



## **Town of Hilton Head Island**

### **Design Review Board Meeting**

**Tuesday, November 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 November 12, 2024
- 4. Unfinished Business**
- 5. New Business**
  - a. DRB-001507-2024 - Two Park Lane - Monument Sign - Sign System
  - b. DRB-001522-2024 - San Miguels Bar - 9 Harbour Center Lane - Conceptual
- 6. Public Comment - Non Agenda Items**
- 7. Board Business**
- 8. Staff Reports**
- 9. Adjournment**

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

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further

accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:

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



# Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Tuesday, November 12, 2024, 2:30 PM Minutes

## 1. Call to Order

This meeting was called to order at 2:30 p.m. All members were present.

## 2. Adoption of the Agenda

Ms. Lippert moved to change the order of the Agenda to review Board business first. Ms. Fitzpatrick seconded. The Motion was approved unanimously.

## 3. Approval of the Minutes

- a. Regular Meeting Minutes of October 22, 2024.

Ms. Lippert moved to approve the meeting minutes of October 22, 2024. Ms. Pastor seconded. The meeting minutes were approved unanimously.

## 4. Unfinished Business

- a. DRB-001466-2024 - 59 Pope Avenue - The Pavilion at The Bank - Final

Chair Carstens handed the gavel to Ms. Lippert, recused himself, and left the dais. Trey Lowe, Development Services Manager gave an update and answered questions from the Board. The discussion centered on the proposed pavilions designed to provide shelter from rain in the whiskey bar area. Staff recommended approval with the condition that the pavilion colors match the existing entry and that any additional information required by the Board be provided.

Sarah Kepple of Pearce Scott Architects presented updates to the original design. A key change involved reducing the number of sides of the pavilion from ten to eight. Board members discussed various aspects of the proposal. Ms. Fitzpatrick requested that cable boxes for the mounted televisions in the bar area be concealed and raised questions about lighting options. Ms. Pastor noted that the large-screen televisions were not approved during the previous meeting and emphasized that any approval today would not include them without further staff review. Additional discussions between Ms. Lippert and Mr. Theodore addressed the building's revised rotation and other design details, including the prohibition of neon signage.

Ms. Pastor made a Motion to approve the project with conditions: the approval does not include the large-screen televisions or neon lighting; the existing televisions should be relocated to interior posts; the pavilion should be rotated to align with the entry if feasible;

and all cable boxes and conduits must be concealed. Ms. Fitzpatrick seconded the Motion, which was approved unanimously.

**b. DRB-001479-2024 - 40 Harriet Tubman Way - Archeology Research Facility - Final**

Chair Carstens returned to the Dias. Mr. Lippert returned the gavel to Chair Carstens. Trey Lowe, Development Services Manager, introduced the proposal for a new archeology research facility, presenting it for final review. Staff recommended approval with conditions, including providing the case manager with the approved Design Review Board (DRB) plans and any additional information required by the Board. Following the initial concept presentation and the Board's recommendations, the applicant made several updates, including adding a mechanical roof screen at the rear flat roof, extending the bracket detail to the side porch columns, refining the site lighting, and providing a color front elevation. The applicant is also exploring a water collection system for the gutters. The exterior colors are shades inspired by Mitchelville's brand palette.

Sarah Kepple of Pearce Scott Architects presented the updated design. The Board members raised questions and concerns about several elements, including the color palette (particularly the bright blue), the parking lot, monument signage, roof and roof screen, irrigation and rain collection system, gutters, porch design, sidewalks and their lighting, porch lighting, landscaping plans, plant sizes, potential wing walls for the condensers, facade options, buffer materials, and the need for a physical material and color board. The Board also requested a full lighting cut sheet with details on lighting color, a material color board, a solution for exposed conduits, and specifics on the wall material and trim.

After an extensive discussion, the Board decided to table the application until the December 10th meeting, or until the applicant can provide additional details.

**5. New Business**

**a. DRB-001465-2024 - 75 Dillon Road - Fire & Rescue Headquarters Classroom Building - Conceptual**

Trey Lowe, Development Services Manager, introduced the conceptual proposal for a Fire Rescue Headquarters classroom building. The facility is designed to provide firefighters with a dedicated training space for firefighting, medical emergencies, and technical or hazardous materials training. The proposed structure is a pre-engineered building. Staff recommended approval of the conceptual submission with conditions, including providing dimensional details and sections, a utility plan with screened utilities shown on the site plan, an exterior lighting plan, an updated landscape plan to enhance the property, an 11x17 material and color board, and any additional information required by the Board.

During the meeting, applicant Dale Strecker responded to questions from the Board. The Board raised concerns about the building's color palette and the proposed landscape plan. Following the discussion, Ms. Lippert made a Motion to approve the project with

several conditions: the exterior lighting plan must be included, a study should determine if a tree can be added for screening from the recycling facility, the color palette should be revised (excluding white), perimeter landscaping is not required for this project, overhangs should be added above the main doors, and the north facade should be activated with potential windows. Mr. Parker seconded. The Motion was approved unanimously.

**b. DRB-001481-2024 - 1014 William Hilton Parkway - Local Legend - Mural**

Chair Carstens handed the gavel to Ms. Lippert before he and Mr. Parker recused themselves and left the dais. Trey Lowe, Development Services Manager, introduced the Local Legend Mural for final approval. Staff recommended approval on the condition that paint samples be provided along with any additional information required by the Board. Alan Wold from Serg Group, the applicant, presented the mural's historical, cultural, and local significance, highlighting changes made since the previous Design Review Board (DRB) meeting. He also shared examples of other murals and public art with text from around the island.

A lengthy discussion ensued between the Board and Mr. Wold regarding whether the text on the mural classified it as a sign rather than a mural. Using the Land Management Ordinance (LMO) as a reference, the Board concluded that the project fell into a "grey zone" due to the lack of a clear definition for murals within the LMO. While the Town had previously determined that the project was not a sign, the absence of a formal definition left the issue unresolved. The Board asked the applicant to consider shrinking or removing the text from the mural, but after further discussion, the applicant chose to withdraw the application to consult internally and with the Town.

The Board suggested that Town staff seek guidance from the Town Attorney to interpret and clarify the definition of a mural under the LMO.

**6. Public Comment - Non Agenda Items**

None.

**7. Board Business**

Ms. Lippert raised questions and concerns regarding quorum requirements when recusals are involved and the process for making a Motion. For a quorum, at least four out of the six Board members must be present and actively voting. If there is a tie in voting, the Motion is automatically disapproved. In cases where a tie is anticipated, the applicant has the option to either withdraw their application before the vote or return to present the application again after six months. However, the applicant may re-present their application sooner if there are significant changes to the project.

It was clarified that for any Motion to be approved, at least three Board members must vote in favor.

The Board requested clarification from staff on whether the Board member who initially makes

a Motion (with or without conditions) must vote to approve the Motion, or if they may make a Motion for denial. They also asked for clarification on whether a Board member's original Motion can be modified if new information arises during discussions about conditions in the final approval process.

## **8. Staff Reports**

None.

## **9. Adjournment**

The meeting was adjourned at 6:05 p.m.

**The recording of this Meeting can be found on the Town's website at [www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)**

**Two Park Lane  
Sign System  
November 26, 2024  
DRB-001507-2024**



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](http://www.hiltonheadislandsc.gov)

**FOR OFFICIAL USE ONLY**

Date Received: \_\_\_\_\_  
Accepted by: \_\_\_\_\_  
DRB #: \_\_\_\_\_  
Meeting Date: \_\_\_\_\_

Applicant/Agent Name: SEAN CONGLETON Company: SIGN D'SIGN  
Mailing Address: 270 RED CEDAR STREET STE 102 City: BLUFFTON State: SC Zip: 29910  
Telephone: 843-757-7057 Fax: \_\_\_\_\_ E-mail: THALPIN@SIGN-DSIGN.COM  
Project Name: TWO PARK LANE Project Address: 2 PARK LANE HHI, SC 29910  
Parcel Number [PIN]: R 550 015 00C 0237 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.

**SEAN CONGLETON**

SIGNATURE

**11-07-2024**

DATE



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

**FOR OFFICIAL USE ONLY**

Date Received: \_\_\_\_\_

App. #: \_\_\_\_\_

Form revised 10-2012

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

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

1. I am the current owner of the property which is the subject of this application.
2. I hereby authorize Sign P'sign, Sean Congleton to act as my agent for this application only.
3. All statements contained in this application have been prepared by me or my agents and are true and correct to the best of my knowledge.
4. The application is being submitted with my knowledge and consent.
5. Owner grants the Town, its employees, agents, engineers, contractors or other representatives the right to enter upon Owner's real property, located at 2 Park Lane Hilton Head SC 29928 (address),  
R550 015 0000 2370 000 (parcel ID) for the purpose of application review, for the limited time necessary to complete that purpose.  
Description of Work: Signage outside
6. Owner agrees to hold the Town harmless for any loss or damage to persons or property occurring on the private property during the Town's entry upon the property, unless the loss or damage is the result of the sole negligence of the Town.
7. I acknowledge that the Town of Hilton Head Island Municipal Code requires that all construction in a Special Flood Hazard Zone be constructed in accordance with the following provisions that:
  - a. any enclosed area below the base flood elevation will be used solely for parking of vehicles, limited storage or access to the building. This space will never be used for human habitation without first becoming fully compliant with the Town's Flood Damage Controls Ordinance in effect at the time of conversion.
  - b. all interior walls, ceilings and floors below the base flood elevation will be constructed of flood resistant materials.
  - c. all mechanical, electrical and plumbing devices will be installed above base flood elevation.
  - d. walls of the enclosed area below base flood elevation will be equipped with at least two openings which allow automatic entry and exit of flood water. Openings will be on two different walls with at least one square inch of free area for every square foot of enclosed space and have the bottom of openings no more than a foot above grade.
  - e. the structure may be subject to increased premium rates for flood insurance from the National Flood Insurance Program.
8. I understand that failure to abide by Town permits, any conditions, and all codes adopted by the Town of Hilton Head Island deems me subject to enforcement action and/or fines.

Print Name: Jonathan Yeller

Owner Signature: [Signature]

Phone No.: 646-269-3954

Email: jandryeller@outlook.com

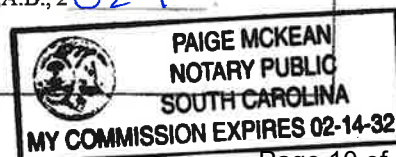
Date: 11/18/24

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

WITNESS my hand and official seal this 18 day of November, A.D., 2024

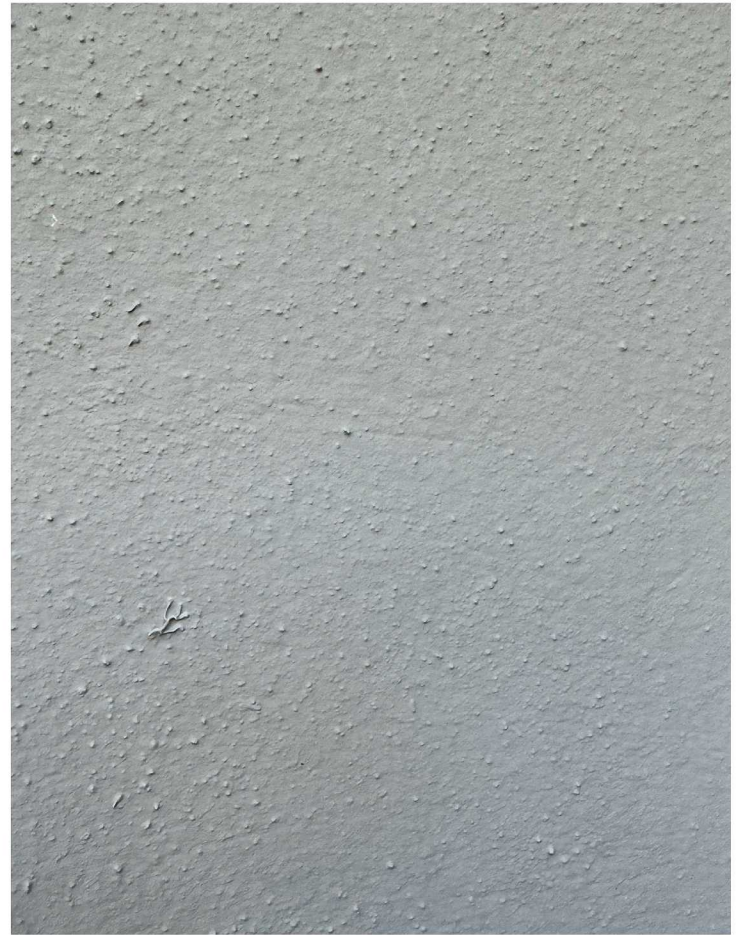
[Signature]  
Notary Public Signature

My Commission expires: 2/14/32  
Please affix seal or stamp.



