



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, October 22, 2024, 2:30 PM

**1 Town Center Court, Hilton Head Island, SC
Conference Room #4**

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
 - a. Regular Meeting Minutes of October 8th, 2024.
- 4. Unfinished Business**
- 5. New Business**
 - a. DRB-001353-2024 - 2 North Forest Beach Drive - Flatbread Grill - Roof addition
- 6. Public Comment - Non Agenda Items**
- 7. Board Business**
- 8. Staff Reports**
- 9. Adjournment**

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soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:

“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town.”



Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Tuesday, October 8, 2024, 2:30 PM Minutes

1. Call to Order

Chair Carstens called the meeting to order at 2:31 PM.

2. Adoption of the Agenda

Mr. Parker made a motion to adopt the agenda as presented. The motion was seconded by Vice-Chair Lippert.

3. Approval of the Minutes

- a. Regular Meeting Minutes of September 24th, 2024.

Vice-Chair Lippert made a motion to approve the minutes of September 24th, 2024. The motion was seconded by Ms. Pastor.

4. Unfinished Business

None

5. New Business

- a. DRB-001286-2024 - 2 Park Lane - Sign

Melissa Paul-Leto, Principal Planner of Design, presented the application for two new signs that would replace two older signs located at 2 Park Lane. Staff recommended approval with the following conditions: provide photos of existing signage as well as show exterior lighting and landscaping around the signage. The applicant, Shawn Congleton of Sign Design, explained that the complex is under new ownership and the current owner is looking to update the signs to provide a more modern feel and look.

There was discussion among the board regarding color palette as the proposed image displayed colors that do not coincide with what is stated in the Design Guide. The board members also went into a hefty discussion regarding the dimensions of the proposed signs, ultimately suggesting that with the larger size of Sign A, Sign B should be smaller than what is currently being shown. Vice-Chair Lippert referenced Park Plaza, which she stated is a "much larger complex" with only one sign. Staff will verify whether the proposed signs are in compliance with buffers and max allowable sign quantity for the site and building size.

With certain critical elements unclear at this stage, Chair Carstens suggested to the

applicant that this item be tabled so that he could return at his next available opportunity with the necessary requests from the board. The applicant agreed to table the item and return at the October 22nd, 2024 meeting.

b. DRB-001328-2024 - Coligny Circle Pocket Park - Conceptual

Mr. Theodore recused himself.

Melissa Paul Leto, Principal Planner of Design, presented the application for the Coligny Circle Pocket Park intended to be a civic gathering space that will also allow for pedestrian connectivity between Pope Avenue and North Forest Beach as well as a multi-use path to the adjacent commercial center. Staff recommended approval with the following conditions: screening utilities, providing lighting plans as well as existing and proposed landscape plans, and approval letter from the Forest Beach HOA.

The board initially touched on landscaping and trees before going into discussion regarding furnishings. The applicant provided details and explained the furnishings would be fixed, which was a concern of the board with the consideration of hurricane season. Vice-Chair Lippert suggested that the trash receptacles be a bit closer to the bike racks for pedestrian convenience to avoid a litter issue. Ms. Pastor also suggested that the addition of pet waste receptacles be studied. Chair Carstens had some additional questions regarding landscaping and hose bibs. He then suggested there be additional plantings in the far corner of the park next to the neighboring coffee shop. Chair Carstens also inquired about the Coligny sign that currently resides in the proposed park space to which the applicant explained that they are working with the Town to come to a decision on potential removal or replacement.

Vice-Chair Lippert made a motion to approve with the following conditions: staff comments be addressed, verify screening of transformers, review table selections, study trash bin locations, downplay coffee shop access, study wall caps, clarify plans for monument sign, and consider adding pet waste elements. The motion was seconded by Mr. Parker and passed with a note of 5-0-0.

c. DRB-001329-2024 - 59 Pope Avenue - Pavillian at The Bank - Conceptual

Mr. Theodore returned to the Dias. Chair Carstens recused himself and passed the gavel to Vice-Chair Lippert.

Melissa Paul-Leto, Principal Planner of Design, presented the application for 59 Pope Avenue. The narrative of the application is the request for an open-air Pavilion located at 59 Pope Avenue, an existing restaurant called "The Bank." The proposed Pavilion is intended to be a 10-sided structure surrounding an existing fully designed space on the property. Staff recommended approval with the following conditions: provision of elevations, renderings of landscaping for subject areas, 11x17 material and color board, screening of utilities on site, as well as lighting and landscape plans. The applicant, Billy Watterson, owner of The Bank, provided additional comments regarding the structural intent.

The board discussed the color selection to which the applicant provided clarification stating that his selection of "Charleston Green" matches the current entry point, and he believes it will also blend nicely with the natural landscape. Mr. Parker inquired about the inspiration behind the selection of wood for the posts to which the application replied that the trellises are composed of the same material. Ms. Pastor inquired about the potential addition of fans in the pavilion. The applicant clarified that the two-layer roof is intended to encourage airflow throughout the space. Vice-Chair Lippert suggested that the applicant include the large screen adjacent to the Pavilion in their elevations at the final review stage for reference and context purposes solely. Mr. Parker suggested the screen be noted in the final renderings as "not being reviewed" for clarification.

Mr. Parker made a motion to approve with the following conditions: staff comments be addressed, include bar and screen in renderings, and the colors match the existing entry point. The motion was seconded by Ms. Fitzpatrick and passed with a vote of 5-0-0.

6. Public Comment - Non Agenda Items

Chair Carstens returned to the Dias and Vice-Chair Lippert passed the gavel back.

There was no public comment.

7. Board Business

Vice-Chair Lippert inquired about voting parameters which Staff addressed and is hoping to have clear direction for the board on a number of items at the next meeting. The board also asked about the possibility of a collaborative Design Guide rewrite and is awaiting an LMO timeline update from Ms. Paul-Leto.

8. Staff Reports

Melissa Paul-Leto gave various Minor Corridor Reports.

9. Adjournment

The meeting was declared adjourned at 4:11 PM.

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

Flatbread Grill
2 North Forest Beach Drive, #101
Roof Addition
October 22, 2024
DRB-001353-2024



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: Joe DePauw Company: DePauw Architects
Mailing Address: PO Box 688 City: Bluffton State: SC Zip: 29910
Telephone: (843) 284-7848 Fax: _____ E-mail: joe@depauw.studio
Project Name: Improvements to Flatbread Grill Project Address: 2 N Forest Beach Dr., #101
Parcel Number [PIN]: R 5 5 2 0 1 8 0 0 0 0 0 0 1 2 0 0 0 0
Zoning District: CR (Coligny Resort) Overlay District(s): Corridor Overlay

**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. ****All colors match existing**
- ☒ 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

9/30/2024

DATE

Flatbread Grill
2 North Forest Beach Drive, #101
Roof Addition
Narrative
October 22 2024
DRB-001353-2024

May 15, 2024

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

Re: DRB Alteration/Addition Review
Improvements to Flatbread Grill & Bar
2 North Forest Beach Drive, #101
Hilton Head Island, SC 29928
R552 018 000 0012 0000



To whom it may concern,

In support of our DRB Review Submission, please find the attached plan set, application, lighting cut-sheets and Forest Beach Owner's Association approval. Our Project Narrative follows below. Should you require additional information ahead of our meeting, please let me know.

Scope of the Project:

The project proposes to add a roof over the uncovered dining terraces surrounding the Flatbread Grill to the northwest and southwest. The roof will be low sloped and wrap around the existing porch gable at the top of the stairs from the parking lot. The gable and signage will remain as a prominent architectural element signifying the entry and to break up the massing of the western facade. The new roofing will be standing seam metal to match the existing roof and the appearance of the improvements have been developed to relate to the existing structure and courtyard trellis.

The existing deck structure & railings will remain as structurally feasible. If the existing posts are not capable of carrying the additional loads, the decking will be temporarily supported while new taller posts (and new footings if required) are installed. The deck structure will then be re-attached to the columns.

Building Areas:

The development consist of three (3) existing, raised one-story buildings with a combined conditioned area of approximately 15,750 sq. ft. (12,910 sq. ft. + 2,360 sq. ft. + 480 sq. ft.). This project will not change the number of structures, conditioned square footage, or the amount of outdoor dining area.

Maintenance Responsibility:

Maintenance of the new roof structure will be by the owners of the Flatbread Grill.

Tree Removal & Mitigation:

The existing deck structure was constructed around a 14" Live Oak. We propose to remove the tree with the new roof addition. Two new Live Oak trees meeting the requirements of LMO 16-6-104.I.3 will be located on-site where indicated on the site plan.

Setbacks & Buffers:

The property is zoned Coligny Resort and is separated from the edge of the zone by a ToHHI owned park parcel. As a result, there is not an Adjacent Use setback along the west property line. Per LMO Sec. 16-3-105.B.3, Adjacent Use Setback Requirements "shall apply only along the perimeter of the CR district."

There is not an Adjacent Street setback as the west property line does not adjoin a street.

No Adjacent Use Buffers are required between Commercial Services & Public Use along the west property line.

The property lines from the North & South edges of the property do not effect the project.

Site Coverage:

This project will not change the impervious coverage on the site.

Utilities:

The project will rely on existing service to the restaurant for electrical needs. Plumbing and mechanical service are not required by the improvements.

Grading:

The raised nature of the structure will be maintained, and the existing grading will remain.

In addition, we are providing the following notes on the staff comments provided during pre-application review:

Development Review

1. This project requires a Major Development Plan Review (DPR) application. Submit all of the applicable materials listed in LMO Appendix D-6.
 - a. **The Major DPR application is attached.**
2. Show all building and site improvements on the plan, including HVAC units, utility equipment and pedestals, and stairs.
 - a. **All improvements are shown on the plans. There are no new HVAC units, utility equipment, pedestals or stairs proposed.**
3. This project requires a Major Corridor Review application. Submit all of the applicable materials listed in LMO Appendix D-9.
 - a. **This application will be submitted separately to the DRB.**
4. Provide encroachment permits or approvals from all applicable outside agencies such as DHEC, OCRM, PSD, Hargray, Palmetto Electric, any applicable private ARB, SCDOT, Beaufort County, etc.
 - a. **No encroachments are anticipated to be required. Private ARB approval from the Forest Beach Owner's Association is attached.**
5. Provide a table on the plans with the following information for your project:
 - a. **Please find this table at the bottom left of sheet AS101 Site Development Plan.**
6. If the proposed project is to be constructed in phases, provide a phasing plan indicating what is to be completed in each phase of the project.
 - a. **This project will not be phased.**
7. LMO Section 16-5-102.C. – North Forest Beach Drive, from Coligny Circle to Avocet St., is classified as a Minor Arterial with an adjacent street setback of 30 feet. Please delineate all setbacks on plans.
 - a. **Please refer to sheet AS101 Site Development Plan. The setback does not effect the proposed scope of work area.**
8. LMO Section 16-5-108 – Provide a site lighting plan for any new site lighting proposed.
 - a. **No new site lighting is proposed.**

Stormwater Engineering

9. Please have applicant review and complete a Stormwater Erosion Control Affidavit.
 - a. **The completed Stormwater Erosion Control Affidavit is attached.**

Natural Resources

10. The 14" Live Oak proposed for removal will require mitigation. Provide a landscaping plan that shows tree mitigation at the rate of (1) tree for every 10" being removed, by category.
 - a. **Two (2) new Live Oak trees meeting the requirements of LMO 16-6-104.I.3 will be located on-site where indicated on sheet AS101 Site Development Plan.**

