



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, March 12, 2024, 2:30 PM

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

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
 - a. Regular Meeting Minutes of February 27, 2024
- 4. Appearance by Citizens**
- 5. Unfinished Business**
- 6. New Business**
 - a. DRB-000265-2024 - Port Royal Maintenance Facility - Conceptual
 - b. DRB-000318-2024 - 70 Marshland Awning - Addition
 - c. DRB-000360-2024 - 8 Executive Park - Zonzibar - Alteration
 - d. DRB-000410-2024 - 36 South Forest Beach Sign System
- 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 Tuesday, February 27, 2024, 2:30 PM Minutes

1. Call to Order

Chairman Foss called the meeting to order at 2:30 PM. Present were: Cathy Foss, Chairman; Judd Carstens, Vice-Chairman; Ryan Bassett; Annette Lippert; John Moleski; Todd Theodore and Tom Parker.

2. Adoption of the Agenda

A motion to approve the Agenda as presented was made by Ms. Lippert and seconded by Mr. Moleski. The motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of February 13, 2024.

A motion to approve the Minutes from the February 13, 2024, meeting as presented as made by Mr. Theodore and seconded by Mr. Carstens. The motion passed unanimously.

4. Appearance by Citizens

Public Comments concerning Agenda Items were to be submitted electronically via the Open Town Hall Portal. None were received and no one spoke at the meeting.

5. Unfinished Business

a. DRB-000275-2024 - 70 Wilborn - Hilton Head Island High School Renovations - Final Review

Alexis Cook, Principal Planner, reported the conceptual review was seen at the December 12, 2023, meeting, and briefly noted the changes made by the applicant as suggested by the board. Staff recommends approval with minor conditions.

Several speakers on behalf of the applicant, Little Construction, presented multiple renderings reflecting the changes suggested by the Board from the December meeting. A lengthy discussion was had by the Board members regarding a few different items.

A motion was made by Ms. Lippert to approve with the following conditions: review of the plant selection on the North Facade, addition of a filter fabric on top of the number 57 stone above sand, confirmation that light fixtures are in the color Dark Bronze, fiber cement panels be revised to a gray rather than the submitted black, conduit be brought to the roundabout, cedars at the separate mechanical building be shifted to the other side

and the viburnums be larger, mechanical building location be explored to see whether it can be shifted further South and confirmation of bench selection be reviewed by staff and Board as well as the brick color selection be closer to brown than red. The motion was seconded by Mr. Moleski and the motion passed unanimously.

6. New Business

a. DRB-002136-2023 - 27 New Orleans Road - Alljoy Donut and Bike Rental - Conceptual Review

Alexis Cook, Principal Planner, presented the application for a conceptual development on New Orleans Road as a second location for the existing business Alljoy Donut Co with the addition of a bike rental service at this potential location. Ms. Cook noted a few items on the conceptual review that will change before the final and the applicant may make use of a courtesy review. Staff recommended a more muted color scheme for the proposed structure to match the existing buildings along this road. Signage options were presented and noted as being in the beginning stages with the request for Board member input before being submitted for approval at a later date. Ms. Cook mentioned the potential for a shared parking agreement with the surrounding businesses. Staff recommends approval on the condition that the requirements for final application are included by the applicant.

The owner of Alljoy Donut Co and the Landscape Designer on the project spoke on behalf of the application and presented several items related to the proposal. Various questions from the Board were addressed by the applicant.

A motion was made by Mr. Parker for approval with the following conditions: a Living Fence be installed at the back of the property, the color scheme be a more muted tone, the proper adjustments be made on the building itself including utility and service yard items and it was noted that a courtesy review is available for the applicant before they return for final. The motion was seconded by Mr. Bassett and passed unanimously.

b. DRB-000276-2024 - 148 Beach City Road - New Car Barn Building - Conceptual Review

Alexis Cook, Principal Planner, presented the application for the conceptual review of a new development which will be used for high-end vehicle storage. Staff recommends the applicant study the logistics of the pedestrian sidewalk in relation to the existing sidewalk. Staff noted that the contour may dive into the wetland. Staff also recommends that the relationship between the proposed and existing building be studied and suggested a courtesy review.

Tim Proves, PDG Architects, spoke on behalf of the applicant and indicated that their intent was not to have the two buildings read as one as they are two separate concepts. The Board had various questions regarding the contrast of the two buildings as well as other related items and how the concept pertains to the Design Guide.

Ms. Foss stated there was not enough clarity in order to make a motion and asked the applicant to return at a later date with the necessary revisions.

7. Board Business

8. Staff Reports

Ms. Cook reported on two minor corridors for AT&T and Verizon regarding upgrades to antennas and other related items. Ms. Cook also introduced Regan Westwood, Assistant Planner, to the Board.

9. Adjournment

The meeting was declared adjourned at 4:43 PM.

Approved:

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov

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: 81 Union Cemetery

DRB#: DRB-000265-2024

DATE: 3/12/2024

CATEGORY: Conceptual Review

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☐	☐	☒	
Existing Conditions match As-Built	☒	☐	☐	
Dimensioned Details and of Sections	☐	☐	☒	
Detail Illustrating Connection to Existing Structure	☐	☐	☒	
New Building Details Match Existing Building Details	☐	☐	☒	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades shall have equal design characteristics	☒	☐	☐	

Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms and details are sufficient to reduce the mass of the structure	☒	☐	☐	More details will be provided at Final Submission.
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	Material and color samples will be provided at final review.
Incorporates wood or wood simulating materials	☒	☐	☐	Material and color samples will be provided at final review.
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	More details will be provided at Final Submission.
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
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)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☒	☐	☐	
A variety of species is selected for texture and color	☒	☐	☐	

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

NATURAL RESOURCE PROTECTION

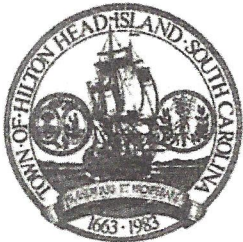
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	<i>Tree protection will be provided for any significant trees within 15' of proposed work.</i>
Supplemental and replacement trees meet LMO requirements for size, species and number	☐	☐	☒	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

1. Some items to be provided at Final Submission:
 - a. Physical Material and Color Board on a 11"x17" - ask for example if needed
 - b. Lighting Plan
 - c. Final floor plans and elevation drawings
 - d. Any additional information as required by the Board.

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81 UNION CEMETERY
CONCEPTUAL REVIEW
MARCH 12th, 2024
DRB-000265-2024



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: SCOTT KUNKLE Company: PORT ROYAL PLANTATION
Mailing Address: 10 COGGINS POINT ROAD City: HILTON HEAD IS. State: SC Zip: 29928
Telephone: (843) 681-5114 Fax: _____ E-mail: MAINTENANCE @ PORT ROYAL PLANTATION. NET
Project Name: PORT ROYAL MAINTENANCE BLDG. Project Address: 81 UNION CEMETERY RD., HHI, SC 29928
Parcel Number [PIN]: R 510 009 000 1203 0000
Zoning District: PD-1 Overlay District(s): ROW ARTERIAL

**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.

Scott Kunkle
SIGNATURE

2/5/24
DATE

**81 UNION CEMETERY
PROJECT NARRATIVE
& ARB APPROVAL**

Project Narrative

The Association of Landowners of Port Royal Plantation is proposing to construct a new metal maintenance facility structure at 81 Union Cemetery Road. Since purchasing an acre parcel in 2017, the goal has been to build a maintenance storage facility to protect and work on equipment. The purpose of the building will primarily be used as the main operational and storage area that the maintenance staff utilizes. It will store all the Association's maintenance equipment and vehicles, which are currently being stored outside in the weather and elements. The new structure will also contain restrooms, a small office, and an employee lunchroom. The plan is to enhance the site with a metal building, paving, parking, landscaping, and storage.

From: Scott Kunkle
Sent: Tuesday, February 6, 2024 12:59 PM
To: Scott Sodemann
Subject: FW: 81 Union Cemetery Rd - Maintenance Building Concept

Scott,

Please see the email below for the approval of the maintenance building from our Plans Approval Board. Can you use this for the DRB submittal, or would you need a copy on letterhead?

Thanks,

Scott Kunkle
Director of Maintenance

[Port Royal Plantation](#)
[10 Coggins Point Road](#)
[Hilton Head, SC 29928](#)

[\(843\) 681-5114 ext. 1102](#)
[portroyalplantation.net](#)



From: Jeff Markle <operationdir@portroyalplantation.net>
Sent: Tuesday, February 6, 2024 11:38 AM
To: Scott Kunkle <maintenance@portroyalplantation.net>
Subject: 81 Union Cemetery Rd - Maintenance Building Concept

Good Morning,
The PAB reviewed your conceptual plans this morning for the construction of a maintenance building at 81 Union Cemetery Road.

The plans were found to be generally acceptable. Please proceed with the planning of this project.

The PAB looks forward to reviewing future submissions.

Thank you,

Jeff Markle, CMCA
Director of Operations
Port Royal Plantation
[10 Coggins Point Road](#)
[Hilton Head Island, SC 29926](#)

81 UNION CEMETERY

EXISTING SITE PHOTOS





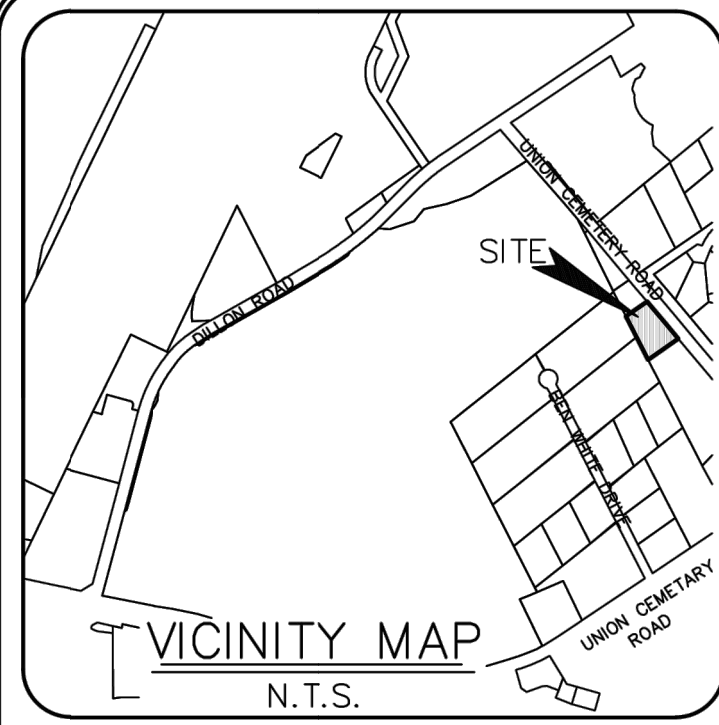






81 UNION CEMETERY

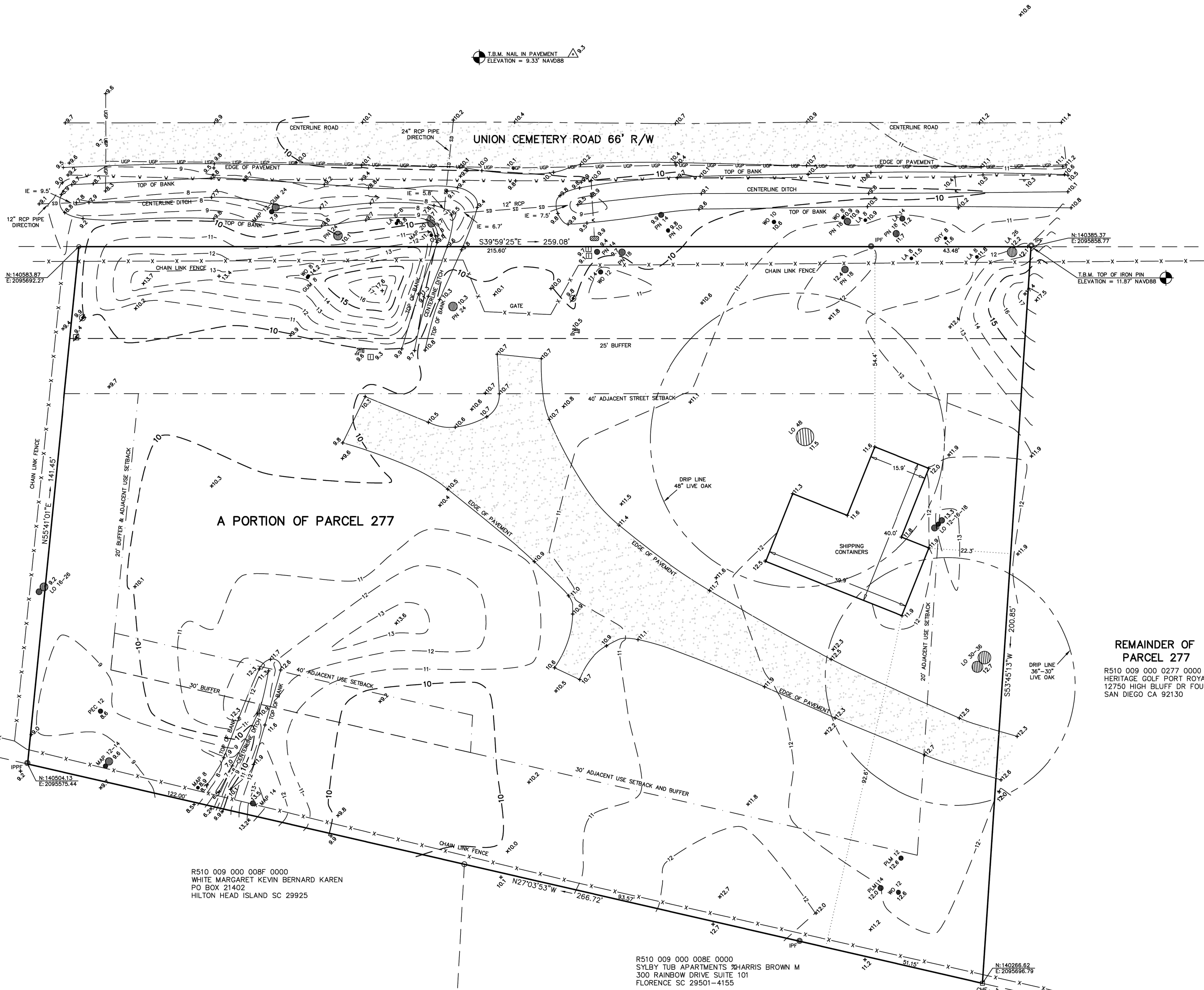
BUILDING & SITE PLANS



LEGEND & SYMBOLS:

- TREE SIZES ARE INCHES IN DIAMETER
- SPOT ELEVATION
 - CONTOUR
 - 3" CONCRETE MONUMENT FOUND
 - 1/2" IRON PIPE FOUND
 - TEMPORARY BENCH MARK
 - INVERT ELEVATION
 - REINFORCED CONCRETE PIPE
 - LIVE OAK
 - LAUREL OAK
 - MAPLE
 - PINE
 - PALM
 - WATER OAK
 - PECAN
 - GUM
 - CHERRY
 - ELECTRIC SERVICE
 - ELECTRIC TRANSFORMER
 - WATER METER
 - IRRIGATION CONTROL VALVE
 - CONTROL POINT
 - SPICOT
 - SIGN

R510 009 000 0740 0000
HILTON HEAD #1 PUBLIC SERVICE DISTRICT
PO BOX 21264
HILTON HEAD SC 29925



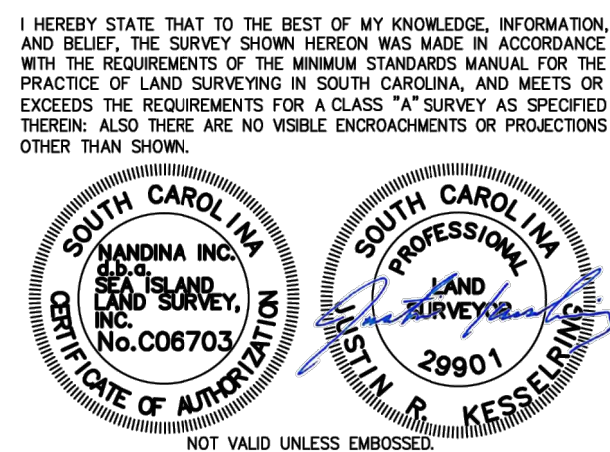
REFERENCE PLAT

- 3.679 ACRES MAINTENANCE AREA UNION CEMETERY ROAD, A SECTION OF PORT ROYAL PLANTATION, HILTON HEAD ISLAND, SOUTH CAROLINA
DRAWN: 7/2/80
RECORDED IN BOOK 35, PAGE 84, DATED 11-18-87
ROD: BEAUFORT COUNTY, SC
BY: JERRY L. RICHARDSON S.C.R.L.S. #4784
- FOUR PARCEL PLAT, HILTON HEAD CO, INC. MAINTENANCE AREA, UNION CEMETERY ROAD, HILTON HEAD, S.C.
DRAWN:
RECORDED IN BOOK 24, PAGE 188, DATED 5/9/76
ROD: BEAUFORT COUNTY, SC
BY: ERIK FREIESLEBEN R.L.S. #4624
- SUBDIVISION SURVEY OF: A PORTION OF PARCEL 277, UNION CEMETERY ROAD, PORT ROYAL PLANTATION, UNION CEMETERY ROAD, PORT ROYAL PLANTATION,
DRAWN: 9/8/15
RECORDED IN BOOK 142, PAGE 164, DATED 12/31/2015
ROD: BEAUFORT COUNTY, SC
BY: MARK R. RENEW R.L.S. # 25437

PROPERTY AREA = 1.03 Ac. 44,674 Sq. Ft.
ADDRESS: 81 UNION CEMETERY ROAD
DISTRICT: 510, MAP: 9, PARCEL: 1203

THIS PROPERTY LIES IN F.E.M.A. ZONE X
BASE FLOOD ELEVATION = N/A
COMMUNITY NO. 450250, PANEL 0454G, DATED: 3/23/2012

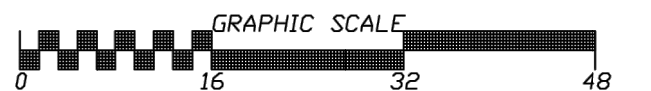
- NOTES:
- UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.
 - SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
 - HORIZONTAL DATUM IS SC STATE PLANE, NAD83.
 - VERTICAL DATUM IS NAVD88.
 - CONTOUR INTERVAL IS 1'
 - USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
 - BUILDING SETBACKS, TAKEN FROM REFERENCE PLAT 3, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
 - THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
 - IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.



ASBLT, TREE AND TOPOGRAPHIC SURVEY OF:
A PORTION OF PARCEL 277, UNION CEMETERY ROAD,
PORT ROYAL PLANTATION, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
ASSOCIATION OF LAND OWNERS OF PORT ROYAL, INC.