**Two Park Lane  
Sign System  
November 26, 2024  
DRB-001507-2024**





Existing conditions.

Current sign is 100" Above Grade.  
To be replaced with new monument.

Example of stucco finish.

Similar to stucco pattern "Spray"



Lighting Details (spec sheet included)

# TWO PARK LANE | MULTI-TENANT MONUMENT SIGN

One new multi-tenant monument signs to be installed at the location shown in the below renderings and site map. The new sign will replace the old signs and will be constructed of the following: [2] stucco pillars with a double sided header panel and painted wood cross beams with [7] tenant panels installed back to back on both sides of the cross beams. The header panel will be created using 4" thick routed HDU and will be routed out on both sides at approximately 1/4" depth. The sign will feature raised borders and copy on smooth, recessed background and will be painted on all sides with the returns matching the borders. It will be installed between the pillars using brackets and screws. The tenant panels will be created using 1.5" thick routed HDU and will be routed out on the face at approximately 1/4" depth. They will feature raised borders and copy on a smooth, recessed background and will be painted on all sides with the back and returns matching the borders. The monument is double sided, so the tenant panels will be [2] each and installed back to back on the cross beams so as to be presented on both sides. The entire sign will be manufactured, painted and assembled to the outlined size and color specifications listed below and will be set in ground ~2' deep in concrete to stand 12' above grade at finish. The sign will be illuminated with the existing in-ground light fixtures. The future tenants are forthcoming and the fonts used are custom logo fonts.

SW 7661: REFLECTION    SW 7048: URBANE BRONZE    PMS 2915    PMS 1575    PMS 368





THIS SIGN TO BE DEMOLISHED AND  
REMOVED - NOT TO BE REPLACED.

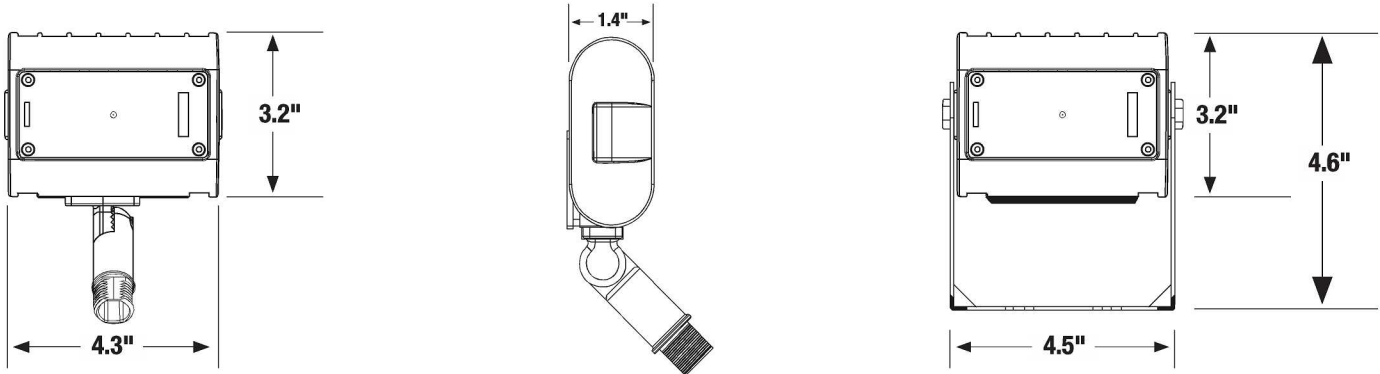
|               |        |      |
|---------------|--------|------|
| MODEL :       |        | TYPE |
| PROJECT :     |        |      |
| PREPARED BY : | DATE : |      |

## SERIES SPECIFICATIONS

The TATFLL floodlight is a versatile unit with multiple mounting options that satisfy many of your lighting applications. The TATFLL can be adjusted to almost any position to direct the light where needed.



## LINE DRAWING



## CONSTRUCTION

### Housing

Die cast aluminum housing, with a finned heat sink designed to dissipate heat efficiently.

### Finish

Durable bronze powder coat paint.

### Thermal Management

Raised stand-offs provide even heat dissipation; requires no additional heat sinking

### Ambient Temperature

-35°C (-31°F) -50°C (122°F)

## PHYSICAL SPECIFICATIONS

### Color

Bronze

### Lens Type

Clear Pattern

### Lens Material

Polycarbonate Lens

|               |        |      |
|---------------|--------|------|
| MODEL :       |        | TYPE |
| PROJECT :     |        |      |
| PREPARED BY : | DATE : |      |

## ELECTRICAL SPECIFICATIONS

**Input Voltage**  
100-277VAC

**Efficacy**  
96 LM/W

**Color Temp**  
5000K

**Frequency**  
50/60Hz

**CRI**  
> 80

**LED Lifespan**  
50,000 HRS

**Input Current**  
0.18A MAX

**Beam Angle**  
100.6°

**Operating Temp**  
-20°C- +40°C

**Input Wattage**  
15W

**Output Voltage**  
40-60V DC

**Grounding Resistance**  
≤0.5Ω, 0K

**Power Factor**  
>0.90

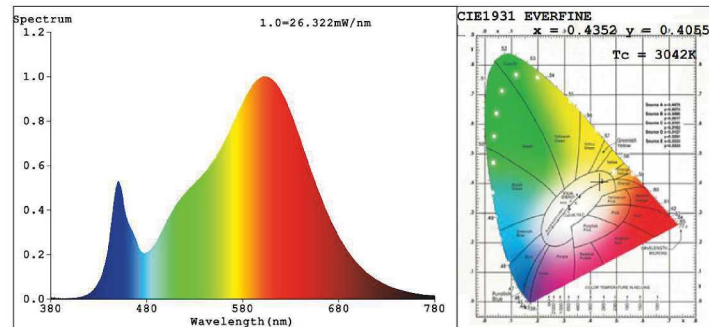
**Output Current**  
0.25A

**Driver Efficiency**  
88%

**Lumens**  
1700 LUMENS

## PERFORMANCE SPECIFICATIONS\*

### SPECTRAL POWER DISTRIBUTION & CHROMATICITY DIAGRAM



### LUMENS PER ZONE

| ZONE  | LUMEN | TOTAL % | ZONE    | LUMENS | TOTAL % |
|-------|-------|---------|---------|--------|---------|
| 0-10  | 54.5  | 3.7%    | 90-100  | 0.0    | 0%      |
| 10-20 | 162.0 | 11.0%   | 100-110 | 0      | 0%      |
| 20-30 | 253.4 | 17.3%   | 110-120 | 0.0    | 0%      |
| 30-40 | 301.2 | 20.5%   | 120-130 | 0.0    | 0%      |
| 40-50 | 288.1 | 19.6%   | 130-140 | 0.0    | 0%      |
| 50-60 | 225.7 | 15.4%   | 140-150 | 0.0    | 0%      |
| 60-70 | 126.7 | 8.6%    | 150-160 | 0.0    | 0%      |
| 70-80 | 47.3  | 3.2%    | 160-170 | 0.0    | 0%      |
| 80-90 | 8.7   | 0.6%    | 170-180 | 0.0    | 0%      |

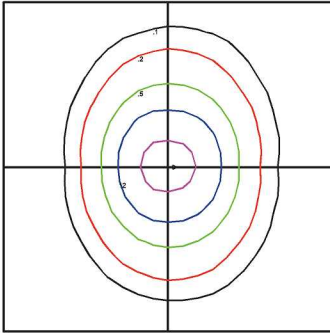
### ZONAL LUMEN SUMMARY

| ZONE   | LUMEN   | LAMP % | LUMINAIRE % |
|--------|---------|--------|-------------|
| 0-30   | 469.9   | 32%    | 32%         |
| 0-40   | 771.1   | 52.5%  | 52.5%       |
| 0-60   | 1,284.9 | 87.5%  | 87.5%       |
| 60-90  | 182.7   | 12.4%  | 12.4%       |
| 70-100 | 56.0    | 3.8%   | 3.8%        |
| 90-120 | 0.0     | 0%     | 0%          |
| 0-90   | 1,467.6 | 100%   | 100%        |
| 90-180 | 0.1     | 0%     | 0%          |
| 0-180  | 1,467.6 | 100%   | 100%        |

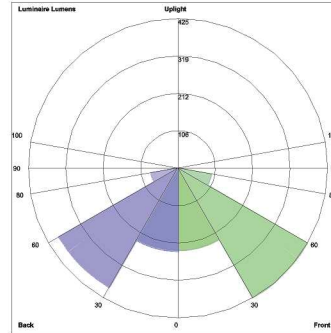
\*APPLICATION AND PERFORMANCE SPECIFICATION INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTIFICATION

|               |        |      |
|---------------|--------|------|
| MODEL :       |        | TYPE |
| PROJECT :     |        |      |
| PREPARED BY : | DATE : |      |

## PHOTOMETRIC ISOLINES



**TAMLITE LIGHTING AMENITY**  
**TATFLL5015BZ**  
 Horizontal Footcandles  
 Scale: 1 Inch = 10 Ft.  
 Light Loss Factor = 1.00  
 Lumens Per Lamp = 1467.8  
 Total Lamp Lumens = 1467.8  
 Mounting Height = 15.00 Ft  
 Maximum Calculated Value = 2.52 Fc  
 Arrangement: Single



**LUMINAIRE LUMENS:**  
**TATFLL5015BZ**  
 Front: Low=234.0, Medium=425.0,  
 High=96.3, Very High=5.5  
 Back: Low=235.9, Medium=390.2,  
 High=77.7, Very High=3.1  
 Uplight: Low=0.0, High=0.0  
 Bug Rating: B1-U1-G0

## CERTIFICATIONS/WARRANTY

### Listing

UL Listed

### Location Rating:

Suitable for wet locations

### Warranty

Guaranteed for five years from the purchase date of the product, against mechanical defects in manufacturing.

### DLC Listing

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.\*\*

### Qualifications

IP65 Rated

## ORDERING INFORMATION

**Sample Part Number:** TATFLL5015BZ

**Carton Dimensions:** (YOKE) 5.9" X 6.3" X 1.9"  
 (KNUCKLE) 5.5" X 6.2" X 1.9"

**Case Dimensions:** (YOKE) 18.3" X 6.6" X 14.3"  
 (KNUCKLE) 17.1" X 6.6" X 13.1"

**Case Quantity:** 18 PCS

| TATFLL |              | 15              |               |                          |
|--------|--------------|-----------------|---------------|--------------------------|
| SERIES | COLOR TEMP   | LAMP WATTAGE    | FINISH        | MOUNTING                 |
| TATFLL | [30] : 3000K | [15] : 15 WATTS | [BZ] : BRONZE | [BLANK] : YOKE MOUNT***  |
|        | [50] : 5000K |                 | [WH] : WHITE  | [K] : 1/2" KNUCKLE MOUNT |

## NOTES

\*Performance specifications based off 5000K version.