11. Tree Protection Zones Sec. 16-6-104 - Tree protection zones for any trees located within 25' of any proposed grading, construction, or tree removals; to be established by physical barriers that will need to be maintained until such time that the work is completed. SPECIAL ATTENTION must be shown for the Specimen tree protection areas that prevent paving or soil compaction within 15' of the trunk. These Specimen tree protection zones should be substantial, such as cyclone or wooden fencing that will prevent access to these 15' areas or material storage of any kind.
- a. **Tree protection will be provided for trees within 25 feet of the construction. No specimen trees are within this area.**
12. Tree Protection/Preservation, Sec. 16-6-104.B.1.a - All persons are required to make all reasonable efforts to preserve and retain any existing stands of trees, individual trees, and other self-supporting plants, whether or not such plants are protected under this section, as well as such other flora that make up part of the understory, shrub layer, or herb layer.
- a. **Minimal understory, shrub layer or herb layer exist in the proposed scope of work area.**

Urban Design Review

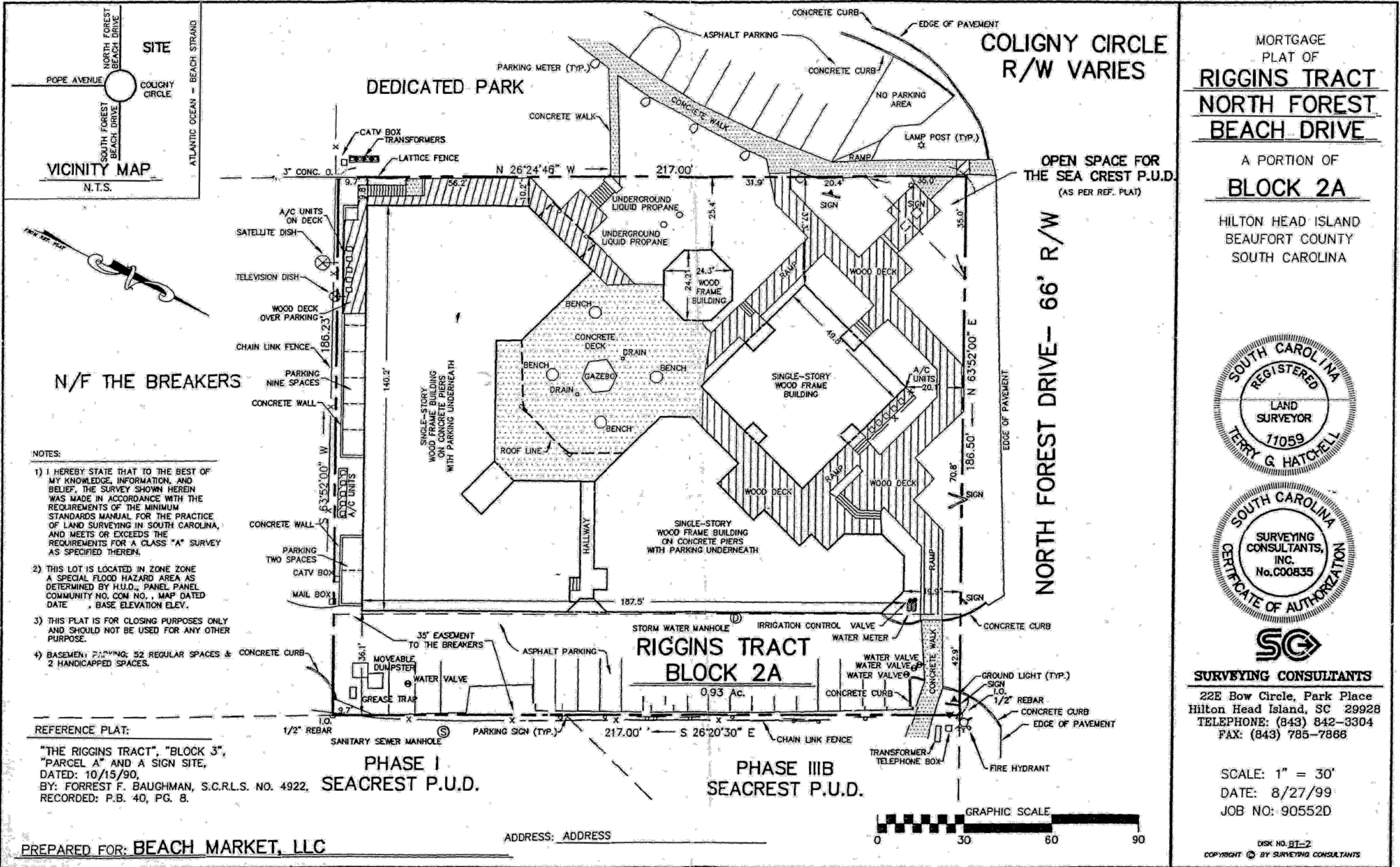
13. This project requires review/approval from the Town's Design Review Board under a Major Corridor Review submittal. Major Corridor reviews are a design review consisting of two reviews by the Board. The first is a Conceptual Review for direction and feedback from the Board. The second review is considered the Final Review and should consist of a complete design set with appropriate material and color boards. Please see application and checklist for more information. The application form can be found here: <https://hiltonheadislandsc.gov/forms/bldgdev/DesignReviewApp.pdf> You can also contact Alexis McIlwee at 843-341-4676 or alexism@hiltonheadislandsc.gov for more information.
- a. **This application will be submitted separately to the DRB.**

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read "Joseph DePauw". The signature is stylized with a large, looped "D" and "P".

Joseph DePauw, AIA
Principal
DePauw Architects

Flatbread Grill
2 North Forest Beach Drive, #101
Boundary Survey
October 22, 2024
DRB-001353-2024



Flatbread Grill
2 North Forest Beach Drive, #101
Forest Beach Owner's Association Letter
October 22, 2024
DRB-001353-2024

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

September 23, 2024

Allstar, LLC
Attn: Mr. Alan Mintz & Mr. Amir Bitton
2 North Forest Beach DR #101
Hilton Head Island, SC 29928

Re: 2 NFB DR – Exterior
Renovations & Additions
CFB
Permit Number 2024-082101

Dear: Mr. Mintz & Bitton:

Thank you for your submission for architectural review for roof covering for your existing outdoor dining terraces. We have reviewed your request for construction at the above location. This review and approval is based upon the following:

- 1) Our review is based upon the documents, drawings and narratives submitted to us. Application dated, August 21, 2024 and drawings dated August 13, 2024 along with your plan narrative and renderings
- 2) Building setbacks from property are per LMO.
- 3) Tree removal based upon the site plan is approved, subject to the required approval and mitigation by the Town of Hilton Head Island.
- 4) No construction, vertical, subterranean or otherwise, may be placed within any building setback or buffer. This includes, but is not limited to, the following: Service yards, HVAC equipment, above ground LPG storage tanks, storage yards, refuse receptacles, satellite dish/antenna, vehicle parking, decking or patios, hardscape materials or material of a non-pervious nature (e.g. cement walkways or driveways).
- 5) No exterior lighting, other than that shown on the submitted plans, is approved.

Any changes/additions/modifications to the submitted and approved plans will be required to be submitted to the FBOA ARB for review and approval before construction of the change/addition/modification is begun. Failure to do so may result in a covenant violation. Items not shown on the submitted plans are not reviewed or approved and must be submitted with the final plans to be reviewed for approval.

Please make a note of any additional items that we require above. Failure to submit the requested documents for review prior to the start of construction may result in a covenant violation.

We must be notified, in writing, upon completion of the project. Assuming no discrepancies between the approved work and the inspected, finished project, we will conduct a final inspection and close our files on this project.

We have emailed a copy of your approval to the Town and contractor for their records as well as enclosing your ARB Building Permit. We request that the permit be posted at the site during construction alongside the Town of Hilton Head Island Building Permit. Please provide a copy of this approval to your contractor upon selection and have posted on site during construction.

Thank you for your submission, and, please do not hesitate to contact us with any questions.

Sincerely,

John D. Snodgrass

John D. Snodgrass,
Executive Director

JDS:me

Encl.

Cc: Town of Hilton Head Island, PIC – Email
Tony Genovese – Email
DePauw Architects – Email
Town of Hilton Head Island, Natural Resources - Email

F750D0

Flatbread Grill
2 North Forest Beach Drive, #101
Existing Conditions
October 22, 2024
DRB-001353-2024



FOREAD
L. BAR

PARKING FOR
RESTAURANTS &
SHOPS PLEASE
USE N. FOREST
BEACH DRIVE
ENTRANCE

FOR
PUBLIC
USE

























CHARTER I
REALTY & MARKETING
Real Estate Center

FLATBREAD
GRILL • BAR













LOCATION

Address

2 N Forest Beach Dr, Hilton Head Island, SC 29928-7702, United States

ADD TO WATCHLIST

Coordinates

32.142460, -80.750380
32° 8' 33", -80° 45' 1"

MapBrowser Link

https://apps.nearmap.co



Source Photo

Wed Oct 20 2021 12:05 PM (EDT)

GOOGLE STREET VIEW

VIEW OBLIQUE PHOTOS

ADD MARKER

LOCATION

Address

2 N Forest Beach Dr, Hilton Head Island, SC 29928-7702, United States

ADD TO WATCHLIST

Coordinates

32.142460, -80.750380
32° 8' 33", -80° 45' 1"

MapBrowser Link

https://apps.nearmap.co

Source Photo

Mon Oct 9 2023 1:41 PM (EDT)

GOOGLE STREET VIEW

VIEW OBLIQUE PHOTOS

ADD MARKER



1: DECK TO LEFT OF FRONT ENTRY



2: FRONT ENTRY FROM PARKING LOT



3: DECK TO RIGHT OF ENTRY (FACES ToHHI PARK PROPERTY)



4: DECK AREA TO BE COVERED & LEFT SIDE OF FRONT PORCH



5: 14" LIVE OAK GROWING THROUGH DECK TO BE REMOVED



6: DECK AREA TO BE COVERED & RIGHT SIDE OF FRONT PORCH



ORIGINAL ARCHITECTURAL RENDERING OF THE BEACH MARKET



7: RIGHT SIDE OF DECK W/ FABRIC ROOF AREA TO RIGHT



8: LEFT SIDE OF ENTRY PORCH
(VIEWED FROM THE CENTER OF THE CENTER)



9: PREVIOUS ADDITION

REVISIONS		
ID	DESCRIPTION	DATE

PROJECT NO.	2411
PROJECT CONTACT	JAD
DATE	9/30/24
SHEET	

Flatbread Grill
2 North Forest Beach Drive, #101
Plan Set
October 22, 2024 DRB-001353-2024

ISSUED FOR REVIEW

FLATBREAD GRILL

2 N. FOREST BEACH DRIVE, UNIT #101, HILTON HEAD ISLAND, SC 29928

PROJECT TEAM:

DISCIPLINE	NAME	LICENSE:	PHONE NO:
ARCHITECT	DePAUW ARCHITECTS	101932	(843) 284-7848
LANDSCAPE	---	---	---
STRUCTURAL	---	---	---

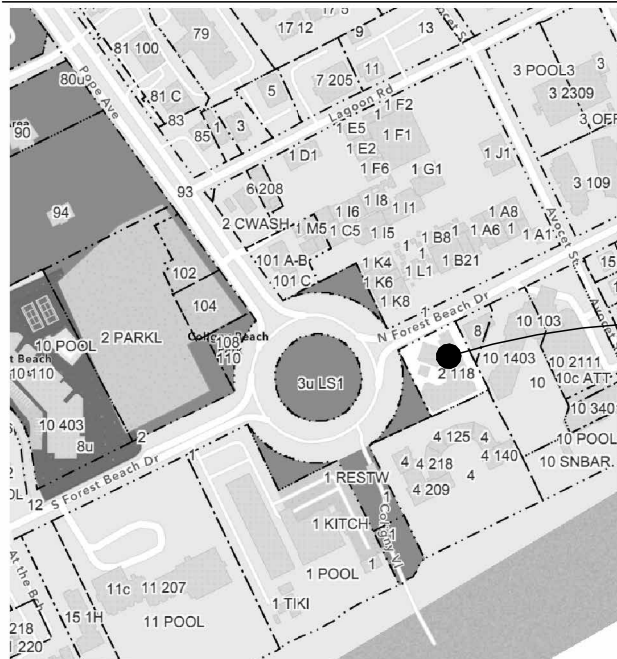
NOTES:

NOTICE TO PERMITTING AUTHORITY & BUILDING OWNER
REGARDING CONSTRUCTION ADMINISTRATION SERVICES:

THE SEALING ARCHITECT AND THE FIRM OF RECORD HAVE NOT BEEN ENGAGED TO PERFORM THE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES, AS DEFINED IN SC CODE OF REGULATIONS CHAPTER 11-12.B(5).

ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE; AND THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

VICINITY MAP:



PROJECT SITE

ABBREVIATIONS:

AB	ANCHOR BOLT	LAM	LAMINATE
ABV	ABOVE	LL	LIVE LOAD
AFF	ABOVE FINISH FLOOR	LT	LIGHT
ASF	ABOVE SUB-FLOOR	LIN	LINEN
A/C	AIR CONDITIONER	MA	MASONRY
AHU	AIR HANDLING UNIT	MAS	MASONRY
ALUM	ALUMINUM	MAX	MAXIMUM
AMSL	ABOVE MEAN SEA LEVEL	MECH	MECHANICAL
APPROX	APPROXIMATE	MED	MEDIUM
BD	BOARD	MFR	MANUFACTURER
BF	BI-FOLD	MID	MIDDLE
BLKG	BLOCKING	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
B.O.	BOTTOM OF	MUL	MULLION
BOD	BASIS OF DESIGN	N/A	NOT APPLICABLE
BRC	BEARING	N.I.C.	NOT IN CONTRACT
BTW	BETWEEN	NTS	NOT TO SCALE
CAB	CABINET	OC	ON CENTER
CANT	CANTILEVER	OD	OUTSIDE DIMENSION
CEN	CENTER	OH	OVERHANG
CIP	CAST-IN PLACE	OPNG	OPENING
CJ	CEILING JOIST	OSB	ORIENTED STRAND BOARD
CL	CENTERLINE	PAF	POWER-ACTUATED FASTENER
CLOS	CLOSET	PDE	POP-UP DRAIN EMITTER
CLG	CEILING	PEMB	PRE-ENGINEERED METAL BLDG
CM	CASEMENT	PL	PLATE
CO	CASED OPENING	PNL	PANEL
COL	COLUMN	PNT	PAINT
CONC	CONCRETE	PMEJ	PRE-MOULDED EXPANSION JOINT
CT	CERAMIC TILE	PR	PAIR
DBL	DOUBLE	PT	PRESSURE TREATED
DEMO	DEMOLISH	PVC	POLYVINYLCHLORIDE
DH	DOUBLE HUNG	PVMT	PAVEMENT
DIA	DIAMETER	PLY	PLYWOOD
DIM	DIMENSION	PWDR	POWDER ROOM
DIST	DISTANCE	R	RADIUS
DN	DOWN	R & S	ROD & SHELF
DR	DOOR	RAG	RETURN AIR GRILL
DW	DISHWASHER	REF	REFRIGERATOR
DWG	DRAWING	REQ'D	REQUIRED
EA	EACH	RM	ROOM
ELEV	ELEVATION	RV	RIDGE VENT
ELEC	ELECTRICAL	SAF	SELF-ADHERED FLASHING
EQ	EQUAL	SCHED	SCHEDULE
EQUIP	EQUIPMENT	SECT	SECTION
EXST	EXISTING	SF	SQUARE FEET
EXT	EXTERIOR	SH	SHELF
FD	FLOOR DRAIN	SIM	SIMILAR
FDN	FOUNDATION	SND	SANITARY NAPKIN DISPENSER
FDTN	FOUNDATION	SPEC	SPECIFICATION
FF	FINISH FLOOR	SF	SQUARE FEET
FFE	FINISH FLOOR ELEVATION	STD	STANDARD
FIN	FINISH	STL	STEEL
FIX	FIXTURE	STOR	STORAGE
FLUOR	FLUORESCENT	SYS	SYSTEM
FLR	FLOOR	T	TREAD
FRZ	FREEZER	T.O.	TOP OF
FRMG	FRAMING	TR	TREATED
FT	FEET	T & G	TONGUE & GROOVE
FTG	FOOTING	TEL	TELEPHONE
GALV	GALVANIZE	TEMP	TEMPORARY/TEMPERATURE
CL	GLASS	THK	THICK
GYP	GYP SUM	TV	TELEVISION
GWB	GYP SUM WALL BOARD	TPH	TOILET PAPER HOLDER
HB	HOSE BIBB	TYP	TYPICAL
HDR	HEADER	UC	UNDER-COUNTER
HORIZ	HORIZONTAL	UNFIN	UNFINISHED
HT	HEIGHT	U.N.O.	UNLESS NOTED OTHERWISE
I.D.	INSIDE DIMENSION	U.O.N.	UNLESS OTHERWISE NOTED
IN	INCH	VB	VAPOR BARRIER
INCL	INCLUDE	VER	VERIFY
INSUL	INSULATION	V.I.F.	VERIFY IN FIELD
INT	INTERIOR	VERT	VERTICAL
JST	JOIST	WD	WOOD
JNT	JOINT	W/D	WASHER-DRYER
KS	KNEE SPACE	WH	WATER HEATER

CODE ANALYSIS:

BUILDING CODES:

(ALL CODES W/ SOUTH CAROLINA MODIFICATIONS)	
INTERNATIONAL BUILDING CODE:	2021
INTERNATIONAL FIRE CODE:	2021
INTERNATIONAL PLUMBING CODE:	2021
INTERNATIONAL MECHANICAL CODE:	2021
INTERNATIONAL FUEL-GAS CODE:	2021
INTERNATIONAL EXISTING BUILDING CODE:	2021
INTERNATIONAL ENERGY CONSERVATION CODE:	2021
NATIONAL ELECTRICAL CODE:	2020 (NFPA 70)

SITE INFO:

TAX MAP & PARCEL NUMBER: R552 018 000 0012 0000

FLOOD ZONE:

FIRM FLOOD ZONE:	AO (DEPTH 1 FT.) & X
BASE FLOOD ELEVATION:	N/A
DESIGN FLOOD ELEVATION:	N/A

ZONING TABLE:

ZONING DISTRICT:	COLIGNY RESORT DISTRICT
OVERLAY DISTRICT:	CORRIDOR OVERLAY
USE OF PROPERTY:	RESTAURANT & MIXED COMMERCIAL USES
GROSS SITE ACRES:	0.93 ACRES
NET SITE ACRES:	0.93 ACRES
(GROSS ACRES - TIDAL WETLANDS)	
DISTURBED ACREAGE:	0.02 AC.
EXISTING BUILDING SQUARE FOOTAGE:	±15,750 SQ. FT.
PROPOSED BUILDING SQUARE FOOTAGE:	±15,750 SQ. FT. (NO NEW CONDITIONED AREA ADDED)
EXISTING PARKING:	70 SPACES
TOTAL REQUIRED PARKING:	N/A (NO CHANGE IN OUTDOOR DINING AREA SIZE)
TOTAL ADDITIONAL PARKING:	0 SPACES
EXPECTED NUMBER OF MONTHS TO COMPLETE PROJECT:	3 MONTHS

DESCRIPTION OF WORK

ADDITION OF A PORCH ROOF OVER AN EXISTING OPEN DECK.

OCCUPANCY & CONSTRUCTION:

OCCUPANCY CLASSIFICATION: ASSEMBLY (A-2)

OCCUPANT LOAD:

CONSTRUCTION:

SPRINKLERED/NON:

TYPE V-B (UNCHANGED)
AUTO. SPRINKLER SYSTEM EXISTING
• DRY HEADS TO BE ADDED TO WET SYSTEM THROUGH EXTERIOR WALL OF RESTAURANT

DRAWING INDEX:

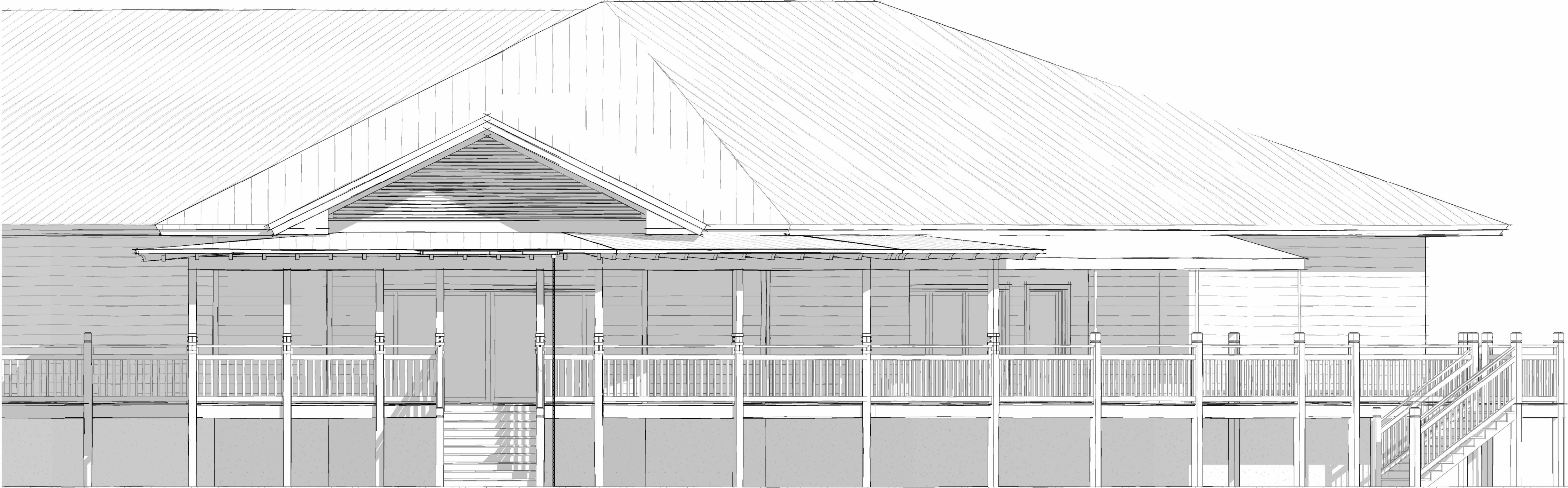
SHEET # SHEET NAME

A001	COVER SHEET
—	PLAT
AS101	SITE DEVELOPMENT PLAN
AS102	EXISTING CONDITIONS PHOTOS
AD101	DEMOLITION PLANS
A102	FIRST FLOOR PLAN
A103	ROOF PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A203	MASSING MODEL
AE101	LIGHTING PLAN



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IMPROVEMENTS TO:

