



Town of Hilton Head Island  
**Design Review Board Special Meeting**  
**Tuesday, October 13, 2020 – 1:15 p.m.**  
**AGENDA**

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In accordance with the Town of Hilton Head Island Municipal Code Section 2-5-15, this meeting is being conducted virtually and can be viewed live on the Town's Public Meeting Facebook Page at <https://www.facebook.com/townofhiltonheadislandmeetings/>. Following the meeting, the video record will be made available on the Town's website at <https://www.hiltonheadislandsc.gov/>.

**1. Call to Order**

**2. 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.

**3. Roll Call**

**4. Approval of Agenda**

**5. Approval of Minutes**

a. Meeting of September 22, 2020

**6. Citizen Comments**

**7. Unfinished Business**

a. *Alteration/Addition*

i. 709 Schooner Court, DRB-001793-2020

**8. New Business**

a. *Alteration/Addition*

i. Nunzio Patio Roof, DRB-001947-2020

ii. Port Royal Plaza Renovations, DRB-001961-2020

**9. Board Business**

a. Discussion of Building Height Limits and Setback Standards

b. Review and Adoption of 2021 Meeting Schedule

**10. Staff Report**

a. Minor Corridor Report

## 11. Adjournment

Public comments concerning agenda items can be submitted electronically via the Open Town Hall HHI portal at <https://hiltonheadislandsc.gov/opentownhall/>. **The portal will close 2 hours prior to the start of the scheduled meeting.** All comments submitted through the portal will be provided to the Board for review and made part of the official record. Citizens who wish to comment on agenda items during the meeting by phone must contact the Board Secretary at 843-341-4684 not later than noon the day before the meeting.

**Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.**



Town of Hilton Head Island  
**Design Review Board Meeting**  
September 22, 2020 at 1:15 p.m. Virtual Meeting  
**MEETING MINUTES**

**Present from the Board:** Chairman Michael Gentemann, Vice Chair Cathy Foss, David McAllister, John Moleski, Annette Lippert, Judd Carstens

**Absent from the Board:** Debbie Remke (excused)

**Present from Town Staff:** Chris Darnell, Urban Designer; Nicole Dixon, Development Review Administrator; Teri Lewis, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

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**1. Call to Order**

Chairman Gentemann called the meeting to order at 1:15 p.m.

**2. 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.

**3. Roll Call** – See as noted above.

**4. Approval of Agenda**

Chairman Gentemann asked for a motion to approve the agenda. Mr. McAllister moved to approve. Vice Chair Foss seconded. By way of roll call, the motion passed with a vote of 6-0-0.

**5. Approval of Minutes**

**a. Meeting of September 8, 2020**

Chairman Gentemann asked for a motion to approve the minutes of the September 8, 2020 meeting. Mr. McAllister moved to approve. Mr. Moleski seconded. By way of roll call, the motion passed with a vote of 6-0-0.

**6. Citizen Comments**

Public comments concerning agenda items were to be submitted electronically via the Town's Open Town Hall portal. The portal closed at noon yesterday and there were no comments of record. Citizens were provided the option to sign up for public comment participation by phone during the meeting. The public comment period closed at noon yesterday and there were no requests from citizens to participate by phone.

**7. Old Business**

**a. New Development – Conceptual**

**i. Mitchelville Lot 11, DRB-001801-2020**

*(Mr. McAllister recused himself from review of DRB-001801-2020 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)*

Mr. Darnell presented the application as described in the Board's agenda package. Staff recommends conceptual approval with the condition that the Design Team/DRB Comment Sheet are added to the Notice of Action as the conditions.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions from the Board. The Board and the applicant discussed the application at length. Following the discussion, Chairman Gentemann asked for a motion.

Chairman Gentemann made a motion approve DRB-001801-2020 with the following conditions:

1. The comments described in the attached Exhibit "A" Design Team/DRB Comment Sheet shall be addressed in the final application.
2. Confirm all required wetland setbacks are met.
3. Provide a survey canopy of specimen and significant trees.
4. Consider additional ways to reduce the scale of the building, including:
  - a) Materials or design elements encapsulating the first two floors to break up the massing.
  - b) Reduce the height of the buildings to 4-story, instead of 5-story, in any areas possible.
  - c) Consider reducing the two detached buildings closest to the water by 1-story.
  - d) Eliminate parking spaces and thus reducing areas by 1-story.
5. Increase the size of the required buffer materials.
6. Overstory and understory trees shall be Evergreen species.
7. Preserve existing plant material as much as possible on all sides of the property.

Ms. Lippert seconded. By way of roll call, the motion passed with a vote of 5-0-0.

## **8. New Business**

### **a. Alteration/Addition**

#### **i. Shelter Cove Railings Replacement, DRB-001792-2020**

Mr. Darnell presented the application as described in the Board's agenda package. Staff recommends denial as submitted for the following reasons:

1. The proposed bronze does not coordinate with the existing pergolas on the bridge and at the Disney resort.
2. The proposed bronze does not coordinate with existing benches, planters, trash receptacles, camera poles and stair rails on the boardwalk.
3. The proposed railing design is two-dimensional and lacks the detail found in the existing railing.
4. No dimensioned details were submitted.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions from the Board. The Board generally agreed with Staff comments. The Board and the applicant discussed the application at length and recommendations were made to change the proposed color to gray instead of bronze; provide a scale drawing with dimensioned details and describe the phasing plan; the vertical rail spacing appears to be 4 ft and that spacing is appropriate in order to avoid cables from sagging and irregularly spaced bays; the wood cap is preferred; raise up the heavy middle rail to the top and replace that rail with a cable and paint it gray.

Following the discussion, the application was withdrawn at the applicant's request. No action was taken by the Board on the application.

**ii. Schooner Court 709, DRB-001793-2020**

Mr. Darnell presented the application as described in the Board's agenda package. Mr. Darnell noted that the application is scheduled for review by the Sea Pines Architectural Review Board today. Pending the outcome of the Sea Pines ARB review, Staff recommends approval with the following conditions:

1. Specify on the drawings that the window frame color is to match the existing window frames.
2. Specify the shutter to match existing.
3. Specify the roof to match.
4. This will match the new regime approval.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant asked the Board to provide comments on the application today and he will come back with the results of the Sea Pines ARB review. The Board made comments regarding: general agreement with Staff comments; the blank wall facing Lighthouse Road needs articulation to break up the façade; the window on the right-side elevation needs to match the window below it; the third floor needs to have windows to fit the existing pattern; shutters need to fit the width of the window appropriately; fake shutters are not favorable. Following the discussion, Chairman Gentemann asked for a motion.

Ms. Lippert made a motion to table DRB-001793-2020 pending the applicant provide the outcome of the review by the Sea Pines Architectural Review Board. Vice Chair Foss seconded. By way of roll call, the motion passed with a vote of 6-0-0.

