



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, March 26, 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 March 12, 2024
- 4. Appearance by Citizens**
- 5. Unfinished Business**
- 6. New Business**
 - a. *DRB-00427-2024* - Sea Turtle Marketplace Building F - Addition
 - b. *DRB-000475-2024* - 1014 William Hilton Parkway - Car Barn Alterations to previously approved plan
 - c. *DRB-000497-2024* - 148 Beach City Road - Car Barn - Conceptual
 - d. *DRB-000511-2024* - 1 South Forest Beach - Alteration to Previously approved plan
 - e. *DRB-000510-2024* - 1521 Main Street - Alteration
- 7. Board Business**
- 8. Staff Reports**
- 9. Adjournment**

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"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, March 12, 2024, 2:30 PM Minutes

1. Call to Order

Vice Chairman Carstens called the meeting to order at 2:33 PM. Those present were: Judd Carstens, Vice-Chairman; Todd Theodore; John Moleski; and Ryan Bassett; Absent were: Cathy Foss, Chairman; Annette Lippert; and Tom Parker.

2. Adoption of the Agenda

There being no changes, a Motion to adopt the Agenda as presented was made by Mr. Theodore and seconded by Mr. Bassett. The Motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of February 27, 2024

Changes to the Minutes of the February 27, 2024 meeting were suggested as follows: Vice-Chairman Carstens recused himself before New Business was reviewed. Mr. Parker recused himself prior to the presentation of New Business, Item 6(b.); and in Item 6(b.) the architect's name should be shown as Tim Probst. A Motion to approve the Minutes of the February 27, 2024 meeting, with the stated corrections, was made by Mr. Theodore and seconded by Mr. Bassett. 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

6. New Business

a. DRB-000265-2024 - Port Royal Maintenance Facility - Conceptual

Alexis Cook, Principal Planner, presented the application for conceptual review for the Port Royal Association of Landowners maintenance facility. The project is located at 81 Union Cemetery Road, which is a more industrial area on the Island. She noted this will be a new metal building structure, with the main use to be an operational and storage area for their maintenance equipment and facilities. Staff recommends approval with standard conditions that they provide a material and color board, they bring specifications for lighting, landscaping plans, and anything else that goes along with final review.

Scott Sodemann of Sodemann Architects and Lance Pyle, General Manager for Port Royal Plantation, added more details about the proposed metal building and colors, answered questions, and received comments from Board members.

A Motion was made for approval of the conceptual application by Mr. Theodore with the following conditions: recommend a screen gate cover; add screening to western side to hide containers from roadway; make sure any penetrations through existing buffer are closed off, especially on the residential side; provide a cutsheet on the light fixture selection; provide detailed colors of all building components with dark colors on the garage doors. The Motion was seconded by Mr. Moleski, and the Motion was passed unanimously.

b. DRB-000318-2024 - 70 Marshland Awning - Addition

Ms. Cook presented the application for an awning addition to the building at 70 Marshland Road, which project came before the Board a few weeks ago to discuss the entire addition to the site with the new seating area, enhancements to the fire pit area, and enhancements to the existing deck. This application specifically focuses on the existing deck area that will be improved to add a pavilion/awning structure for protection from trees, rain, and weather. No material sample was provided, but it is proposed to be a gray, neutral color. Staff is recommending approval as submitted, with conditions that a building permit be obtained and a color scheme submitted for approval by Staff prior to construction.

James Page and Murray Christopher answered questions from Board members about colors to be used, fans, column dimensions, and lighting. A motion was made by Mr. Carstens to approve the application with the following conditions: that Staff and two Board members review lighting and fan cutsheets, as well as the end elevation for the building to confirm completeness. The Motion was seconded by Mr. Bassett and passed unanimously.

c. DRB-000360-2024 - 8 Executive Park - Zunzibar - Alteration

Ms. Cook presented the application for Zunzibar at 8 Executive Park, which is a redevelopment from another type business to a restaurant, which is located in a very commercial area with businesses, restaurants, and hotels. The alteration includes changes to exterior colors and exterior lighting, with all sign changes to be reviewed and approved by the Staff sign reviewer. Staff recommends approval as submitted with the conditions that the applicant will submit any relevant building permits as required.

The applicant explained that Zunzibar is a casual restaurant currently located in Savannah and Tybee, and this is a 3-Phase project, with Phase 1 being interior renovations, Phase 2 being changes to the colors of the building and the opening of the restaurant, and a potential Phase 3 with possible extra improvements. This phase will be a refresher of the exterior colors for an updated look. The applicant responded to questions and suggestions from the Board members.

A motion was made by Mr. Bassett to approve the application with the following conditions: recommendation that mechanicals be screened or painted in a future revision to match where appropriate, colors to be changed to a slightly darker shade, and landscape to be cleaned up and possible changes made in a future revision, all with Staff review. The motion was seconded by Mr. Theodore and passed unanimously.

d. DRB-000410-2024 - 36 South Forest Beach Sign System

Ms. Cook presented the application for a sign system at 36 South Forest Beach Drive, with one sign being large enough to require review. She noted there is currently a large sign that will be replaced by a new DoubleTree by Hilton located off South Forest Beach Drive. Staff has concerns about halo lighting on smaller signs and a more natural looking sign than the current white painted sign. Staff recommends approval with conditions that the light specifications are provided, an alternate color to the brick is proposed, and material color samples for the blue and green are provided.

The applicant, Sam Johal, explained the property was currently affiliated with Choice and is being upgraded to a Hilton DoubleTree, requiring the signs to be changed, and a restaurant will be added as required by the brand. The colors blue and green are typical of Hilton, and because of the trees and vegetation, the main sign is hard to see. Mr. Johal answered questions and discussed comments with the Board members.

A Motion to approve was made by Mr. Theodore with the following conditions: 1) to update the brick to match the color of existing building; OR if applicant changes to tabby stucco, to provide a sample with review; 2) provide the light specifications or lumens, at a minimum, of existing lighting; 3) any backlit lighting needs to meet LMO requirements; and 4) update to the drawings to clarify color scheme. Mr. Bassett seconded the Motion, and it was passed unanimously.

7. Board Business

8. Staff Reports

Ms. Cook provided the Minor Corridor Report to the Board and discussed with the Board whether they would like to formally review the application submitted for 1521 Main Street. The Board members requested that the applicant appear before them at a future meeting.

9. Adjournment

The meeting was declared adjourned at 3:57 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: 430 William Hilton Parkway – Building F Addition

DRB#: DRB-002136-2023

DATE: 3/23/2024

CATEGORY: Alteration/Addition

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	☒	☐	☐	Using same materials and colors as existing building. Color Board needs 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	☐	☒	☐	Is there any proposed lighting with the project?
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. Staff recommends approval with conditions:
 - a. Physical color board be provided.
 - b. Approval from the Sea Turtle Marketplace landlord.
 - c. All other plan reviews and permits are submitted (Major Development Plan Review and Building Permit)

**430 WILLIAM HILTON
PARKWAY
"ADDITION" REVIEW
MARCH 26th, 2024
DRB-002136-2023**



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: JASON BROENE Company: COURT ATKINS GROUP
Mailing Address: P.O. BOX 3978 City: BLUFFTON State: SC Zip: 29910
Telephone: 843-815-2557 Fax: _____ E-mail: jason.broene@courtatkins.com
Project Name: STMP-BUILDING F ADDITION Project Address: 430 WILLIAM HILTON PARKWAY
Parcel Number [PIN]: R 511 008 000 098 E 0000
Zoning District: COMMUNITY COMMERCIAL Overlay District(s): CORRIDOR AIRPORT

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

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

Project Category:

☐ Concept Approval – Proposed Development
☐ Final Approval – Proposed Development

☒ Alteration/Addition
☐ Sign

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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


SIGNATURE

2/26/2024
DATE

**430 WILLIAM HILTON
PARKWAY**

PROJECT NARRATIVE



COURT ATKINS
GROUP

February 26, 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 – Sea Turtle Marketplace Building F Addition

Ms. Cook,

I am writing this letter on behalf of Court Atkins Architects and Greenburg Gibbons as a request to be placed on the March 12, 2024, DRB meeting agenda to review the proposed addition to Building F at Sea Turtle Marketplace. The enclosed application includes:

- Corridor Review Application Form
- Review Board Submittal Fee (to be paid by credit card via phone)
- Project Narrative
- Existing Site Photos
- Landscape / Site Drawing
- Architectural Drawings and Details
- As-Built Survey

Project Narrative:

The project includes an addition to the existing Building F at Sea Turtle Marketplace. The +/- 1,000 square foot addition to the east elevation of the building will provide additional floor space for the future business tenant upfit for Suite 305. The addition's exterior door and window placement have been coordinated with the tenants future floor plan layout. The exterior features of the addition will consist of utilizing the existing materials, colors, and forms that were used when the building was constructed. The footprint of the for addition will occupy the existing un-used exterior concrete patio space.

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

Sincerely,

Jason Broene
Principal, Studio Manager
Court Atkins Group

**430 WILLIAM HILTON
PARKWAY**

EXISTING SITE PHOTOS













**430 WILLIAM HILTON
PARKWAY

SITE PLANS**

PERMIT DRAWINGS - NOT FOR CONSTRUCTION

LANDSCAPE DEVELOPMENT

PLANS

FOR

SEA TURTLE MARKETPLACE

Building F Alterations

Hilton Head Island, South Carolina

Permit Set - January 24, 2024

PROJECT TEAM:



WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING

LANDSCAPE ARCHITECT

Wood + Partners Inc.

7 Lafayette Place
Hilton Head Island, SC 29925
843-681-6618
Contact: Eric Walsnovich



COURT ATKINS
GROUP

ARCHITECT

Court Atkins Group

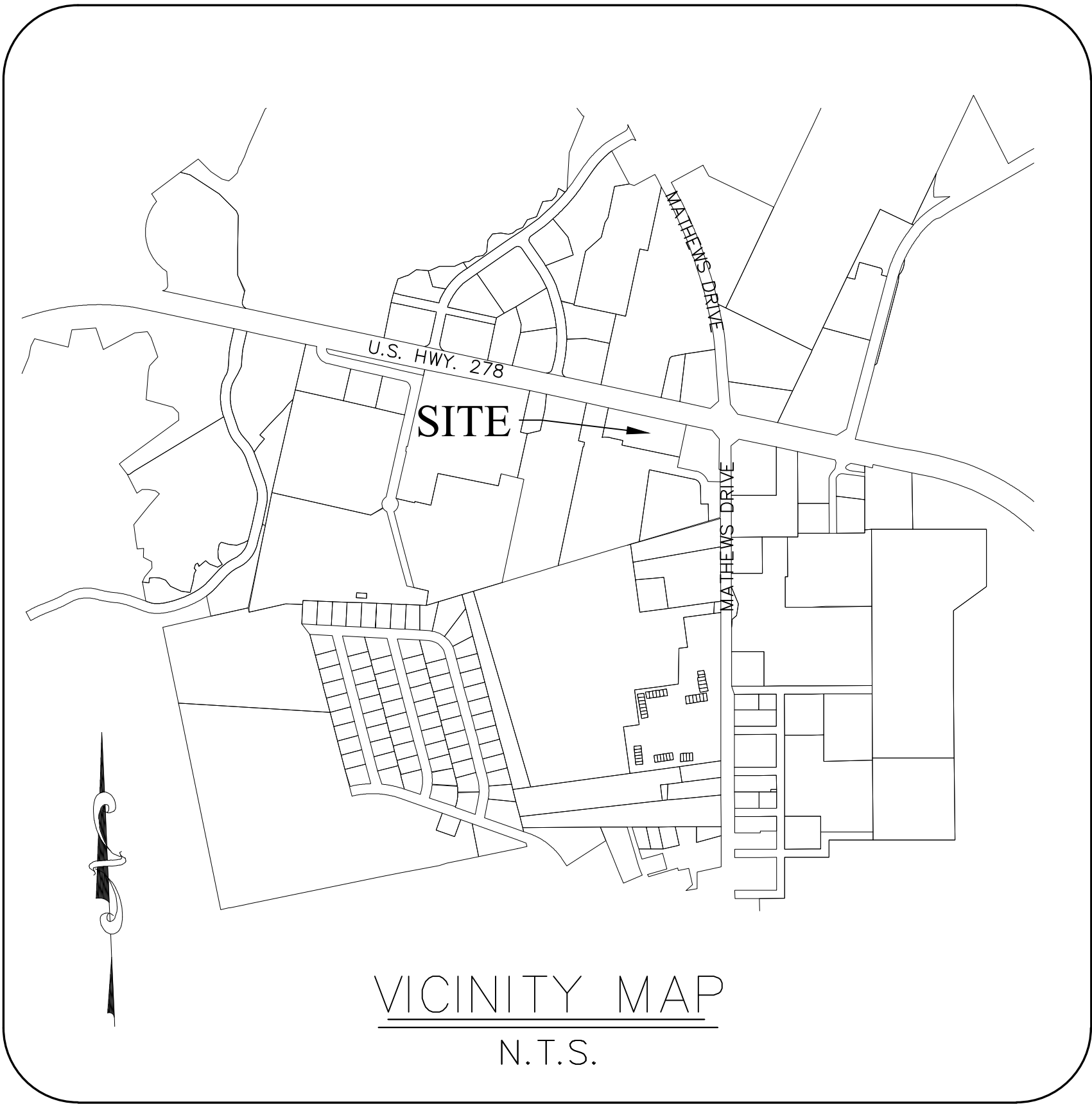
32 Bruin Road
Bluffton, SC 29910
843-815-2557
Contact: Jason Broene

INDEX TO DRAWINGS:

LANDSCAPE ARCHITECTURE

SHEET	TITLE
CVR	COVER SHEET
L-100	EXISTING CONDITIONS
L-200	DEMOLITION, EC & TREE PROTECTION PLAN
L-300	SITE KEY PLAN
L-400	PLANTING PLAN
L-401	PLANT SCHEDULE, NOTES & DETAILS
L-500	DETAILS

#:	REVISION:	DATE:

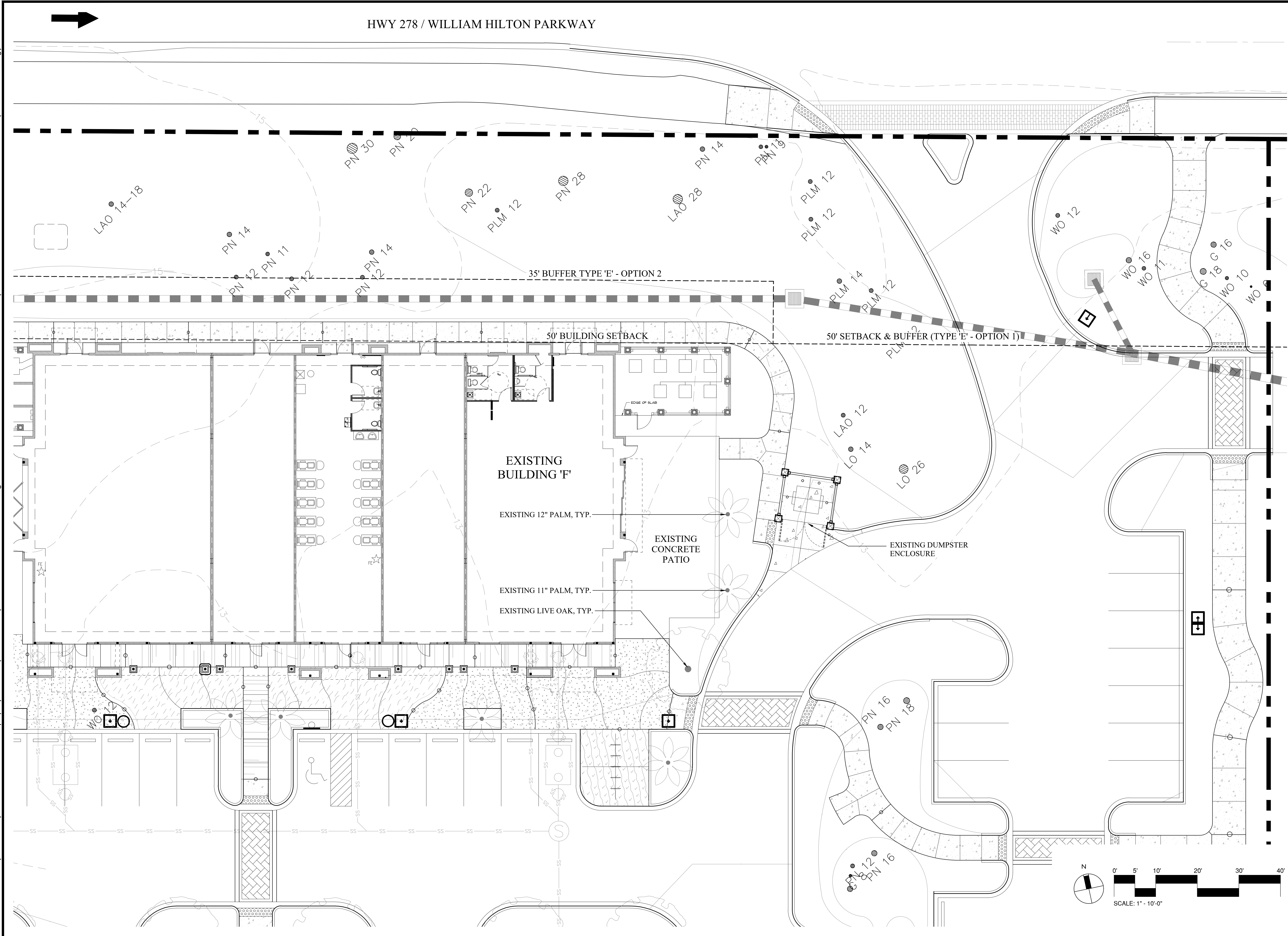


VICINITY MAP

N.T.S.

PROJECT / PROPERTY INFORMATION:
PROJECT NAME: SEA TURTLE MARKETPLACE BUILDING F ALTERATIONS
ZONING DISTRICT: COMMUNITY COMMERCIAL
OVERLAY DISTRICT: CORRIDOR
PARCEL NUMBER: R511 008 000 0676 0000
ADDRESS: 430 WILLIAM HILTON PARKWAY
NO NET CHANGE IN IMPERVIOUS COVER
LIMITS OF DISTURBANCE: ± 4,220 S.F. / ± 0.096 AC.

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WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING

7 Lafayette Place | Hilton Head Island, SC 29926
www.woodandpartners.com | 843.661.6618

SEA TURTLE MARKETPLACE
BUILDING F ALTERATIONS

430 William Hilton Parkway
Hilton Head Island, SC 29926

PROFESSIONAL SEAL:

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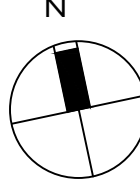
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#	REVISION	DATE	BY

DATE
01-24-2024
PROJECT NUMBER
01-23034
SHEET TITLE
Existing
Conditions

SHEET
NUMBER
L-100



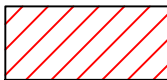
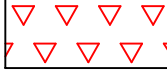
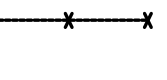
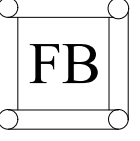
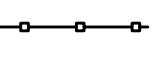
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0' 5' 10' 20' 30' 40'

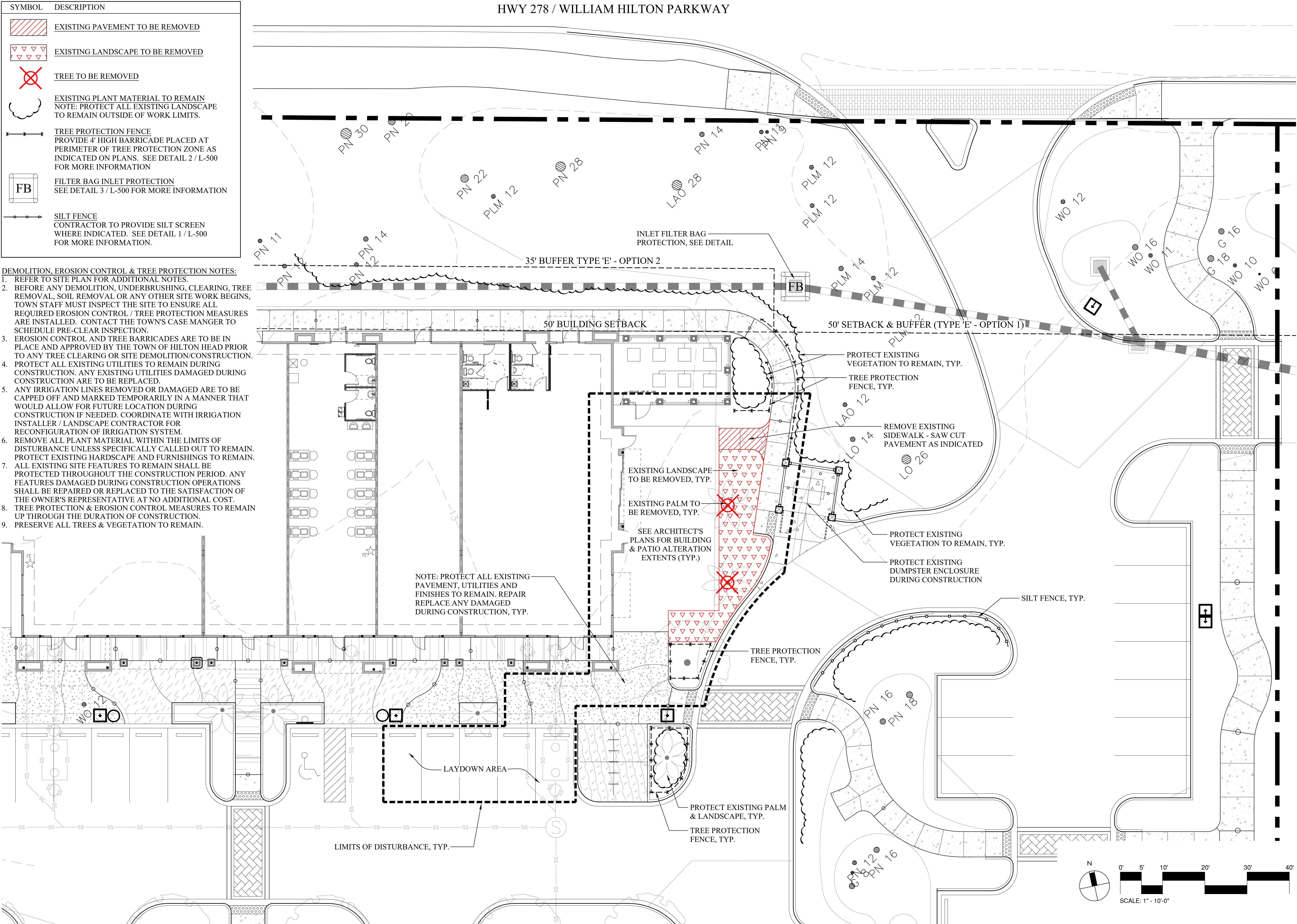
SCALE: 1" = 10'-0"

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SYMBOL	DESCRIPTION
	EXISTING PAVEMENT TO BE REMOVED
	EXISTING LANDSCAPE TO BE REMOVED
	TREE TO BE REMOVED
	EXISTING PLANT MATERIAL TO REMAIN NOTE: PROTECT ALL EXISTING LANDSCAPE TO REMAIN OUTSIDE OF WORK LIMITS.
	TREE PROTECTION FENCE PROVIDE 4' HIGH BARRICADE PLACED AT PERIMETER OF TREE PROTECTION ZONE AS INDICATED ON PLANS. SEE DETAIL 2 / L-500 FOR MORE INFORMATION
	FILTER BAG INLET PROTECTION SEE DETAIL 3 / L-500 FOR MORE INFORMATION
	SILT FENCE CONTRACTOR TO PROVIDE SILT SCREEN WHERE INDICATED. SEE DETAIL 1 / L-500 FOR MORE INFORMATION.

- DEMOLITION, EROSION CONTROL & TREE PROTECTION NOTES:
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
 - BEFORE ANY DEMOLITION, UNDERBRUSHING, CLEARING, TREE REMOVAL, SOIL REMOVAL OR ANY OTHER SITE WORK BEGINS, TOWN STAFF MUST INSPECT THE SITE TO ENSURE ALL REQUIRED EROSION CONTROL / TREE PROTECTION MEASURES ARE INSTALLED. CONTACT THE TOWN'S CASE MANGER TO SCHEDULE PRE-CLEAR INSPECTION.
 - EROSION CONTROL AND TREE BARRICADES ARE TO BE IN PLACE AND APPROVED BY THE TOWN OF HILTON HEAD PRIOR TO ANY TREE CLEARING OR SITE DEMOLITION/CONSTRUCTION.
 - PROTECT ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION. ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION ARE TO BE REPLACED.
 - ANY IRRIGATION LINES REMOVED OR DAMAGED ARE TO BE CAPPED OFF AND MARKED TEMPORARILY IN A MANNER THAT WOULD ALLOW FOR FUTURE LOCATION DURING CONSTRUCTION IF NEEDED. COORDINATE WITH IRRIGATION INSTALLER / LANDSCAPE CONTRACTOR FOR RECONFIGURATION OF IRRIGATION SYSTEM.
 - REMOVE ALL PLANT MATERIAL WITHIN THE LIMITS OF DISTURBANCE UNLESS SPECIFICALLY CALLED OUT TO REMAIN. PROTECT EXISTING HARDSCAPE AND FURNISHINGS TO REMAIN.
 - ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.
 - TREE PROTECTION & EROSION CONTROL MEASURES TO REMAIN UP THROUGH THE DURATION OF CONSTRUCTION.
 - PRESERVE ALL TREES & VEGETATION TO REMAIN.





WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING

7 Lafayette Place | Hilton Head Island, SC 29926
www.woodandpartners.com | 843.661.6618

SEA TURTLE MARKETPLACE
BUILDING F ALTERATIONS

430 William Hilton Parkway
Hilton Head Island, SC 29926

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#	REVISION	DATE	BY

DATE
01-24-2024
PROJECT NUMBER
01-23034
SHEET TITLE
Demo, EC & Tree Protection Plan

SHEET
NUMBER
L-200

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HWY 278 / WILLIAM HILTON PARKWAY

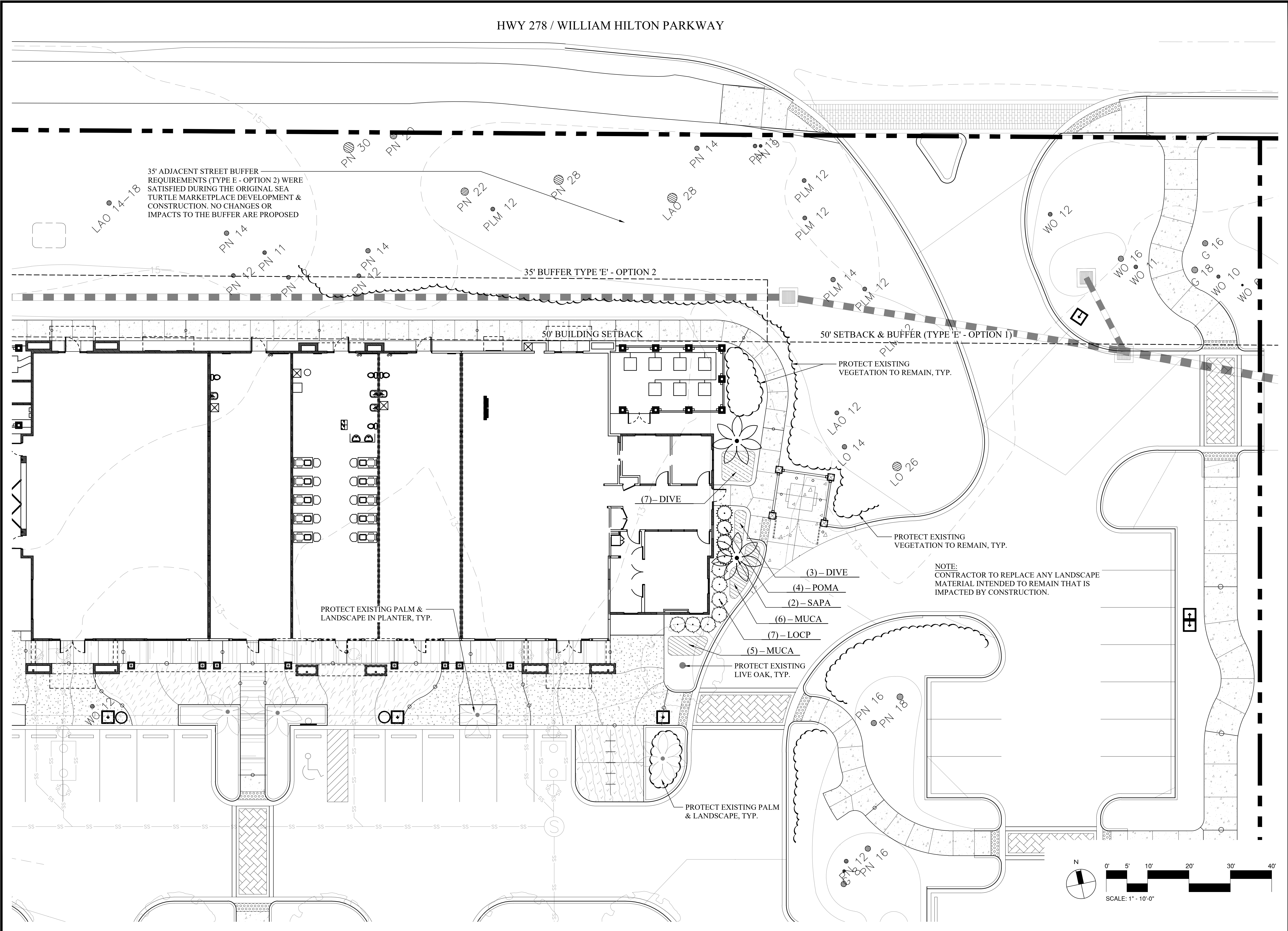
- LIMITS OF
DISTURBANCE, TYP.

0' 5' 10' 20' 30' 40'

SCALE: 1" = 10'-0"

SHEET
NUMBER
L-300

G:\Projects-HH\Commercial\Sea Turtle Marketplace - Building F\Production\03 Work CDs\Landscape.dwg, Wednesday, January 24, 2024, Printed By: David McAllister
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LAND PLANNING

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SEA TURTLE MARKETPLACE
BUILDING F ALTERATIONS

430 William Hilton Parkway
Hilton Head Island, SC 29926

PROFESSIONAL SEAL:

DRAWN BY:
DM

CHECKED BY:
EW / DM

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#	REVISION	DATE	BY

DATE
01-24-2024
PROJECT NUMBER
01-23034
SHEET TITLE
Planting
Plan

SHEET
NUMBER
L-400

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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HEIGHT	REMARKS
TREES							
SAPA	2	Sabal palmetto	Cabbage Palmetto	B & B		12' - 14' CT	Smooth Clear Trunk, Hurricane Cut, Match Ht.
SHRUBS							
LOCP	7	Loropetalum chinense `Purple Diamond`	Purple Diamond Loropetalum	3 Gal.	18" - 24"	18" - 24"	Full in pot
POMA	4	Podocarpus macrophyllus	Japanese Yew	3 Gal.	18" - 24"	18" - 24"	Full in pot
GROUND COVERS							
DIVE	10	Dietes vegeta	African Iris	1 Gal.	12" - 18"	12" - 18"	Full in pot
MUCA	11	Muhlenbergia capillaris	Pink Muhly Grass	1 Gal.	12" - 18"	12" - 18"	Full in pot

TREES TO BE REMOVED

CATEGORY	SPECIES	SIZE	TOTAL INCHES
CATEGORY III TREES REMOVED	PALM	12"	23"
	PALM	11"	

TREE REPLACEMENT SUMMARY

TREE REPLACEMENT 1 PER 10" REMOVED FOR EACH CATEGORY

TREE CATEGORY	INCHES REMOVED	# REPLACEMENT TREES REQUIRED	# REPLACEMENT TREES PROVIDED
III	23" PALM	2 (1" CAL. MIN.)	(2) PALMS

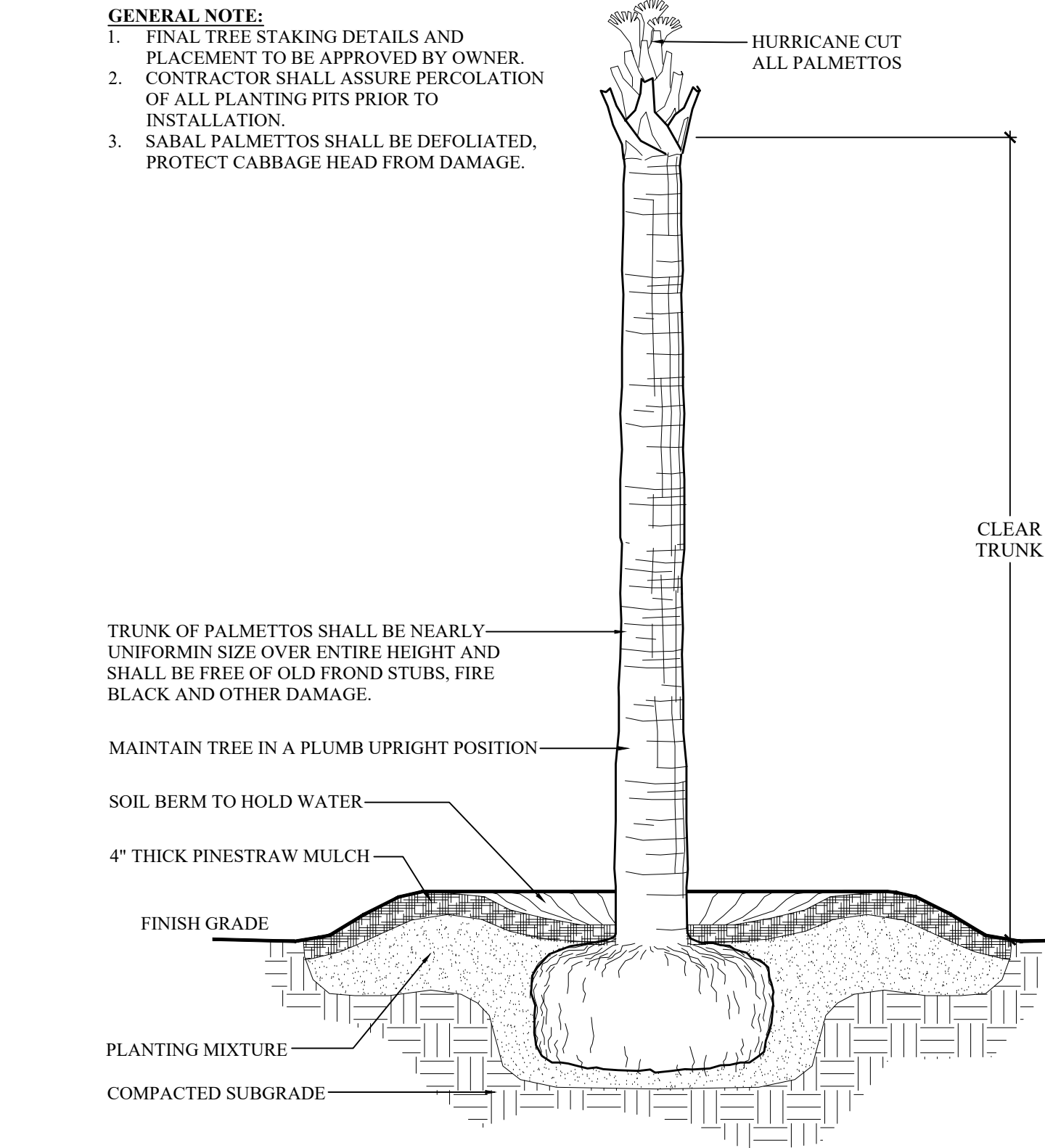
GENERAL PLANTING & IRRIGATION NOTES:

LANDSCAPE NOTES:

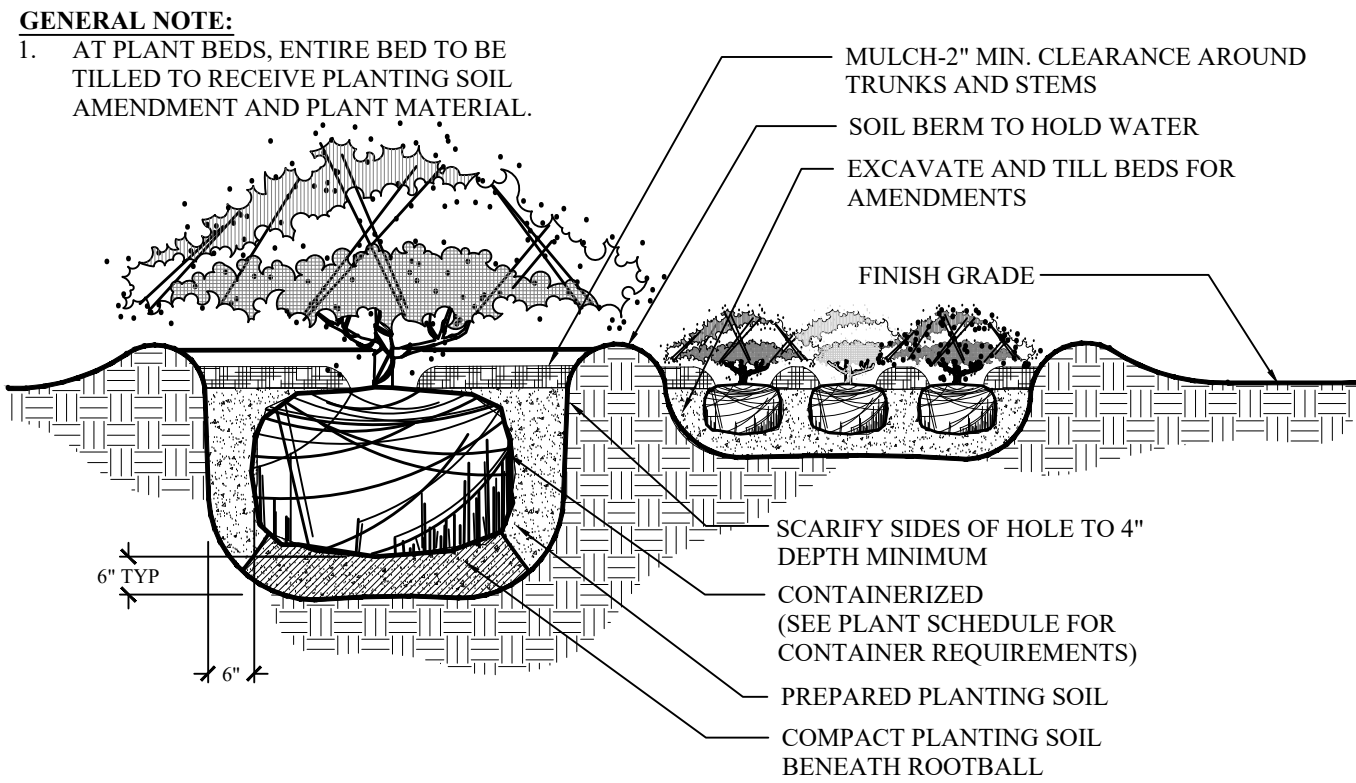
- THE OWNER'S REP. SHALL APPROVE ALL PLANT SUBSTITUTIONS PRIOR TO PURCHASE OR INSTALLATION.
- PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES FOR THE CONTRACTOR'S CONVENIENCE ONLY. ITS ACCURACY IS NOT GUARANTEED. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFF USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
- WARRANT EXTERIOR PLANTS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE, OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
- CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED. DO NOT MAKE SUBSTITUTIONS. IF THERE ARE DIFFICULTIES LOCATING PLANT MATERIAL AS SPECIFIED, CONTACT LANDSCAPE ARCHITECT OR OWNER'S REP. PRIOR TO BIDDING.
- THE CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER'S REPRESENTATIVE TO ESTABLISH A PLANTING SCHEDULE THAT PRIORITIZES THE PLANTING OF ALL TREES AND LAWN AREAS.
- ALL PLANT MATERIAL SHALL HAVE A WELL FORMED HEAD WITH THE MINIMUM CALIPER, HEIGHT, SPREAD AS SHOWN IN THE PLANT SCHEDULE. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNERS REPRESENTATIVE BEFORE, DURING AND AFTER INSTALLATION.
- ALL PLANTING TECHNIQUES SHALL CONFORM TO APPROVED INDUSTRY STANDARDS.
- PLANTS BED TO BE FINE GRADED, CONSIST OF HAND RAKED SMOOTH, FREE OF ROCKS, ROOTS, AND OTHER DEBRIS, ALL AREAS TO RECEIVE LANDSCAPE PLANTING, INCLUDING LAWN AREAS IF APPLICABLE, AND/OR PINE STRAW MULCH.
- ALL PLANT BEDS SHALL BE MULCHED WITH PINESTRAW MULCH TO A DEPTH OF 4" UNLESS NOTED OTHERWISE.
- ALL PLANT BEDS TO RECEIVE PRE-EMERGENT TREATMENT PRIOR TO MULCHING (PREEN OR APPROVED EQUAL).
- NOTIFY OWNER'S REP. OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. OWNER'S REP. SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".
- REPLACE ANY PLANT MATERIAL INTENDED TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION.
- MAINTAIN PLANT BEDS FREE OF WEEDS & DEBRIS DURING THE CONSTRUCTION PERIOD.