\*\*Not all product variations meet Design Light Consortium Qualifications. Please verify that the product is listed on the DLC products lists at [www.designlightconsortium.org/QPL](http://www.designlightconsortium.org/QPL)

\*\*\*Only available on 5000K version

APPLICATION AND PERFORMANCE SPECIFICATION INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTIFICATION

## 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: Two Park Lane – Sign System

DRB-001507-2024

DATE: 11/26/2024

CATEGORY: Sign System

RECOMMENDATION: Approval ☐

Approval with Conditions ☒

Denial ☐

### APPLICATION MATERIAL

| DRB REQUIREMENTS                                     | Complies Yes                        | No                       | Not Applicable                      | Comments or Conditions                                                   |
|------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------------------------------------------------------|
| Demolition Plan if needed                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The secondary sign facing Park Lane will be demolished and not replaced. |
| Existing Conditions match As-Built                   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                                                          |
| Dimensioned Details and of Sections                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                                                          |
| Detail Illustrating Connection to Existing Structure | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                                                          |
| New Building Details Match Existing Building Details | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                                                          |

### ARCHITECTURAL DESIGN

| DESIGN GUIDE/LMO CRITERIA                                   | Complies Yes                        | No                       | Not Applicable                      | Comments or Conditions |
|-------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|------------------------|
| Structure is designed to be appropriate to the neighborhood | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                        |
| Promotes pedestrian scale and circulation                   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                        |
| Design is unobtrusive and set into the natural environment  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                        |
| Utilizes natural materials and colors                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                        |
| Avoids distinctive vernacular styles                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                        |

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

| <b>LANDSCAPE DESIGN</b>                                                                                                                                                                     |                                     |                          |                                     |                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------|
| <b>DESIGN GUIDE/LMO CRITERIA</b>                                                                                                                                                            | <b>Complies Yes</b>                 | <b>No</b>                | <b>Not Applicable</b>               | <b>Comments or Conditions</b> |
| Treats the Landscape as a major element of the project                                                                                                                                      | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Provides Landscaping of a scope and size that is in proportion to the scale of the development                                                                                              | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Landscape is designed so that it may be maintained in its natural shape and size                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                               |
| Preserves a variety of existing native trees and shrubs                                                                                                                                     | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Provides for a harmonious setting for the site's structures, parking areas or other construction                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s) | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| A variety of species is selected for texture and color                                                                                                                                      | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |

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

### ***NATURAL RESOURCE PROTECTION***

| <b>DESIGN GUIDE/LMO CRITERIA</b>                                                      | <b>Complies Yes</b>      | <b>No</b>                | <b>Not Applicable</b>               | <b>Comments or Conditions</b> |
|---------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------|
| An effort has been made to preserve existing trees and under story plants             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Supplemental and replacement trees meet LMO requirements for size, species and number | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Wetlands if present are avoided and the required buffers are maintained               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Sand dunes if present are not disturbed                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |

### ***COMMENTS & CONDITIONS***

1. Staff recommends approval of the conceptual design submittal with the following condition:
2. Show on a Boundary Survey the trees that were removed so that the Town may determine any mitigation requirements and any additional landscaping needed.
3. Any additional information as required by the Board.



**San Miguel Bar  
9 Harbour Center Lane  
Application & ARB Approval  
November 26, 2024  
DRB-001522-2024**



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](http://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: San Miguels Project Address: 9 Harbourside Ln. Shelter Cove Marina Parcel  
Number [PIN]: R\_520 012 00B 0072 0000 \_\_\_\_\_  
Zoning District: PD-1 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

X Alteration/Addition

\_\_\_\_\_ Sign

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

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

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

Additional Submittal Requirements:

**Concept Approval – Proposed Development**

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

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

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

\_\_\_\_\_ Context photographs of neighboring uses and architectural styles.

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

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

Additional Submittal Requirements:

**Final Approval – Proposed Development**

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

Additional Submittal Requirements:

**Alterations/Additions**

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

Additional Submittal Requirements:

**Signs**

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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



SIGNATURE

11.12.24

DATE



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

**FOR OFFICIAL USE ONLY**

Date Received: \_\_\_\_\_

App. #: \_\_\_\_\_

Form revised 10-2012

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

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

1. I am the current owner of the property which is the subject of this application.
2. I hereby authorize Tim Probst to act as my agent for this application only.
3. All statements contained in this application have been prepared by me or my agents and are true and correct to the best of my knowledge.
4. The application is being submitted with my knowledge and consent.
5. Owner grants the Town, its employees, agents, engineers, contractors or other representatives the right to enter upon Owner's real property, located at 9 Harbourside Ln. Shelter Cove Marina (address),  
R 520 012 00B 0072 0000 (parcel ID) for the purpose of application review,  
for the limited time necessary to complete that purpose.  
Description of Work: New Outdoor Bar
6. Owner agrees to hold the Town harmless for any loss or damage to persons or property occurring on the private property during the Town's entry upon the property, unless the loss or damage is the result of the sole negligence of the Town.
7. I acknowledge that the Town of Hilton Head Island Municipal Code requires that all construction in a Special Flood Hazard Zone be constructed in accordance with the following provisions that:
  - a. any enclosed area below the base flood elevation will be used solely for parking of vehicles, limited storage or access to the building. This space will never be used for human habitation without first becoming fully compliant with the Town's Flood Damage Controls Ordinance in effect at the time of conversion.
  - b. all interior walls, ceilings and floors below the base flood elevation will be constructed of flood resistant materials.
  - c. all mechanical, electrical and plumbing devices will be installed above base flood elevation.
  - d. walls of the enclosed area below base flood elevation will be equipped with at least two openings which allow automatic entry and exit of flood water. Openings will be on two different walls with at least one square inch of free area for every square foot of enclosed space and have the bottom of openings no more than a foot above grade.
  - e. the structure may be subject to increased premium rates for flood insurance from the National Flood Insurance Program.
8. I understand that failure to abide by Town permits, any conditions, and all codes adopted by the Town of Hilton Head Island deems me subject to enforcement action and/or fines.

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Print Name: <u>Scott Lasikowitz</u> | Owner Signature: <u>[Signature]</u> |
| Phone No.: <u>843 816 3063</u>      | Email: <u>14LASICO@Gmail.com</u>    |
| Date: <u>11/12/24</u>               |                                     |

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

WITNESS my hand and official seal this

18th day of Nov

, A.D., 2024

[Signature]  
Notary Public Signature

My Commission expires: 6/3/29

Please affix seal or stamp.



# SHELTER COVE

November 7, 2024

Laurie Sell  
Palmetto Dunes Oceanfront Resort  
4 Queens Folly Road PO BOX 5628  
Hilton Head Island, SC 29938

Delivered via email

RE: San Miguels – HBS 3 – Unit I

Dear Laurie,

The Shelter Cove Company's ARB is in receipt of your proposal to renovate/demo San Miguel's outdoor bar and dining space at 9 Shelter Cove Lane, Unit I per your drawings submitted on October 24, 2024.

The ARB has reviewed and approved the package as submitted, with the following **exceptions**.

- Must adhere to Section 2-5 of the Shelter Cove Covenants that states;  
**Minimizing Construction Disturbances. During the continuance of construction, the Property Owner shall require the contractor to maintain the site of the building in a reasonably clean and uncluttered condition, and construction may not commence before 7:00 a.m. or be continued after 7:00 p.m. Monday – Friday. The contractor will obtain written permission to conduct work from the SC ARB on a Saturday. Construction activities may not take place on Sunday.**
- All common surface areas where equipment will be placed or traversed shall utilize weight protection methods to eliminate damage to said areas.
- All Shelter Cove Company property that will have construction activity occurring on it, if damaged, shall be restored to the pre-construction condition at the contractor's sole expense
- Receipt of application of \$100 payable to the Shelter Cove Company

- Receipt of refundable \$10,000 compliance deposit payable to the Shelter Cove Company
- Obtain any required permits or licenses, if applicable, from the TOHHI or Harbourside III Regime

Please notify the SCC office at (843) 310-0431 or by email at [ddominguez@sheltercovehc.org](mailto:ddominguez@sheltercovehc.org) should you have any further questions or concerns.

With Kindest Regards,

*Denise Dominguez*

Denise Dominguez  
Community Manager

**San Miguel Bar  
9 Harbour Center Lane  
Narrative  
November 26, 2024  
DRB-001522-2024**

### **San Miguels Outdoor Bar:**

This project consists of demolishing the existing canvas roof structure and outdoor bar and replacing it with a heavy timber structure similar to existing structure covering the dining area. The paver deck behind the bar will be demolished to lower it be flush with surrounding deck.

The structure will consist of treated 6x6 posts with heavy timber beams and rafters to form a low pitched roof. Cable bracing is being used to keep the structure open to preserve views from the upper dining area. The ceiling will be stain grade 1x6 v-groove with metal roof panels to match the existing roof on the building. This structure will have concealed conduit between the ceiling and roof structure.

Thank-you for your time and consideration of this project.



