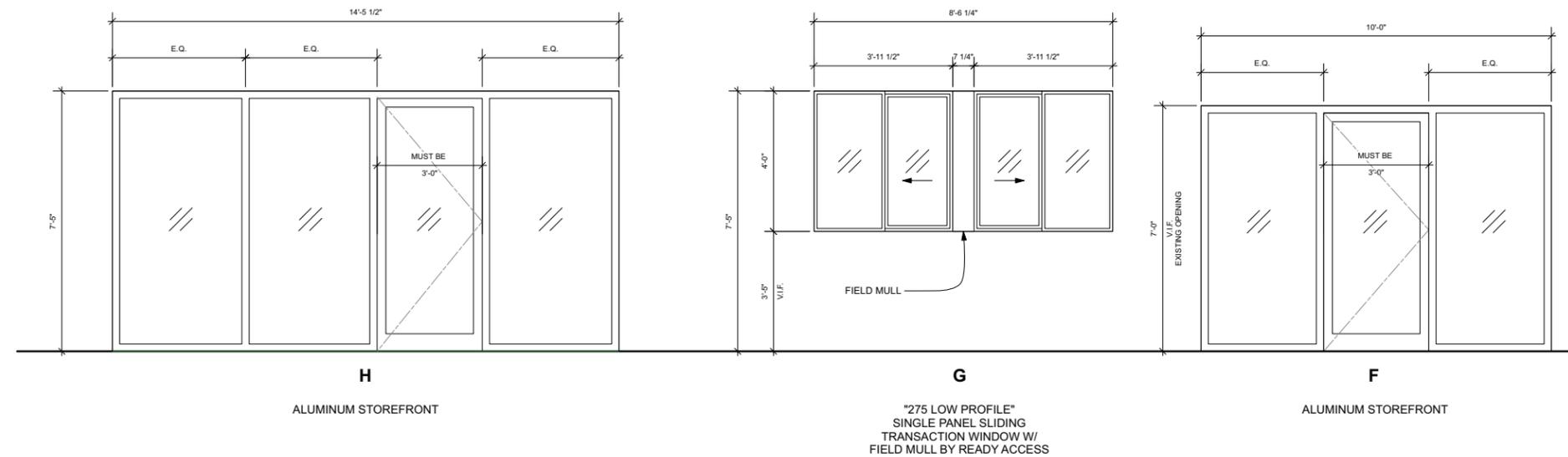


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1. ALUMINUM STOREFRONT: KAWNEER IR501 - MEDIUM BRONZE PERMA FLUOR ARCHITECTURAL FINISH, OR APPROVED EQUAL
2. G.C. MUST PROVIDE SHOP DRAWINGS AND FINISH SAMPLE FOR ARCHITECT APPROVAL.
3. ALL WINDOWS SHALL BE IMPACT RATED AND MEET REQUIRED MISSILE TEST STANDARDS AND DP RATING REQUIREMENTS PER 2018 IBC SECTION 2406.2.
4. ALL GLAZING SHALL BE 1" INSULATED UNIT, W/ SOLARBAND 70 FILM SHGC MUST BE ≤ 0.3, U-VALUE MUST BE ≤ 0.5, LOW E
5. G.C. SHALL INSTALL PER MANUFACTURER'S INSTRUCTIONS.

2 WINDOW NOTES
A502



1 WINDOW TYPES
A502 SCALE: 1/2" = 1'-0"



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LUCKY BEACH BAR + KITCHEN
 14 FOLLY FIELD RD,
 HILTON HEAD, SC 29928



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: Lucky Beach Bar + Kitchen

DRB#: DRB-002869-2021

DATE: 12/30/2021

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Provide a color board.
2. Provide construction details of the knee wall and railing.
3. Provide a landscape plan.
4. Revise the site plan to show:
 - a. Tree protection
 - b. Street buffer
 - c. Outdoor eating area ground surface.

<i>ARCHITECTURAL DESIGN</i>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No digital or physical color board was provided. Provide a color board for DRB review.,
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> 1. Provide a detail of the knee wall. Add a cap or shadow line detail to the top of the wall. Consider reflecting the detail in the dumpster screen wall of watertable. See the Design Guide, page 15 "Detail". 2. Provide a detail of the metal and rope railing. See the Design Guide, page 15 "Detail".

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"/>	Alteration to the site is significant enough to require a Landscape Plan. Please provide a landscape plan. The plan may identify large area of the existing landscape to remain. See the Design Guide, page 18 "Landscape".

NATURAL RESOURCE PROTECTION				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specify on a plan the location of tree protection fence around the live oak adjacent to the porch extension on the William Hilton Parkway side of the building

MISC COMMENTS/QUESTIONS				
1. Add the Street buffer to the Site Plan. Restaurant dining is not a permitted use within the buffer. Seating shown on sheet A102.				
2. Specify the ground plane treatment under any proposed outdoor seating on Sheet A102. Staff's concern as a matter of good site design is to avoid unsightly failure on the ground plane / surface and or areas of exposed dirt.				