DATE: 10/17/2022 SCALE: 1" = 16'



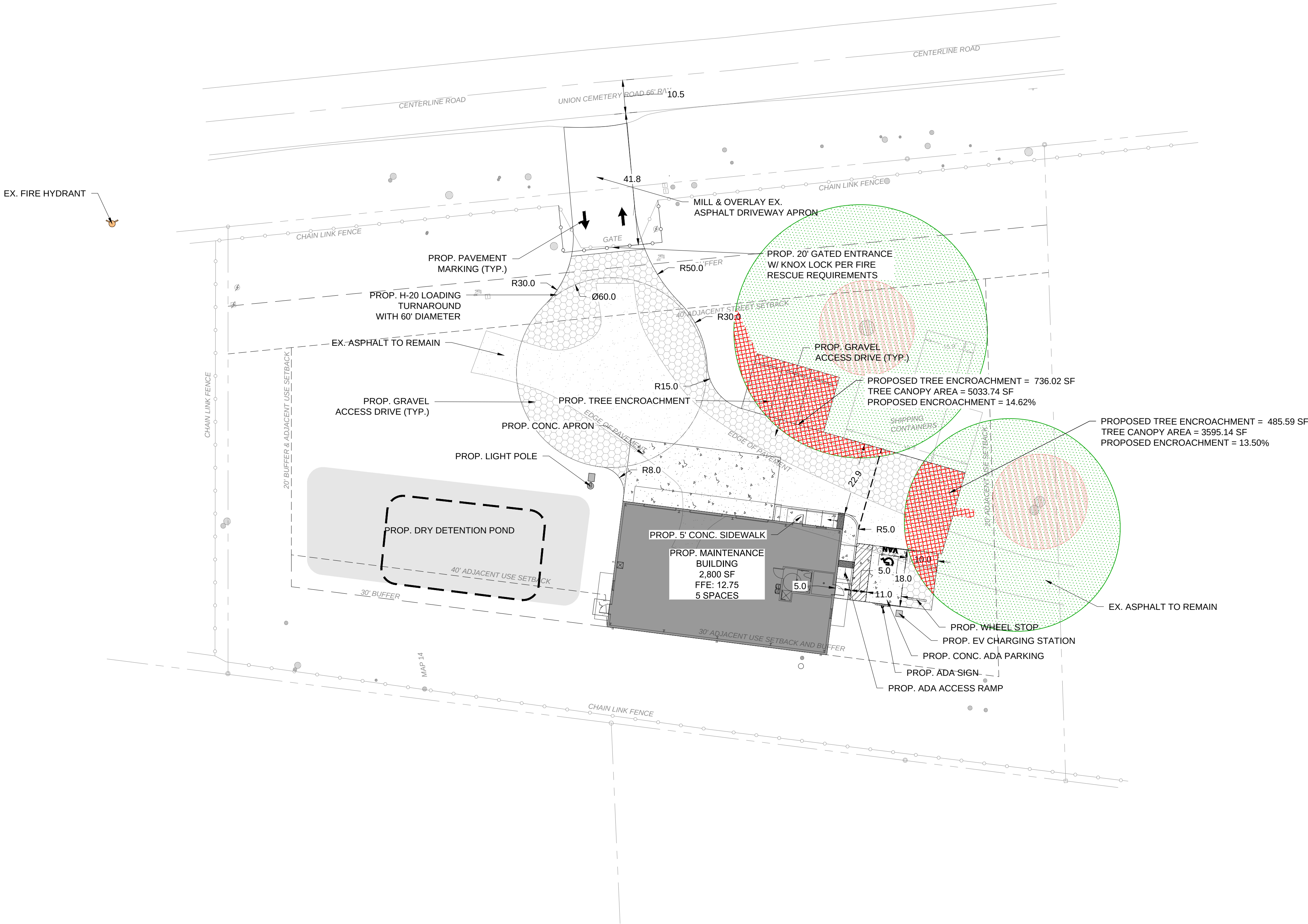
NANDINA

d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1,
Hilton Head Island,
SC 29926
Tel (843) 681-3248
Fax (843) 689-3871
E-mail: admin@nandinainc.com

FILE No : 22237 DWG No : 4-22237
COPYRIGHT © BY NANDINA, INC. CAD: CG, FLD: MW

ZONING REQS.		
PD-1, PLANNED DEVELOPMENT DISTRICT		SITE PLAN
MIN. LOT AREA	N/A	160,257.24 SF (3.679 AC)
MIN. LOT WIDTH	N/A	259.08'
MIN. FRONT SETBACK	40'	≥40'
MIN. SIDE SETBACK	20'	≥20'
MIN. REAR SETBACK	30'	30'
MIN. FRONT BUFFER	30'	≥30'
MIN. SIDE BUFFER	20'	≥20'
MIN. REAR BUFFER	30'	30'
ORCM CRITICAL LINE	N/A	N/A
MIN. OPEN SPACE	25%	≤25%
MAX. IMPERVIOUS	65%	≤65%
MAX BUILDING HEIGHT	75'	≤35'

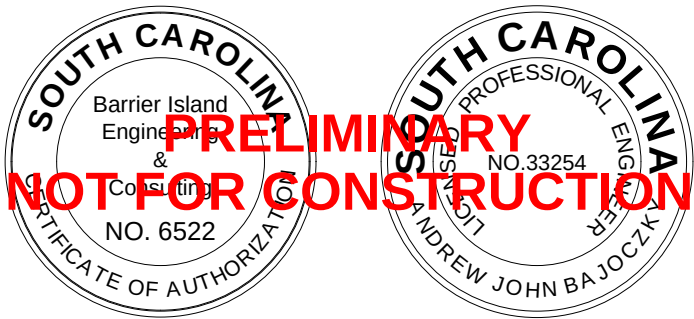
- NOTES:
1. HORIZONTAL DATUM: NAD83 US FOOT
 2. VERTICAL DATUM: NAVD88
 3. WATER AND SEWER TO BE PROVIDED BY HILTON HEAD PSD.
 4. THE SITE IS LOCATED WITHIN THE FEMA "X" FLOOD ZONE BASED ON THE EFFECTIVE FEMA FIRM MAP #45013C0452G, EFFECTIVE ON 3/23/2021



843-697-0411
843-412-9223
WWW.BARRIERISLANDENG.COM

PROJECT #	23-050
DESIGNED BY:	CRZ / AJC
APPROVED BY:	AJB
DATE:	2/9/2024

REVISION LOG	
DATE:	REASON:

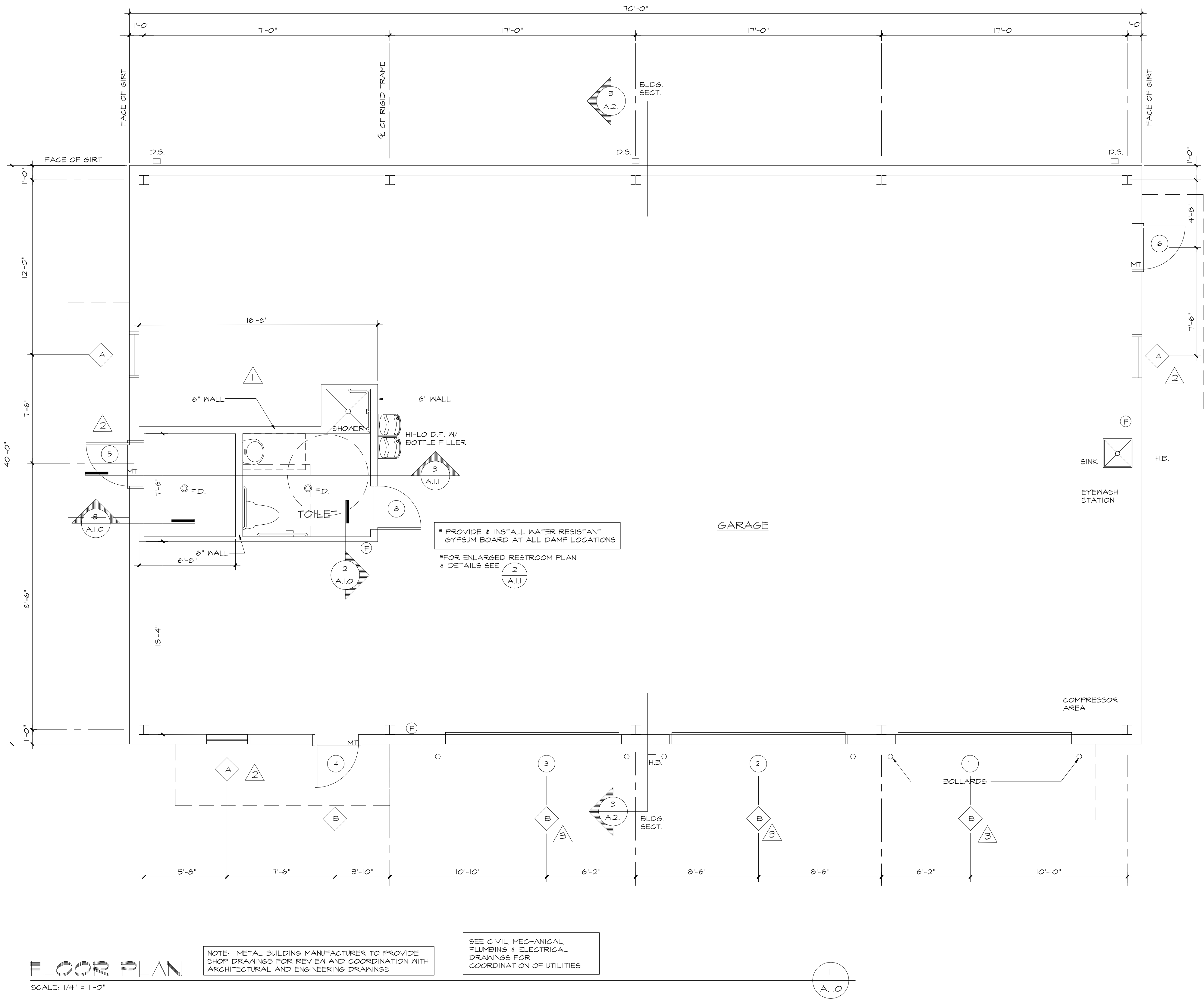


PORT ROYAL PLANTATION
HILTON HEAD

SITE PLAN

C5.0





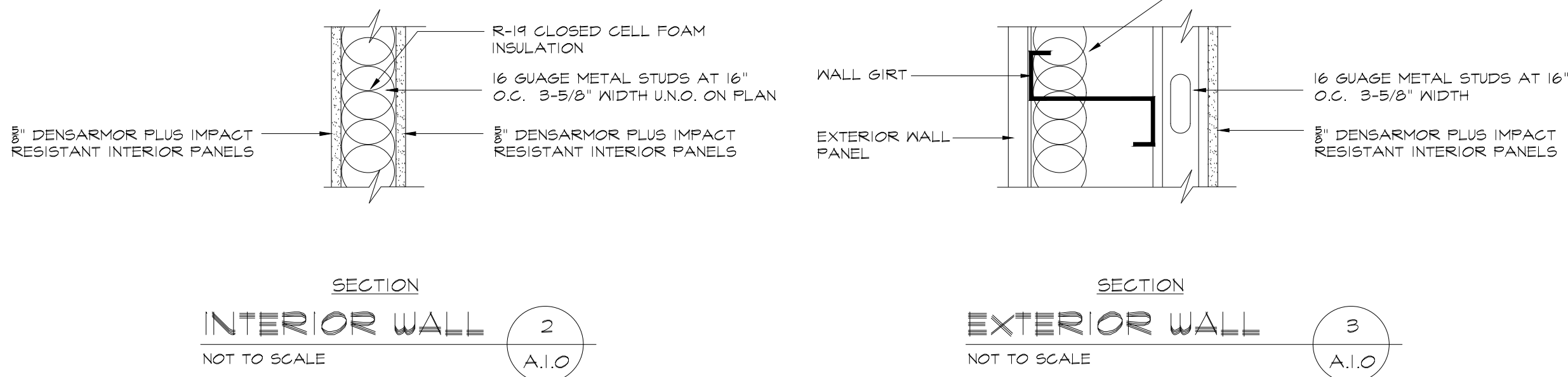
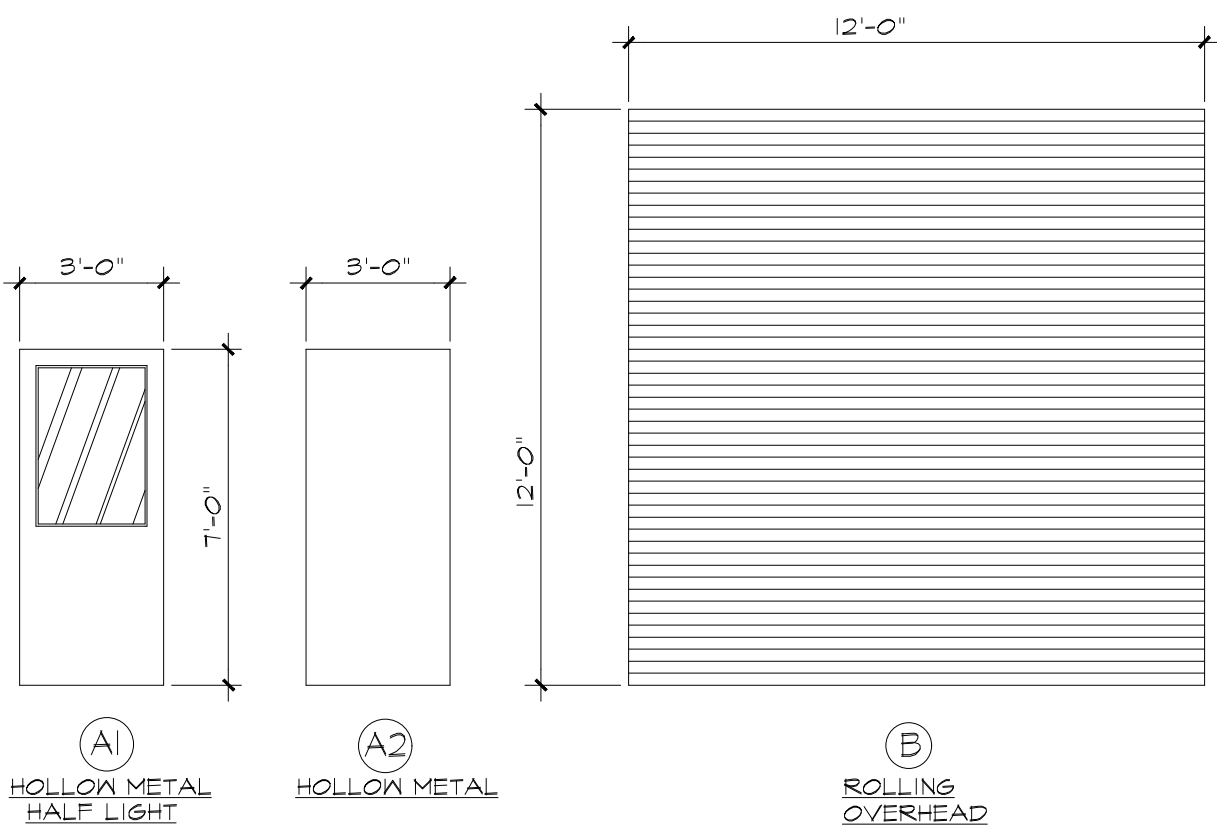
WINDOW SCHEDULE						
FIELD VERIFY OPENINGS						
MARK	TYPE	NOM. OPN'G		GLAZING	REMARKS	DP RATING
		W	H			
A	FIXED GLASS	3'-0"	4'-0"	INSULATED		35
B	FIXED GLASS	5'-0"	2'-6"	INSULATED		35

WINDOW NOTES

- INSTALL DOORS AND WINDOWS PROVIDED BY METAL BUILDING MANUFACTURER IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
- PROVIDE GYPSUM BOARD SILLS AND RETURNS AT WINDOW

DOOR SCHEDULE

MARK	NOMINAL SIZE		TYPE	REMARKS	FIRE RATING	DP RATING
	W	H				
1	12'-0"	12'-0"	B	OVERHEAD DOOR - ELECTRIC OPERATION		35
2						
3						
4	3'-0"	7'-0"	A1			
5			A2			
6			A1			
7				NOT USED		
8	3'-0"	7'-0"	A2			
9				NOT USED		



Sodemann Architects, Inc.