IRRIGATION NOTES:

- CONTRACTOR TO PROVIDE 100% IRRIGATION COVERAGE FOR THE IMPROVEMENT AREA. CONTRACTOR TO TIE INTO THE EXISTING IRRIGATION SYSTEM. COORDINATE WITH OWNER'S REPRESENTATIVE FOR TYING INTO & LOCATING EXISTING IRRIGATION SYSTEM.
- CONTRACTOR TO REPLACE ANY DAMAGES THAT MAY OCCUR TO EXISTING IRRIGATION SYSTEM DURING CONSTRUCTION.
- ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY OWNER'S REPRESENTATIVE.
- IRRIGATION CONTRACTOR RESPONSIBLE FOR COORDINATING WITH PAVING CONTRACTOR FOR CONDUIT SLEEVING UNDER PAVEMENT (IF REQUIRED).

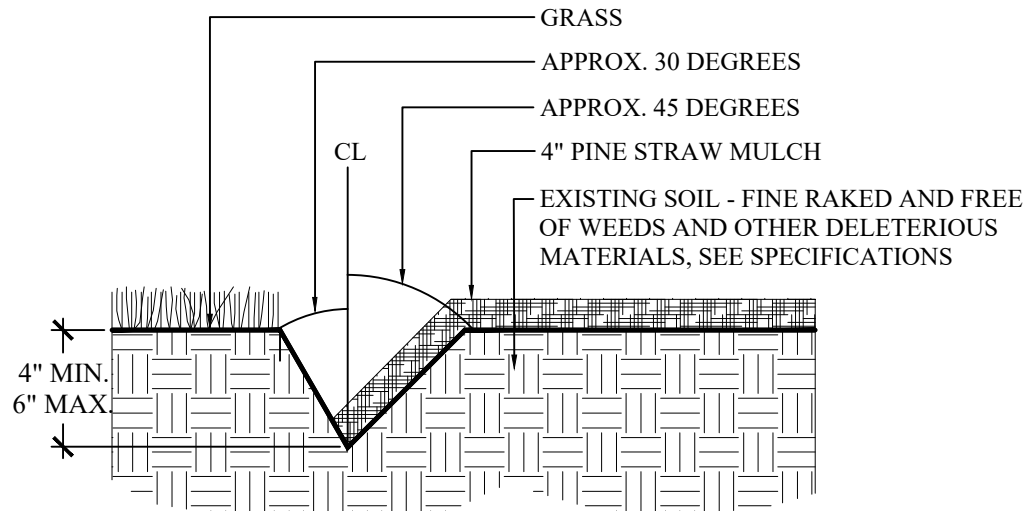


1 PALM TREE
L-401 SCALE: NTS

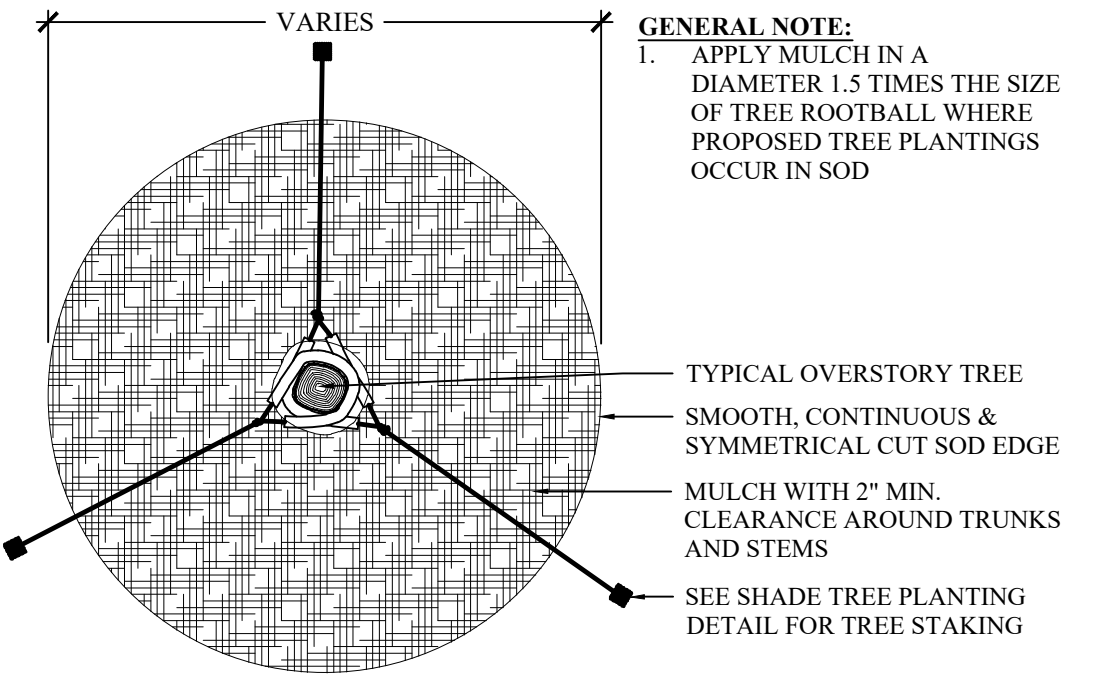


4 SHRUB PLANTING
L-401 SCALE: NTS

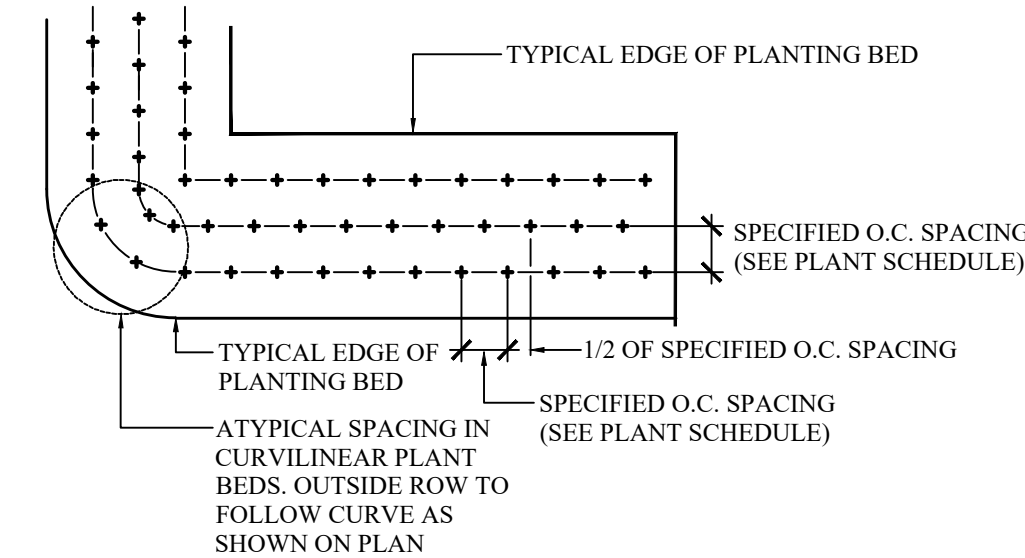
- GENERAL NOTE:**
- EXCAVATE TRENCH BY HAND WITH SPADE
 - ADD EXCESS SOIL TO ADJACENT PLANT BED AFTER PULLING BACK EXISTING MULCH, RAKE SOIL AND SMOOTH BEFORE MULCHING



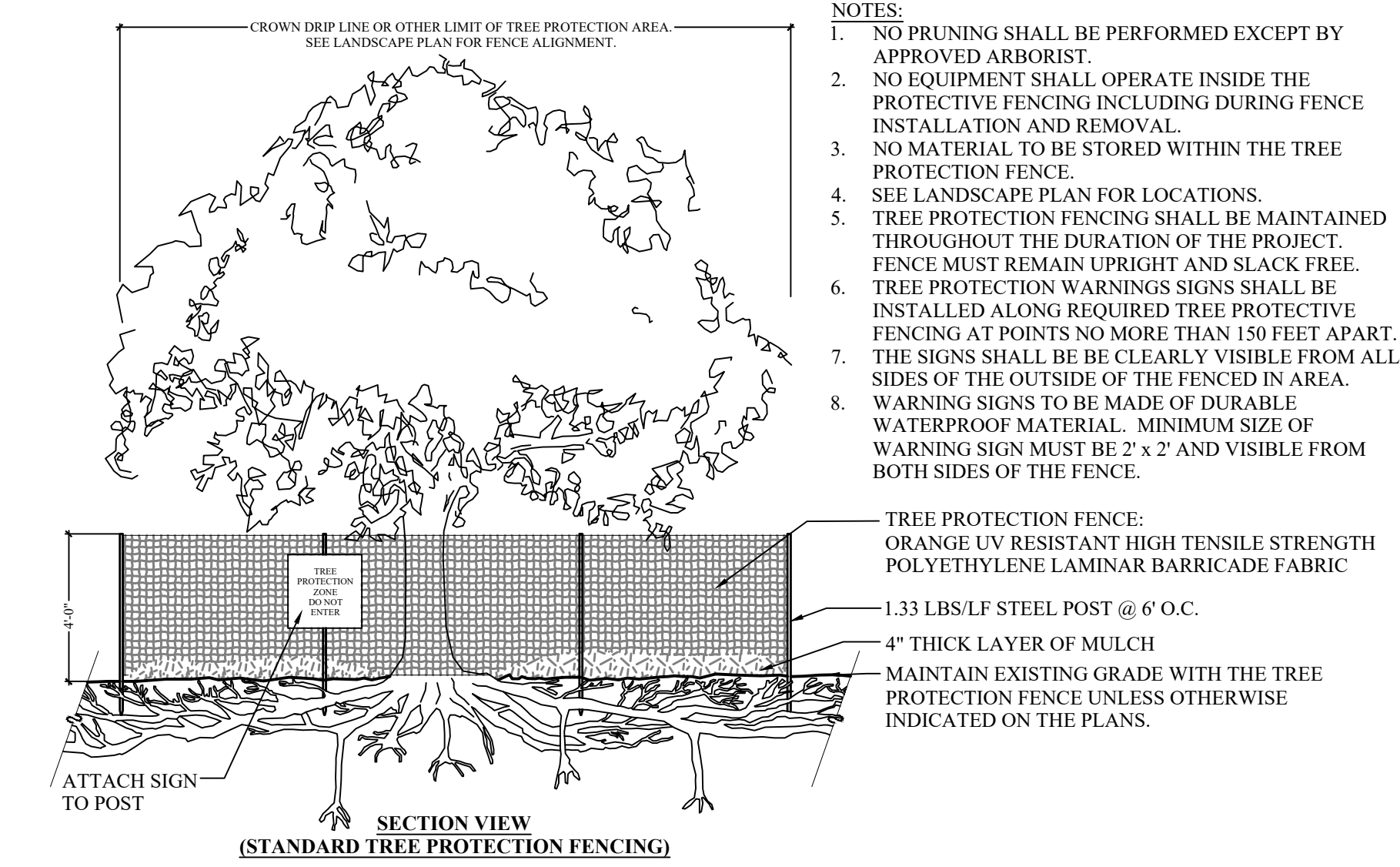
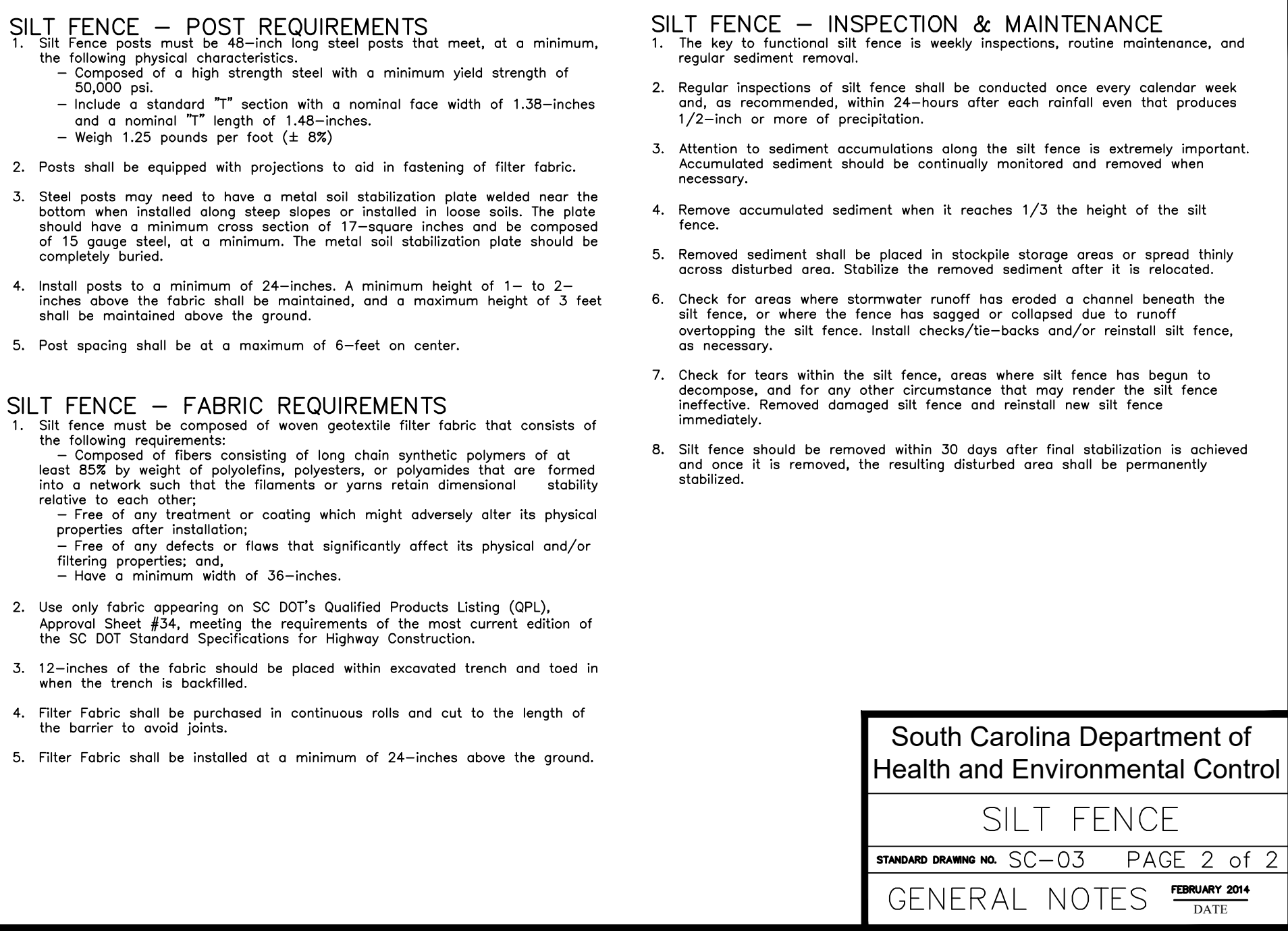
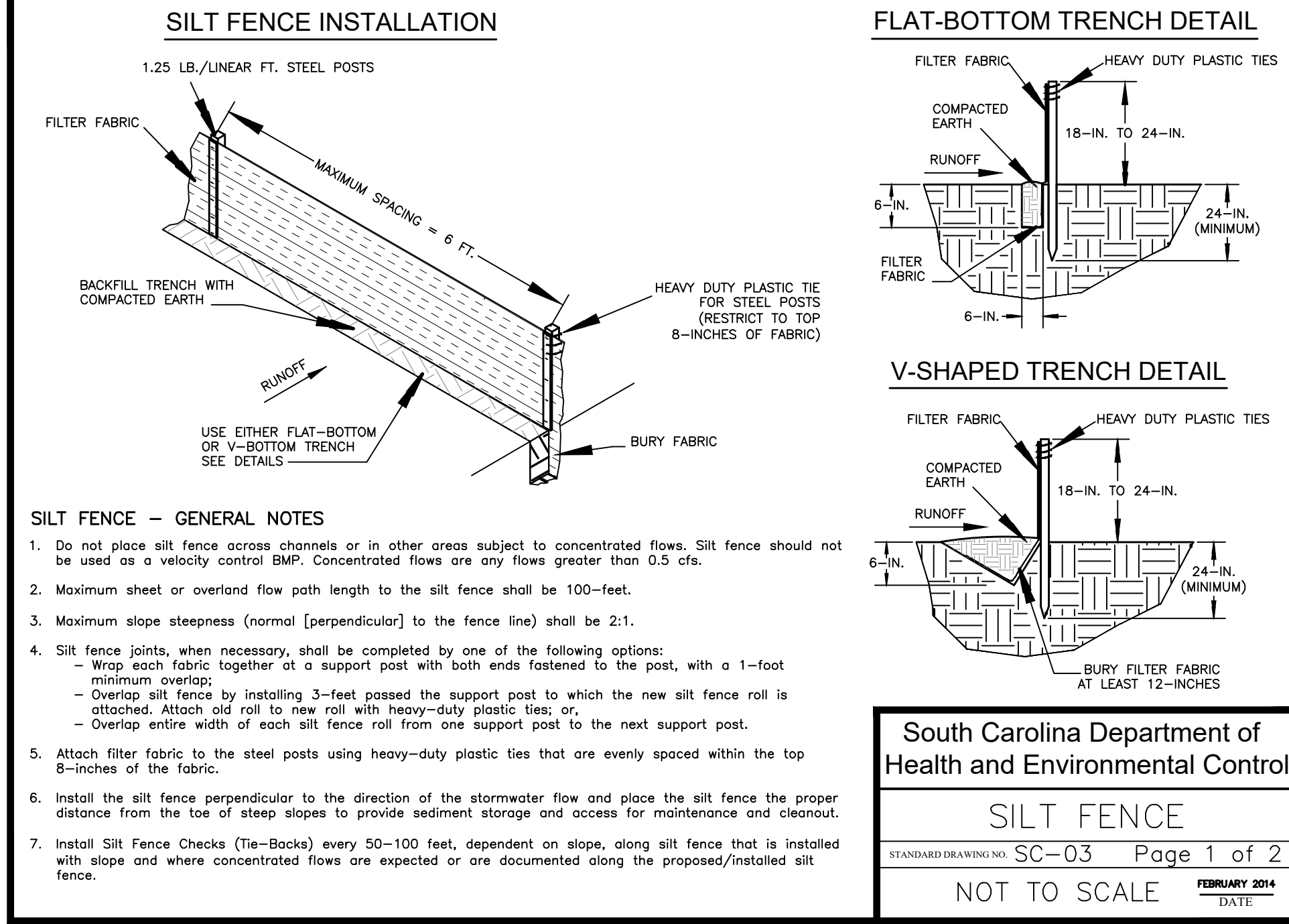
2 LANDSCAPE BED EDGE
L-401 SCALE: NTS



3 MULCH TREE RING
L-401 SCALE: NTS

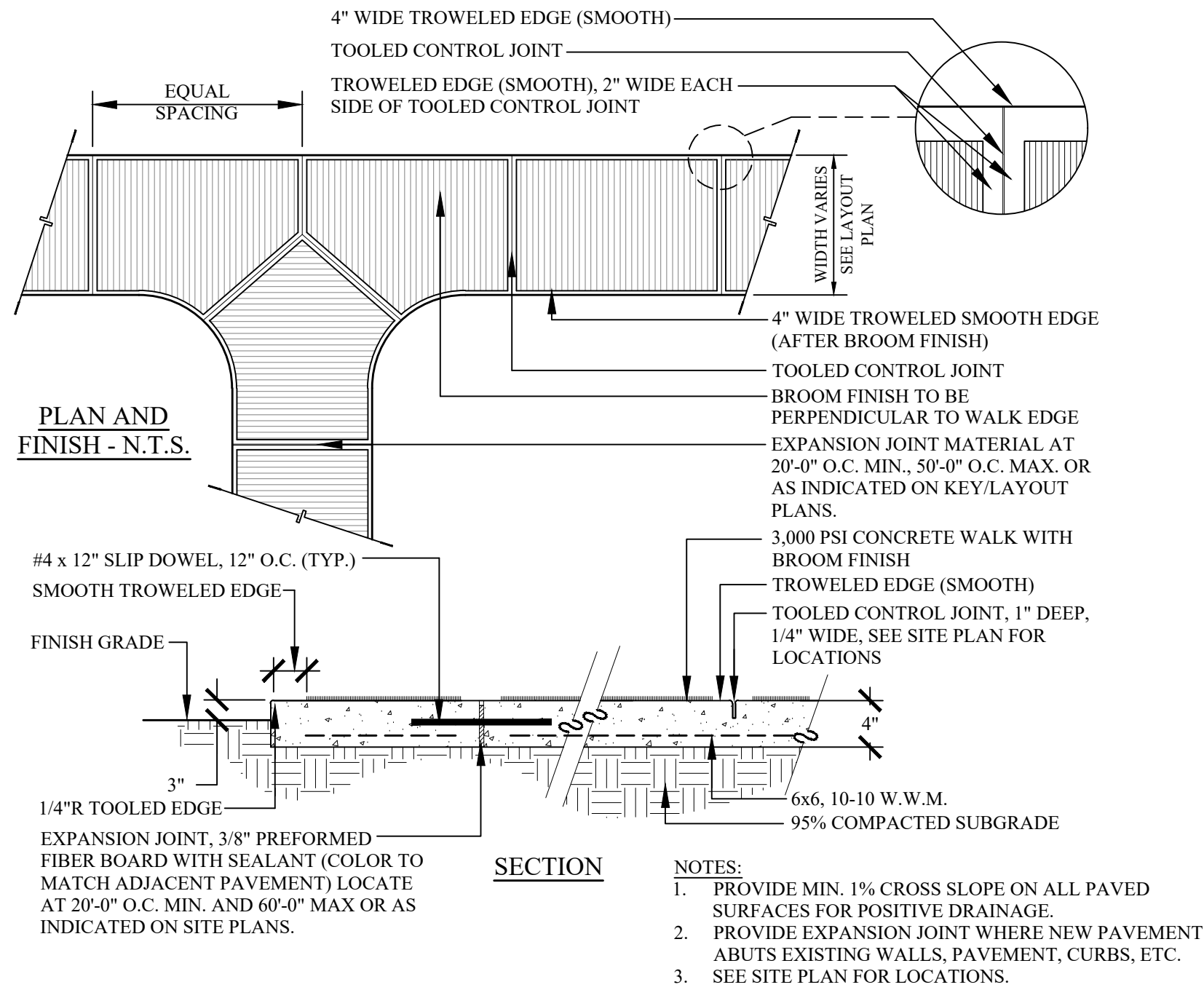
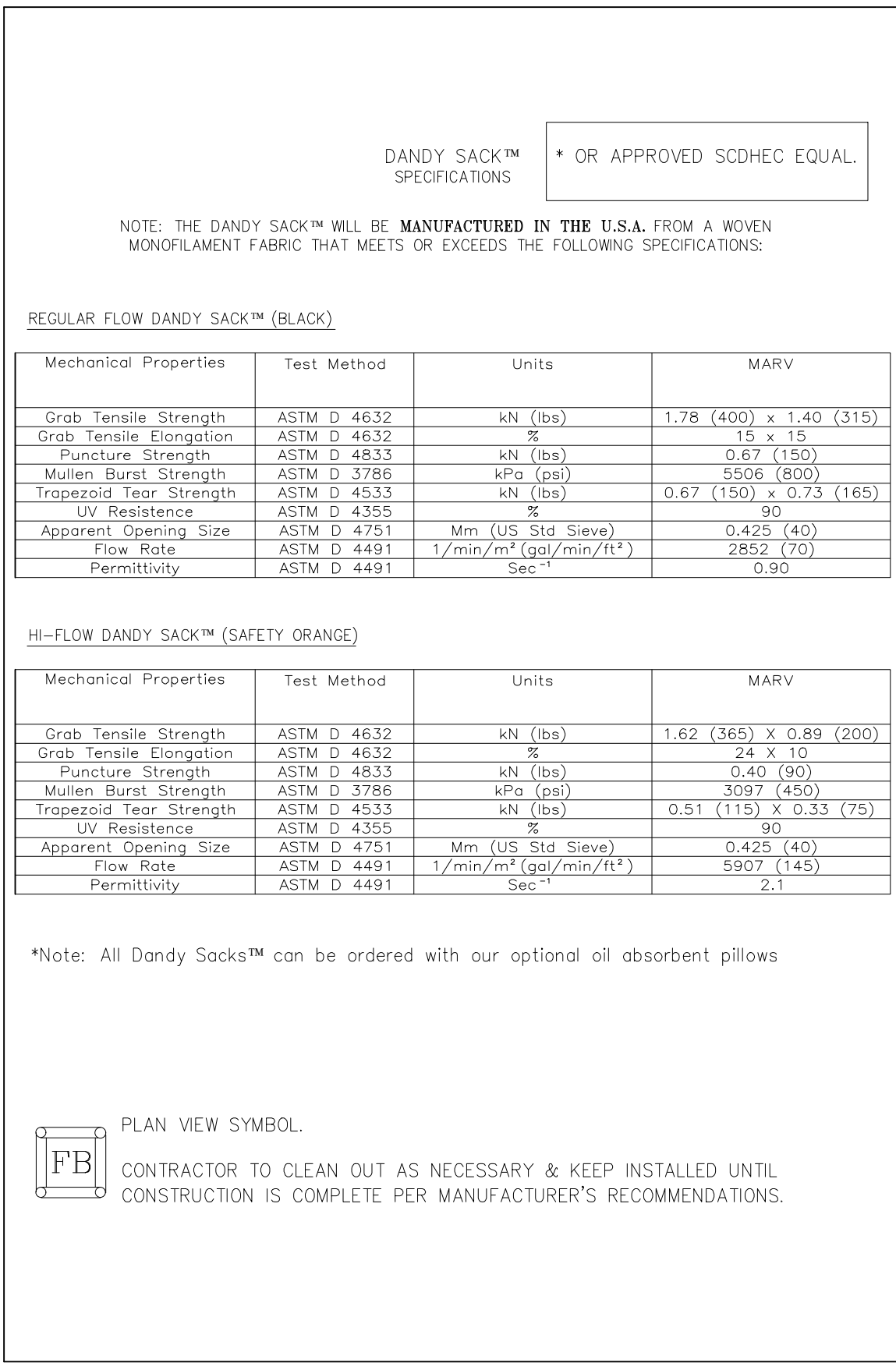
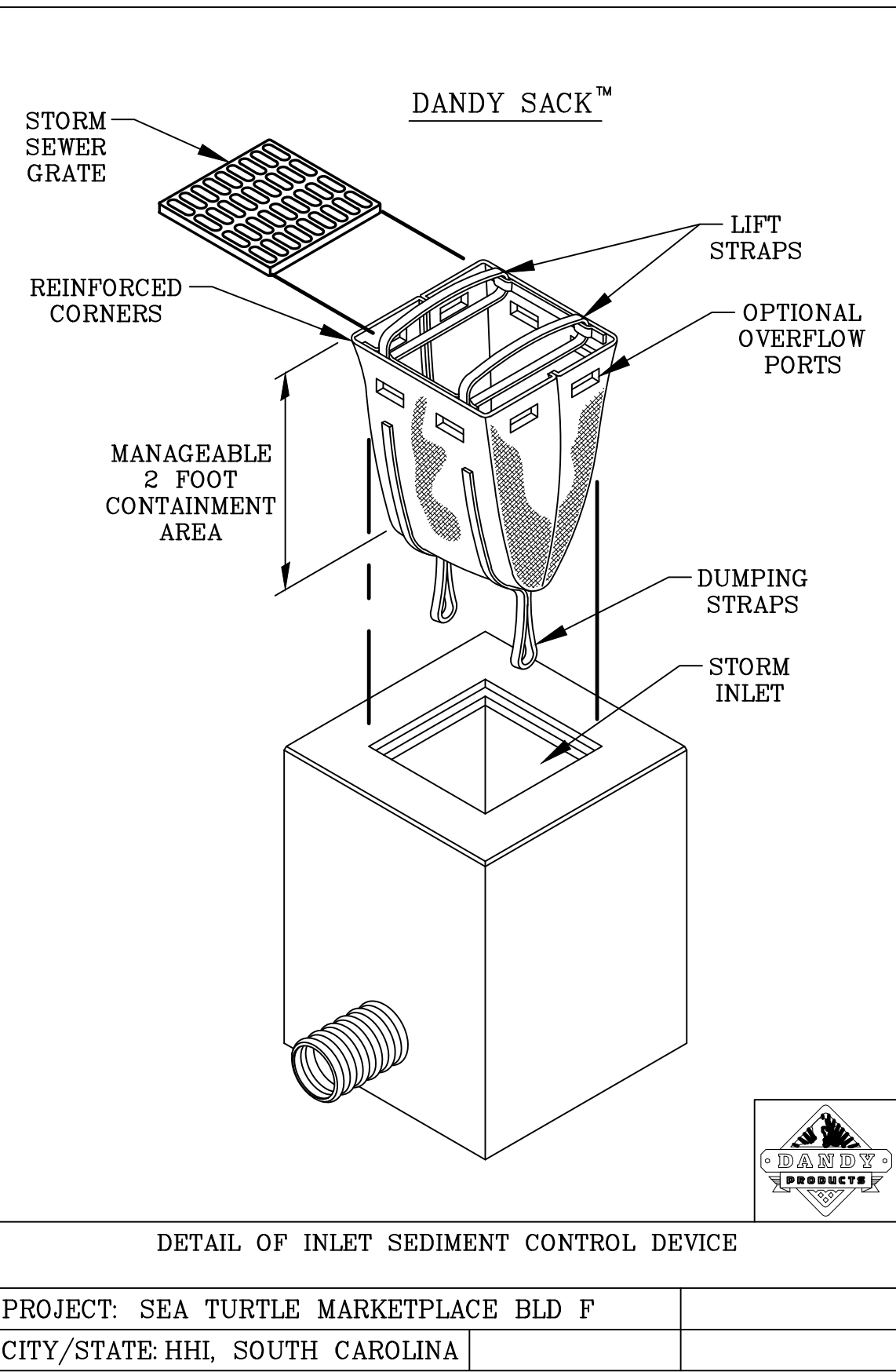


5 PLANT SPACING
L-401 SCALE: NTS



1 SILT FENCE
L-500 NOT TO SCALE

2 TREE PROTECTION FENCE
L-500 SCALE: 1/4" = 1'-00"



4 CONCRETE SIDEWALK
L-500 SCALE: 1" = 1'-00"

3 FILTER BAG INLET PROTECTION
L-500 N.T.S.

#	REVISION	DATE	BY

SEA TURTLE MARKET PLACE BUILDING F ADDITION

430 WILLIAM HILTON PARKWAY, HILTON HEAD ISLAND, SOUTH CAROLINA 29928



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SEA TURTLE MARKETPLACE
BUILDING F ADDITION
430 WILLIAM HILTON PARKWAY
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PROJECT INFO

Project No.
23-039

Date
02/26/2024

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

COVER
A0.0

DESIGN REVIEW BOARD SUBMITTAL

SHEET INDEX

SHEET #	SHEET DESCRIPTION	6/26/2023 DRB SUBMITTAL		
A0.0	COVER & CODE SUMMARY	●		
A0.1	REFERENCE SHEET			
A0.2	LIFE SAFETY PLAN			
A2.0	DEMOLITION PLAN	●		
A2.1	FIRST FLOOR PLAN	●		
A2.3	ROOF PLAN	●		
A3.0	EXTERIOR ELEVATIONS	●		
A5.0	WALL SECTIONS	●		
A6.0	DOOR & WINDOW SCHEDULE	●		
	AS-BUILT SURVEY	●		
	LANDSCAPE DRAWINGS	●		

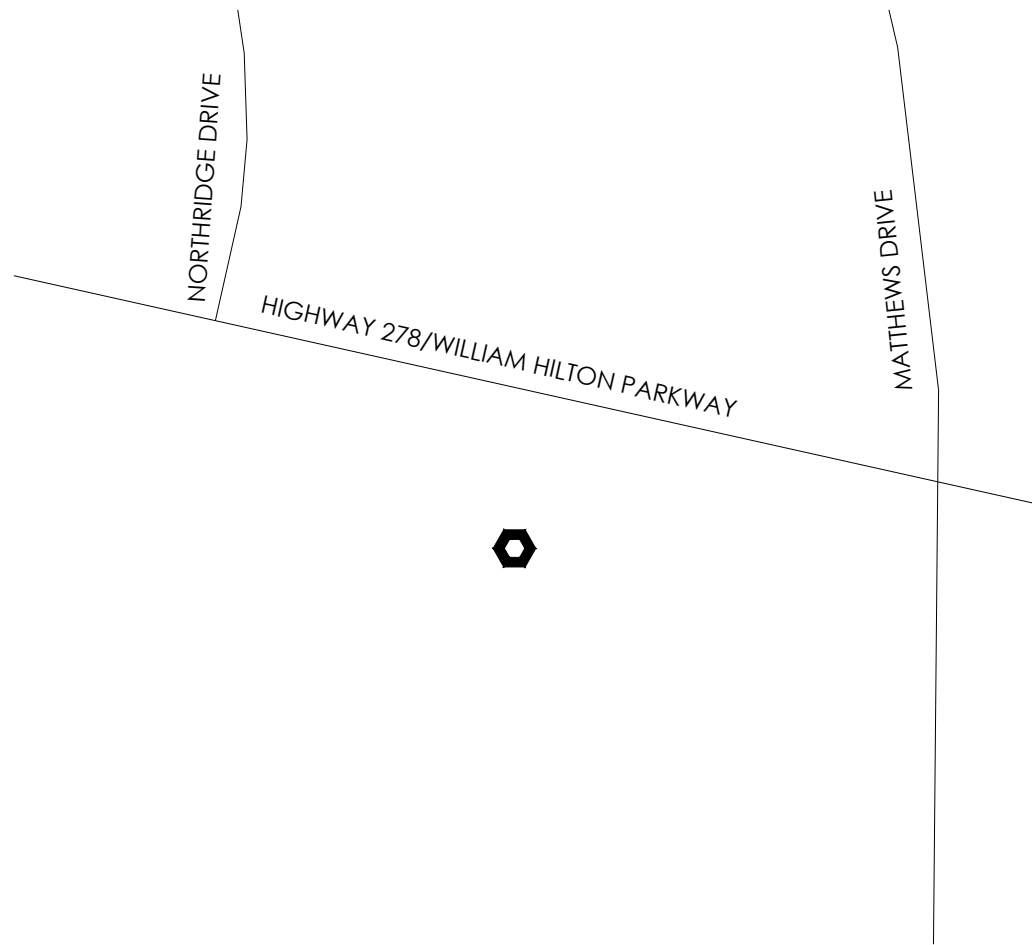
PROJECT INFORMATION

NAME OF PROJECT: ADDRESS:	SEA TURTLE MARKETPLACE BUILDING F ADDITION 430 WILLIAM HILTON PARKWAY HILTON HEAD ISLAND, SC 29928
PROPOSED USE: OWNER CONTACT:	BUSINESS GROUP (B) ERIC ALLEN, DIRECTOR OF CONSTRUCTION
CODE ENFORCEMENT JURISDICTION:	TOWN OF HILTON HEAD ISLAND
INTERNATIONAL BUILDING CODE (IBC): INTERNATIONAL MECHANICAL CODE: INTERNATIONAL PLUMBING CODE: THE NATIONAL ELECTRICAL CODE: INTERNATIONAL FUEL GAS CODE: INTERNATIONAL FIRE CODE: INTERNATIONAL ENERGY CONSERVATION CODE: ICC/ANSI A117.1:	2021 2021 2021 2019 2021 2021 2009 2017
DESIGNER OF RECORD:	
DESIGNER Architectural Electrical Plumbing Mechanical Structural Civil Land Planning/ Landscape	NAME JAMES C. ATKINS LICENSE NO. SC #6743 TELEPHONE NO. (843) 815-2557

PROJECT TEAM

OWNER CONTACT GREENBURG GIBBONS 2077 SOMERVILLE ROAD, SUITE 310 ANNAPOLIS, MD 21401 (410) 581-2032 PH	ARCHITECT COURT ATKINS ARCHITECTS, INC. 32 BRUIN ROAD BLUFFTON, SOUTH CAROLINA 29910 (843) 815-2557 PH (843) 815-2547 FAX
STRUCTURAL ENGINEER T.B.D.	GENERAL CONTRACTOR NIX CONSTRUCTION PO BOX 7667 HILTON HEAD ISLAND, SC 29938 (843) 341-2330 PH
MECHANICAL, PLUMBING & FIRE PROTECTION T.B.D.	LANDSCAPE ARCHITECT WOOD AND PARTNERS, INC. 7 LAFAYETTE PLACE HILTON HEAD ISLAND, SC 29926 (843) 681-6618 PH
ELECTRICAL ENGINEER T.B.D.	CIVIL ENGINEER T.B.D.

VICINITY MAP - N.I.S.



GENERAL NOTES

NOTE TO GENERAL CONTRACTORS: THESE DRAWINGS HAVE BEEN PRODUCED UNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER/OWNER'S REPRESENTATION AND COURT ATKINS ARCHITECTS, INC. THEY ARE TO BE USED FOR DESIGN INTENT AND IN COORDINATION WITH SUPPLEMENT ENGINEERING DOCUMENTS.

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

CONSTRUCTION ADMINISTRATION

BUILDING CODE SUMMARY

BUILDING DATA	
PROJECT DESCRIPTION: A 1,003 SQFT ADDITION TO AN EXISTING BUILDING TO PROVIDE ADDITIONAL SQUARE FOOTAGE FOR A FUTURE BUSINESS OCCUPANCY TENANT UP-FIT IN SUITE 305.	
CONSTRUCTION: METAL STUD EXTERIOR WALLS WITH DENSGLASS SHEATHING AND WOOD ROOF TRUSSES.	
GROSS BUILDING AREA: OVERALL AREA (OUTSIDE OF EXTERIOR WALL):	1,003 SQ. FT. ADDITION (9,983 SQFT EXISTING BUILDING)
OCCUPANCY CLASSIFICATION:	BUSINESS (B)
MIXED OCCUPANCY:	Yes _____ No X Separation N/A Hr.
CONSTRUCTION TYPE:	☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ☒ V-B
MIXED CONSTRUCTION:	Yes _____ No X Type _____
SPRINKLED:	Yes X No _____
FIRE DISTRICT:	Yes _____ No X
BUILDING HEIGHT (FEET):	±31'-2" AFF Number of Stories: 1
MEZZANINE:	Yes _____ No X
HIGH RISE:	Yes _____ No X

ALLOWABLE HEIGHT & AREA (PER IBC TABLE 504.3, 504.4 & 506.2 AND IBC EQUATION 5-1): BUSINESS (B)

	ALLOWABLE	ACTUAL
HEIGHT:	XX FEET	±31'-2"
STORIES:	X STORIES	1 STORY
AREA:	XX,XXX SQ. FT.	10,986 SQ. FT.
AREA INCREASE?	Yes _____ No X	
HEIGHT INCREASE?	Yes _____ No X	

OCCUPANT LOAD (IBC TABLE 1004.1.2): USE GROUP (ABBREV.)

FIRST FLOOR:		
AREA 1:	XXX GROSS SQ. FT. @ 1 PERSON / XXX SQ. FT.	= X PERSONS
AREA 2:	XXX GROSS SQ. FT. @ 1 PERSON / XXX SQ. FT.	= X PERSONS
		TOTAL OCCUPANCY: XXX PERSONS

EXITS (IBC TABLE 1006.3.2):

	REQUIRED	PROVIDED
NUMBER OF EXITS:	2	2

TRAVEL DISTANCE:

EXIT ACCESS DESIGN REQUIREMENTS, PER MOST RESTRICTIVE (USE GROUP OCCUPANCY WITH SPRINKLERS OR UNSPRINKLERED)		
EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2):	MAX. ALLOWABLE XXX FT.	ACTUAL MAX. XXX FT.
COMMON PATH OF TRAVEL (IBC 1006.2.1):	XXX FT.	XXX FT.
DEAD END CORRIDOR (IBC 1020.4):	XXX FT.	XXX FT.