**b. New Development – Conceptual**

**i. William Hilton Parkway Self Storage, DRB-001794-2020**

*(Mr. Carstens recused himself from review of DRB-001794-2020 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)*

Mr. Darnell presented the application as described in the Board's agenda package. Staff has concerns about the direction of this development and recommends denial as submitted.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions from the Board. The applicant indicated Staff comments will be addressed. The Board and the applicant discussed the application at length. The Board made comments and recommendations to: address Staff comments; appreciation to keep the buildings under the height maximum; both buildings need to have a roof in keeping with the Design Guide; the larger building needs to have slope roof; the front ramp needs to be more integrated into the building architecture; the building needs to include architectural detail on all sides and appear more pedestrian-friendly; the design of the gate off of US 278 needs improvement; any outdoor storage needs to be hidden completely from view per the LMO; foundation plantings are needed between pavement and buildings; identify any mechanical equipment, service yard, and proper screening; change parking stalls that appear too large or too small with landscape islands; eliminate pavement from certain places to save existing trees and screen the back of the building; provide more screening from US 278 and neighboring properties; provide a 5 ft buffer of plantings to soften the driveway right side of Phase 1; add more plantings internal to the site within the parking areas; provide details on the fencing and include a planting area by the fence; eliminate pavement where possible and provide more clearance for the three specimen trees in the back; cut out pavement in order to

save the Laurel Oak and Live Oak proposed to be removed. The Board recommended the applicant address the comments discussed and come back for another review. Following the discussion, Chairman Gentemann asked for a motion.

Vice Chair Foss made a motion to table DRB-001794-2020 pending the applicant provide the further changes discussed for review by the Design Review Board. Mr. McAllister seconded. By way of roll call, the motion passed with a vote of 5-0-0.

**9. Board Business – None**

**10. Staff Report**

- a. Minor Corridor Report – Mr. Darnell reported there were no Minor Corridor approvals to report.

**11. Adjournment**

The meeting was adjourned at 4:00 p.m.

**Submitted by:** Teresa Haley, Secretary

**Approved:** [DATE]

DRAFT



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)

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Steven G. Stowers, AIA Company: Architecture 101  
 Mailing Address: 21B Market, Suite 1 City: Beaufort State: SC Zip: 29906  
 Telephone: 843.790.4101 Fax: N/A E-mail: Steve@A101.Design  
 Project Name: 709 Schooner Court - Additional Story Project Address: 709 Schooner Court, Sea Pines, HHI  
 Parcel Number [PIN]: R\_R550\_017\_000\_0670\_0000  
 Zoning District: PD-1 (Sea Pines) Overlay District(s): Sea Pines / Oceanfront

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

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

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

Submittal Requirements for *All* projects:

- Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB’s written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:  
**Concept Approval – Proposed Development**

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

Additional Submittal Requirements:

**Final Approval – Proposed Development**

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

Additional Submittal Requirements:

**Alterations/Additions**

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

Additional Submittal Requirements:

**Signs**

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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



SIGNATURE

09/29/2020

DATE



**ARB** SEA PINES PLANTATION  
ARCHITECTURAL REVIEW BOARD  
OFFICE (843) 671-5533 • FAX (843) 671-5368

Approved: **SEPTEMBER 29, 2020**  
Serial Number: **N/A**  
Legal address: **709 SCHOONER COURT**  
Mailing Address: **146 LIGHTHOUSE RD, # 709**

**Scott & Jean Anne Semke  
200 Sherwood Forest Road  
Winston-Salem, NC 27104**

**The Sea Pines Architectural Review Board has this date approved your application for construction at the above referenced legal address including the pool and any variances shown on the plans.**

**In order for your builder to obtain the Sea Pines Building Permit for this project; you (the owner) and the selected builder must sign the enclosed documents -- in two locations each(pages 7 & 10). Then, you or your builder must deliver these signed documents along with a check for the required escrow deposit(s) to our office. The owner and the builder must sign the permit agreement before the permit may be issued. Please make your check payable to "Sea Pines ARC"**

**The Board's approval is valid for six (6) months only. IF YOU FAIL TO OBTAIN THE BUILDING PERMIT WITHIN SIX MONTHS OF THIS LETTER, THE BOARD'S APPROVAL WILL AUTOMATICALLY LAPSE. If you desire to proceed with the construction, you will need to start the application and approval procedure all over, and pay new application fees.**

**We, therefore, urge you to give this matter your earliest possible attention.**

**Sincerely,**



**Suzanne Sherman  
Assistant Administrator**

**Enclosure**

September 29, 2020

Town of Hilton Head Island  
Community Development Department  
One Town Center Court  
Hilton Head Island, SC 29928



**Project: 709 Schooner Court, Hilton Head Island, South Carolina**

Please accept this design information for proposed third floor addition to the existing two story townhouse at 709 Schooner Court.

## PROJECT DESCRIPTION

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This project will add a third floor to the existing two-story townhouse at 709 Schooner Court in Harbour Town. Several other units within the Schooner Court development have successfully added a third story to their existing townhouses and this renovation follows their example. The architecture is designed to match and blend in with the adjacent community buildings. The materials and windows will match the existing systems in type, size, style, and color. The stucco will be painted to match the new regime color scheme.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Steven G. Stowers'.

Steven G. Stowers, AIA, LEED AP

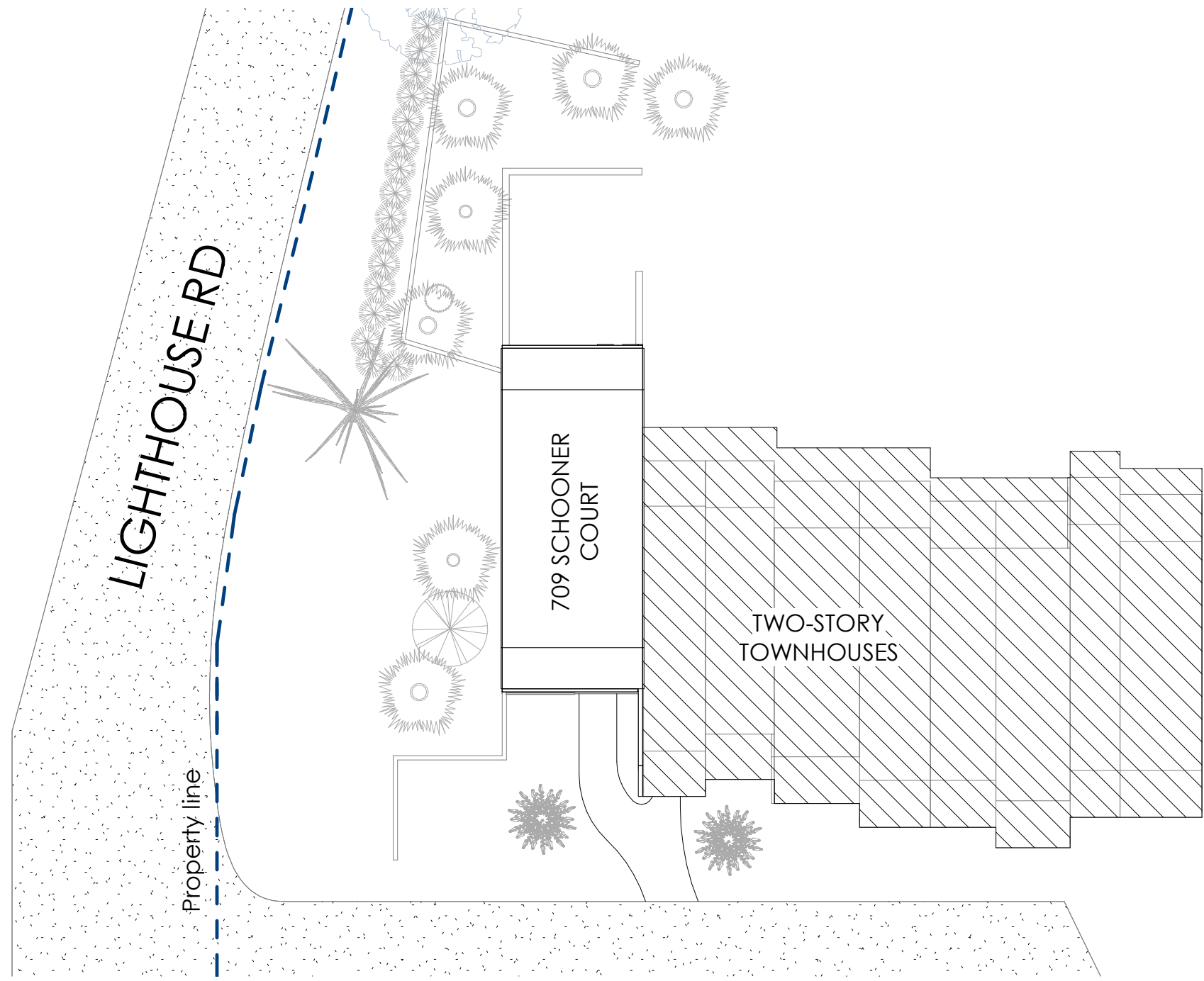
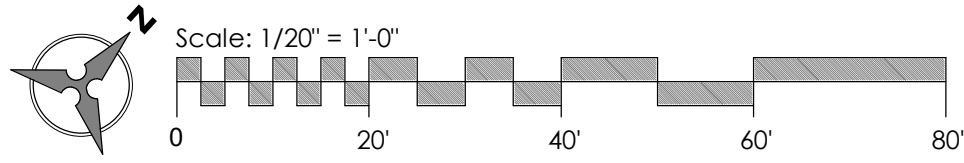