Timothy C. Probst. AIA

**San Miguel Bar  
9 Harbour Center Lane  
Existing Conditions  
November 26, 2024  
DRB-001522-2024**

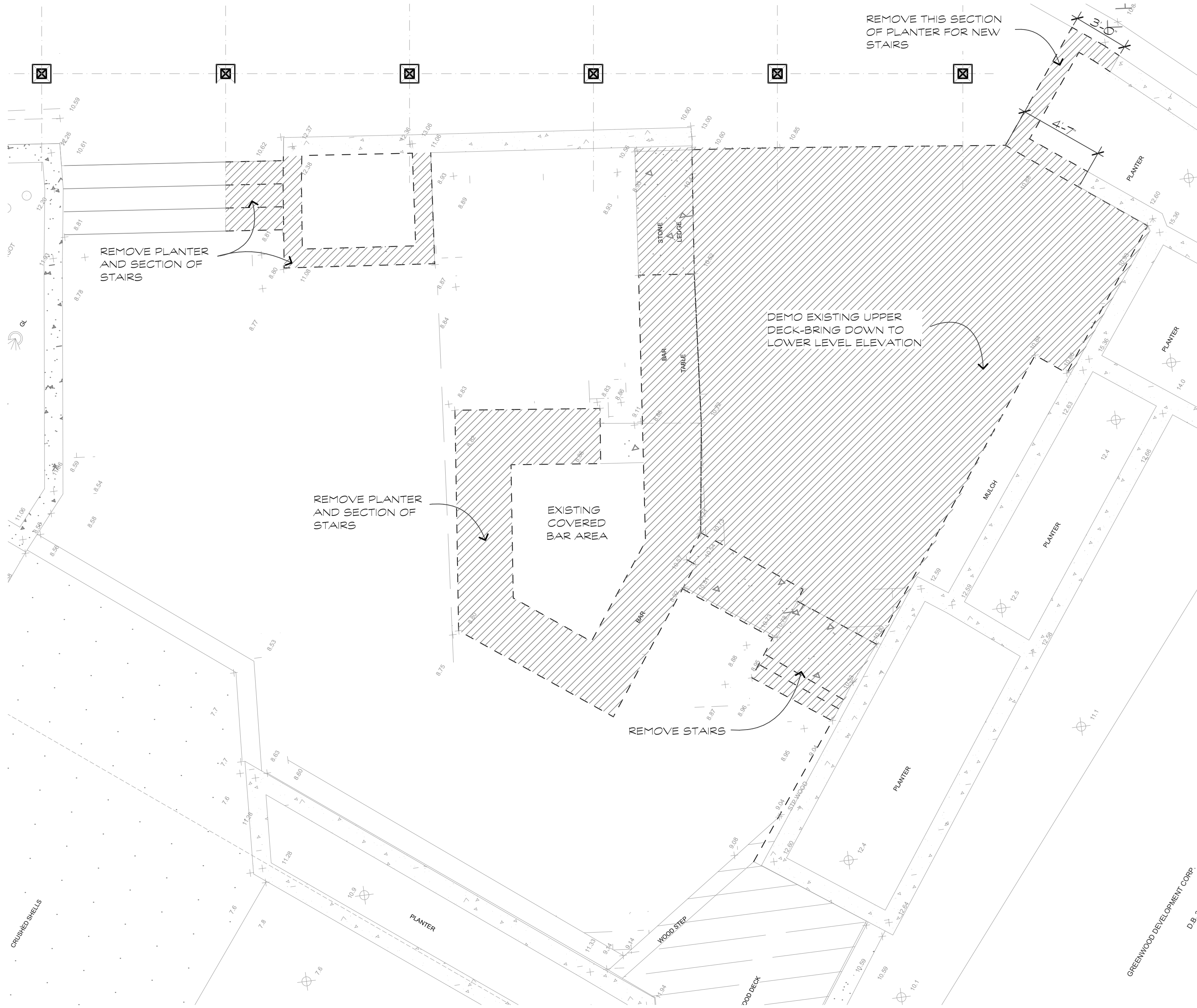






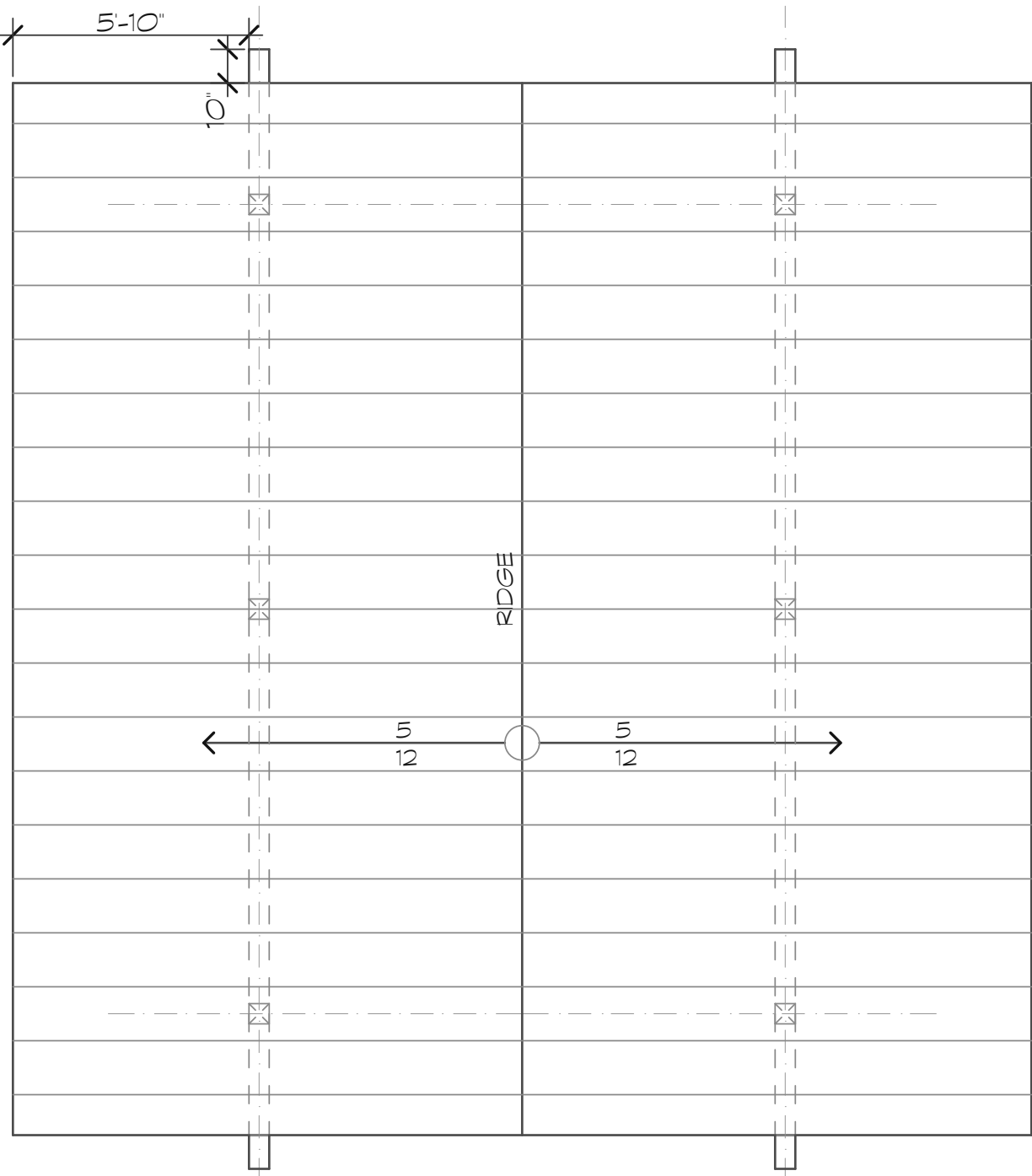


**San Miguel Bar  
9 Harbour Center Lane  
Plans  
November 26, 2024  
DRB-001522-2024**



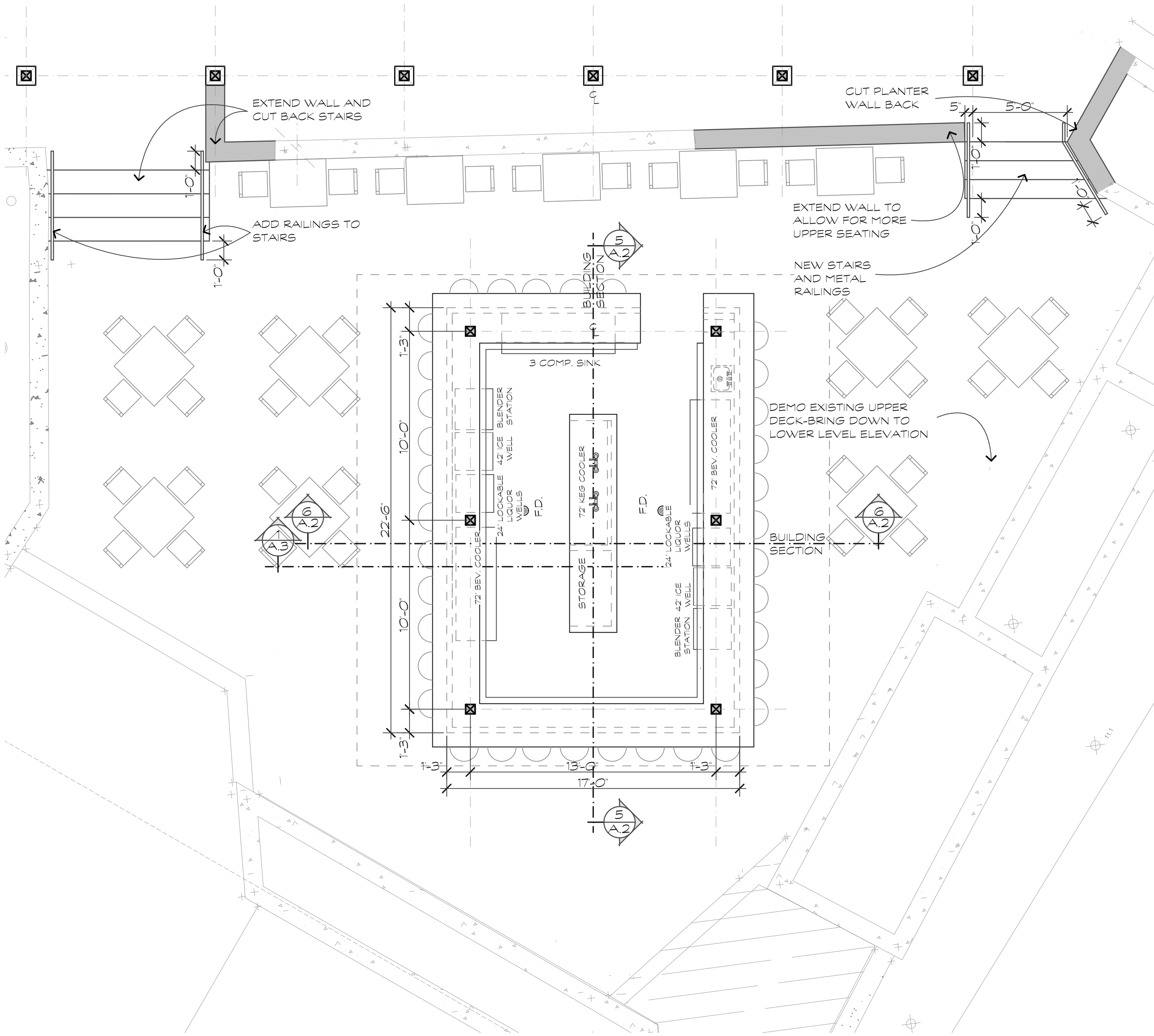
DEMO PLAN

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



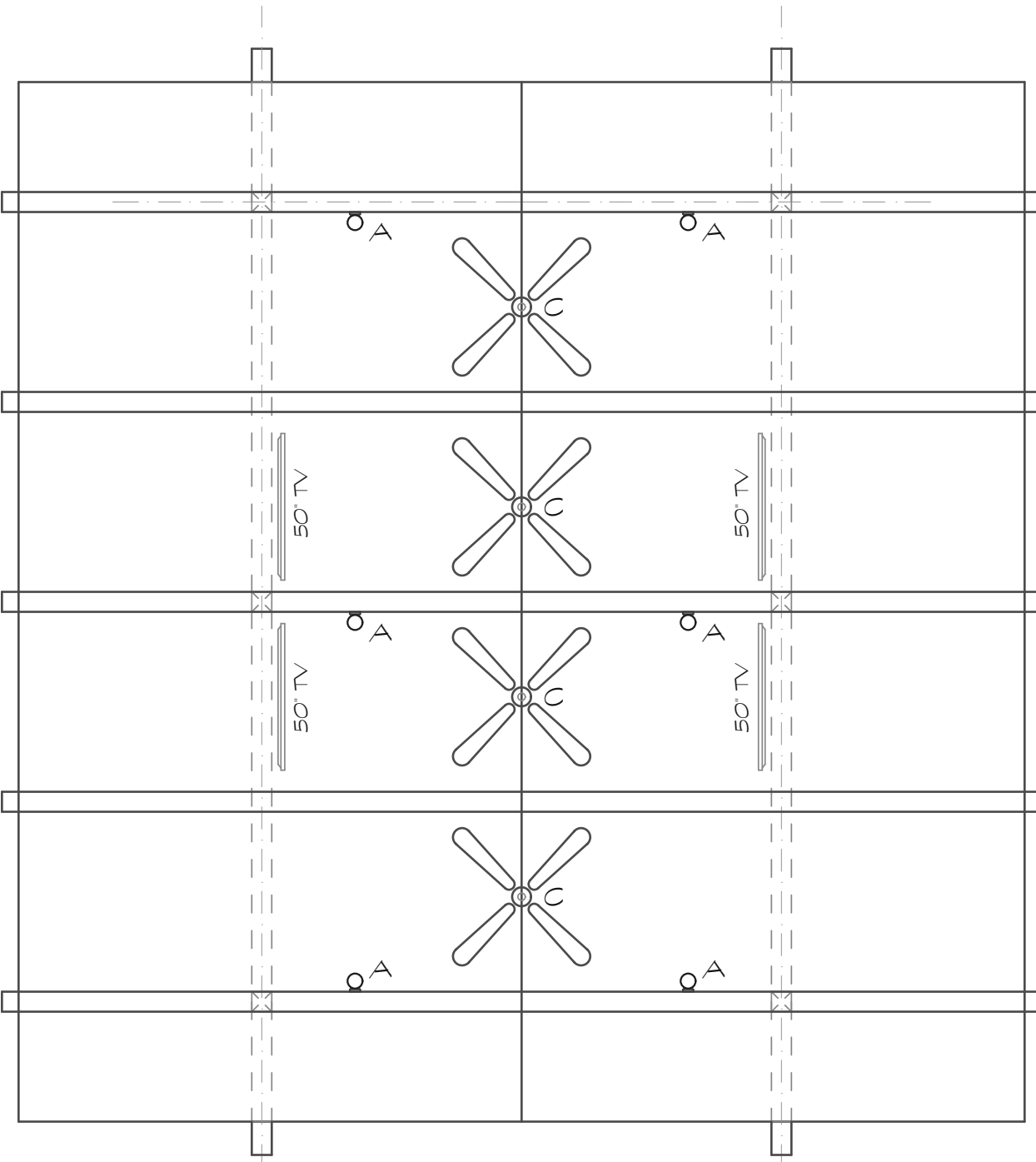
ROOF PLAN

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



NEW BAR PLAN

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



REFLECTED CEILING PLAN

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

| LIGHTING FIXTURE SCHEDULE |             |             |          |             |        |               | HEATERS BY OWNERS |
|---------------------------|-------------|-------------|----------|-------------|--------|---------------|-------------------|
| TYPE                      | MANUFACTURE | ID NUMBER   | MOUNTING | LAMP        | COLOR  | REMARKS       |                   |
| A                         | WAC         | PM-W2605-BZ | SURFACE  | 16 WATT LED | BRONZE | TUBE LIGHT    |                   |
| B                         |             |             | TAPE     |             |        | UNDER COUNTER |                   |
| C                         | MINKAIRE    | PT53-KA     | 3 DROP   |             | BRONZE | EXT FAN       |                   |

parkdesigngrouparchitects  
843 785 9171 POST OFFICE BOX 9200 HILTON HEAD ISLAND, SC 29928

**pdg**  
ARCHITECTS

These documents & designs are the property of Parker Design Group | Architects & are not to be used or reproduced there of or for designs, working drawings, or construction buildings without the written authorization from the copy write owner PDG|Architects 2018 copyright ©

A NEW BAR FOR :

**SAN MIGUEL'S RESTURANT**

SHELTER COVE MARINA

HILTON HEAD ISLAND, S.C.

| REVISIONS |  |
|-----------|--|
|           |  |
|           |  |
|           |  |
|           |  |
|           |  |
|           |  |