FLATBREAD GRILL

2 N. FOREST BEACH DRIVE

UNIT #101

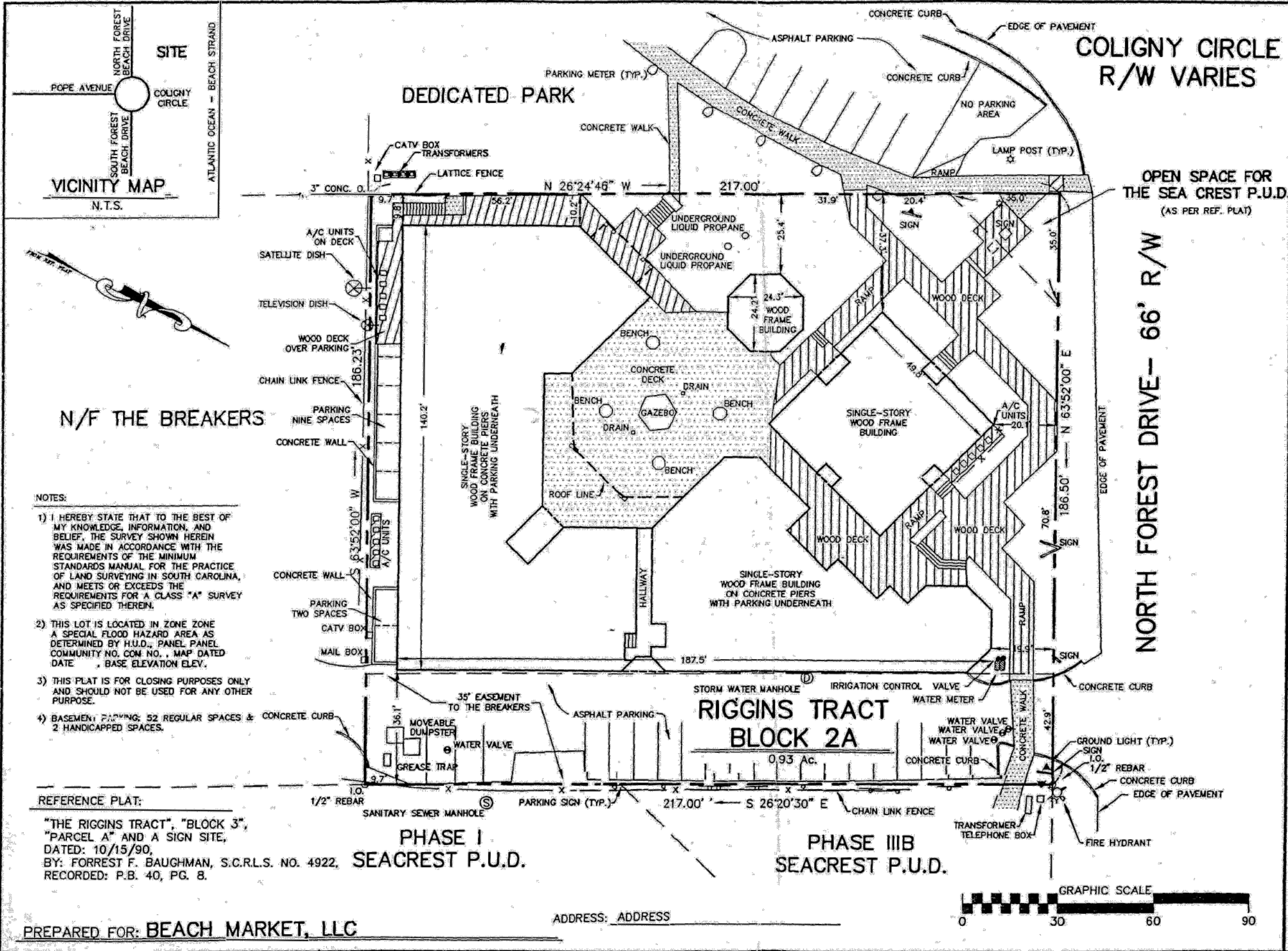
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REVISIONS	
ID	DESCRIPTION
DATE	

PROJECT NO.	2411
PROJECT CONTACT	JAD
DATE	9/30/24
SHEET	

A001

COVER SHEET



MORTGAGE PLAT OF
RIGGINS TRACT
NORTH FOREST BEACH DRIVE
A PORTION OF
BLOCK 2A
HILTON HEAD ISLAND
BEAUFORT COUNTY
SOUTH CAROLINA

SOUTH CAROLINA
REGISTERED
LAND SURVEYOR
11059
TERRY G. HATCHELL

SOUTH CAROLINA
REGISTERED
SURVEYING CONSULTANTS, INC.
No. C00835
STATE OF AUTHORIZATION

SC
SURVEYING CONSULTANTS
22E Bow Circle, Park Place
Hilton Head Island, SC 29928
TELEPHONE: (843) 842-3304
FAX: (843) 785-7888

SCALE: 1" = 30'
DATE: 8/27/99
JOB NO: 905520

DISK NO. BIL2
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1: DECK TO LEFT OF FRONT ENTRY



2: FRONT ENTRY FROM PARKING LOT



3: DECK TO RIGHT OF ENTRY (FACES ToHHI PARK PROPERTY)



4: DECK AREA TO BE COVERED & LEFT SIDE OF FRONT PORCH



5: 14" LIVE OAK GROWING THROUGH DECK TO BE REMOVED



6: DECK AREA TO BE COVERED & RIGHT SIDE OF FRONT PORCH



ORIGINAL ARCHITECTURAL RENDERING OF THE BEACH MARKET



7: RIGHT SIDE OF DECK W/ FABRIC ROOF AREA TO RIGHT



8: LEFT SIDE OF ENTRY PORCH
(VIEWED FROM THE CENTER OF THE CENTER)



9: PREVIOUS ADDITION

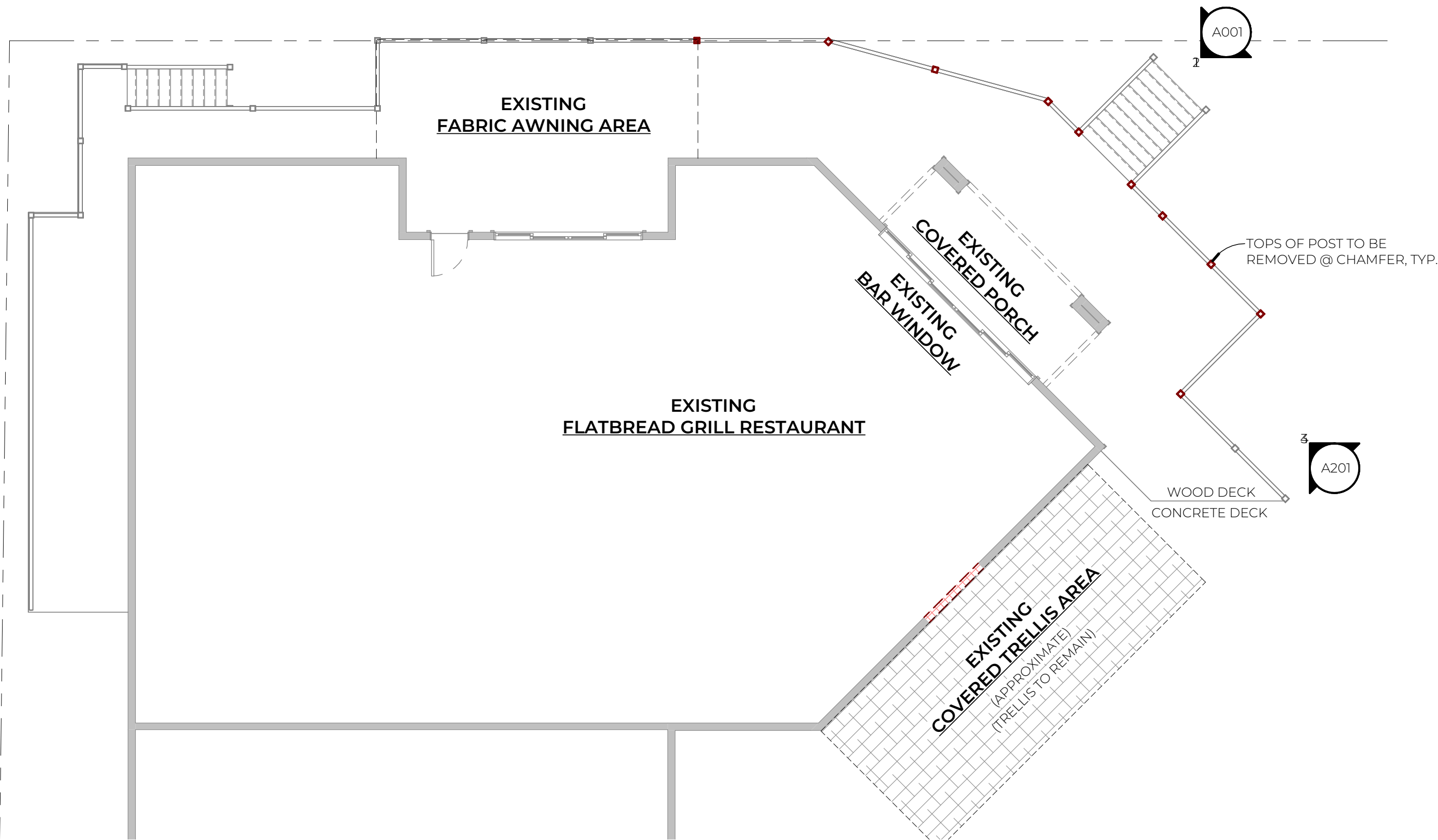
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EXISTING ROOF PLAN

2
AD101 1/8" = 1'-0"



DEMOLITION FLOOR PLAN

1
AD101 1/8" = 1'-0"

IMPROVEMENTS TO:
FLATBREAD GRILL
2 N. FOREST BEACH DRIVE
UNIT #101
HILTON HEAD ISLAND, SC 29928

REVISIONS		
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AD101

DEMOLITION PLANS

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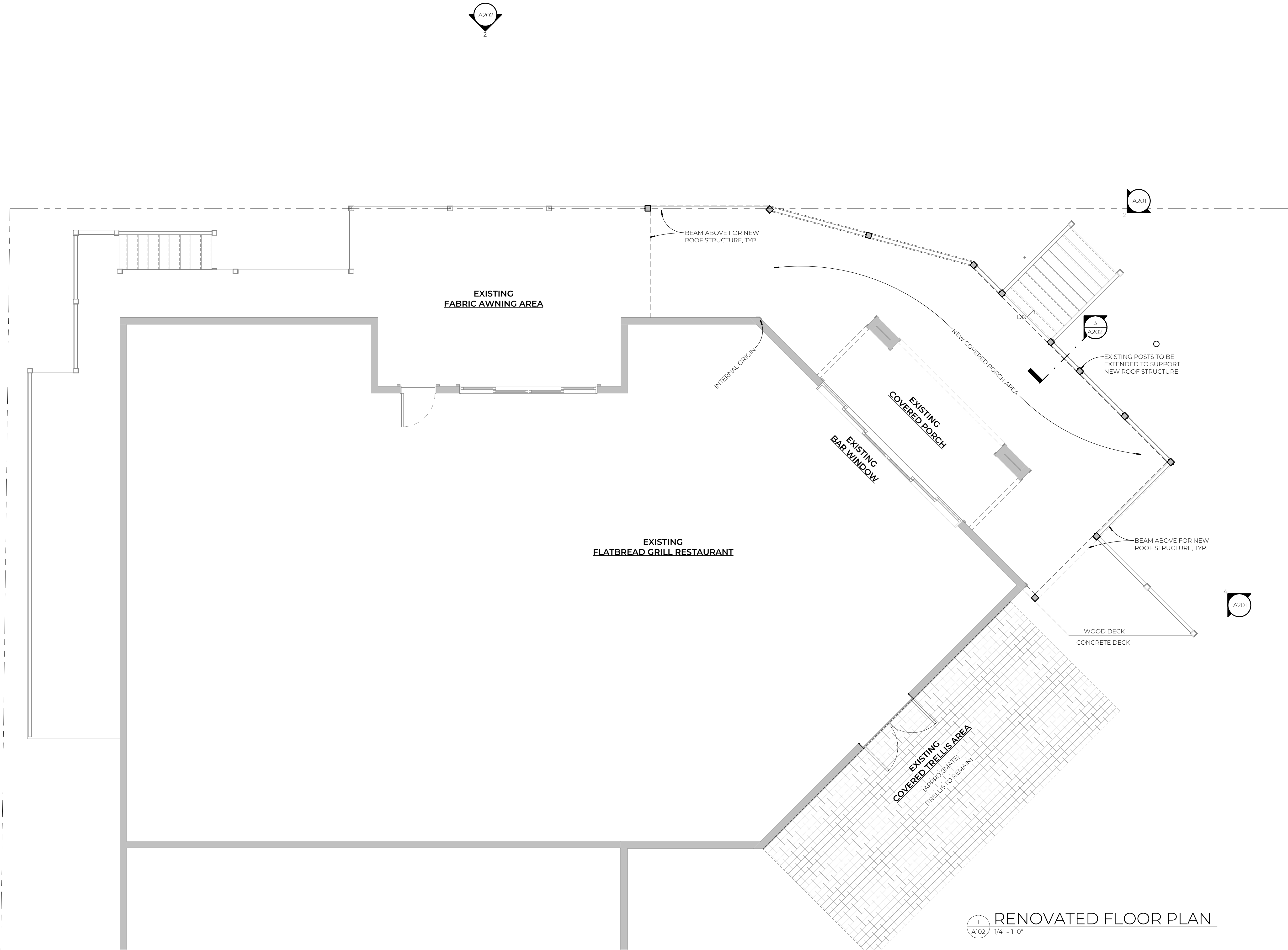
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2 N. FOREST BEACH DRIVE
UNIT #101
HILTON HEAD ISLAND, SC 29928