FIRE SEPARATION

IBC TABLE 601, 602, 508.3.3	REQ'D HOURLY	DETAIL # / SHEET #	% WALL OPENING	UL RATED ASSEMBLY
PARTY / FIREWALLS	N/A			
EXTERIOR BEARING WALLS (OVER 30 FT.)	N/A			
EXTERIOR NON-BEARING WALLS (OVER 30 FT.)	N/A			
INTERIOR WALLS	REQ'D HOURLY	DETAIL # / SHEET #	% WALL OPENING	UL RATED ASSEMBLY
BEARING	0			
NON-BEARING	0			
TENANT SEPARATION	N/A			
EXIT ACCESS	N/A			
EXTERIOR WALLS	REQ'D HOURLY	DETAIL # / SHEET #	% WALL OPENING	UL RATED ASSEMBLY
BEARING	0			
NON-BEARING	0			
FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	0			
VERTICAL SHAFTS	N/A			
CHASES - M.E.P.	N/A			

ALL INTERIOR WALLS AND CEILING FINISHES TO COMPLY WITH IBC TABLE 803.13

IBC TABLE 803.13	SPRINKLERED			NON-SPRINKLERED		
GROUP	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
BUSINESS	---	---	---	---	---	---

MINIMUM REQUIRED PLUMBING FIXTURES: PER IBC TABLE 2902.1

TOTAL OCCUPANCY FOR OVERALL AREA = **# PERSONS**
USE GROUP OCCUPANCY, 50% MALE / 50% FEMALE
MALE OCCUPANTS & # FEMALE OCCUPANTS

	REQUIRED FIXTURE RATIO		REQUIRED FIXTURES		FIXTURES PROVIDED	
ITEM	MEN	WOMEN	MEN	WOMEN	MEN	WOMEN
WATER CLOSETS	1 PER X	1 PER X	X	X	X	X
LAVATORIES	1 PER X	1 PER X	X	X	X	X
DRINKING FOUNTAINS	1 PER X		X		X	
SERVICE SINK	-----		X		X	

ADDITIONAL PLAN INFORMATION

INTERIOR FINISH: 5/8" TYPE 'X' DRYWALL, U.O.N.
HARDWARE ID: BATHROOM-ADA ACCESSIBLE HARDWARE
EGRESS ID: LIGHTED EMERGENCY EXIT SIGNS

MECHANICAL SECTION

SEE ENGINEER'S DRAWINGS

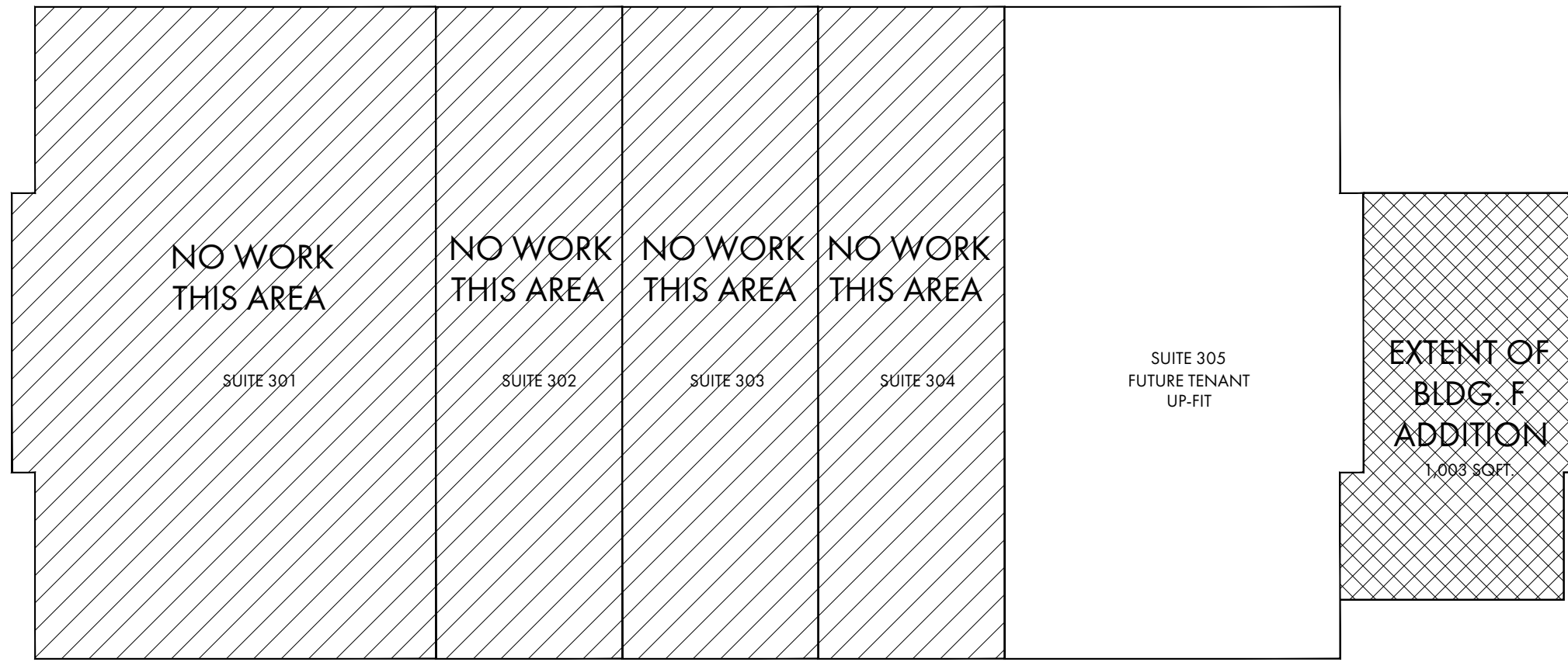
PLUMBING SECTION

SEE ENGINEER'S DRAWINGS

ELECTRICAL SECTION

SEE ENGINEER'S DRAWINGS

TENANT USAGE SECTION

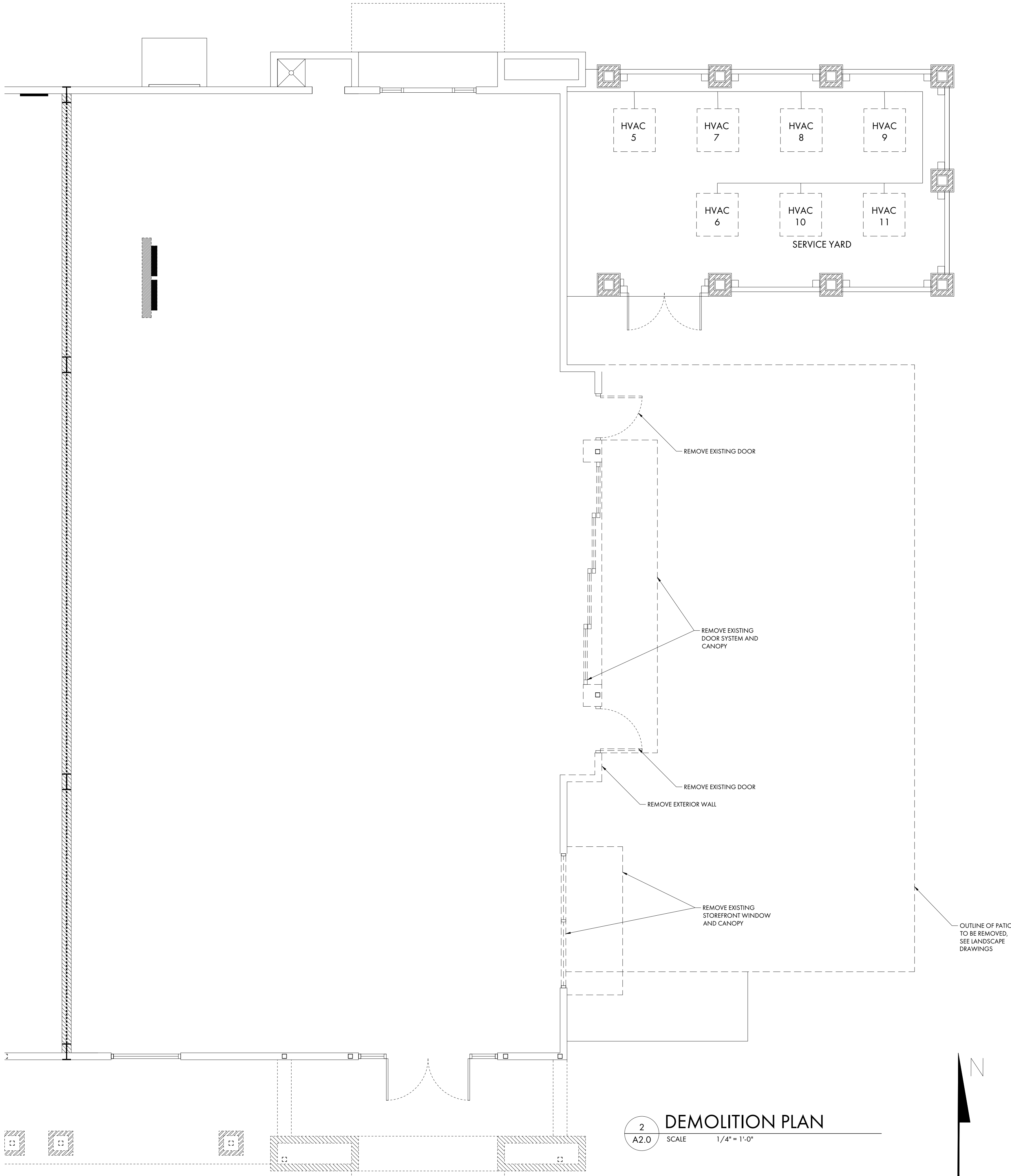


1

A2.0

BUILDING KEY PLAN

SCALE 1/16" = 1'-0"



2

A2.0

DEMOLITION PLAN

SCALE 1/4" = 1'-0"



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SEA TURTLE MARKETPLACE
BUILDING F ADDITION

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HILTON HEAD ISLAND, SC 29928

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PROJECT INFO

Project No.

23-039

Date

02/26/2024

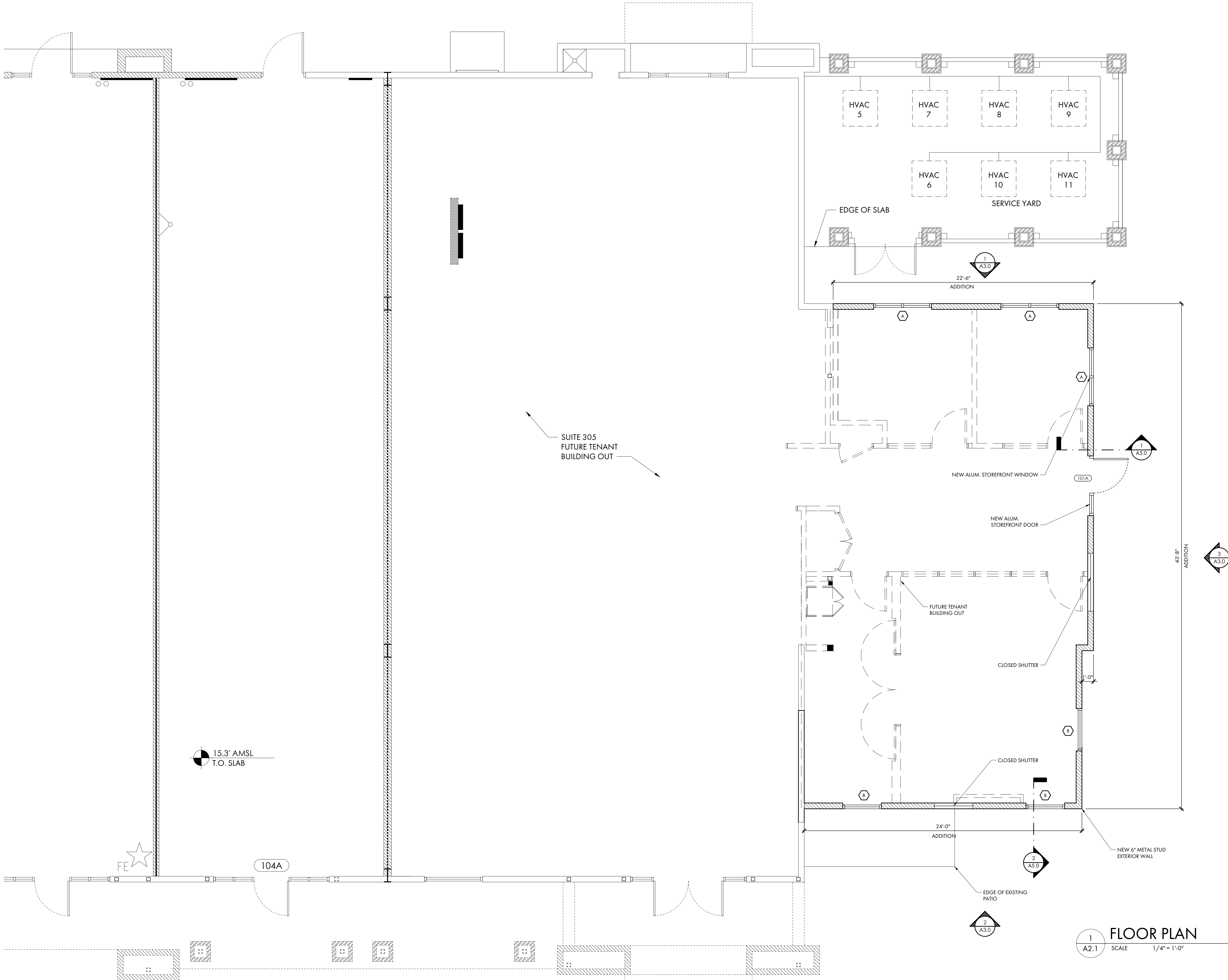
ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

FLOOR
PLAN

A2.1



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



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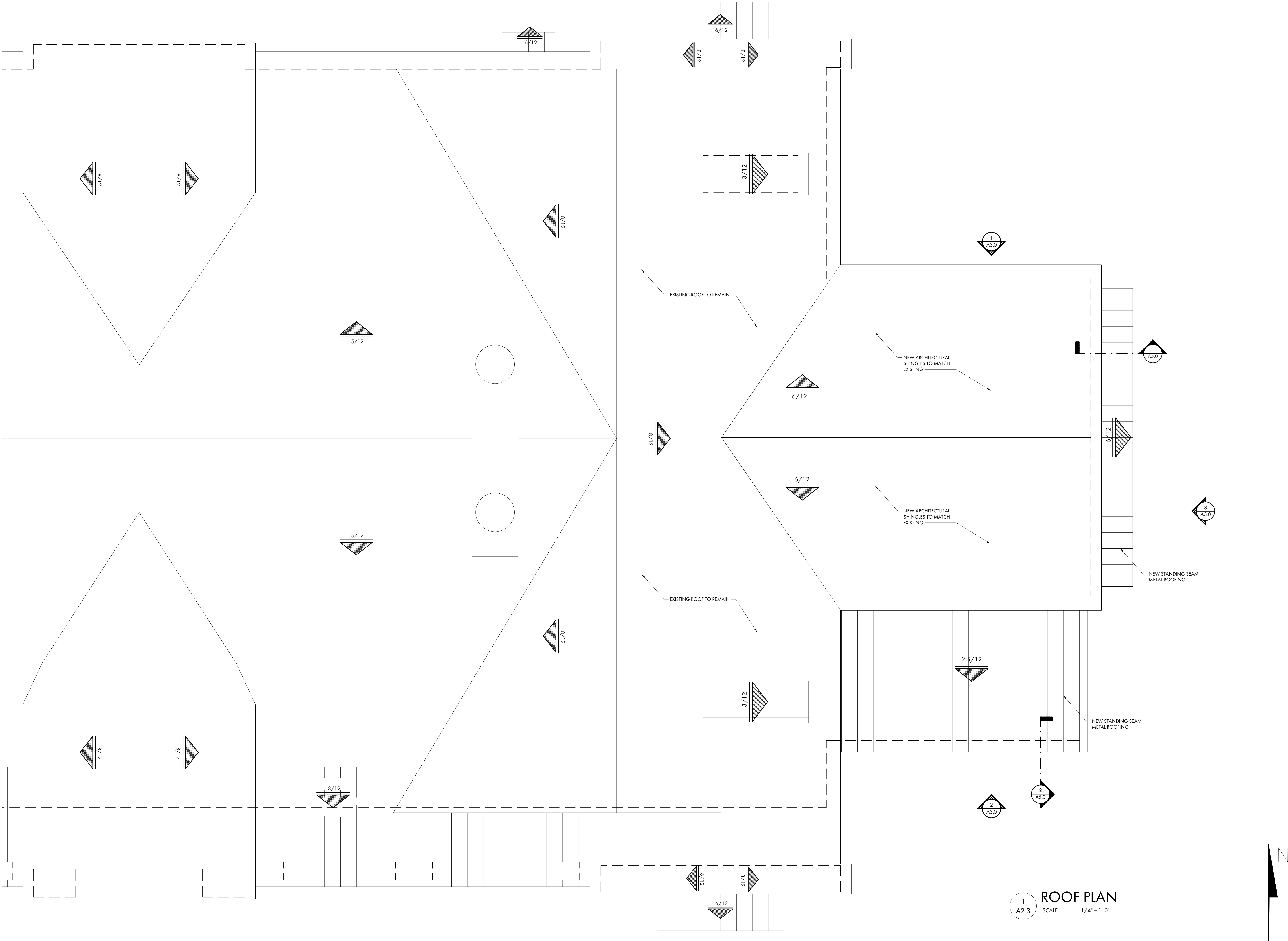
ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

ROOF
PLAN

A2.3



1
A2.3

SCALE 1/4" = 1'-0"

ROOF PLAN



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PROJECT INFO

Project No.

23-039

Date

02/26/2024

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

EXTERIOR
ELEVATIONS

A3.0

ALL EXTERIOR MATERIALS AND COLORS TO MATCH EXISTING:

MATERIAL:

ARCHITECTURAL SHINGLES:

STOREFRONT DOORS AND WINDOWS:

STANDING SEAM METAL ROOFING:

7" CEMENTITIOUS LAP SIDING:

3" CEMENTITIOUS LAP SIDING:

BOARD AND BATTEN SIDING:

FASCIA, PANEL, SOFFIT AND TRIM:

CLOSED SHUTTER:

COLOR:

GAF CHARCOAL

YKK CHARCOAL

MCELOY METALS CHARCOAL

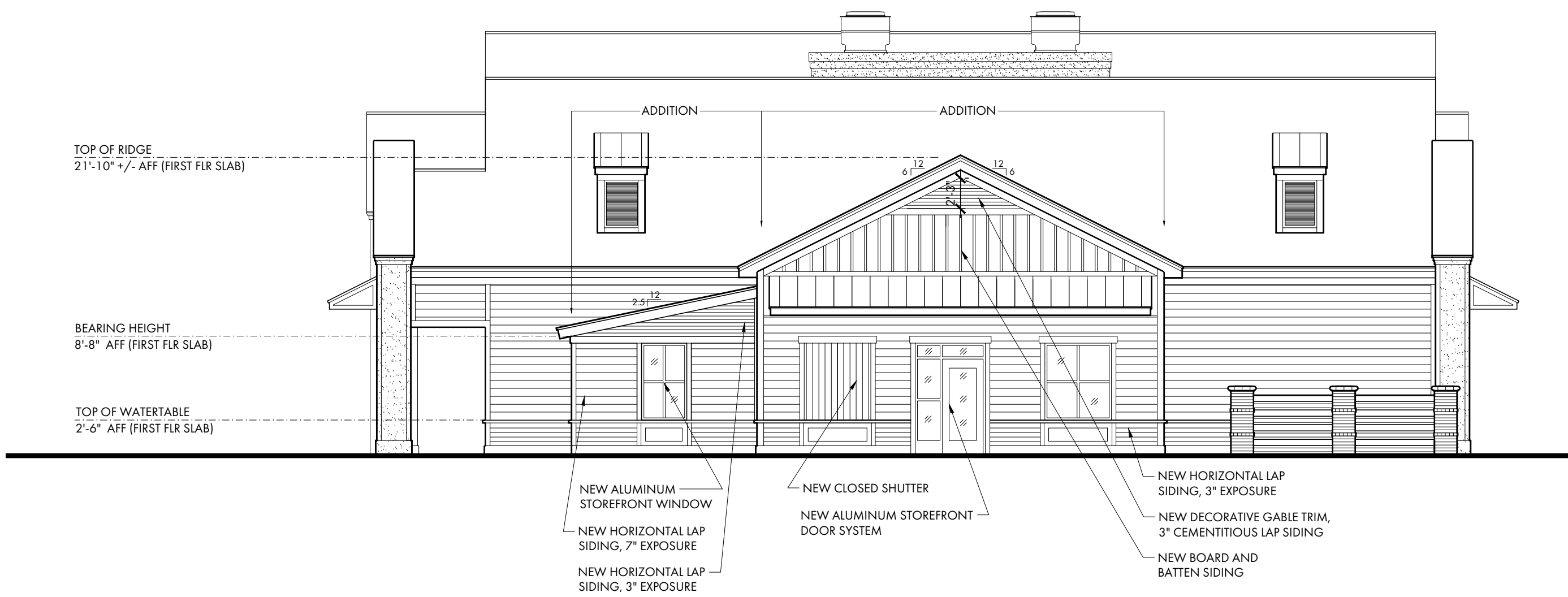
SW 7057 SILVER STRAND

SW 7058 MAGNETIC GRAY

SW 7057 SILVER STRAND

SW 7056 RESERVED WHITE

SW 7058 MAGNETIC GRAY



3 EXTERIOR ELEVATION- SIDE ENTRANCE

A3.0 SCALE 1/8" = 1'-0"



2 EXTERIOR ELEVATION- PARKING LOT

A3.0 SCALE 1/8" = 1'-0"



1 EXTERIOR ELEVATION- HWY 278

A3.0 SCALE 1/8" = 1'-0"



COURT
ATKINS
GROUP

POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

SEA TURTLE MARKETPLACE
BUILDING F ADDITION
430 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928

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PROJECT INFO

Project No.
23-039

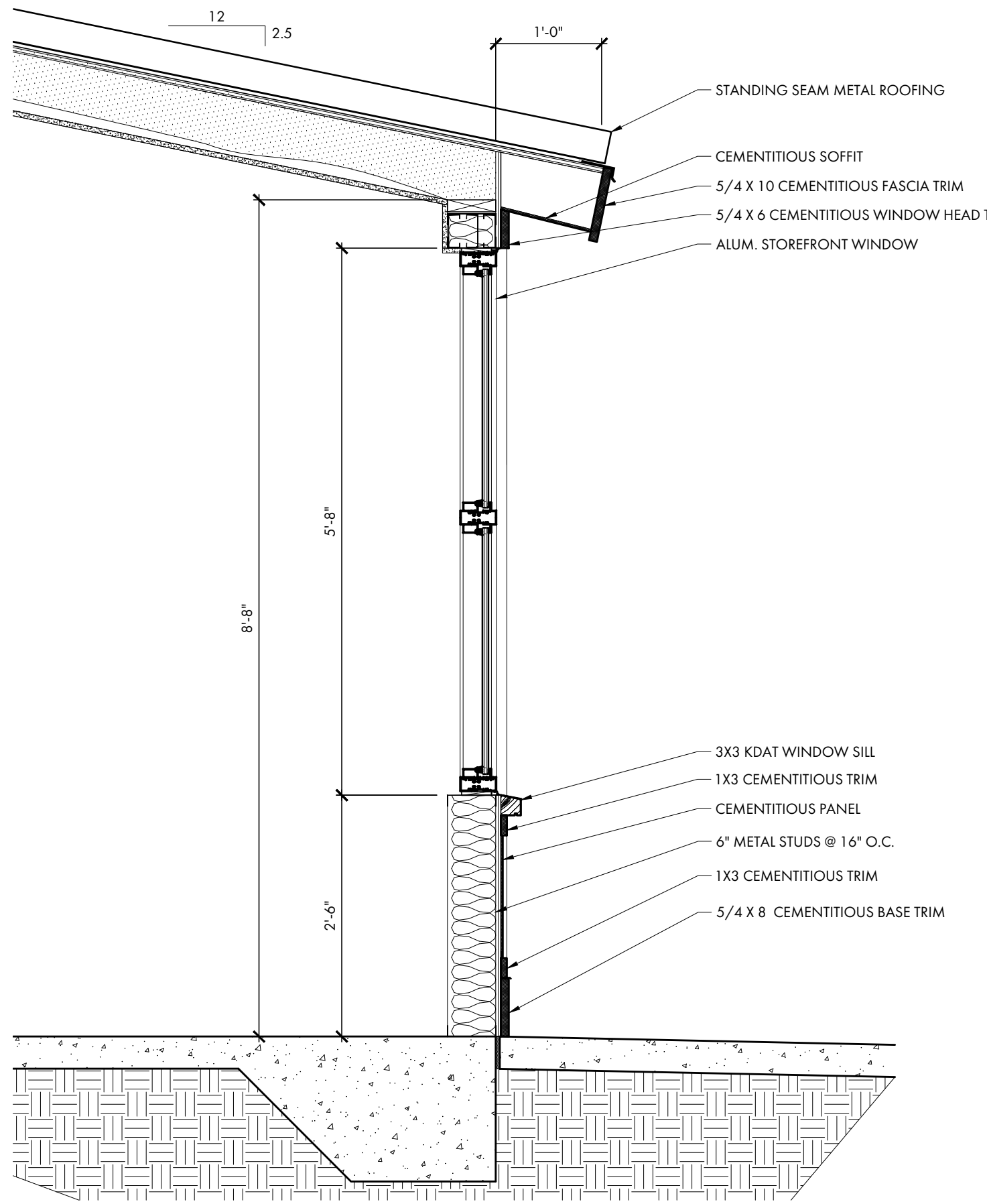
Date
02/26/2024

ISSUE

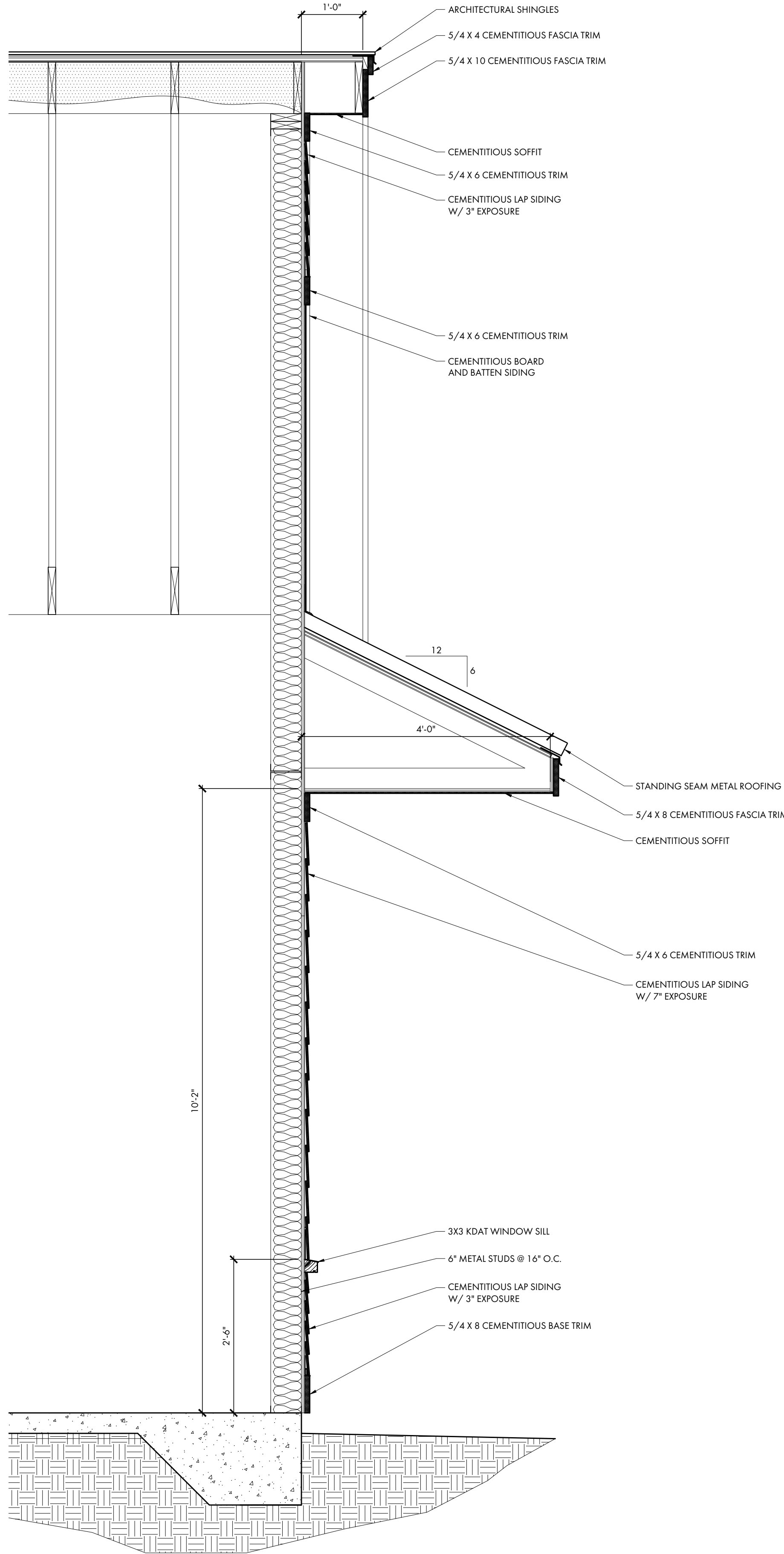
NO.	REV.	DATE	DESCRIPTION
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SHEET TITLE

WALL
SECTIONS
A5.0



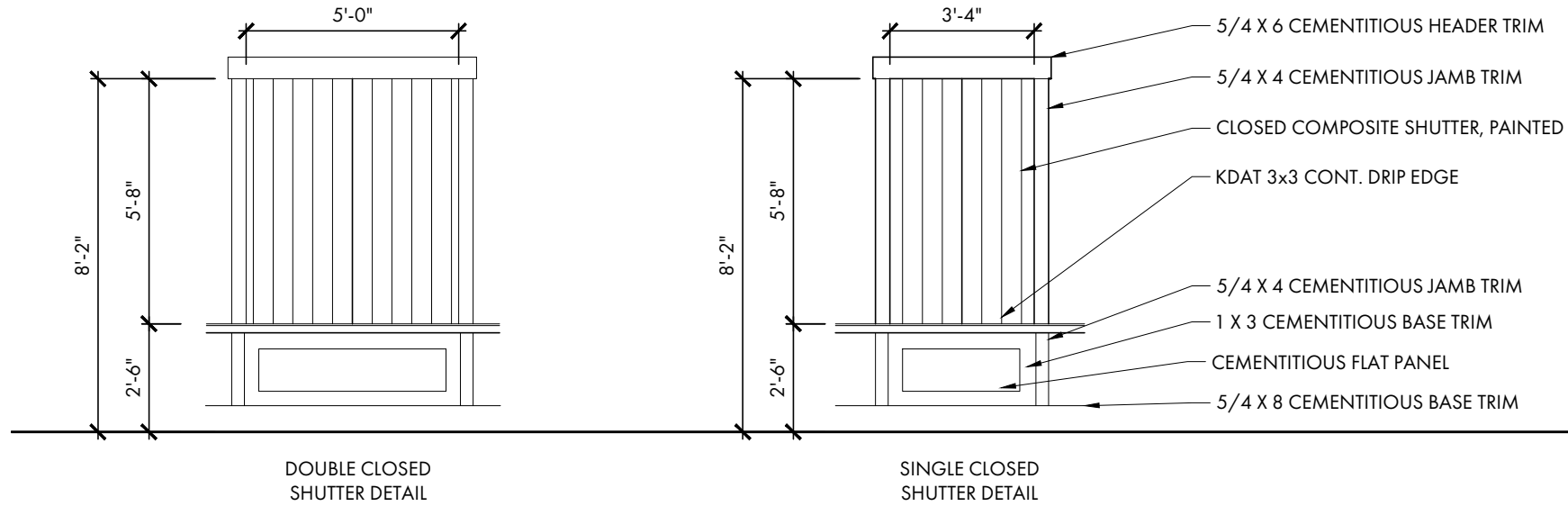
2
A5.0
WALL SECTION
SCALE 3/4" = 1'-0"



1
A5.0
WALL SECTION
SCALE 3/4" = 1'-0"

G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS. G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-07.								IG = IMPACT GLAZING T = TEMPERED GLAZING			
WINDOW SCHEDULE											
MARK	SIZE		TYPE	MATERIAL	DETAILS			SHGC	U-FACTOR		REMARKS
	W	H			HEAD	JAMB	SILL		WINTER NIGHT	SUMMER DAY	
A	5'-0"	5'-8"	ALUMINUM STOREFRONT	ALUM.	--	--	--	0.30	0.60	0.60	IMPACT AND INSULATED GLAZING
B	3'-4"	5'-8"	ALUMINUM STOREFRONT	ALUM.	--	--	--	0.30	0.60	0.60	IMPACT AND INSULATED GLAZING

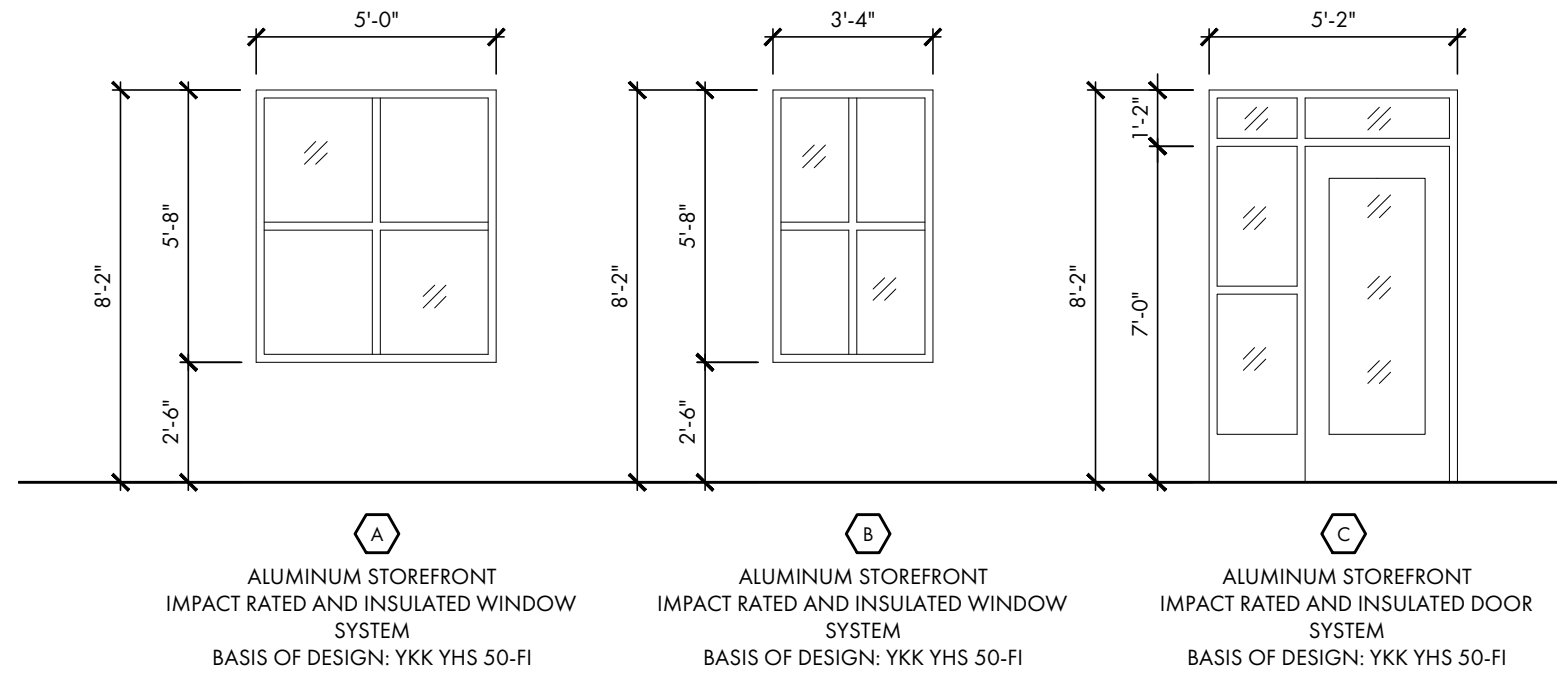
G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS. G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-07.										IG = IMPACT GLAZING T = TEMPERED GLAZING																			
DOOR SCHEDULE															HARDWARE														
DOOR NUMBER	SIZE			DOOR		FRAME		DETAILS			HARDWARE SET NO.	OFFICE SET	STORE RM. SET	PASSAGE SET	PRIVACY SET	PUSH / PULL	PANIC SET	CLOSER	STOP	THRESHOLD	KICK PLATES	WEATHER STRIPPING	MAGNETIC HOLD OPEN	REMARKS					
	W	H	T	ELEVATION	MATERIAL	ELEVATION	MATERIAL	HEAD	JAMB	SILL/THRESH.																			
101A	5'-2"	8'-2"	1 3⁄4"	C	ALUM	C	ALUM	---	---	---							X	X		X		X		IMPACT AND INSULATED GLAZING, STOREFRONT DOOR SIZE 3'-0" X 7'-0"					
GENERAL NOTES																													
1. THE EGRESS DOORS AND HARDWARE SHALL COMPLY WITH 2021 IBC, SECTION 1010.1.9 WHEN BUILDING IS OCCUPIED. 2. DOOR HARDWARE TO BE ADA COMPLIANT PER 2021 IBC & ANSI 117.1 2017. 3. G.C. TO SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL																													



2
A6.0

SHUTTER DETAIL

SCALE 1/4" = 1'-0"



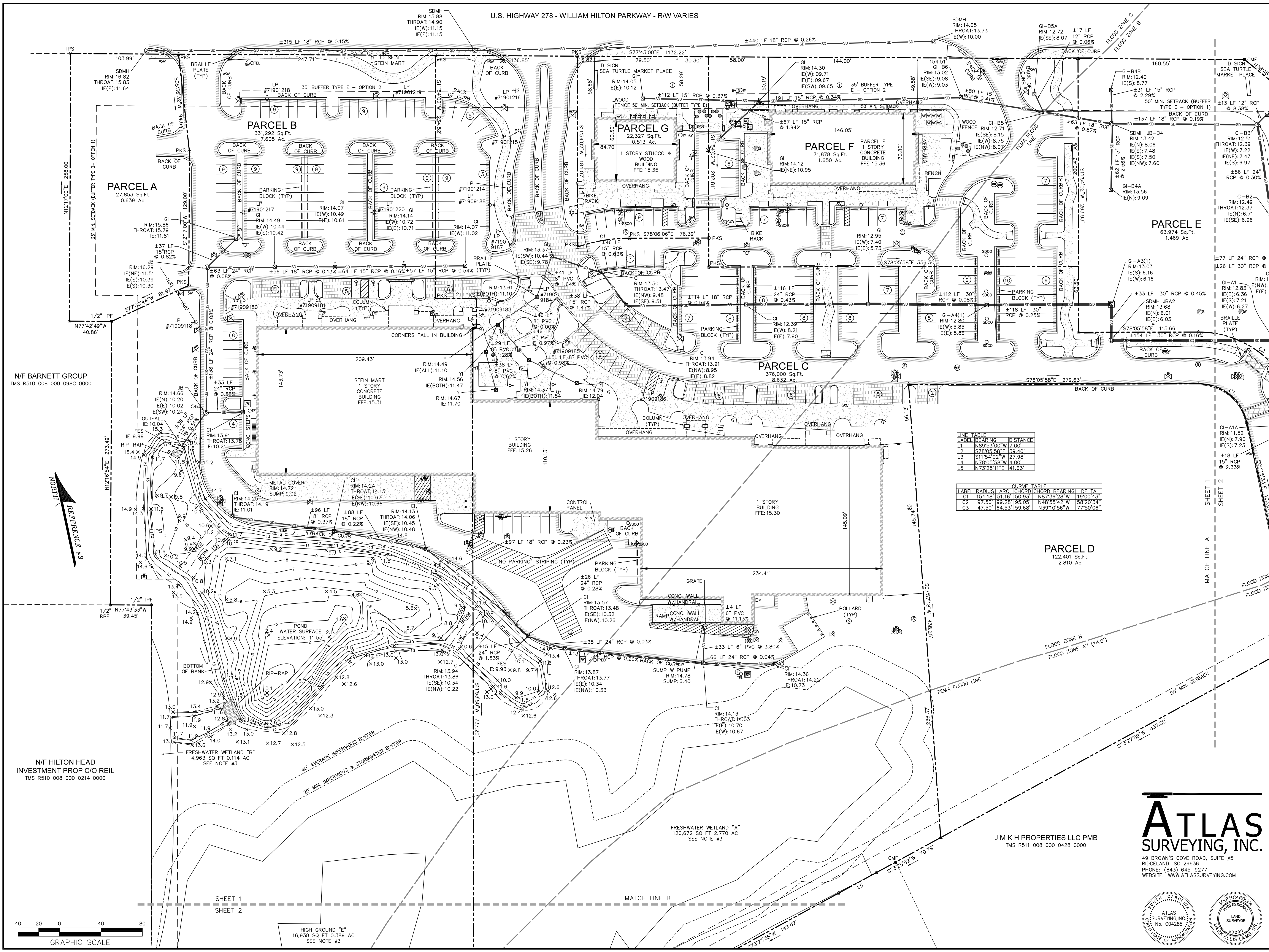
1
A6.0

ALUM. STOREFRONT DOOR & WINDOW ELEVATIONS

SCALE 1/4" = 1'-0"

430 WILLIAM HILTON PARKWAY

EXISTING SURVEY



VICINITY MAP NOT TO SCALE

LEGEND

- IPF • IRON PIPE FOUND
- NF • NAIL FOUND
- RBF • IRON REBAR FOUND
- ROOF DRAIN
- CLEAN OUT
- BOLLARD
- CURB INLET
- FIRE HYDRANT
- GRATE INLET
- FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- MONITORING WELL
- STORM DRAIN MANHOLE
- SIGN
- SANITARY SEWER CLEAN OUT
- STORM DRAIN CLEAN OUT
- SANITARY SEWER MANHOLE
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRANSFORMER-ELECTRIC
- JUNCTION BOX
- WATER METER
- WATER VALVE
- YARD INLET
- SANITARY SEWER LATERAL OR STUBOUT
- SANITARY SEWER VALVE MARKER
- WATER LATERAL OR STUBOUT
- MONITORING WELL
- INVERT ELEVATION
- # OF PARKING SPACES
- RCP
- REINFORCED CONCRETE PIPE
- CONTOUR LINE
- DPH
- OVERHEAD POWER LINE
- UNDERGROUND DRAINAGE LINE
- EDGE OF PAVEMENT
- CONCRETE
- EDGE OF BRICK

NOTES

- THIS PARCEL APPEARS TO LIE IN FLOOD ZONES C, B, AND A7 (14.0'). FIRM PANELS 0008-D AND 0009-D COMMUNITY 450205. FLOOD LINES SHOWN WERE TRACED FROM FIRM PANELS AND ARE APPROXIMATE.
- VERTICAL DATUM IS NAVD 88.
- SETBACKS, BUFFERS, AND WETLANDS ARE PER REFERENCE #3 AND ARE SHOWN FOR REFERENCE ONLY.
- ADDED PHASE 2 AS-BUILT ON 9-27-17.
- ADDED PHASE 3 AS-BUILT ON 3-19-18.