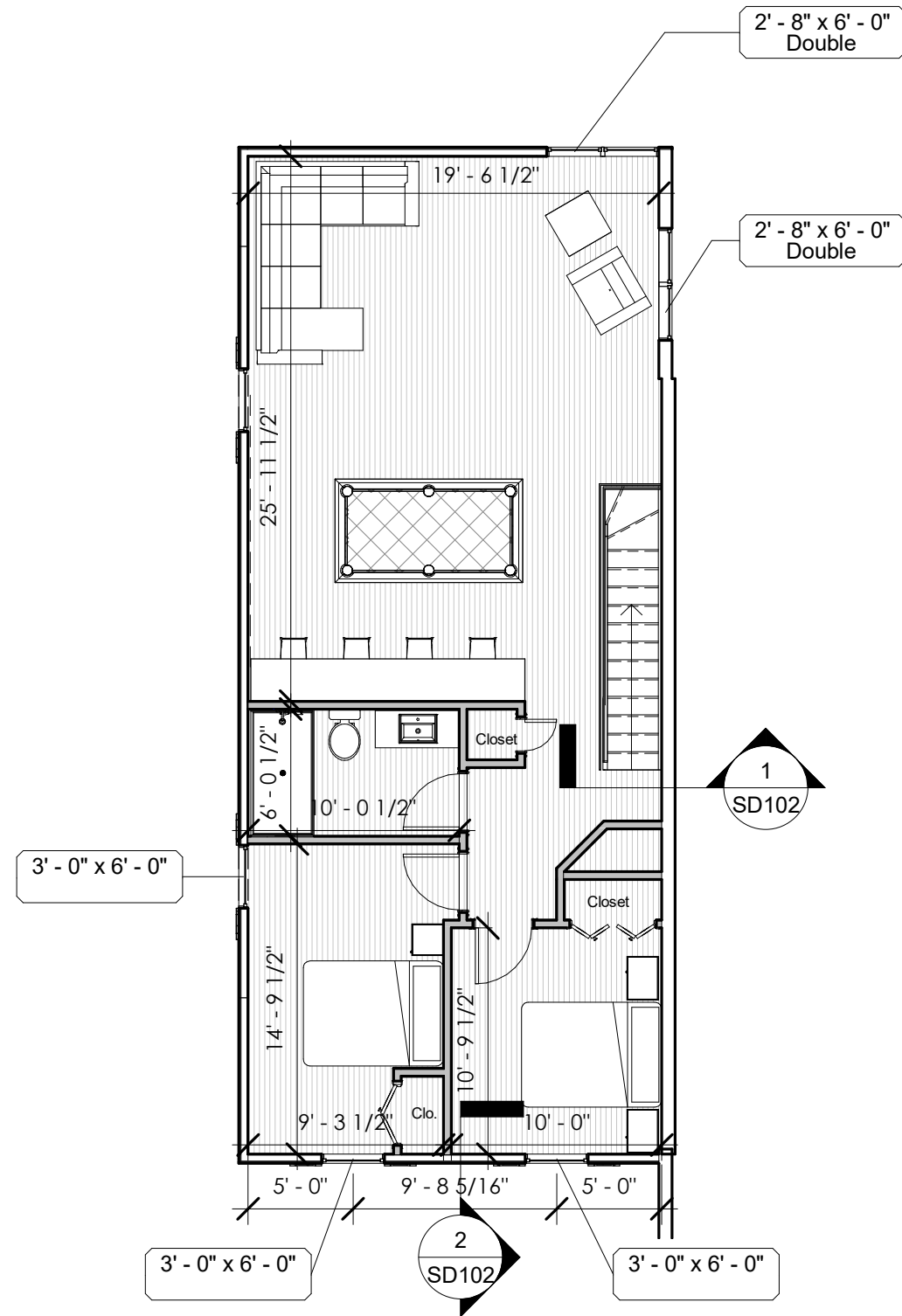




**SITE PLAN**

**709 SCHOONER COURT - 3RD STORY ADDITION**





1 3rd Floor  
1/8" = 1'-0"