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A102

FIRST FLOOR PLAN



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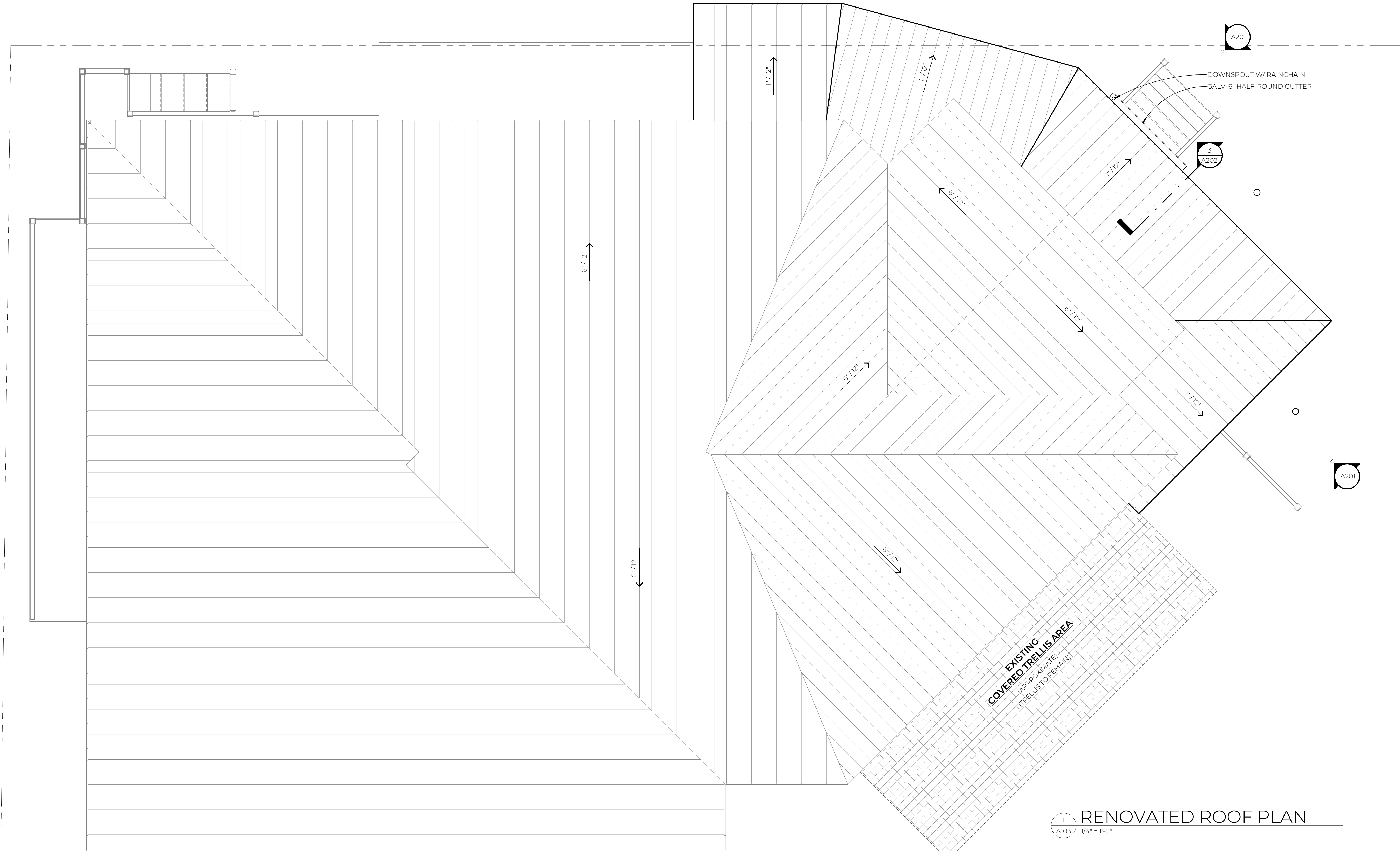
IMPROVEMENTS TO:
FLATBREAD GRILL
2 N. FOREST BEACH DRIVE
UNIT #101
HILTON HEAD ISLAND, SC 29928

REVISIONS		
ID	DESCRIPTION	DATE

PROJECT NO.	2411
PROJECT CONTACT	JAD
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SHEET	