REFERENCE

- PLAT BOOK 145 PAGE 30
- DEED BOOK 3519 PAGE 1473
- A SET OF PLANS PROVIDED BY WARD EDWARDS, PROJECT NUMBER 130227, DATED 03-14-16.

PREPARED FOR:
SANDCASTLE CONSTRUCTORS INC
AN AS-BUILT SURVEY OF
SEA TURTLE MARKETPLACE
#430 WILLIAM HILTON PARKWAY
SHEET 1 OF 2

TAX PARCEL NOS.
R511 008 000 0247 0000
R511 008 000 098E 0000
R511 008 000 098H 0000
R511 008 000 0875 0000
R511 008 000 0876 0000
R511 008 000 0156 0000
R511 008 000 0248 0000

HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: DAB
FIELD CHECK: MEL
DRAWN BY: ETB
DATE: 03-19-18
SCALE: 1"=40'
PROJECT NO.: BFT-16099
FILE: BFT-16099 A2.DWG

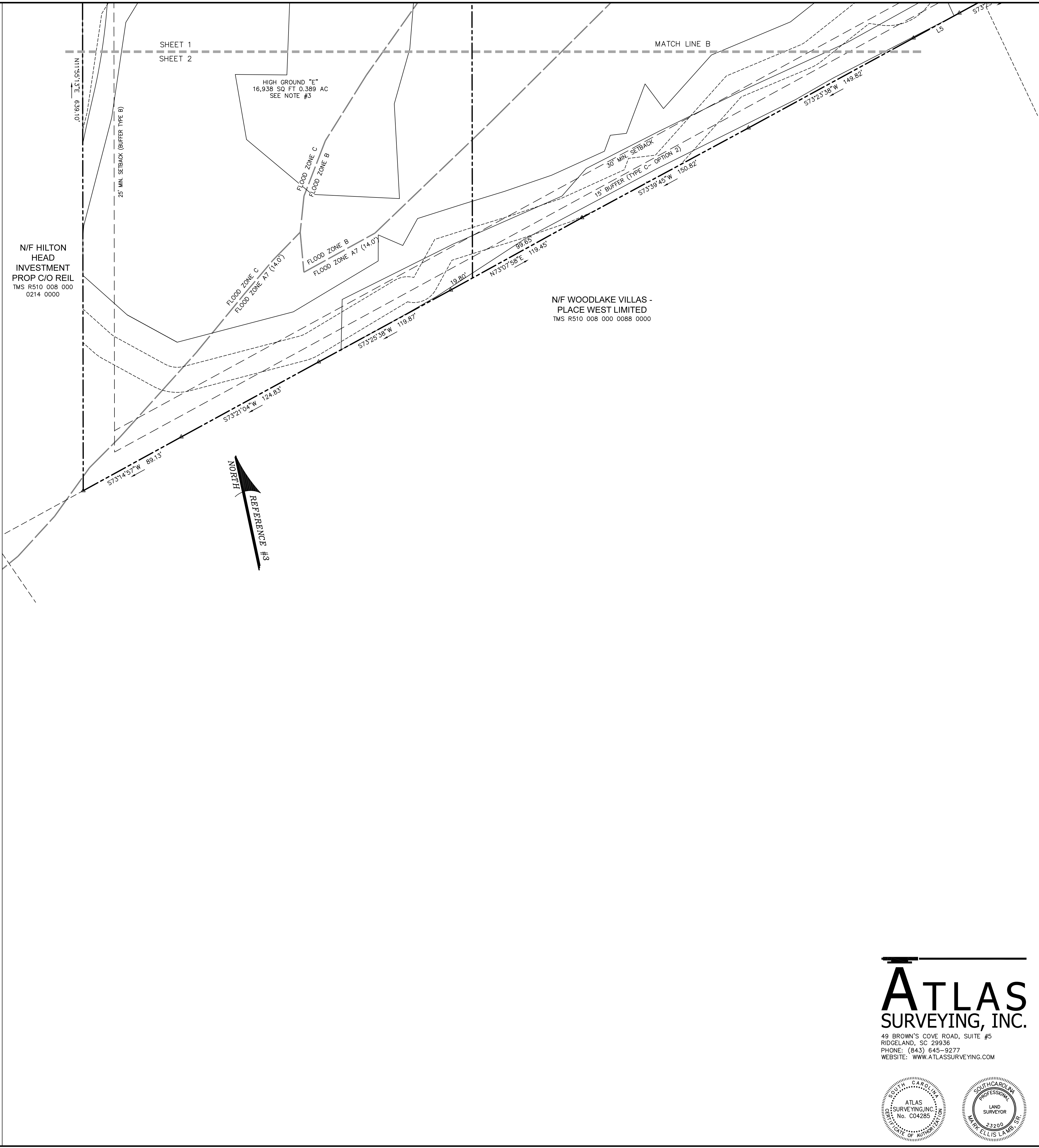
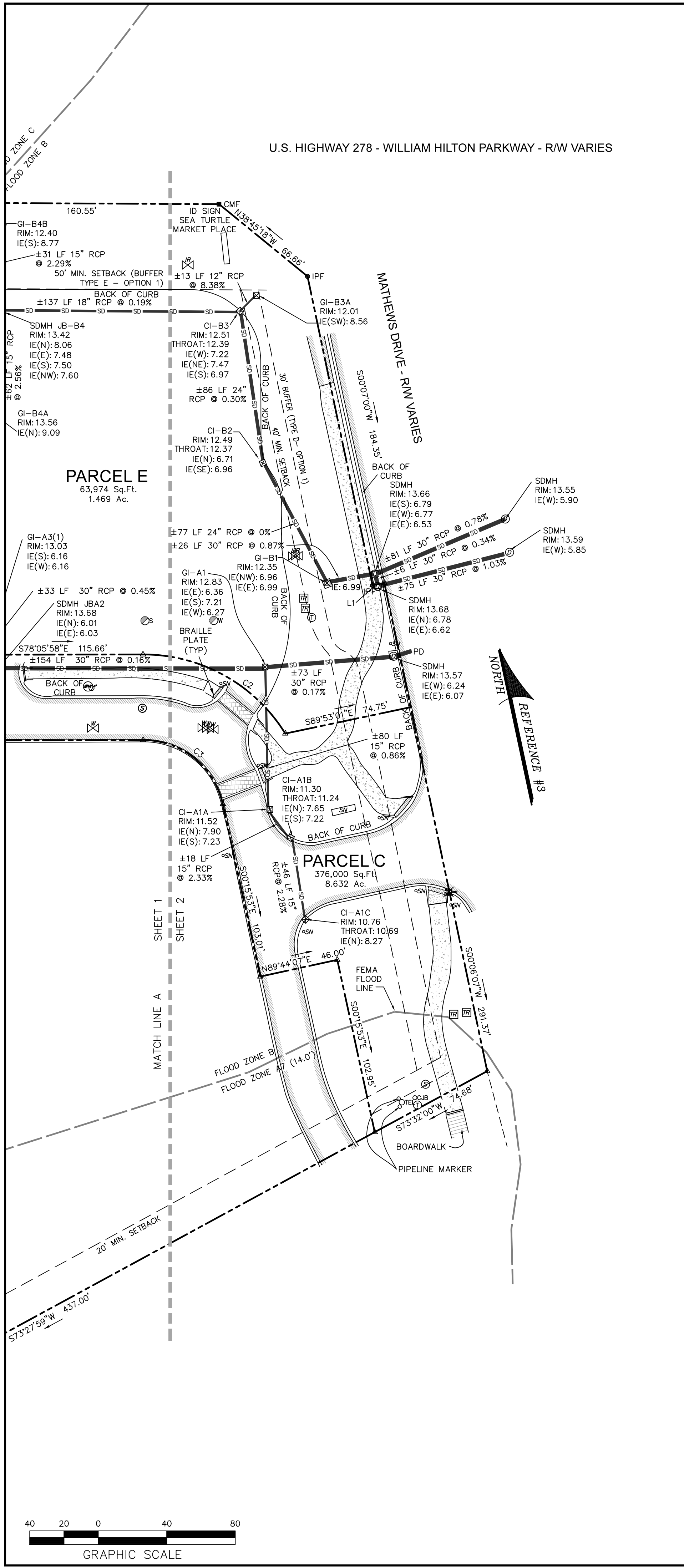
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA.

ATLAS SURVEYING, INC.
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

MARK ELLIS LAMB, SR.
S.C.P.L.S. No. 23200
NOT VALID UNLESS CRIMPED WITH SEAL

ATLAS SURVEYING, INC.
No. C04285

LAND SURVEYOR
23200
MARK ELLIS LAMB, SR.



VICINITY MAP
NOT TO SCALE

LEGEND

- IPF • IRON PIPE FOUND
- NF • NAIL FOUND
- RBF • IRON REBAR FOUND
- RD • ROOF DRAIN
- CL • CLEAN OUT
- BOLLARD
- CI • CURB INLET
- FIRE HYDRANT
- GRATE INLET
- FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- MONITORING WELL
- STORM DRAIN MANHOLE
- SIGN
- QSSCO • SANITARY SEWER CLEAN OUT
- QSDCO • STORM DRAIN CLEAN OUT
- SM • SANITARY SEWER MANHOLE
- OTEL • TELEPHONE JUNCTION BOX
- OT • TELEPHONE MANHOLE
- OTPED • TELEPHONE PEDESTAL
- TR • TRANSFORMER-ELECTRIC
- J • JUNCTION BOX
- WM • WATER METER
- WV • WATER VALVE
- YL • YARD INLET
- SS • SANITARY SEWER LATERAL OR STUBOUT
- SV • SANITARY SEWER VALVE MARKER
- WL • WATER LATERAL OR STUBOUT
- MON • MONITORING WELL
- IE • INVERT ELEVATION
- # • OF PARKING SPACES
- RCP • REINFORCED CONCRETE PIPE
- CL • CONTOUR LINE
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- SD • UNDERGROUND DRAINAGE LINE
- EP • EDGE OF PAVEMENT
- CON • CONCRETE
- EB • EDGE OF BRICK

NOTES

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PREPARED FOR:
SANDCASTLE CONSTRUCTORS INC
AN AS-BUILT SURVEY OF
SEA TURTLE MARKETPLACE
#430 WILLIAM HILTON PARKWAY
SHEET 2 OF 2

TAX PARCEL NOS.
R511 008 000 0247 0000
R511 008 000 098E 0000
R511 008 000 098B 0000
R511 008 000 0875 0000
R511 008 000 0876 0000
R511 008 000 0156 0000
R511 008 000 0248 0000

HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: DAB
FIELD CHECK: MEL
DRAWN BY: ETB
DATE: 03-19-18
SCALE: 1"=40'
PROJECT No.: BFT-16099
FILE: BFT-16099 A2.DWG

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.

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No. C04285

SOUTH CAROLINA
LAND SURVEYOR
23200
MARK ELLIS LAMB, SR.

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: 1014 WHP – Car Barn – Alteration to previously approved plan

DRB#: DRB-000475-2023

DATE: 3/26/2024

CATEGORY: Alteration/Addition

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

a.

**1014 WILLIAM HILTON
PARKWAY
ALTERATION TO
PREVIOUSLY
APPROVED PLAN
MARCH 26th, 2024
DRB-000475-2024**



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: Timothy C Probst Company: PDG Architects
Mailing Address: 10 Palmetto Business Park Suite 201 City: Hilton Head Island State: SC Zip: 29928
Telephone: 843-785-5171 Fax: _____ E-mail: Tim@PDG-Architects.com
Project Name: Concours of HHI / Local Legend Brewery Project Address: 1014 William Hilton Parkway
Parcel Number [PIN]: R 5 5 2 0 1 5 0 0 0 0 2 5 3 0 0 0 0
Zoning District: Light Commercial Overlay District(s): _____

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

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

Project Category:

_____ Concept Approval – Proposed Development

_____ Final Approval – Proposed Development

☒ Alteration/Addition

_____ Sign

Submittal Requirements for ***All*** projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

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

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

_____ Context photographs of neighboring uses and architectural styles.

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

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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



SIGNATURE

3.12.24

DATE

1014 WILLIAM HILTON PARKWAY

REVISED PROJECT NARRATIVE

March 11, 2024

Design Review Board
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928

Project Narrative for Value Engineering changes for the new Serg Brewery/ Car Storage at 1014 William Hilton

During demolition it was found the structure needed more work than anticipated. To offset the cost of this work we are proposing the following changes:

Building

Sheet A.2.1

- New William Hilton Parkway Elevation
 - No changes
- New Right-side elevation
 - Changed recess in brick wall from metal panels to EIFs stucco.
 - Changed the transformer and loading deck fences from CMU block/Stucco to spaced boards that will match the lift station fence on the landscape drawings.

Sheet A.2.2

- New Dunnigan's Alley Elevation
 - Changed the transformer and loading deck fences from CMU block/Stucco to spaced boards that will match the lift station fence on the landscape drawings.
- New Left Side Elevation
 - Removed the proposed Kalwall windows from scope of work. The existing blockwork will remain as is.
 - Removed the brick under the proposed Kalwall windows, the finish will be similar to existing Stucco but in the new colors of the building.

Site

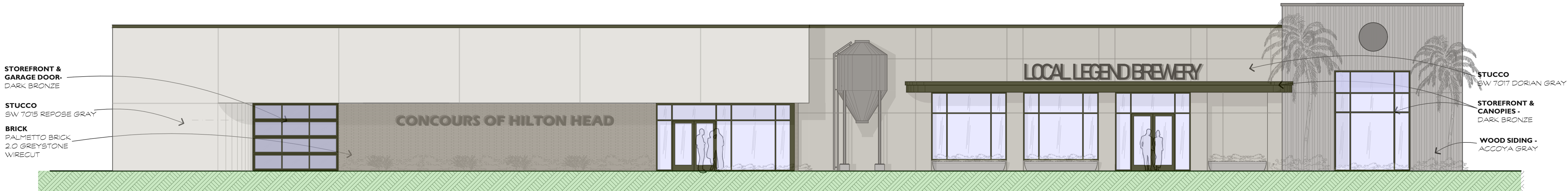
- Changed the dumpster enclosure detail from CMU/Stucco to spaced boards detailing that will match the lift station fence detail.

Thank you for your time and consideration of this project.

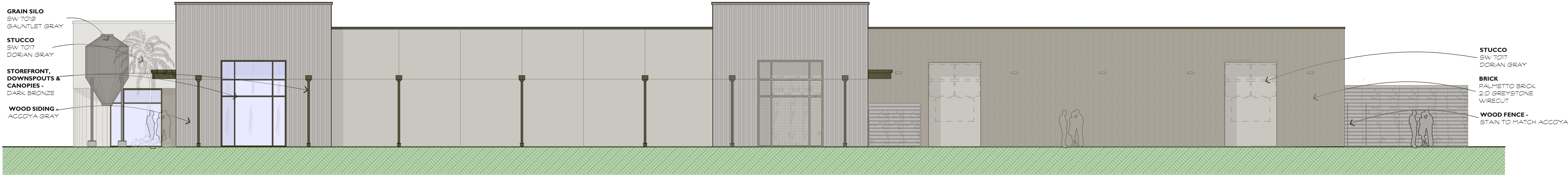
Timothy C Probst, AIA

**1014 WILLIAM HILTON
PARKWAY**

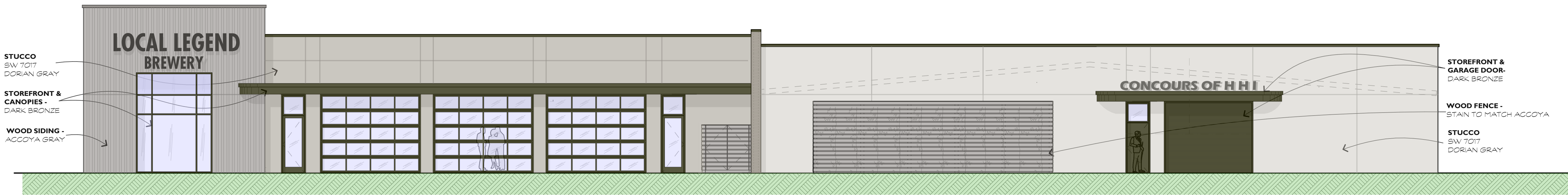
**ORIGINAL ELEVATION
FOR REFERENCE FROM
DRB-001706-2023**



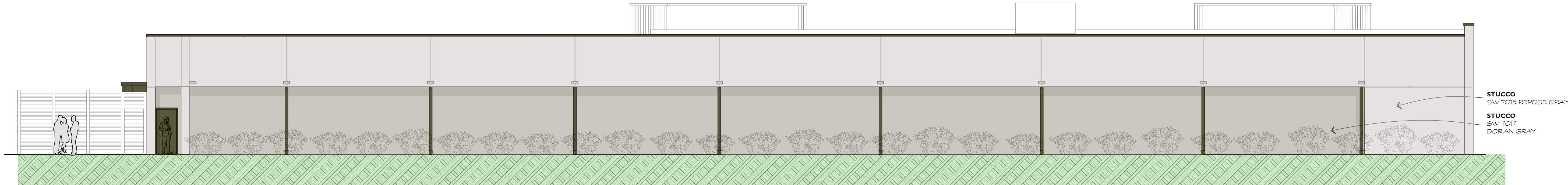
FRONT COLOR ELEVATION



RIGHT SIDE COLOR ELEVATION



DUNNAGAN'S ALLEY COLOR ELEVATION



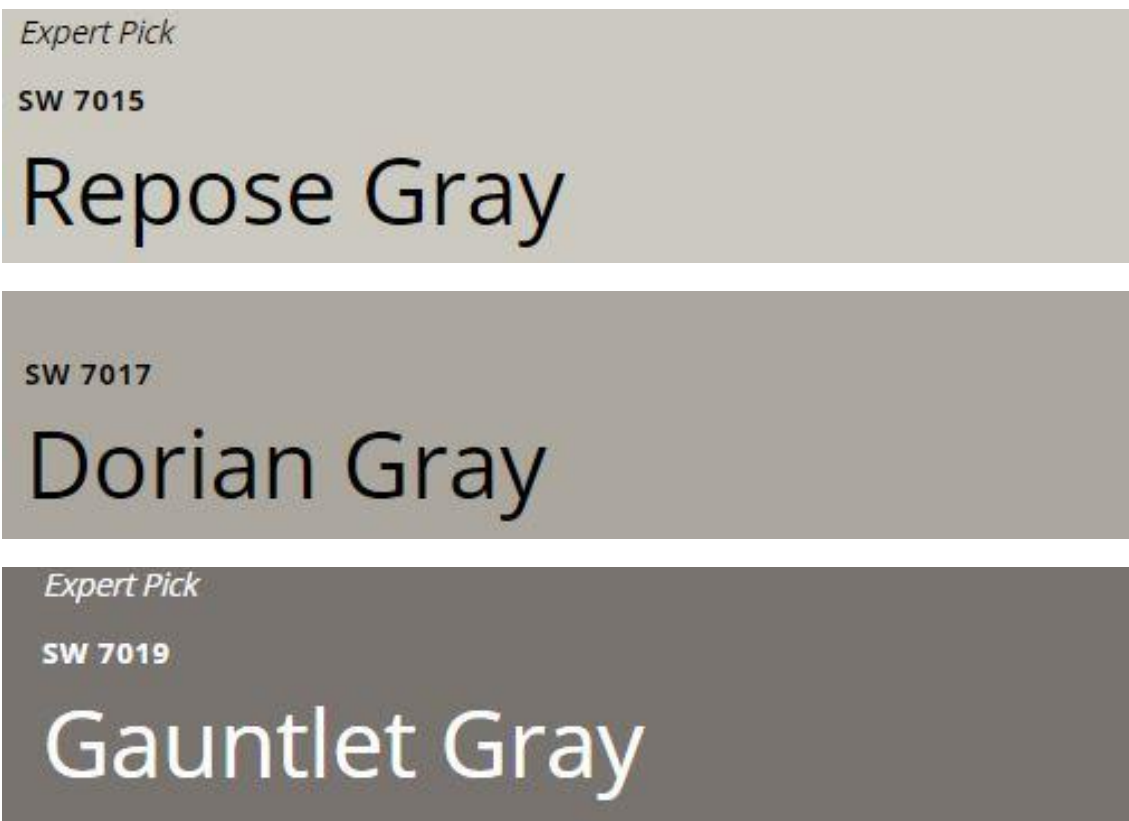
LEFT SIDE COLOR ELEVATION



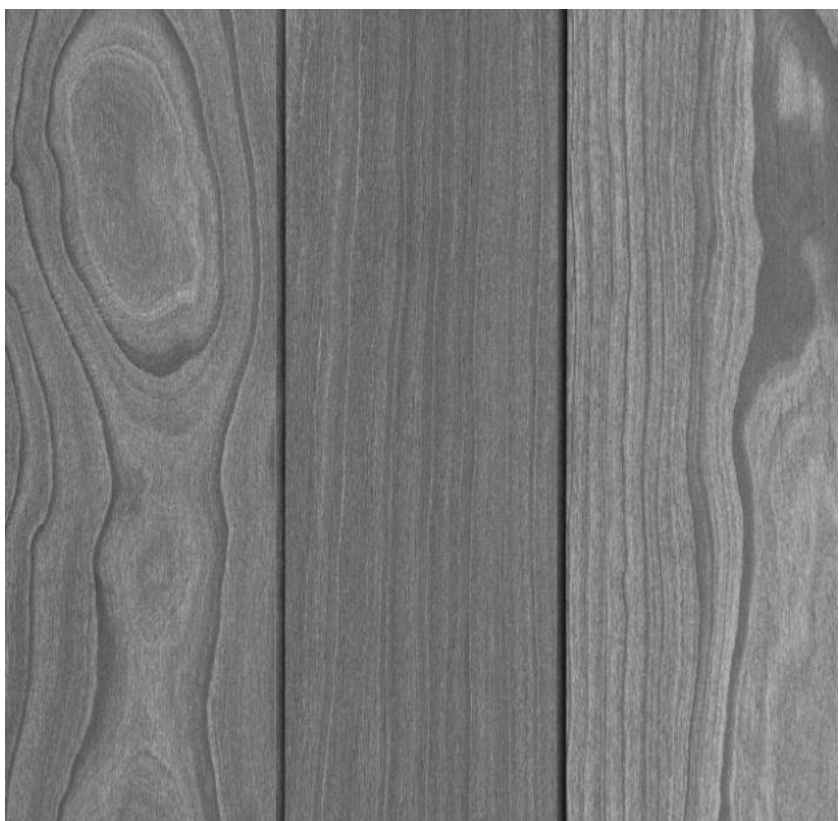
PALMETTO BRICK - 2.0 GREYSTONE WIRECUT MATERIALS



WALL PANELS AND STOREFRONT - DARK BRONZE



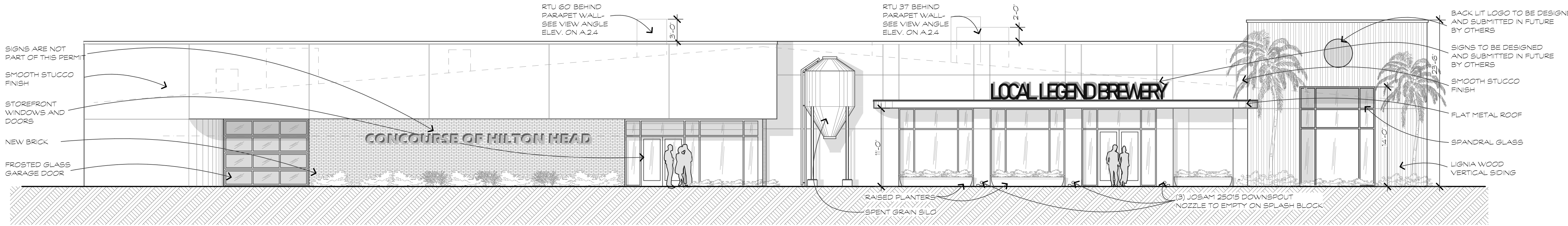
STUCCO COLORS



ACCOYA PREFINISHED GRAY

REVISIONS	
1. V.E. CHANGES	2/29/24

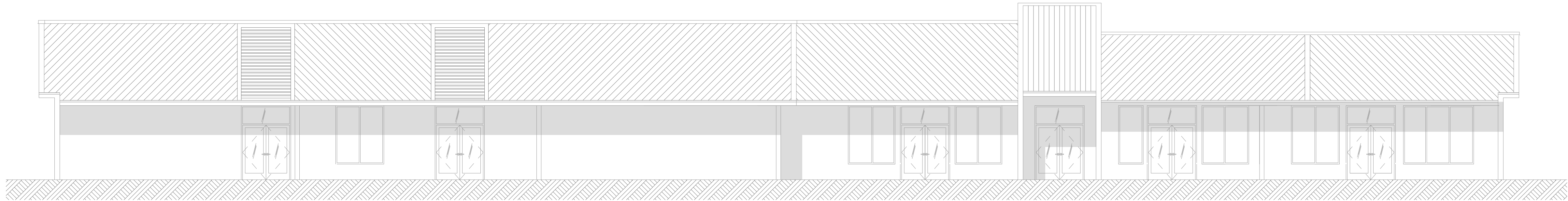
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CHECKED BY TP
DATE OF ISSUE: 01/08/24
SCALE
JOB NO.
SHEET
OF
SHEETS



NEW WILLIAM HILTON PARKWAY ELEVATION

SCALE: 1/8" = 1'-0"

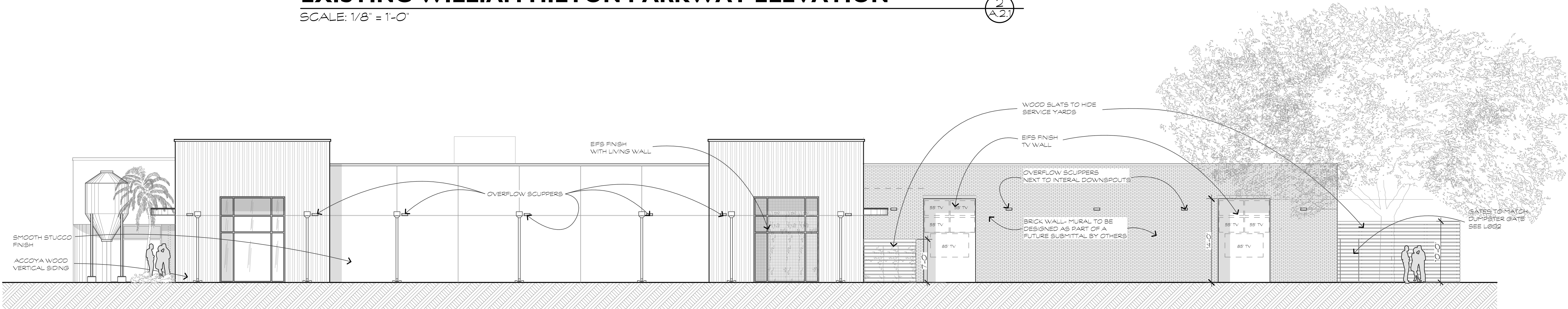
1
A.2.1



EXISTING WILLIAM HILTON PARKWAY ELEVATION

SCALE: 1/8" = 1'-0"

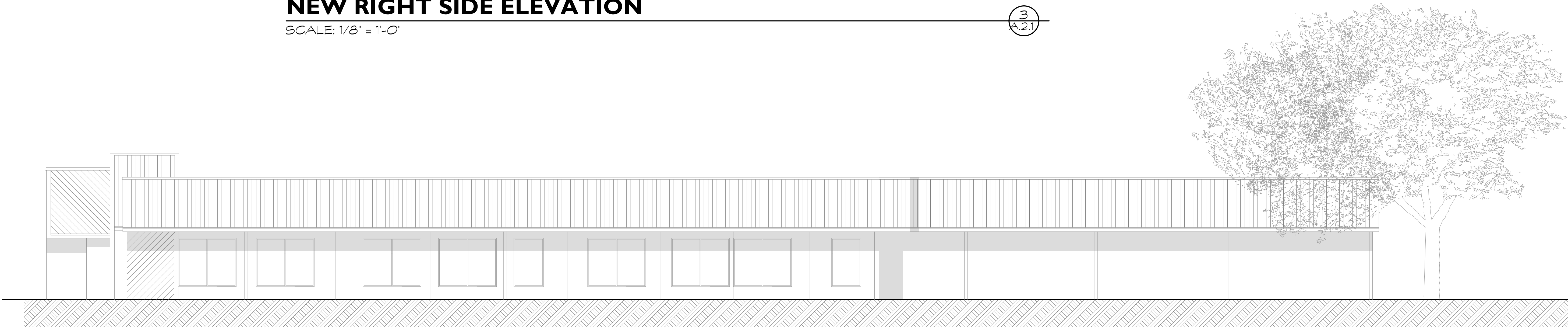
2
A.2.1



NEW RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

3
A.2.1

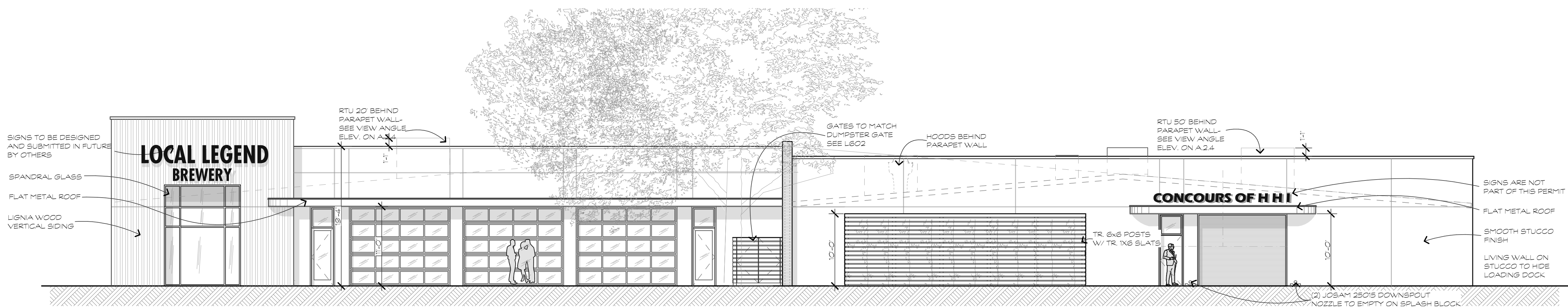


EXISTING RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

4
A.2.1

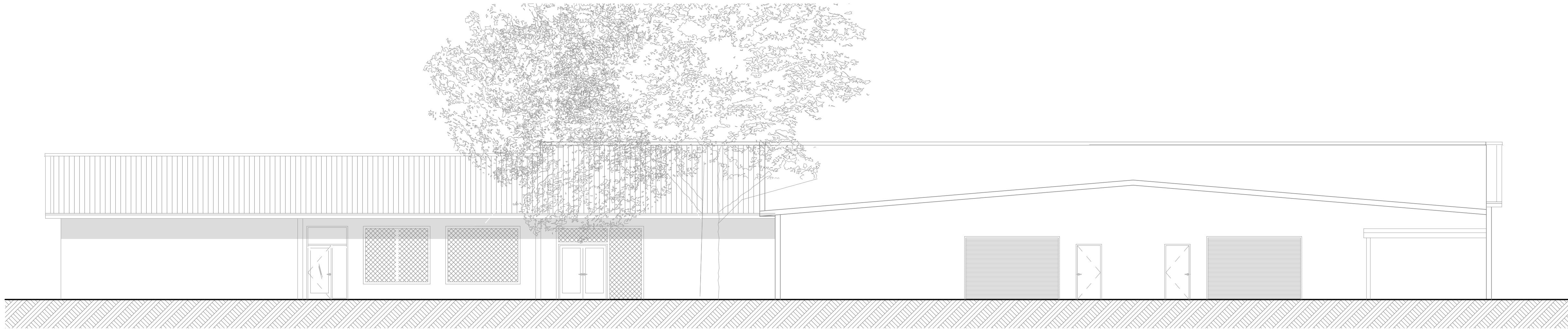
REVISIONS	
1. V.E. CHANGES	2.29.24



NEW DUNNIGAN'S ALLEY ELEVATION

SCALE: 1/8" = 1'-0"

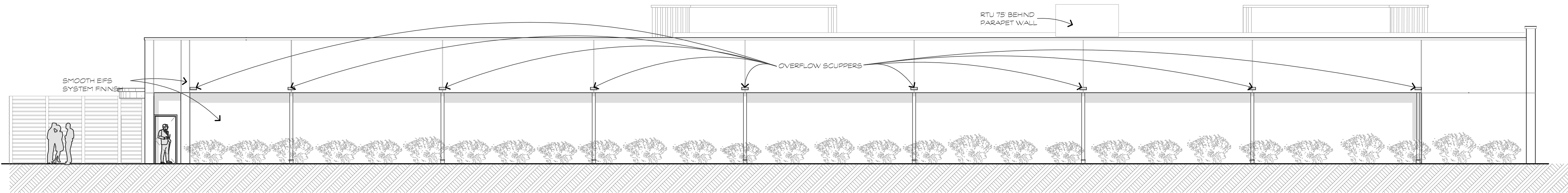
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A.2.2



EXISTING DUNNIGAN'S ALLEY ELEVATION

SCALE: 1/8" = 1'-0"

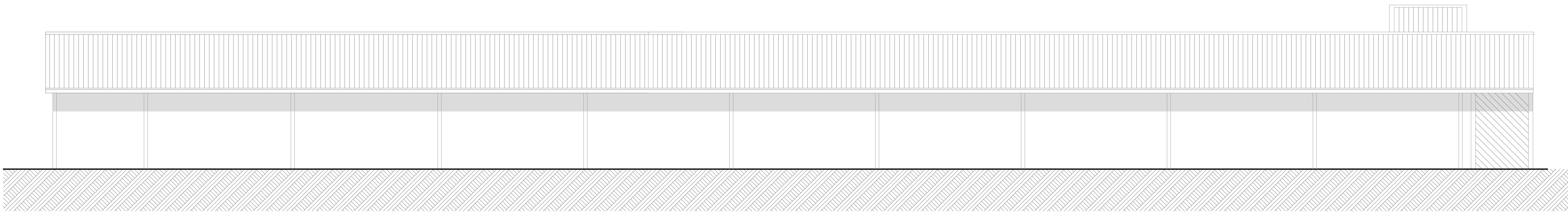
2
A.2.2



NEW LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

3
A.2.2

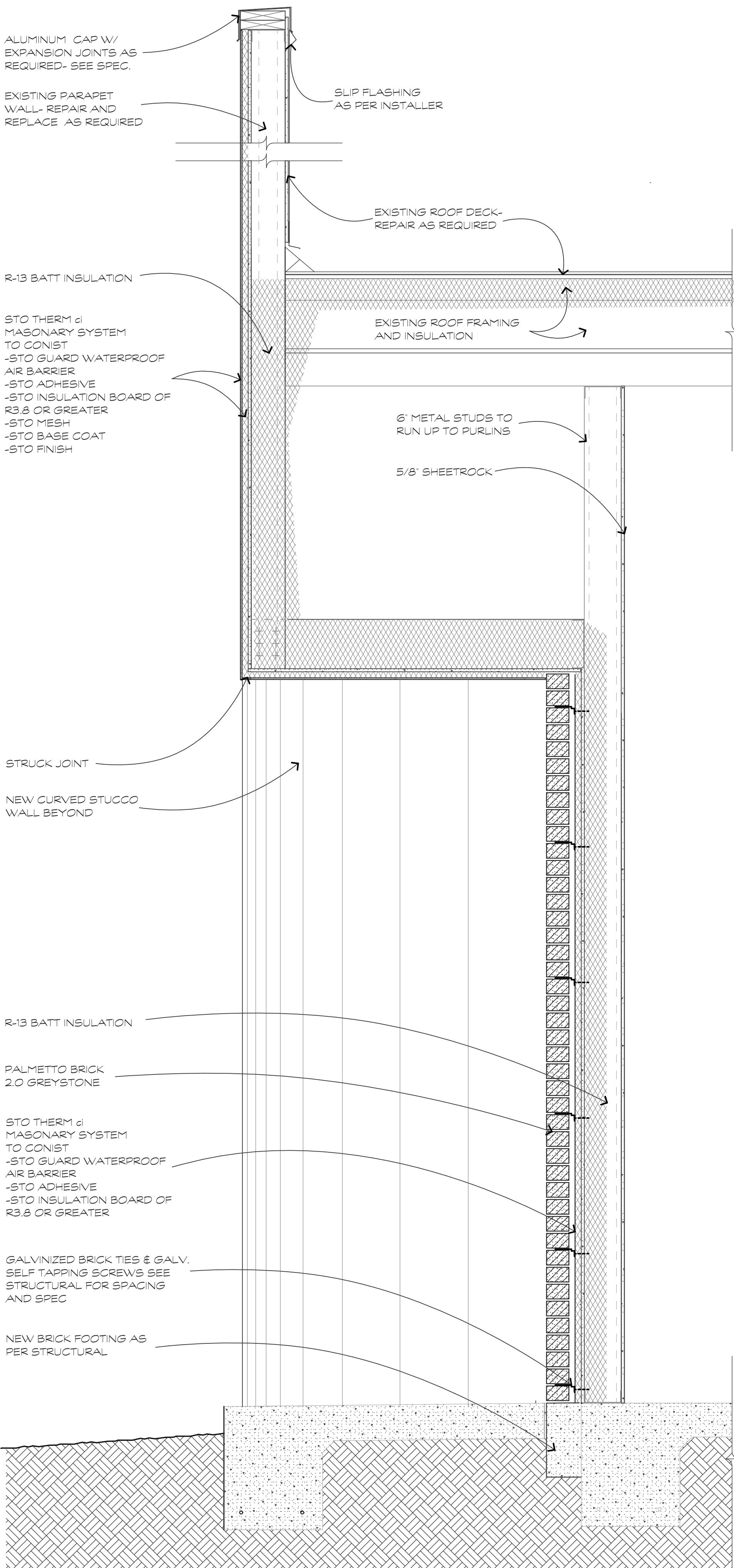


EXISTING LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

4
A.2.2

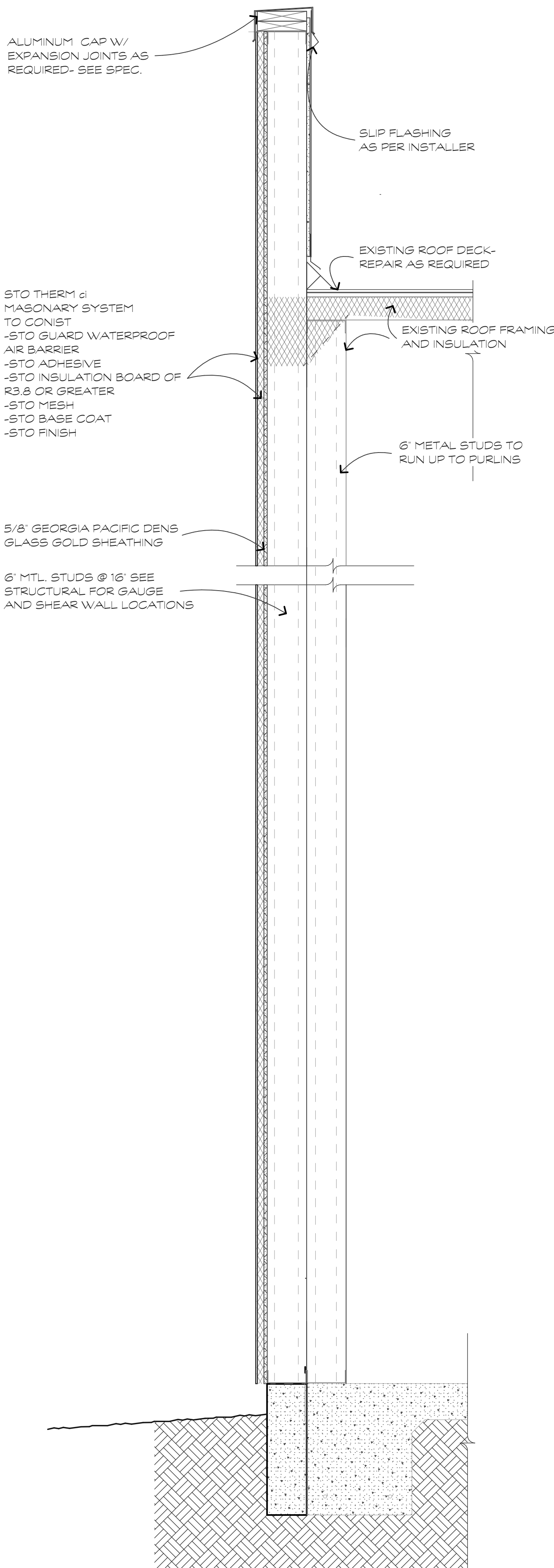
REVISIONS	
1. V.E. CHANGES	2.29.24



ENTRY WALL SECTION

SCALE: 1" = 1'-0"