**PROPOSED PLAN**

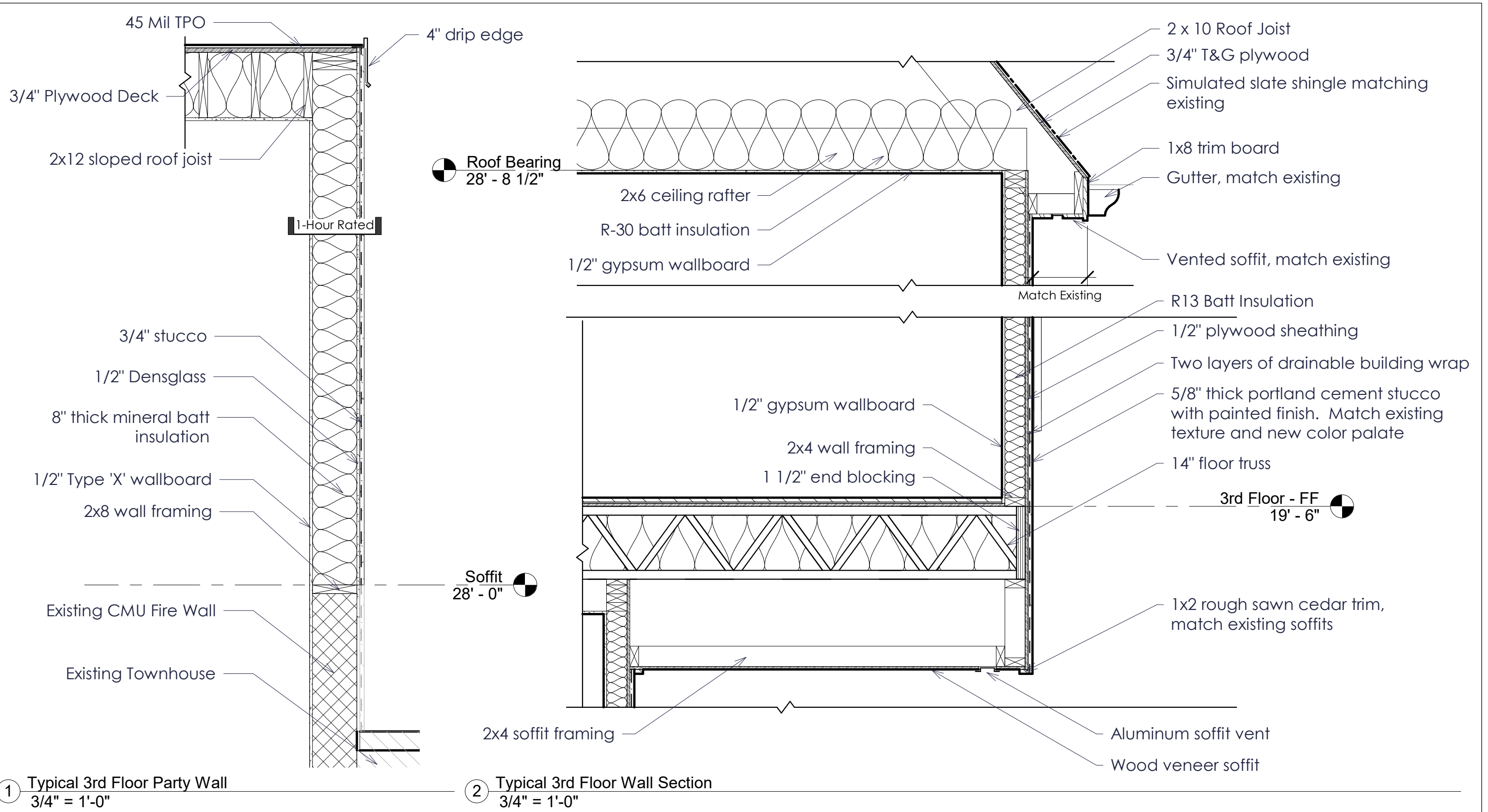
**709 SCHOONER COURT - 3RD STORY ADDITION**