P.O. Box 5488
Hilton Head Island, SC 29988
Tel: 843-342-5729
Email: Sodemann.Architects@gmail.com

JOB NO. 2022-20
DATE 07-26-23
DRAWN BY SAS
CHECKED BY

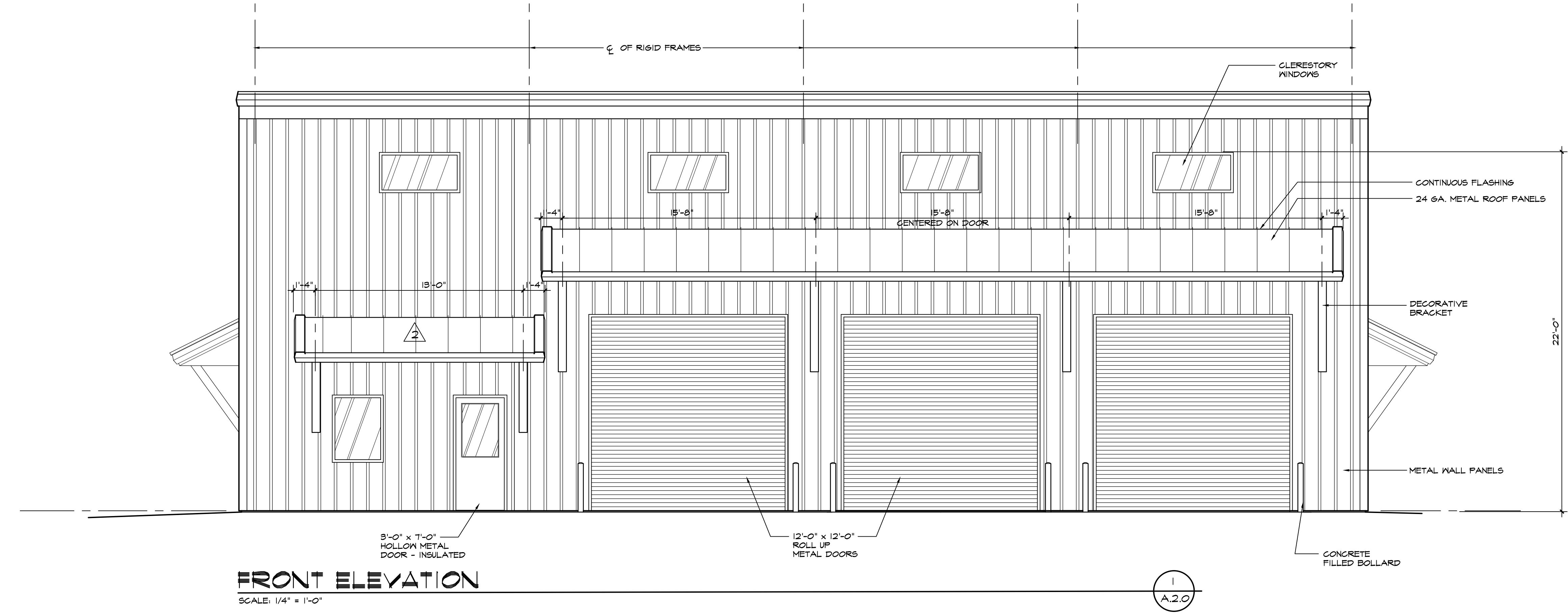
REVISIONS
1 11-20-23
2 01-26-24
3 02-06-24

PRELIMINARY PRICING SET
NOT FOR CONSTRUCTION

100%
REVIEW SET
REV. 2
01-26-24

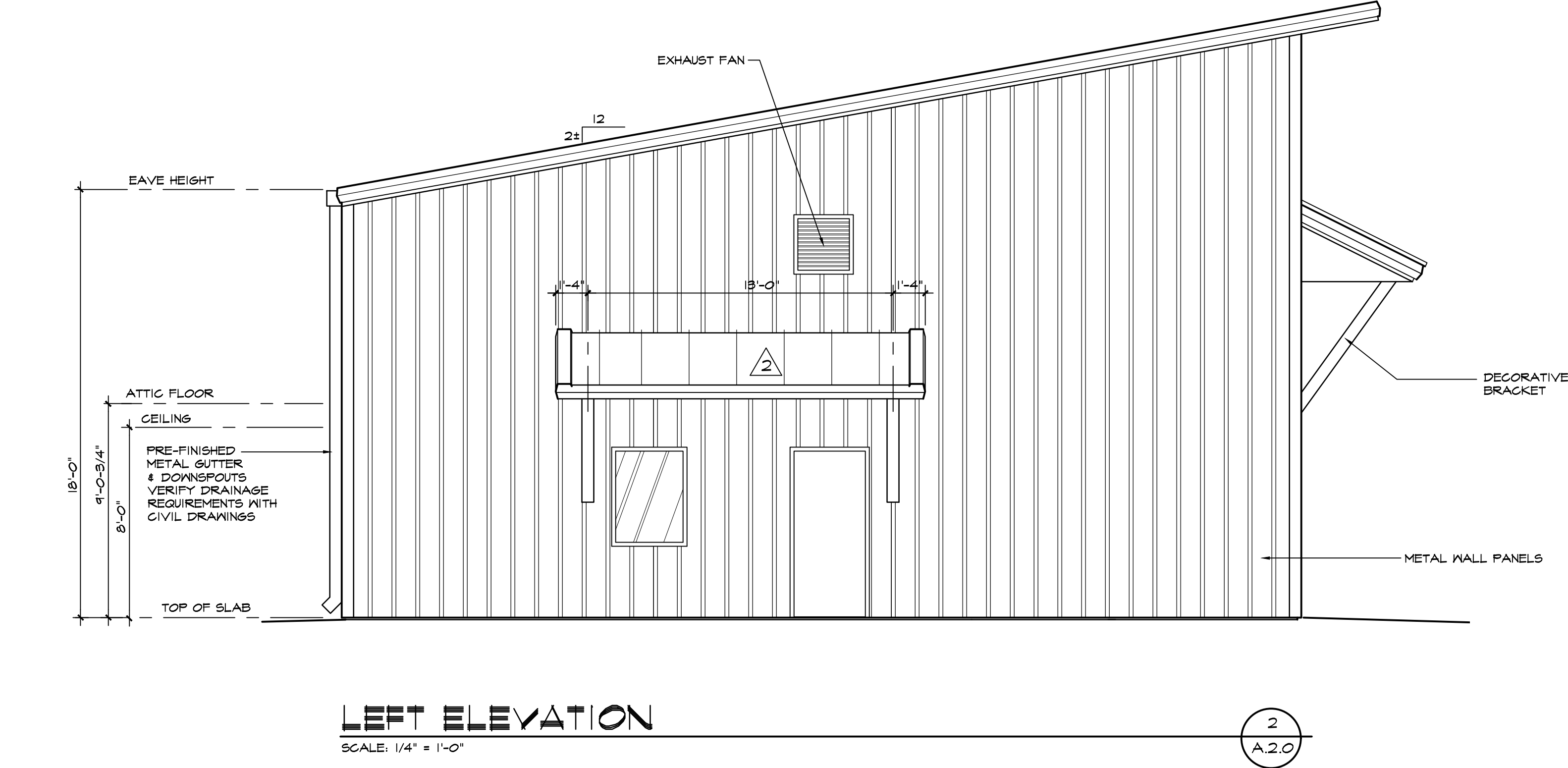
SHEET 2 OF 21 SHEETS

A.1.0



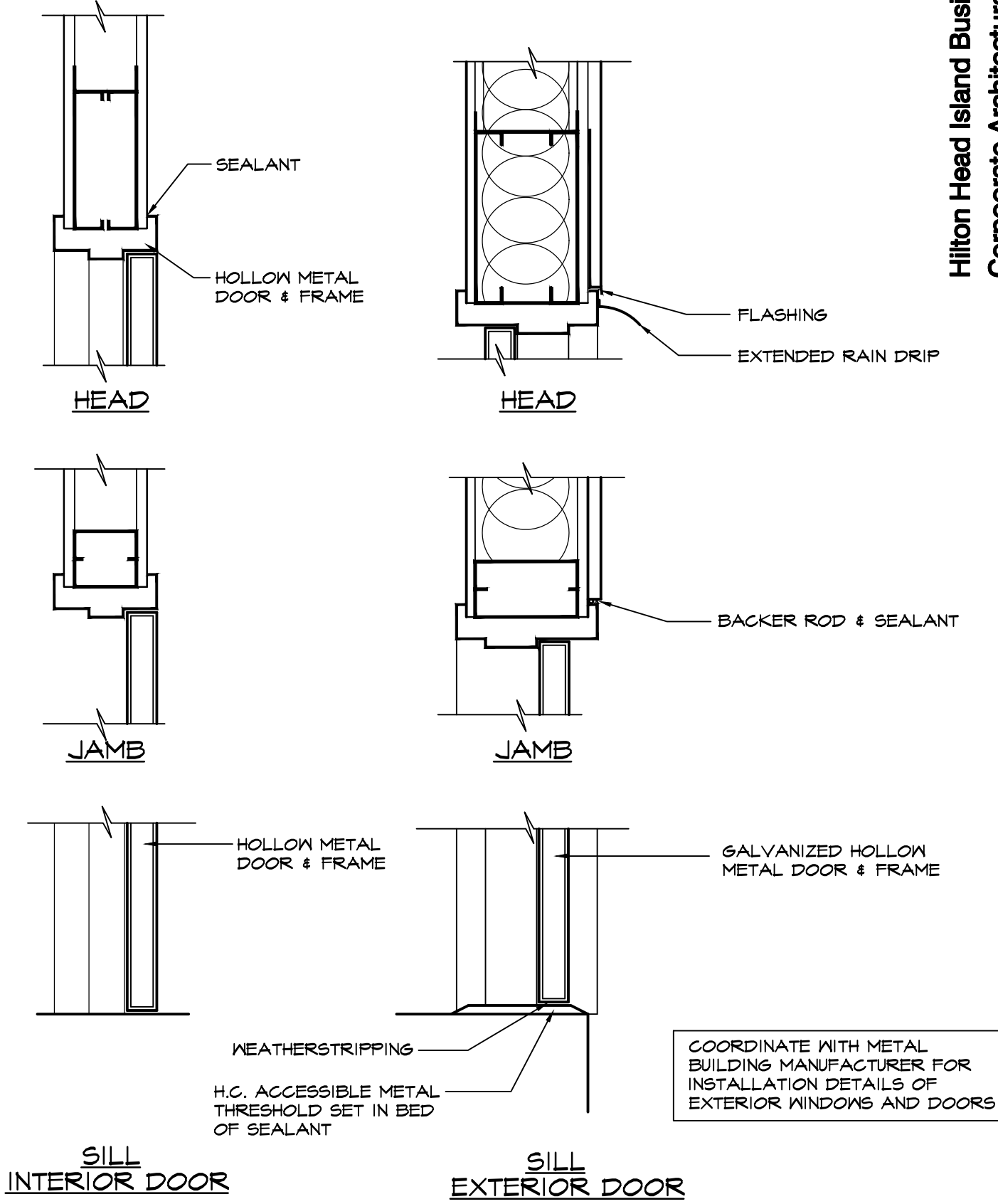
FRONT ELEVATION

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

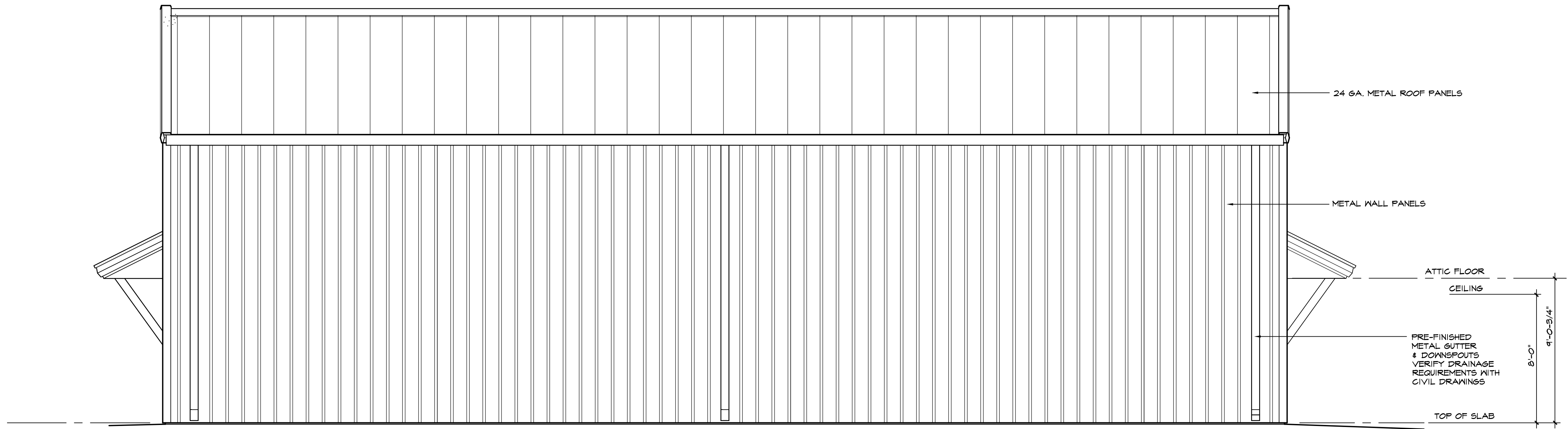


LEFT ELEVATION

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



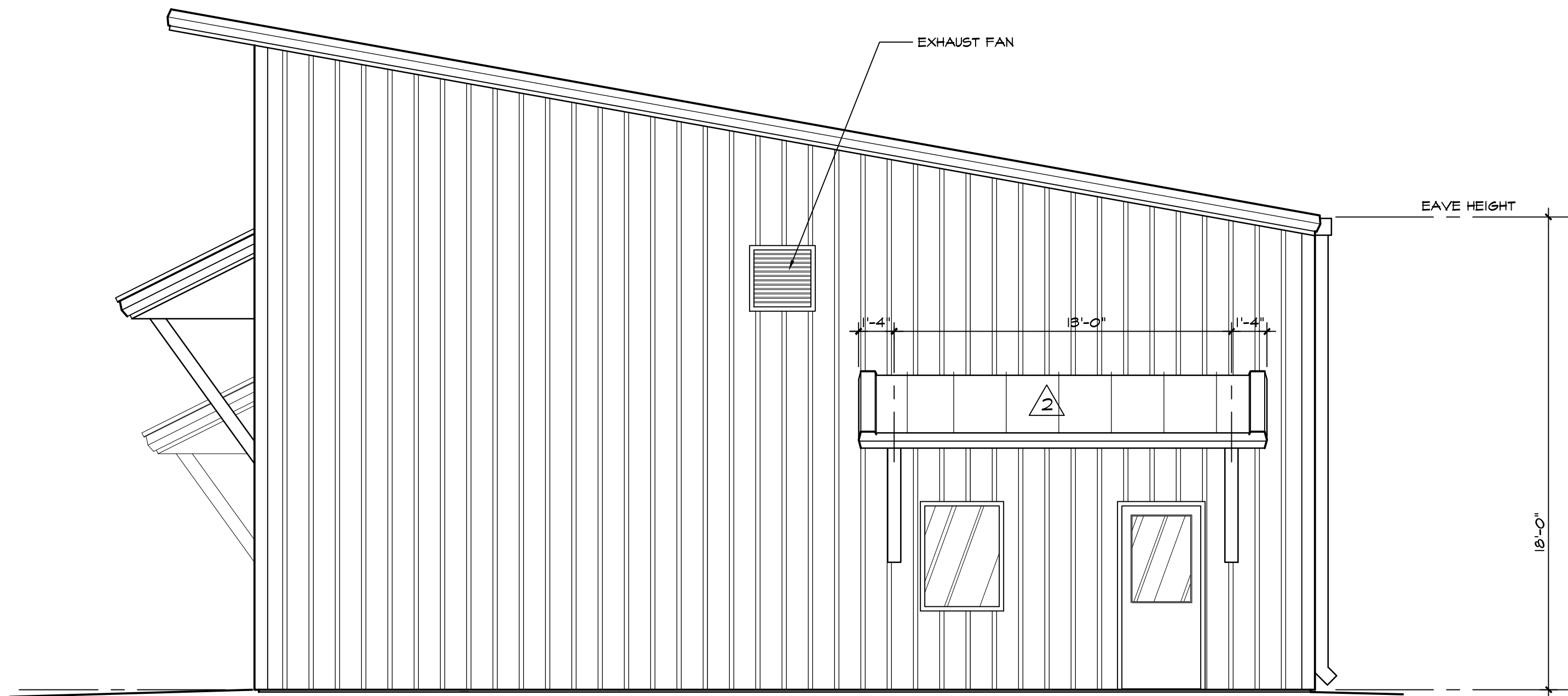
SILL
INTERIOR DOOR
HEAD, JAMB, SILL DETAILS
SILL
EXTERIOR DOOR
SCALE: 1-1/2" = 1'-0"



REAR ELEVATION

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

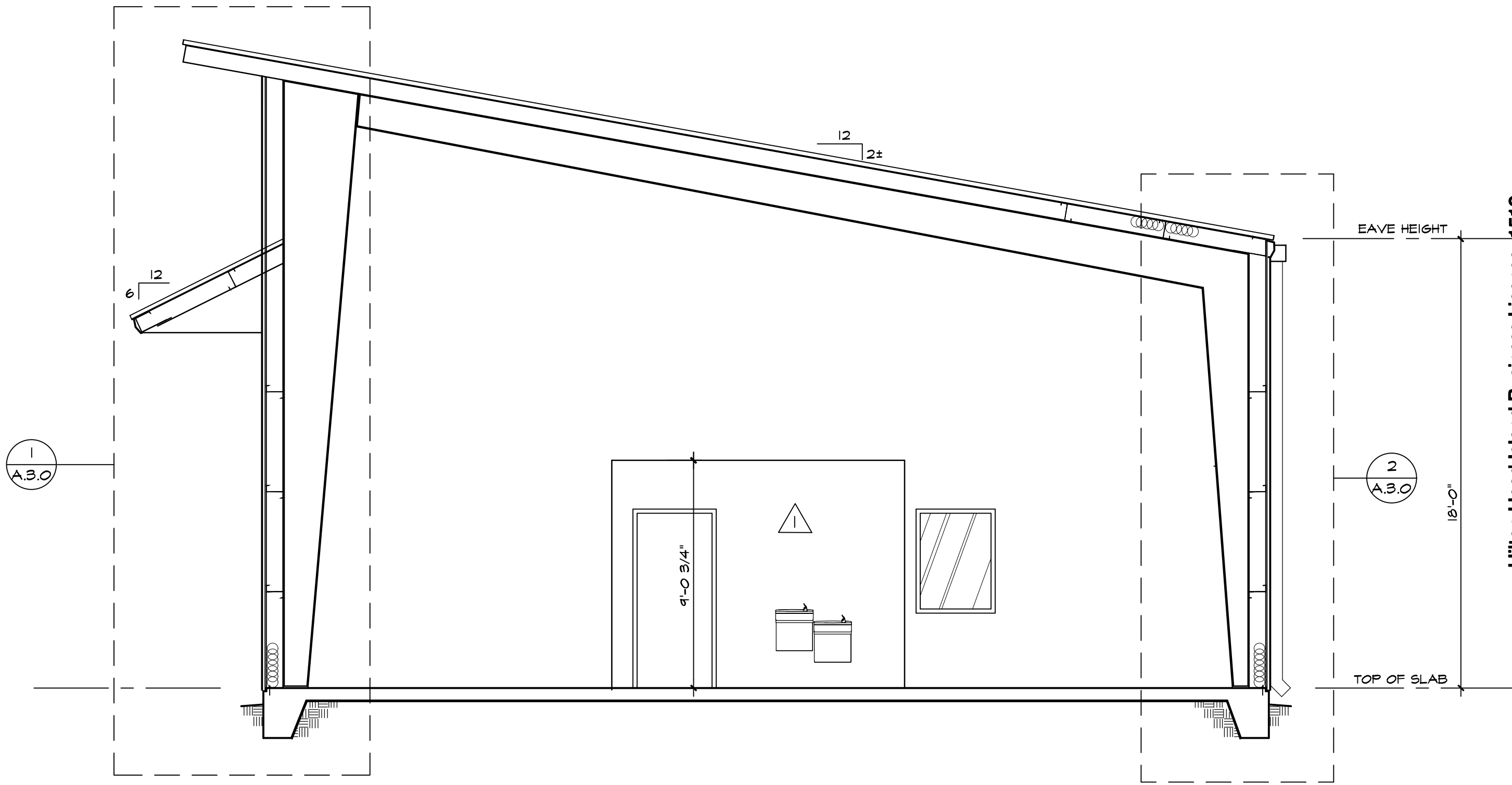
1
A.2.1



RIGHT ELEVATION

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

2
A.2.1



BUILDING SECTION

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

3
A.2.1

Hilton Head Island Business License: 1519
Corporate Architectural Registration: SC 97052

Sodemann Architects, Inc.