DRAWN BY  
TP

CHECKED BY  
TP

DATE OF ISSUE:  
09/26/24

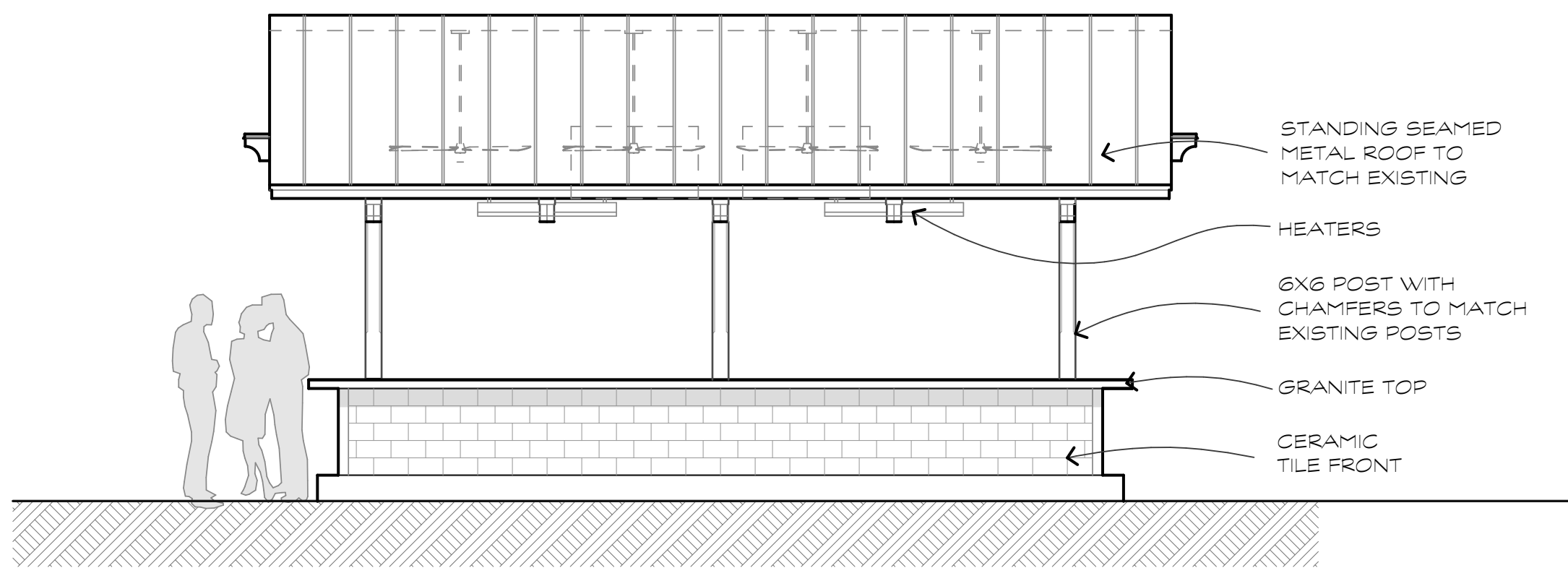
SCALE

JOB NO.  
2424

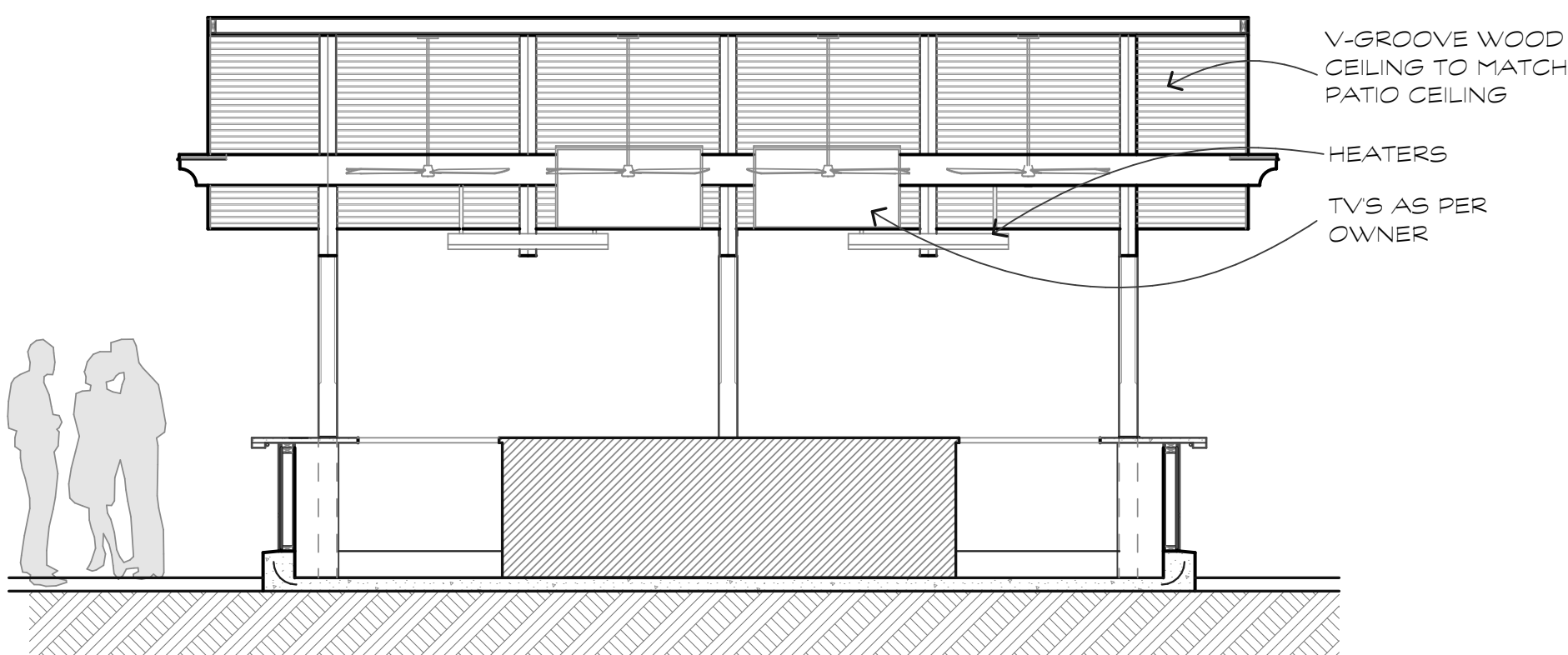
SHEET

**A.1**

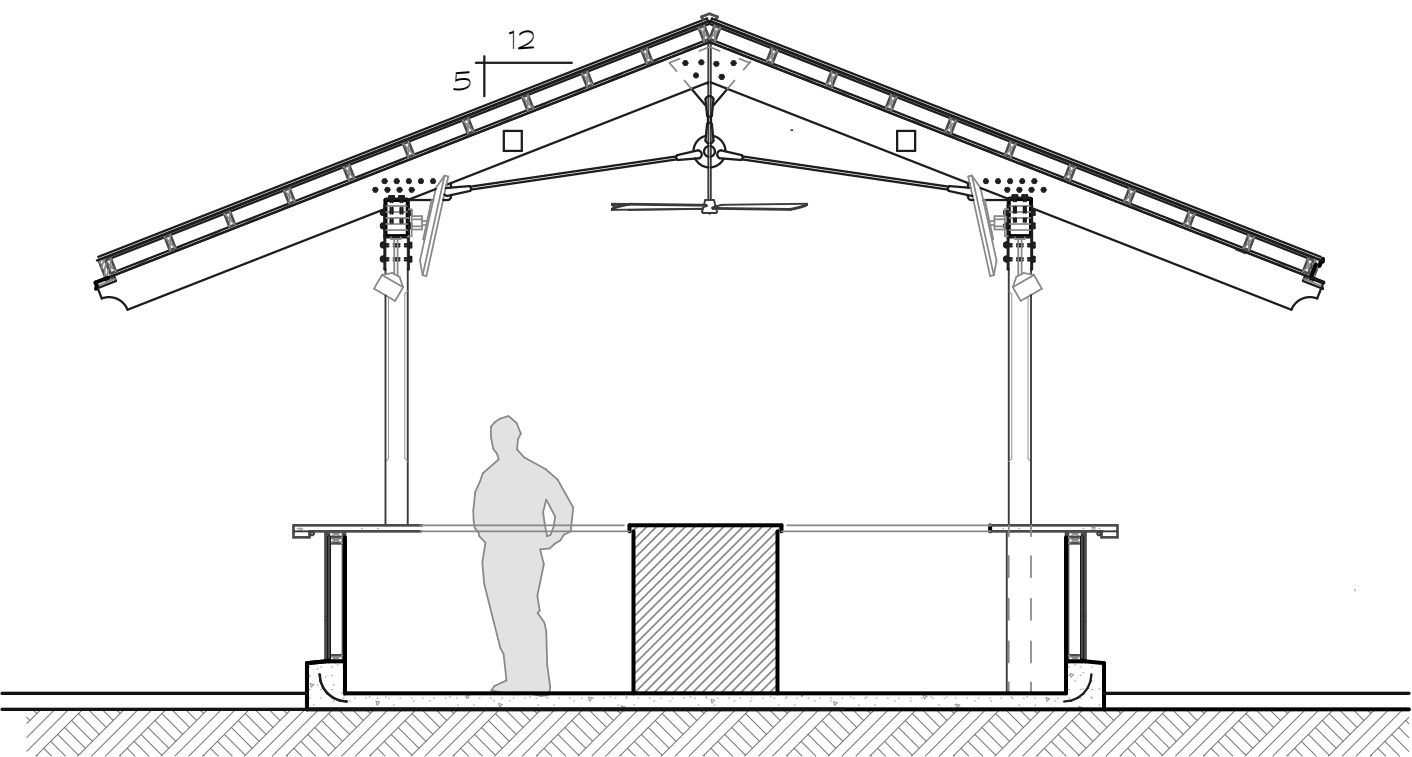
OF SHEETS



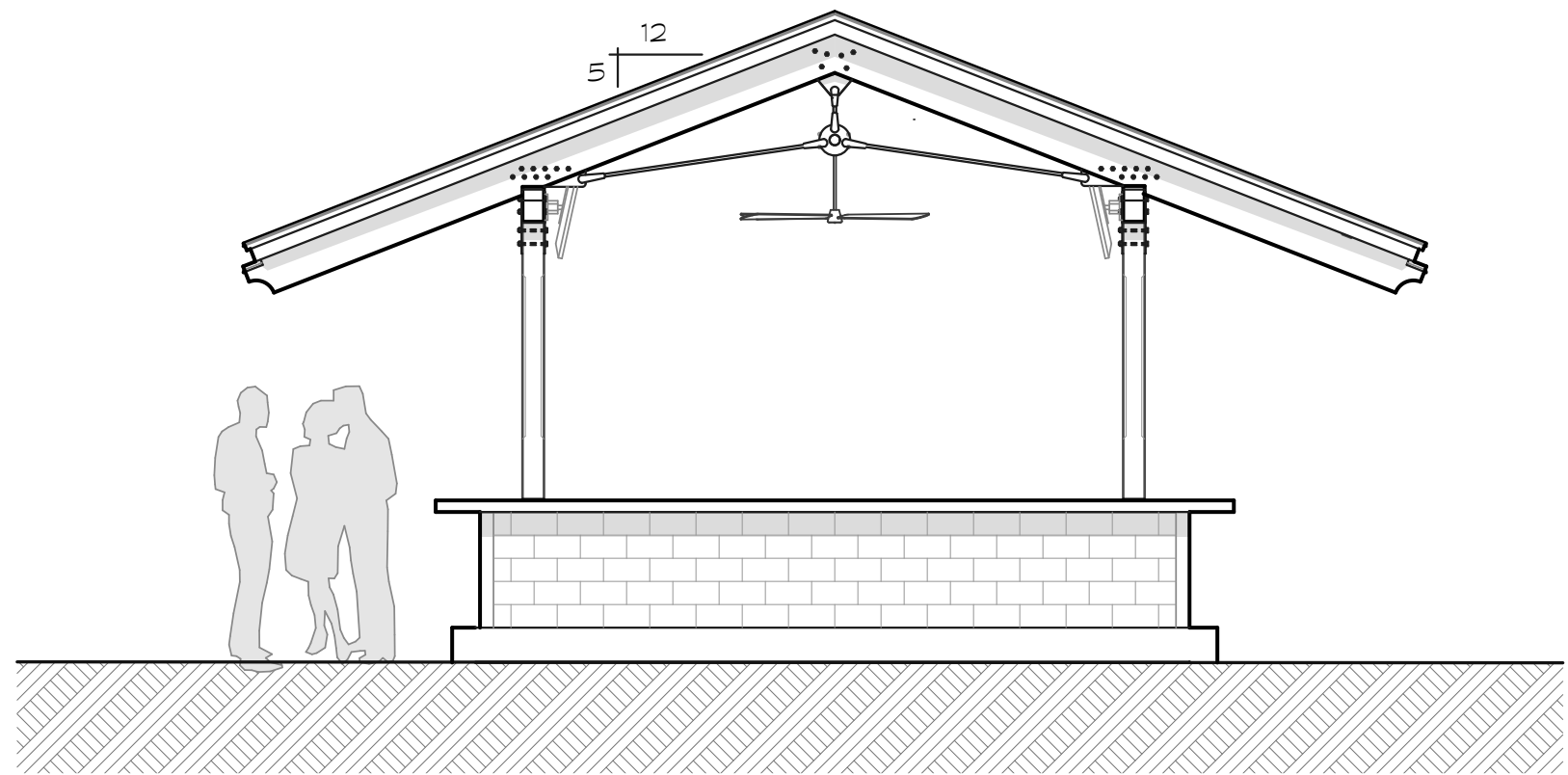