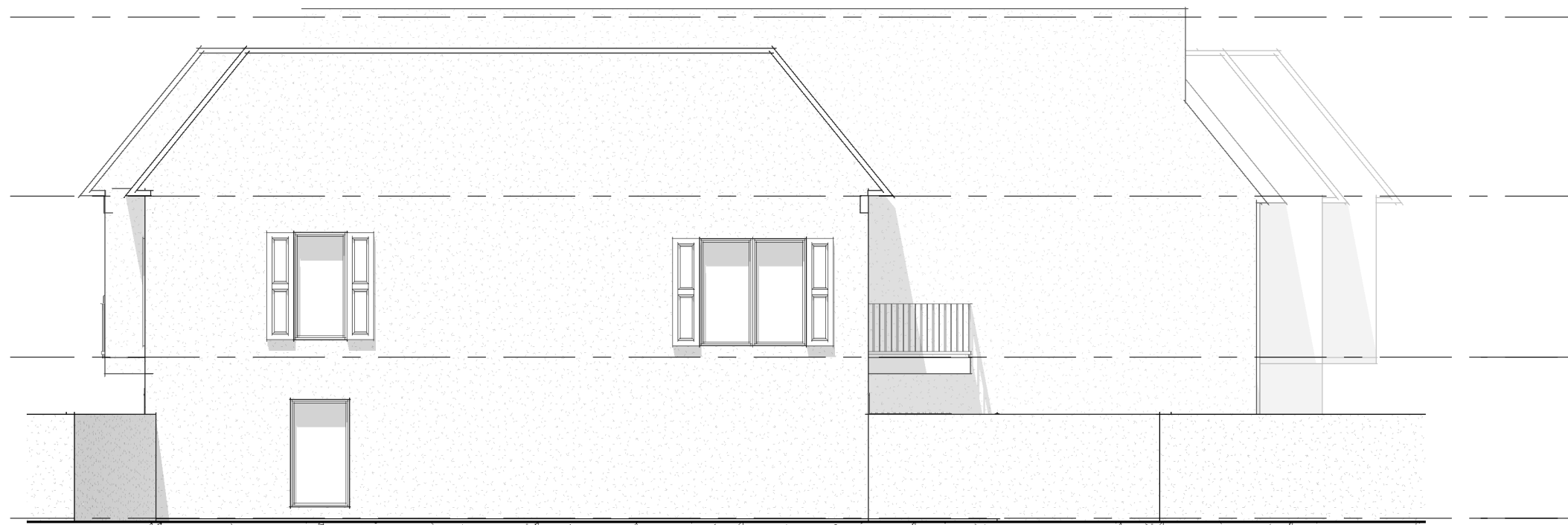
2020.34

9/23/2020

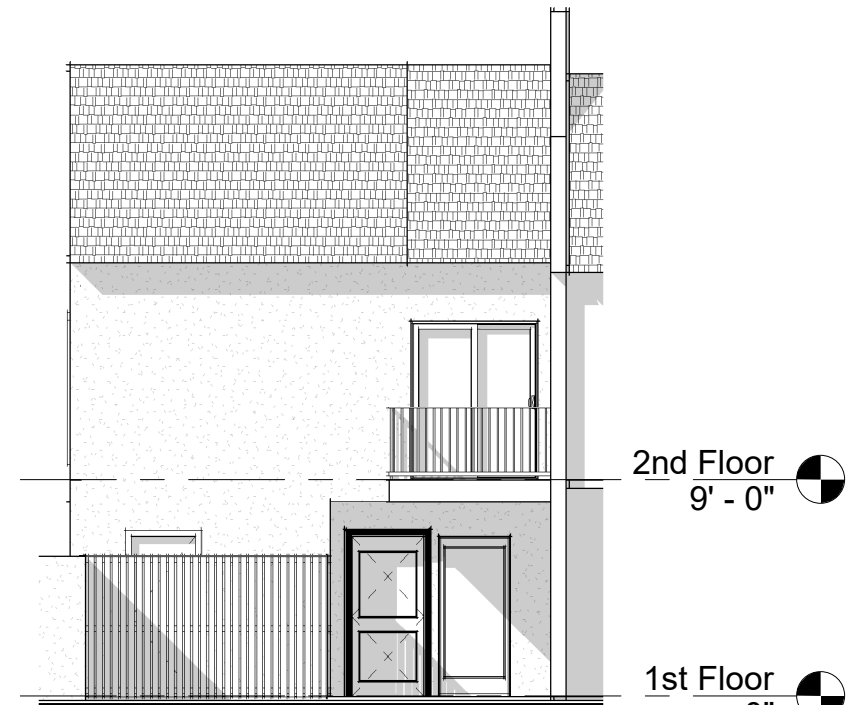
**SD101**

9/23/2020 10:30:51 PM

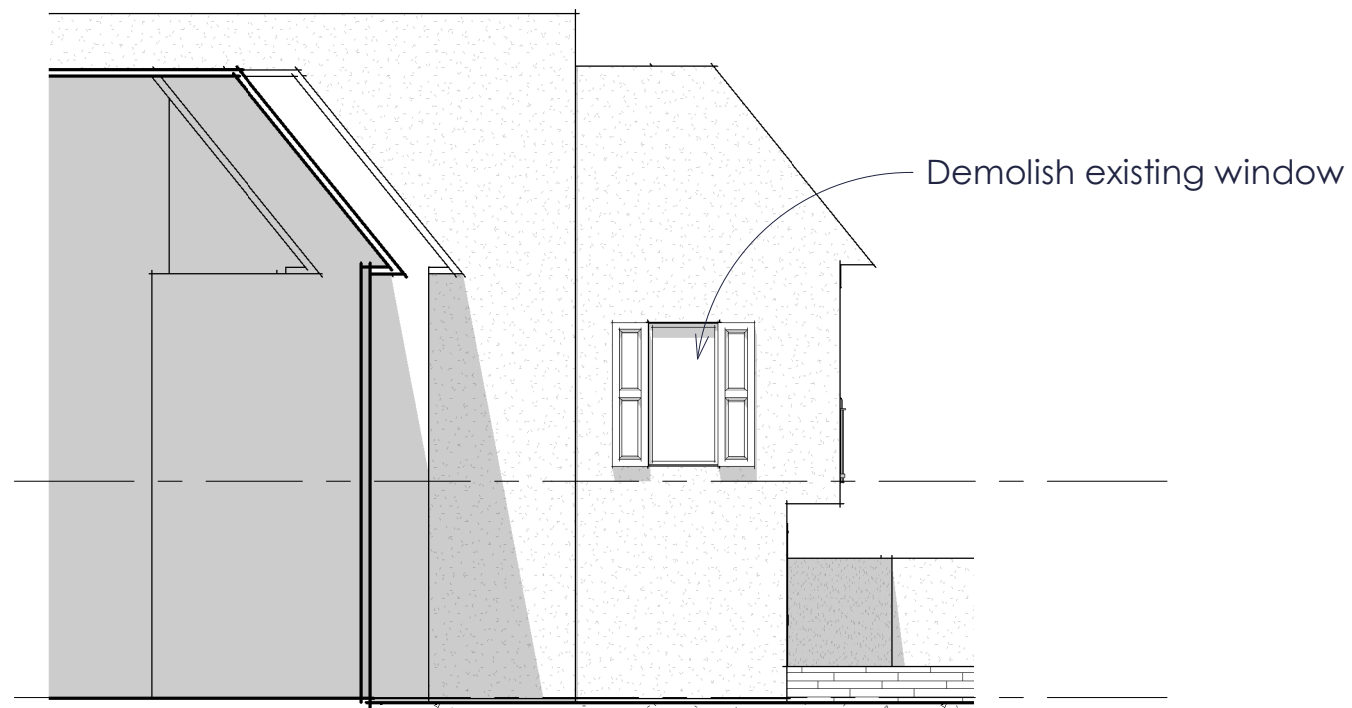




② Left Side Elevation - Existing  
1/8" = 1'-0"



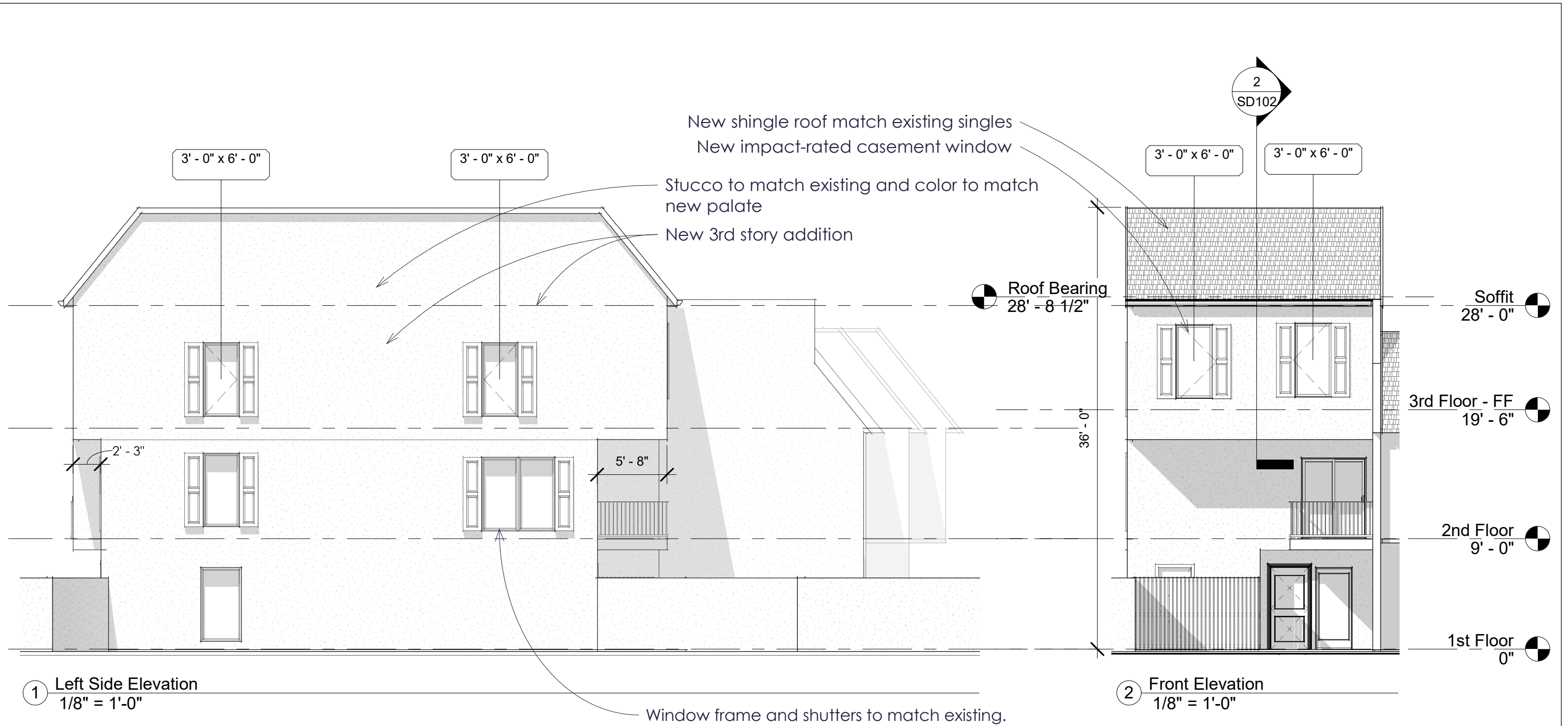
① Front Elevation - Existing  
1/8" = 1'-0"



① Right Side Elevation - Existing  
1/8" = 1'-0"



