



Town of Hilton Head Island

Design Review Board Meeting

Wednesday, March 25, 2026, 2:30 PM

**1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers**

The Design Review Board meeting will be held in person at Town Hall in the Benjamin M. Racusin Council Chambers.

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
 - a. Regular Meeting Minutes of March 11, 2026
- 4. Unfinished Business**
- 5. New Business**
 - a. DRB-000266-2026 - 1 North Forest Beach Unit A1 - Alteration
- 6. Public Comment - Non Agenda Items**
- 7. Board Business**
- 8. Staff Reports**
- 9. Adjournment**

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.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:
“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town.”



Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Wednesday, March 11, 2026, 2:30 PM Minutes

1. Call to Order

Chair Carstens called the meeting to order at 2:30 p.m.

In attendance: Judd Carstens, Annette Lippert, Megan Fitzpatrick, Todd Theodore, Tom Parker, and Patricia Pastor

2. Adoption of the Agenda

Mr. Parker made a motion to adopt the agenda. Ms. Pastor seconded. The motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of February 25, 2026

Ms. Fitzpatrick made a motion to approve the minutes of February 25, 2026. Mr. Theodore seconded. The motion passed unanimously.

4. Unfinished Business

a. DRB-000212-2026 - 840 William Hilton Parkway - The Atrium Building - Final

Chair Carstens and Mr. Tom Parker both recused themselves. Principle Planner Melissa Paul-Leto presented The Atrium Building for final review. The applicant answered questions from the board. Ms. Fitzpatrick made a motion to approve with the following conditions: outdoor areas associated with the upper level spaces, such as the balcony, shall not be utilized for commercial recreation purposes. The applicant will need to provide a building section illustrating the relevant upper-level outdoor areas and a plan notation clearly identifying these outdoor areas and their intended use for verification. Mr. Theodore seconded. The motion passed unanimously.

5. New Business

a. DRB-000215-2026 - 862 William Hilton Parkway - Alteration

Chair Carstens remained recused and Mr. Tom Parker returned to the Dais. Melissa Paul-Leto presented 862 William Hilton Parkway to the board for alterations. The applicant answered questions from the board. Mr. Parker made a motion to approve with the following conditions: improve integral lights in the lockers to meet guidelines standards once submitted and confirm that the parking count is not affected by taking out three spaces. Ms. Pastor seconded. The motion passed 4:1.

6. Public Comment - Non Agenda Items

Chair Carstens returned to the dais. Martin Lesch made a public comment regarding board ethics.

7. Board Business

- a.** Discussion of proposed updates to the existing Design Guide and direction on advancing the updated Design Guide.

Melissa Paul-Leto presented the Board's remaining comments regarding multiple elements of the Design Guide. Board members discussed their concerns and provided additional clarification and elaboration on their feedback. A draft of the Design Guide will be presented at the March 25, 2026, meeting.

8. Staff Reports

9. Adjournment

The meeting adjourned at 4:36 p.m.

**1 North Forest Beach Unit: A1
Sweet Al's Cafe Pavilion
Alteration
March 25, 2026
DRB-000266-2026**



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: JACOB WOODS Company: COURT ATKINS GROUP
 Mailing Address: P.O. BOX 3978 City: BLUFFTON State: SC Zip: 29910
 Telephone: 843-815-2557 Fax: 843-815-2547 E-mail: JACOB.WOODS@COURTATKINS.COM
 Project Name: SWEET AL'S CANOPY REPLACEMENT Project Address: 1 NORTH FOREST BEACH DRIVE UNIT 1A
 Parcel Number [PIN]: R 5 5 2 0 1 8 0 0 0 0 0 0 9 0 0 0 0
 Zoning District: CR - COLIGNY RESORT Overlay District(s): CORRIDOR OVERLAY
DISTRICT CR

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

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

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

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:
Concept Approval – Proposed Development

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

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

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

Context photographs of neighboring uses and architectural styles.

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

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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

Jacob Woods
SIGNATURE

3/10/2026
DATE

**1 North Forest Beach Unit: A1
Sweet AI's Cafe Pavilion
Alteration
Narrative
March 25, 2026
DRB-000266-2026**

March 10, 2026

Town of Hilton Head Island
Melissa Paul-Leto, Principal Planner of Design
1 Town Center Court
Hilton Head Island, South Carolina 29928
melissapl@hiltonheadislandsc.gov

Re: Major Corridor Submittal for Sweet Al's Canopy Modification (1 North Forest Beach Unit A1)

Melissa,

Please see the attached submittal for the modifications to the canopy at Sweet Al's, including the following:

- Design Review Application
- Architectural Drawings
- Site Plan
- Color Board
- Photographs of Existing Structure

The new +/- 350 SF canopy will replace the existing fabric canopy over the outdoor seating area at Sweet Al's. The framing will be PT wood with posts, columns and open rafters, matching the details around Coligny Plaza. The roof will be standing seam, to match the existing green standing seam around the development.

Per Sec. 16-3-106.F.3, this structure will be an aesthetic upgrade over the existing deteriorating canopy and will tie harmoniously into the architecture of the Coligny Plaza development.

If you have any questions or need any additional information, please let me know.

Court Atkins Architects, Inc.



Jacob Woods, Project Leader



PHOTOGRAPHS OF EXISTING STRUCTURE



**1 North Forest Beach Unit: A1
sweet AI's Cafe Pavilion
Alteration
Plan Set
March 25,2026
DRB-000266-2026**



SWEET AL'S CAFE PAVILION RENOVATION

1 NORTH BEACH DRIVE UNIT 1A
HILTON HEAD ISLAND, SOUTH CAROLINA 29928

SHEET INDEX:

SHT. #	SHEET NAME	
A0.0	COVER, GENERAL NOTES AND CODE SUMMARY	X
A2.0	FLOOR PLAN, ELEVATIONS, SECTIONS AND DETAILS	X
S1.0	STRUCTURAL NOTES	X
S2.0	STRUCTURAL PLANS & DETAILS	X

PERMIT DRAWINGS 05.30.2025

PROJECT INFORMATION:

NAME OF PROJECT: SWEET AL'S CAFE PAVILION
 ADDRESS: 1 NORTH BEACH DRIVE UNIT 1A
 HILTON HEAD ISLAND, SOUTH CAROLINA 29928

PROPOSED USE: ASSEMBLY (A-2)
 OWNER CONTACT: THE RICHARDSON GROUP, LLC
 HILTON HEAD ISLAND

CODE ENFORCEMENT JURISDICTION: HILTON HEAD ISLAND
 INTERNATIONAL BUILDING CODE (IBC): 2021
 INTERNATIONAL MECHANICAL CODE: 2021
 INTERNATIONAL PLUMBING CODE: 2021
 THE NATIONAL ELECTRICAL CODE: 2020
 INTERNATIONAL FUEL GAS CODE: 2021
 INTERNATIONAL FIRE CODE: 2021
 INTERNATIONAL ENERGY CONSERVATION CODE: 2009
 ICC/ANSI A117.1: 2017

DESIGNER OF RECORD:

DESIGNER	NAME	LICENSE NO.	TELEPHONE NO.
ARCHITECTURAL	JAMES C. ATKINS	SC #6743	(843) 815-2557
ELECTRICAL	N/A	XX #XXXX	(###) ###-####
PLUMBING/FIRE PROTECTION	N/A	XX #XXXX	(###) ###-####
MECHANICAL	N/A	XX #XXXX	(###) ###-####
STRUCTURAL	JAKE EAVENSON	SC #33500	(843) 473-8767
CIVIL	N/A	XX #XXXX	(###) ###-####
LAND PLANNING/ LANDSCAPE	N/A	XX #XXXX	(###) ###-####

PROJECT TEAM:

OWNER CONTACT
 THE RICHARDSON GROUP, LLC
 P.O. BOX 6133
 HILTON HEAD ISLAND, SC 29938
 CONTACT: MR. COLLINS RICHARDSON
 (843) 686-6929
 CRICHARDSON@RICHARDSONGRP.COM

ARCHITECT
 COURT ATKINS ARCHITECTS, INC.
 32 BRUIN ROAD
 P.O. BOX 3978
 BLUFFTON, SC 29910
 (843) 815-2557 PH
 (843) 815-2547 FAX

STRUCTURAL ENGINEER
 SHEARLOCK ENGINEERING, LLC
 110 TRADERS CROSS, SUITE 232
 OKATIE, SC 29909
 (843) 473-8767 PH

GENERAL CONTRACTOR
 TBD

MECHANICAL PLUMBING & FIRE PROTECTION
 N/A

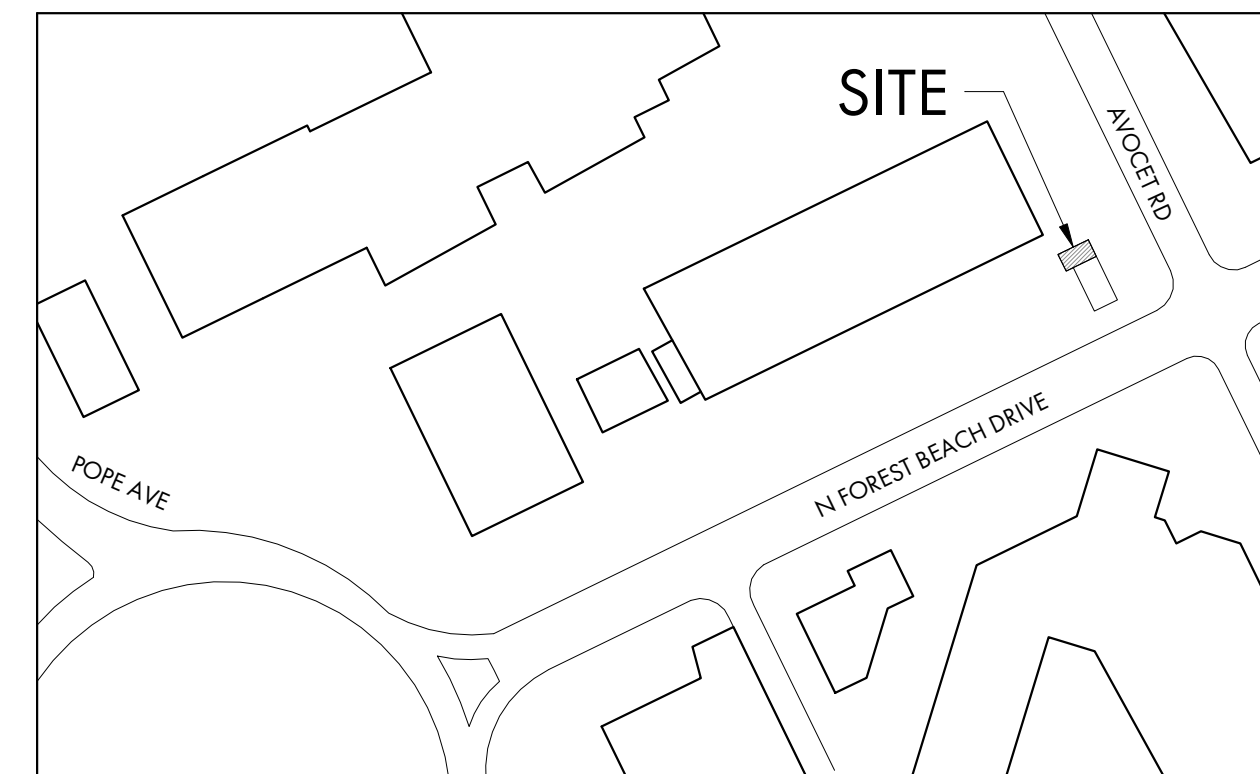
LANDSCAPE ARCHITECT
 N/A

ELECTRICAL ENGINEER
 N/A

CIVIL ENGINEER
 N/A

INTERIOR DESIGNER
 N/A

VICINITY MAP - N.T.S.



GENERAL NOTES:

- A. NOTE TO GENERAL CONTRACTORS: THESE DRAWINGS HAVE BEEN PRODUCED UNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER/OWNER'S REPRESENTATION AND COURT ATKINS ARCHITECTS, INC. THEY ARE TO BE USED FOR DESIGN INTENT AND IN COORDINATION WITH SUPPLEMENT ENGINEERING DOCUMENTS.
- B. THE ARCHITECT'S DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION DOCUMENTS.
- C. SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS REQUIRED BY CODE, CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION, AND TIE DOWN REQUIREMENTS.
- D. SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE REQUIRED SERVICE AND RISER DIAGRAMS, CALCULATIONS AND INSTALLATION SPECIFICATIONS BEYOND THE ARCHITECT'S BASIC LAYOUT AND SELECTIONS SUGGESTIONS.
- E. SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE ADDITIONAL SITE PLANNING, DRAINAGE, AND OTHER RELATED SITE WORK REQUIREMENTS.
- F. SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER / OWNER'S REPRESENTATIVES.
- G. BY APPLYING FOR A BUILDING PERMIT AND/OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THE ARCHITECT TO THE OWNER OF THE PROJECT FOR ALL AND ANY CLAIMS, LOSSES, DAMAGES OR ANY NATURE WHATSOEVER, OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE ARCHITECT'S TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.
- H. THESE DOCUMENTS ARE THE WORK INSTRUMENTS OF THE ARCHITECT AND HAVE BEEN PREPARED SPECIFICALLY AND SOLELY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS STRICTLY PROHIBITED. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.
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- J. FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- K. CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- L. THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE WORK, A SET OF RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE DRAWINGS ON THIS "AS-BUILT" SET, WHICH SHALL BE UPDATED AT LEAST EVERY OTHER WEEK. AT THE CLOSE OF THE JOB, THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF ALL AS-BUILT INFORMATION TO THE ARCHITECT IN CLEAR AND LEGIBLE FORMAT.
- M. SIGNS SHALL BE LIMITED TO THE PROJECT IDENTIFICATION SIGN. THE IDENTIFICATION SIGN SHALL IDENTIFY THE PROJECT, THE ARCHITECT AND THE CONTRACTOR.
- N. INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.
- O. WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

BUILDING CODE SUMMARY

PROJECT DESCRIPTION:
 THE REPLACEMENT OF AN EXISTING CANOPY OVER THE OUTDOOR DINING DECK FOR SWEET AL'S

CONSTRUCTION:
 WOOD CONSTRUCTION WITH EMBEDDED 6X6 PT POSTS, PT BEAMS AND PT OPEN RAFTERS WITH T&G WD SUBSTRATE AND STANDING SEAM METAL ROOFING

GROSS BUILDING AREA:
 OVERALL AREA (OUTSIDE OF EXTERIOR WALL): **344 SQ. FT.**

BUILDING DATA

OCCUPANCY CLASSIFICATION: ASSEMBLY (A-2)
 MIXED OCCUPANCY: Yes No Separation Hr.
 CONSTRUCTION TYPE: I-A I-B II-A II-B III-A III-B IV V-A **V-B**
 MIXED CONSTRUCTION: Yes No Type N/A
 SPRINKLERED: Yes No
 FIRE DISTRICT: Yes No
 BUILDING HEIGHT (MRH): **14'-4"** Number of Stories: **1**
 MEZZANINE: Yes No
 HIGH RISE: Yes No

ALLOWABLE HEIGHT, STORIES & AREA (PER IBC TABLE 504.3, 504.4 & 506.2):

	ALLOWABLE	ACTUAL
HEIGHT:	40 FEET	14'-4"
STORIES:	1 STORIES	1 STORIES
AREA:	6,000 SQ. FT.	344 SQ. FT.