P.O. Box 5488
Hilton Head Island, SC 29938
Tel: 843-342-5729
Email: Sodemann-Architects@gmail.com

JOB NO. 2022-20
DATE 07-26-23
DRAWN BY SAS
CHECKED BY

REVISIONS
11-20-23
01-26-24

PRELIMINARY PRICING SET
NOT FOR CONSTRUCTION

100%
REVIEW SET
REV. 2
01-26-24

SHEET 8 OF 21 SHEETS

A.2.1

81 UNION CEMETERY

COLOR SELECTION

& ARB APPROVAL

SIGNATURE® 200

Siliconized Polyester

STANDARD COLOURS
26- AND 24-GAUGE MATERIAL

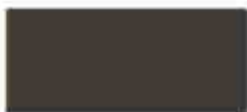
81 Union Cemetery Road



COBALT BLUE**



HAWAIIAN BLUE**



BURNISHED SLATE**



CHARCOAL GRAY**



ASH GRAY



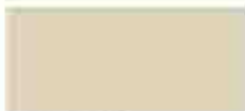
KOKO BROWN



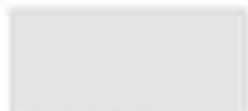
DESERT SAND



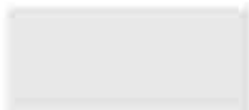
SADDLE TAN



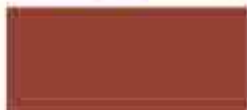
LIGHT STONE



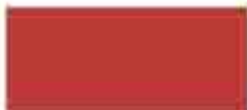
SOLAR WHITE**



POLAR WHITE*



RUSTIC RED



CRIMSON RED**



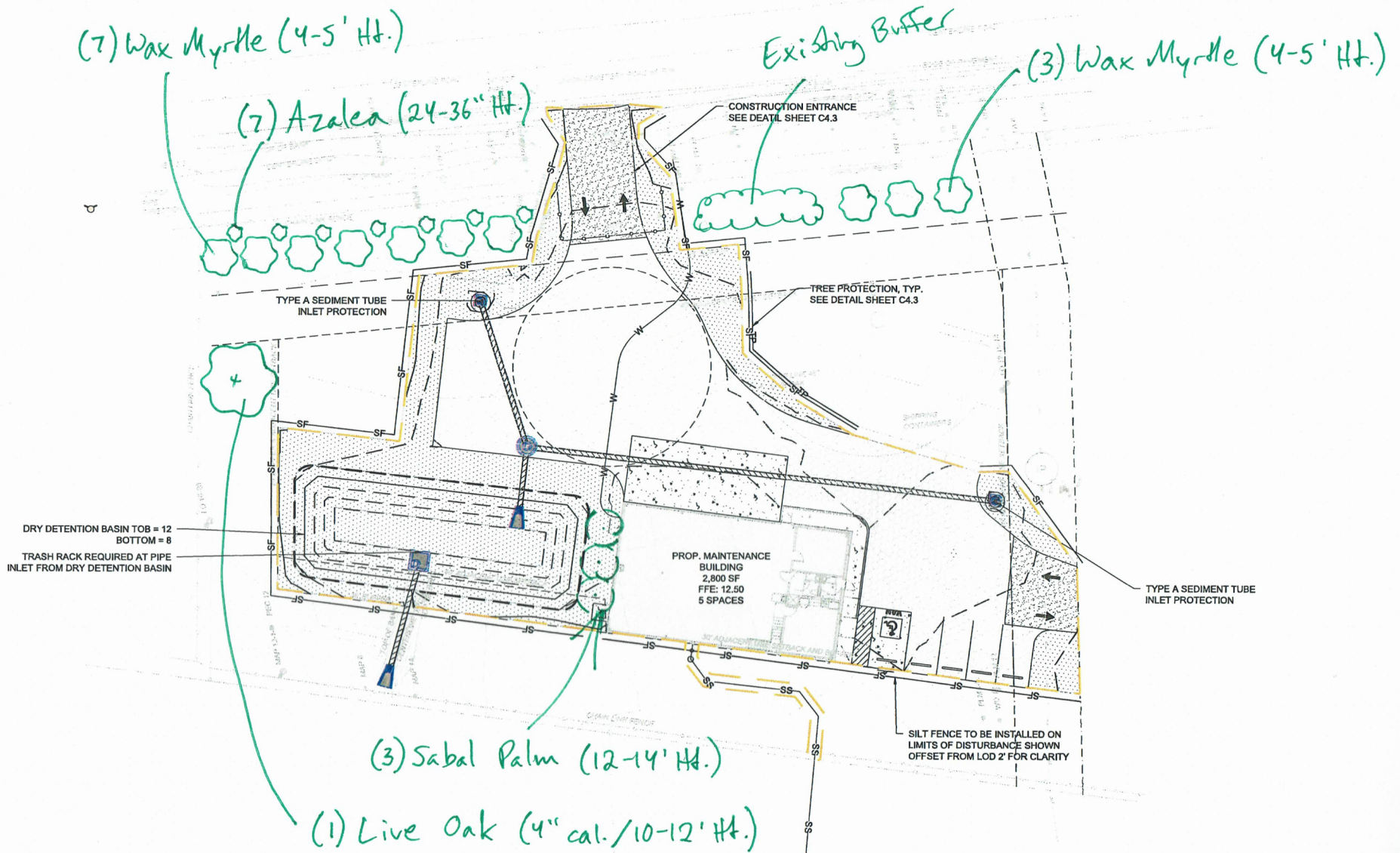
FERN GREEN**

Polar White is a Straight Polyester.
Final colour selection should be made from metal colour chips.

*Also available in 29-gauge. **Minimum quantities and/or extended lead times required for 24-gauge.

81 UNION CEMETERY

LANDSCAPING PLAN



**70 MARSHLAND ROAD
ALTERATION REVIEW
MARCH 12th, 2024
DRB-000318-2024**

-

**AWNING ADDITION TO
PREVIOUSLY
APPROVED PLAN**



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: _____

Merrill Pasco, Architect

Applicant/Agent Name: _____ Company: _____
Mailing Address: 35 Sterling Point Drive City: HHI State: SC Zip: 29926
Telephone: 843 301-2416 Fax: _____ E-mail: merrill.pasco@gmail.com
Project Name: Good Soul Restaurant Project Address: 70-74 Marshland Rd
Parcel Number [PIN]: R 510-007-000-132A 010D
Zoning District: RM-4 Overlay District(s): n/a

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

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

Project Category:

_____ Concept Approval – Proposed Development

☒ Final Approval – Proposed Development

☒ Alteration/Addition

_____ Sign

Submittal Requirements for **All** projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

yes 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.

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

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

yes Context photographs of neighboring uses and architectural styles.

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

yes 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

- yes A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- yes Final site development plan meeting the requirements of Appendix D: D-6.F.
- n/a Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- yes 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.
- yes 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.
- yes Photographs of existing structure.

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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



SIGNATURE

jan 20, 2024
FEB 21, 2024

DATE

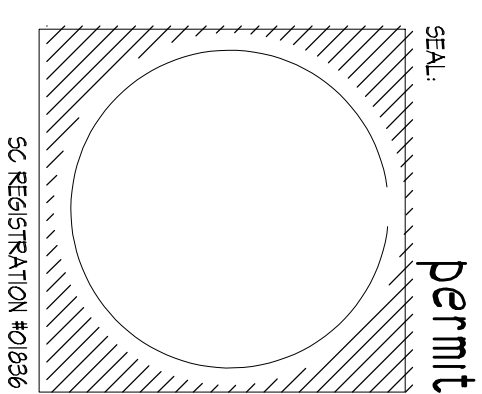
70 MARSHLAND

EXISTING SITE PHOTO



70 MARSHLAND ROAD

PLAN



RESTAURANT

Good Soul
exterior
improvements

MARSHLAND ROAD

FOR
JAMES PAGE

awning
structure
over
deck

PROJECT FILE: 6000 SOLI.A2C

SHEET TITLES

BIDS PERMIT
REVISIONS

1	_____
2	_____
3	_____
4	_____
5	_____
6	_____

ISSUE: 2/20/2024

PROJING: _____

CONVENTION: _____

DESIGNER: *James Page*

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT HIS WRITTEN APPROVAL AND AUTHORIZATION.

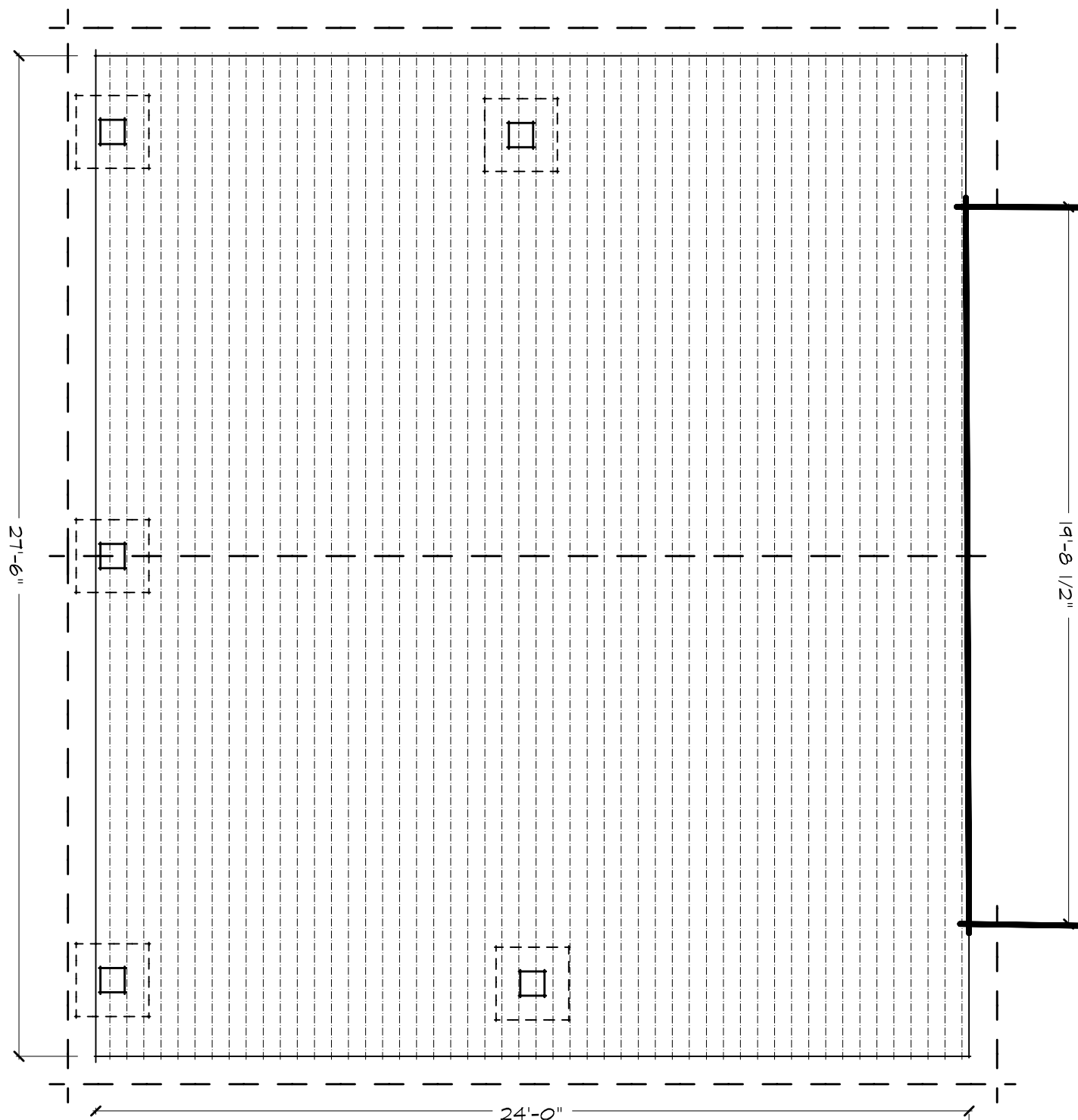
SHEET: _____ OF: _____

A.J.

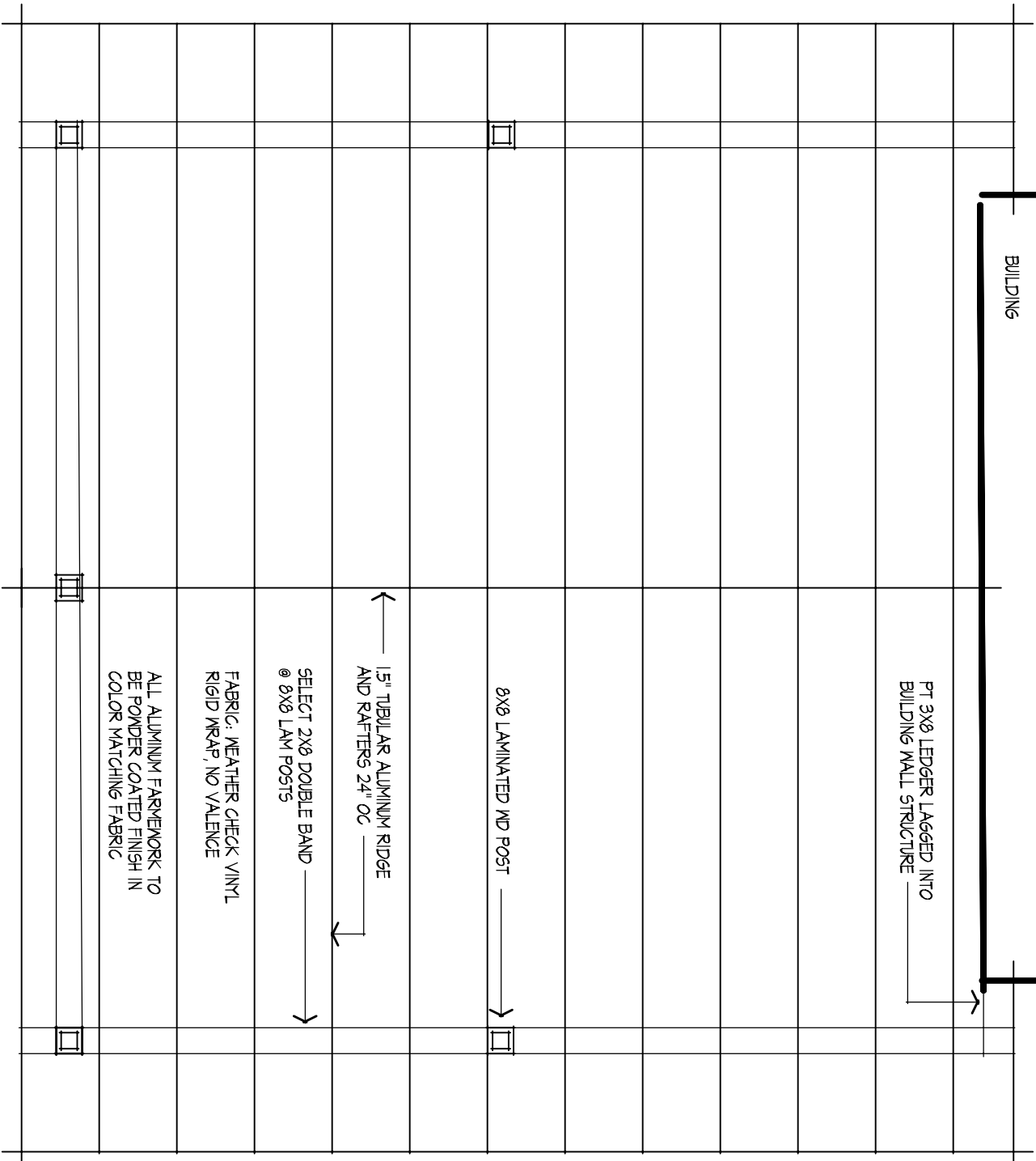
NARRATIVE: SCOPE OF WORK

EXCAVATE AND POUR CONCRETE FOOTERS FOR 5 ROOF POSTS
INSTALL ROOF POSTS AND BAND JOISTS. LAGGED TO BUILDING
ATTACH FABRIC AWNING ROOF ALUMINUM FRAMEWORK TO BAND JOISTS
LACE FABRIC TO ALUMINUM FRAMEWORK