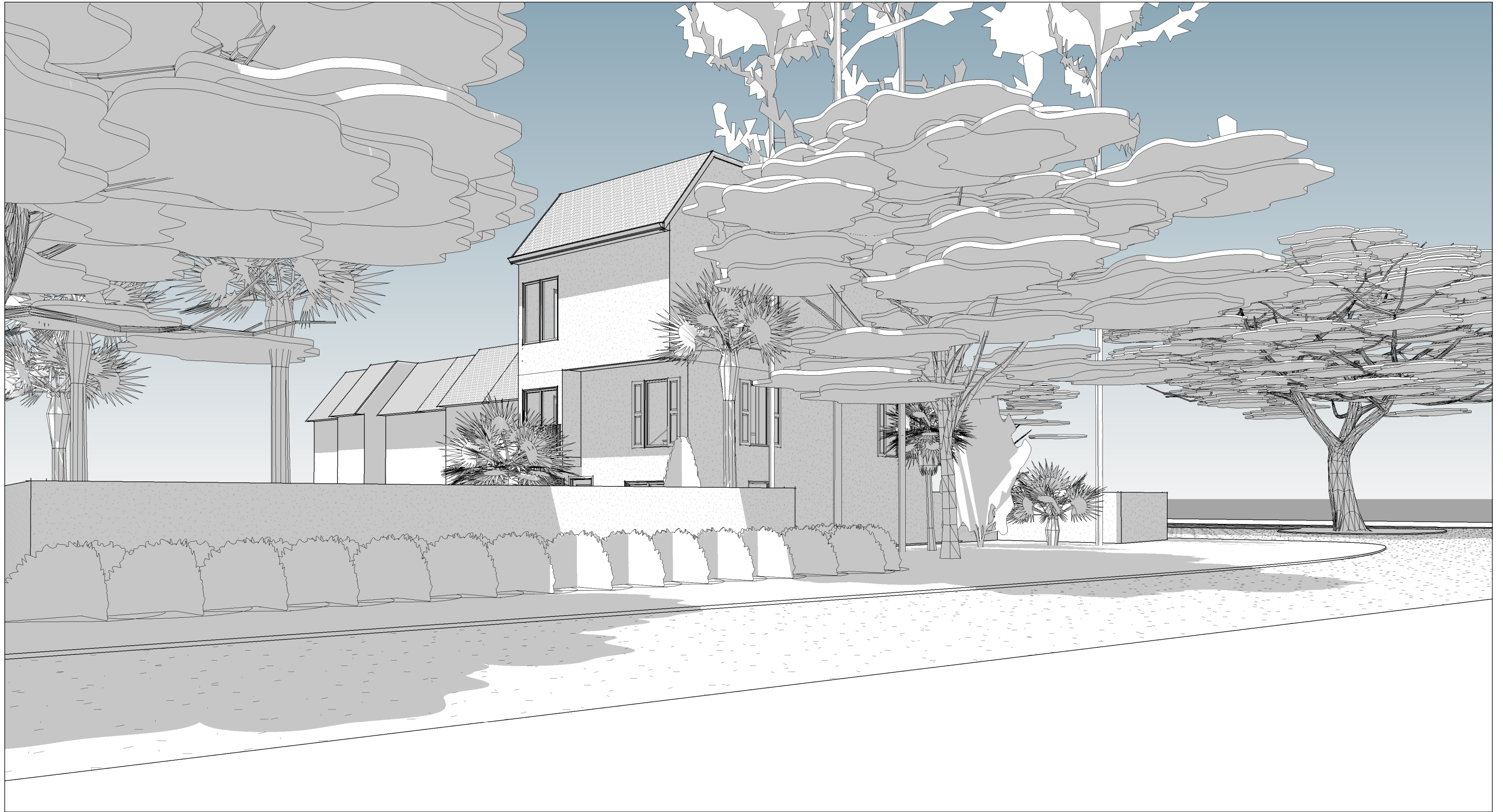
② Rear Elevation - Existing  
1/8" = 1'-0"