AREA INCREASE?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
HEIGHT INCREASE?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

OCCUPANT LOAD (IBC TABLE 1004.5): OCCUPANCY (A-2)

NO CHANGE TO OCCUPANT LOAD -- STRUCTURE IS TO REPLACE EXISTING CANOPY / NO CHANGE TO AREA

EXITS (IBC TABLE 1006.3.3):

NUMBER OF EXITS:	REQUIRED	PROVIDED
2	2	N/A (OPEN AIR)

TRAVEL DISTANCE:

EXIT ACCESS DESIGN REQUIREMENTS

	MAX. ALLOWABLE	ACTUAL MAX.
EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2):	200 FT.	19 FT.
COMMON PATH OF TRAVEL (IBC TABLE 1006.2.1):	75 FT.	N/A
DEAD END CORRIDOR (IBC 1020.5):	20 FT.	N/A

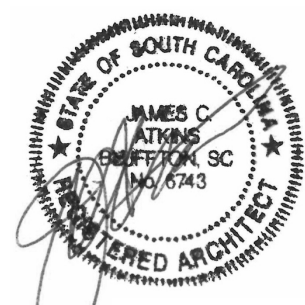
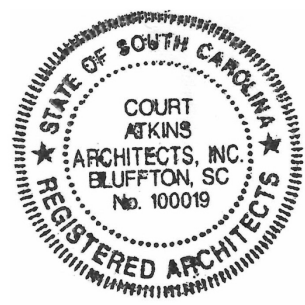
PLUMBING CALCULATIONS

NO CHANGE TO EXISTING PLUMBING FIXTURES OR OCCUPANCY COUNT

PUBLIC RESTROOMS ARE PROVIDED WITHIN THE DEVELOPMENT

SWEET AL'S CAFE PAVILION RENOVATION

1 NORTH BEACH DRIVE UNIT 1A
HILTON HEAD ISLAND, SOUTH CAROLINA 29928



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PROJECT INFO

Date
 05.30.2025

Project No.
 25-021

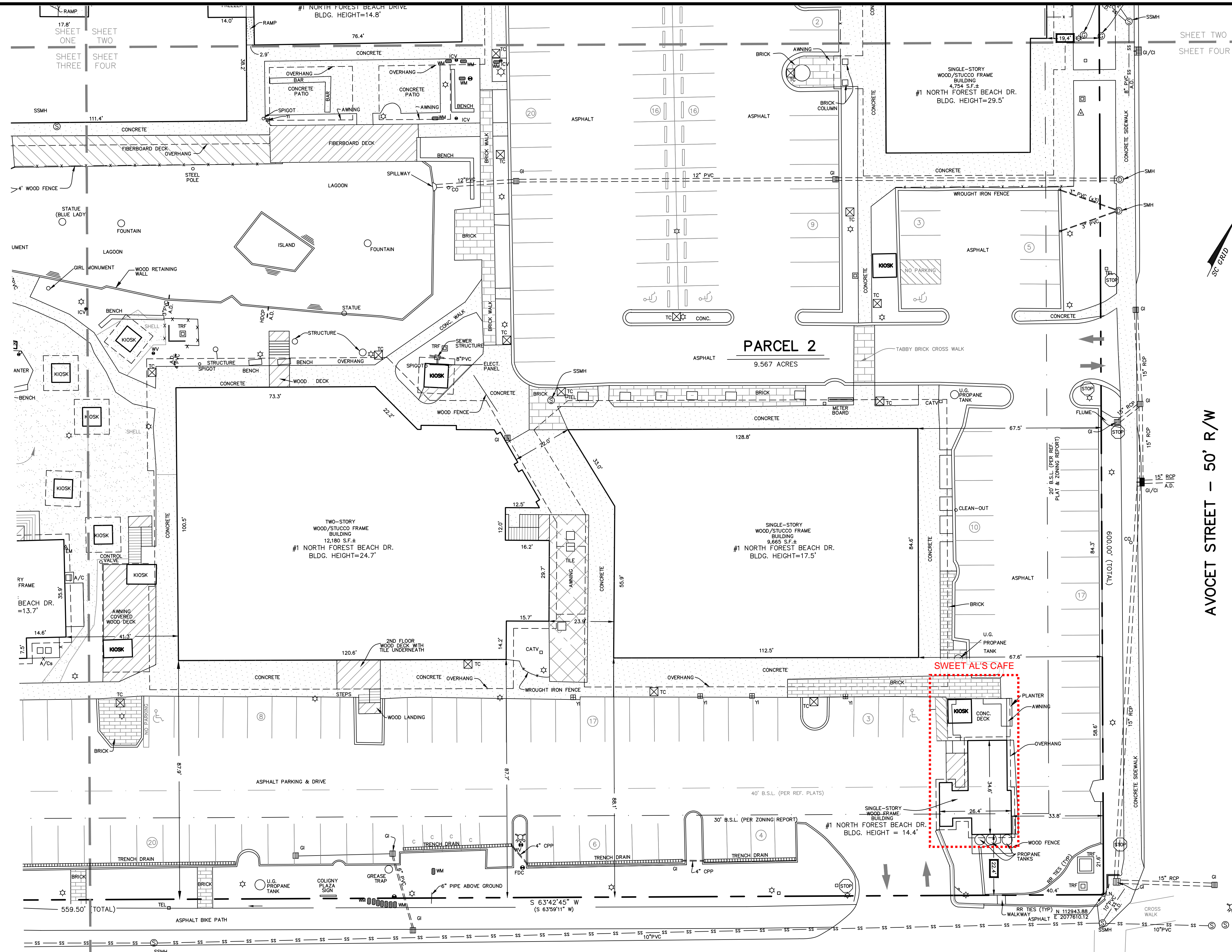
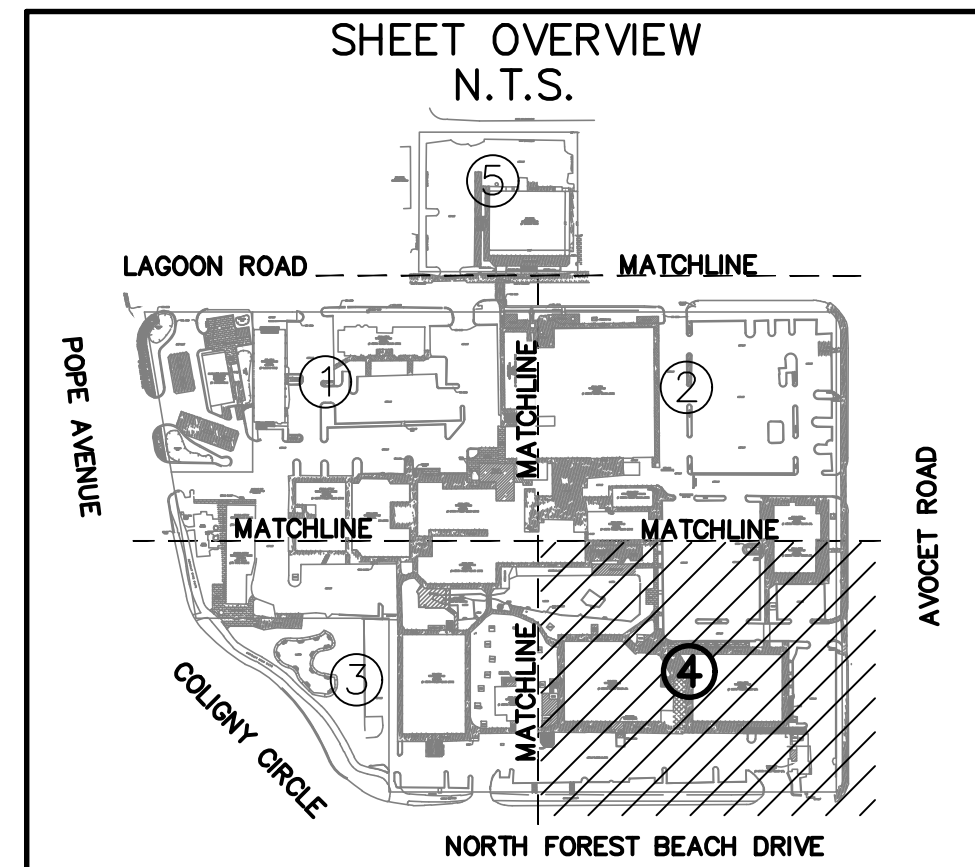
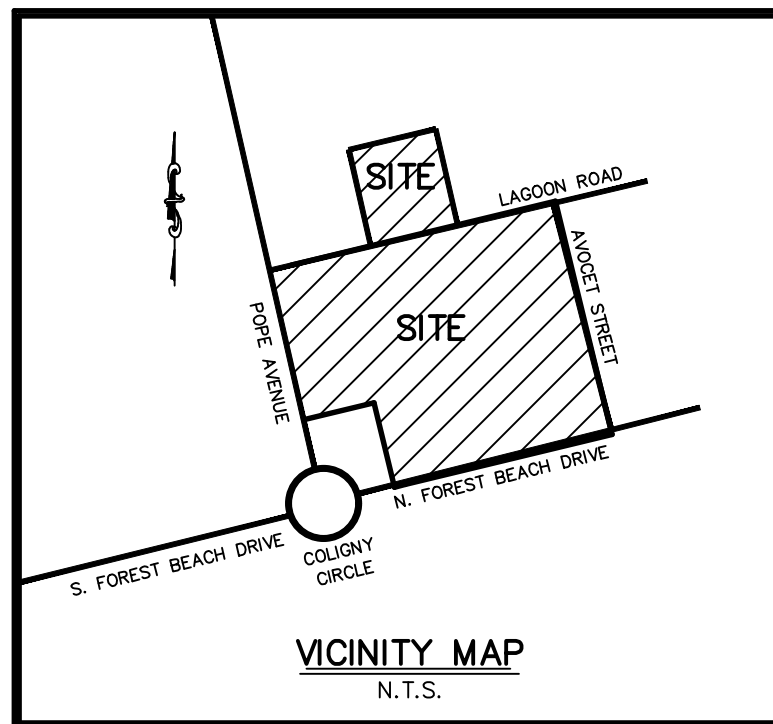
ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

COVER, GENERAL NOTES AND
 CODE SUMMARY

A0.0



AVOCET STREET - 50' R/W

NORTH FOREST BEACH DRIVE - 66' R/W

- NOTES
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE AZ, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 0013D, COMMUNITY NO. 450250, MAP DATED 09/29/1986, BASE ELEVATION 14.0' (NGVD 29 DATUM). FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - BUILDING SETBACKS SHOWN ON PARCELS 1 & 2 WERE TAKEN FROM REFERENCE PLAT #14.
 - UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN AND ARE APPROXIMATE. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.
 - NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - THERE IS NO OBVIOUS OBSERVABLE EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - BEARINGS SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATES FROM REFERENCE PLAT #14. BEARINGS IN PARENTHESIS ARE AS PER REFERENCE PLAT #2.
 - BUILDING HEIGHT DISTANCES SHOWN ARE A MEASUREMENT FROM THE FINISHED FLOOR TO THE HIGHEST PEAK OF THE STRUCTURE. THE HEIGHT SHOWN DOES NOT REPRESENT MEAN SEA LEVEL ELEVATIONS.
 - THERE IS NO OBVIOUS OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY HAVING ANY CEMETERY, BURIAL GROUNDS OR INDIVIDUAL GRAVE SITES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - THERE HAS BEEN NO INFORMATION PROVIDED TO THIS SURVEYOR TO SUGGEST THAT THERE ARE ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBVIOUS OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEGEND:

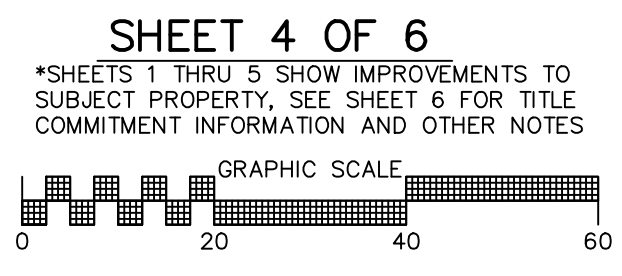
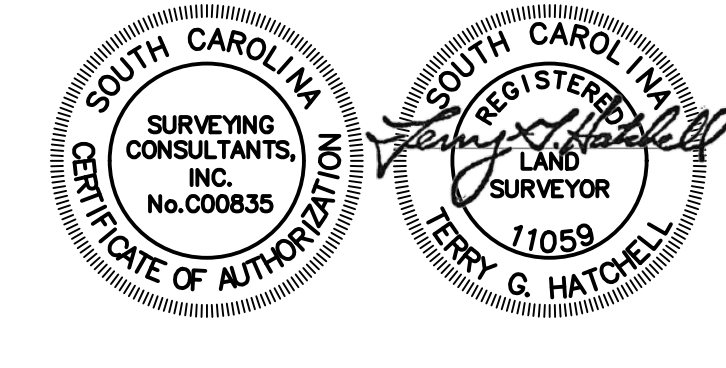
○	CATV CABLE T.V. PEDESTAL	○	BOL BOLLARD
□	EB ELECTRICAL BOX	○	PT PROPANE TANK
○	TEL TELEPHONE PEDESTAL	○	MW MONITORING WELL
□	TB TRAFFIC BOX	○	WOODEN DECK
○	TRF TRANSFORMER	○	CONCRETE
○	POWER POLE	○	SMH STORM MANHOLE
○	GAS VALVE	○	FF FLUID POLE
○	BFP BACK FLOW PREVENTER	○	FFE FINISHED FLOOR ELEVATION
○	WV WATER VALVE	○	U.G. UNDERGROUND
○	WM WATER METER	○	GL GROUND LIGHT
○	FI FIRE HYDRANT	○	YI YARD INLET
○	GI GRATE INLET/CATCH BASIN	○	MEI MAIL BOX
○	YI YARD INLET	○	P.O.B. POINT OF BEGINNING
○	SMH STORM SEWER MANHOLE	○	P.O.C. POINT OF COMMENCEMENT
○	GT GREASE TRAP MANHOLE	○	A.D. APPROXIMATE DIRECTION
○	SMH STORM DRAIN MANHOLE	○	CMF CORRUGATED METAL PIPE
○	CI CURB INLET	○	PCV POLYETHYLENE CHLORIDE PIPE
○	LI LIGHT POLE	○	RCP REINFORCED CONCRETE PIPE
○	TRASH CAN	○	CRP CORRUGATED PLASTIC PIPE
○	EM ELECTRIC METER	○	○ CORRESPONDING TITLE EXCEPTION #
○	SEWER CO	○	○ BUILDING DIMENSION PROJECTING OVER SETBACK
○	SEWER CO		
○	○ HANDICAPPED PARKING SPACE		
○	○ COMPACT PARKING SPACE		
○	○ FENCE LINE		
○	○ EDGE OF LAGOON		
○	○ OVERHEAD POWERLINE		
○	○ CLEANOUT		
○	○ TMH TELEPHONE MANHOLE		
○	○ EV ELECTRIC VAULT		
○	○ A/C AIR CONDITIONER		

PREPARED FOR: COLIGNY LLC,
 CIBC INC. & CHICAGO TITLE INSURANCE COMPANY
 ADDRESS: #1 N. FOREST BEACH DRIVE, #101 POPE AVENUE, #2, #6 & #7 LAGOON ROAD
 TAX PARCEL I.D. NO. R552-018-000-0009-0000,
 R552-018-000-038A-0000, R552-018-000-0038-0000,
 R552-018-000-038B-0000, R552-018-000-0244-0000 & R552-018-000-0186-0000

To: Coligny LLC, CIBC Inc., a Delaware corporation, its successors and assigns; and Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(c), 11, 13, 14, 16, 17, 18 & 19 Table A thereof. The field work was completed on December 20, 2019.