A103

ROOF PLAN



1 RENOVATED ROOF PLAN
A103 1/4" = 1'-0"

A202
2

A201
2

DOWNSPOUT W/ RAINCHAIN
GALV. 6" HALF-ROUND CUTTER

3
A202

A201
4



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www.depauw.studio

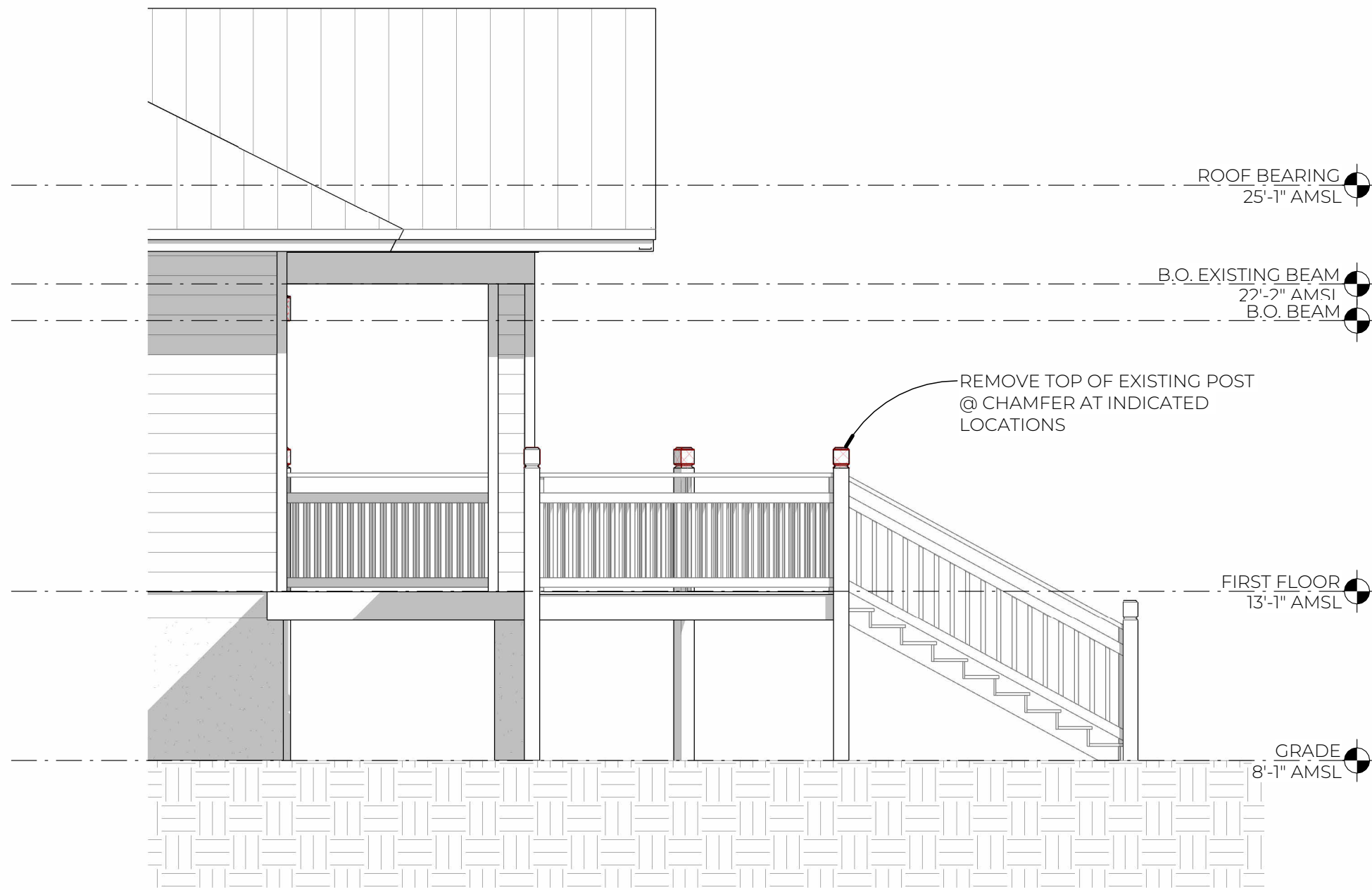
(843) 284-7848

PO BOX 688

BLUFFTON, SC 29910

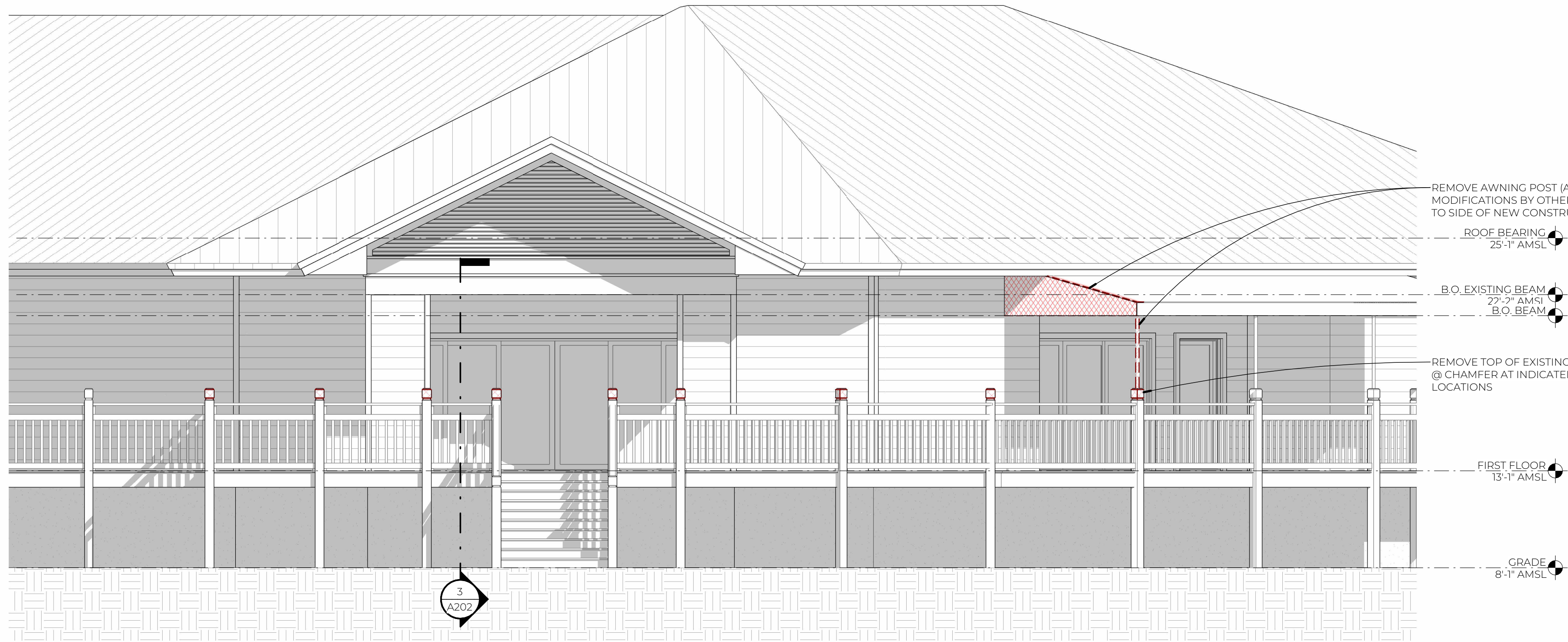
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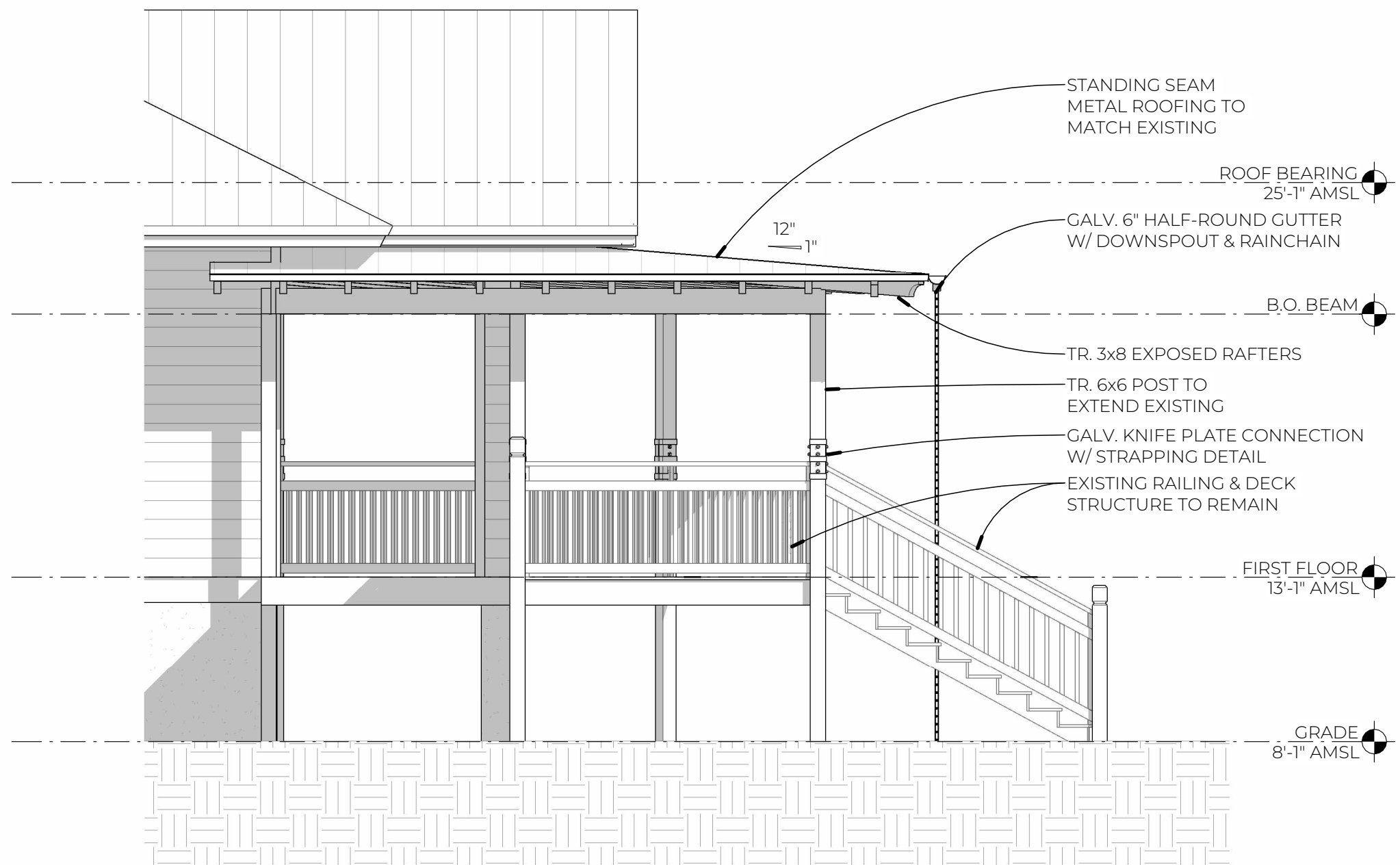
3
A201
1/4" = 1'-0"

DEMO LEFT ELEVATION



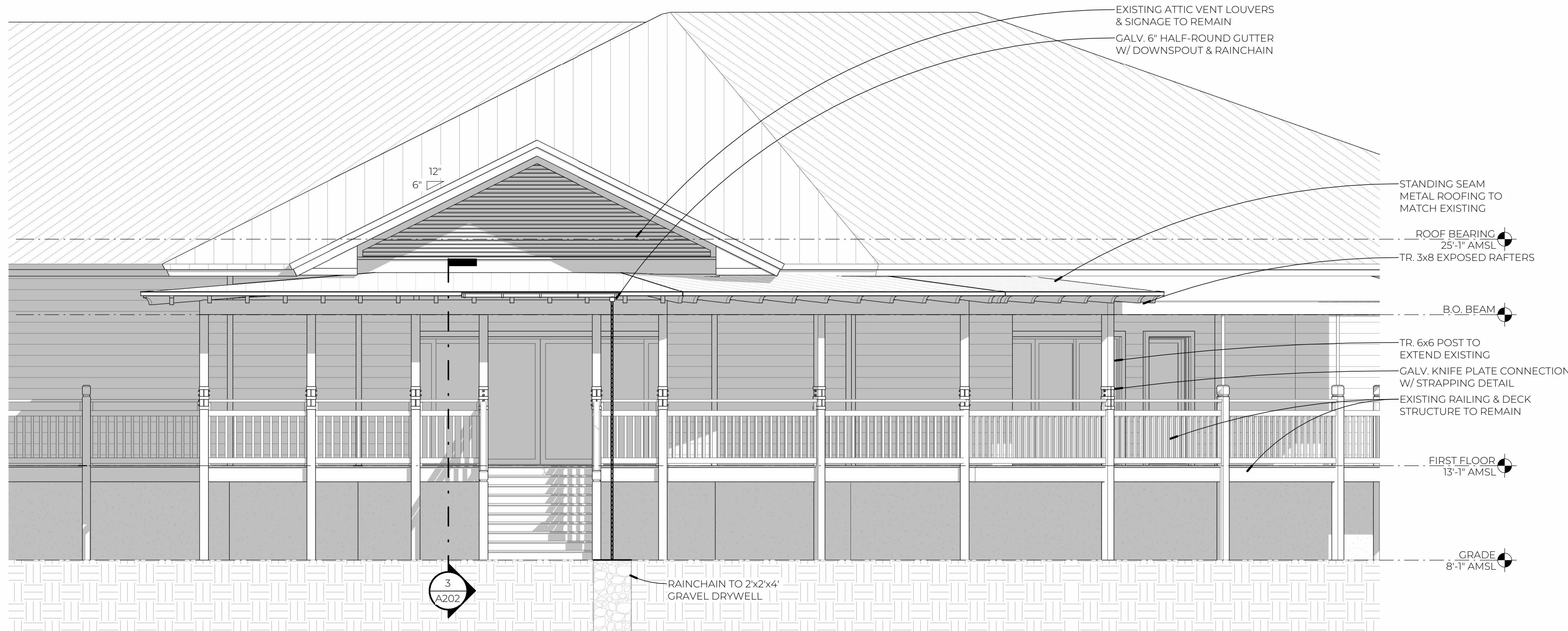
1
A201
1/4" = 1'-0"

DEMO FRONT ELEVATION



4
A201
1/4" = 1'-0"

RENOVATED LEFT ELEVATION



2
A201
1/4" = 1'-0"

RENOVATED FRONT ELEVATION

IMPROVEMENTS TO:
FLATBREAD GRILL
2 N. FOREST BEACH DRIVE
UNIT #101
HILTON HEAD ISLAND, SC 29928

REVISIONS		
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A201

ELEVATIONS

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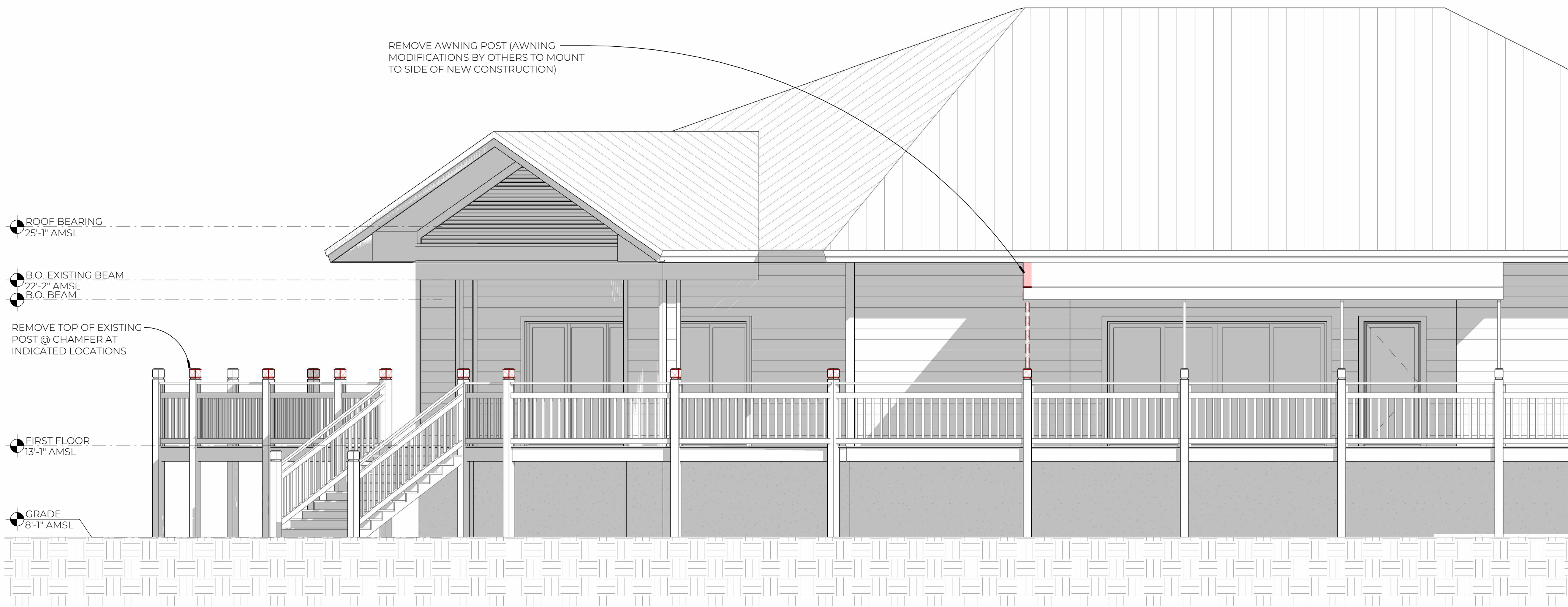
IMPROVEMENTS TO:
FLATBREAD GRILL
2 N. FOREST BEACH DRIVE
UNIT #101
HILTON HEAD ISLAND, SC 29928