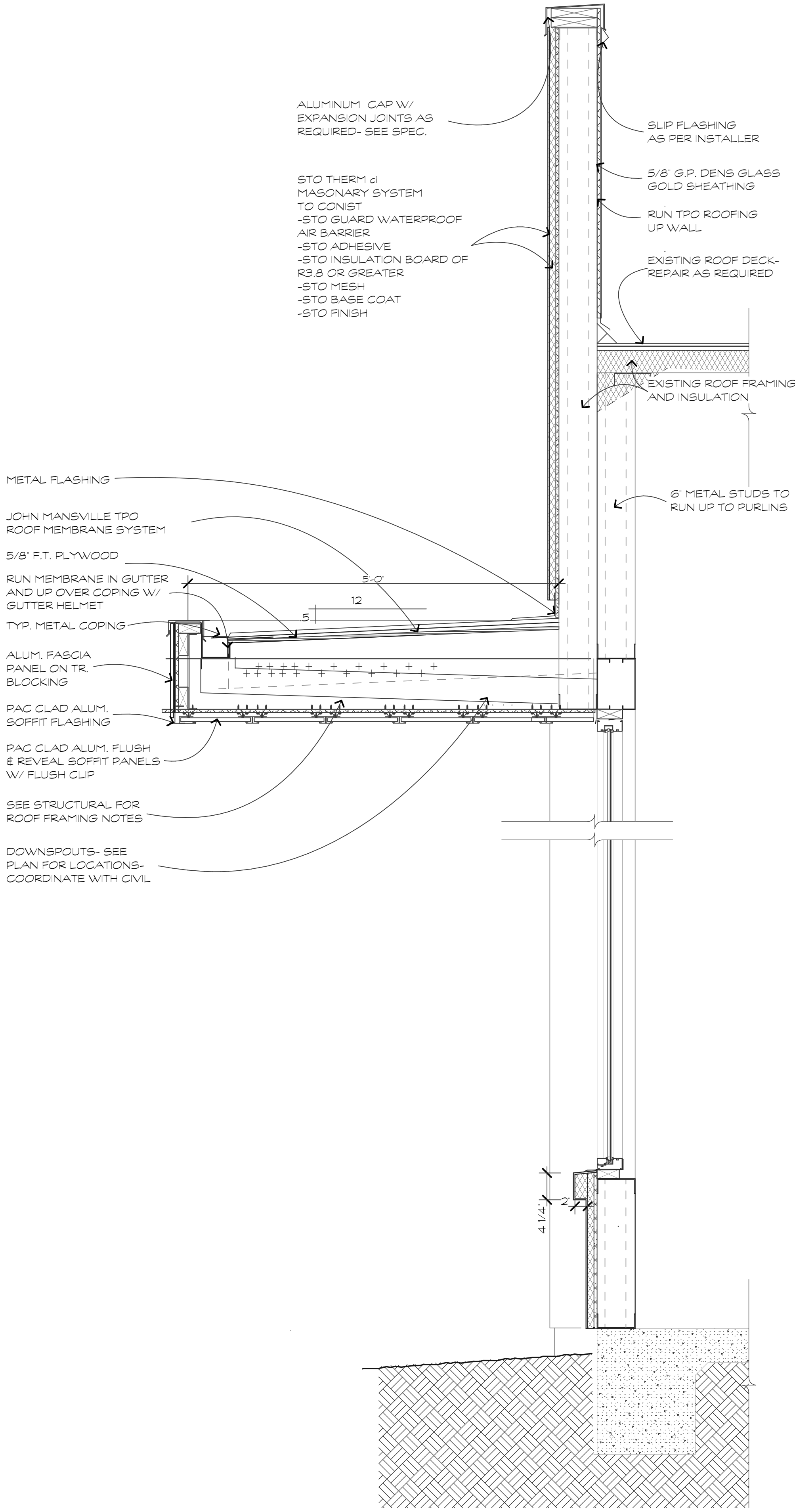
3
A.3.1



WALL SECTION

SCALE: 1" = 1'-0"

2
A.3.1



ENTRY WALL SECTION

SCALE: 1" = 1'-0"

1
A.3.1

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STATE OF SOUTH CAROLINA
TIMOTHY C PROBST
Hilton Head Island, SC No. 8881
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
PARKER DESIGN GROUP ARCHITECTS
Hilton Head, SC 101188
REGISTERED ARCHITECTS

PERMIT SET

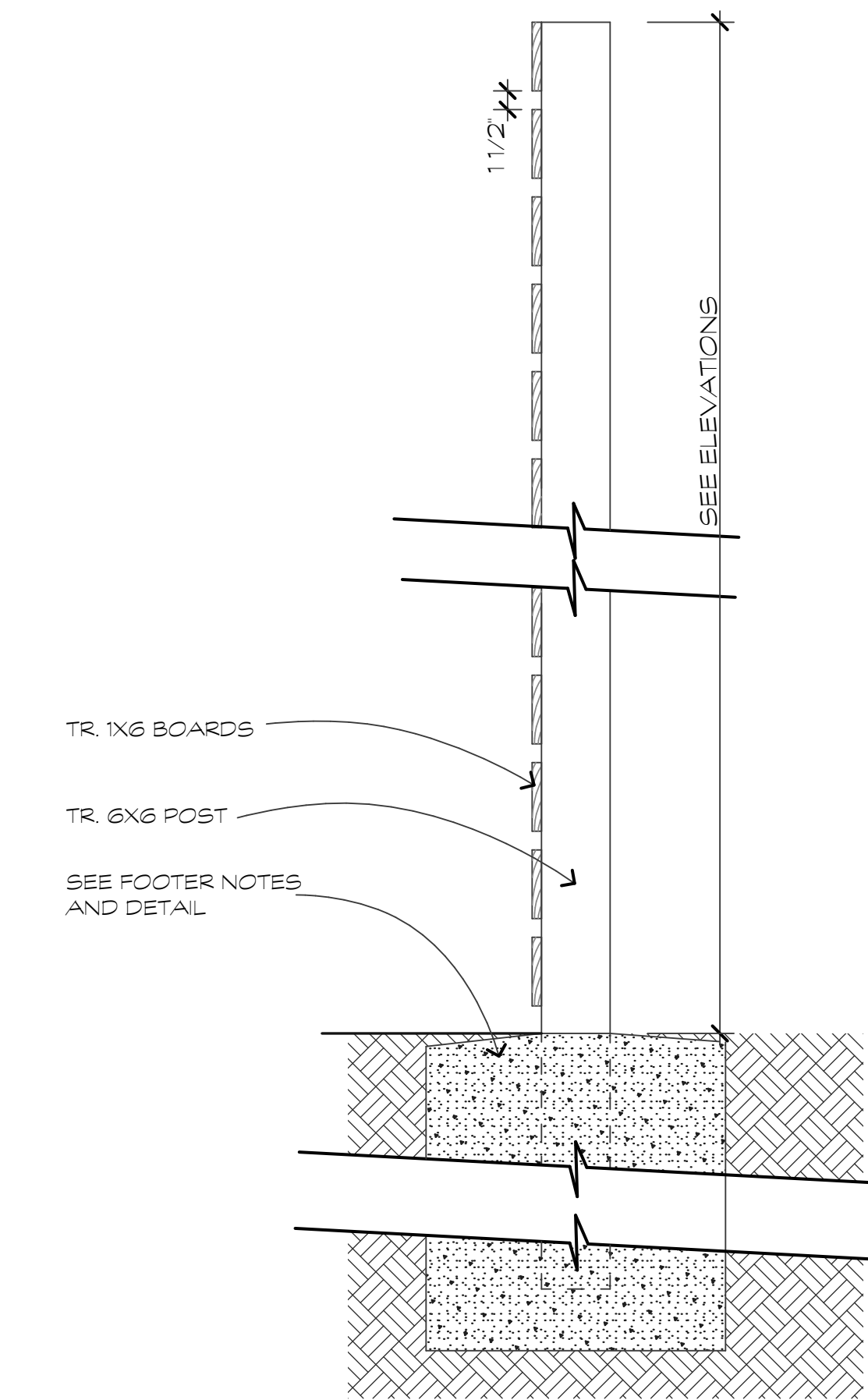
A RENOVATION FOR A NEW BREWERY/
CAR STORAGE AT:
1014 WILLIAM HILTON PKWY
HILTON HEAD ISLAND, S.C.

REVISIONS	
1. V.E. CHANGES	2.29.24

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DATE OF ISSUE: 02/29/24
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JOB NO.
SHEET

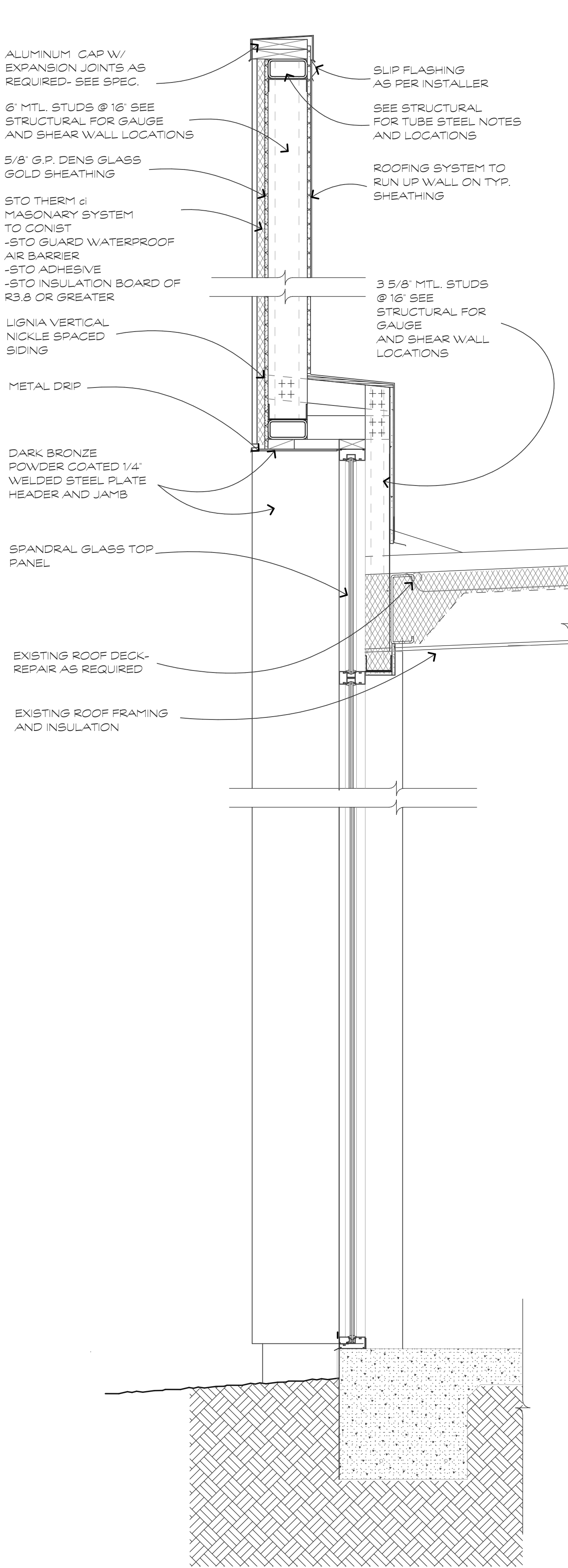
A.3.1

OF SHEETS



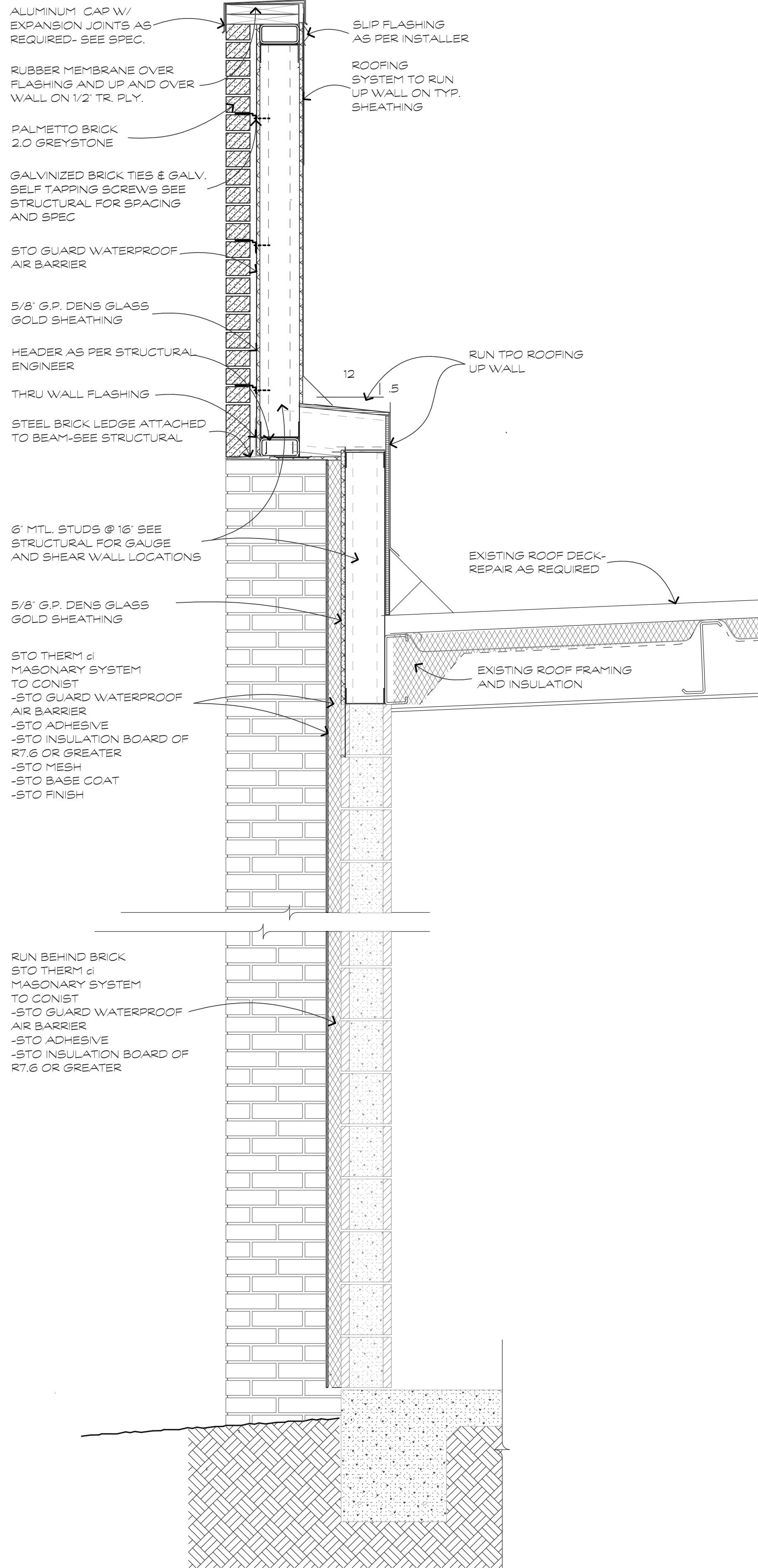
SERVICE YARD SECTION
SCALE: 1" = 1'-0"

4
A.3.2



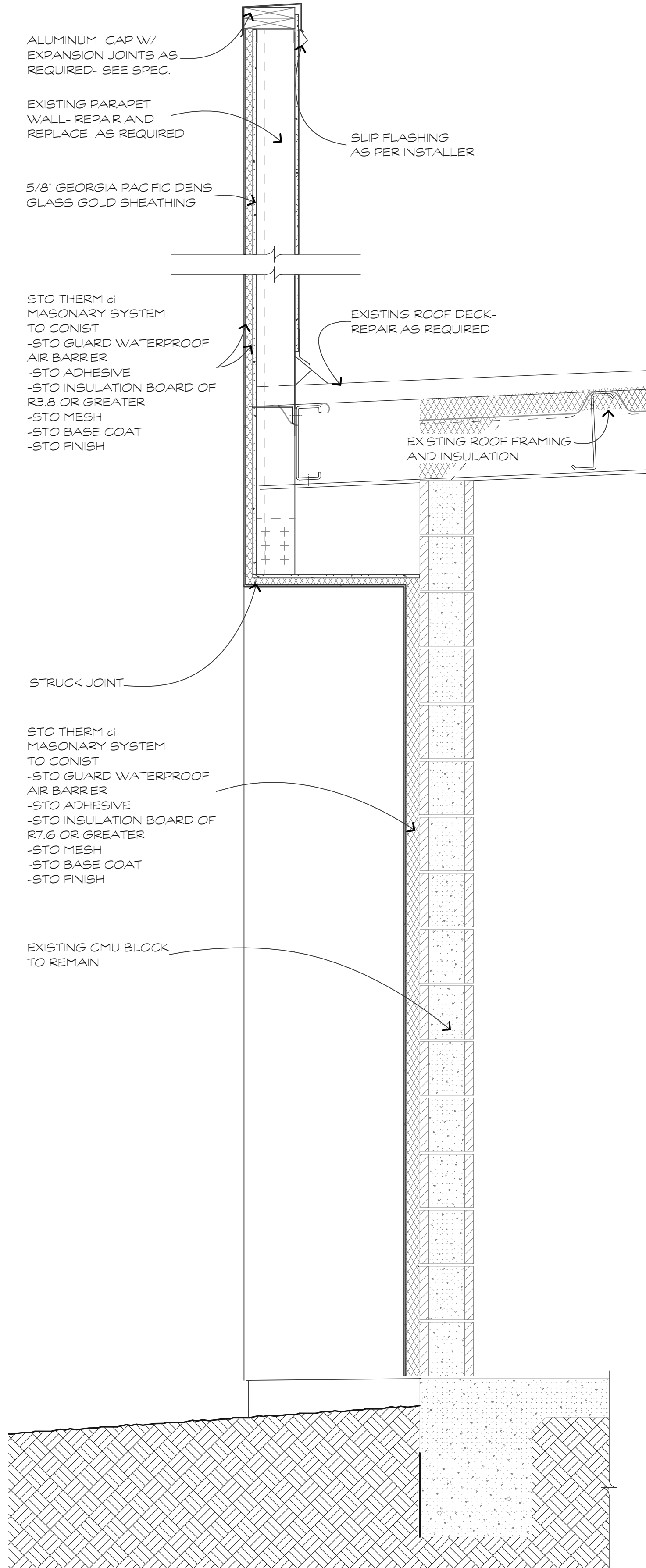
CORNER WALL SECTION
SCALE: 1" = 1'-0"

3
A.3.2



BRICK / TV WALL SECTION
SCALE: 1" = 1'-0"

2
A.3.2



KALWALL WALL SECTION
SCALE: 1" = 1'-0"

1
A.3.2

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PERMIT SET

A RENOVATION FOR A NEW BREWERY/
CAR STORAGE AT:
1014 WILLIAM HILTON PKWY
HILTON HEAD ISLAND, S.C.

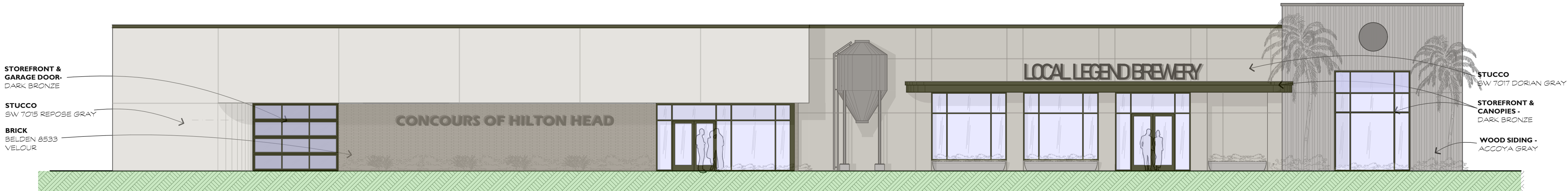
REVISIONS	
1. V.E. CHANGES	2.29.24

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JOB NO.
SHEET

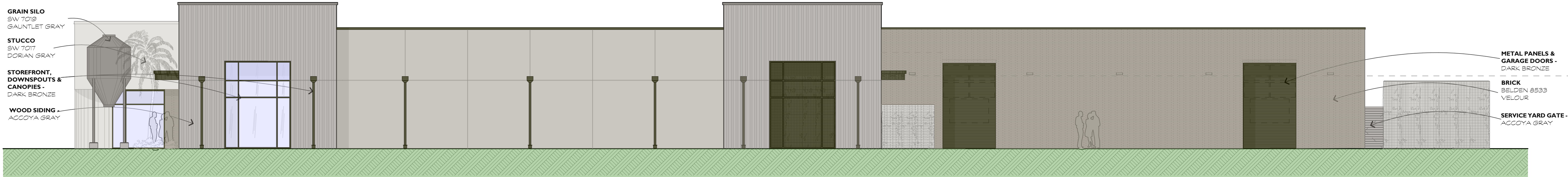
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OF SHEETS

1014 WILLIAM HILTON PARKWAY

REVISED ELEVATIONS AND DETAILS



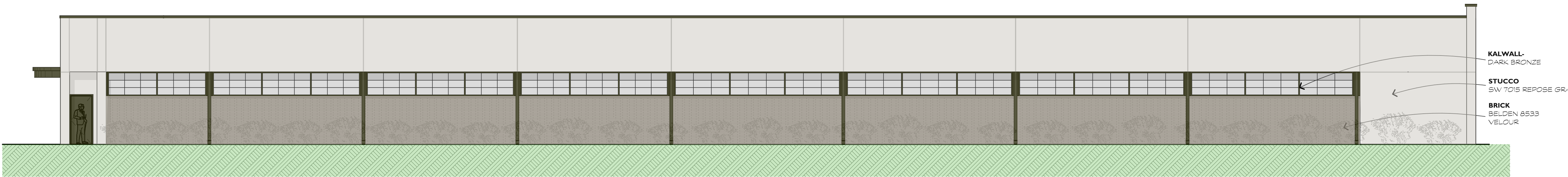
FRONT COLOR ELEVATION



RIGHT SIDE COLOR ELEVATION



DUNNAGAN'S ALLEY COLOR ELEVATION



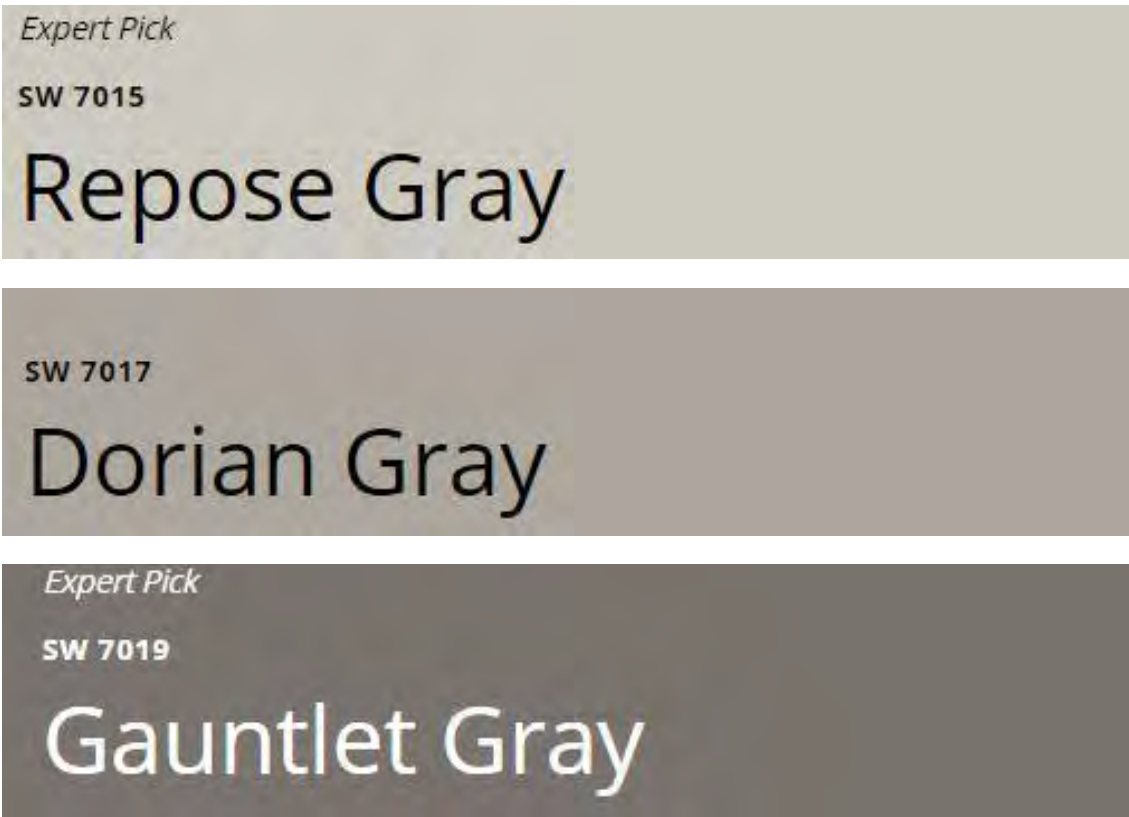
LEFT SIDE COLOR ELEVATION



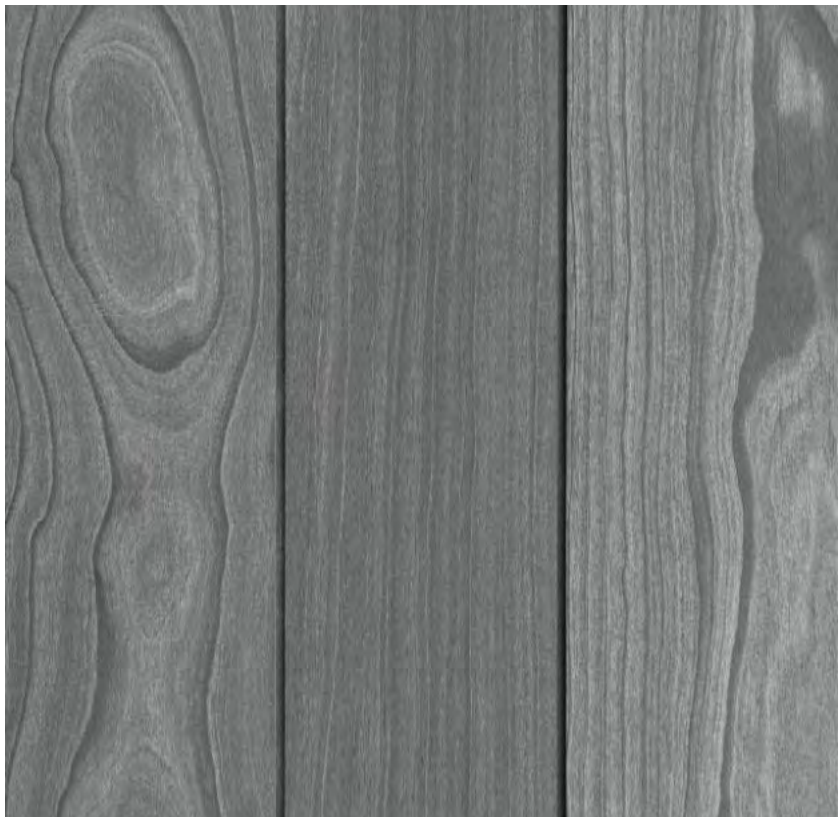
PALMETTO BRICK - 2.0 GREYSTONE WIRECUT MATERIALS



WALL PANELS AND STOREFRONT - DARK BRONZE



STUCCO COLORS



ACCOYA PREFINISHED GRAY

REVISIONS	

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SHEETS

148 BEACH CITY ROAD
CONCEPTUAL REVIEW
MARCH 26th, 2024
DRB-000497-2024

148 BEACH CITY ROAD

**REVISED PROJECT
NARRATIVE**

March 12, 2024

Design Review Board
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928

Project Narrative for a new Car Storage Facility

The following are proposed changes to the original submittal reviewed on February 27, 2024. Please see sheet A.3 for additional context photos of the buildings that surround the runway.

Building

Sheet A.2

- Entry canopy
 - Changed the metal columns / beams to heavy timber columns / beams.
 - Changed the flat roof to a sloped roof that ties into the roof to the right.
- Changed the industrial concrete massing wall panels with a stucco finish to match the right side of the building.
- Changed the metal columns / beams to heavy timber columns / beams at the runway elevation balcony.

Sheet A.3

- Carried the Stucco on the street side elevation further to the rear.
- Moved the entry door from the front to the street side to eliminate the walk on the front.
- Added a spaced board service yard at the rear exit.

Site

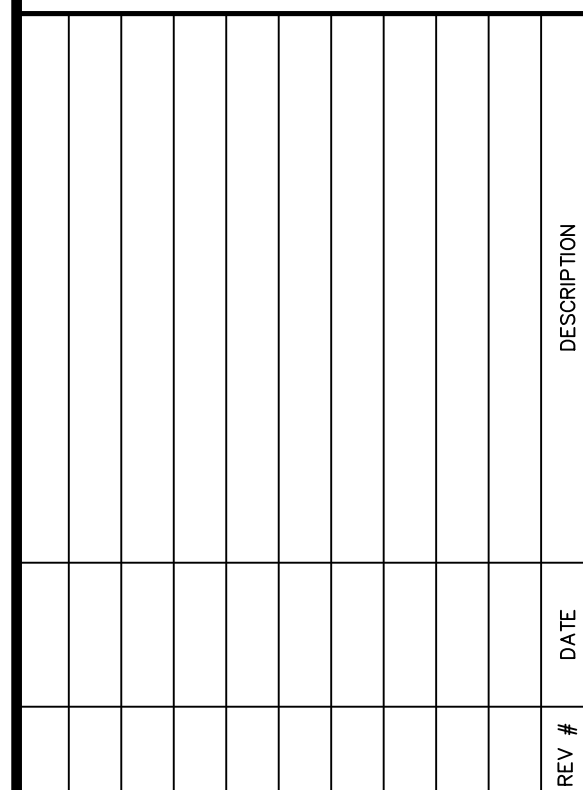
- Removed the trees that were shown at the new building location to represent the existing condition of the site
- Removed the concrete walk-in front of the garage to allow for heavier landscaping.

Thank you for your time and consideration of this project.

Timothy C Probst, AIA

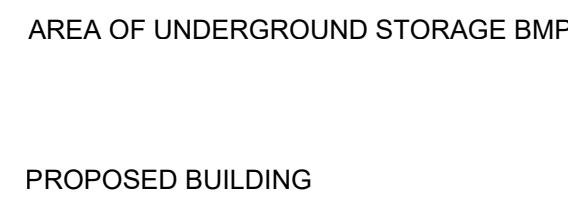
148 BEACH CITY

**PLANS AND
ELEVATIONS**

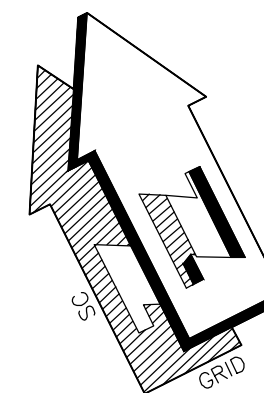


SITE IMPROVEMENTS PLAN

C4.0



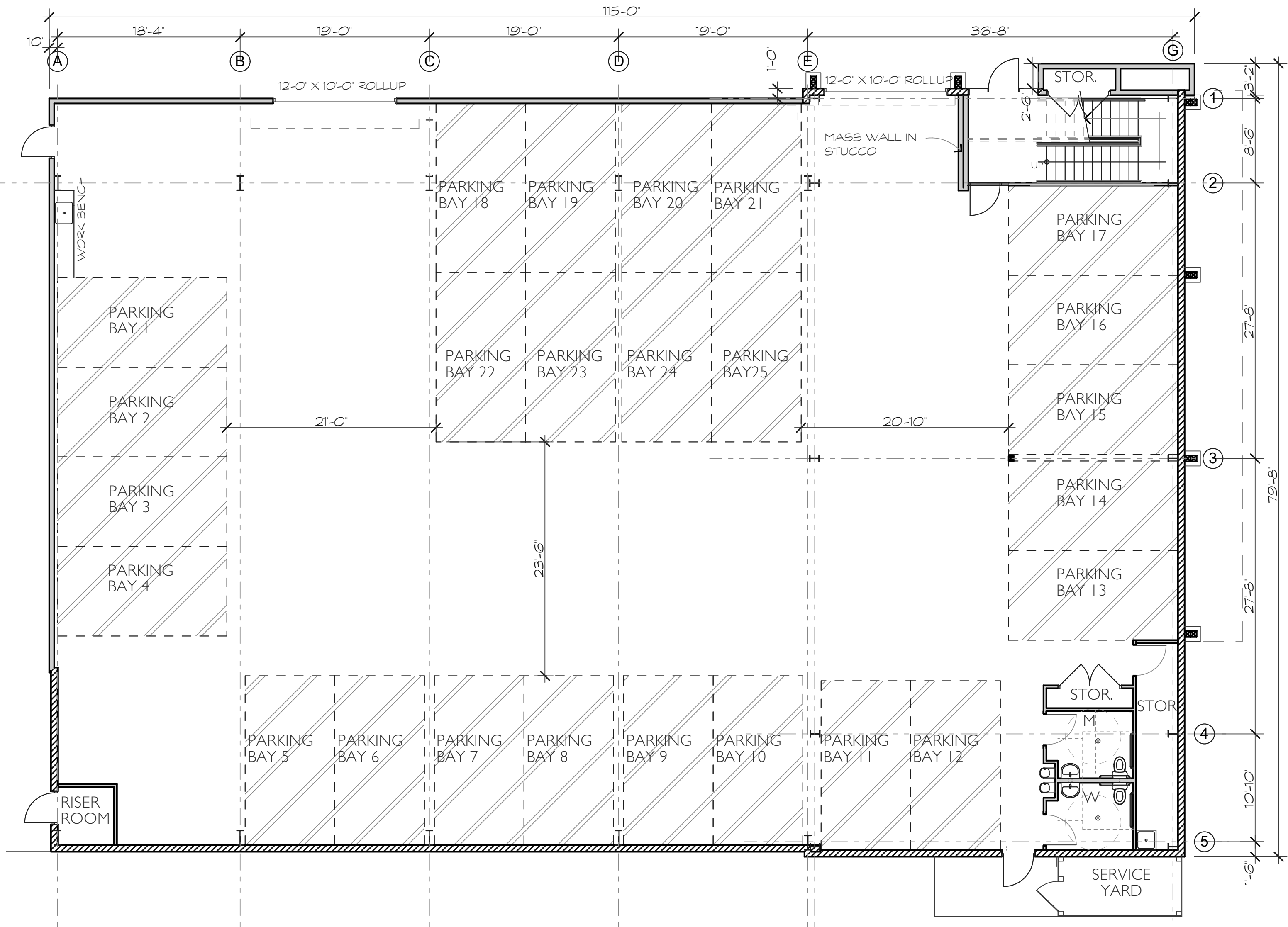
PLAN
HORIZONTAL SCALE 1"=20'



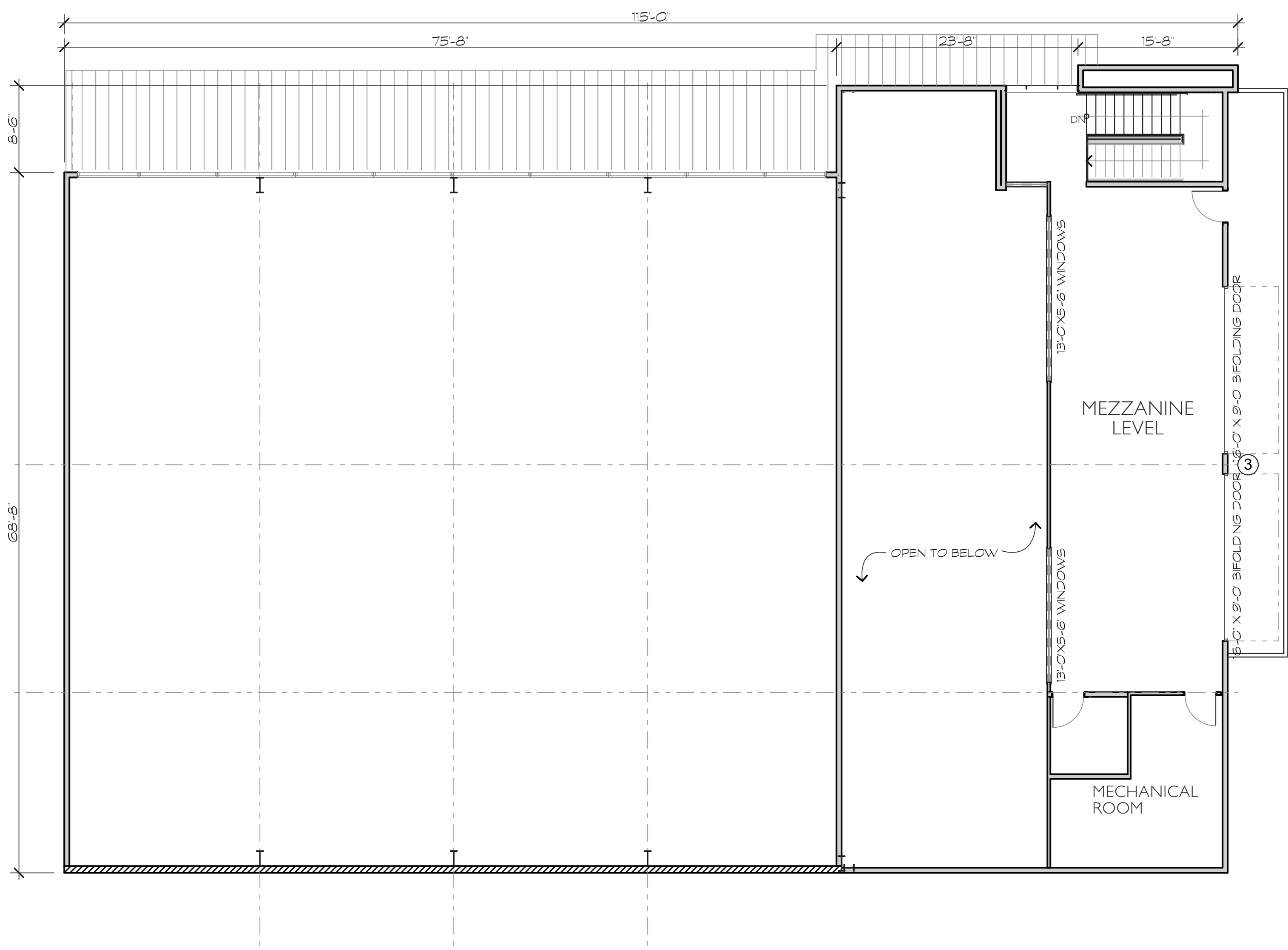
NOTE: EACH PARKING SPACE DESIGNATED AS ACCESSIBLE FOR THE DISABLED MUST BE MARKED WITH AN APPROPRIATE SIGN, MOUNTED IN CLEAR VIEW FOR MOTORISTS. A HEIGHT OF AT LEAST 60 INCHES, MEASURED FROM THE GROUND TO THE BOTTOM EDGE OF THE SIGN, IS RECOMMENDED.