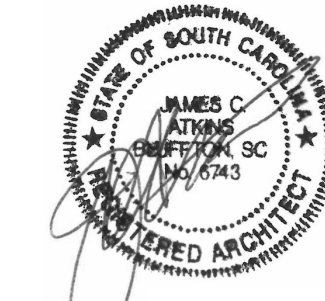
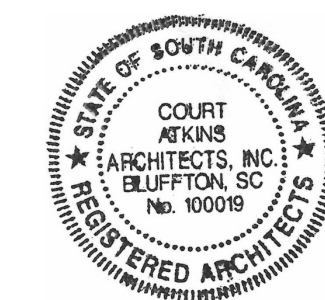
Date of Plat or Map: January 14, 2020



ALTA/NSPS LAND TITLE SURVEY
 OF
 COLIGNY PLAZA
 SURVEY INCLUDES
 PARCEL 1, PARCEL 2 & PARCEL 3
 A SECTION OF
 BLOCK 5
 FOREST BEACH SUBDIVISION

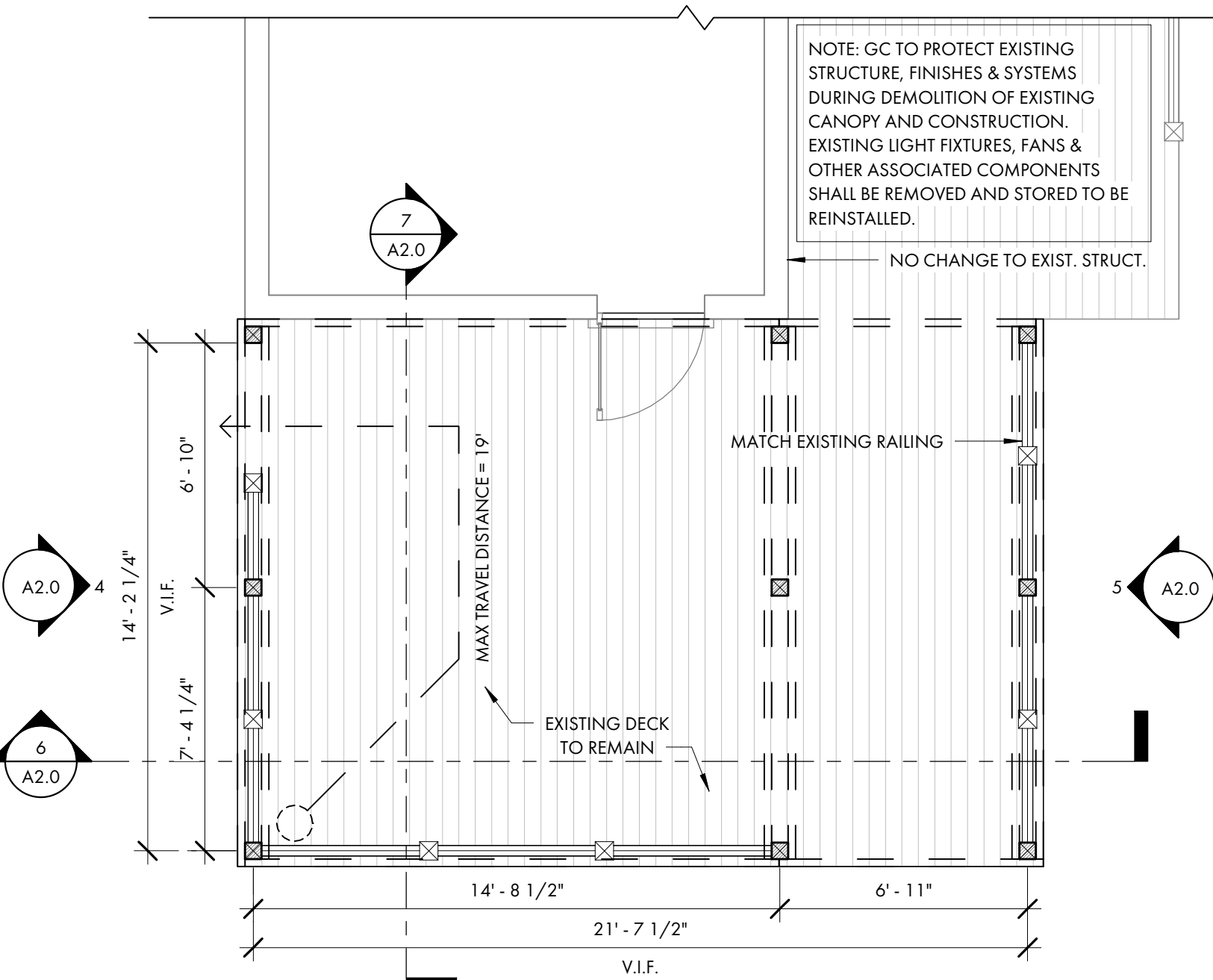
TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
 SCALE: 1" = 20' DATE: 12/11/2019 JOB NO: SC930066J.1
 REVISED: 12/20/19; GENERAL REVISIONS & UPDATED TITLE COMMITMENT
 REVISED: 12/23/19; GENERAL REVISIONS
 REVISED: 01/14/20; UPDATED LEGAL DESCRIPTION

SURVEYING CONSULTANTS
 17 Sherington Drive, Suite C, Bluffton, SC 29910
 SC Telephone: (843) 815-3304 FAX: (843) 815-3305
 GA Telephone: (912) 826-2776
 www.SurveyingConsultants.com
 Email: SC@SurveyingConsultants.com
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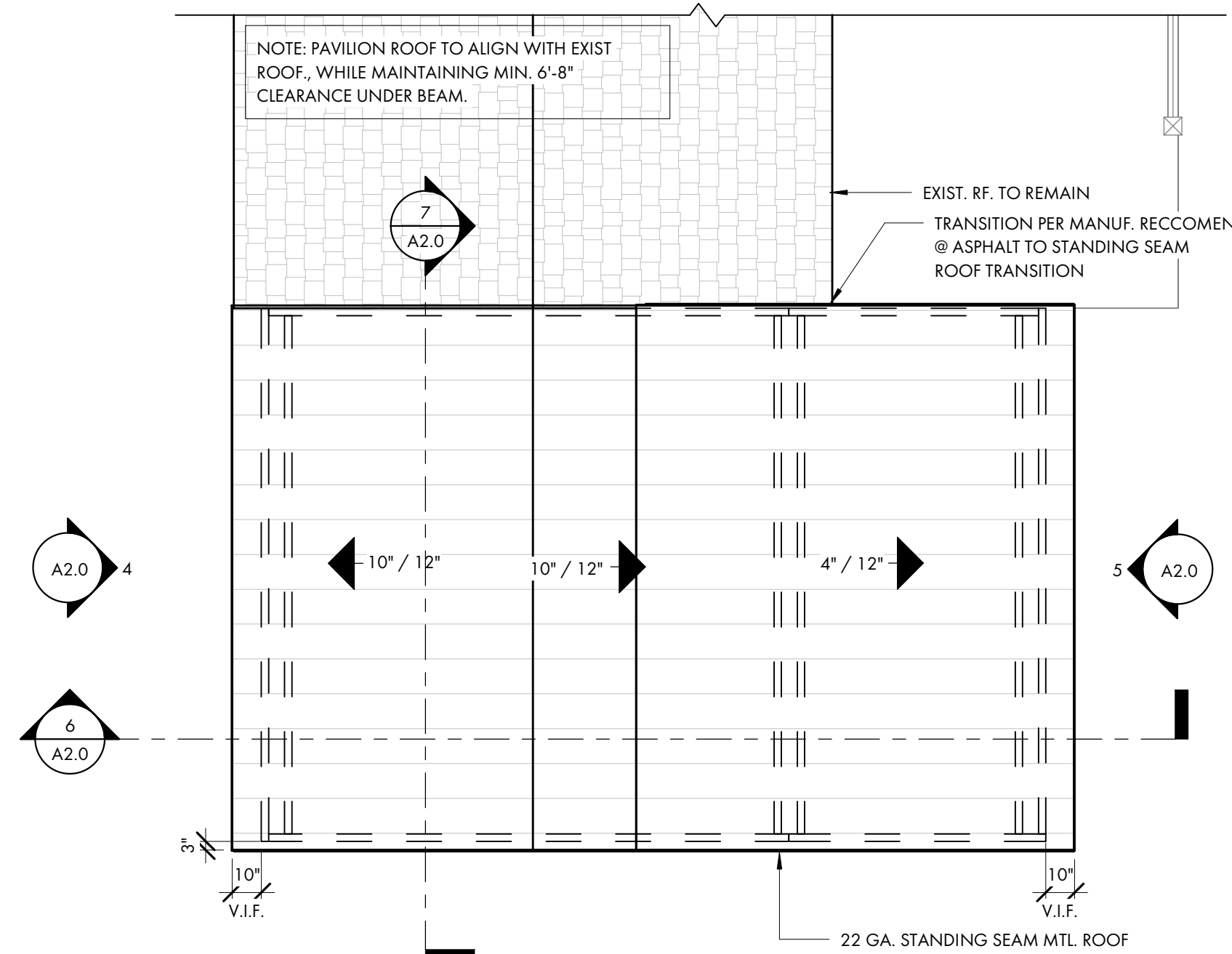


GENERAL FLOOR PLAN NOTES:

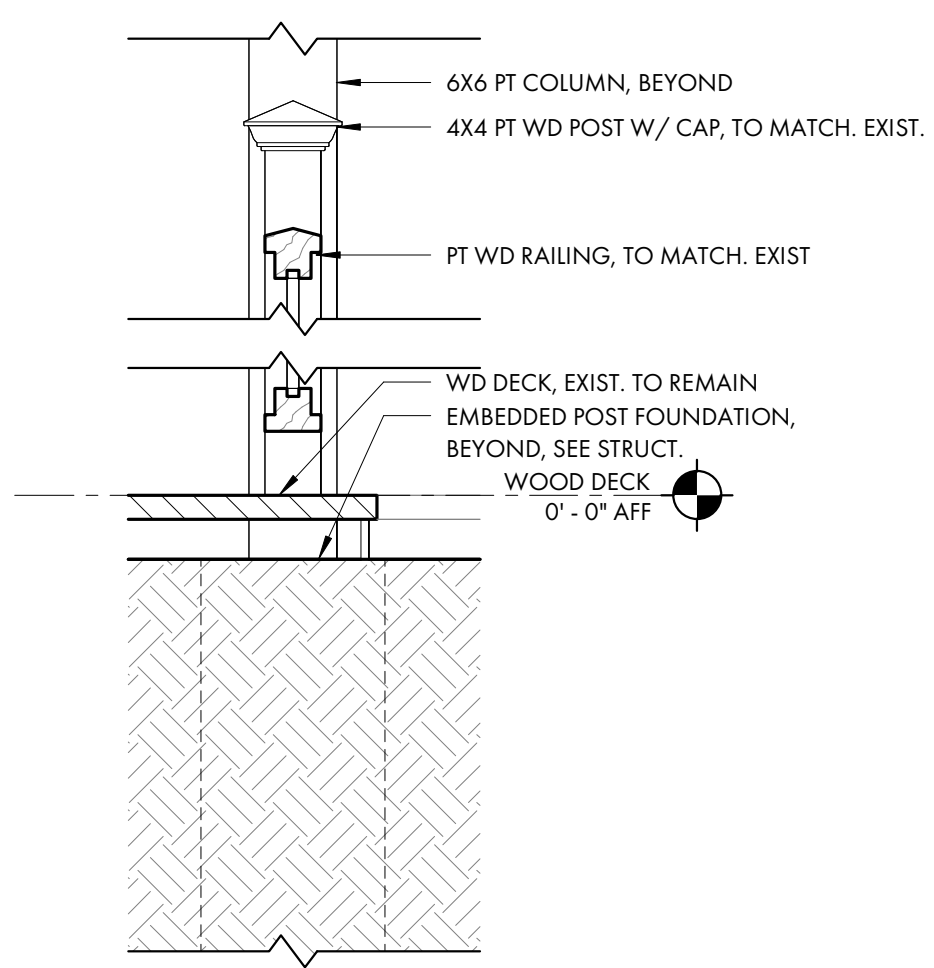
- A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
- B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.
- C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.
- D. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.
- E. ADJUST TOP OF SLAB, WALL AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.
- F. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.
- G. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- H. GC TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES OR UNKNOWN CONDITIONS.



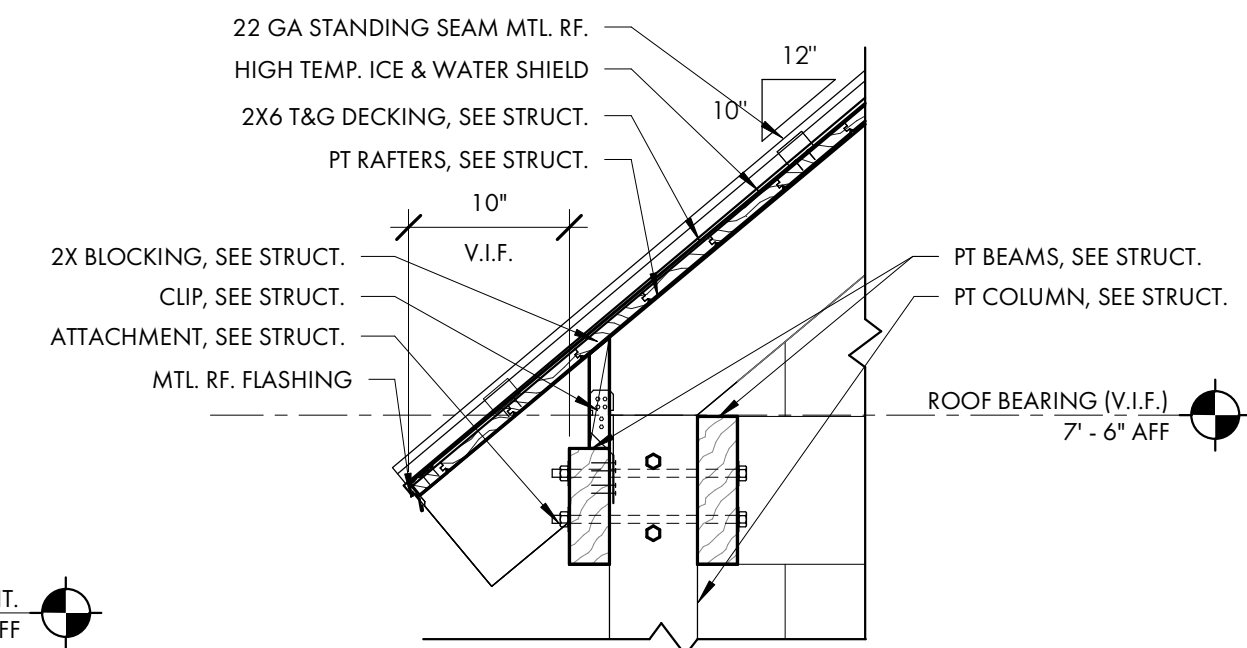
1 FLOOR PLAN
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1/4" = 1'-0"



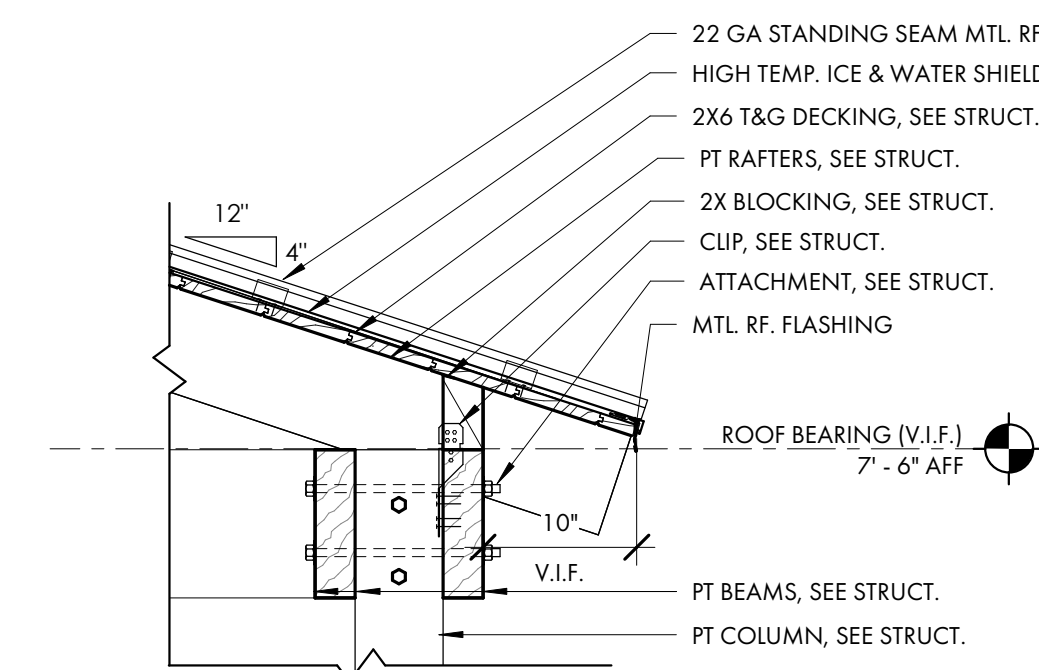
2 ROOF PLAN
A2.0
1/4" = 1'-0"