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A202

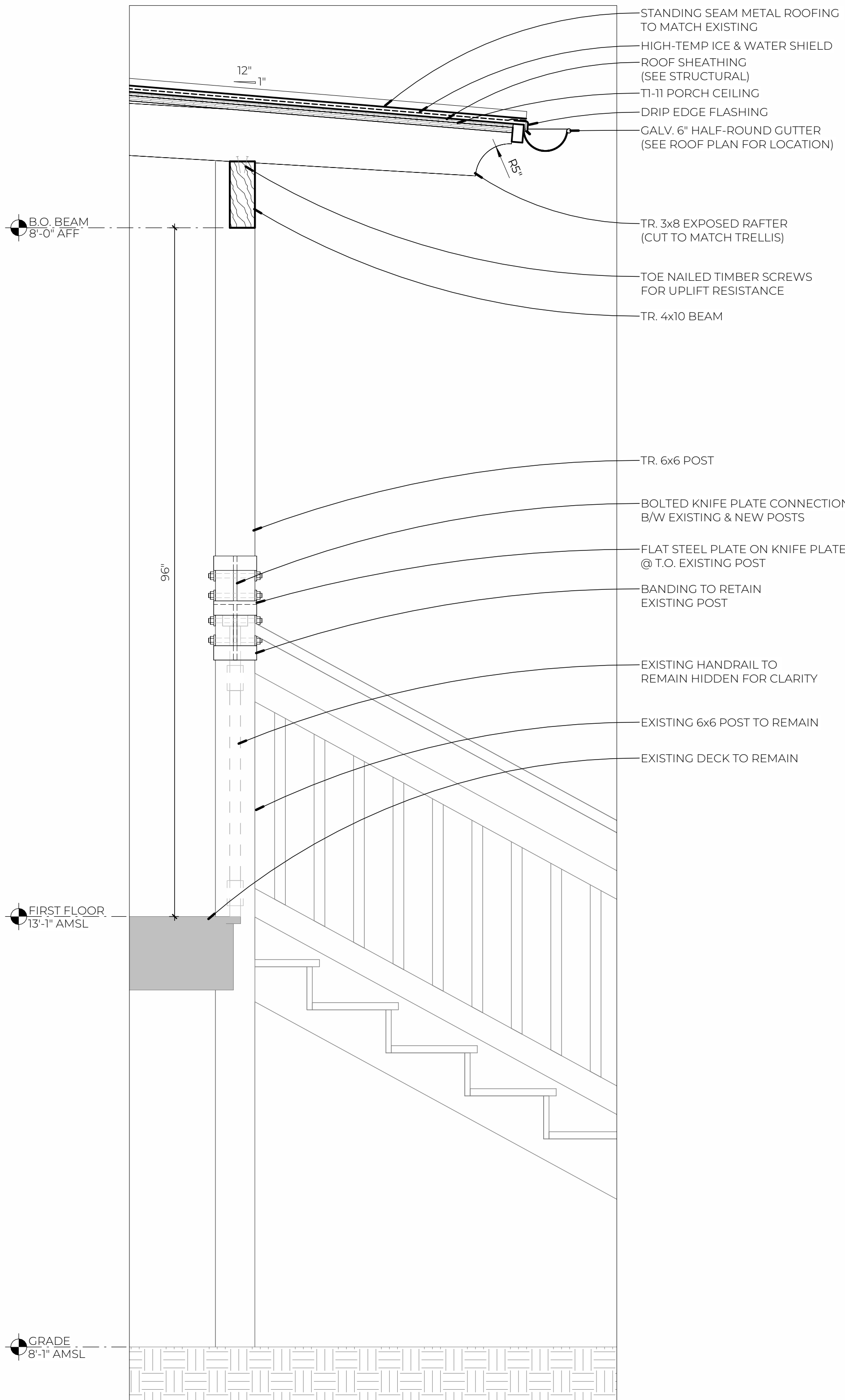
ELEVATIONS



1 DEMO RIGHT ELEVATION
A202 1/4" = 1'-0"



2 RENOVATED RIGHT ELEVATION
A202 1/4" = 1'-0"



3 COLUMN DETAIL
A202 1" = 1'-0"



ENTRY MASSING



RIGHT SIDE MASSING

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IMPROVEMENTS TO:
FLATBREAD GRILL
2 N. FOREST BEACH DRIVE
UNIT #101
HILTON HEAD ISLAND, SC 29928

REVISIONS		
ID	DESCRIPTION	DATE

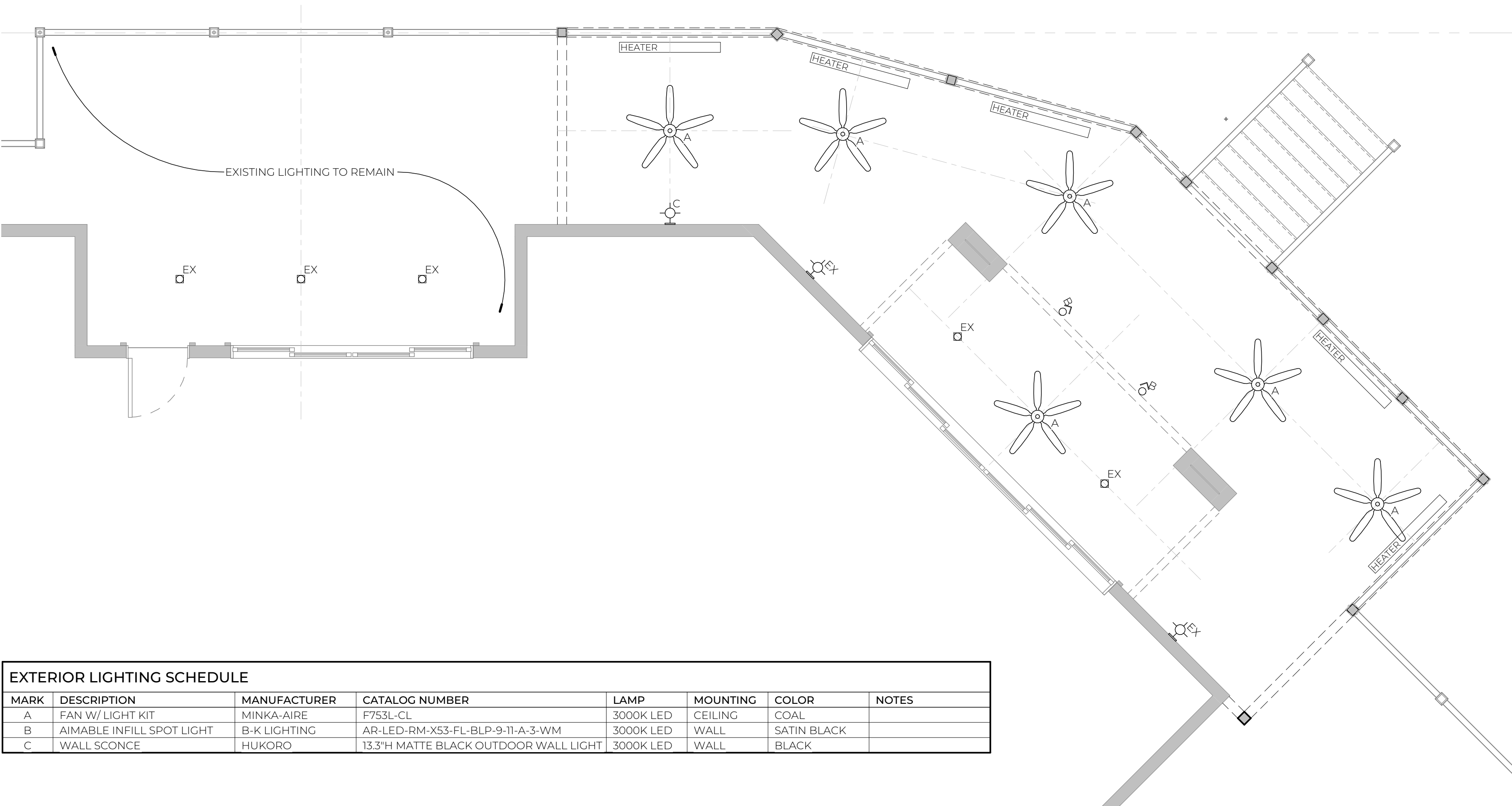
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A203

MASSING MODEL

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EXTERIOR LIGHTING SCHEDULE							
MARK	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMP	MOUNTING	COLOR	NOTES
A	FAN W/ LIGHT KIT	MINKA-AIRE	F753L-CL	3000K LED	CEILING	COAL	
B	AIMABLE INFILL SPOT LIGHT	B-K LIGHTING	AR-LED-RM-XS3-FL-BLP-9-11-A-3-WM	3000K LED	WALL	SATIN BLACK	
C	WALL SCONCE	HUKORO	13.3"H MATTE BLACK OUTDOOR WALL LIGHT	3000K LED	WALL	BLACK	

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

IMPROVEMENTS TO:
FLATBREAD GRILL
2 N. FOREST BEACH DRIVE
UNIT #101
HILTON HEAD ISLAND, SC 29928

REVISIONS		
ID	DESCRIPTION	DATE

PROJECT NO.	2411
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DATE	9/30/24
SHEET	

AE101

LIGHTING PLAN



TYPE A

Java - LED 54" Ceiling Fan

Item #:	F753L-CL
UPC Code:	706411061936
Product Family Name:	Java LED
Finish:	Coal
Category:	EXTERIOR FAN
Category Type:	Ceiling Fan
Certification:	E75795
Patents:	
Notes:	

LED

LED



Wet Location



UL Listed

MEASUREMENTS

Blade Finish:	
Blade Material:	PC
Blade Sweep:	54"
No. of Blades:	3
Blade Pitch:	14 DEGREES
Reversible Blades:	NO
Slope:	YES
Hanging Weight:	17.22
Downrod 1:	6
Downrod 1 Outside Dia:	0.75
Downrod 2:	
Downrod 2 Outside Dia:	
Ceiling to Lowest Point (Dim A):	14.75
Ceiling to Blade (Dim B):	13.25
Lead Wire:	80"
Power:	AC
Motor Size:	AC 153 X 18mm

	Low	Low/Med.	Medium	Med/High	High
RPM	79				156
Amps	0.218				0.391
Watts	14.51				47.27
CFM	2834.0				5771.0
CFM/Watts	195.31				122.09

LAMPING

No. of Bulbs:	1
Max Bulb Wattage:	18
Light Type:	Z32 LED
Light Kit Optional:	NO
Socket:	Y30 LED MODULE
Integrated Light Kit:	YES
Dimmable:	YES
Ballast:	
Rated Life Hours:	30000
Uplight:	NO
Bulb/LED Included:	YES
Color Temp.:	3000
CRI:	92
Initial Lumens:	1489.1
Delivered Lumens:	488.9

GLASS

Description:	OPAL FROSTED
Material:	
Part No.:	GF753
Quantity:	1
Width:	717
Height:	177
Length:	717

CONTROLS

Pull Chain Control:	NO
Works with Remote Control:	YES
Works with Wall Control:	YES
Reversible:	YES
Included Remote Control:	RCS213
Included Wall Control:	
Smart Control:	NO
Compatible Remote Control(s):	
Compatible Wall Control(s):	WCS213
Integrated Smart Control:	
Compatible Smart Control:	BD-1000

SHIPPING

Carton Width:	9.88
Carton Height:	10.5
Carton Length:	28.0
Carton Weight:	20.04
Carton Cubic Feet:	1.681
Small Package Shippable:	YES
Master Pack Width:	
Master Pack Height:	
Master Pack Length:	
Master Pack Weight:	
Master Cubic Feet:	
Multi-Pack:	1
Master Pack:	1

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

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

Rev 01.10.2024 01:45 PM

TYPE B

ARTISTAR LED (REMOTE DRIVER)

IP66 RATED

DATE:	PROJECT:	TYPE:
-------	----------	-------

CATALOG NUMBER LOGIC:



Driver housing required. Configure separately.