**NEW BAR LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0" 4  
A.2



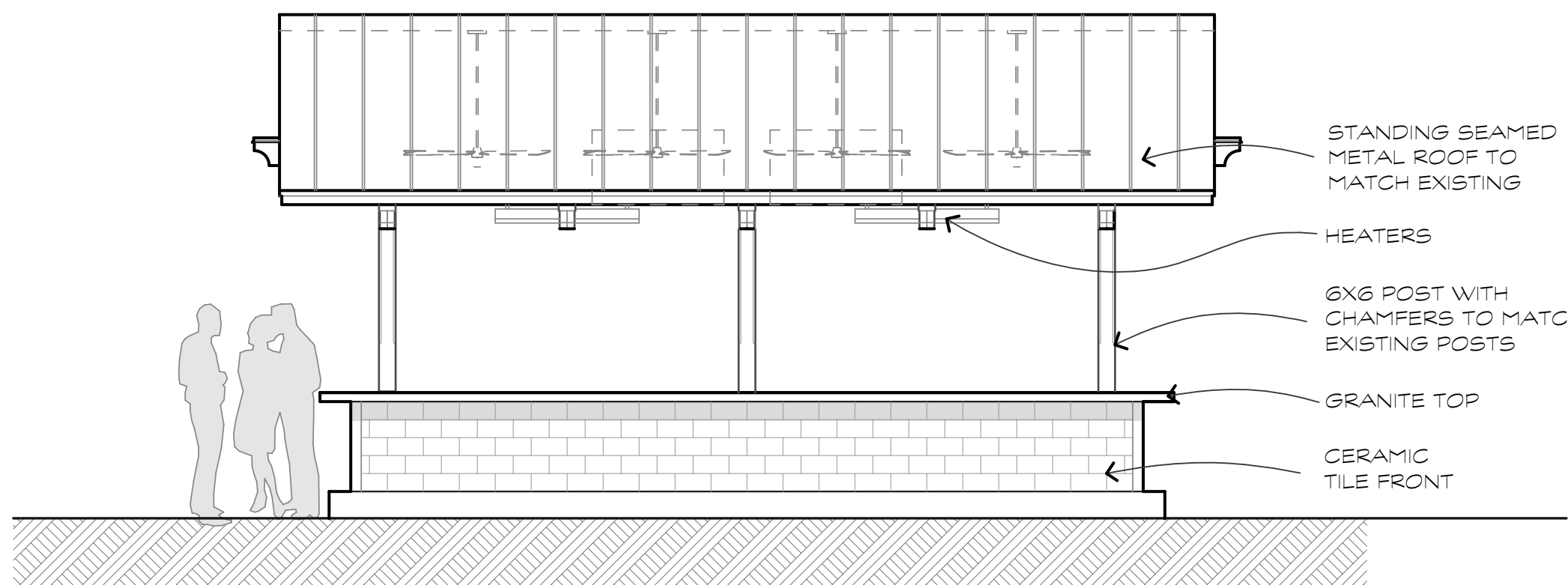
**BUILDING SECTION**  
SCALE: 1/4" = 1'-0" 5  
A.2



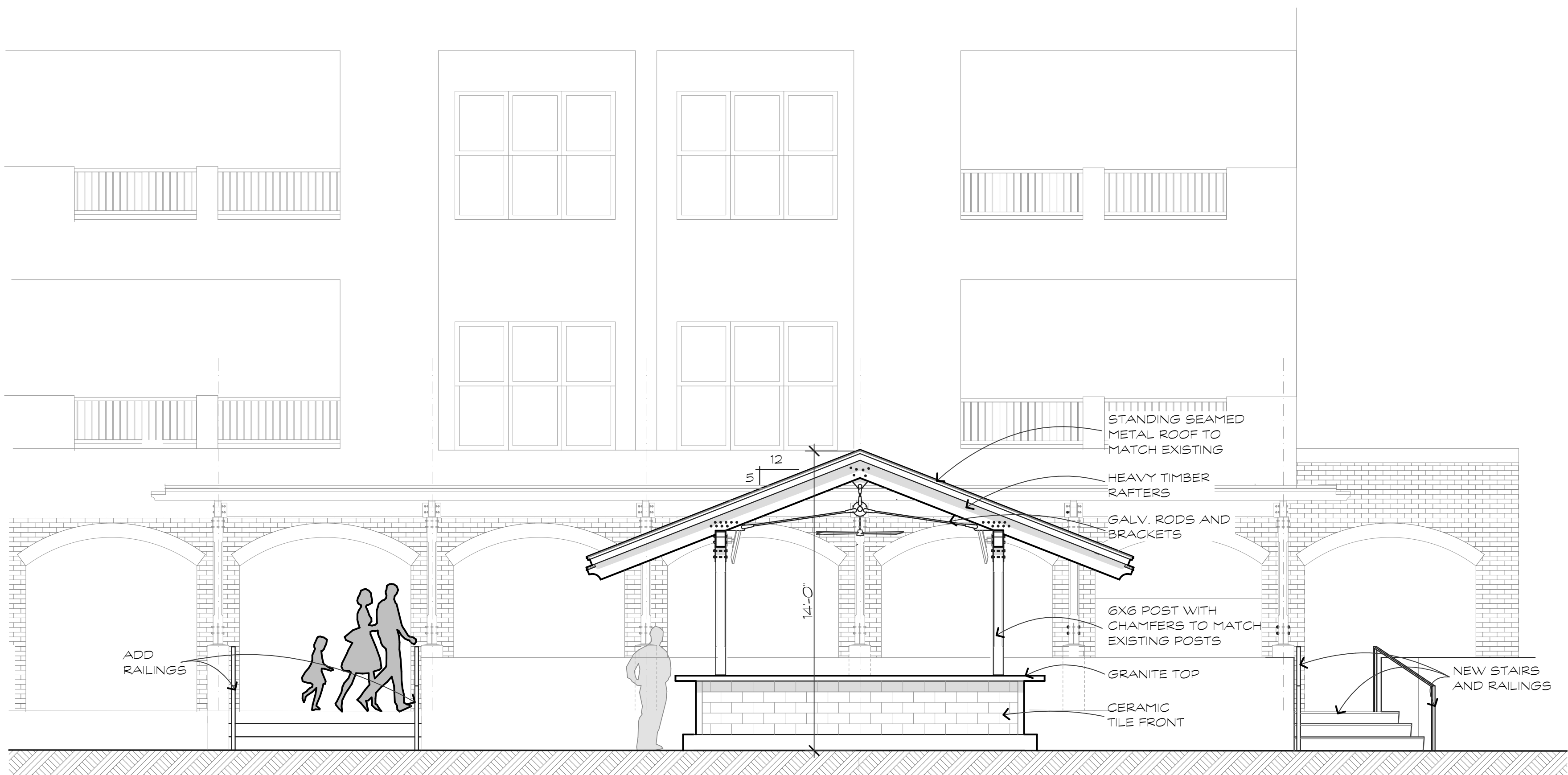
**BUILDING SECTION**  
SCALE: 1/4" = 1'-0" 6  
A.2