RESTAURANT

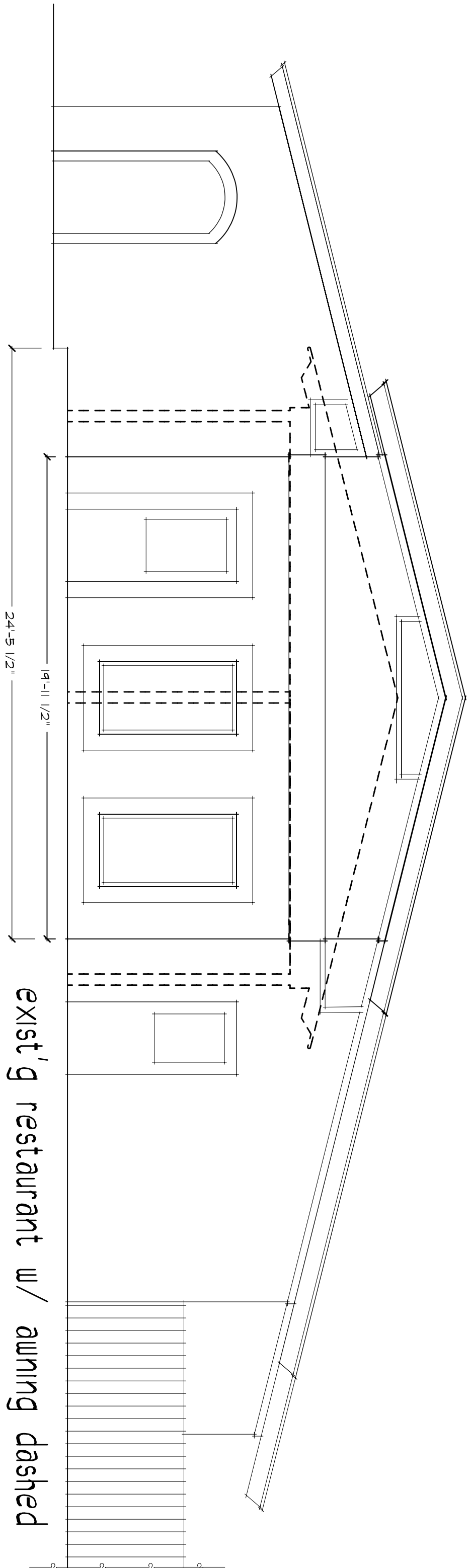


plan view

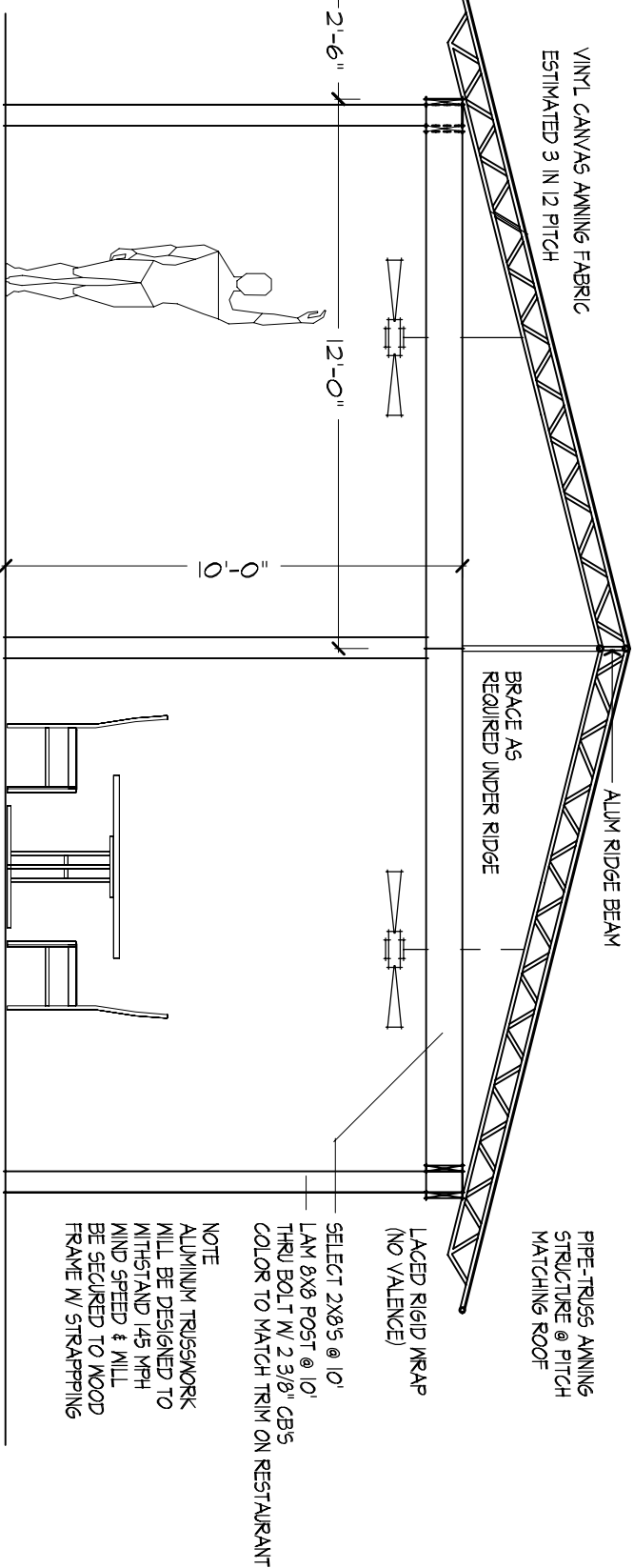


roof framing

SEE SHOP DRAWINGS FROM COASTAL CANVAS FOR FABRICATION AND JOINT DETAILING



exist'g restaurant w/ awning dashed

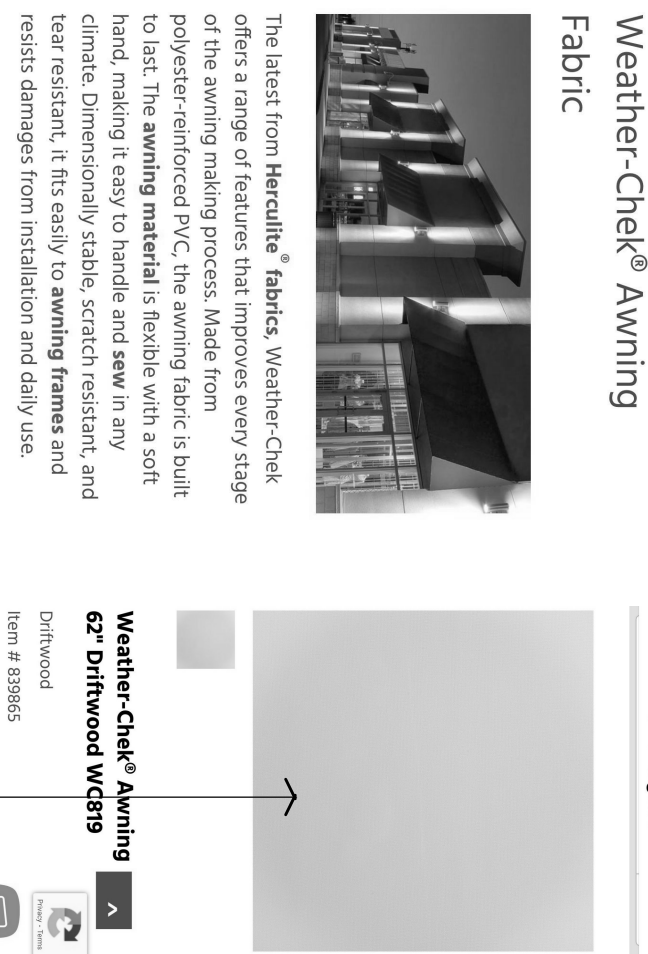


cross section

SEE SHOP DRAWINGS/ENGINEERING BY COASTAL CANVAS SAVANNAH GA

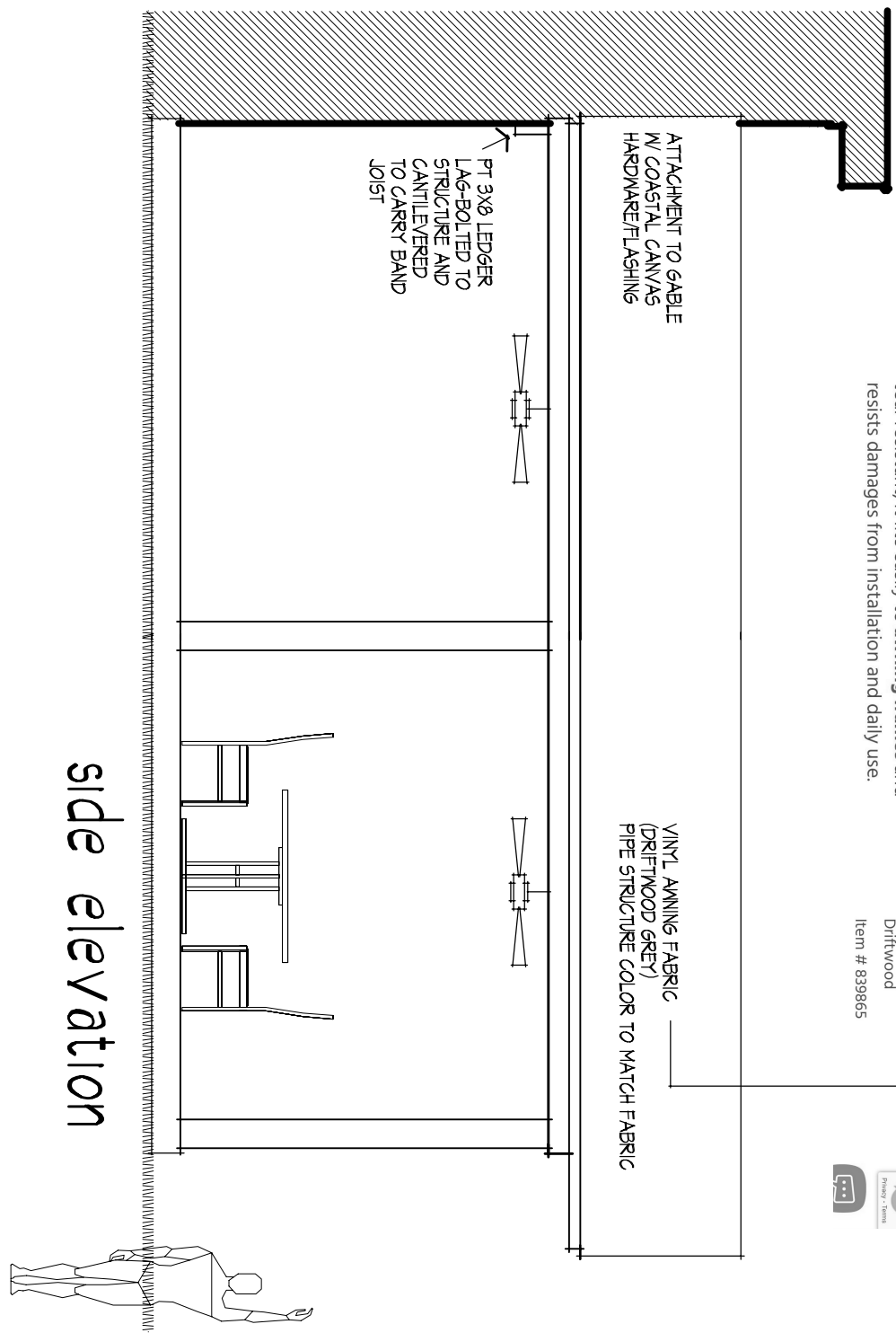


existing

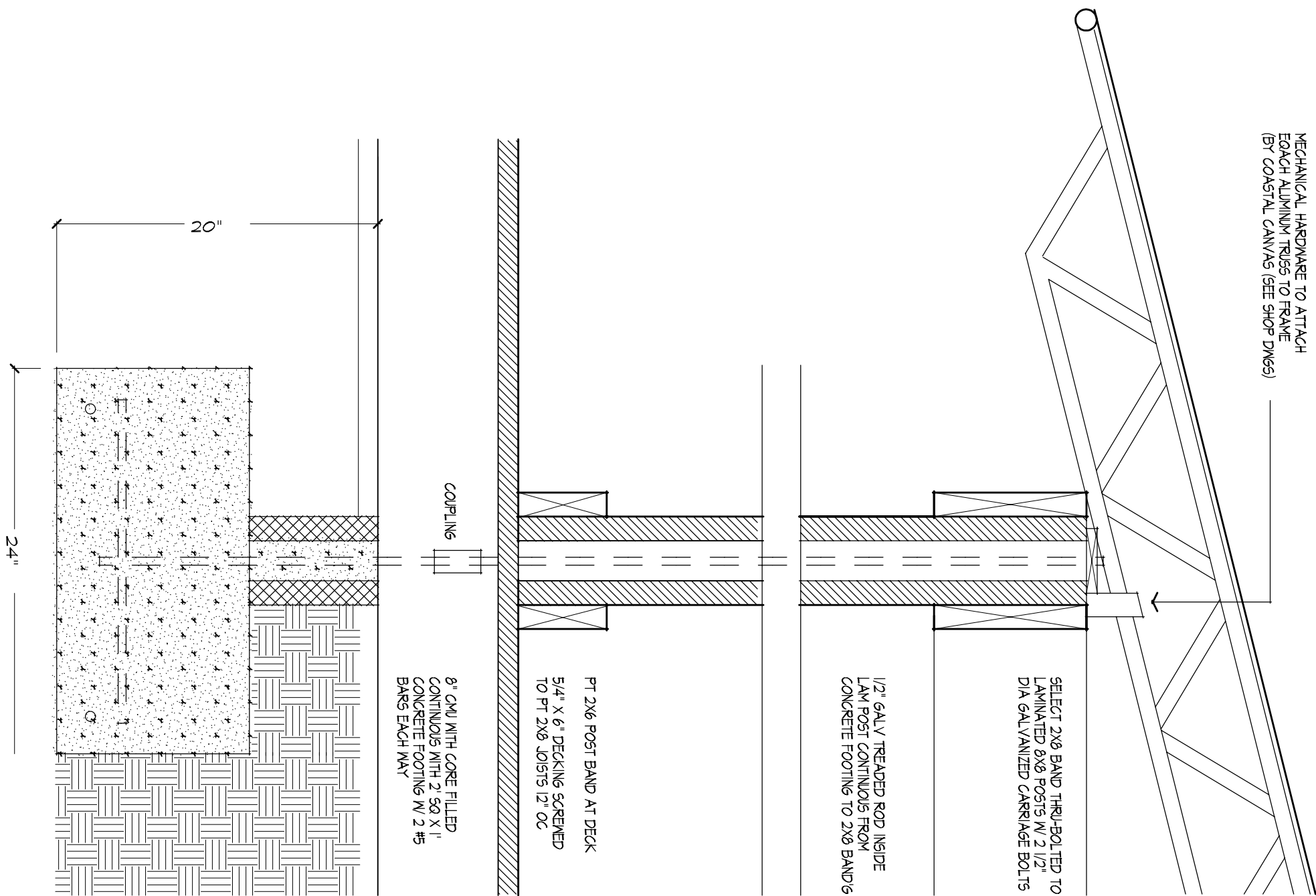


The latest from **Herculite® fabrics**, Weather-Check offers a range of features that improves every stage of the awning making process. Made from polyester-reinforced PVC, the awning fabric is built to last. The **awning material** is flexible with a soft hand, making it easy to handle and sew in any climate. Dimensionally stable, scratch resistant, and tear resistant, it's easy to **awning frames** and resist damages from installation and daily use.

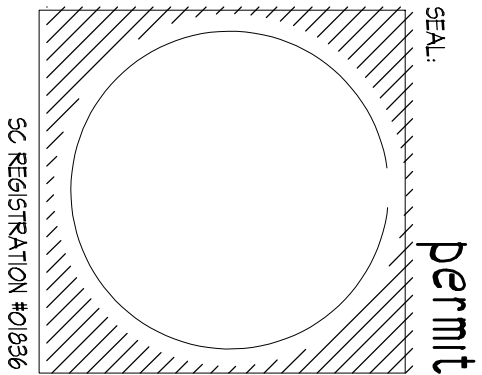
Weather-Check® Awning
62\" Driftwood W/Chips
Driftwood
Item # 898865



side elevation



cross section | 1/5" scale



RESTAURANT
Good Soul
exterior
improvements
MARSHLAND ROAD

FOR
JAMES PAGE

awning
structure
over
deck

BIDS PERMIT	_____
REVISIONS	
1	_____
2	_____
3	_____
4	_____
5	_____
6	_____
DATE	2/20/2024
PROJECT	_____
PROJNO	_____
CONTRACT	_____

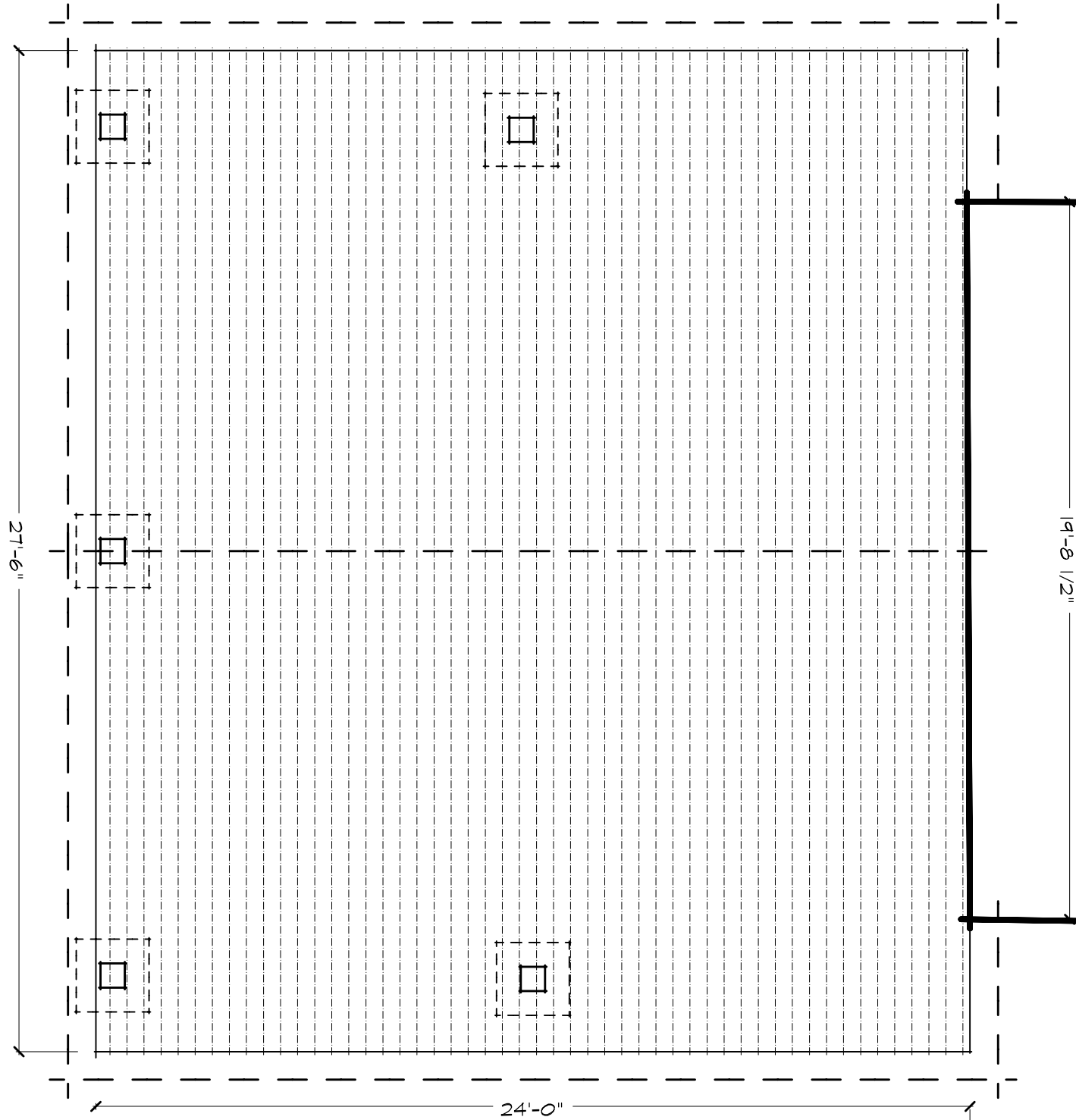
THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DRAWINGS MAY NOT BE USED OR REPRODUCED WITHOUT HIS WRITTEN APPROVAL AND AUTHORIZATION.

OF:
A.I.