**Base height limited to 6" max. with Brass and Stainless Steel Canopy.*

CATALOG NUMBER LOGIC

Example: B - AR - LED - RM - x54 - FL - POL - 12 - 11 - B - 6 - WM

MATERIAL

(Blank) - Aluminum B - Brass S - Stainless Steel

SERIES

AR - ArtiStar

SOURCE

LED - Chip on Board Technology

HOUSING

RM - Remote Driver

LED TYPE

x52 - 10W LED/2700K x53 - 10W LED/3000K x54 - 10W LED/4000K

OPTICS

SP - Spot (20°) FL -Flood (40°) WFL - Wide Flood (60°)

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

Also available in RAL Finishes

Brass Finishes (MAC, POL, MIT)

Stainless Steel Finishes (MAC, POL)

LENS TYPE

9 - Clear (Standard) 12 - Soft Focus 13 - Rectilinear

SHIELDING

11 - Honeycomb Baffle

CAP STYLE

A - 45°

B - 90°

C - Flush

D - 45° Less Weephole (Interior use only)

E - 90° Less Weephole (Interior use only)

F - 90° with Flush Lens

BASE HEIGHT

3" (Standard), 6", 12", 18", & 24" with Anchor Base

MOUNTING OPTIONS

PP - 18" Power Pipe Stake Mount

SF - Stability Flange (For use with Power Pipe)

WM - Wall or Ceiling Mount with 5" dia. Machined Canopy**

B-K LIGHTING

MADE IN THE USA

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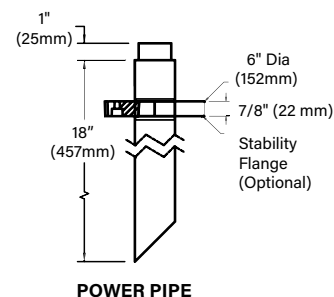
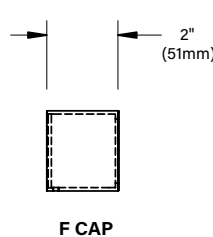
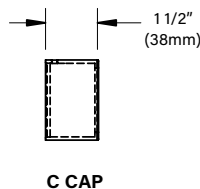
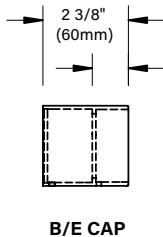
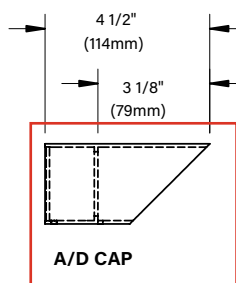
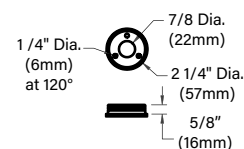
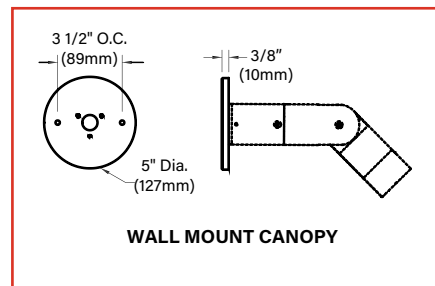
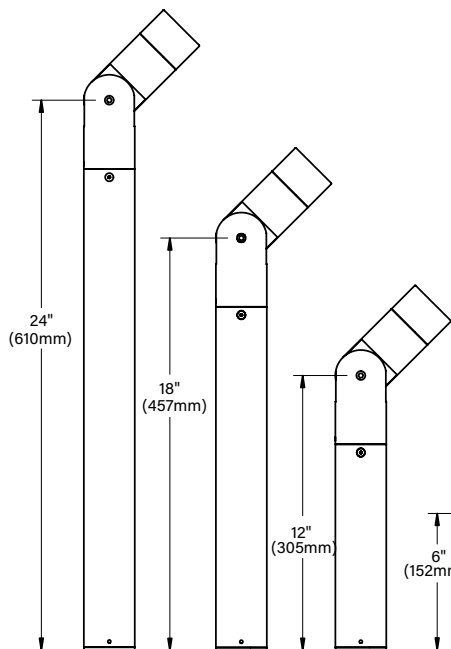
12/06/2022 SKU-1015
SUB-2126-00

TYPE B

ARTISTAR LED (REMOTE DRIVER)

IP66 RATED

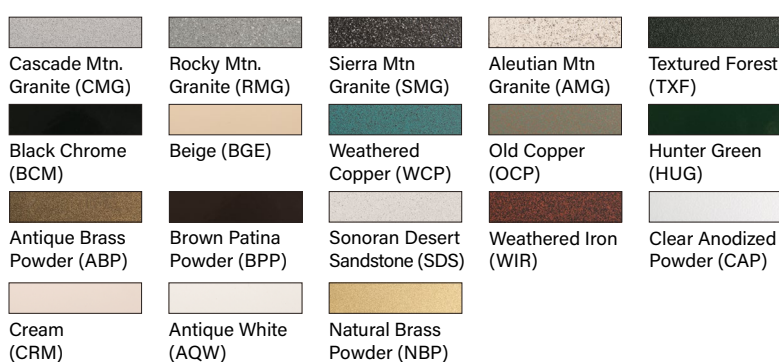
DATE:	PROJECT:	TYPE:
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STANDARD FINISHES



PREMIUM FINISHES



[Click Here](#) to view larger, full-color swatches of all available finishes on our website.

B-K LIGHTING

MADE IN THE USA

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SUB-2126-00

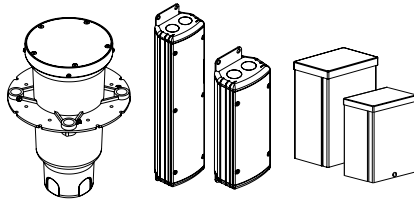
TYPE B

ARTISTAR LED (REMOTE DRIVER)

IP66 RATED

DATE:	PROJECT:	TYPE:
-------	----------	-------

Accessories (Configure separately)



HP2RM

PM2DRM & PM2RM

DRM & RM

SPECIFICATIONS

ELECTRICAL	WATTAGE	10W LED
	WIRING	Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.
	REMOTE DRIVER	For use with remote LED driver. See remote driver submittal to determine remote distance and wiring requirements prior to detailing field installation of any remote wiring.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6), brass (360) or stainless steel (304).
	BODY	Unibody design with enclosed, water-proof wireway and integral heat sink is fully machined from solid billet.
	KNUCKLE	Aim & Lock knuckle is integral to the body and features an interior taper machined from solid billet and a reverse angle taper allowing full 18° vertical adjustment without the use of aim-limiting serrated teeth. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lbs. static load prior to movement for optical alignment with a ½" pipe thread for mounting. Optional 360SL provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.
	CAP	Fully machined and accommodates two (2) lens or louver media.
	LENS	Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	LED	Integrated solid state system and modular design with electrical disconnects allow for easy field upgrade and maintenance. LM-80 certified. Minimum 50,000 hour rated life at 70% of initial lumens (L70). LED technology provides long life, significant energy reduction and exceptional thermal management.
	COLOR MANAGEMENT	Corrected cold phosphor technology delivers natural white light with long term phosphor maintenance over product life. Exact color point conformity exceeds ANSI C78.377 standard. Provides uniform beam with no color variation over angle. Module exceeds 80 CRI (RA>80, R9>16).
	INSTALLATION	Available for installation in three distinct mounting conditions:
	ANCHOR BASE (STANDARD)	Machined anchor base with 7/8" dia. slip conduit hole and (3) 3/16" dia. anchor bolt holes (hardware by others).
	POWER PIPE (OPTIONAL)	Provides a clean transition from wiring system to fixture. Schedule 80, 18" PVC housing for direct burial into soil or concrete. Machined 2 1/4" dia. cap for fixture mounting with stainless steel hardware. Optional 6" dia., molded stability flange, to simplify installation and projects into substrate to reinforce housing stability.
	WALL MOUNT CANOPY (OPTIONAL)	Optional 5" dia. machined canopy permits mounting to junction box (gasket by others). 8" maximum base height for canopy-mounted brass or stainless steel fixture.
	OPTICS	Interchangeable OPTIKIT modules permit optical field changes. Color-code: Narrow Spot (NSP) = red; Spot (SP) = green; Medium Flood (MFL) = yellow; Wide Flood (WFL) = blue.
	HARDWARE	Tamper-resistant, stainless steel hardware. Knuckle vertical aiming screw is black oxide treated for additional corrosion resistance.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material and metal finish option only for stainless steel material.
  	WARRANTY	5-year limited warranty.
	CERTIFICATION & LISTING	ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. IP66 Rated. Made in the USA with sustainable processes.

B-K LIGHTING

MADE IN THE USA

559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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12/06/2022 SKU-1015
SUB-2126-00

TYPE B

LAMP & DRIVER DATA (x52, x53, x54)

DATE:	PROJECT:	TYPE:
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LM79 DATA					L70 DATA		OPTICAL DATA		
BK No.	Lumens (Source)	CCT (Typ.)	CRI (Ra.Typ.)	Input Watts (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens (L ₇₀)		Beam Type	Angle	CBCP
x52	1180	2700K	80	10	50,000		Spot	20°	2680
x53	1230	3000K	80	10	50,000		Flood	40°	1744
x54	1280	4000K	80	10	50,000		Wide Flood	60°	640

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Outdoor Lighting
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Interior Lighting

Shop By Room

Best Sale

New Arrival

TYPE C



Home > Outdoor Wall Light > 13.3"H Matte Black Outdoor Wall Light With Dusk to Dawn



13.3"H Matte Black Outdoor Wall Light With Dusk To Dawn
\$35.99

COLOR: BLACK



DUSK TO DAWN SENSOR: NO



PACKS: 1



[More payment options](#)



Availability : In Stock



[Delivery & Return](#) [Ask a Question](#)

Order in the next 0 hours 37 minutes to get it between Monday, 7th October and Monday, 14th October

TYPE C

Description

Reviews

The fully crafted outdoor wall lights with matte black finish and clear glass adds a sense of modern-inspired flair to the exterior of your home. It is also workable for dry, or even damp environments. This beautiful outdoor light fixtures are totally safe to use under covered porch, patio, or veranda.

Specification:

- Input Voltage: 110V -220V
- Bulb Base: E26
- Lamp holder type: A19(60W)
- Suction wall tray size: 6.7*4.3 in
- Installation: Wall Mount
- Use Environment: Damp
- Connection Style: Hardwired
- Material: Metal, Glass
- Bulb Type: LED, CFL, and Incandescent
- Certification: ETL CETL Certification

Dusk to Dawn Sensor: The wall lights with dusk to dawn will automatically turn the outdoor lights on at night(brightness is lower than 30 LUX),and turn off during the day(brightness above 30 LUX).You don't have to switch it on and off manually.

Outdoor weather resistant: the dusk to dawn outdoor lighting with heavy-duty rugged metal and rich powder coating on surface ideals for any outdoor environment
Porch light with clear glass shade, and beautiful matte black finish, brings convenience and relaxation to your life on exterior of your home

Bulb requirements: 1x E26/medium base 60-Watt bulb (bulb not included)

Easy installation: Pre-assembled hardwired design, include all mounting accessories for quick installation. To complete installation in just a few minutes. (Bulbs are not included)

ETL listed and 90 days limited warranty: we guaranteed high quality and safe product to our consumer

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: 2 North Forest Beach Drive, #101 – Flatbread Grill

DRB-001353-2024

DATE: 10/22/2024

CATEGORY: Roof 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	☐	☒	☐	There is a section of roofing that was never approved or received building permits for that is not part of this proposal yet part of the roof plan. This area should be address as well as the proposed roof addition.
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	☒	☐	☐	Provide a 11" x 17" material and color board.

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	☒	☐	☐	Provide existing and proposed landscape plan.
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscape is designed so that it may be maintained in its natural shape and size	☐	☒	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☐	☒	☐	

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

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☐	☐	☒	
Supplemental and replacement trees meet LMO requirements for size, species and number	☐	☐	☒	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

1. Staff recommends approval of the conceptual design submittal with the following conditions:
 - a. Provide an existing and proposed landscape plan.
 - b. Provide a lighting plan.
 - c. Provide a 11” x 17” material and color board.
2. Any additional information as required by the Board.