PARKING SPACES SHALL BE MARKED WITH WHITE PAINTED LINES, EXCEPT WHERE ACCESSIBILITY REQUIREMENTS REQUIRE THAT SPACES BE DELINEATED IN BLUE. PAINTED YELLOW LINES ARE FOR MARKING NO PARKING AREAS.





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



2
A.1
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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ARCHITECTS

A Car Storage Building:

CAR BARN

Lot 9 Beach City Center

Hilton Head Island, South Carolina

REVISIONS	DATE

DRAWN BY
TCP

CHECKED BY

DATE OF ISSUE:
3/12/24

SCALE

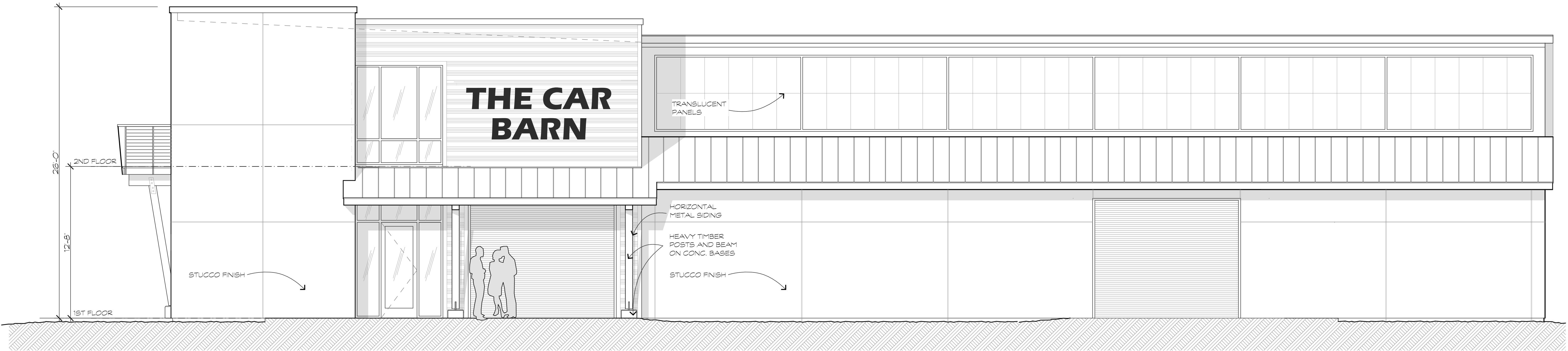
JOB NO.
1815

SHEET

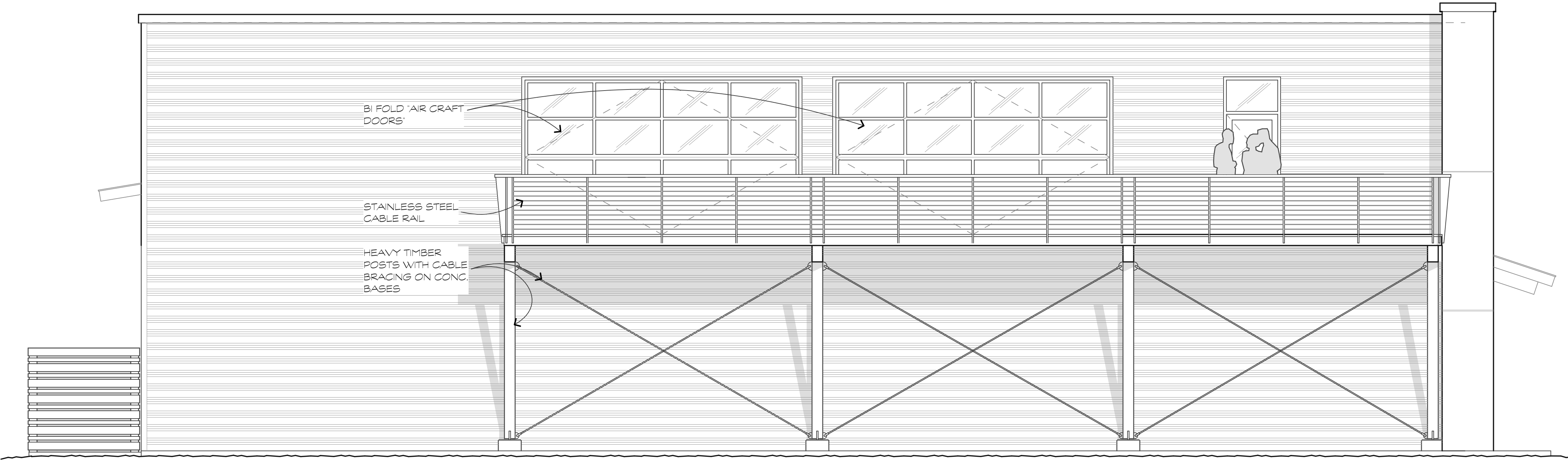
FLOOR PLANS

A.1

Page 60 of 99



1 PARKING LOT ELEVATION
SCALE: 1/4" = 1'-0"



2 RUNWAY ELEVATION
SCALE: 1/4" = 1'-0"



INSPIRATIONAL IMAGES

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A Car Storage Building:
CAR BARN
Lot 9 Beach City Center
Hilton Head Island, South Carolina

REVISIONS	DATE

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DATE OF ISSUE:
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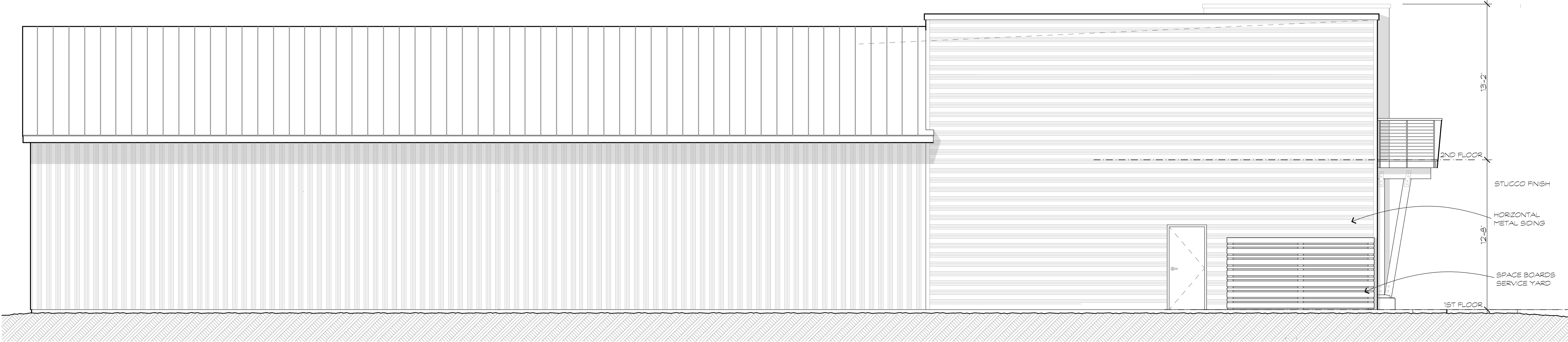
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JOB NO.
1815

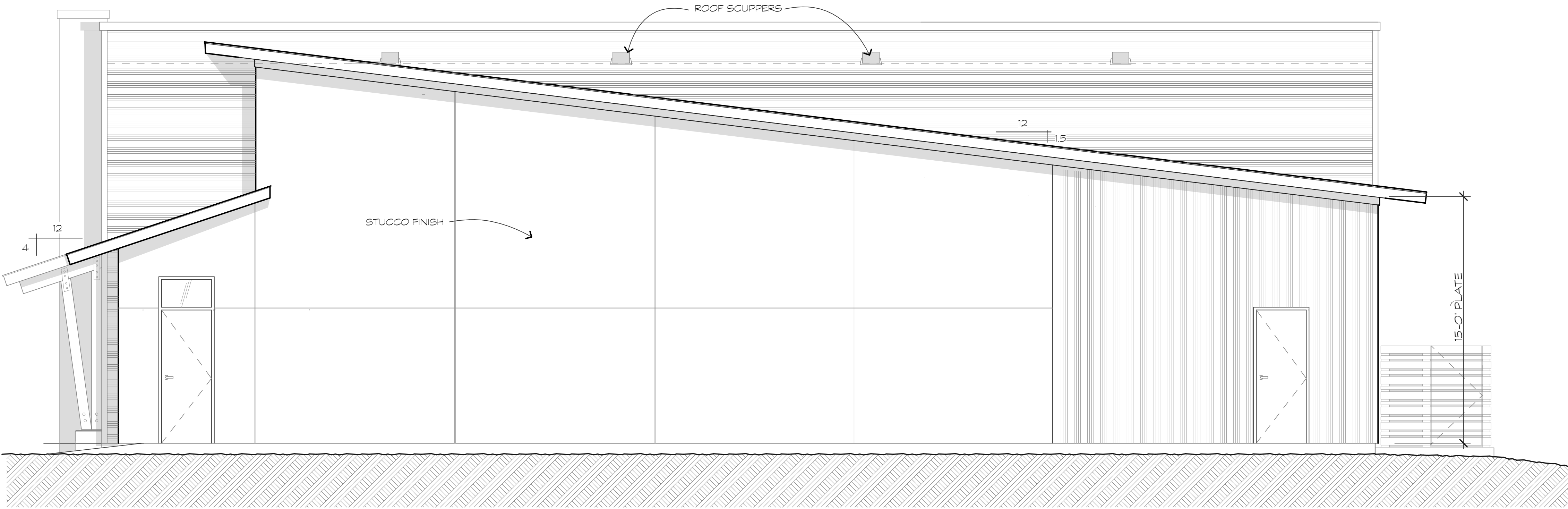
SHEET

ELEVATIONS
A.2

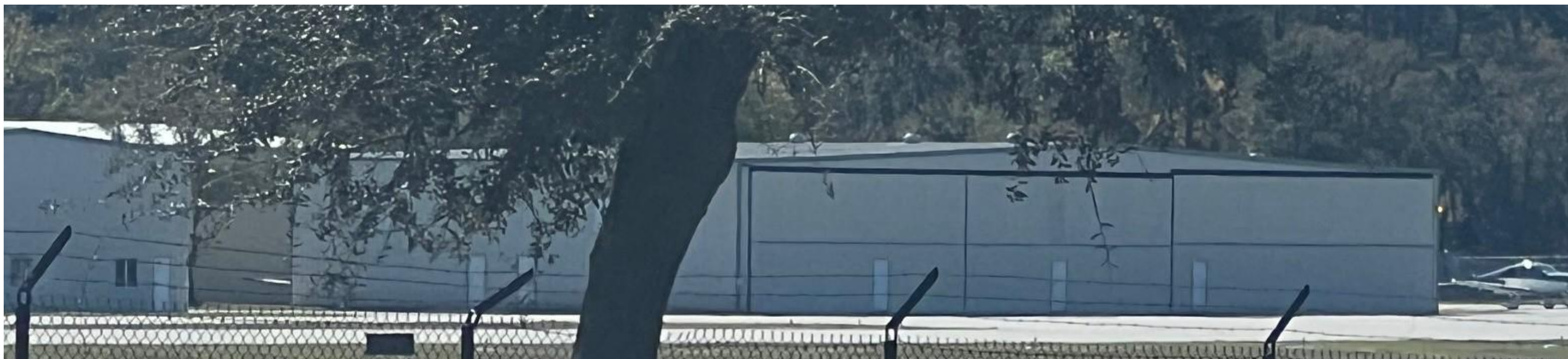
Page 61 of 99



1
A.3
REAR ELEVATION
SCALE: 1/4" = 1'-0"



2
A.3
STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING METAL BUILDINGS SURROUNDING THE RUNWAY

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A Car Storage Building:
CAR BARN
Lot 9 Beach City Center
Hilton Head Island, South Carolina

REVISIONS	DATE

DRAWN BY
TCP

CHECKED BY

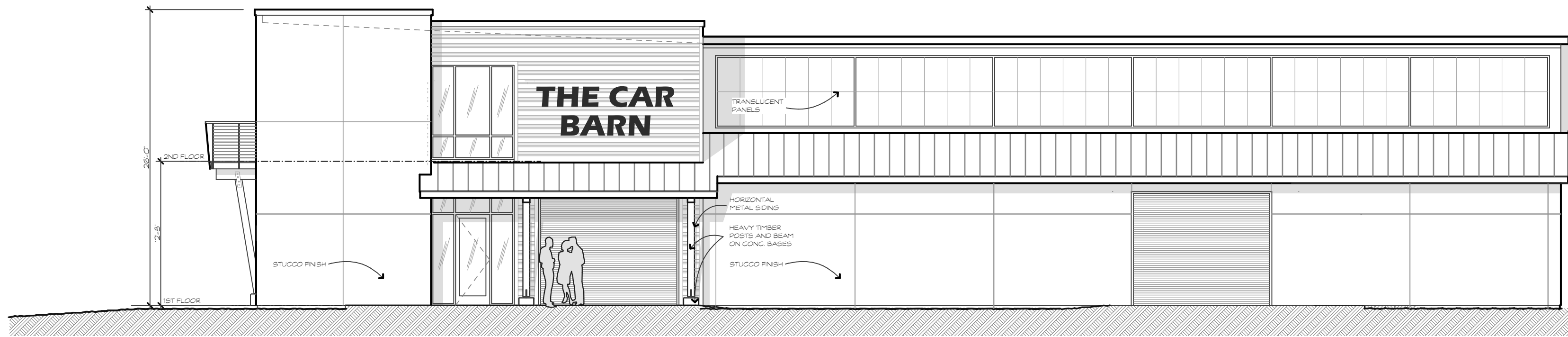
DATE OF ISSUE:
3/12/24

SCALE

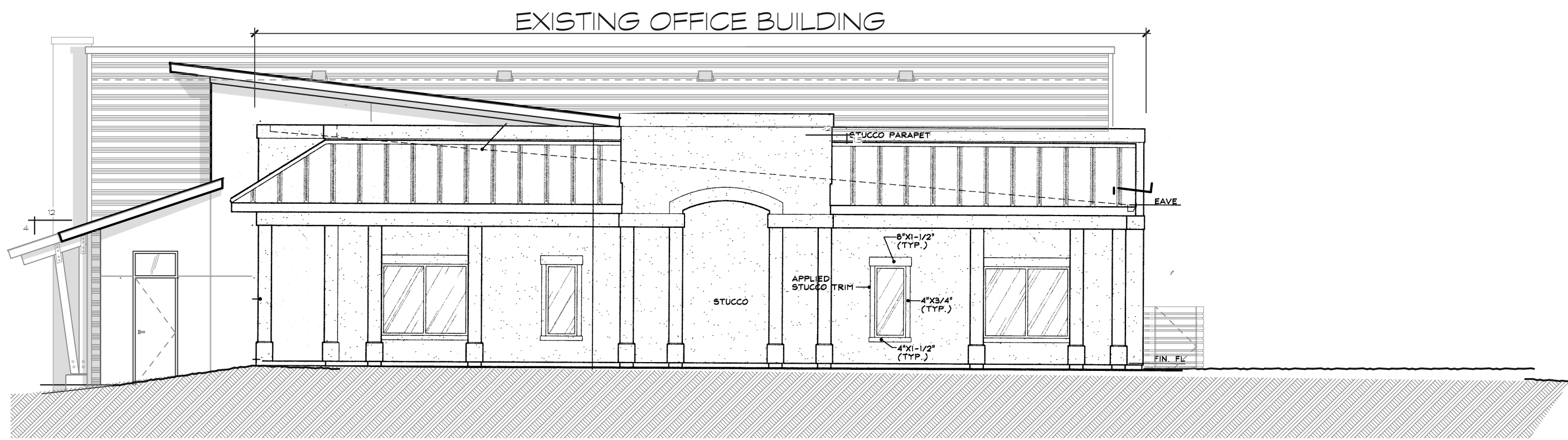
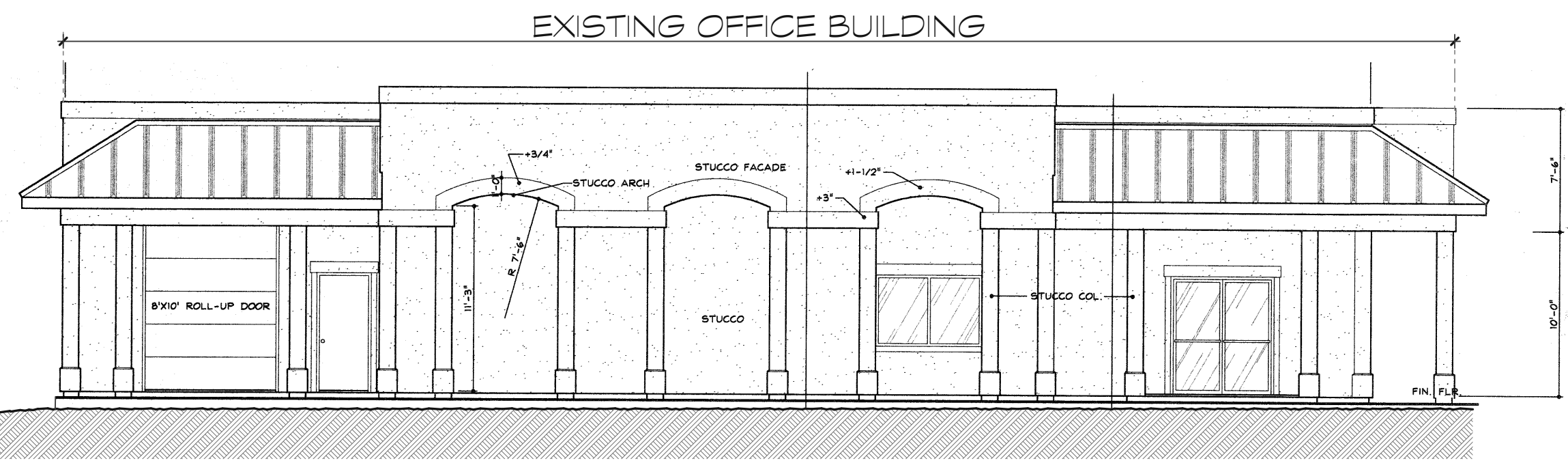
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1815

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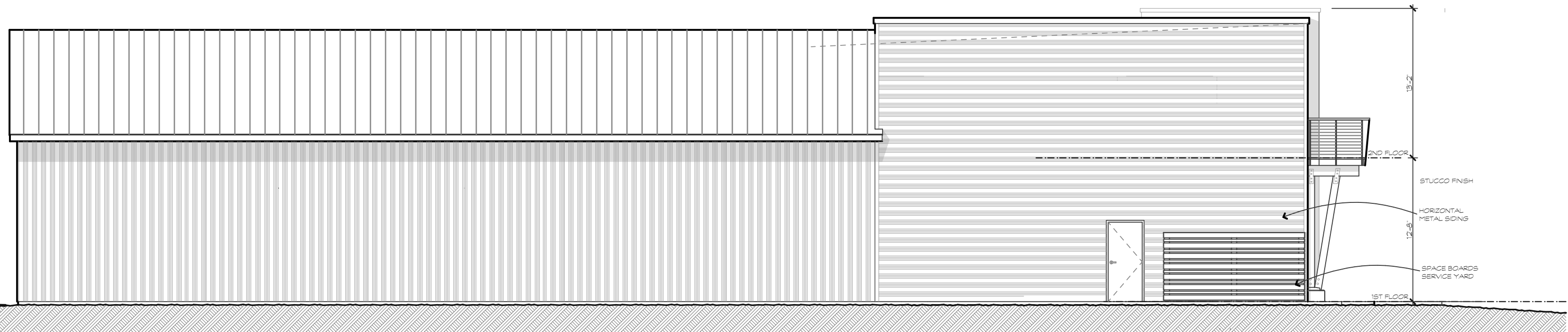
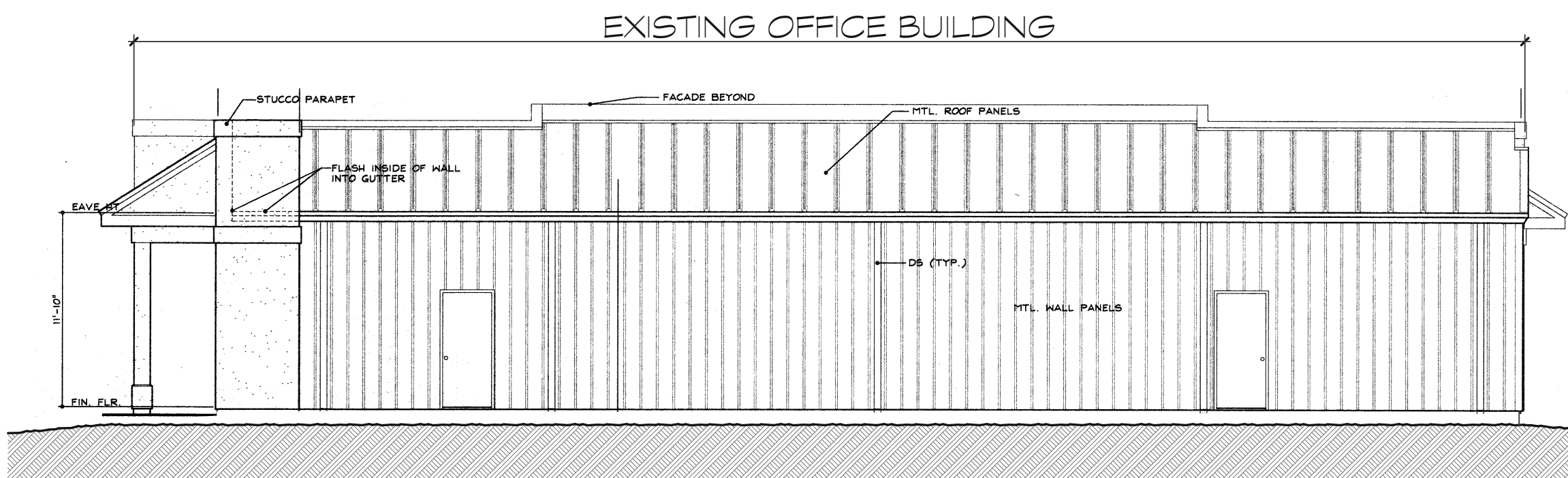
ELEVATIONS
A.3



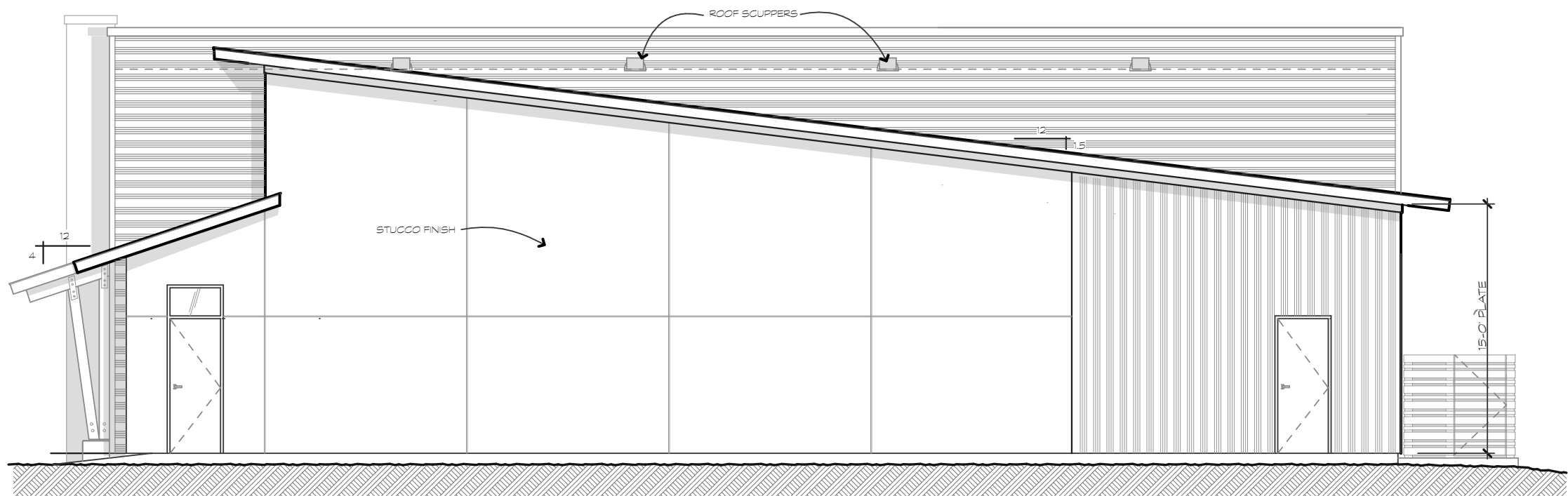
1 PARKING LOT ELEVATION
SCALE: 1/8" = 1'-0"



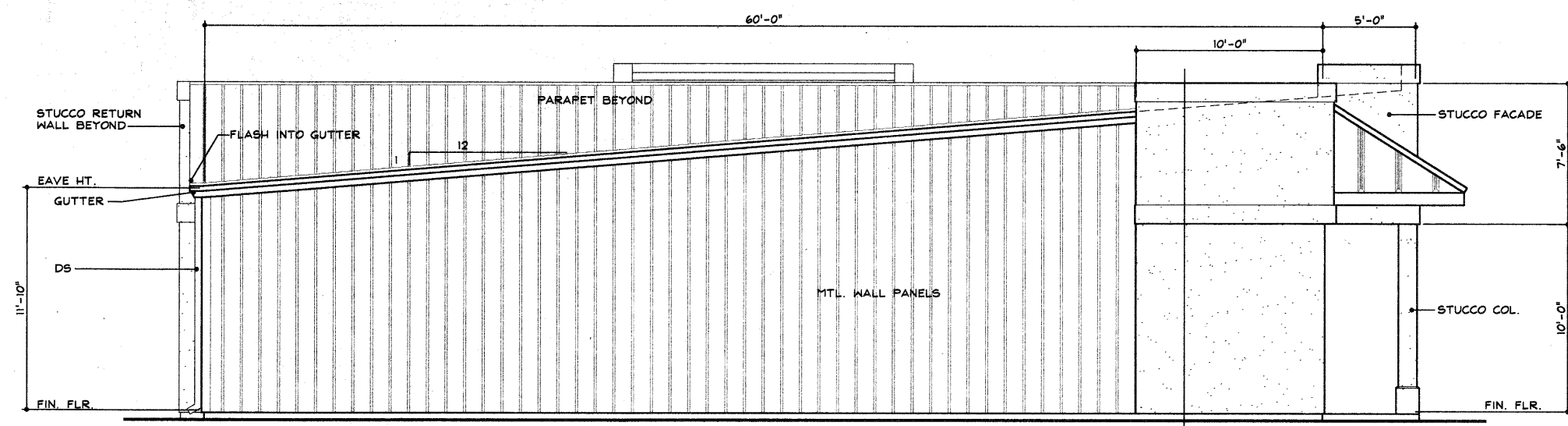
2 STREET ELEVATION
SCALE: 1/8" = 1'-0"



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



4 RIGHT SIDE OF NEW BUILDING
SCALE: 1/8" = 1'-0"



5 LEFT SIDE OF EXISTING BUILDING
SCALE: 1/8" = 1'-0"

REVISIONS	DATE

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: 148 Beach City Road – New Car Barn

DRB#: DRB-000276-2024

DATE: 3/19/2024

CATEGORY: Conceptual

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	☒	☐	☐	Details will be submitted at final review.
Incorporates wood or wood simulating materials	☒	☐	☐	Details will be submitted at final review.
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	Details will be submitted at final review.
Utilities and equipment are concealed from view	☐	☐	☒	Details will be submitted at final review.
Decorative lighting is limited and low wattage and adds to the visual character	☐	☐	☒	Specifications will be submitted at final review.
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	☐	☐	☒	Landscaping plan to be submitted at final review – applicable comment for remaining landscape design criteria
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. Staff recommends approval with conditions with resubmittal for Conceptual Review by the applicant with consideration for the following for Final:
 - a. Physical Material and Color Board on a 11"x17" - ask for example if needed
 - b. Landscaping Plan
 - c. Lighting Plan
 - d. Connection and prominent building architectural details, as needed
 - e. Final floor plans and elevation drawings
2. Any additional information as required by the Board.

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 South Forest Beach – Beach House

DRB#: DRB-000511-2023

DATE: 3/26/2024

CATEGORY: Alteration to DRB-001563-2023

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	☒	☐	☐	

COMMENTS & CONDITIONS

1. Staff approves “Dove Gray” color as submitted.

DRB-000511-2024
1 SOUTH FOREST
BEACH
AMENDMENT TO
PREVIOUSLY
APPROVED
DRB-001563-2023
MARCH 26th, 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

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Date Received: _____
Accepted by: _____
DRB #: _____
Meeting Date: _____

Applicant/Agent Name: AARON THIELEMIER Company: NIX CONSTRUCTION CO, INC.
Mailing Address: PO BOX 7667 City: HHI State: SC Zip: 29938
Telephone: 843-415-5737 Fax: N/A E-mail: AARON@NIXCONSTRUCTION.COM
Project Name: HH BEACH HOUSE RESORT Project Address: 1 S. FOREST BEACH DR, HHI, SC 29928
Parcel Number [PIN]: R 553 018 000 003A 0002 _____
Zoning District: RD Overlay District(s): RD ZONING DISTRICT

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

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

Project Category:

_____ Concept Approval – Proposed Development _____ ☒ 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.
- ☐ N/A Photographs of existing structure.

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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

SIGNATURE

DATE

**PREVIOUSLY
APPROVED DRB
NOTICE OF ACTION**

**1 SOUTH FOREST
BEACH**



NOTICE OF ACTION

DRB-001563-2023

Application #

Name of Development:		Location: 1 S Forest Beach, HOTEL Hilton Head. SC 29928
Owner	Applicant	Agent
	ROBERTS CIVIL ENGINEERING	
Location and Development Information:		
Description: BEACH HOUSE RENOVATIONS PHASE 1 AND 2		
Zoning District (s): AE (9) Flood Zone, AO (1) Flood Zone, Corridor Overlay District, Resort Development District, Corridor Overlay District, Corridor Overlay District, '		Subdivision: SOUTH FOREST BEACH
		Tax District Map Parcel: R553 018 000 003A 0002
Approved Site Plan Information:		
Date of the latest revision of approved site plan:		Based on Plans by: Plans Titled:
Any deviation from the approved plans will require additional review.		
Case Manager: Alexis Cook		Signature: 
Date Issued: 08/25/2023 1/3/2024 & 2/5/2024		Expiration Issued: 2/5/2025

Pursuant to LMO 16-3-310 or 16-3-608, this approval expires as indicated above unless a complete building permit application is submitted, or where no building permit is required, a Certificate of Compliance is obtained. Pursuant to LMO 16-3-706, the Building Official can issue no final Certificate of Occupancy until the Planning Division issues a final Certificate of Compliance. For more information, see LMO 16-3-703 and 16-3-801 through 807 (Development Sureties).

Print Name: AARON THIELEMIER
Owner or Authorized Agent of Owner

Signature: Aaron Thielemier - Manager

Date: 2/5/2024

This must be posted on the site and shall not be removed until it has passed the final inspection

Print Date: 2/5/2024



NOTICE OF ACTION

Application #

DRB-001563-2023

Conditions of the Approval:

Town Staff conditions are included, additional pages may be attached.

Conditions of the Approval for: DRB-001563-2023

Urban Design:

Urban Design:

Urban Design:

- NOA Issued on 2/5 included changes to cabana color as provided to the Design Review Board meeting on 8/22/2023, but not updated in original approved plans
- Staff Conditions-
 - 1) M1-DMX Light is not permitted for use and must be replaced with a light that meets LMO Guidelines.
 - 2) Final approval under DPR-00742-2023 does not cause any conflict with the conditionally approved Final Design. If it does, the applicant shall return to DRB for one final approval.
 - 3) Please clarify R-3, under fence/gate/rail schedule on sheet L3-201 and L3-00 one says "Wood Piles with Wood Panels" and the other says Dune Wall cladding. Match to Sheet L3-405, detail 4 – Dune Wall Cladding

Design Review Board Approval Conditions -

- 1) Detail four (Trellis Detail) on A-3.35 to be updated to have a tabby stucco base and limestone cap.
 - 1) Recommended, but not required, to add understory plantings on the northeast side of the pavilion, if possible.
- NOA issued on 1/3/2024 includes approved alterations to bathroom building exterior facade.

**1014 WILLIAM HILTON
PARKWAY**

**PRIVATE ARB
APPROVAL - UPDATE
TO COME AT MEETING
ON MARCH 23rd**

&

**OWNERS
REPRESENTATIVE
APPROVAL**

FOREST BEACH OWNERS' ASSOCIATION, INC.

P O Box 6442
Hilton Head Island, SC 29938-6442
(843)785-5565 FAX (843) 342-3801
Email: FBAssn@gmail.com

August 23, 2023

Beach House Resort Owner, LLC – By Email
Attn: Jay Wiendl
444 Madison AV #14
New York, NY 10022

Re: 1 S Forest Beach DR (Tract 6 CFB)
Com. Addition/Renovation
Building Permit 2023-0609-01-A1

Dear Mr. Wiendl

Thank you for your submission for architectural and covenant review for planned additions and remodel for the property located above. We have approved your project at this time based upon the conditions set forth below.

- 1) This review is based upon the documents, drawings, photos and narratives submitted to us with an application date of June 9, 2023 and plan package dated July 11, 2023 and a revised submission package dated August 15, 2023.
- 2) Approval for the addition of an event pavilion is granted as submitted and amended subject to any Town of Hilton Head Island approvals. No change in use to another occupancy, such as an open air restaurant, is granted with this approval and any change in use will require a new project review and approval under the covenants.
- 3) It is understood that The Beach House may need to apply for temporary tent permits during the course of construction of the event pavilion (and Tiki Hut restaurant expansion) and as such our approval is hereby given during the course of construction for these subject to the required Town of Hilton Head Island tent permitting process. After the event pavilion, and separately the Tiki Hut restaurant expansion, have received their respective Certificates of Occupancy from the Town of Hilton Head Island any further tent permits will require, in addition to the tent permitting process of the Town of Hilton Head Island, the submittal of an application and appropriate review fees, to the Association, for a covenant review of the erection of a tent on the property as required by the recorded covenants in Deed Book 78, Page 306, Section III Commercial Covenants, Paragraph 2.
- 4) Approval is granted based upon the submitted written plans. Exterior materials, colors, and roof colors and materials to be as specified or to match the existing scheme for the Beach House Hotel.
- 5) Approval for relocation of the event stage (also referred to as a band shell) is granted based upon the representation that its relocation closer to the adjoining residential property will not increase the ambient noise level affecting the adjoining property. The Association will abide by the Town of Hilton Head Island noise ordinance for our

approval on this feature, however, should valid complaints be received from adjoining residential properties that can be proven that the Town noise ordinance(s) are being violated, the Association will consider this a violation of our covenant approval for the relocation of this amenity.

- 6) The addition of the restroom facility is approved, subject to the submitted plans.
- 7) The increase in the overall site coverage percentage is within the prescribed limits of the covenants and is approved.
- 8) Additional restaurant seating capacity for the Tiki Hut is approved, subject to the same tent considerations as listed under paragraph 3 above.
- 9) Parking remains a major concern of the Association in reviewing this project. We acknowledge that your facility meets Town of Hilton Head Island's current code based upon the formula provided for in the Land Management Ordinance as to the number of parking spaces required based upon your occupancy. Our covenants, however, state that "fully adequate parking" must be provided. At the time the covenants were drafted, a formula was not established for deriving a numeric value for the number of spaces required and as such our approval for the additional amenities being added to your site at this time is based upon your assurances that you are in compliance with all Town of Hilton Head Island codes and ordinances regarding commercial parking based upon your location and occupancy. Should the Association establish an unbiased formula for calculating "fully adequate parking" that would apply to all commercial properties under the covenants in the future, we may apply it to any future projects you submit for covenant review.

The Association is not bound by Town code, nor is the Town bound by Covenant restrictions or our ARB findings, in the determination of suitability of a proposed projects development or use. Our review is based on an analysis of existing similar properties within the Forest Beach area and compliance with the applicable covenants governing the use of the specific tract/parcel being reviewed.

Please let us know if we can be of further assistance in your planning for redevelopment of this property.

Sincerely,

John D. Snodgrass

John D. Snodgrass,
Executive Director
Forest Beach Owners' Association, Inc.

JDS:me

Cc: Greg Villegas (WATG) – By Email
Shea Farrar, Town of Hilton Head Island – By Email
Shawn Colin, Town of Hilton Head Island – By Email
Alexis Cook, Town of Hilton Head Island, - By Email
CDIC – Town of Hilton Head Island, - By Email
Jessica Vick – Roberts Civil Engineering – By Email
Savannah Kelly – Roberts Civil Engineering – By Email

F750D1000

3/4/2024

To: Town of Hilton Head Island

Re: DRB/DPR Review of Roofing & Site Lighting Alternates

Location: Hilton Head Beach House Resort, 1 S. Forest Beach Drive, HHI, SC 29928

Hilton Head Beach House Resort

Mr. Jay Wiendl, General Manager

1 S. Forest Beach Drive

Hilton Head Island, SC 29928

Phone: (843) 295-8655

Jay.Wiendl@BeachHouseHHI.com

To Whom It May Concern,

As Local Agent/Representative for Hilton Head Beach House Resort located at 1 S. Forest Beach Drive, Hilton Head Island, SC 29928, I am aware that the alternate manufacture/colors being presented in this submittal represent our best effort to maintain the original DRB/DPR approved materials by using materials that are currently available and within our budgetary constraints.

The items under review a this time include an alternate manufacturer for both roofing and site lighting.

Thank you for your consideration of this review.

Respectfully,



Mr. Jay Wiendl, General Manager

Phone: 843-295-8655

Jay.Wiendl@BeachHouseHHI.com

1014 WILLIAM HILTON PARKWAY

COLOR CHANGE SUMMARY

REQUEST #01: ALTERNATE MANUFACTURER FOR ROOFING MATERIAL

DUE TO AVAILABILITY AND PRICING, WE ARE UNABLE TO OBTAIN THE PREVIOUSLY DRB APPROVED PAC-CLAD MATERIAL.

WE ARE SUBMITTING TWO (2) ALTERNATE COLORS FROM AN AVAILABLE MANUFACTURER (SENTRICLAD) THAT ARE AS CLOSE AS POSSIBLE TO THE PREVIOUSLY APPROVED MATERIAL FOR YOUR REVIEW AND APPROVAL. NO OTHER CHANGE IS BEING REQUESTED OTHER THAN THIS. ALL OTHER PREVIOUSLY APPROVED MATERIAL WILL REMAIN AS PREVIOUSLY APPROVED.