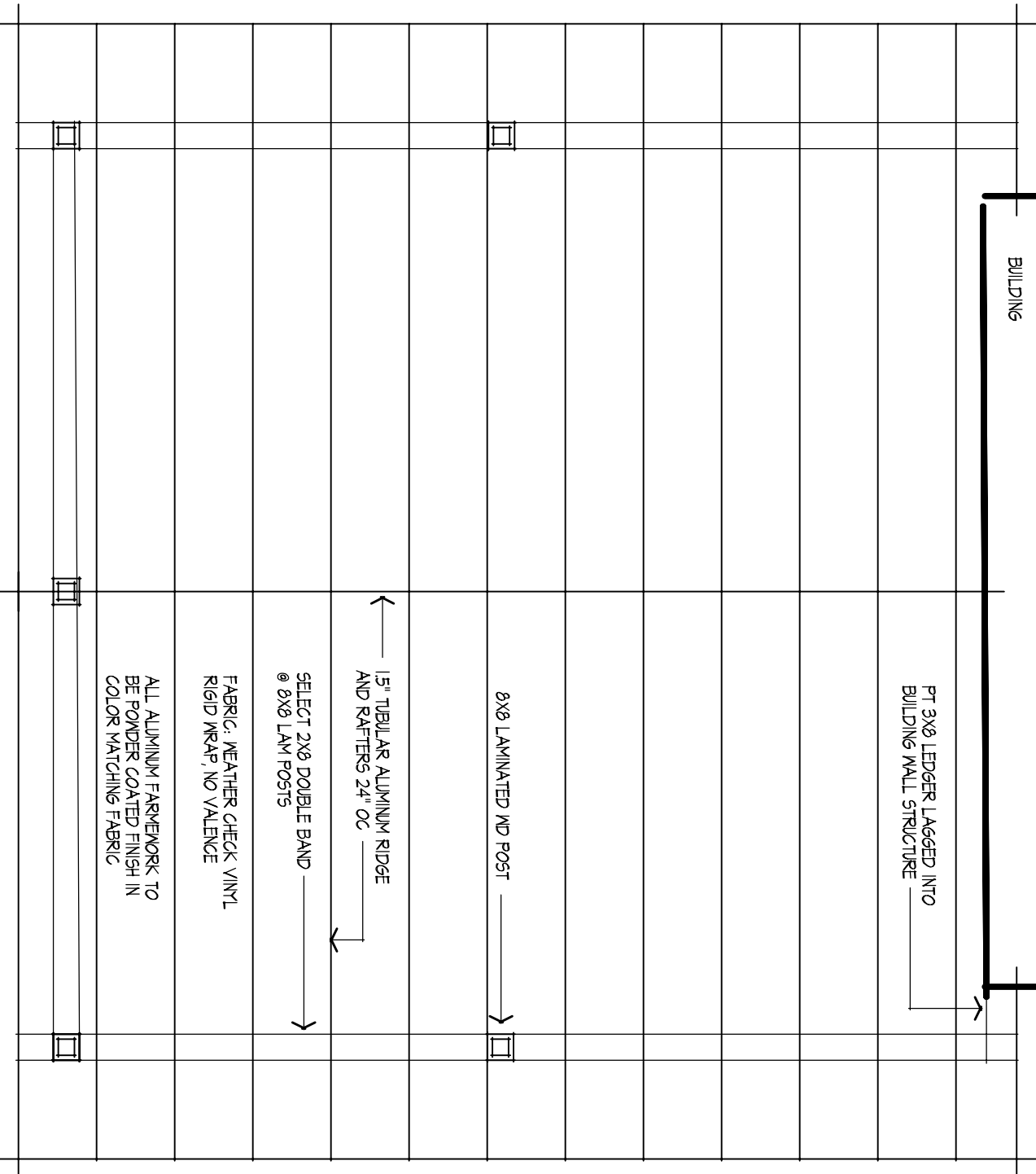
NARRATIVE: SCOPE OF WORK

EXCAVATE AND POUR CONCRETE FOOTERS FOR 5 ROOF POSTS
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ATTACH FABRIC AWNING ROOF ALUMINUM FRAMEWORK TO BAND JOISTS
LACE FABRIC TO ALUMINUM FRAMEWORK

RESTAURANT

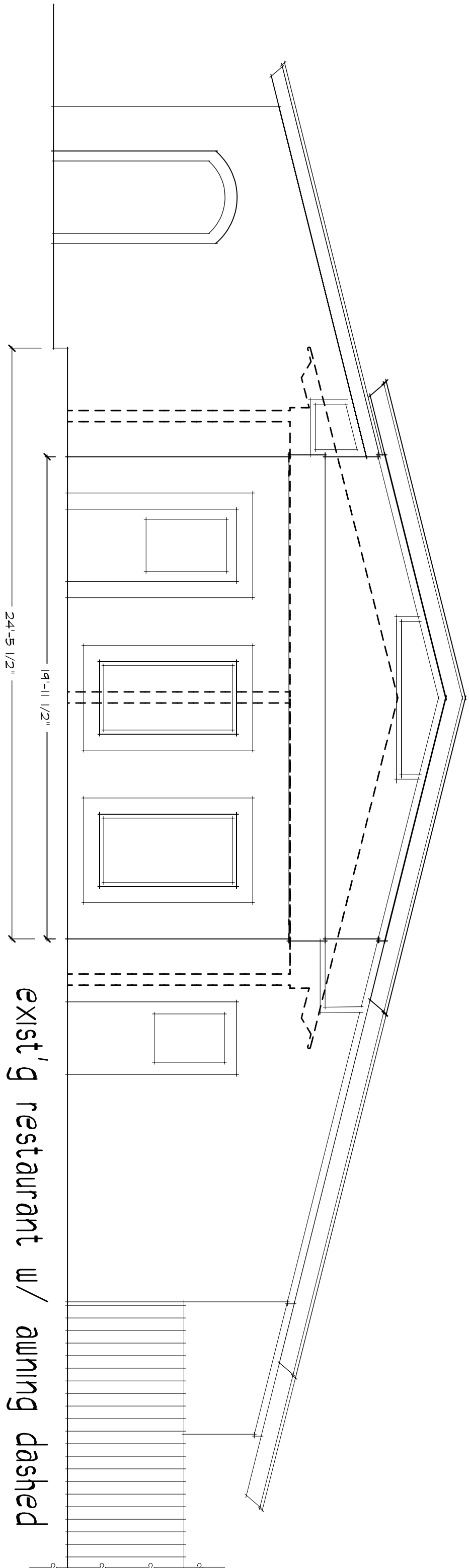


plan view

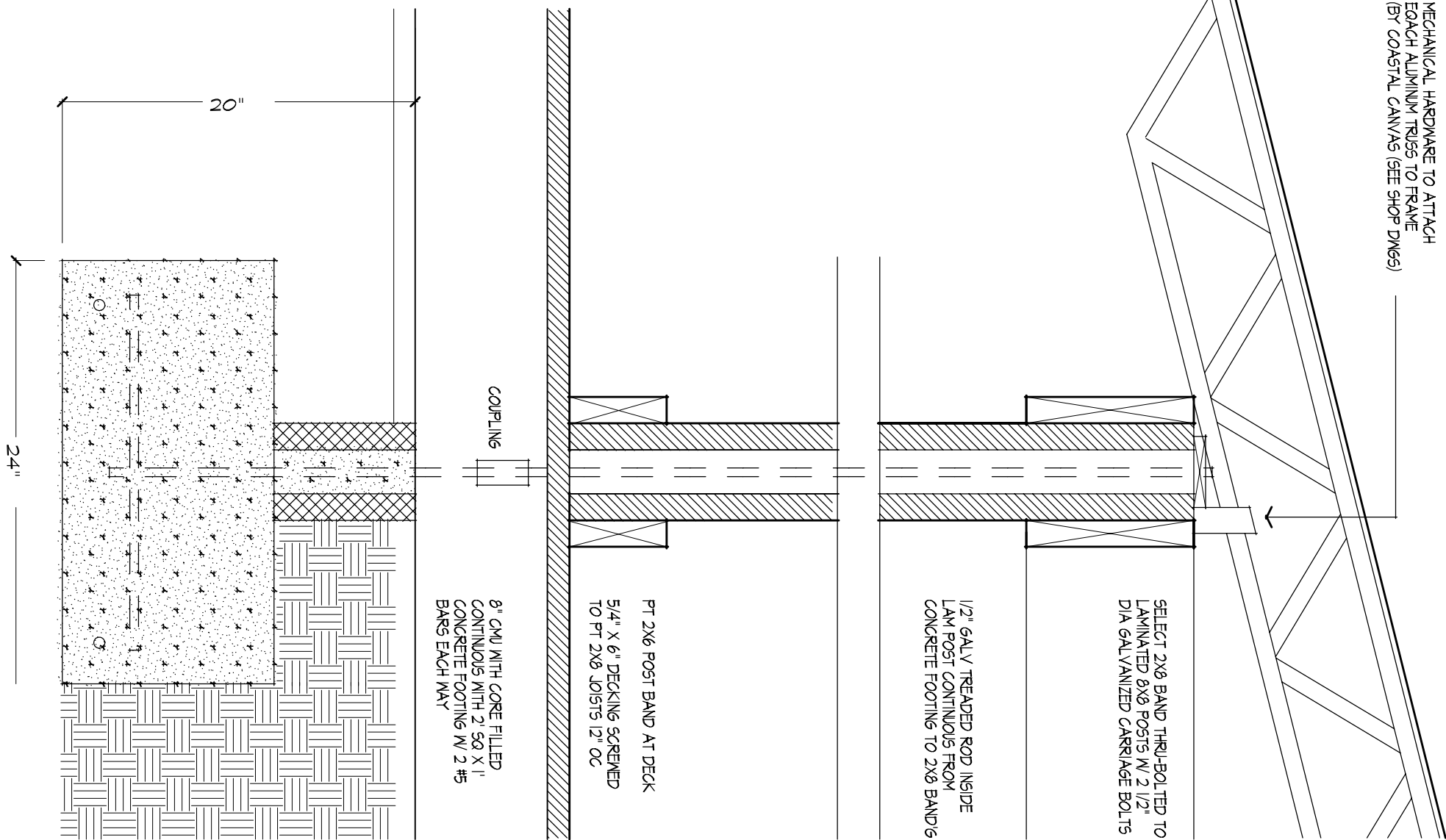


roof framing

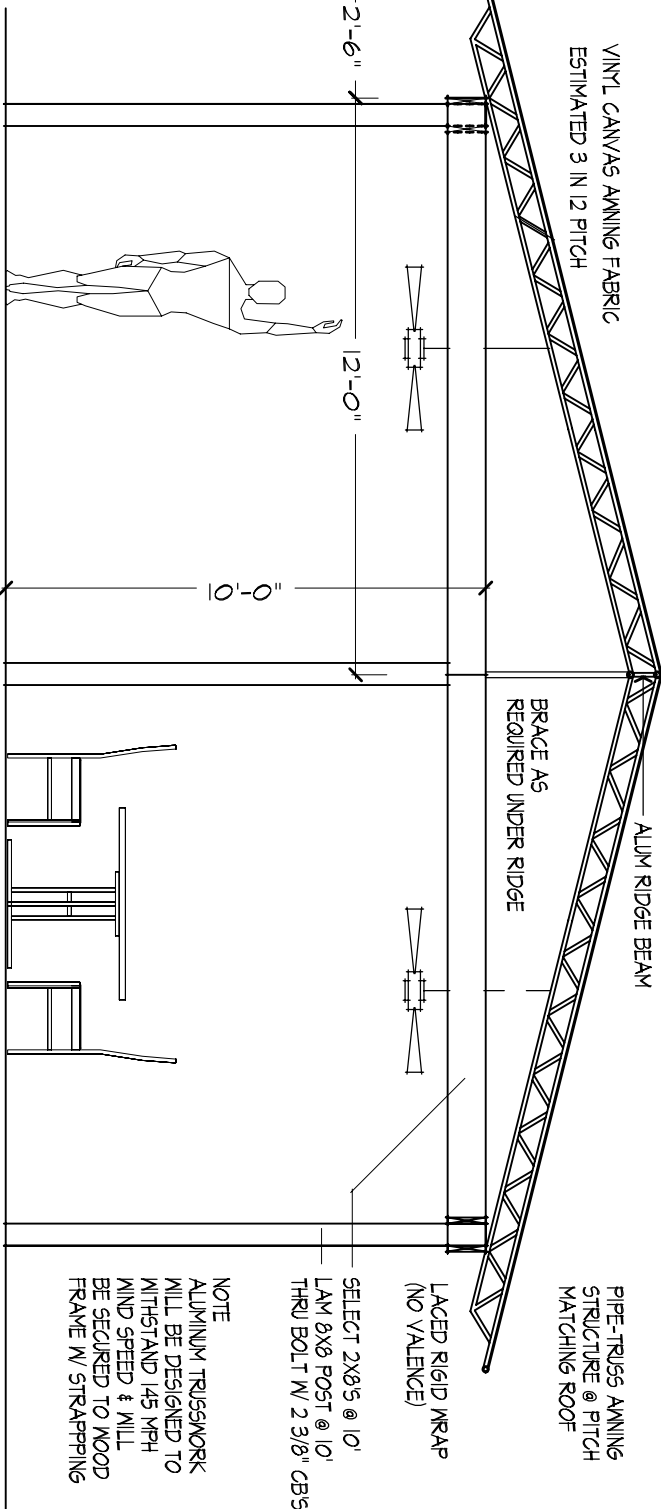
SEE SHOP DRAWINGS FROM COASTAL CANVAS FOR FABRICATION AND JOINT DETAILS



exist'g restaurant w/ awning dashed



cross section 1.5" scale



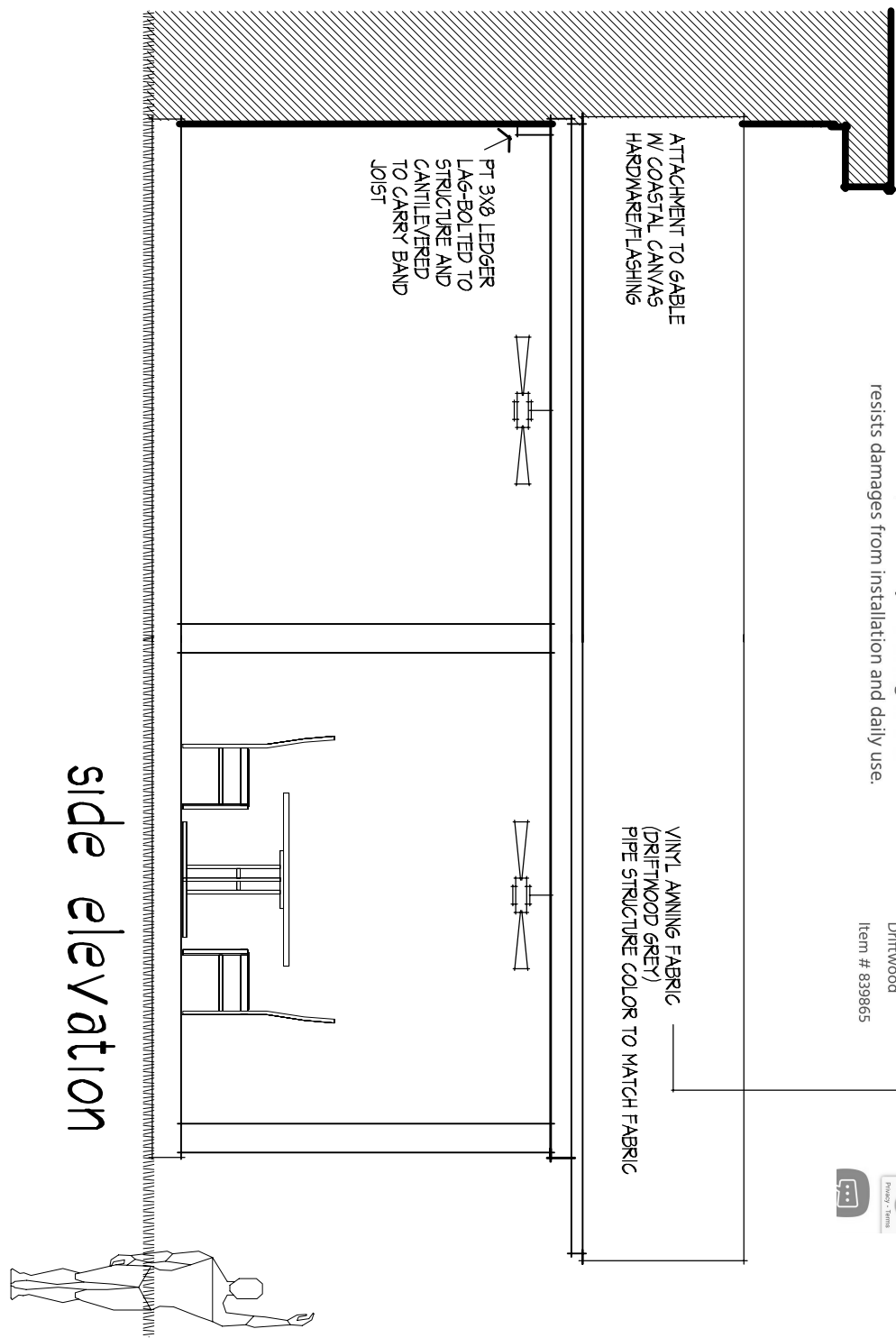
cross section

SEE SHOP DRAWINGS/ENGINEERING BY COASTAL CANVAS SAVANNAH GA

thetentage.com

Weather-Chek® Awning Fabric
62" Driftwood Widths
Item # 89885

The latest from **Herculite® fabrics**, Weather-Chek offers a range of features that improve every stage of the awning making process. Made from polyester-reinforced PVC, the awning fabric is built to last. The **awning material** is flexible with a soft hand, making it easy to handle and sew in any climate. Dimensionally stable, scratch resistant, and tear resistant, it's easy to **awning frames** and resists damages from installation and daily use.



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: 70 Marshland Road

DRB#: DRB-000318-2024

DATE: 3/12/2024

CATEGORY: Conceptual Review

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☐	☐	☒	
Existing Conditions match As-Built	☒	☐	☐	
Dimensioned Details and of Sections	☐	☐	☒	
Detail Illustrating Connection to Existing Structure	☐	☐	☒	
New Building Details Match Existing Building Details	☐	☐	☒	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades shall have equal design characteristics	☒	☐	☐	

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

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☐	☐	☒	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☐	☐	☒	
Landscape is designed so that it may be maintained in its natural shape and size	☐	☐	☒	
Preserves a variety of existing native trees and shrubs	☐	☐	☒	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☐	☐	☒	
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)	☐	☐	☒	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☐	☐	☒	
A variety of species is selected for texture and color	☐	☐	☒	
Provides overall order and continuity of the Landscape plan	☐	☐	☒	

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

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	☐	☐	☒	
Supplemental and replacement trees meet LMO requirements for size, species and number	☐	☐	☒	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

1. Staff recommends approval as submitted with the condition that the applicant submit a building permit prior to construction to CDIC@hiltonheadislandsc.gov .