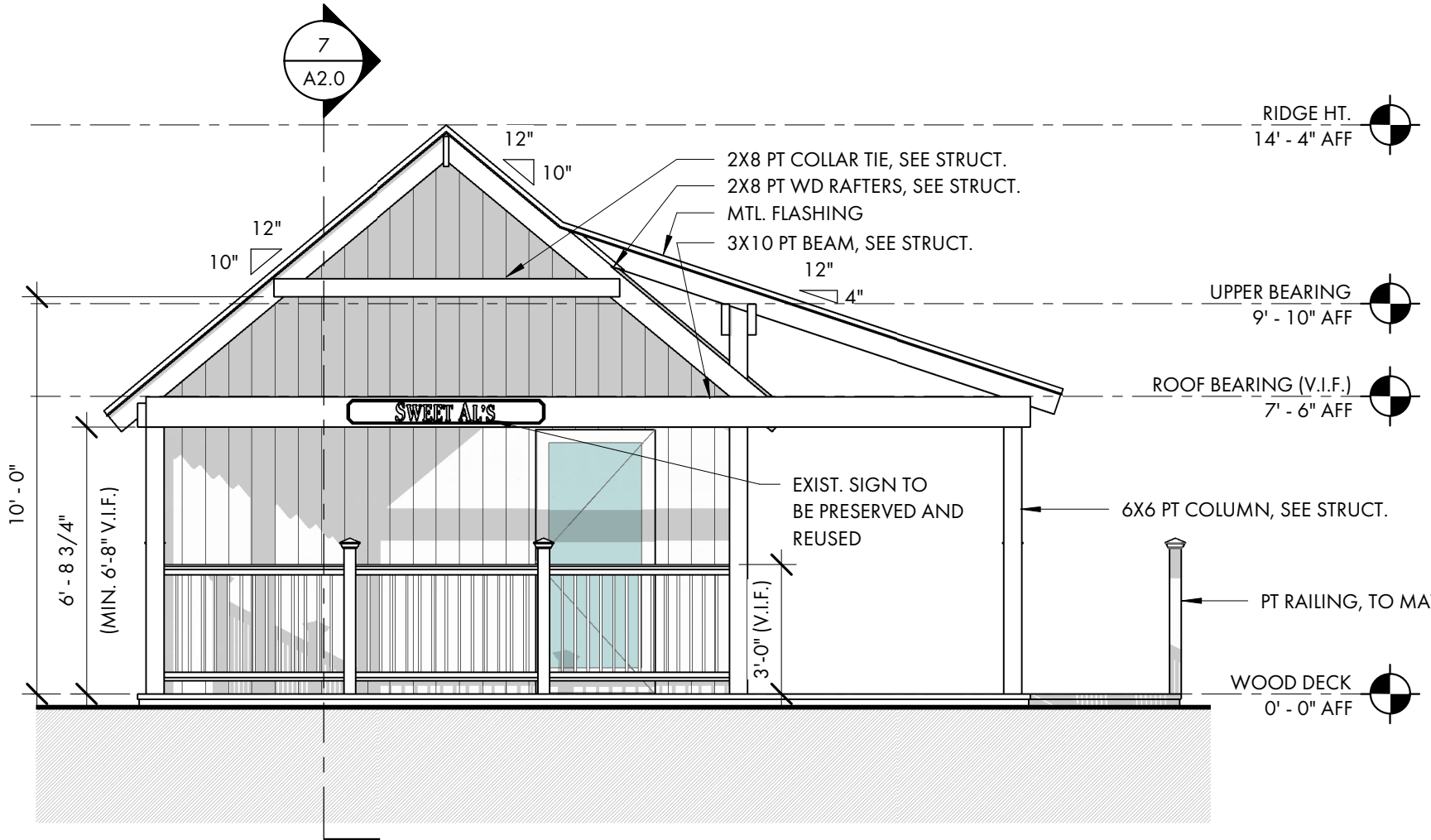
10 RAILING DETAIL
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1" = 1'-0"



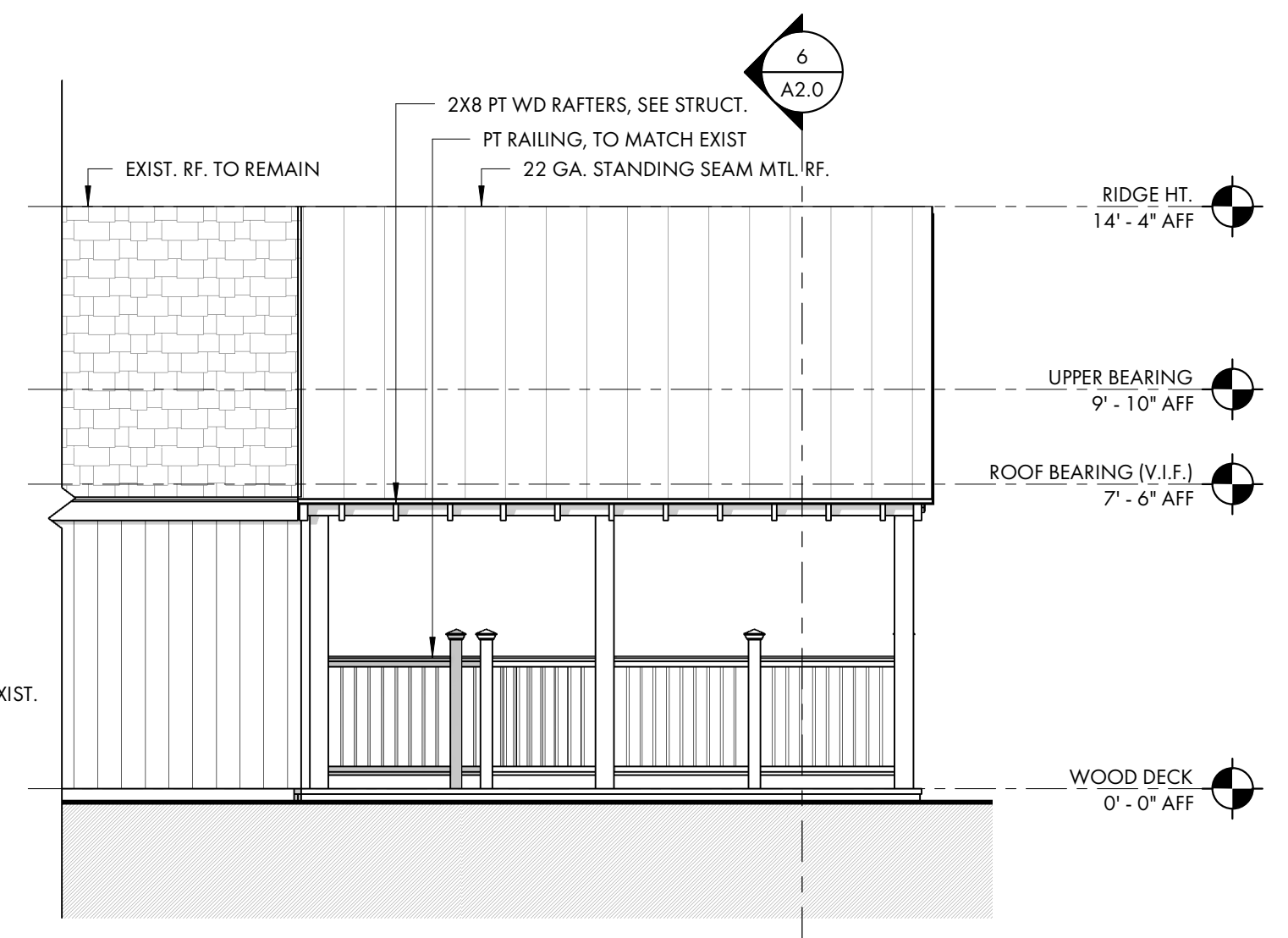
11 10/12 OVERHANG DETAIL
A2.0
1" = 1'-0"



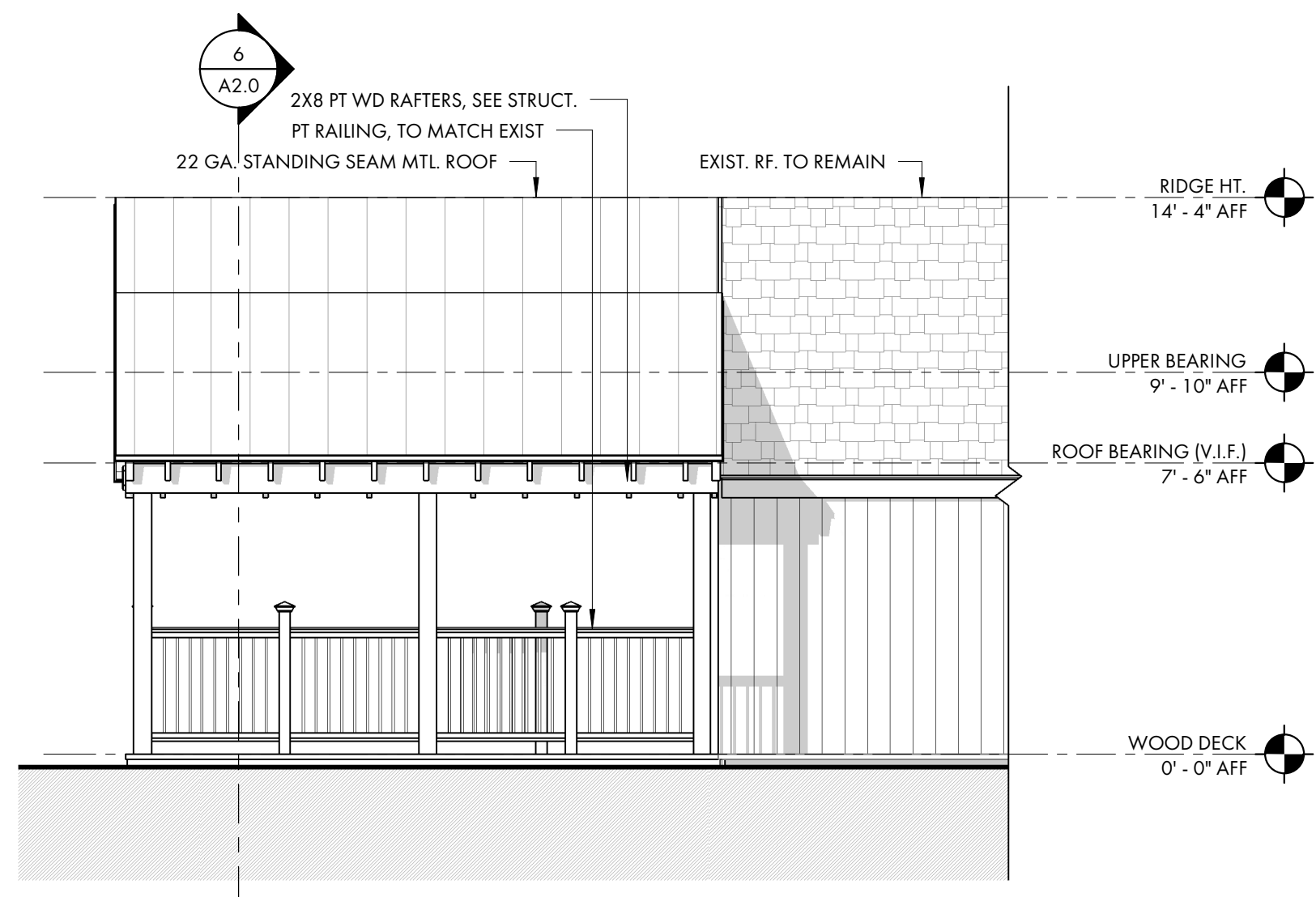
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1" = 1'-0"



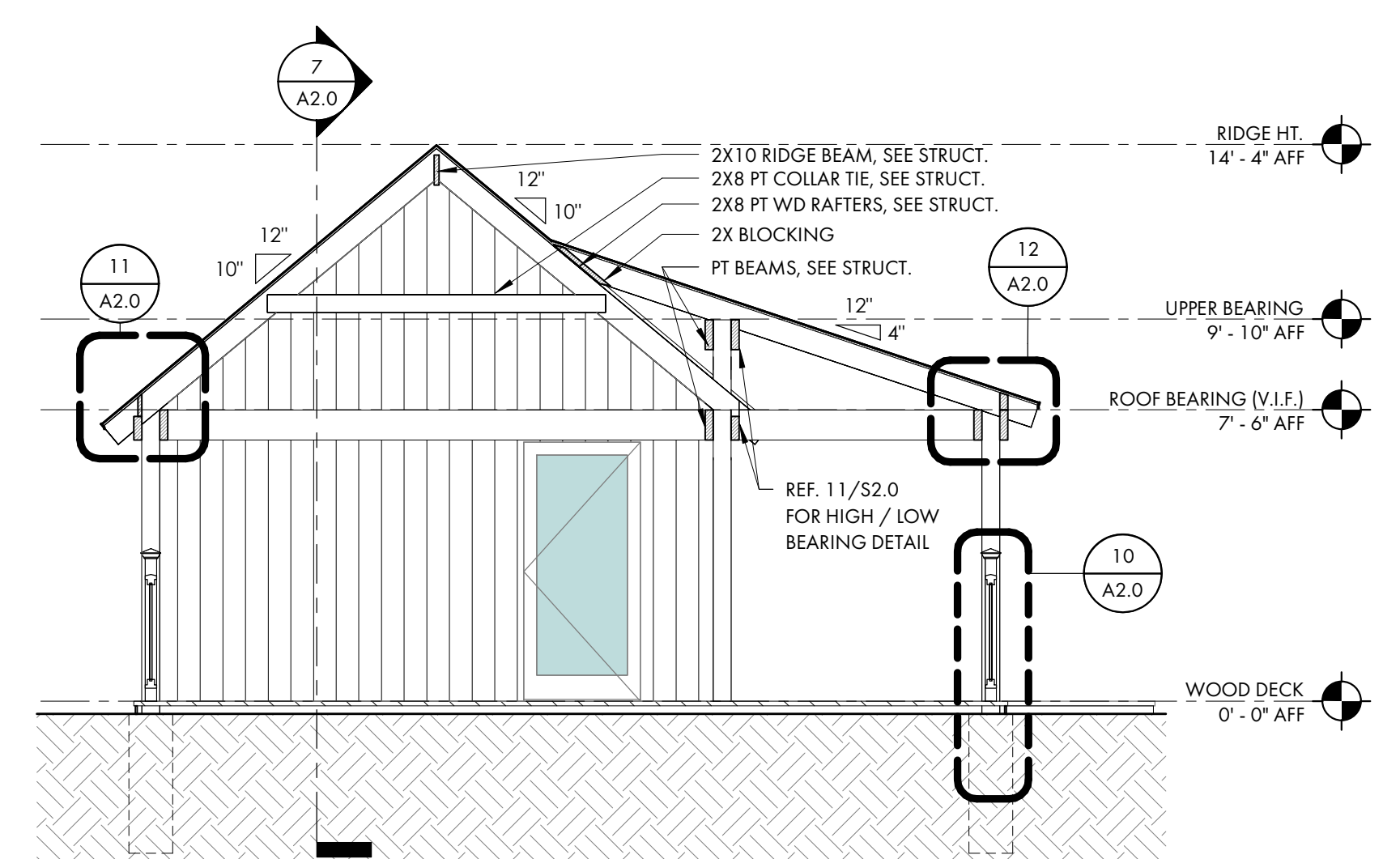
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A2.0
1/4" = 1'-0"