**NEW BAR PATIO SIDE ELEVATION**  
SCALE: 1/4" = 1'-0" 3  
A.2



**NEW BAR RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0" 2  
A.2



**NEW BAR WATER ELEVATION**  
SCALE: 1/4" = 1'-0" 1  
A.2

parkdesigngrouparchitects

843.785.5171 POST OFFICE BOX 9000 HILTON HEAD ISLAND, SC 29928

pdg

ARCHITECTS

These documents & designs are the property of Parker Design Group | Architects & are not to be used or reproduced there of or for designs, working drawings, or construction buildings without the written authorization from the copy write owner PDG|Architects 2018 copyright ©

A NEW BAR FOR :

SAN MIGUEL'S RESTURANT

SHELTER COVE MARINA

HILTON HEAD ISLAND, S.C.

| REVISIONS |  |
|-----------|--|
|           |  |
|           |  |
|           |  |
|           |  |
|           |  |
|           |  |
|           |  |

DRAWN BY  
TP

CHECKED BY  
TP

DATE OF ISSUE:  
09/26/24

SCALE

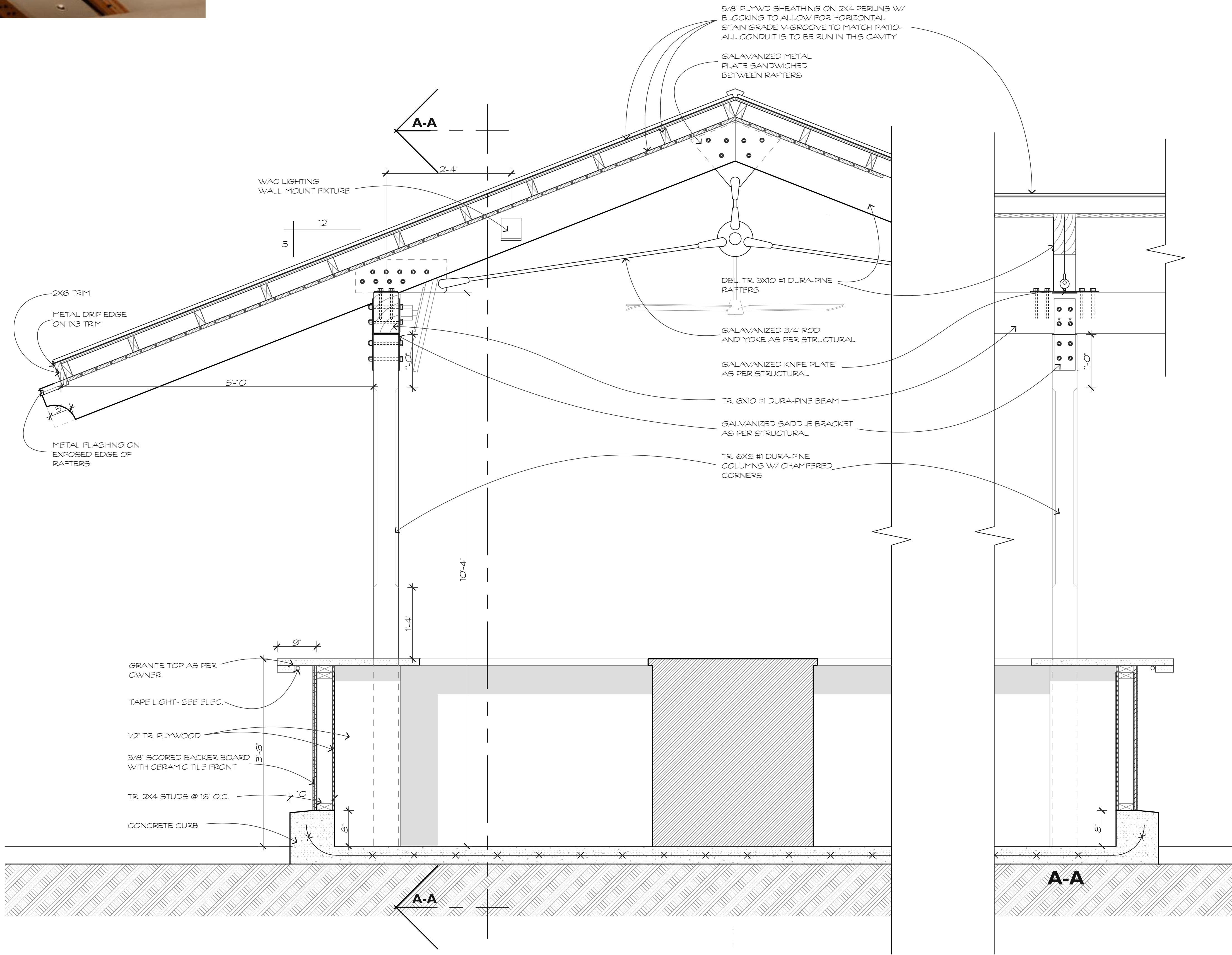
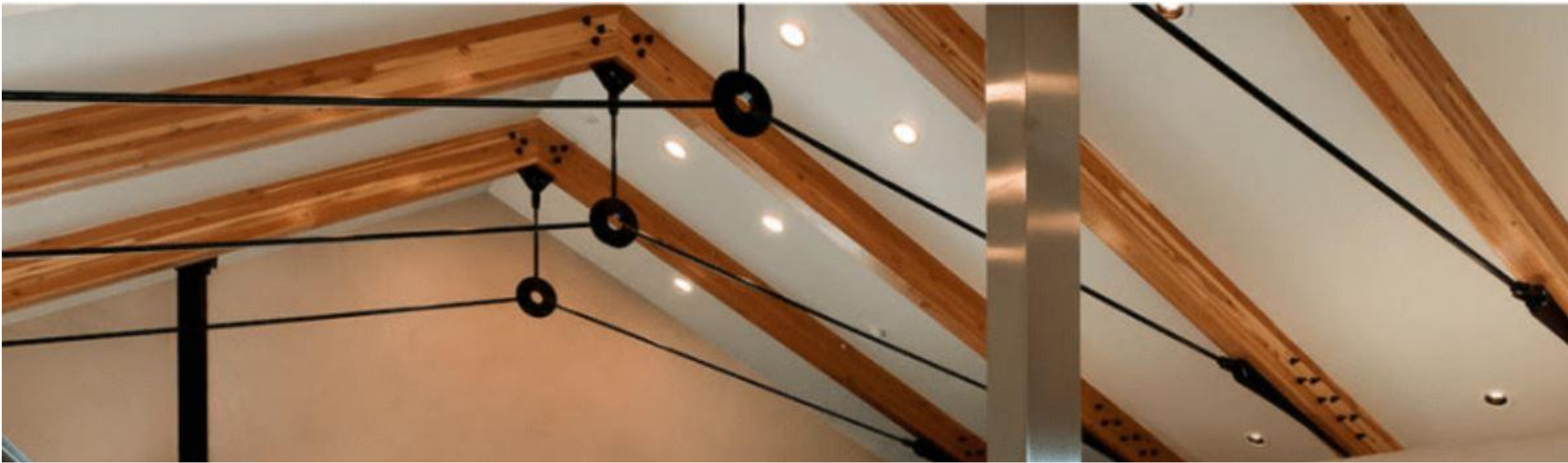
JOB NO.  
2424

SHEET

A.2

OF SHEETS

Page 38 of 47

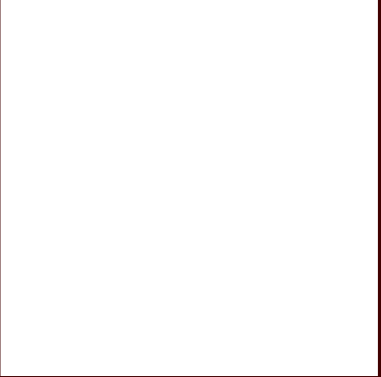
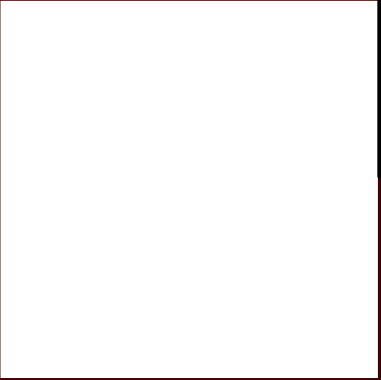


**BAR SECTION**

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

1  
A.3

These documents & designs are the property of Parker Design Group | Architects & are not to be used or reproduced there of or for designs, working drawings, or construction buildings without the written authorization from the copy write owner PDG|Architects 2018 copyright ©



A NEW BAR FOR :  
**SAN MIGUEL'S RESTURANT**  
SHELTER COVE MARINA  
HILTON HEAD ISLAND, S.C.

| REVISIONS |  |
|-----------|--|
|           |  |
|           |  |
|           |  |
|           |  |
|           |  |
|           |  |
|           |  |

|                            |        |
|----------------------------|--------|
| DRAWN BY<br>TP             |        |
| CHECKED BY<br>TP           |        |
| DATE OF ISSUE:<br>09/26/24 |        |
| SCALE                      |        |
| JOB NO.<br>2424            |        |
| SHEET                      |        |
| <b>A.3</b>                 |        |
| OF                         | SHEETS |

## Tube

### Single & Double Wall Mount 3000K

| Model & Size    | Color Temp & CRI | Watt | Lumens | Finish                                           |
|-----------------|------------------|------|--------|--------------------------------------------------|
| WS-W2604 Double | 3000K 90         | 30W  | 1750   | AL Brushed Aluminum                              |
| WS-W2605 Single | 3000K 90         | 16W  | 800    | BK Black<br>BZ Bronze<br>GH Graphite<br>WT White |

Example: **WS-W2604-AL**

#### DESCRIPTION

A simple sconce with endless possibilities. This cylindrical wall luminaire delivers powerful lumen output, either upwards or downwards, or a combination of both, depending on the configuration and application. Built to last with die-cast aluminum construction and designed with no visible hardware, this low profile highly versatile Tube is perfect for your exterior and interior lighting needs. Five handsome architectural finishes will complement nearly any decor.