- 1) DOVE GRAY
- 2) SLATE GRAY

BACK



FRONT





STANDARD STOCKED

ARCHITECTURAL COLOR PALETTE

Core Colors

Regal White ^Δ SR: .70 IE: .85 SRI: 85	Bone White ^Δ SR: .68 IE: .86 SRI: 82	Stone White ^Δ SR: .62 IE: .85 SRI: 73	Almond ^Δ SR: .63 IE: .86 SRI: 75	Sandstone ^Δ SR: .47 IE: .86 SRI: 53
Sierra Tan SR: .30 IE: .85 SRI: 30	Medium Bronze SR: .26 IE: .84 SRI: 24	Mansard Brown SR: .29 IE: .86 SRI: 29	Dark Bronze SR: .26 IE: .84 SRI: 25	Extra Dark Bronze SR: .05 IE: .89 SRI: -1
Patina Green SR: .25 IE: .87 SRI: 24	Classic Green SR: .25 IE: .86 SRI: 24	Hartford Green ^{**} SR: .10 IE: .86 SRI: 4	Teal ^{**} SR: .28 IE: .87 SRI: 28	Military Blue SR: .31 IE: .87 SRI: 32
Slate Blue SR: .27 IE: .86 SRI: 26	Regal Blue ^{**} SR: .30 IE: .86 SRI: 30	Terra Cotta ^Δ SR: .39 IE: .85 SRI: 42	Banner Red ^{**} SR: .44 IE: .86 SRI: 49	Colonial Red SR: .31 IE: .87 SRI: 31
Brandywine ^{**} SR: .27 IE: .87 SRI: 27	Dove Gray SR: .49 IE: .87 SRI: 56	Slate Gray ^Δ SR: .37 IE: .86 SRI: 39	Charcoal SR: .08 IE: .90 SRI: 4.0	Matte Black SR: .26 IE: .86 SRI: 25

Mica Color++

Bright Silver ^Δ S66 SR: .55 IE: .77 SRI: 61	Silversmith ^Δ S15 SR: .48 IE: .80 SRI: 52	Champagne S20 SR: .37 IE: .83 SRI: 38	Pewter S11 SR: .36 IE: .85 SRI: 38	Bright Copper ^Δ S25 SR: .41 IE: .85 SRI: 44



Aged Copper Metallic
SR: .25 IE: .85 SRI: 23

++ Featuring a pearlescent mica finish; subject to premium pricing. Colors shown are as close to actual colors as allowed by the printing process. Actual metal samples are available. Colors may appear different when viewed at different angles and under different lighting conditions. Due to product improvements, changes and other factors, we reserve the right to change or delete information herein without prior notice.

26 Gauge Low Gloss

Sierra Tan SR: .46 IE: .87 SRI: 52	Slate Gray SR: .37 IE: .86 SRI: 39	Medium Bronze SR: .31 IE: .87 SRI: 32	Dark Bronze SR: .28 IE: .86 SRI: 27	Colonial Red SR: .31 IE: .87 SRI: 31
Classic Green SR: .31 IE: .87 SRI: 32	Hartford Green ^{**} SR: .31 IE: .87 SRI: 32	Slate Blue SR: .30 IE: .87 SRI: 31	Matte Black SR: .26 IE: .86 SRI: 25	

Acrylic Coated Galvalume also available (not pictured)
Refer to back for full 26 GA Listing

877-495-7663
www.sentrigard.com

Δ LEED[®] compliant for low slope and steep slope

Δ LEED[®] compliant for steep slope only

PVDF - 70% polyvinylidene fluoride resin paint system

SR = Solar Reflectivity IE = Initial Emissivity SRI = Solar Reflective Index

** DENOTES EXOTIC COLORS AND ARE SUBJECT TO PREMIUM PRICING

Please check website for most up to date SR, IE, and SRI values as well as color listing and availability

PROPOSED ALTERNATE COLORS - DOVE GRAY / SLATE GRAY

ARCHITECTURAL PVDF				STEEL				ALUMINUM			
COLOR	SR	IE	SRI	26GA. [¶]	24GA. [†]	22GA. [‡]	18GA. [‡]	.032" [†]	.040" [†]	.050" [†]	.063" [†]
Regal White	.70	.85	85	LG [^]	● ■	●	●	● ■	●	●	●
Bone White	.68	.86	82	LG [^]	● ■	●	●	● ■	●	●	●
Stone White	.62	.85	73		● ■			● ■	●		
Almond	.63	.86	75		● ■			● ■	●	●	
Sandstone	.47	.86	53		● ■	●		● ■	●	●	
Sierra Tan	.30	.85	30	LG [^]	● ■			● ■	●	●	●
Medium Bronze	.26	.84	24	LG [^]	● ■	●	●	● ■	●	●	●
Mansard Brown	.29	.86	29	LG [^]	● ■			● ■	●	●	
Dark Bronze	.26	.84	25	LG [^]	● ■	●	●	● ■	●	●	●
Extra Dark Bronze	.05	.89	-1.0		● ■			● ■		●	
Patina Green	.25	.87	24		● ■			● ■	●		
Classic Green	.25	.86	24	LG [^]	● ■	●		● ■	●		
Hartford Green**	.10	.86	-1.0	LG	● ■			● ■		●	
Teal**	.28	.87	28		●						
Military Blue	.31	.87	32		● ■			● ■			
Slate Blue	.27	.86	26	LG [^]	● ■			● ■	●		
Regal Blue**	.30	.86	30		● ■			● ■	●		
Terra Cotta	.39	.85	42	LG [^]	● ■			● ■			
Banner Red**	.44	.86	49		● ■			● ■			
Colonial Red	.31	.87	31	LG	● ■			● ■			
Brandywine	.27	.87	27		● ■			● ■			
Dove Gray	.49	.87	56	LG [^]	● ■			● ■	●	●	
Slate Gray	.37	.86	39	LG [^]	● ■			● ■	●		
Charcoal	.05	.90	40	LG [^]	● ■	●		● ■	●	●	●
Matte Black	.26	.86	25	LG [^]	● ■	●		● ■	●	●	●
Bright Silver++	.55	.77	61	^	● ■			● ■	●	●	
Silversmith++	.48	.80	52		● ■			● ■			
Champagne++	.37	.83	38		● ■			● ■			
Pewter++	.36	.85	38		● ■			● ■			
Bright Copper+	.41	.85	44	^	● ■			● ■			
Aged Copper Metallic++	.25	.85	23		● ■			● ■			

PAINT PERFORMANCE PROPERTIES	HOT DIPPED GALVANIZED STEEL OR GALVALUME®	ALUMINUM
Accelerated Weathering ASTM D 4587 (Drew Cycle Weatherometer) ASTM G-154 Chalk Rating Per ASTM D 4214, Method A	Hours: 3,000 Total Chalk: Rating 8 Color: 5 Δ E Hunter units max Hours: 5,000 Total Chalk: Rating 6 Color: 5 Δ E Hunter units max	Hours: 3,000 Total Chalk: Rating 8 Color: 5 Δ E Hunter units max Hours: 5,000 Total Chalk: Rating 6 Color: 5 Δ E Hunter units max
Salt Spray ASTM B 117	Hours: 1,000 Total Scribe: Rating 1/16" (2mm) Field: Rating 10, no blisters	Hours: 3,000 Total Scribe: Rating 10, no creepage Field: Rating 10, no blisters
Humidity ASTM D 2247	Hours: 2,000 Total Rating: 10, no blisters Per ASTM D 714	Hours: 3,000 Total Rating: 10, no blisters Per ASTM D 714
Formability ASTM D 4145	0T-2T	0T-2T
ASTM D 522 (Elongation over 1/8" mandrel)	No cracking No loss of adhesion	No cracking No loss of adhesion
Pencil Hardness ASTM D 3363	HB-2H	HB-2H
Abrasion Resistance ASTM D 968	55-75 Liters of falling sand	55-75 Liters of falling sand
Specular Gloss ASTM D 523	30 +/- 5 at 60° 55 +/- 5 at 85°	30 +/- 5 at 60° 55 +/- 5 at 85°
Reverse Impact ASTM D 2794	2 x Metal thickness in inch-lbs. No loss of adhesion. No Cracking.	1/2 x Metal thickness in inch-lbs. No loss of adhesion. No cracking.
Flame Test ASTM E 84	Class A rated coating	Class A rated coating

† Standard Coil Width is 48.25"

‡ Standard Coil Width is 22 GA 48.25" 18 GA 44.375"

● Standard Color Option.

■ 40.5" Coil Option is Available.

▲ Additional Lead Times May Apply.

¶ Standard Coil Width 40.5"

LG Refers to Reflective Ratings

^ Offered in 27-1/2" coil width

++ Denotes Mica Colors

** Denotes exotic colors and are subject to premium pricing

NOTES ON AVAILABILITY:

- 24ga, .032, .040, .050, .063 are standard 48.25" in width. 22ga 48.25" and 18ga 44.375" in width. 26ga is 40.5" standard width for painted items.
- Protective stippable film is standard on flat sheets.
- Mica++ and exotics ** are subject to premium pricing. Due to the unique effect of the Mica finishes, appearances may vary from batch to batch.
- Standard inventory is non-embossed. Embossed requests are to be quoted.
- Unpainted, acrylic coated, aluminum-zinc alloy steel (AZ55) is maintained in 26ga 20", 26ga 27-1/2", 26ga 24", 24ga 20", 24ga 27-1/2", 24ga 24" slit coils and 26ga 48"x120", 24ga 48"x120" flat sheets (no stippable film).
- All colors are supplied in Medium Gloss (20-35 at 60 deg). Low gloss on non 26ga available subject to minimum coating run.
- This color chart is subject to change without notice.

SentriClad® standard architectural colors and finishes feature 70% polyvinylidene fluoride (PVDF) resin paint systems to ensure long term color retention and performance. Custom colors and finishes are also available. Minimum quantities and set up charges may apply.

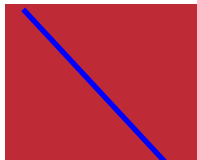
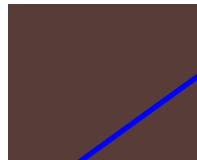
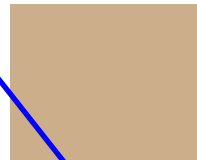
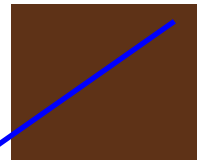
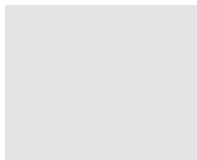
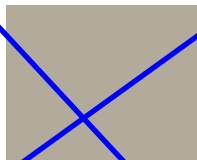
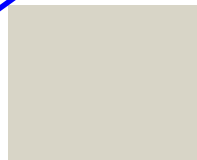
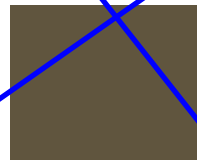
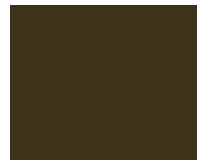
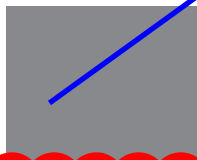
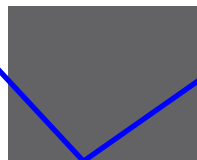
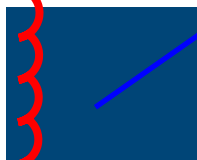
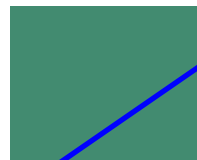
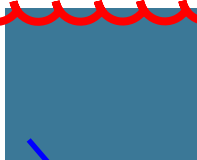
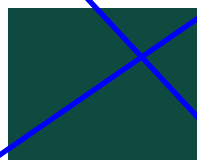
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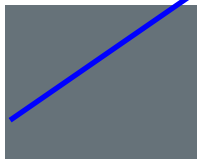
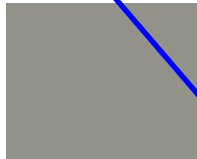
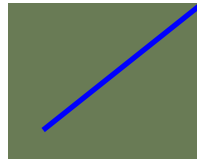
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98-32-010
10/18 23M

PREVIOUSLY APPROVED COLOR

					
▲★ Cardinal Red	▲★ Colonial Red	Burgundy	▲★ Terra Cotta	▲★ Sierra Tan	▲★ Mansard Brown
					
▲★ Stone White	▲★ Granite	▲★ Sandstone	▲★ Almond	▲★ Medium Bronze	▲★ Dark Bronze
					
▲★ Slate Gray	▲★ Bone White	▲★ Musket Gray	▲★ Charcoal	Midnight Bronze	Matte Black
					
▲★ Cityscape	Interstate Blue	▲★ Hemlock Green	▲★ Alcacia Green	▲★ Patina Green	▲ Hunter Green
					
▲★ Military Blue	Award Blue	▲ Teal	Hartford Green	Forest Green	▲★ Evergreen
		● Denotes PAC-CLAD Metallic Colors ★ Denotes Energy Star® Colors ▲ Denotes PAC-CLAD Cool Colors Kynar 500® or Hylar 5000® pre-finished galvanized steel and aluminum for roofing, curtainwall and storefront applications.			
★ Berkshire Blue	▲★ Slate Blue				

PAC-CLAD Metallic Colors

					
●★ Zinc	●★ Silver	●★ Copper Penny	●★ Aged Copper	●★ Champagne	●★ Weathered Zinc

PETERSEN ALUMINUM CORPORATION

HQ: 1005 Tonne Road
Elk Grove Village, IL 60007
P: 800-PAC-CLAD
F: 800-722-7150

9060 Junction Drive
Annapolis Junction, MD 20701
P: 800-344-1400
F: 301-953-7627

10551 PAC Road
Tyler, TX 75707
P: 800-441-8661
F: 903-581-8592

350 73rd Ave., NE, Ste 1
Fridley, MN 55432
P: 877-571-2025
F: 866-901-2935

102 Northpoint Pkwy Ext, Bldg 1, Ste 100
Acworth, GA 30102
P: 800-272-4482
F: 770-420-2533

PAC-CLAD® COLOR AVAILABILITY

PREVIOUSLY APPROVED COLOR

PAC-CLAD STANDARD COLORS	REFLECTIVITY	EMISSIVITY	3 YEAR EXPOSURE	SRI	STEEL			ALUMINUM			ENERGY STAR®
					24GA.	22GA.	.032	.040	.050	.063	
Almond	0.56	0.83	0.27	64	✓	✓	✓	✓	✓		
Arcadia Green	0.33	0.84	0.32	33	✓		✓				•
Bone White	0.71	0.85	0.71	86	✓	✓	✓	✓	✓	✓	•
Cardinal Red	0.42	0.84	0.41	45	✓		✓		✓		
Charcoal	0.28	0.84	0.28	27	✓		✓		✓		•
Cityscape	0.37	0.85	0.34	39	✓		✓	✓	✓		•
Colonial Red	0.34	0.85	0.34	34	✓		✓		✓		•
Dark Bronze	0.27	0.85	0.26	26	✓	✓	✓	✓	✓	✓	•
Evergreen	0.27	0.85	0.25	26	✓		✓				•
Granite*	0.36	0.84	0.35	37	✓	✓	✓	✓	✓		•
Hemlock Green	0.30	0.85	0.31	30	✓	✓	✓		✓		•
Hunter Green	0.26	0.84	0.26	24	✓		✓				
Mansard Brown	0.26	0.84	0.24	24	✓	✓	✓	✓	✓		•
Medium Bronze	0.30	0.85	0.29	30	✓	✓	✓	✓	✓	✓	•
Military Blue	0.29	0.84	0.28	28	✓		✓				•
Musket Gray	0.32	0.84	0.31	32	✓	✓	✓		✓		•
Patina Green	0.34	0.85	0.33	35	✓		✓				•
Sandstone	0.51	0.83	0.51	57	✓	✓	✓	✓	✓	✓	•
Sierra Tan	0.38	0.85	0.35	40	✓	✓	✓	✓	✓		•
Slate Blue	0.25	0.84	0.27	23	✓		✓				•
Slate Gray	0.38	0.84	0.37	40	✓	✓	✓	✓	✓		•
Stone White	0.61	0.86	0.59	72	✓	✓	✓	✓	✓	✓	•
Teal	0.26	0.85	0.26	24	✓		✓				
Terra Cotta	0.37	0.84	0.37	39	✓		✓		✓		•
PAC-CLAD METALLIC COLORS											
Aged Copper	0.27	0.83	0.25	25	✓		✓		✓		•
Champagne	0.45	0.78	0.41	57	✓		✓	✓	✓		•
Copper Penny	0.45	0.82	0.42	49	✓		✓	✓	✓		•
Silver	0.53	0.80	0.51	59	✓		✓	✓	✓		•
Weathered Zinc	0.27	0.80	0.27	23	✓		✓		✓		•
Zinc	0.30	0.85	0.30	30	✓		✓		✓		•
PAC-CLAD STANDARD COLORS (DO NOT MEET COOL ROOF REQUIREMENTS)											
Award Blue					✓		✓		✓		
Berkshire Blue*	0.25	0.84	0.22	23	✓						•
Burgundy					✓		✓		✓		
Forest Green					✓	✓	✓	✓	✓		
Hartford Green					✓		✓	✓	✓		
Interstate Blue					✓		✓		✓		
Matte Black					✓		✓	✓	✓	✓	
Midnight Bronze								✓			

PAC-CLAD® Metallic finishes are available from stock at a moderate extra cost. PAC-CLAD® Copper Penny is a Non-Weathering finish. Solar Reflectance Index calculated according to ASTM C-1549. *Low Gloss/Low Sheen, full Kynar 500® or Hylar 5000® finish **Acrylic coated, non-Kynar Finish.

Energystar® Performance Criteria: Emissivity uses ASTM C1371. Reflectivity uses ASTM C1549.

Samples: These color reproductions are as accurate as modern printing technology will permit. Free material samples are available on request.

Technical Data for Kynar 500® / Hylar 5000® Coating:

- Life Expectancy: 20 years exposure: Chalk – rating of 8 or better. Color – <5ΔE (Hunter Units) change.
- Accelerated Weathering: (ASTM G-23 Type EH Apparatus) 5,000 hours: Chalk – rating of 8 or better. Color: ≤2ΔE (Hunter Units) color change.

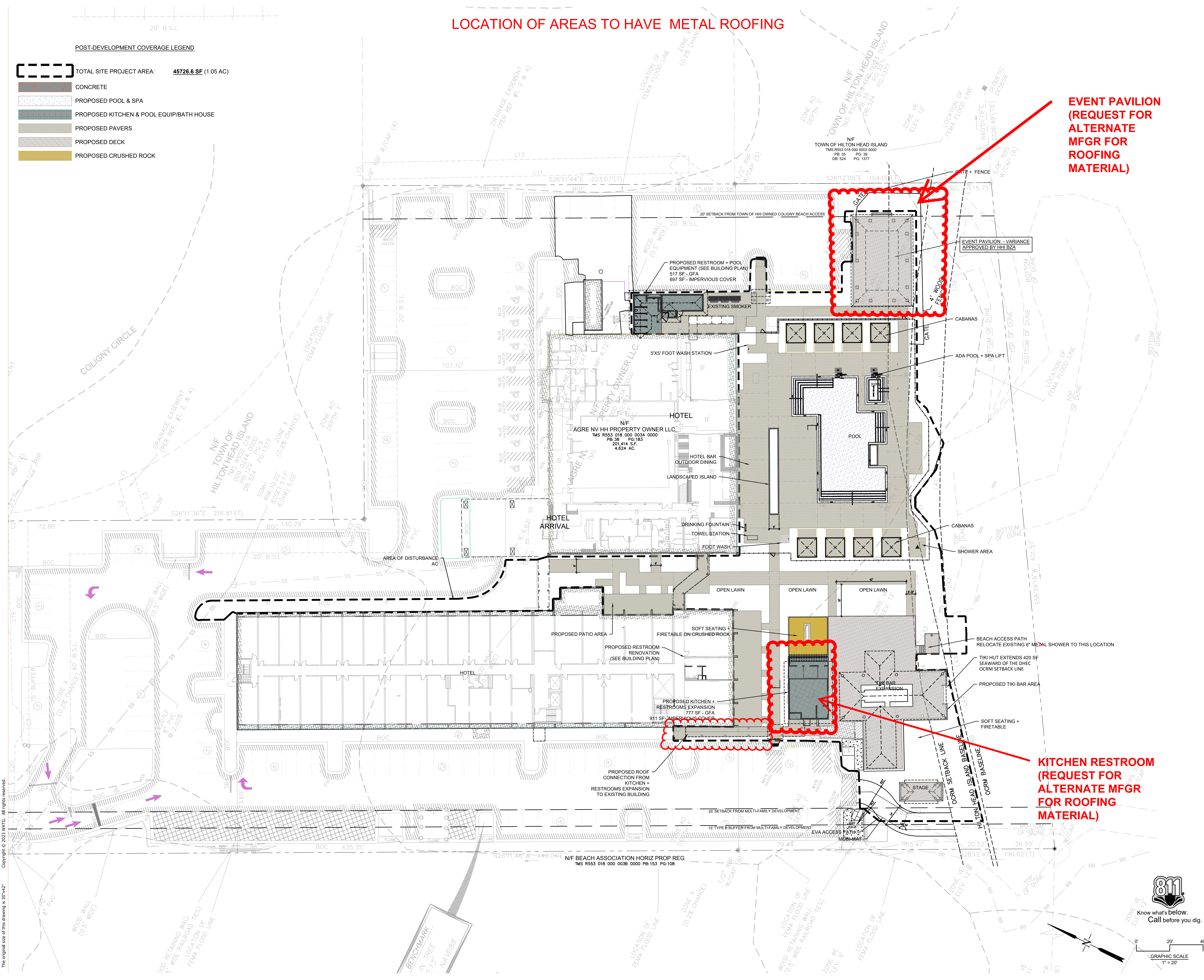
- Solvent Resistance: (NCCA procedure 11-18, no comparable ASTM test) – Pass.
- Humidity Resistance: (ASTM D 2247, Apparatus A1) - 2,000 hours, hot dipped Galvanized, or 3000 hours, Aluminum: No field blisters.
- Salt Spray Resistance: (ASTM B 117), 3,000 hours, aluminum – No creep from scribe; no blisters. 1000 hours, hot dipped galvanized – creep from scribe not to exceed 1/16"; no blisters.
- Chemical/Acid Pollution Resistance: (ASTM D 1308) - Pass.
- Formability: (ASTM D 4145) – 1T – 3T, No loss of adhesion.

- Pencil hardness: (ASTM D 3363) – HB to 2H.
 - Specular Gloss (ASTM D 523) – At 60 degrees; Typical: 20 – 35 (low gloss/low sheen available).
 - Abrasion Resistance: (ASTM D 968) – 65±10 liters.
 - Adhesion: (ASTM D 3359) – No loss of adhesion.
 - Impact Resistance: (ASTM D 2794) – 1/2" ball indenter, Gardner Impact tester: No cracking; no loss of adhesion.
 - Flame Test (ASTM E 84) – Class A coating
- Recycled Content:** For information on recycled content, contact your PAC representative or visit www.pacgreeninfo.com

1014 WILLIAM HILTON PARKWAY

PLANS AND ELEVATION CHANGE

LOCATION OF AREAS TO HAVE METAL ROOFING



EVENT PAVILION
(REQUEST FOR
ALTERNATE
MFR FOR
ROOFING
MATERIAL)

KITCHEN RESTROOM
(REQUEST FOR
ALTERNATE MFR
FOR ROOFING
MATERIAL)

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EOS INVESTORS

ROBERTS CIVIL ENGINEERING

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REVISIONS

Beach House
HILTON HEAD ISLAND

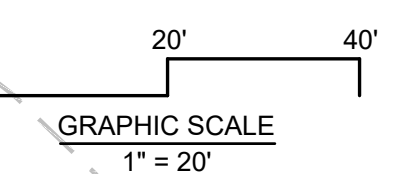
STAKING PLAN

DATE: 10.20.2023

PROJECT NUMBER: 22905

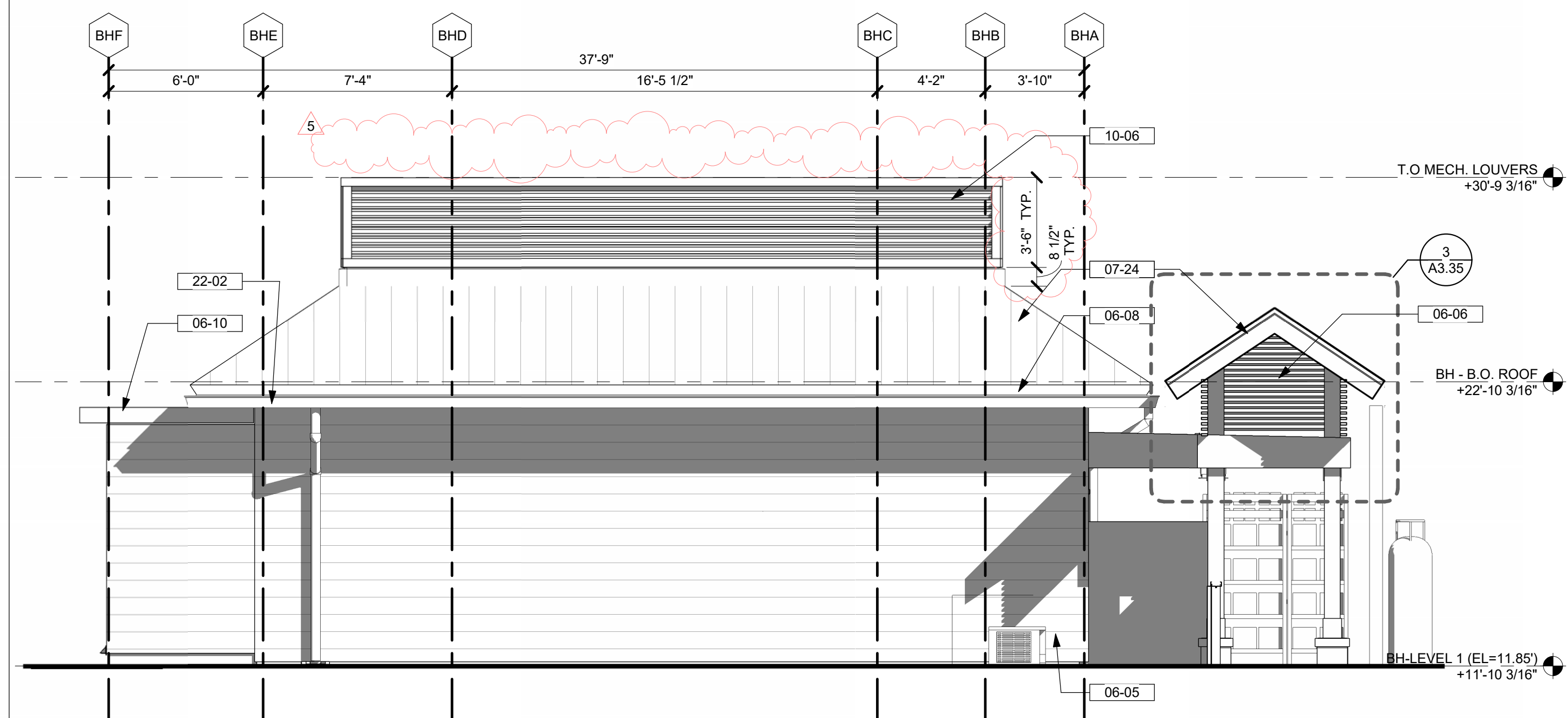
DRAWN BY: DUF

CHECKED BY: JLV

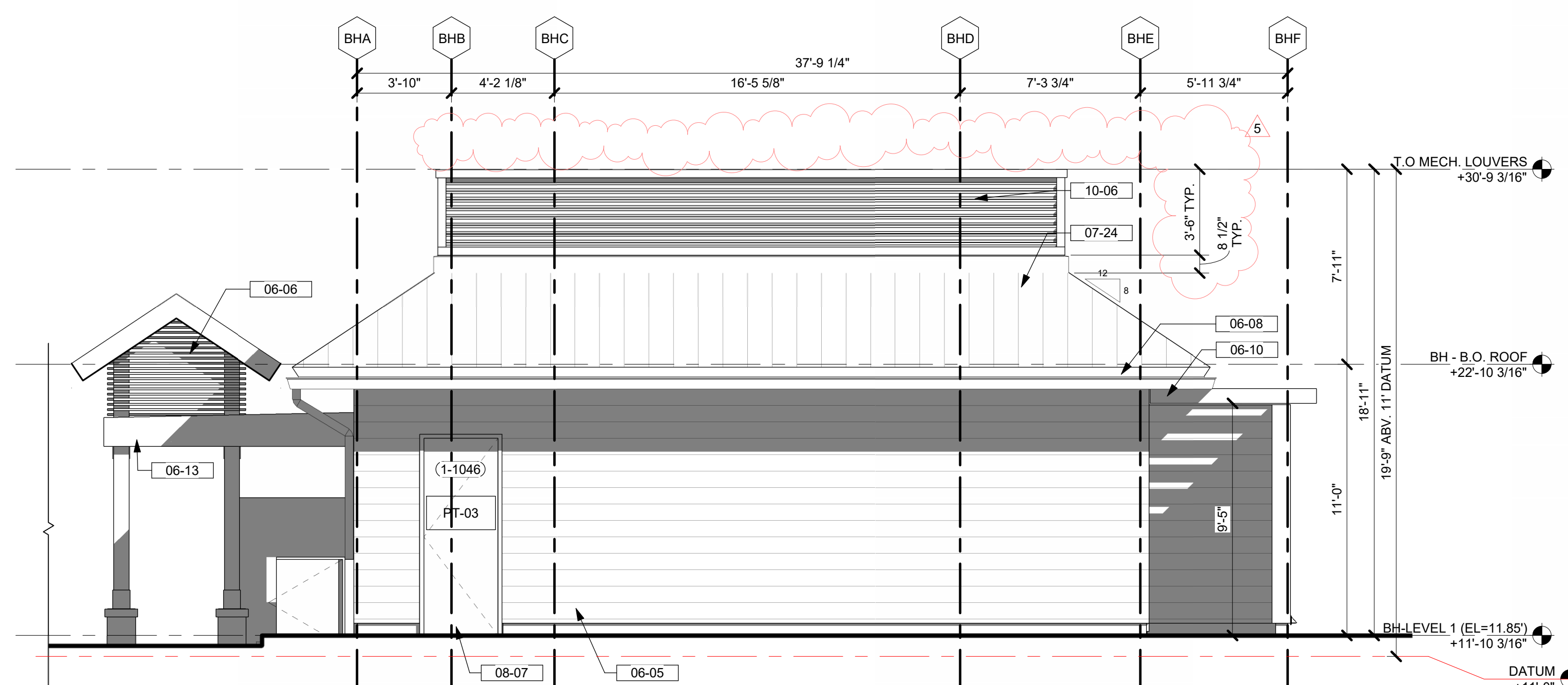


sheet no.

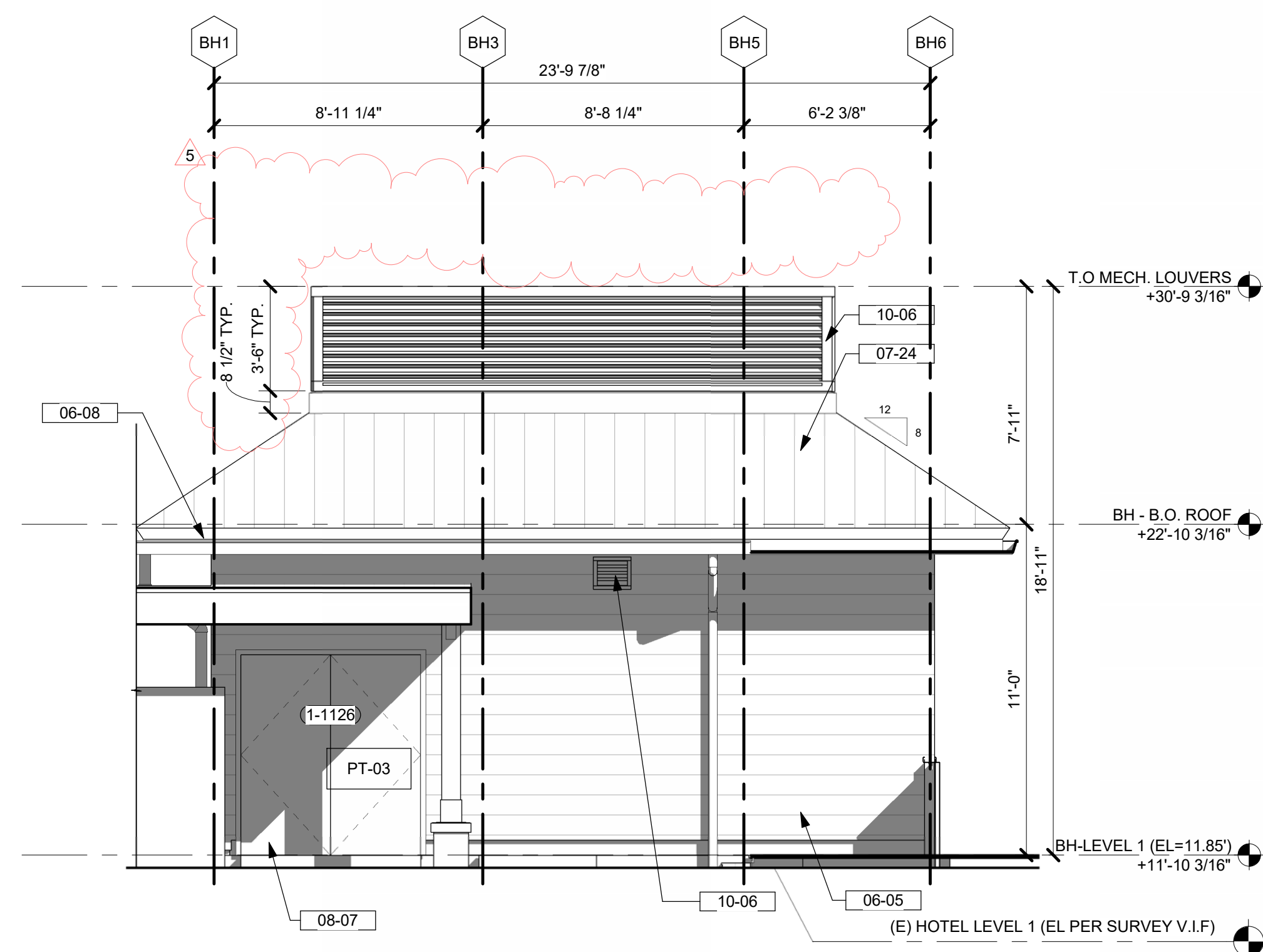
KITCHEN RESTROOM ELEVATIONS



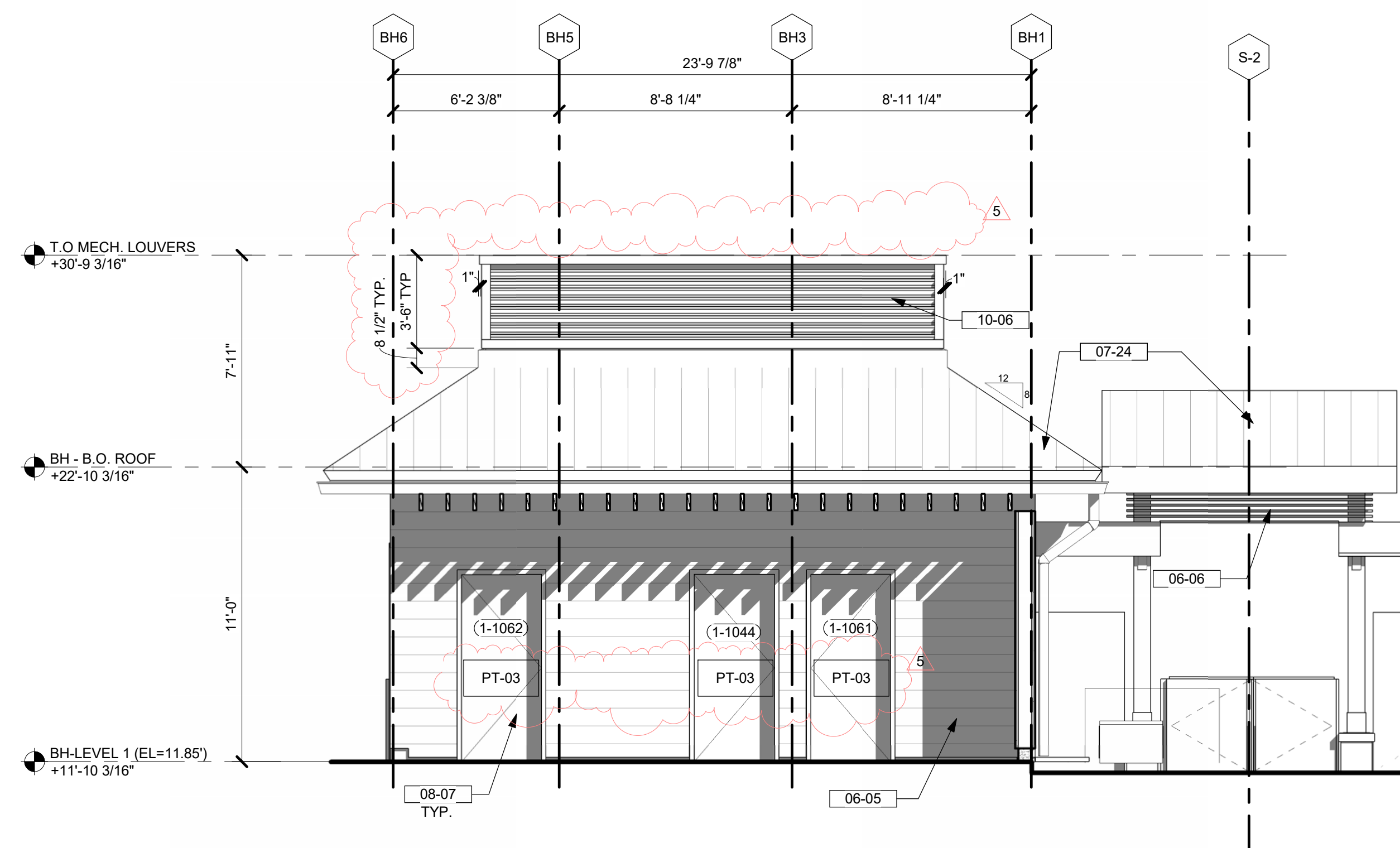
5 KITCHEN/RESTROOM - BACK ELEVATION
1/4" = 1'-0"



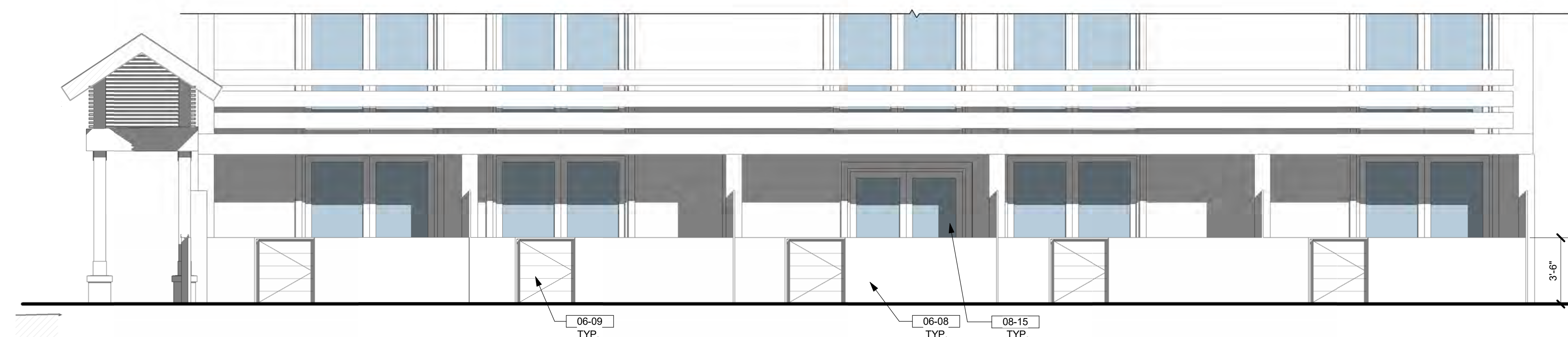
3 KITCHEN/RESTROOM - FRONT ELEVATION
1/4" = 1'-0"



4 KITCHEN/RESTROOM - SIDE 2 ELEVATION
1/4" = 1'-0"



2 KITCHEN/RESTROOM - SIDE 1 ELEVATION



1 PATIO ELEVATION

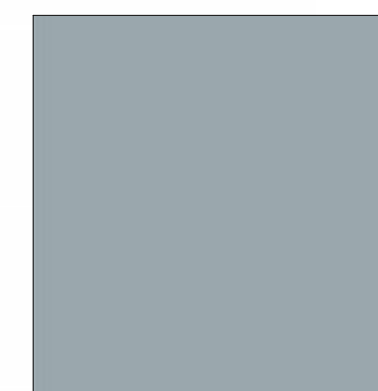
KEYNOTES / LEGENDS

06-05	WOOD SIDING - WD - 04
06-06	WOOD LOUVER - WD - 05
06-08	WOOD FASCIA - PT - 01
06-09	WOOD SIDING GATE - WD - 04
06-10	WOOD TRELLIS - WD - 04
06-13	WOOD FASCIA - PT - 02
07-24	METAL STANDING SEAM ROOF - RF - 02
08-07	DOOR - SEE PLAN & SCHEDULE - PT - 01
08-15	ADA DOOR - SEE PLAN & SCHEDULE. MATCH (E)
10-06	HORIZONTAL EQUIPMENT SCREEN - MTL - 03
22-02	ROOF GUTTER