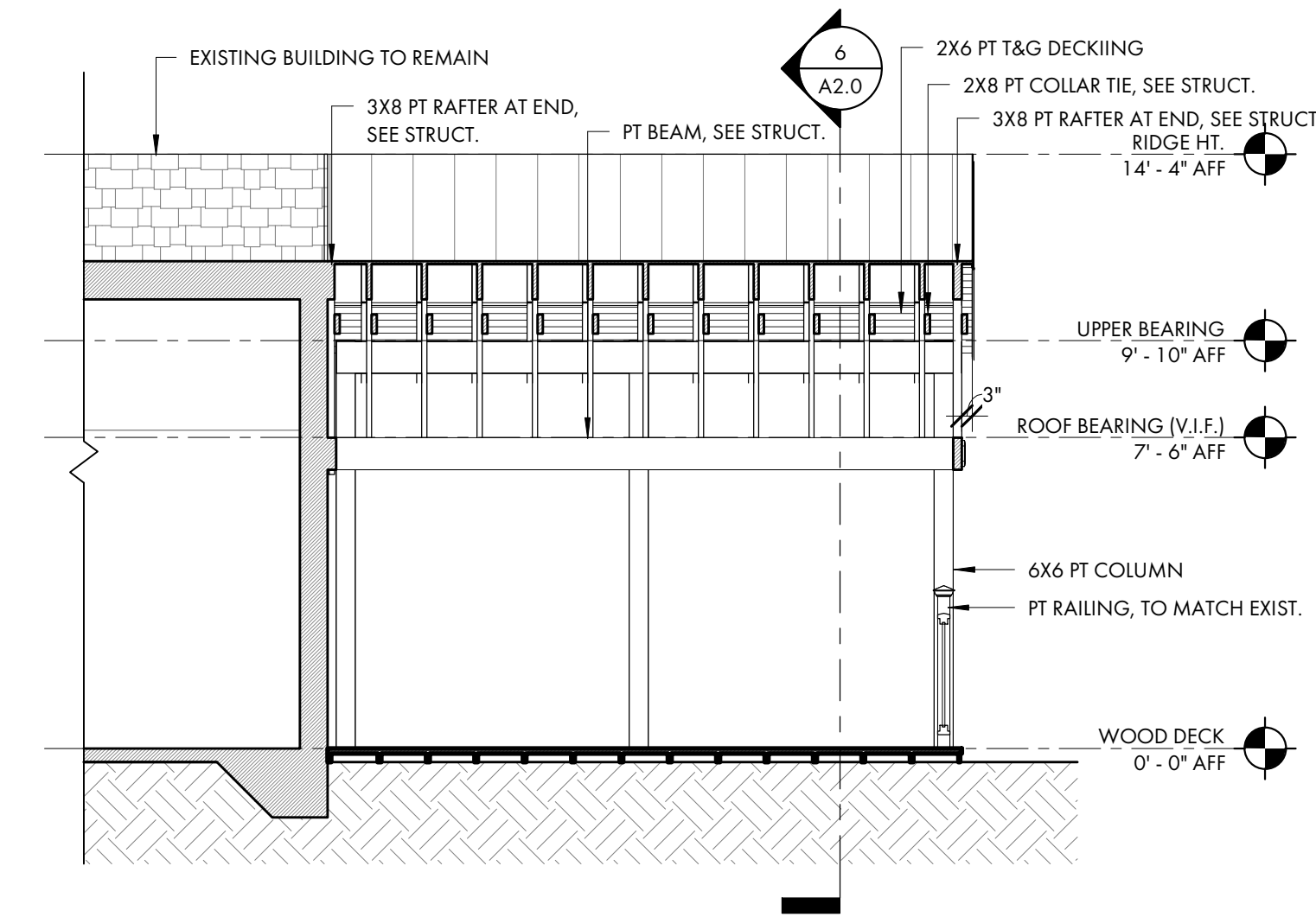
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A2.0
1/4" = 1'-0"



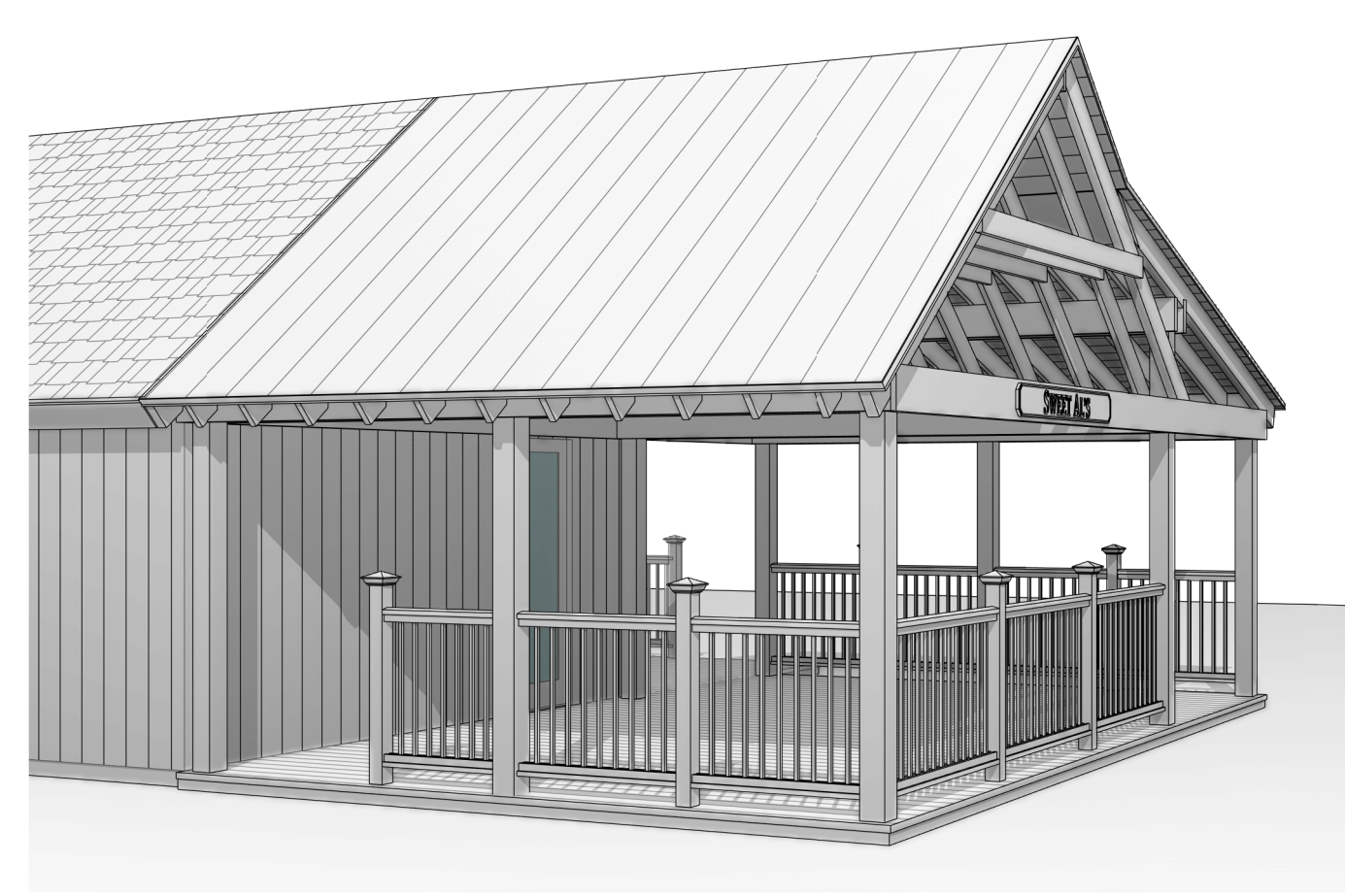
5 RIGHT ELEVATION
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1/4" = 1'-0"



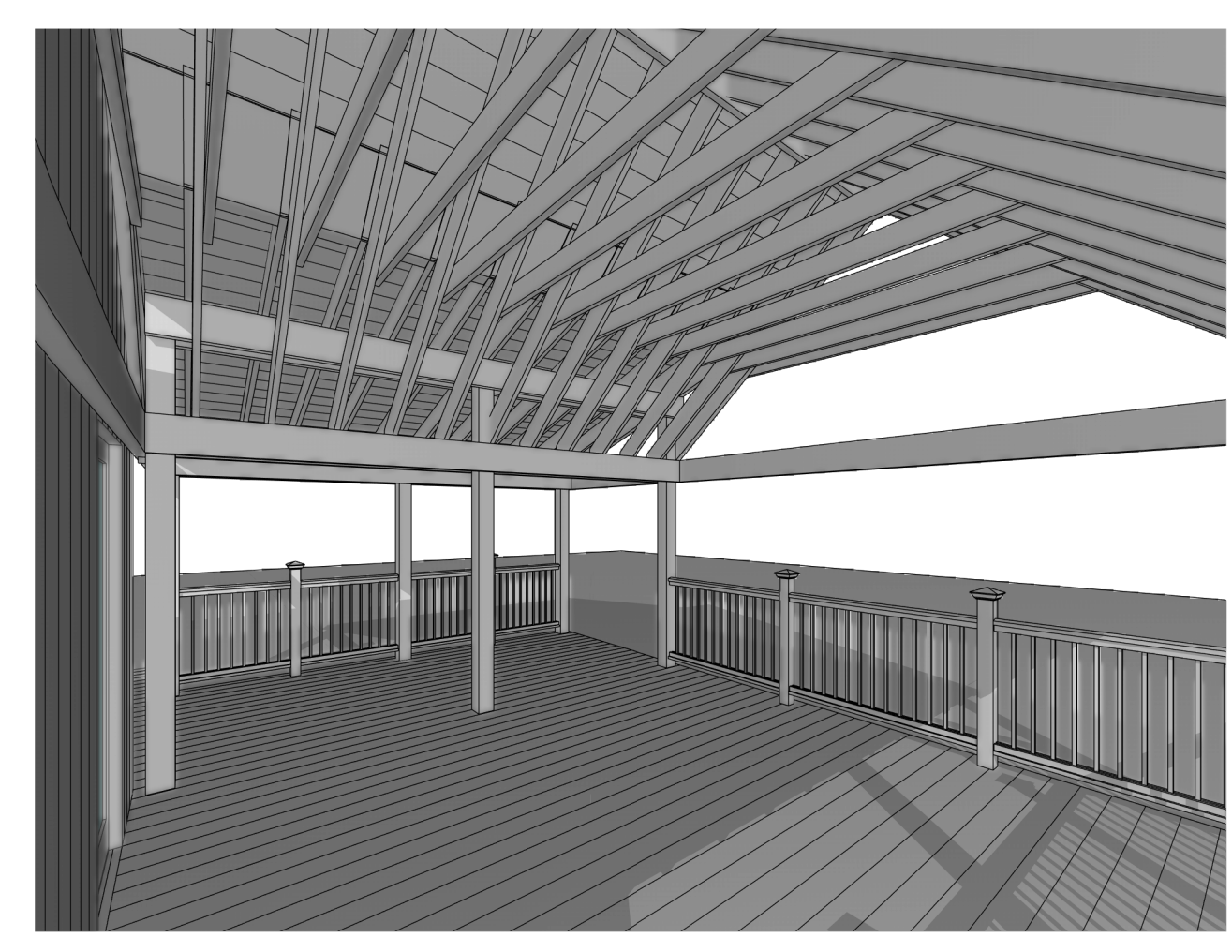
6 BUILDING SECTION A
A2.0
1/4" = 1'-0"



7 BUILDING SECTION B
A2.0
1/4" = 1'-0"



8 PERSPECTIVE A
A2.0
1/4" = 1'-0"



9 PERSPECTIVE B
A2.0
1/4" = 1'-0"

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PROJECT INFO

Date	05.30.2025
Project No.	25-021

ISSUE

NO.	REV.	DATE	DESCRIPTION
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SHEET TITLE

FLOOR PLAN, ELEVATIONS, SECTIONS AND DETAILS

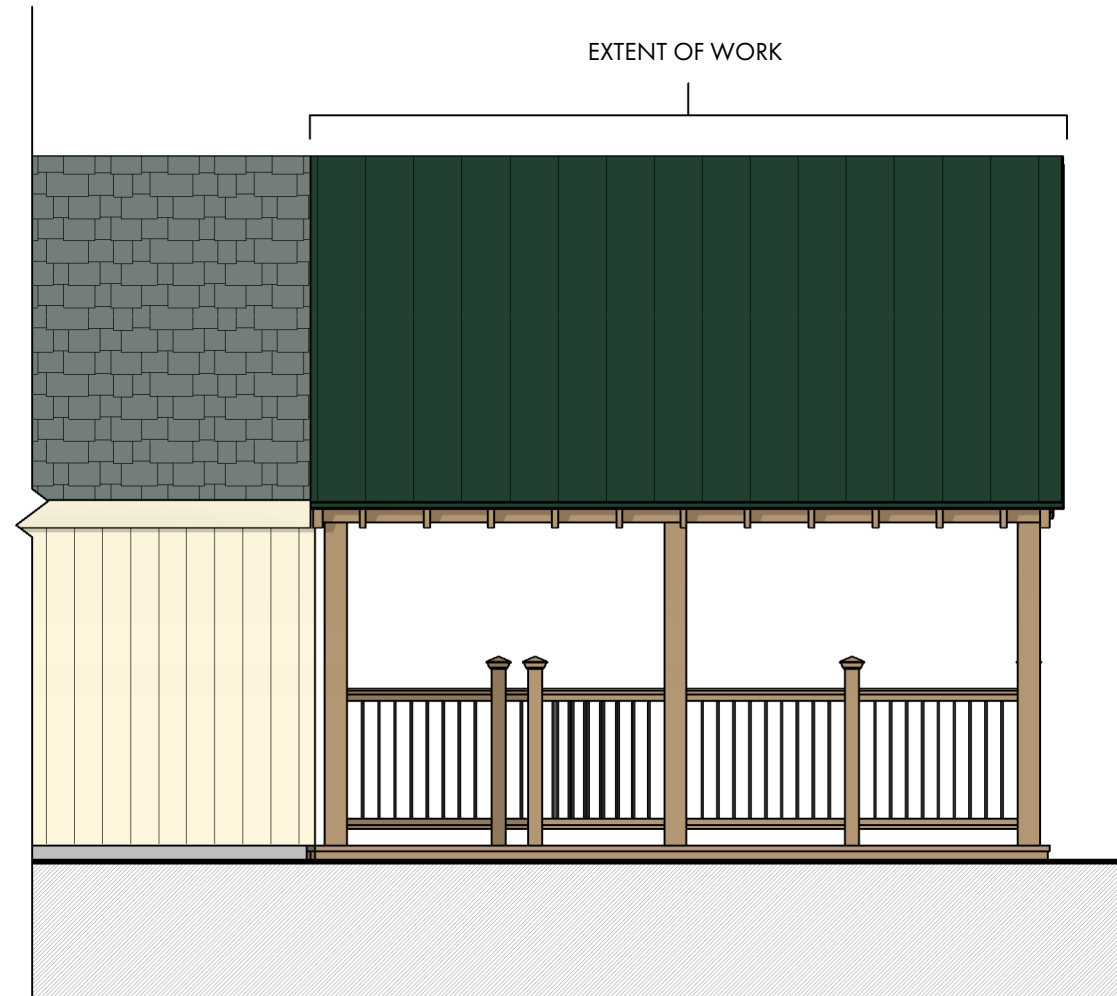
METAL ROOF

SENTRICALD - CLASSIC GREEN, TO MATCH EXIST. DEVELOPMENT



COLUMNS, BEAMS, RAFTERS & RAILINGS

PRESSURE TREATED WOOD



SWEET AL'S CAFE PAVILION RENOVATION

03.10.2026

STRUCTURAL NOTES

GENERAL REQUIREMENTS

- WHERE A SECTION OR DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR CONDITIONS.
- COORDINATE ALL LIMITS AND DEPTHS OF DEPRESSIONS FOR FLOOR FINISHES WITH ARCHITECTURAL DRAWINGS AND SCHEDULES. LIMITS SHOWN ON STRUCTURAL DRAWINGS ARE SCHEMATIC.
- THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS SHOWN ON PLANS.
- CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN HEREIN WITH ARCHITECTURAL PLANS, SECTIONS, AND DETAILS PRIOR TO CONSTRUCTION OR MATERIAL PURCHASE AND SHALL NOTIFY ARCHITECT OR ENGINEER IN WRITING OF DISCREPANCIES. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS NOT SHOWN HEREIN.
- DIMENSIONS INDICATED RELATIVE TO AN EXISTING STRUCTURE ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OR MATERIALS PURCHASE. CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER IN WRITING OF DISCREPANCIES.
- SPECIFIED ANCHOR SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. SPECIAL ATTENTION SHALL BE GIVEN TO THE DRILLING, CLEANING, AND PREPARATION OF HOLES. WHERE ADHESIVE ANCHORS ARE SHOWN, SPECIAL ATTENTION SHALL BE GIVEN TO THE REQUIRED MIXING, APPLICATION, AND CURING TIME OF ADHESIVE TYPE SPECIFIED.

FOUNDATIONS

- FOUNDATIONS HAVE BEEN DESIGNED FOR 1,500 PSF MINIMUM ALLOWABLE SOIL BEARING PRESSURE.
- REMOVE ALL WATER SOFTENED SOILS FROM FOOTING EXCAVATIONS PRIOR TO PLACING CONCRETE. FILL REMAINING VOIDS WITH ADDITIONAL CONCRETE.
- PROVIDE 1/2" EXPANSION JOINT FILLER AROUND PERIMETER OF SLABS WHERE THEY ABUT VERTICAL SURFACES AND AT COLUMN ISOLATION JOINTS AS DETAILED.