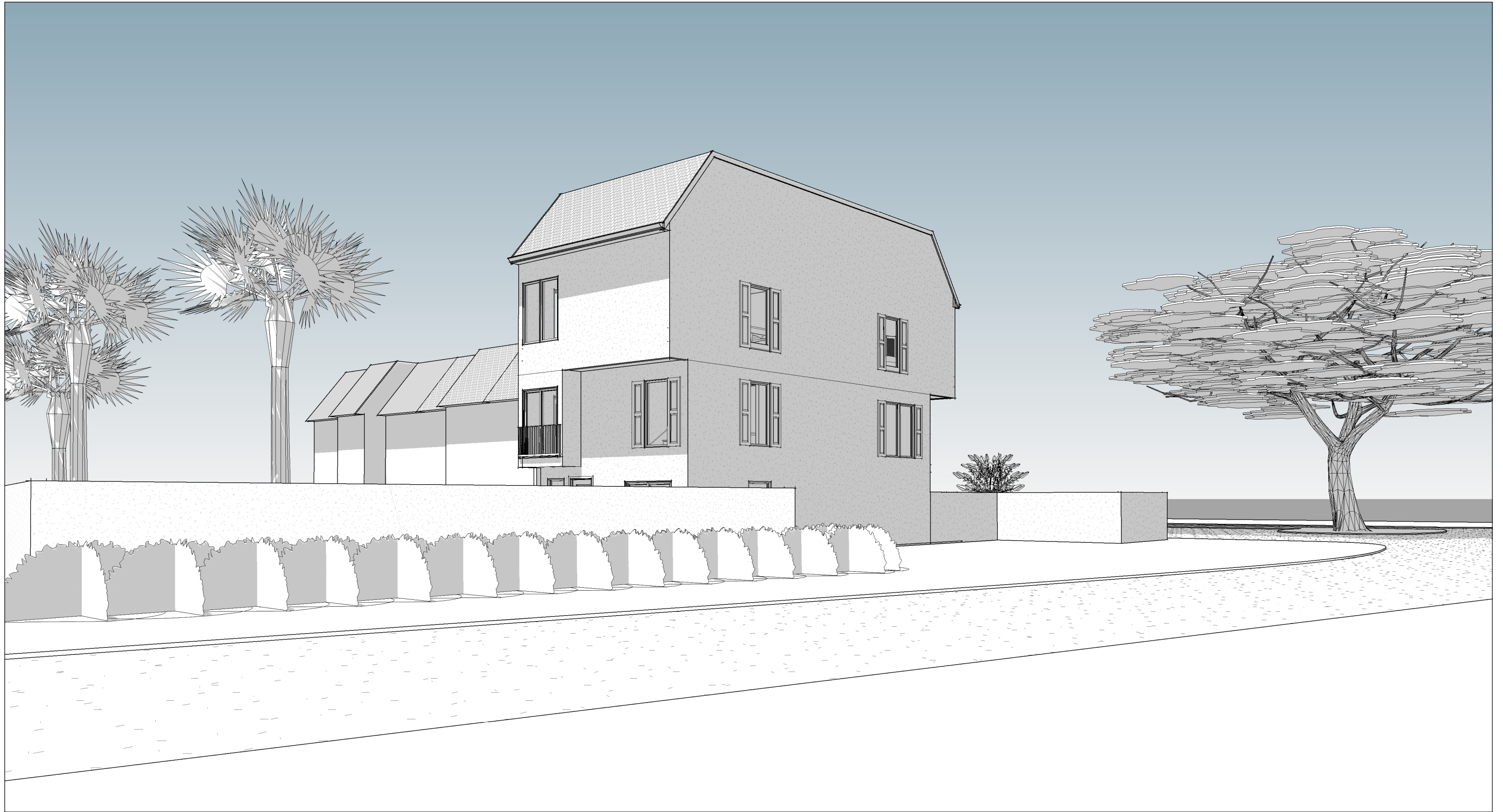




1 Right Side Elevation  
1/8" = 1'-0"

2 Rear Elevation  
1/8" = 1'-0"









**FRONT PERSPECTIVE VIEW**

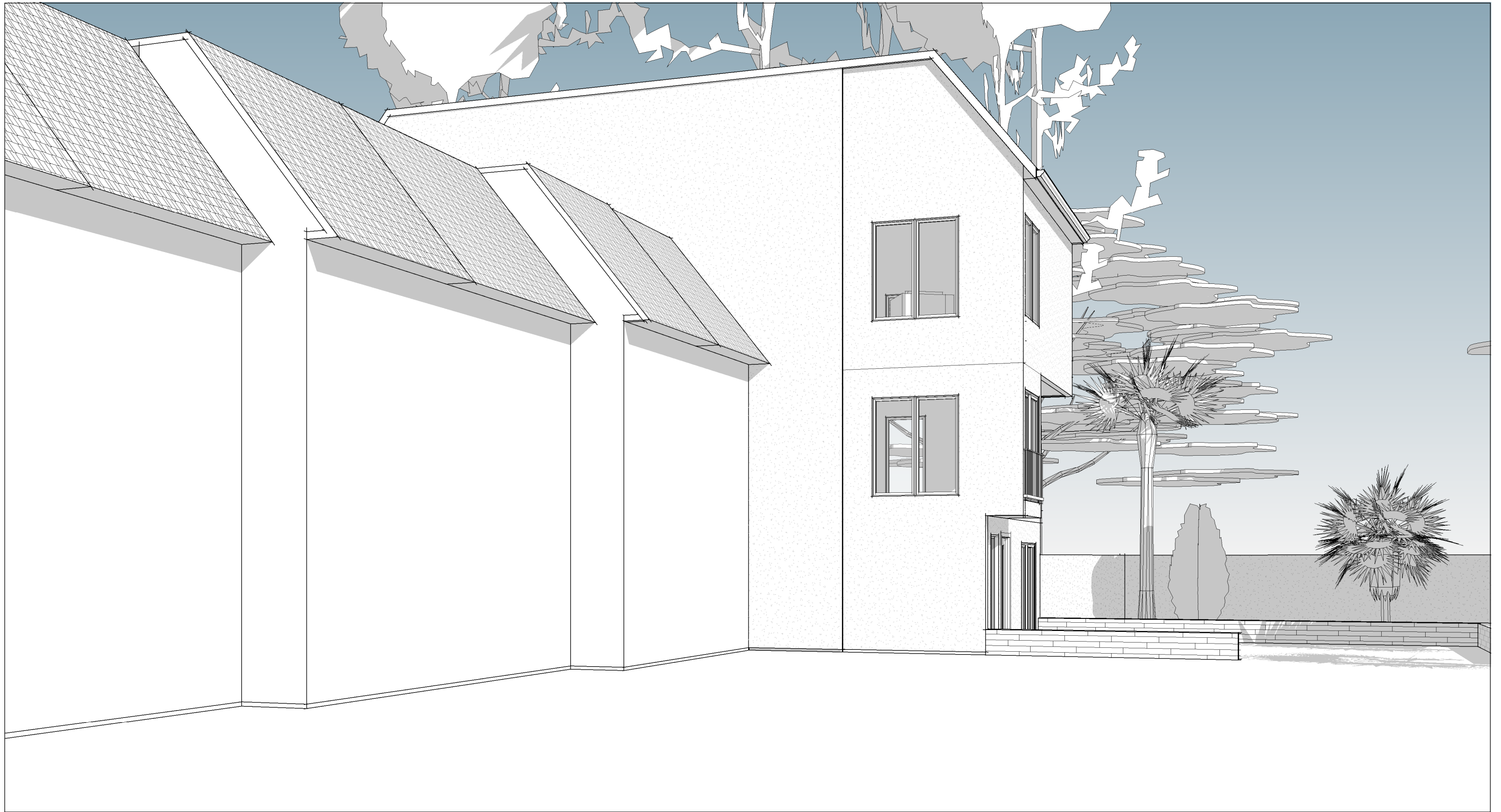
**709 SCHOONER COURT - 3RD STORY ADDITION**