#### FEATURES

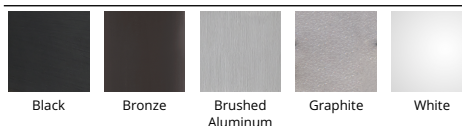
- Title 24 may not be available for all finishes, check for availability
- 2605 Single, 2604 Double
- Driver concealed within the fixture
- 5 year warranty

#### SPECIFICATIONS

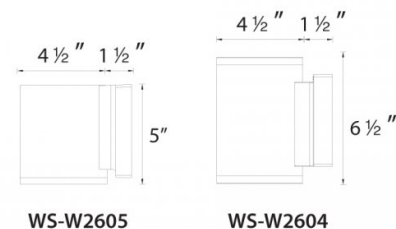
|                 |                                                                                  |
|-----------------|----------------------------------------------------------------------------------|
| Construction:   | Die-cast Aluminum                                                                |
| Power:          | 30W, 16W                                                                         |
| Input:          | 120-277 VAC, 50/60Hz                                                             |
| Dimming:        | ELV: 100-15%, 0-10V: 100-10%                                                     |
| Light Source:   | Integrated LED                                                                   |
| Rated Life:     | 70000 Hours                                                                      |
| Mounting:       | Mounts directly to junction box, Can be mounted on wall in all orientations      |
| Finish:         | Electrostatically Powder Coated White, Black, Bronze, Brushed Aluminum, Graphite |
| Operating Temp: | -40°F to 122°F (-40°C to 50°C)                                                   |
| Standards:      | ETL, cETL, Wet Location Listed, IP65, Title 24 JA8-2016 Compliant, Title 24:     |



#### FINISHES



#### LINE DRAWING





## Java - 54" Ceiling Fan

|                      |              |
|----------------------|--------------|
| Item #:              | F753-KA      |
| UPC Code:            | 706411042614 |
| Product Family Name: | Java         |
| Finish:              | Kocoa        |
| Category:            | EXTERIOR FAN |
| Category Type:       | Ceiling Fan  |
| Certification:       | E75795       |
| Patents:             |              |
| Notes:               |              |



Wet Location



Title 17



UL Listed

### MEASUREMENTS

|                                  |               |
|----------------------------------|---------------|
| Blade Finish:                    |               |
| Blade Material:                  | PC            |
| Blade Sweep:                     | 54"           |
| No. of Blades:                   | 3             |
| Blade Pitch:                     | 14            |
| Reversible Blades:               | NO            |
| Slope:                           | YES           |
| Hanging Weight:                  | 16.18         |
| 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       | 86     |          |        |          | 157    |
| Amps      | 220.0  |          |        |          | 0.372  |
| Watts     | 15.3   |          |        |          | 44.68  |
| CFM       | 2782.0 |          |        |          | 5357.0 |
| CFM/Watts | 181.83 |          |        |          | 119.9  |

### LAMPING

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

### GLASS

|              |                |
|--------------|----------------|
| Description: | NOT APPLICABLE |
| Material:    |                |
| Part No.:    |                |
| Quantity:    |                |
| Width:       |                |
| Height:      |                |
| Length:      |                |

### CONTROLS

|                               |         |
|-------------------------------|---------|
| Pull Chain Control:           | NO      |
| Works with Remote Control:    | YES     |
| Works with Wall Control:      | YES     |
| Reversible:                   | YES     |
| Included Remote Control:      | 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:            | 10.0   |
| Carton Height:           | 10.5   |
| Carton Length:           | 28.25  |
| Carton Weight:           | 18.458 |
| Carton Cubic Feet:       | 1.717  |
| Small Package Shippable: | YES    |
| Master Pack Width:       |        |
| Master Pack Height:      |        |
| Master Pack Length:      |        |
| Master Pack Weight:      |        |
| Master Cubic Feet:       |        |
| Multi-Pack:              |        |
| 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](http://www.P65Warnings.ca.gov).

For additional information, please contact Customer Care: 1-800-221-7977. Product depicted on this specsheet 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

# DSCS SERIES

**RE-VERBER-RAY**  
by Detroit Radiant Products Company

*Designer Series*

## GAS-FIRED, SINGLE STAGE, HIGH INTENSITY INFRARED PATIO HEATER

Ideal solution to stylishly extend the outdoor season for many commercial and residential applications.

Specifically designed for comfort, reliability and ease of installation, the DSCS Series high-intensity patio heater is designed to provide outdoor comfort heating.



### BENEFITS OF HEATING WITH INFRARED

- Superior Comfort
- Reduced Energy Consumption
- Flexibility
- Durability
- Radiant Efficiency

### PRODUCT FEATURES

- Decorative stainless egg crate grille
- Wind- and rain-protected design
- Reliable direct-spark ignition
- Single Stage Operation
- Potted (water resistant) 24V circuitry
- Even level of heat distribution
- Versatile mounting options
- Black-coated aluminized or brushed stainless steel housing
- ETL Design Certified to ANSI Z83.26 Standard

# DSCS SERIES

GAS-FIRED, SINGLE STAGE, HIGH INTENSITY INFRARED PATIO HEATER

## PRODUCT SPECIFICATIONS



|  |                                                                                            |  |                                                                                                                                   |
|--|--------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Input Range:</b><br>31,000 to 34,000 BTU/h                                              |  | <b>Housing:</b><br>Black Powder-Coated Aluminized or 430 Series<br>Brushed Stainless Steel                                        |
|  | <b>Length:</b><br>48.4"                                                                    |  | <b>Certification:</b><br>ETL Design Certified for Outdoor use                                                                     |
|  | <b>Gas Type:</b><br>Natural (6.0" W.C.) or Propane (10.0" W.C.)                            |  | <b>Limited Warranty:</b><br>1 year (Components) - 5 years (Ceramic Burner)                                                        |
|  | <b>Mounting Options:</b><br>Chains, Threaded Rod, Hangers, or<br>Optional Mounting Bracket |  | <b>Electrical:</b><br>24VAC; 60 Hz with field supplied NEC Class 2 transformer.<br>24V Control. Amps: 0.65 Starting, 0.48 Running |

## AVAILABLE DSCS MODELS & CLEARANCES

| MODEL #    | HOUSING <sup>1</sup> | GAS <sup>2</sup> | BTU/h<br>INPUT | APPROX.<br>AREA HEATED | WEIGHT | MOUNTING<br>HEIGHTS | CLEARANCES TO<br>COMBUSTIBLES<br>(INCHES) | MOUNTING<br>ANGLE | SIDE | TOP | BELOW |
|------------|----------------------|------------------|----------------|------------------------|--------|---------------------|-------------------------------------------|-------------------|------|-----|-------|
| DSCS-31    | STND                 | Nat or Prop      | 31,000         | 8' x 8'                | 59 lbs | 8' to 12'           |                                           | 0°                | 18   | 13  | 48    |
| DSCS-34    | STND                 | Nat              | 34,000         | 9' x 9'                | 59 lbs | 8.5' to 13'         |                                           | 0°                | 18   | 13  | 48    |
| DSCS-31-SS | 430 SS               | Nat or Prop      | 31,000         | 8' x 8'                | 59 lbs | 8' to 12'           |                                           | 0°                | 18   | 13  | 48    |
| DSCS-34-SS | 430 SS               | Nat              | 34,000         | 9' x 9'                | 59 lbs | 8.5' to 13'         |                                           | 0°                | 18   | 13  | 48    |

<sup>1</sup> STND= Black powder-coated aluminized steel; 430 SS= 430 Series brushed stainless steel.

<sup>2</sup> Specify natural (Nat) or propane (Prop) gas.

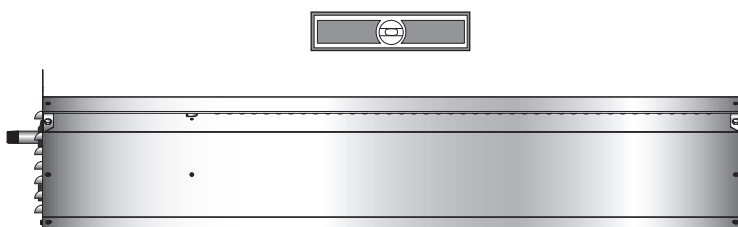
<sup>3</sup> Refer to DSC Manual for additional information about clearances for 30° Mounting Angle.

Important! If the heater is mounted beneath a non-combustible surface an 8 in. minimum top clearance must be maintained from the top of the heater to prevent overheating the controls.

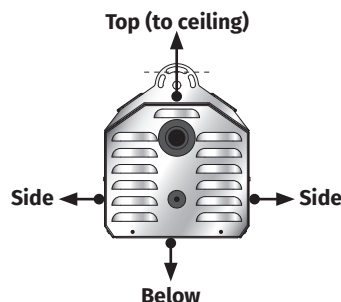
Clearance to combustible distances represent a surface temperature of 90°F (32°C) above ambient temperature. Ensure that building materials with a low heat tolerance (i.e. awnings, fabrics, plastics, sprinklers, insulation) are protected against degradation. This may require the heater to be mounted at a distance in excess of the published clearances to combustibles. Contact the factory or the building material manufacturer for additional information.

Always maintain the published clearances to combustibles. Not for indoor residential use. Clearances published in DSC Series manual and on warning label supersede data shown on this brochure.

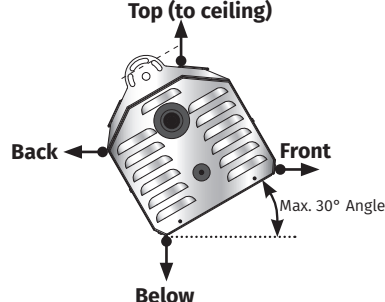
**Side View:**  
Level Side to Side



**0° Mounting Angle**



**30° Mounting Angle<sup>3</sup>**



**DETROIT RADIANT  
PRODUCTS COMPANY**

21400 Hoover Road, Warren, Michigan 48089 USA  
+1.586.756.0950 | sales@drp-co.com

[www.REVERBERRY.com](http://www.REVERBERRY.com)



Form No. LBDSCS-1M-0119 (PM)



## DESIGN TEAM/DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB)  
and do NOT constitute DRB approval or denial.*

PROJECT NAME: San MIGUELS Bar – 9 Harbour Center Lane

DRB-001522-2024

DATE: 11/26/2024

CATEGORY: Conceptual

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

### **APPLICATION MATERIAL**

| DRB REQUIREMENTS                                     | Complies Yes                        | No                       | Not Applicable                      | Comments or Conditions                                      |
|------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------------------------------|
| Demolition Plan if needed                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The applicant is demolishing the existing covered bar area. |
| Existing Conditions match As-Built                   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                                             |
| Dimensioned Details and of Sections                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                                             |
| Detail Illustrating Connection to Existing Structure | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                                             |
| New Building Details Match Existing Building Details | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                                             |

### **ARCHITECTURAL DESIGN**

| DESIGN GUIDE/LMO CRITERIA                                   | Complies Yes                        | No                       | Not Applicable           | Comments or Conditions                      |
|-------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|---------------------------------------------|
| Structure is designed to be appropriate to the neighborhood | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                             |
| Promotes pedestrian scale and circulation                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                             |
| Design is unobtrusive and set into the natural environment  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                             |
| Utilizes natural materials and colors                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Please provide a 11" x 17" materials board. |
| Avoids distinctive vernacular styles                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                             |

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

| <b>LANDSCAPE DESIGN</b>                                                                                                                                                                     |                                     |                          |                                     |                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------|
| <b>DESIGN GUIDE/LMO CRITERIA</b>                                                                                                                                                            | <b>Complies Yes</b>                 | <b>No</b>                | <b>Not Applicable</b>               | <b>Comments or Conditions</b> |
| Treats the Landscape as a major element of the project                                                                                                                                      | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Provides Landscaping of a scope and size that is in proportion to the scale of the development                                                                                              | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Landscape is designed so that it may be maintained in its natural shape and size                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                               |
| Preserves a variety of existing native trees and shrubs                                                                                                                                     | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Provides for a harmonious setting for the site's structures, parking areas or other construction                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s) | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| A variety of species is selected for texture and color                                                                                                                                      | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |

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

### ***NATURAL RESOURCE PROTECTION***

| <b>DESIGN GUIDE/LMO CRITERIA</b>                                                      | <b>Complies Yes</b>      | <b>No</b>                | <b>Not Applicable</b>               | <b>Comments or Conditions</b> |
|---------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------|
| An effort has been made to preserve existing trees and under story plants             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Supplemental and replacement trees meet LMO requirements for size, species and number | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Wetlands if present are avoided and the required buffers are maintained               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |
| Sand dunes if present are not disturbed                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                               |

### ***COMMENTS & CONDITIONS***

1. Staff recommends approval of the conceptual design submittal with the following conditions:
2. Provide rendered elevations with the materials showing.
3. Provide a 11” x 17” materials board for all materials being used.
4. Any additional information as required by the Board.