CAST-IN-PLACE REINFORCED CONCRETE

- THE FOLLOWING ACI STANDARDS (LATEST EDITION) APPLY:
 - ACI 318 - CODE
 - ACI 315 - DETAILING
 - ACI 301 - SPECIFICATIONS
 - ACI 304 - PLACING
 - ACI 347 - FORMWORK
 - ACI 211.1 - MIX PROPORTIONING
 - ACI 305 - HOT WEATHER CONCRETING
 - ACI 306 - COLD WEATHER CONCRETING
- ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (145 PCF) WITH MIXES MEETING THE FOLLOWING CRITERIA:

STRUCTURAL ELEMENT	28 DAY COMPRESSIVE STRENGTH
FOOTINGS, GRADE BEAMS & FOUNDATION WALLS	3,000 PSI
SLAB ON GRADE	3,000 PSI
ELEVATED SLABS & BEAMS	4,000 PSI
COLUMNS	4,000 PSI
- SLUMP SHALL NOT EXCEED 5". SLUMP TESTS SHALL BE PERFORMED ON EACH TRUCK LOAD AND CONFORM TO ASTM C143.

NOTE: THE PURPOSE OF THIS PROJECT AS WE UNDERSTAND IT IS TO REPLACE AN EXISTING CANVAS & METAL ROOF STRUCTURE INSTALLED AT THE FRONT OF AN EXISTING RESTAURANT TO COVER A DECK WITH SITTING AREAS. THE REPLACEMENT STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE CURRENT CODES AS LISTED ON THIS SHEET. THE DESIGN FOR THIS STRUCTURE UTILIZES THE NEW ELEMENTS TO SUPPORT ALL LOADINGS AND DOES NOT TRANSFER ANY LOADING BACK TO THE EXISTING STRUCTURE.

THIS PROPOSED SCOPE OF THIS PROJECT DOES NOT REDUCE THE CAPACITY OR INCREASE THE APPLIED LOADING TO THE EXISTING BUILDING, THEREFORE CONSIDERATION OF THIS STRUCTURE HAS NOT BEEN INCLUDED IN OUR WORK.

DIMENSIONAL LUMBER FRAMING

- ALL STRUCTURAL LUMBER DESIGN SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS-2018).
- LOCATION, NUMBER, AND DIMENSIONS OF FRAMING MEMBERS SHOW GENERAL ARRANGEMENT ONLY. ACTUAL SPANS, SPACING, ETC. SHALL BE DETERMINED FROM ARCHITECTURAL DETAILS.
- SEE ARCHITECTURAL PLANS AND DETAILS FOR EDGE SECTIONS, HEADER AND LINTEL LOCATIONS, AND ALL NON-STRUCTURAL FRAMING AND TRIM.
- ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALLOWABLE STRESS REQUIREMENTS OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE "SCHEDULE OF REQUIRED STRESS VALUES".
- ALL STUD AND WALL FRAMING SHALL BE NO. 2 GRADE SOUTHERN YELLOW PINE (SYP). "STUD" GRADE MATERIAL IS STRICTLY PROHIBITED FROM USE.
- ALL JOIST, RAFTER & MISC. FRAMING SHALL BE NO. 2 GRADE SOUTHERN YELLOW PINE. PROVIDE FULL-DEPTH BLOCKING AT ENDS. PROVIDE FULL-DEPTH (OR METAL) BRIDGING AT MIDSPAN AND AT A MAXIMUM SPACING OF 8'-0" O.C. IN BETWEEN.
- ALL LUMBER EXPOSED TO EXTERIOR ENVIRONMENT OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED TO A MINIMUM RETENTION OF 0.25 lbs. OF ACQ PER CUBIC FOOT OF WOOD, AND EACH PIECE SHALL BEAR THE THIRD PARTY QUALITY MARK, "ABOVE GRADE USE". ALL LUMBER IN CONTACT WITH THE GROUND SHALL BE PRESSURE TREATED TO A MINIMUM RETENTION OF 0.40 lbs. OF ACQ PER CUBIC FOOT OF WOOD, AND EACH PIECE SHALL BEAR THE THIRD PARTY QUALITY MARK, "GROUND CONTACT USE". REFERENCE STANDARD AWPAC C2 AND ASTM D1760 FOR PRESSURE TREATMENT OF TIMBER PRODUCTS.
- WHERE POSSIBLE ALL CUTS AND HOLES SHOULD BE COMPLETED BEFORE TREATMENT. CUTS AND HOLES DUE TO ON-SITE FABRICATION SHALL BE BRUSHED WITH 2 COATS OF COPPER NAPHTHENATE SOLUTION CONTAINING A MINIMUM OF 2% METALLIC COPPER IN SOLUTION (PER AWPAS STD. M4).
- THE CONTRACTOR SHALL CAREFULLY SELECT LUMBER TO BE USED IN LOAD BEARING APPLICATIONS. THE LENGTH OF SPLIT ON THE WIDE FACE OF 2" NOMINAL LOAD BEARING FRAMING SHALL BE LIMITED TO LESS THAN 1/2 OF THE WIDE FACE DIMENSION. THE LENGTH OF SPLIT ON THE WIDE FACE OF 3" (NOMINAL) AND THICKER LUMBER SHALL BE LIMITED TO HALF OF THE NARROW FACE DIMENSIONS.
- ALL WOOD JOISTS AND HEADERS WHICH FRAME INTO BEAMS SHALL BE SUPPORTED BY SIMPSON LUS HANGERS WITH THE SAME WIDTH AND DEPTH OF THE MEMBER. U.N.O. USE HANGERS WITH CONCEALED FLANGES WHERE THE CONNECTOR CANNOT BE HIDDEN BY WOOD TRIM OR THE SUPPORT MEMBER IS WIDER THAN THE STANDARD FLANGE.
- PROVIDE NAILING PATTERN IN COMPLIANCE WITH IBC RECOMMENDED FASTENING SCHEDULE.
- LOAD BEARING STUD WALLS SHALL BE CONTINUOUSLY BRIDGED AT MID-HEIGHT AND UNSUPPORTED PLYWOOD WALL SHEATHING JOINTS WITH SOLID WOOD BLOCKING, U.N.O.
- NO CUTS, HOLES, OR COPIES IN STRUCTURAL WOOD FRAMING SHALL BE PERMITTED WITHOUT PRIOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER AND ARCHITECT.
- PROVIDE FULL-DEPTH BLOCKING AT ENDS OF RAFTERS AND JOISTS. PROVIDE FULL-DEPTH (OR METAL) BRIDGING AT MIDSPAN AND AT A MAXIMUM SPACING OF 8'-0" O.C. IN BETWEEN.
- STRUCTURAL STEEL PLATE CONNECTORS SHALL CONFORM TO ASTM A36 SPECIFICATIONS AND BE 1/4" THICK UNLESS OTHERWISE INDICATED. BOLTS CONNECTING WOOD MEMBERS SHALL BE PER ASTM A307 AND BE 3/4" DIAMETER UNLESS OTHERWISE INDICATED. PROVIDE WASHERS FOR ALL BOLT HEADS AND NUTS IN CONTACT WITH WOOD SURFACES.
- BOLT HOLES SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SNUG TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.
- HOLES AND NOTCHES DRILLED OR CUT INTO WOOD FRAMING SHALL NOT EXCEED THE REQUIREMENTS OF IBC, SECTION 23.
- ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS, AND OTHER MISCELLANEOUS HARDWARE INSTALLED IN PRESSURE TREATED LUMBER, SHALL BE HOT DIP GALVANIZED.
- ADEQUATE BRACING SHALL BE PROVIDED UNTIL PERMANENT BRACING AND/OR DIAPHRAGMS ARE INSTALLED.
- OVERLAP ALL TOP PLATES AT CORNERS.
- JOINTS IN THE DOUBLE TOP PLATES OF WALLS SHALL BE OFFSET A MINIMUM LAP LENGTH OF 4'-0" & NAILED WITH NOT LESS THAN (15)-16d FACE NAILS ON EACH SIDE OF THE JOINT.
- ALL BEAMS SHALL HAVE LATERAL SUPPORT AT THE COMPRESSION EDGE AT A MAXIMUM OF 24" O.C. AND AT BEARING POINTS, WITH A MINIMUM BEARING LENGTH OF 3 1/2".
- PROVIDE DOUBLE JOISTS OR SOLID BLOCKING AT 24" O.C. UNDER ALL PARTITIONS AND TO SUPPORT CONCENTRATED LOADS FROM FRAMING ABOVE UNLESS NOTED OTHERWISE.
- PROVIDE DOUBLE HEADER BEAMS OF THE SAME SIZE AS JOISTS OR RAFTERS TO FRAME AROUND OPENINGS IN PLYWOOD DECK UNLESS OTHERWISE INDICATED.
- PROVIDE DOUBLE LAYER PLYWOOD UNDER ALL CERAMIC OR STONE TILE FLOORS.
- PROVIDE HEADERS, BRIDGING, CONNECTORS, BLOCKING, TRIMMERS, ETC. AS REQUIRED AND RECOMMENDED BY AITC TIMBER CONSTRUCTION STANDARDS AND 2021 SCBC U.N.O.
- WOOD FRAMING MATERIALS:
 - ALL DIMENSIONAL LUMBER SHALL BE #2 SYP KD OR BETTER AND PROVIDE NOT LESS THAN THE FOLLOWING ALLOWABLE STRESSES:

$F_b = 1,000$ PSI
$F_x = 600$ PSI
$E = 1,400,000$ PSI
$F_c = 1,400$ PSI
$F_{cp} = 565$ PSI
 - SHEATHING:

WALLS.....APA RATED SHEATHING, EXPOSURE 1 OR EXTERIOR;
ROOF.....APA RATED SHEATHING, EXPOSURE 1, 2, OR EXTERIOR;
FLOOR.....APA RATED STURD-I-FLOOR;
 - ALL BOLTS SHALL BE ASTM A307 WITH WASHERS, GALVANIZED;
 - NAILS IN ACCORDANCE WITH MINIMUM NAILING REQUIREMENTS OF SCBC EXCEPT WHERE NOTED IN DETAILS OR SPECIFICATIONS. ALL NAILS TO BE GALVANIZED.

PLYWOOD / GYP. BOARD SHEATHING

- ALL PLYWOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS.
- ALL ROOF PANEL SHEATHING SHALL BE PER PLAN. SUITABLE EDGE SUPPORT SHALL BE PROVIDED BY THE USE OF PANEL CLIPS OR BLOCKING BETWEEN FRAMING.
- INSTALL ALL PLYWOOD SHEATHING AT ROOF WITH THE LONG DIMENSIONS OF THE PANEL ACROSS SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. STAGGER PANEL END JOINTS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE SHEATHING MANUFACTURER.
- ALL NAILS SHALL NOT BE OVERDRIVEN.
- PROVIDE BLOCKING AT UNSUPPORTED PANEL EDGES AS FOLLOWS:

ROOFS - ONLY WHERE INDICATED ON PLAN

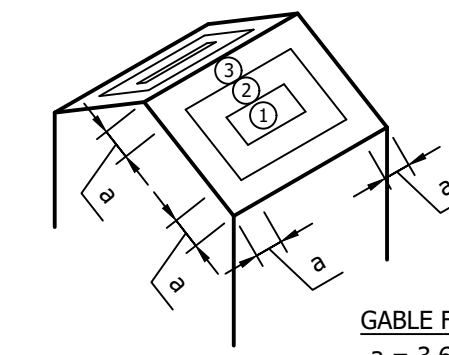
- ALL PLYWOOD AND SHEATHING SHALL BE APA RATED, BEAR THE STAMP OF AN APPROVED TESTING AGENCY, AND SHALL BE FABRICATED WITH EXTERIOR GLUE. NAILS AT ABUTTING PLYWOOD EDGES MUST PENETRATE THE SAME PIECE OF FRAMING OR BLOCKING.
- PERIMETER OF ANY OPENINGS SHALL BE FASTENED AS BOUNDARY NAILING.
- OPENINGS WITH A DIMENSION PERPENDICULAR TO THE JOISTS GREATER THAN 4'-0" SHALL BE BLOCKED BEYOND THE HEADERS, AND METAL TIES NOT LESS THAN 16 GAGE BY 1 1/2" WIDE WITH (8)-16d COMMON NAILS ON EACH SIDE OF THE HEADER-JOIST INTERSECTION SHALL BE PROVIDED.

STRUCTURAL DESIGN CRITERIA

- BUILDING CODE:
2021 SOUTH CAROLINA BUILDING CODE (SCBC)
- GRAVITY LOADS (ASCE 7-16):

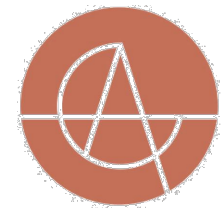
ROOF	DISTRIBUTED
	LL = 20 PSF
	DL = 20 PSF

COLLATERAL LOAD CL = 5 PSF
- WIND LOADS (ASCE 7-16/ 2021 SCBC):
BASIC DESIGN WIND SPEED, V = 145mph
ALLOWABLE STRESS DESIGN WIND SPEED, V_{ASD} = 112mph
RISK CATEGORY II
WIND EXPOSURE C
INTERNAL PRESSURE COEFFICIENT, GC*pi = ±0.00
- SEISMIC LOADS (ASCE 7-16/ 2021 SCBC):
RISK CATEGORY II
SEISMIC IMPORTANCE FACTOR, I_e = 1.00
MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS:
S_{DS} = 0.55g; S₁ = 0.14g
SITE CLASS D
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS:
S_{DS} = 0.38g; S₁ = 0.20g
SEISMIC DESIGN CATEGORY D
BASIC SEISMIC FORCE-RESISTING SYSTEM:
TIMBER CANTILEVERED COLUMN SYSTEM
DESIGN BASE SHEAR:
V = CSW
W = EFFECTIVE SEISMIC MASS
SEISMIC RESPONSE COEFFICIENT, C_s = 0.25
RESPONSE MODIFICATION FACTOR, R = 16.5
ANALYSIS PROCEDURE:
EQUIVALENT LATERAL FORCE METHOD
- SNOW LOAD (ASCE 7-16):
GROUND SNOW LOAD P_g = 0 PSF
- RAIN LOAD DATA 2021 SCBC:
RAIN INTENSITY i = 4.5 in/hr



COMPONENTS & CLADDING
WIND PRESSURES (PSF)

ROOF: 7 TO 45 DEGREES	ZONE	AREA(SF)	+P	-P	ASD +P	ASD -P
	1	10	19.6	49.2	16.0	29.52
1	20	19.6	49.2	16.0	29.52	
1	50	19.6	49.2	16.0	29.52	
1	100	19.6	49.2	16.0	29.52	
2	10	31.4	73.9	18.84	44.34	
2	20	31.4	73.9	18.84	44.34	
2	50	31.4	73.9	18.84	44.34	
2	100	19.6	49.2	16.0	29.52	
3	10	39.3	98.5	23.58	59.1	
3	20	31.4	73.9	18.84	44.34	
3	50	31.4	73.9	18.84	44.34	
3	100	19.6	49.2	16.0	29.52	

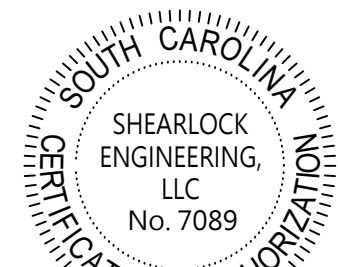


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GROUP

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BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

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SWEET AL'S CAFE PAVILION
RENOVATION
1 NORTH BEACH DRIVE UNIT 1A
HILTON HEAD ISLAND, SOUTH CAROLINA 29928



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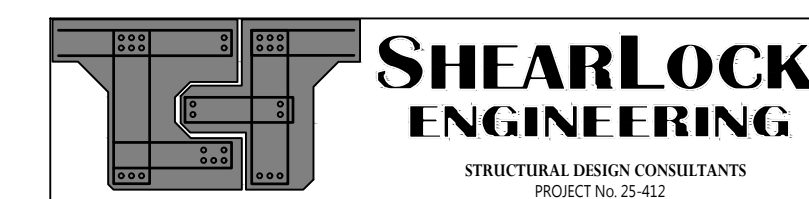
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05.30.2025