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: 8 Executive Park

DRB#: DRB-000360-2024

DATE: 3/12/2024

CATEGORY: Alteration Review

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☐	☐	☒	
Existing Conditions match As-Built	☐	☐	☒	
Dimensioned Details and of Sections	☐	☐	☒	
Detail Illustrating Connection to Existing Structure	☐	☐	☒	
New Building Details Match Existing Building Details	☐	☐	☒	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades shall have equal design characteristics	☒	☐	☐	

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

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☐	☐	☒	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☐	☐	☒	
Landscape is designed so that it may be maintained in its natural shape and size	☐	☐	☒	
Preserves a variety of existing native trees and shrubs	☐	☐	☒	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☐	☐	☒	
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)	☐	☐	☒	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☐	☐	☒	
A variety of species is selected for texture and color	☐	☐	☒	
Provides overall order and continuity of the Landscape plan	☐	☐	☒	

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

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	☒	☐	☐	<i>Tree protection will be provided for any significant trees within 15' of proposed work.</i>
Supplemental and replacement trees meet LMO requirements for size, species and number	☐	☐	☒	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

- Staff recommends approval as submitted with the condition that the applicant will submit any relevant building permits as required to CDIC@hiltonheadislandsc.gov.

**8 EXECUTIVE PARK
ALTERATION EVIEW
MARCH 12th, 2024
DRB-000360-2024**



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: _____ E-mail: JACOB.WOODS@COURTATKINS.COM
Project Name: ZUNZIBAR HILTON HEAD IS. Project Address: 8 EXECUTIVE PARK ROAD
Parcel Number [PIN]: R 5 5 2 0 1 5 0 0 0 0 0 9 1 0 0 0 0
Zoning District: LIGHT COMMERCIAL Overlay District(s): COD - ROW Arterial

**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

X 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.

X 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

02/07/2024

DATE

8 EXECUTIVE PARK

PROJECT NARRATIVE



COURT ATKINS
GROUP

February 27, 2024

Town of Hilton Head Island
Attn: Ms. Alexis Cook, Principal Planner
1 Town Center Court
Hilton Head Island, SC 29928

RE: Major Corridor Review Submittal – Zunzibar Renovation

Ms. Cook,

I am writing this letter on behalf of Court Atkins Architects and Monument SC (HHI), LLC as a request to be placed on the March 12, 2024, DRB meeting agenda to review the proposed exterior color selections for Zunzibar at 8 Executive Park Road. The enclosed application includes:

- Corridor Review Application Form
- Review Board Submittal Fee (to be paid by credit card via phone)
- Project Narrative
- Color Board
- Exterior Lighting Selections
- Existing Site Photos
- Survey

Project Narrative:

The project involves the renovation of the interior and repainting of the exterior of the previous Steamer Seafood building for the new owner, Zunzibar. The exterior chandelier, sconces and fan are to be replaced. Everything else, including the entire footprint, roofs, windows, and landscaping are to remain.

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

Sincerely,

Jacob Woods
Project Designer
Court Atkins Group

8 EXECUTIVE PARK
EXISTING SITE PHOTOS





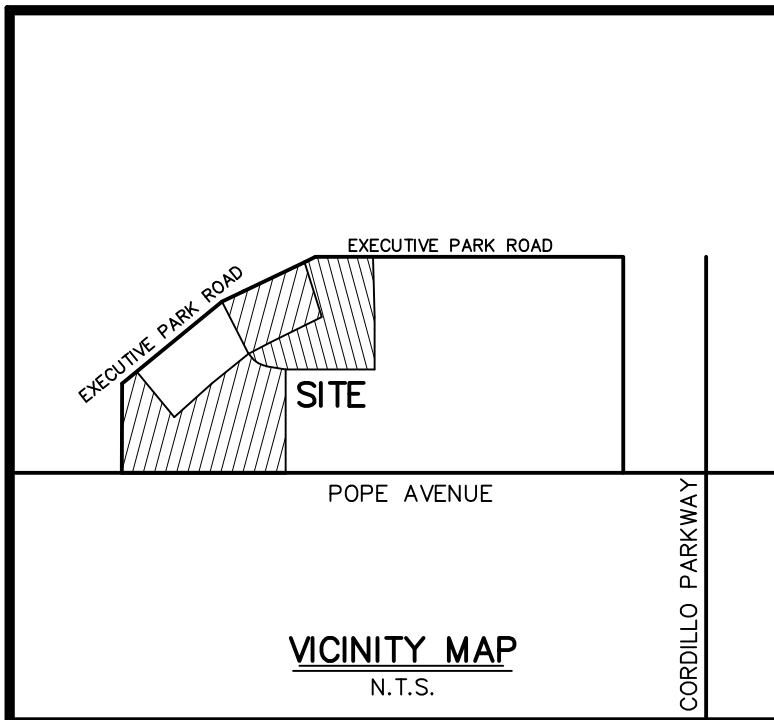






8 EXECUTIVE PARK

EXISTING SURVEY AND
SITE PLANS



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	BEARING	CHORD
C1	54.53'	49.85'	30.36'	S 01°21'00" W	51.85'
					62°40'40"

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

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

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

SPECIAL NOTE

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

- NOTES**
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE A-2, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 13-D, COMMUNITY NO. 450250, MAP DATED 9/29/86, BASE ELEVATION 14.0'. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
 - UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
 - REVISED LOT 11 SUBJECT TO, AND HAVING RIGHTS TO, ACCESS, PARKING, DRAINAGE AND UTILITY EASEMENTS SET FORTH IN THE DECLARATION OF EASEMENTS, DATED: 09/25/2016. RECORDED: BOOK 3518/1503, 09/27/2016.

REFERENCE PLATS:

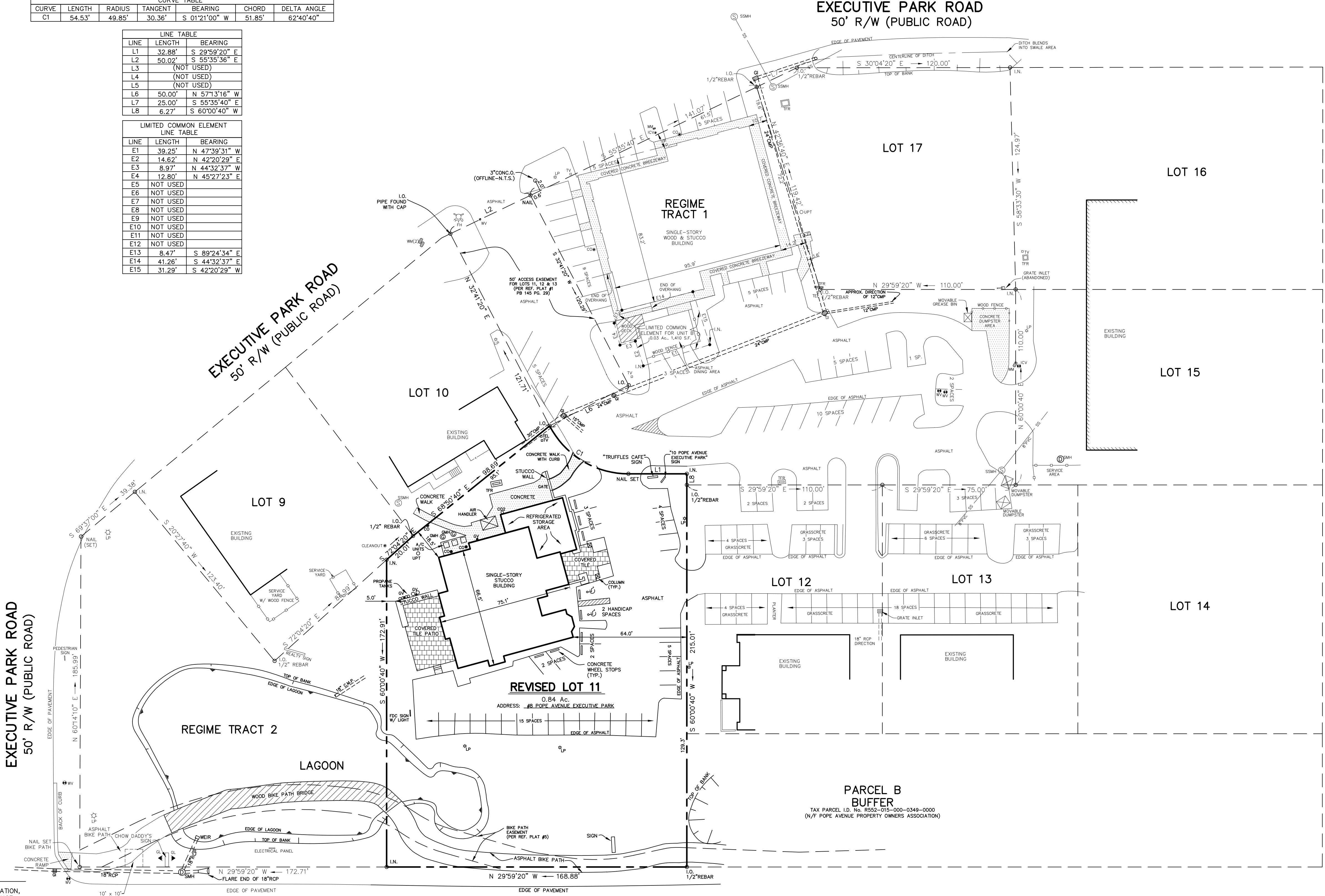
- REVISED ASBUILT & CONDOMINIUM SURVEY OF JANE COOPER HORIZONTAL PROPERTY REGIME, REVISED LOT 11, & LOT 17 POPE AVENUE EXECUTIVE PARK, A SECTION OF SHIPYARD PLANTATION, DATED: 08/19/2016, BY: TERRY G. HATONELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 145, PG. 29, 09/27/2016.

POPE AVENUE - 100' R/W

PREPARED FOR: BACK NINE REALTY, LLC

ADDRESS: #8 POPE AVENUE EXECUTIVE PARK
TAX PARCEL I.D. NO. R552-015-000-0097-0000

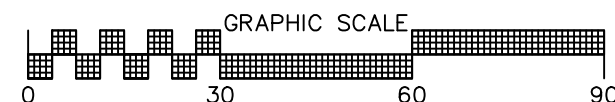
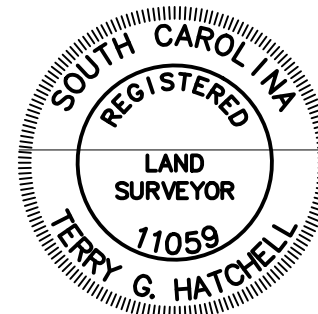
EXECUTIVE PARK ROAD
50' R/W (PUBLIC ROAD)



EXECUTIVE PARK ROAD
50' R/W (PUBLIC ROAD)

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

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



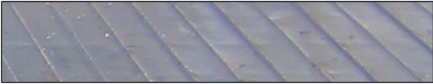
SURVEYING CONSULTANTS

17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 826-2775
www.SurveyingConsultants.com
Email: SC@SurveyingConsultants.com
COPYRIGHT © BY SURVEYING CONSULTANTS

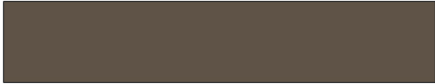
ASPHALT SHINGLE ROOF
EXISTING TO REMAIN



STANDING SEAM ROOF
EXISTING TO REMAIN



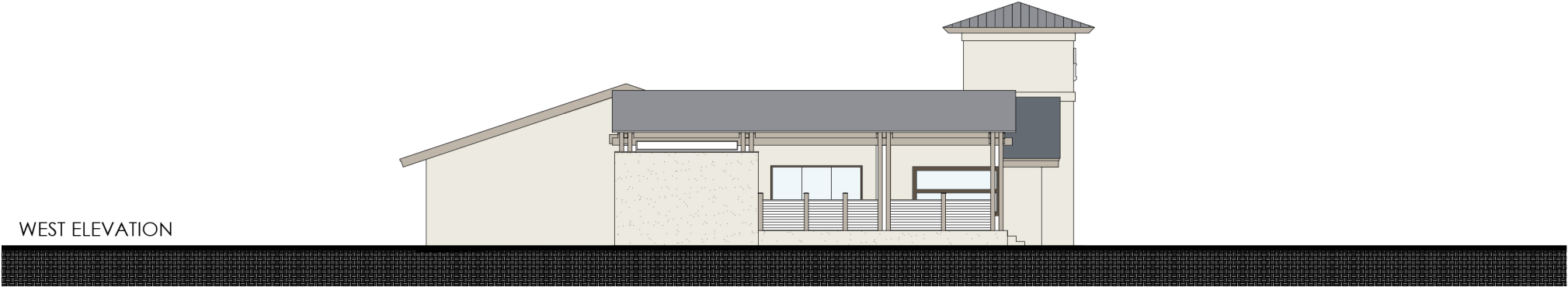
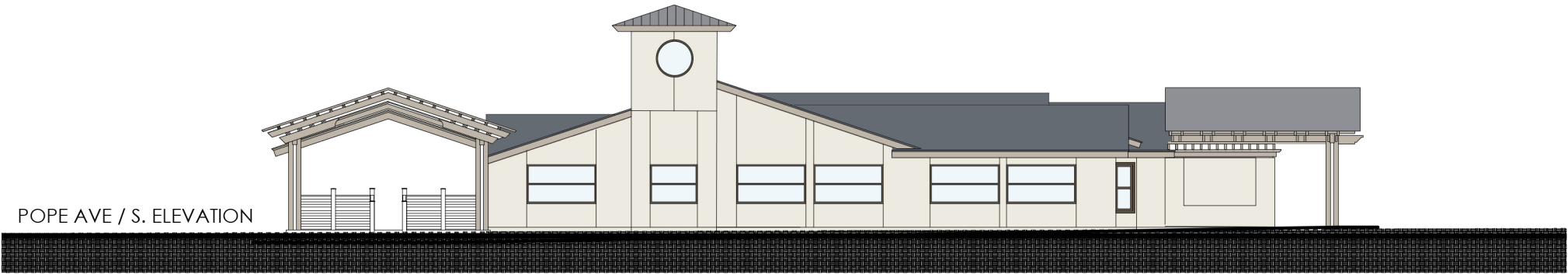
WINDOWS
EXISTING TO REMAIN - BRONZE



STUCCO
SHERWIN WILLIAMS - ALABASTER (SW 7008)



COLUMNS, RAFTERS, TRIM, SOFFIT, T&G, FASCIA & FLASHING
SHERWIN WILLIAMS - ANEW GRAY (SW 7030)



ZUNZIBAR HILTON HEAD ISLAND

8 EXECUTIVE PARK ROAD - HILTON HEAD ISLAND, SC 29928

PROPOSED EXTERIOR MATERIALS & COLORS
FEBRUARY 27, 2024

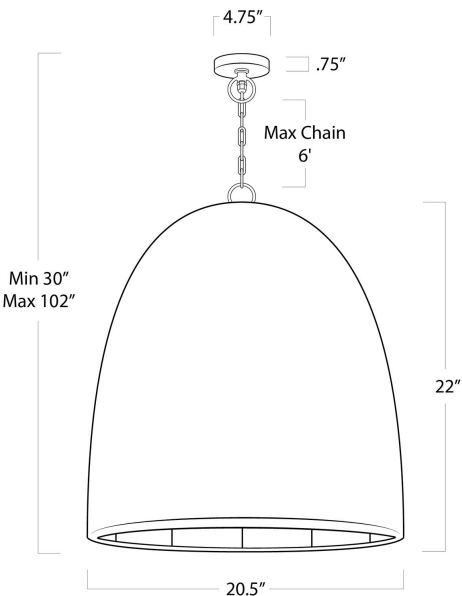
DEC-A
EXTERIOR ENTRY PENDANT
(REPLACEMENT FOR
EXISTING CHANDELIER)

REGINA ANDREW

DETROIT

SPECIFICATION SHEET

Beehive Outdoor Pendant Large (Weathered Natural)
17-1002NAT



HEIGHT	30
WIDTH	20.5
DEPTH	20.5
SHADE DIMS	N/A
SHADE COLOR	N/A
BULB QTY	1
BULB TYPE	A Type Medium Base (E26)
SOCKET	E26 Keyless
WATTAGE	40 Watt Max
WIRING TYPE	Hard Wire
MATERIAL	Plastic
FINISH	Natural
NOTES	UL Wet Rated
FREIGHT ONLY	No

R/A

Home » Nantucket Outdoor Sconce - Large

Share: [f](#) [X](#) [p](#) [v](#) [e](#)



DEC-B
EXTERIOR SCONCES
(REPLACEMENT FOR
EXISTING SCONCES)

• ○ ○ ○ ○ ○ ○ ○ ○

Nantucket Outdoor Sconce - Large

SKU: OL0403 BLACK

\$240.00

Color: Matte Black



Actual Size: 15.75"Hx11.5"Wx13.5"D

• In stock and ready to ship

Qty 1

^ v

Add to Cart

+ Add to My List

+ Add to Gift Registry

Description

The cheery beam of this sturdy aluminum outdoor wall light shines a hearty welcome to weary travelers and makes your home a cozy port in any storm. Add a warm, welcoming glow to your home with our exterior lighting. Not suitable for coastal environments.

Specifications

- Actual Size: 15.75"Hx11.5"Wx13.5"D
- Backplate Canopy Size: 5"Hx5"Wx1"D Round
- Bulb Base: US Medium-E26
- Color: Matte Black
- Cord Wire Length: 6.5
- Dark Sky: Yes



MEASUREMENTS

Blade Finish:	
Blade Material:	ABS
Blade Sweep:	65"
No. of Blades:	8
Blade Pitch:	9
Reversible Blades:	NO
Slope:	YES
Hanging Weight:	19.84
Downrod 1:	6
Downrod 1 Outside Dia:	.75
Downrod 2:	
Downrod 2 Outside Dia:	
Ceiling to Lowest Point: (Dim A):	13.5
Ceiling to Blade (Dim B):	12.75
Lead Wire:	80
Power:	DC
Motor Size:	DC 123 X 30 MM

	Low	Low/Med.	Medium	Med/High	High
RPM	50				129
Amps	0.087				0.59
Watts	6.5				57.36
CFM	3765.0				9036.0
CFM/Watts	579.23				157.53

LAMPING

No. of Bulbs:	0
Max Bulb Wattage:	
Light Type:	
Light Kit Optional:	YES
Socket:	
Compatible Light Kit:	K9886L
Integrated Light Kit:	NO
Dimmable:	NO
Ballast:	
Rated Life Hours:	
Uplight:	NO
Bulb/LED Included:	
Color Temp.:	
CRI:	
Initial Lumens:	
Delivered Lumens:	

Xtreme H2O - 65" Ceiling Fan

Item #:	F896-65-CL
UPC Code:	706411060755
Product Family Name:	Xtreme H2O
Finish:	Coal
Category:	EXTERIOR FAN
Category Type:	Ceiling Fan
Certification:	4009339
Patents:	U.S. Patent(s): D832,990, D834,696; D877,883; D894,364; D918,376; D952,126

Notes:



Wet Location

**DEC-D
POTENTIAL EXTERIOR FANS (TO REPLACE
SINGLE LARGE ONE AND UTILIZE ADDITIONAL
CEILING JBOXES)**

Intertek
ETL Intertek

GLASS

Description:	
Material:	
Part No.:	
Quantity:	
Width:	
Height:	
Length:	

CONTROLS

Pull Chain Control:	NO
Works with Remote Control:	YES
Works with Wall Control:	YES
Reversible:	YES
Included Remote Control:	RC400
Included Wall Control:	
Smart Control:	NO
Compatible Remote Control(s):	
Compatible Wall Control(s):	WC400
Integrated Smart Control:	
Compatible Smart Control:	BD-1000

SHIPPING

Carton Width:	10.25
Carton Height:	11.88
Carton Length:	31.0
Carton Weight:	22.84
Carton Cubic Feet:	2.185
Small Package Shippable:	YES
Master Pack Width:	
Master Pack Height:	
Master Pack Length:	
Master Pack Weight:	
Master Cubic Feet:	
Multi-Pack:	1
Master Pack:	1

WARNING: Handling this product can expose you to chemicals including lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Wash hands with soap and water after installing, handling, cleaning or otherwise touching this product. For more information go to: www.P65Warnings.ca.gov.