NOTE. SEE ARCHITECTURAL MATERIAL FINISHES ON A-10.01

NOTE: 11'-0" DATUM IS BASED ON SURVEY 11.0' ELEVATION ABOVE SEA LEVEL

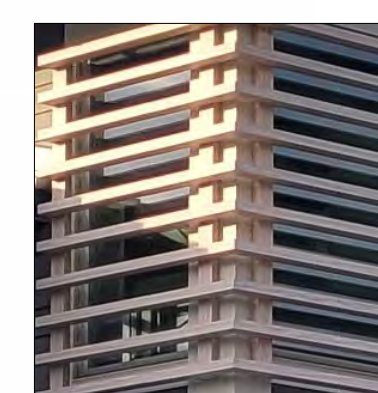
MATERIAL LEGEND



RF-02
STANDING SEAM METAL
ROOFING
MANUFACTURER:
PAC-CLAD
COLOR:
CITY SCAPE



WD-04
WOOD SIDING
AND TRELLIS
WOOD SPECIE:
CUMARU HARDWOOD
COLOR:
CLEAR COAT NATURAL



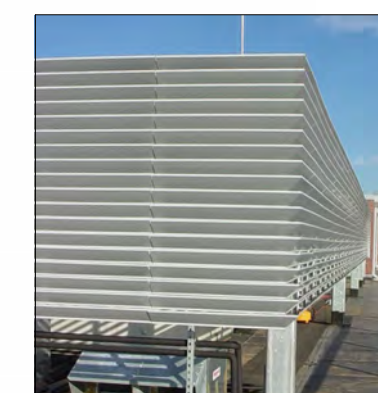
WD-05
WOOD LOUVER
WOOD & COLOR
MATCH WD-01



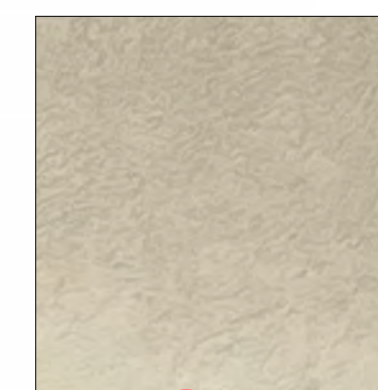
PT-01
NEW WOOD ROOF
FASCIA & FIBERGLASS
DOORS

PENETRATING STAIN &
SEALER

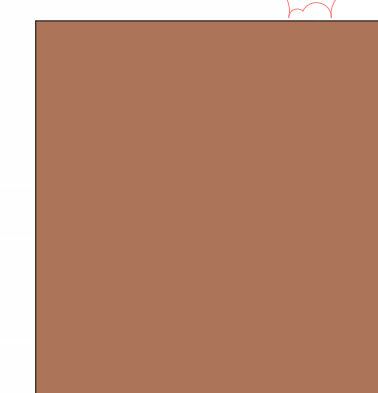
SAMPLE COLOR:
VALSPAR SOLID COLOR
PINEBARK



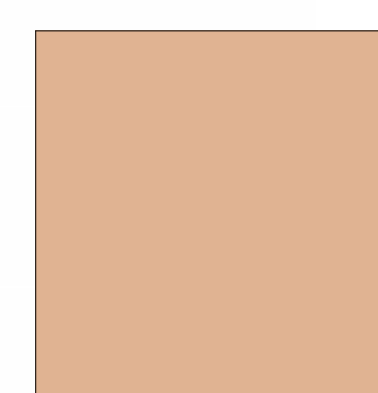
MTL-03
HORIZONTAL
EQUIPMENT SCREEN
COLOR:
MATCH COLOR OF
METAL ROOF RE-02



PT-02
EXTERIOR STUCCO CLG.
& FASCIA
COLOR:
MATCH (E) BLDG
STUCCO SOFFIT COLOR



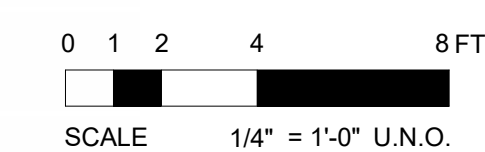
PT-03
PAINTED DOOR & FRAME /
LOCATION: ALL KITCHEN
DOORS (EXTERIOR ONLY)
COLOR:
DUNN EDWARDS
DEJ104 CHIC BRICK / 1 BY 2



PT-04
PAINTED DOOR & FRAME /
LOCATION: KITCHEN
RESTROOMS (INTERIOR)
COLOR:
SHERWIN WILLIAMS
SW-6352 SOFT APRICOT



PT-05
PAINTED DOOR & FRAME /
LOCATION: POOL RESTROOM
(INTERIOR & EXTERIOR)
COLOR:
BENJAMIN MOORE
OC-131 WHITE DOWN



100% CD/PERMIT SET | 02/23/24 | BULLETIN 5

[illegible]

Beach House
HILTON HEAD ISLAND
project logo

KITCHEN/RESTROOM BLDG
- ELEVATIONS

sheet title

project no. 212041 date 08/15/202

checked by: AA
drawn by: IZ/NP/HM

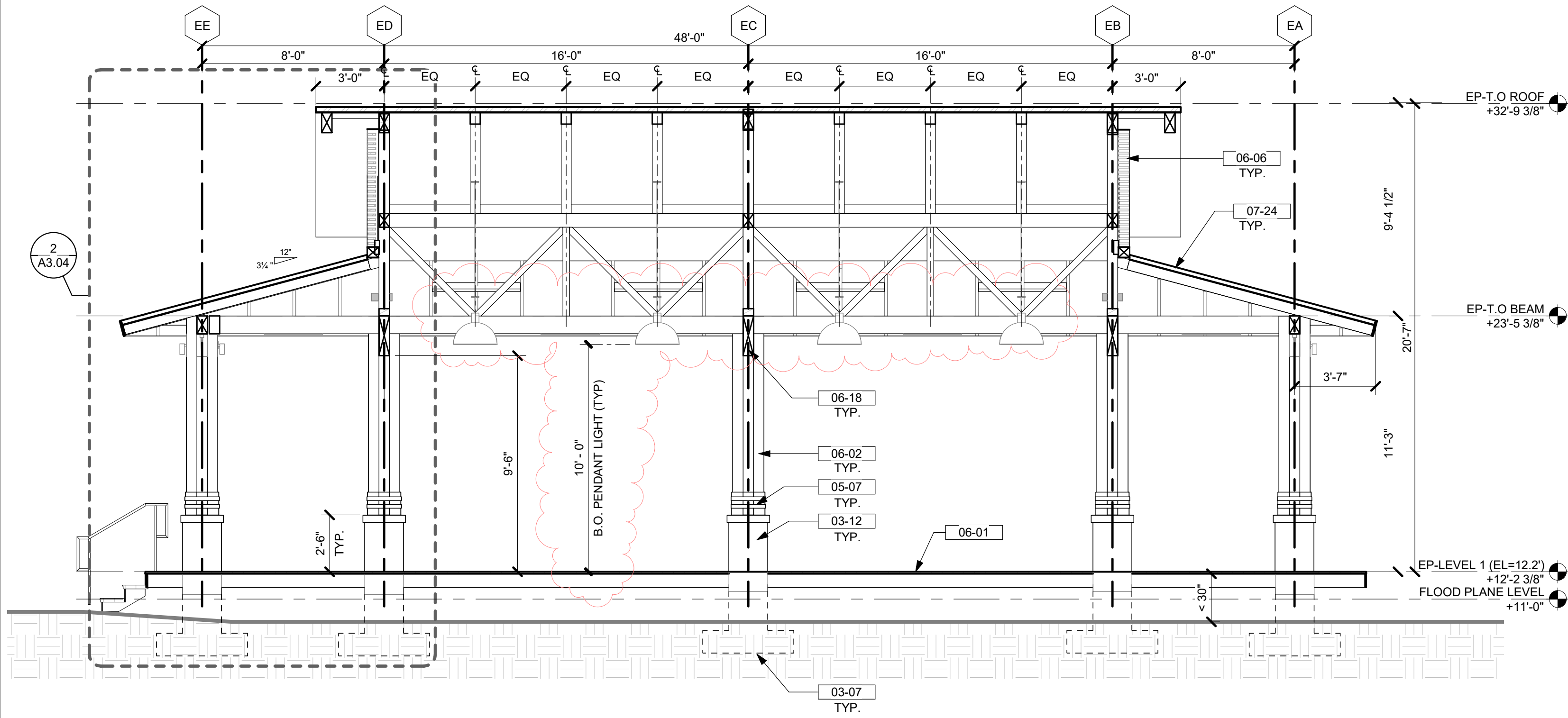
A3.34

sheet no

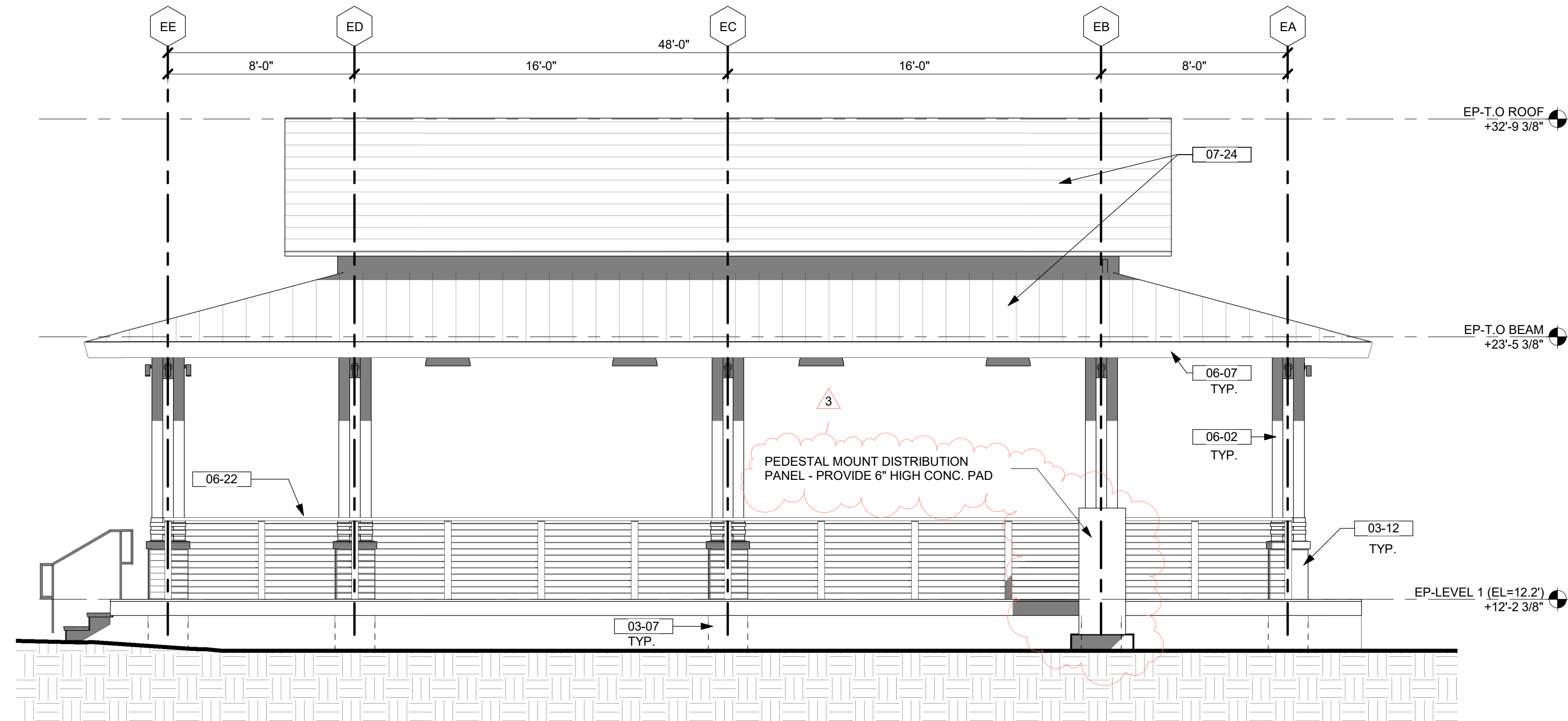
Page 87 of 99

2/25/2024 9:33:52 PM
The original size of this drawing is 30"x42"
Copyright © 2023 WATG. All rights reserved.

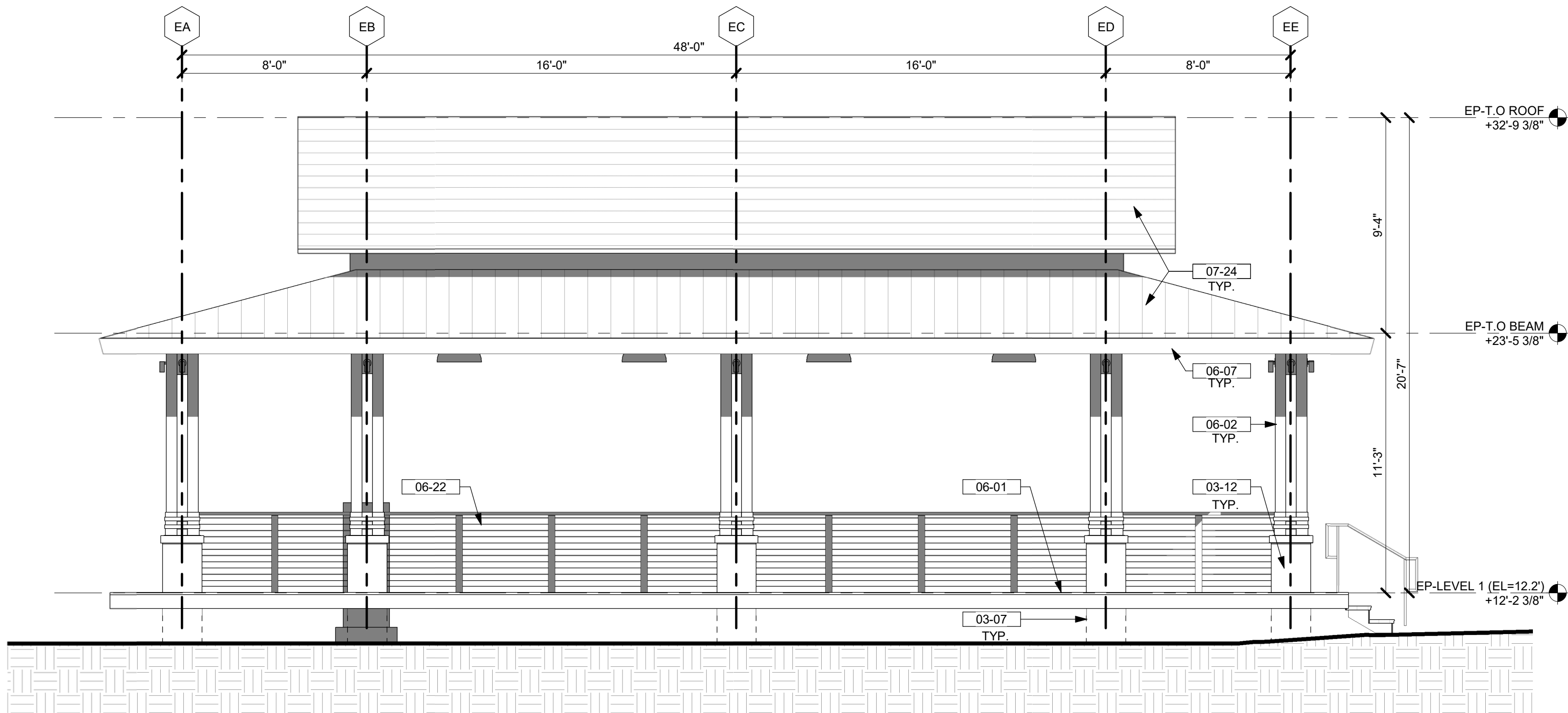
EVENT PAVILION ELEVATIONS



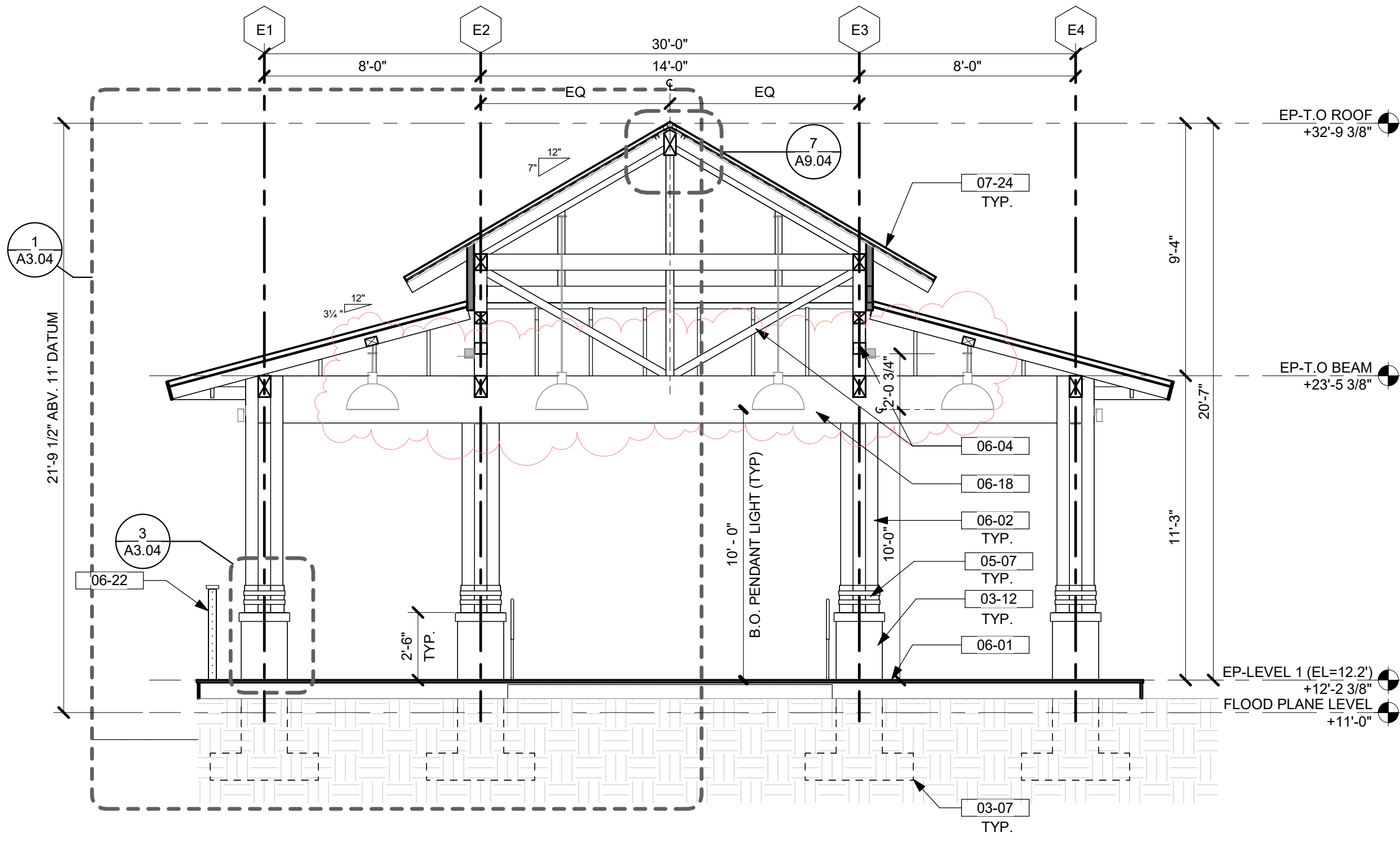
6 EVENT PAVILION - SECTION B
1/4" = 1'-0"



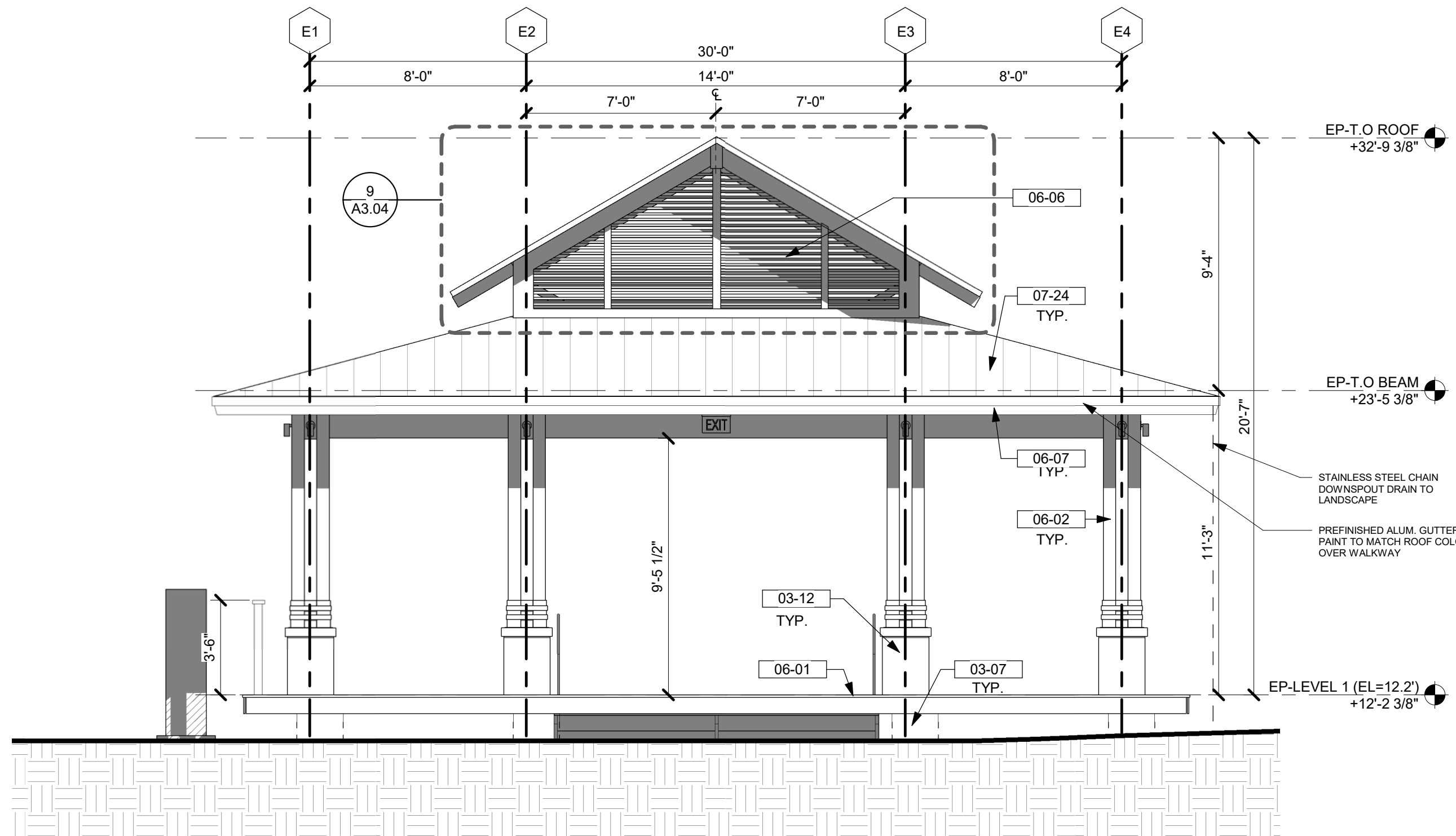
4 EVENT PAVILION - REAR ELEVATION
1/4" = 1'-0"



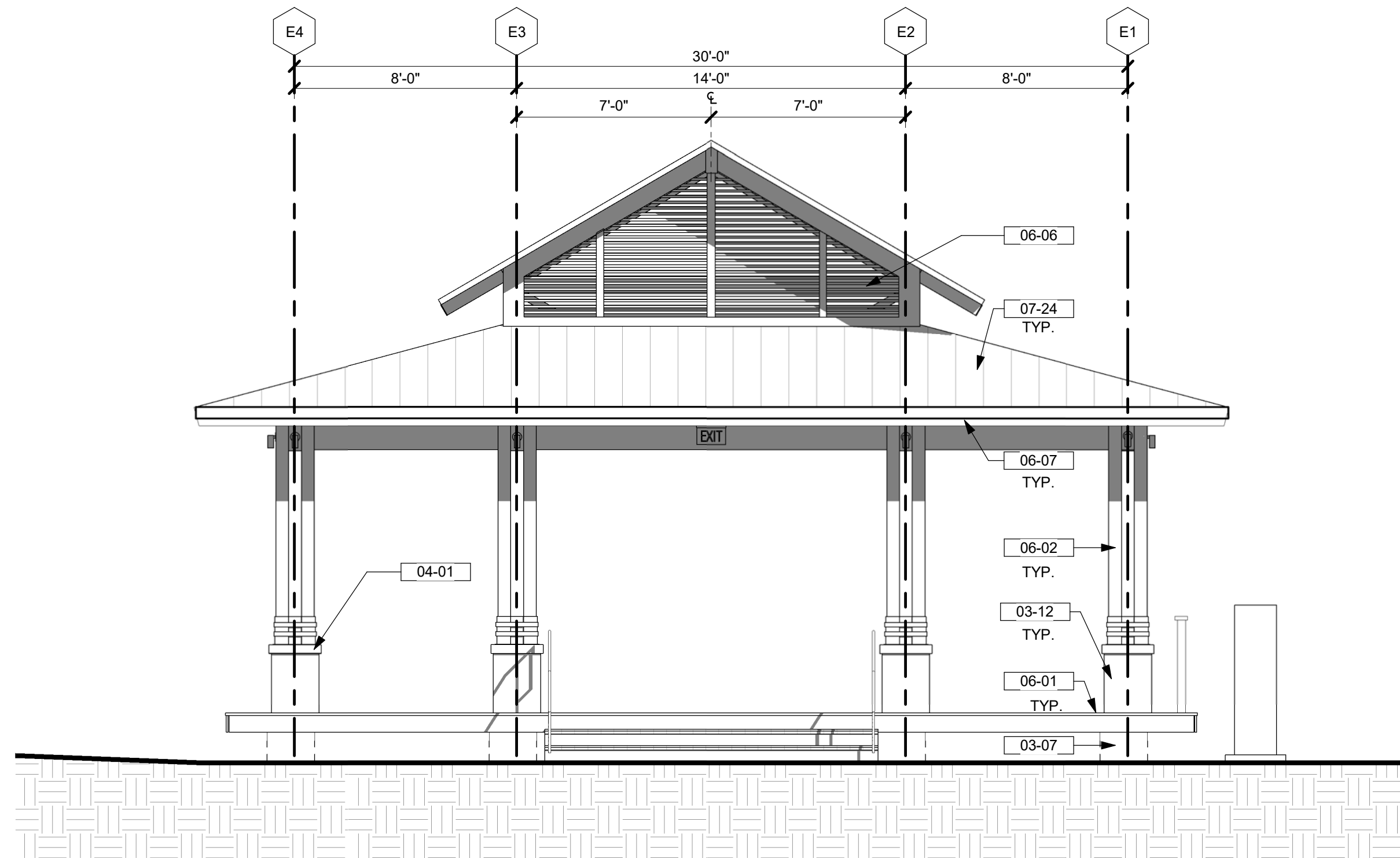
2 EVENT PAVILION - FRONT ELEVATION
1/4" = 1'-0"



5 EVENT PAVILION - SECTION A
1/4" = 1'-0"



3 EVENT PAVILION - SIDE 1 ELEVATION
1/4" = 1'-0"



1 EVENT PAVILION - SIDE 2 ELEVATION
1/4" = 1'-0"

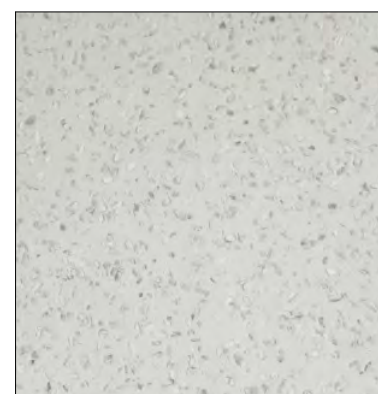
KEYNOTES / LEGENDS

- 03-07 CONCRETE FOOTING - SEE STRUCT. DWGS.
- 03-12 TABBY PLASTER FINISH PLASTER - STU - 01
- 04-01 NATURAL LIMESTONE CAP TO MATCH TABBY PLASTER FINISH - STN - 01
- 05-07 STEEL CONNECTIONS TO WOOD MEMBERS - SEE STRUCT. - MTL-01
- 06-01 WOOD DECK - WD - 03
- 06-02 WOOD COLUMN - SEE STRUCT. DWGS - WD - 01
- 06-03 WOOD BEAM - SEE STRUCT. DWGS - WD - 01
- 06-04 WOOD ROOF TRUSS - SEE STRUCT. DWGS - WD - 01
- 06-06 WOOD LOUVER - WD - 05
- 06-07 WOOD FASCIA - WD - 01
- 06-18 GLUED LAMINATED WOOD BEAM - SEE STRUCT. DWGS - WD-01
- 06-22 HANDRAIL AND GUARDRAIL - WD - 02
- 07-24 METAL STANDING SEAM ROOF - RF - 02

NOTE: SEE ARCHITECTURAL MATERIAL FINISHES ON A-10.01

NOTE: 11'-0" DATUM IS BASED ON SURVEY 11.5' ELEVATION ABOVE SEA LEVEL USING MEAN SEA LEVEL MANDOS

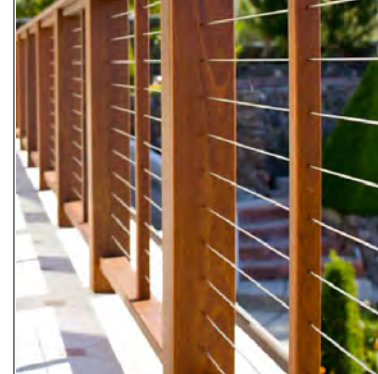
MATERIAL LEGEND



STU-01
TABBY SHELL STUCCO
LIGHT TAN EARTH
TONE



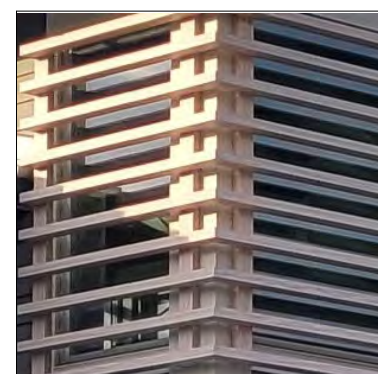
WD-01
NEW WOOD COLUMN /
BEAM, FASCIA AND
LOUVERS / TAG CEILING
WOOD SPECIES:
SOUTHERN YELLOW
PINE - SMOOTH FINISH
PENETRATING SEMI-
TRANSPARENT STAIN &
SEALER
SAMPLE COLOR:
VALSPAR - MONTECELLO
TAN



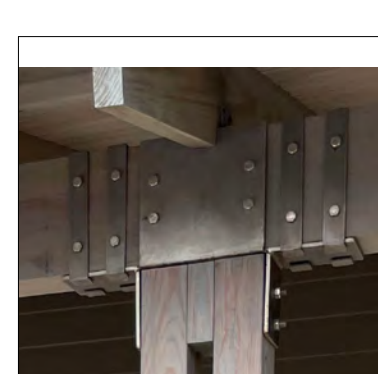
WD-02
WOOD RAILING
WOOD MATERIAL/COLOR:
MATCH DECKING WD-03
CABLE COLOR:
STAINLESS STEEL



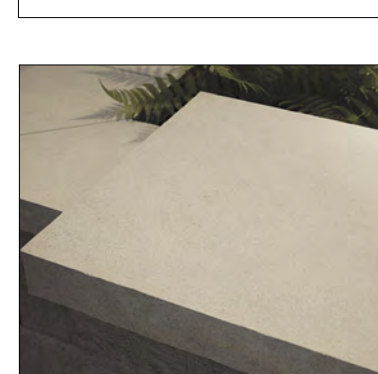
WD-03
WOOD DECK
WOOD SPECIES:
CURLY HARDWOOD
COLOR:
CLEAR COAT NATURAL



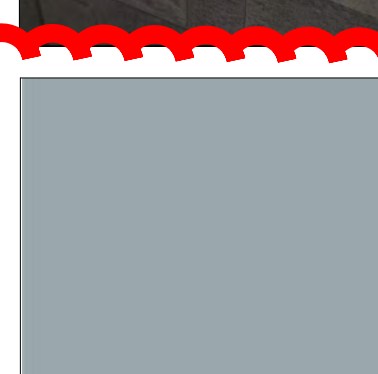
WD-05
WOOD LOUVER
WOOD & COLOR:
MATCH WD-01



MTL-01
WOOD STRUCTURAL
STEEL CONNECTIONS
FINISH:
STAINLESS STEEL



STN-01
STONE CAP
SPECIE: NATURAL LIMESTONE
COLOR:
NATURAL HONED FINISH TO
MATCH TABBY PLASTER



RF-02
STANDING SEAM METAL
ROOFING
MANUFACTURER:
PACCLAD
COLOR:
CITY SCAPE

0 1 2 4 8 FT
SCALE 1/4" = 1'-0" U.N.O.

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consultant



stamp | approval

key plan

3 TBD Bulletin 3
no. date issue
issues | revisions

Beach House
HILTON HEAD ISLAND
project logo

EVENT PAVILION -
ELEVATION/SECTION

sheet title

project no. 212041 date 08/15/2023

checked by: AA
drawn by: IZ/NP/HM

component

A3.03

sheet no.

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: 1521 Main Street

DRB#: DRB-000511-2024

DATE: 3/26/2024

CATEGORY: Alteration

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	☐	☒	☐	Previous awnings have been removed and similar treatment should be installed to promote character of commercial development
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	☒	☐	☐	Proposed color samples need to be provided at time of meeting.
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	☐	☐	☒	

COMMENTS & CONDITIONS

1. Staff recommends approval with the following conditions:

- a. Awning treatments to match existing awning are considered around entry points and large display window.
- b. Color samples need to be provided, and any white color is not approved.

**1521 MAIN STREET
ALTERATION REVIEW
MARCH 26th, 2024
DRB-000510-2024**



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

Rec'd 10:52 Am

FOR OFFICIAL USE ONLY	
Date Received:	3-19-24
Accepted by:	Sarah W.
DRB #:	000510-2024
Meeting Date:	

Applicant/Agent Name: William DeTorre Company: K. COMPANY BUILDERS, INC
Mailing Address: PO Box 2538 City: BLUFFTON State: SC Zip: 29910
Telephone: 843-816-6162 Fax: NA E-mail: KCOMPANYBUILDERS@GMAIL.COM
Project Name: CAROLINA JASMINE Project Address: 1521 MAIN ST HHI
Parcel Number [PIN]: R510 007 008 0045 0000
Zoning District: _____ Overlay District(s): _____

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

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

Project Category:

____ Concept Approval – Proposed Development
____ Final Approval – Proposed Development

☒ Alteration/Addition
____ Sign

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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

SIGNATURE

DATE

1521 MAIN STREET

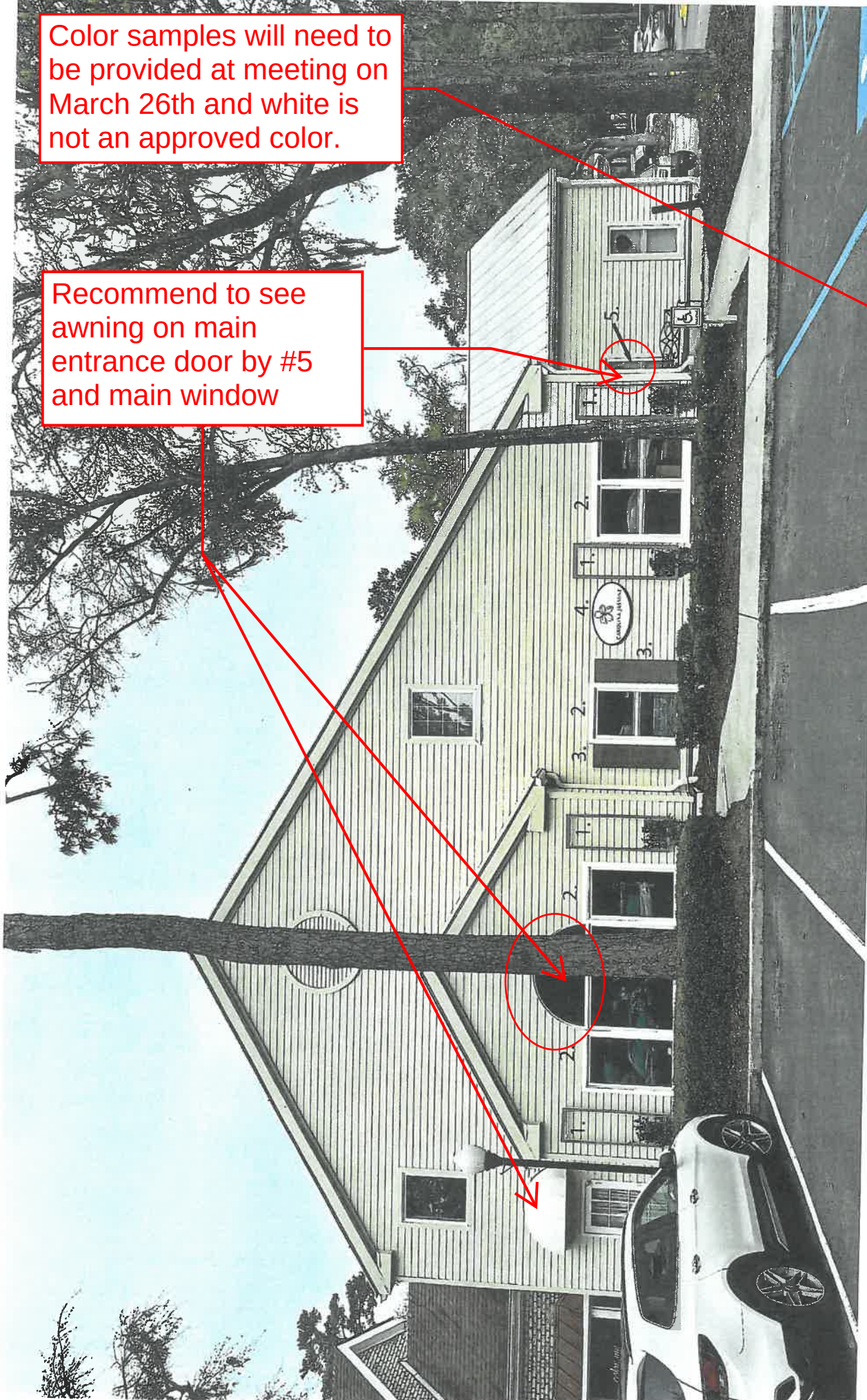
**SITE FEATURE
SPECIFICATIONS**



EXISTING CONDITIONS
Salon 5200 Exterior
 1521 Main Street
 DRB-000413-2024



1. Remove existing awnings, replace with new trim and trellis or shutters
2. Remove existing sign
3. Remove and Replace with new sign
4. Remove existing awning
5. Add trellis to match other proposed, color SW6990, caviar at 75%



Color samples will need to be provided at meeting on March 26th and white is not an approved color.

Recommend to see awning on main entrance door by #5 and main window

1. Trellis: Color SW6990 Caviar at 75%
2. Trim: Color SW7004 Snowbound
3. Shutter: Color SW6990 Caviar at 75%
4. Sign: Approved SIGN-97-2024, Colors SW6990 and SW7004
5. Trellis (by the door on facade facing grocery):

PROPOSED EXTERIOR IMPROVEMENTS

Salon 5200 Exterior
1521 Main Street

DRB-000413-2024



1521 MAIN STREET

**EXISTING AND
PROPOSED PHOTOS**

ALL / Yard & Outdoors / Yard & Garden Decor / Trellises & Obelisks / Ina Modern Wall Trellis Sr.



Ina Modern Wall Trellis Sr.

★★★★★ 2 Reviews [Write a Review](#) 100% of respondents would recommend this to a friend

Item #: 8600510 CLW

\$439.99

Select Color:



Quantity 1

SELECT COLOR

[This offer qualifies for Free Shipping! Enter code GARDEN24 at checkout for free shipping on your order.](#)

Description Specifications

Description Specifications

Architectural Wall Trellis

- Steel, stainless steel cable
- 23" W x 69" H
- Weatherproof-frost proof
- Weighs 21 lbs.
- Made in USA

- This item is made-to-order and currently ships within 3 to 4 weeks
- This item is made-to-order and currently ships within 3 to 4 weeks
- Sold individually – beautiful in multiples
- Lightweight
- Easy to install

Create an instantly stylish vertical garden on any wall or fence with this modern wall trellis by Terra Trellis. Designed and hand-crafted in the U.S. from steel and stainless steel cable, finished in brilliant water-resistant powder-coated colors or a natural oxide patina. Welded brackets stand out 4" from wall allowing edible or ornamental vines to weave throughout, creating a spectacular natural tapestry and a work of art