Project No.
24-021

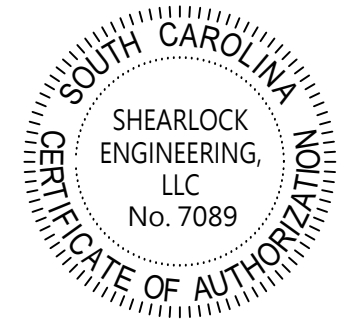
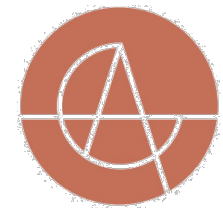
ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE



STRUCTURAL
NOTES
S1.0



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PROJECT INFO

Date: 05.30.2025
Project No.: 24-021
ISSUE

Table with 3 columns: NO., REV., DATE, DESCRIPTION

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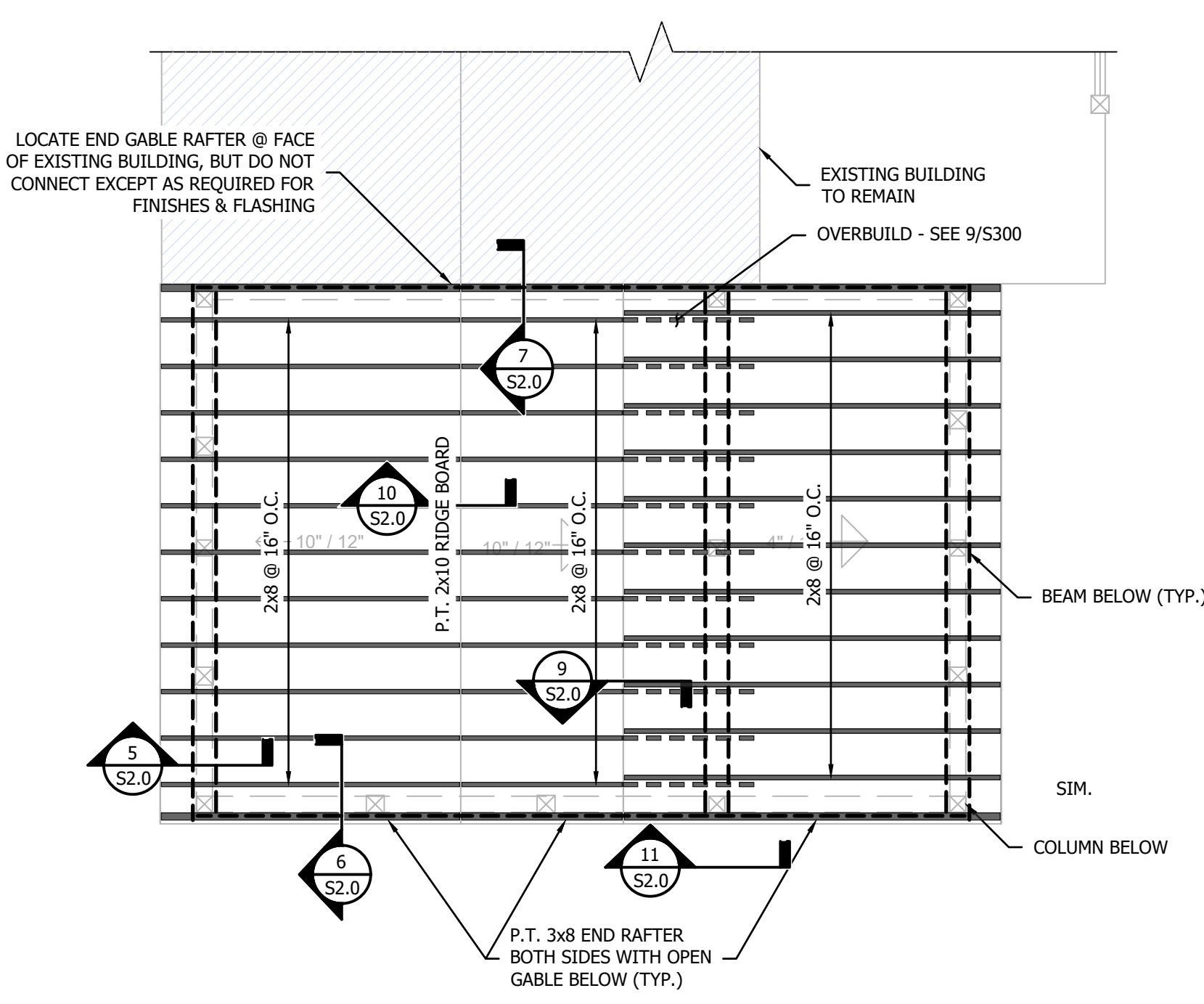
STRUCTURAL PLANS & DETAILS
S2.0

GENERAL LEGEND table with symbols for Column Footing, Footing Mark, and Column Mark.

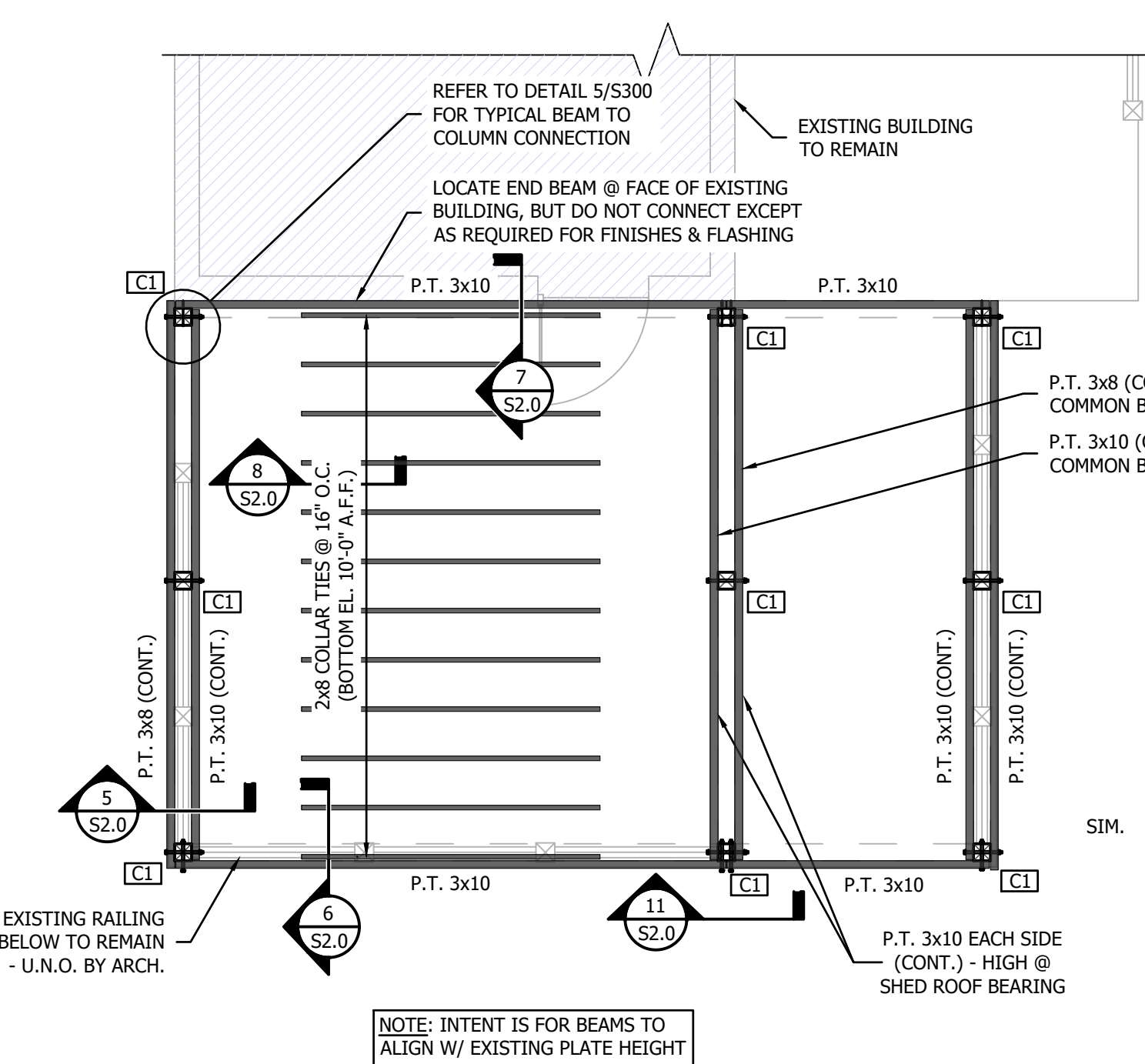
FOOTING SCHEDULE table with columns: MARK, W, L, T, 'A' BARS, 'B' BARS.

COLUMN SCHEDULE table with columns: MARK, COLUMN TYPE.

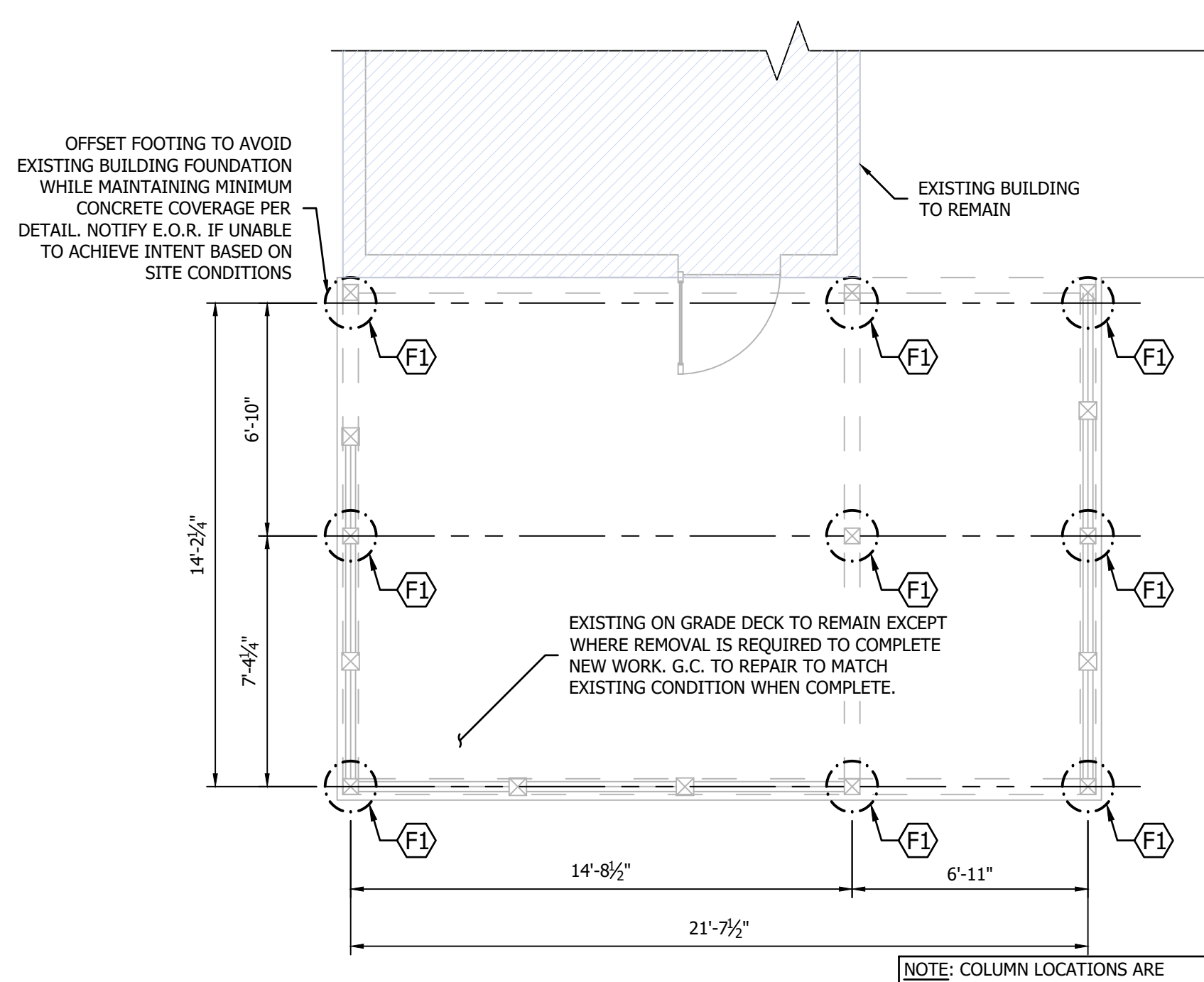
FRAMING NOTES: 1. ROOF SHEATHING: P.T. SYP #2 GRADE 2x6 T&G DECKING SPANNING OVER (3) RAFTERS (MIN.) & FASTENED W/ (2) #12 WOOD SCREWS @ EACH RAFTER (16" O.C. MIN.)



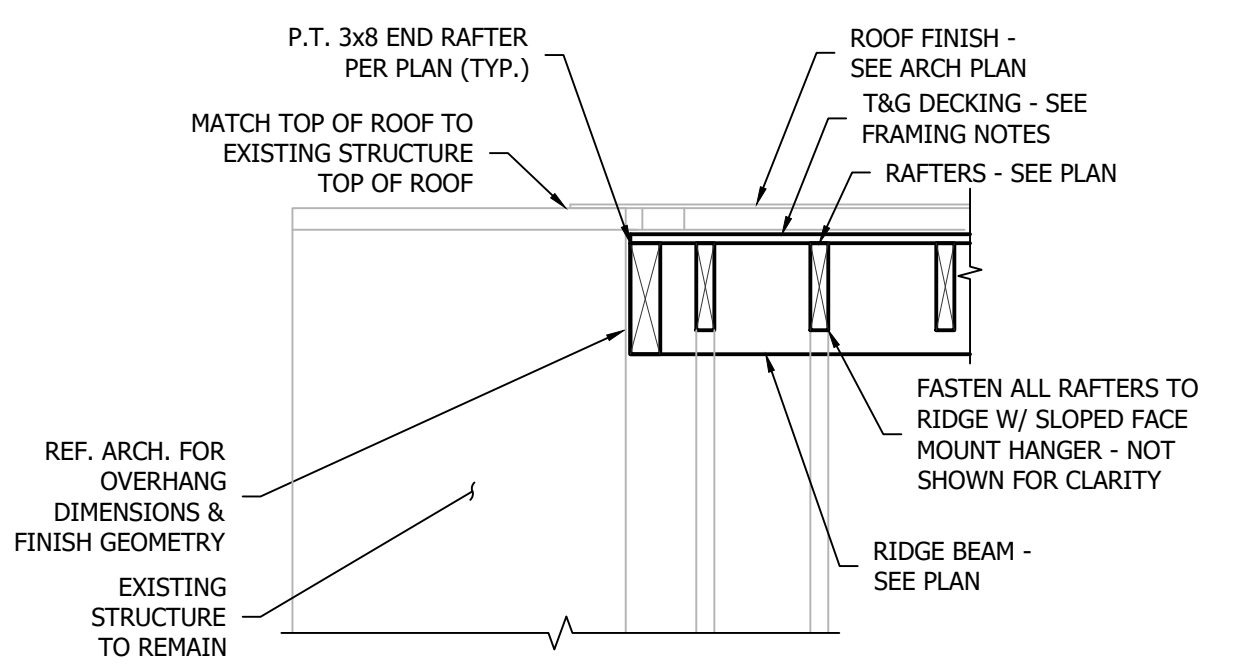
3 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