For additional information, please contact Customer Care: 1-800-221-7977. Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties.

Rev 01.10.2024 01:45 PM

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: 36 South Forest Beach

DRB#: DRB-000410-2024

DATE: 3/12/2024

CATEGORY: Sign System

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☐	☐	☒	
Existing Conditions match As-Built	☒	☐	☒	
Dimensioned Details and of Sections	☐	☐	☒	
Detail Illustrating Connection to Existing Structure	☐	☐	☒	
New Building Details Match Existing Building Details	☐	☐	☒	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	Applicant and Staff have coordinated on the proposed colors to be a muted and natural scheme. The applicant will work to present a color and material board for Final Review.

Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades shall have equal design characteristics	☒	☐	☐	
Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms an details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	Material and color samples need to be provided.
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☐	☐	☒	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	Lighting specifications need to be provided
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

COMMENTS & CONDITIONS

1. Staff recommends applicant to submit color and materials to staff for final review with Board input. Lighting specifications need to be submitted as well.

**36 SOUTH FOREST
BEACH
SIGN SYSTEM
MARCH 12th, 2024
DRB-000410-2024**



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

DRB
0410-2024

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

Applicant/Agent Name: Sam Johal Company: California Hilton Head Hospitality LLC.
Mailing Address: 36 S Forest Beach Dr. City: Hilton Head Island State: SC Zip: 29928
Telephone: 858-888-2315 Fax: 843-802-0473 E-mail: samjohal@gmail.com
Project Name: Doubletree by Hilton- Hilton Head Island Project Address: 36 S Forest Beach Dr., Hilton Head Island, SC 29928
Parcel Number [PIN]: R
Zoning District: South Forest Beach Overlay District(s): _____

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

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

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

Submittal Requirements for *All* projects:

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☐ 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

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☐ 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

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- _____ 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

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- _____ 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.

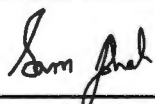
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

Feb 27, 2024

DATE



Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-341-2087
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY

Date Received: _____
App. #: _____
Form revised 10-2012

**AFFIDAVIT OF OWNERSHIP AND
HOLD HARMLESS PERMISSION TO ENTER PROPERTY**

The undersigned being duly sworn and upon oath states as follows:

1. I am the current owner of the property which is the subject of this application.
2. I hereby authorize Allen Industries to act as my agent for this application only.
3. All statements contained in this application have been prepared by me or my agents and are true and correct to the best of my knowledge.
4. The application is being submitted with my knowledge and consent.
5. Owner grants the Town, its employees, agents, engineers, contractors or other representatives the right to enter upon Owner's real property, located at 36 S Forest Beach Dr., Hilton Head Island, SC 29928 (address),
R _____ (parcel ID) for the purpose of application review,
for the limited time necessary to complete that purpose.
Description of Work: Install new Monument and Building Signs
6. Owner agrees to hold the Town harmless for any loss or damage to persons or property occurring on the private property during the Town's entry upon the property, unless the loss or damage is the result of the sole negligence of the Town.
7. I acknowledge that the Town of Hilton Head Island Municipal Code requires that all construction in a Special Flood Hazard Zone be constructed in accordance with the following provisions that:
 - a. any enclosed area below the base flood elevation will be used solely for parking of vehicles, limited storage or access to the building. This space will never be used for human habitation without first becoming fully compliant with the Town's Flood Damage Controls Ordinance in effect at the time of conversion.
 - b. all interior walls, ceilings and floors below the base flood elevation will be constructed of flood resistant materials.
 - c. all mechanical, electrical and plumbing devices will be installed above base flood elevation.
 - d. walls of the enclosed area below base flood elevation will be equipped with at least two openings which allow automatic entry and exit of flood water. Openings will be on two different walls with at least one square inch of free area for every square foot of enclosed space and have the bottom of openings no more than a foot above grade.
 - e. the structure may be subject to increased premium rates for flood insurance from the National Flood Insurance Program.
8. I understand that failure to abide by Town permits, any conditions, and all codes adopted by the Town of Hilton Head Island deems me subject to enforcement action and/or fines.

Print Name: Sam Johal

Owner Signature: *Sam Johal*

Phone No.: 858-888-2315

Email: samjohal@gmail.com

Date: February 27, 2024

The foregoing instrument was acknowledged before me by _____, who is personally known to me or has produced _____ as identification and who did not take an oath.

WITNESS my hand and official seal this _____ day of _____, A.D., 2_____.

Notary Public Signature _____

My Commission expires: _____
Please affix seal or stamp.

36 SOUTH FOREST BEACH

APPLICATION MATERIALS



DOUBLETREE
by Hilton

Double Tree
36 S Forest Beach
Hilton Head Island, SC
February 26, 2024

Allen Industries

YOUR BRAND AT ITS BEST™

1-800-967-2553
www.allenindustries.com

Customer Approval / Signature

Signature: _____ Date: _____



Sign Legend

- N01** D/F Non Lighted Monument Sign
- N02** Halo lighted Reverse Channel letters
- N03** N/L Directional Sign
- N04** Halo lighted Reverse Channel letters
- N05** Entrance plaque

N01 MT-50 Alternate D/F Ground Level Monument

Non Lighted - NON STANDARD

DESIGN INTENT ONLY
Engineering Required to
Determine Actual Production
& Installation Requirements



Existing Elevation

Proposed Elevation



Colors and Materials for new sign are needed. White brick is not permissible

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Client: **Double Tree**
Address: **36 S. Forest Beach
Hilton Head Island, SC 29928**

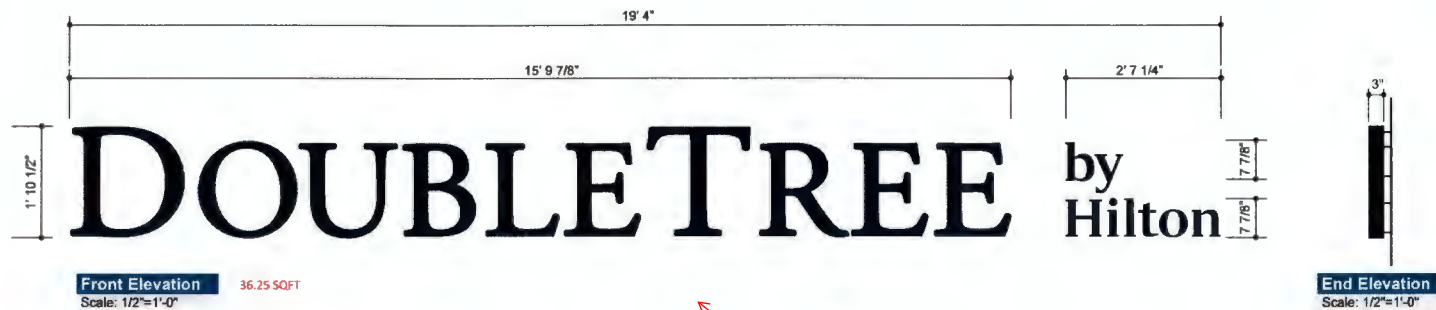
Date: **11/15/23** | Customer #: **E12825** | Job #: **J007735** | Page #: **3 of 7**
File Name: **HILT-DT_J0007735_Hilton Head Island, SC_103ns**
Sales: **House** | Design: **SK** | PM: **EW**

#	Date	Description	Initial
1	12/29/23	chgd N01 to MTA30 mon./added N03 NL directional	SK
2	01/02/24	Chgd. N01 to non lighted	SK
3	01/03/24	added brick base to N01/changed N03 to alt.Dir.	SK
4	02/21/24	chgd N01size, Chgd N03 size, added N04	SK
5	02/26/24	changed tenant copy on mon./added entrance plaque	SK
6	-	-	-

Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
Client Signature: _____ Approval Date: _____

N02 Halo Lighted Letters
Custom

DESIGN INTENT ONLY
Engineering Required to
Determine Actual Production
& Installation Requirements



Recommend this to be the blue color proposed with the larger signs. Color specifications need to be provided.



*** Customer need to run electrical for letters to be illuminated

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Client: **Double Tree**
Address: **36 S. Forest Beach
Hilton Head Island, SC 29928**

Date: **11/15/23** Estimate #: **E12825** Job #: **J007735** Page #: **4 of 7**
File Name: **HILT-DT_J0007735_Hilton Head Island, SC_105ns**
Sales: _____ Design: **SK** P/J: **EW**
House: _____

Allen Industries FILE NUMBER: E12825 **UL48** Electric Sign Complies with UL48 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. **GROUNDING ELECTRICAL CONNECTIONS**

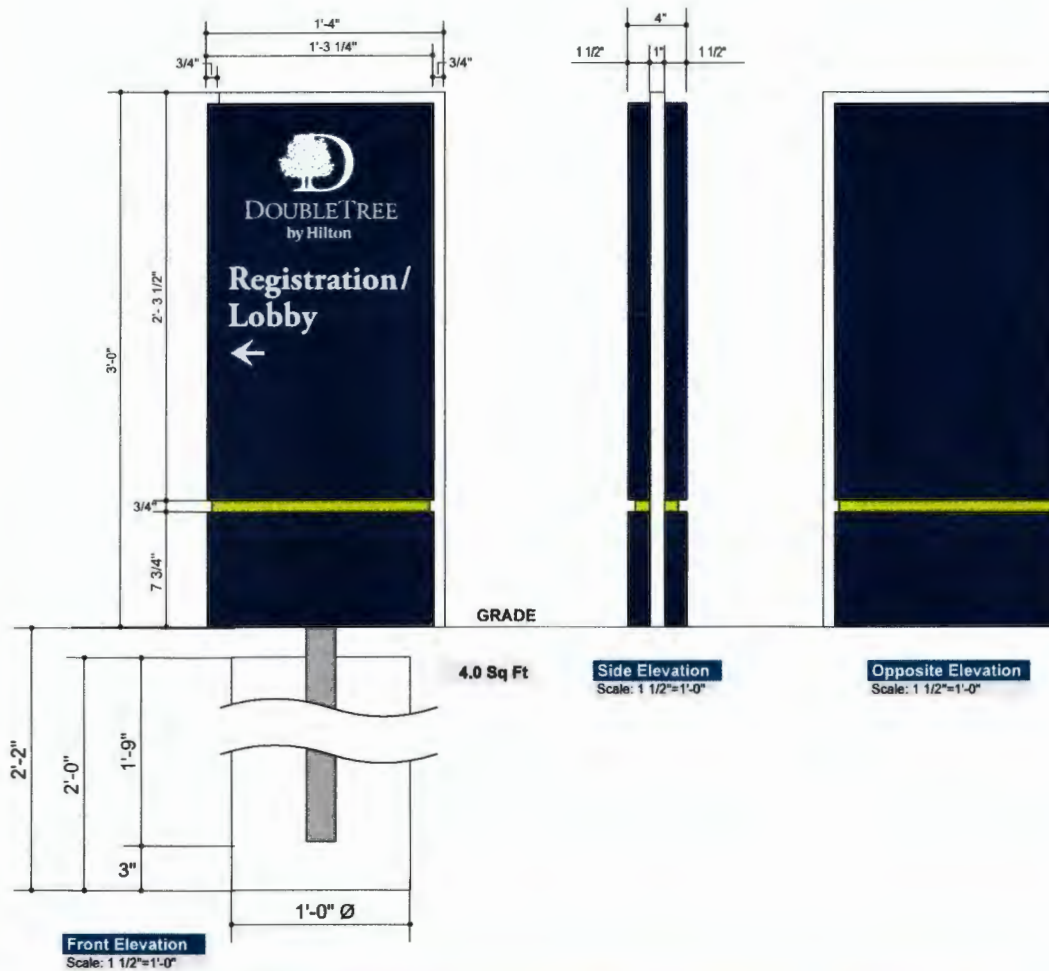
#	Date	Description	Initial
1	12/29/23	chgd N01 to MTA30 mon/Jadded N03 NL directional	SK
2	01/02/24	Chgd, N01 to non lighted	SK
3	01/03/24	added brick base to N01/changed N03 to alt.Dir	SK
4	02/21/24	chgd N01size, Chgd N03 size, added N04	SK
5	02/26/24	changed tenant copy on mon/Jadded entrance plaque	SK
6	-	-	-

Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
Client Signature: _____ Approval Date: _____

N03 Alternate Non-Illuminated D/F Ground Level Directional

Non Standard Size Non-Illuminated

DESIGN INTENT ONLY
Engineering Required to
Determine Actual Production
& Installation Requirements



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Client: **Double Tree**
Address: **36 S. Forest Beach
Hilton Head Island, SC 29928**

Drawn: **11/15/23**
E12825
Job #: **J007735**
Page #: **5 of 7**
File Name: **HILT-DT_J0007735_Hilton Head Island, SC_105ns**
Sales: **House**
Design: **SK**
PM: **EW**

#	Date	Description	Initial
1	12/29/23	chgd N01 to MTA36 mon./added N03 NL directional	SK
2	01/02/24	Chgd. N01 to non lighted	SK
3	01/03/24	added brick base to N01/changed N03 to alt.Dir	SK
4	02/21/24	chgd N01size, Chgd N03 size, added N04	SK
5	02/20/24	changed tenant copy on mon./added entrance plaque	SK
6	-	-	-

Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
Client Signature: _____ Approval Date: _____

N04 Halo Lighted Letters

Custom

DESIGN INTENT ONLY
Engineering Required to
Determine Actual Production
& Installation Requirements



NIGHT VIEW

Existing Elevation



Proposed Elevation



Allen Industries
© FILE NUMBER: E212825

Electric Sign
Complies with
UL48

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE
REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE
AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER
GROUNDING AND BONDING OF THE SIGN.

GROUNDING
ELECTRICAL
CONSULTATION

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Client: **Double Tree**
Address: **36 S. Forest Beach
Hilton Head Island, SC 29928**

Date: **11/15/23** Estimate #: **E12825** Job #: **J007735** Page #: **6 of 7**
File Name: **HILT-DT_J0007735_Hilton Head Island, SC_105ns**
Sales: **House** Design: **SK** P.V.: **EW**

#	Date	Description	Initial
1	12/29/23	chgd N01 to MTA30 mon./added N03 NL directional	SK
2	01/02/24	Chgd. N01 to non lighted	SK
3	01/03/24	added brick base to N01/changed N03 to alt.Dir.	SK
4	02/21/24	chgd N01size, Chgd N03 size, added N04	SK
5	02/26/24	changed tenant copy on mon./added entrance plaque	SK
6	-	-	-

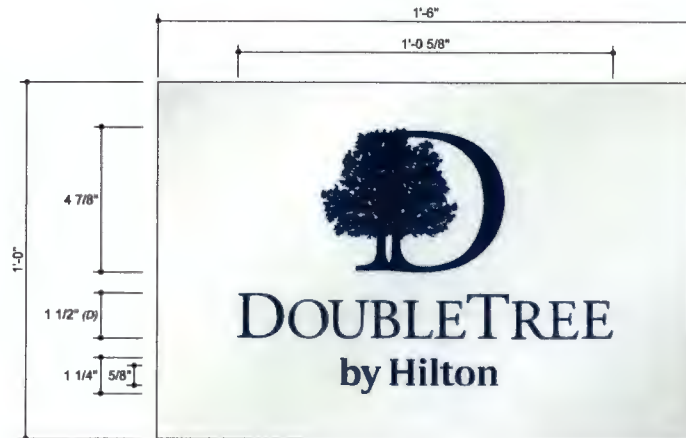
Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
Client Signature: _____ Approval Date: _____

Wall Plaque Low-Level Signage

Non Illuminated

FIELD SURVEY REQUIRED
Prior to Release to Production

DESIGN INTENT ONLY
Engineering Required to
Determine Actual Production
& Installation Requirements

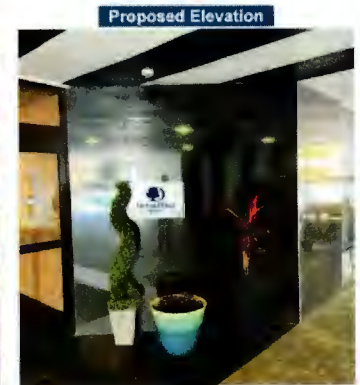
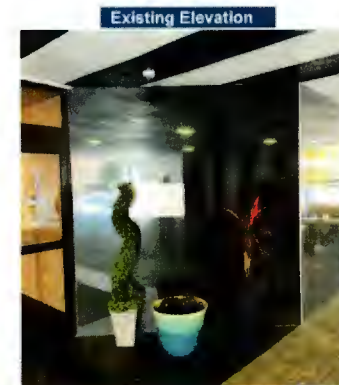


Front Elevation
Scale: 3"=1'-0"

1.5 Sq Ft



Side Elevation
Scale: 3"=1'-0"



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Client:
Double Tree
Address:
**36 S. Forest Beach
Hilton Head Island, SC 29928**

Date:	11/15/23	Expense #:	E12825	Job #:	J007735	Page #:	7 of 7
File Name:	HILT-DT_J0007735_Hilton Head Island, SC_105ns						
Sales:	House	Design:	SK	PV:	EW		

#	Date	Description	Initial
1	12/29/23	chgd N01 to MTA30 mon./added N03 NL directional	SK
2	01/02/24	Chgd. N01 to non lighted	SK
3	01/03/24	added brick base to N01/changed N03 to sit.Dr.	SK
4	02/21/24	chgd N01size, Chgd N03 size, added N04	SK
5	02/26/24	changed tenant copy on mon./added entrance plaque	SK

Client Review Status
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