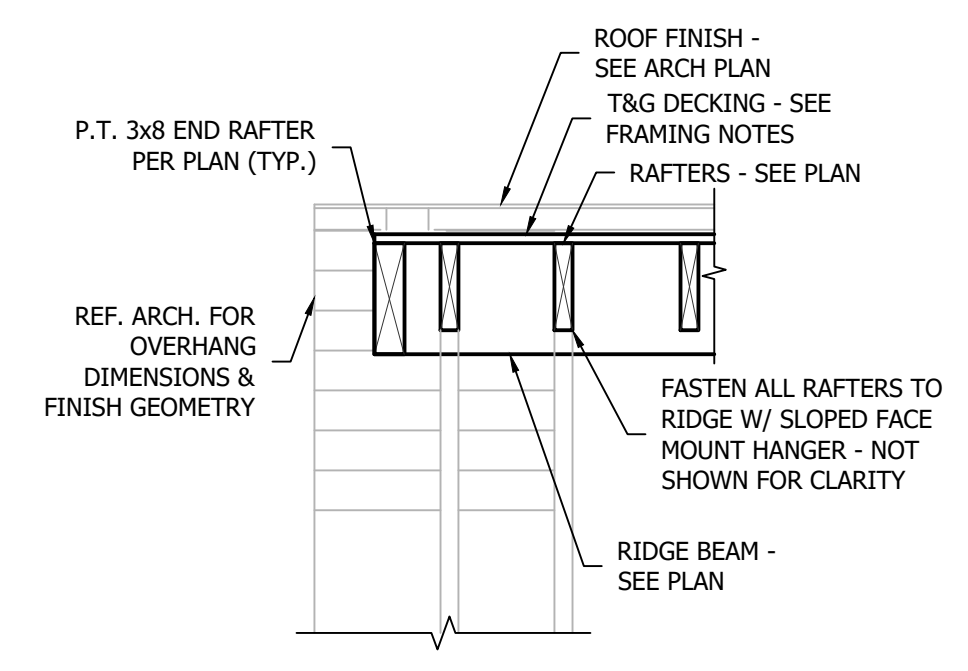
2 BEAM FRAMING PLAN
SCALE: 1/4" = 1'-0"



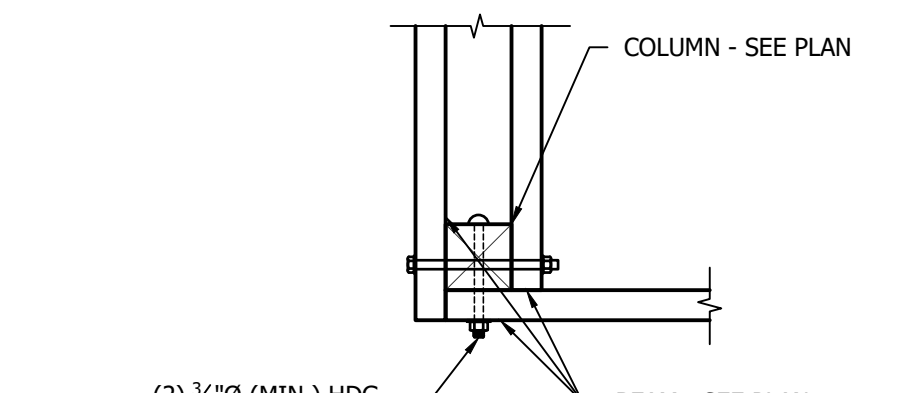
1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



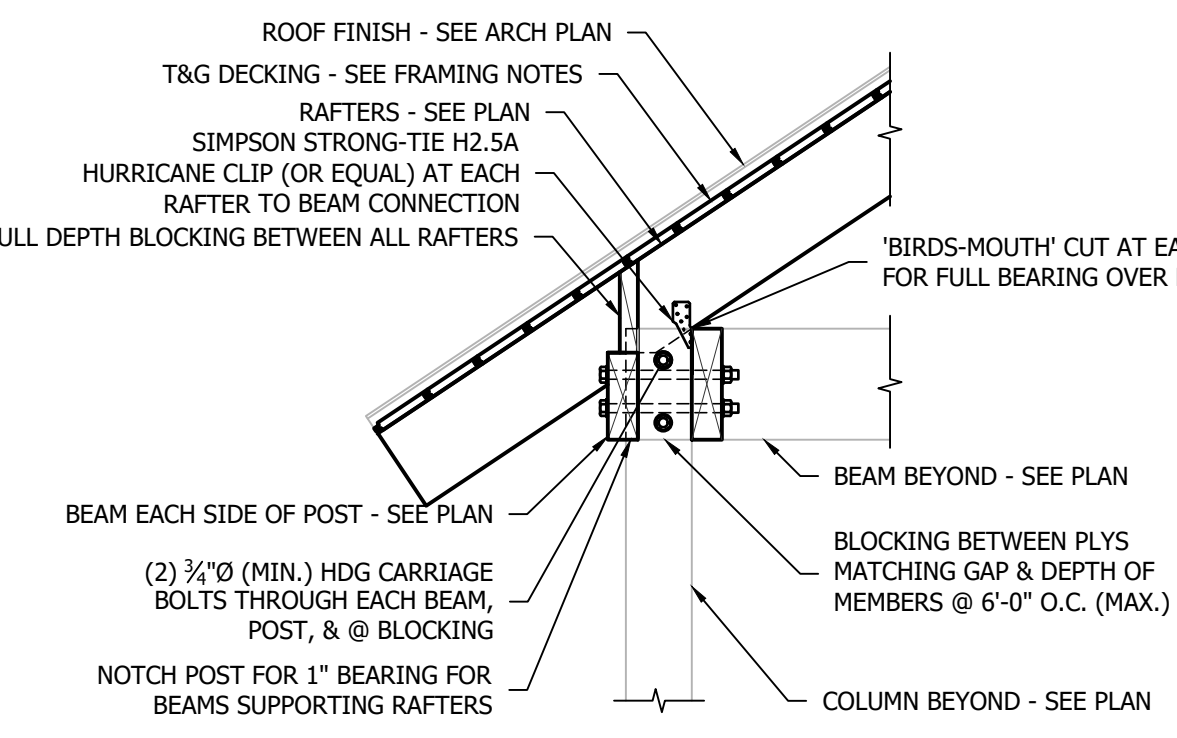
7 DETAIL AT GABLE END
NOT TO SCALE



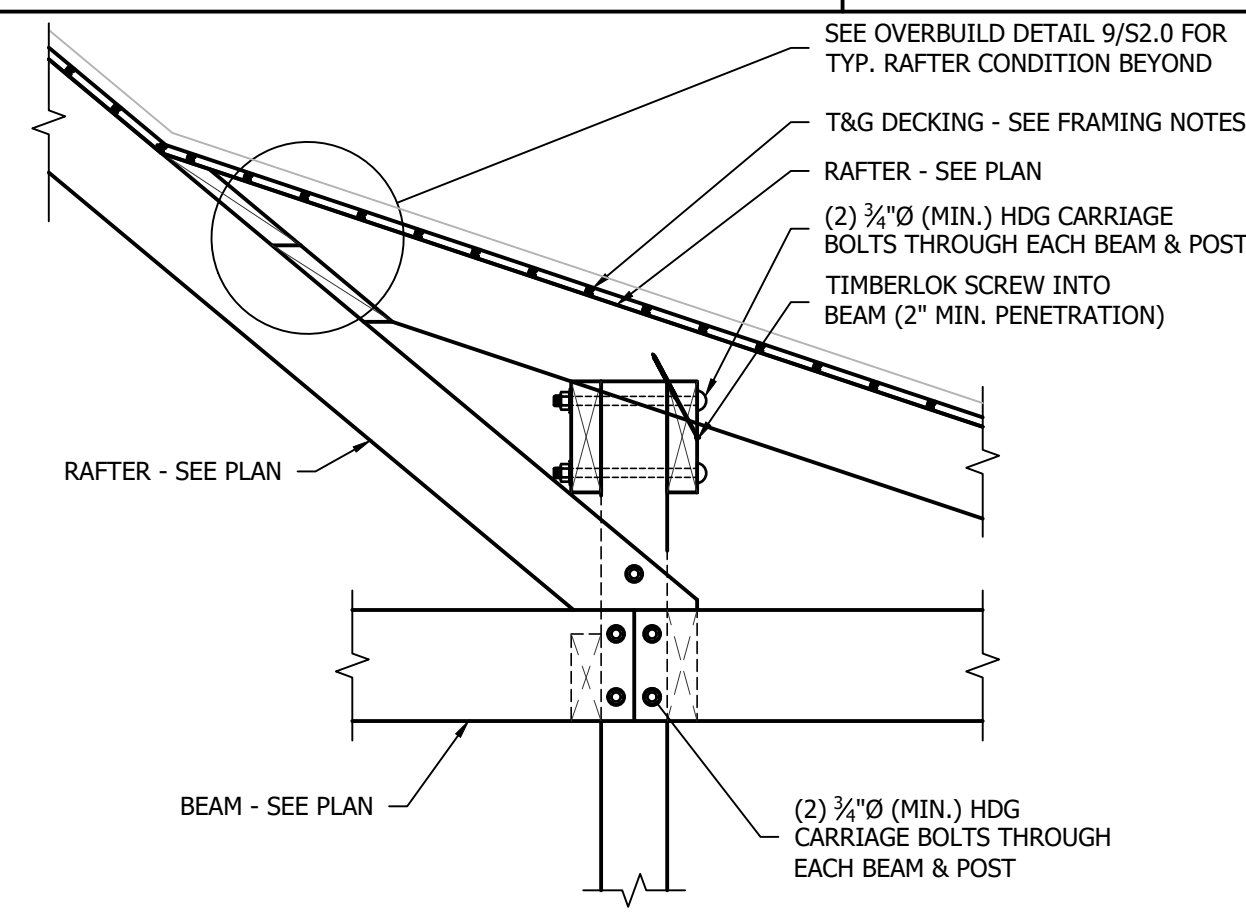
6 DETAIL AT GABLE END
NOT TO SCALE



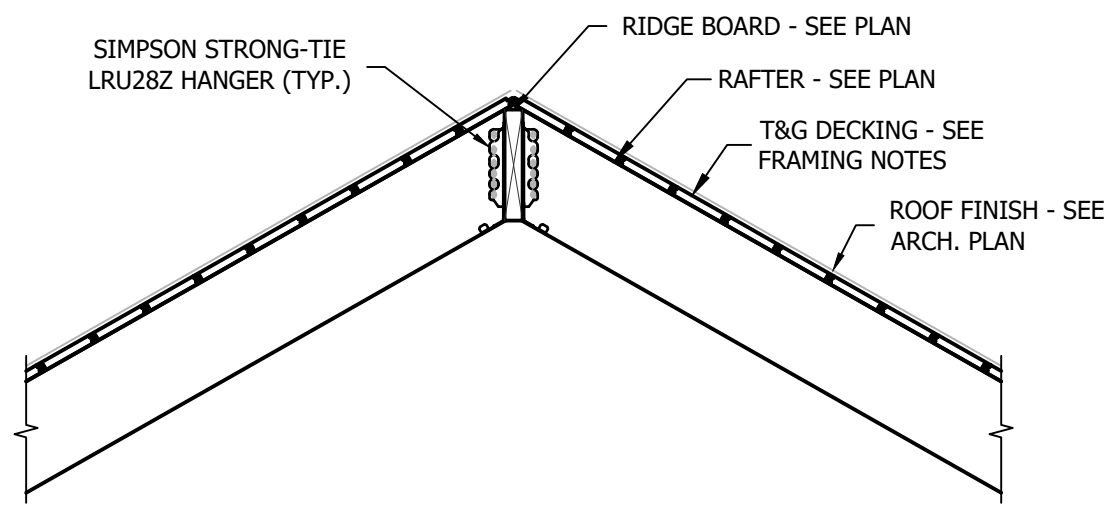
5 DETAIL AT BEAM SPLICE @ CORNER
NOT TO SCALE



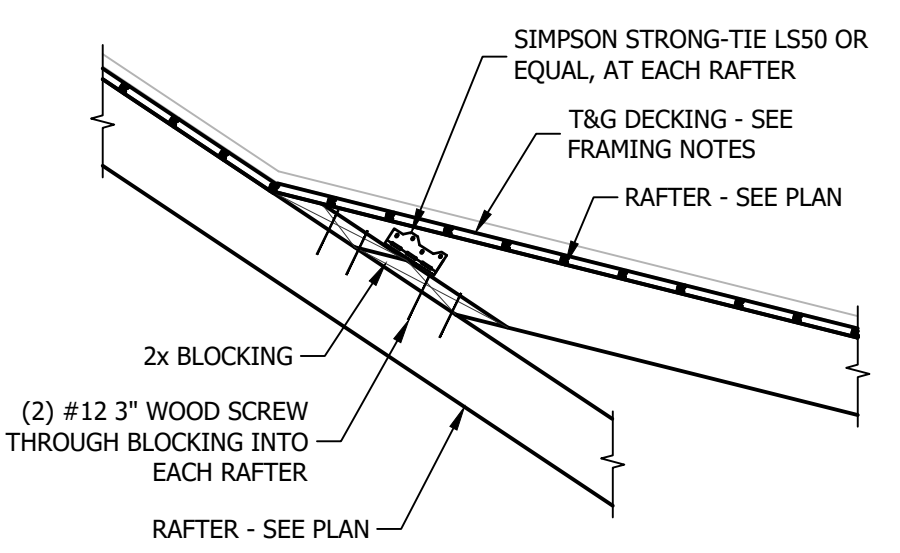
4 EMBEDDED POST FOUNDATION
NOT TO SCALE



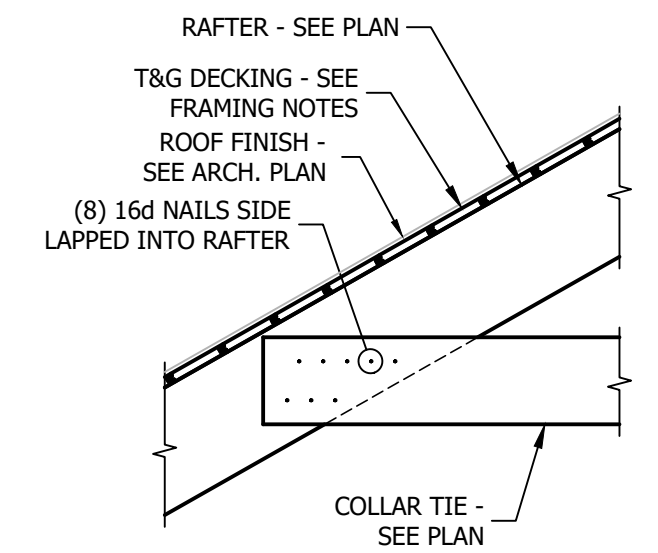
11 BEAM CONNECTION HIGH & LOW
NOT TO SCALE



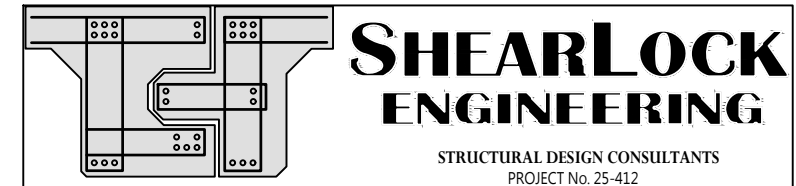
10 CONNECTION AT LVL RIDGE BEAM
NOT TO SCALE



9 DETAIL AT OVERBUILT SHED ROOF
NOT TO SCALE



8 TYPICAL SIDELAP DETAIL
NOT TO SCALE



**1 North Forest Beach Unit: A1
Sweet Al's Cafe Pavilion
Alteration
Staff Comments
March 25,2026
DRB-000266-2026**

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: 1 North Forest Beach Unit: A1

DRB-000266-2026

DATE: 03/25/2026

CATEGORY: Alteration

RECOMMENDATION: Approval Approval with Conditions Denial

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Existing Conditions match As-Built	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dimensioned Details and of Sections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Detail Illustrating Connection to Existing Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
New Building Details Match Existing Building Details	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades shall have equal design characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forms and details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessory elements are designed to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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"/>	Provide additional plantings.
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"/>	
Landscape is designed so that it may be maintained in its natural shape and size	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a Landscape Plan.
Preserves a variety of existing native trees and shrubs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate how you are maintaining or enhancing the existing landscaping at the left side of the entrance and across the sidewalk.
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
A variety of species is selected for texture and color	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Provides overall order and continuity of the Landscape plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Large, grassed lawn areas encompassing a major portion of the site are avoided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

COMMENTS & CONDITIONS

Staff recommend approval of the Alteration submittal for 1 North Forest Beach Unit: A1, with the following conditions:

1. Landscape Plan required. The applicant shall provide a landscape plan indicating the existing landscaping adjacent to the structure and demonstrating how these plantings will be maintained, relocated, or enhanced as part of the proposed alteration.
2. The Design Guide emphasizes that buildings should sit within the landscape, and landscaping should be maintained or enhanced during building alterations.
3. The landscape plan shall include plant species, quantities, and locations to ensure that the building continues to be integrated within the landscape.

4. Any additional information as required by the Board.