**REAR PERSPECTIVE VIEW**

**709 SCHOONER COURT - 3RD STORY ADDITION**





**REAR PERSPECTIVE VIEW FROM COURTYARD**

**709 SCHOONER COURT - 3RD STORY ADDITION**



**FRONT PERSPECTIVE VIEW FROM PARKING**

**709 SCHOONER COURT - 3RD STORY ADDITION**

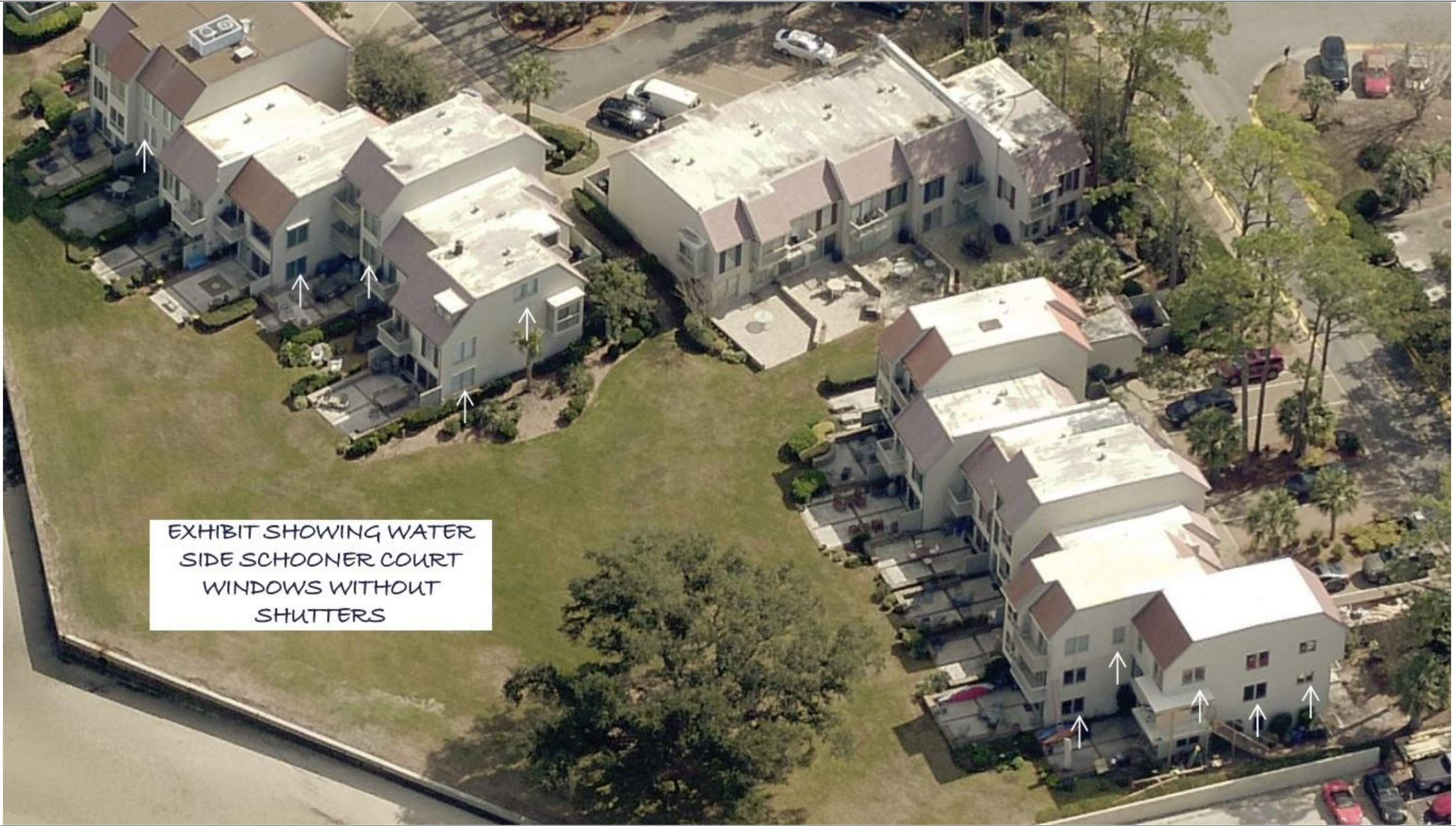


EXHIBIT SHOWING WATER  
SIDE SCHOONER COURT  
WINDOWS WITHOUT  
SHUTTERS

## 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: Schooner Court 709

DRB#: DRB-001793-2020

DATE: 09/30/20

RECOMMENDATION: Approval  Approval with Conditions  Denial   
RECOMMENDED CONDITIONS:

### ***MISC COMMENTS/QUESTIONS***




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: Kevin Grenier Company: KRA Architecture and Design  
 Mailing Address: PO Box 2047 City: Bluffton State: SC Zip: 29910  
 Telephone: 843-815-2021 Fax: \_\_\_\_\_ E-mail: krge@krasc.com  
 Project Name: Nunzio Italian Restaraunt Project Address: 18 New Orleans Road HHI, SC  
 Parcel Number [PIN]: R 552 015 00C 0075 0000 + 0076  
 Zoning District: Light Commercial Overlay District(s): Shipyard Plantation

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

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

Project Category:

<input type="checkbox"/> Concept Approval – Proposed Development	<input checked="" type="checkbox"/> Alteration/Addition
<input type="checkbox"/> Final Approval – Proposed Development	<input type="checkbox"/> Sign

Submittal Requirements for **All** projects:

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

Additional Submittal Requirements:

**Concept Approval – Proposed Development**

- 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.
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- \_\_\_\_\_ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- \_\_\_\_\_ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

**Alterations/Additions**

- All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
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Additional Submittal Requirements:

**Signs**

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

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

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

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

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

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

  
SIGNATURE

  
DATE

September 28, 2020

Town of Hilton Head  
Design Review Board  
Atten: Chris Darnell

**RE: Lot 18 & 20 New Orleans Road - Concept Application Alteration/Addition**

To Whom It May Concern:

This serves as a narrative to the proposed work to be performed. Our client wishes to provide a roof covering to an existing outdoor eating area. Due to our climate as well as the COVID-19 situation, our client wishes to provide a safer option for diners at his establishment. As everyone knows, due to the pandemic most diners would prefer to eat outside which they currently do. When it rains, the establishment currently has no option than to bring the diners inside and when it is busy, it is difficult to provide the mandated social distancing. If the exterior dining area is covered, they can stay outside.

The intent of the proposed design is to provide a flat with metal wrapped fascia to match the color of the existing metal roof. The new posts will be integrated within the existing guard rails and utilize the existing pier foundations.

We have enclosed neighboring photographs, existing photos of the building, the original survey and proposed plans, elevations and details. If you should have any questions, please do not hesitate to contact this office.

Sincerely,



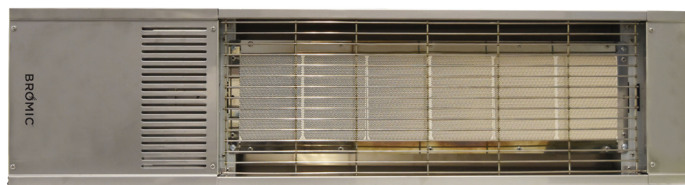
Kevin Grenier | AIA, NCARB  
Principal & Senior Project Manager



**BROMIC**  
HEATING

# COBALT

GAS HEATER



## Compact heating solution...

The Cobalt Outdoor Gas Heater represents excellent value as it embodies the key characteristics of Bromic heaters range at an unbeatable price. This gas heater produces outright heating power comparable to market-leading brands, delivered in a concentrated area, providing an outstanding economical solution.



## FEATURES

### Ceramic Efficiency

Slow-release ceramic burners efficiently combust gas to fuel the most environmentally friendly gas-fired heating method available.

### Unrivaled Coverage

Projects comfort evenly across a wide range while reaching deeply into open areas.

### Direct Ignition

Automated direct ignition eliminates the need for a pilot, resulting in instantaneous ignition.

### Sturdy Construction

Durable stainless steel structures house components of the highest quality, fueling reliable performance.

### Ease Of Use

Smart system compatibility and automated re-ignition allows users to simply set and forget.

### Wall & Ceiling Mounting

Reclaim valuable floor space through versatile Mounting. This Cobalt is able to be mounted on both walls and ceilings with heater angled to direct heat as required. Additionally it is also able to be mounted face down on the ceiling directly over the area to be heated.

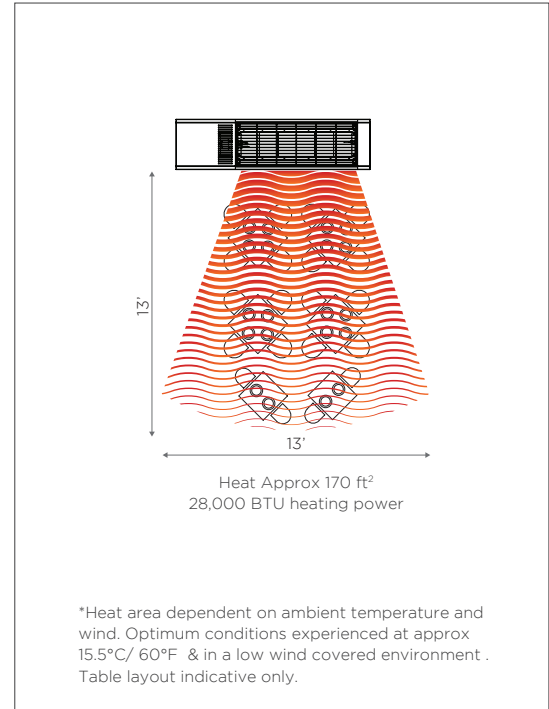
### Directional Control

Easy pivot bracket offers adjustable heat direction and coverage.

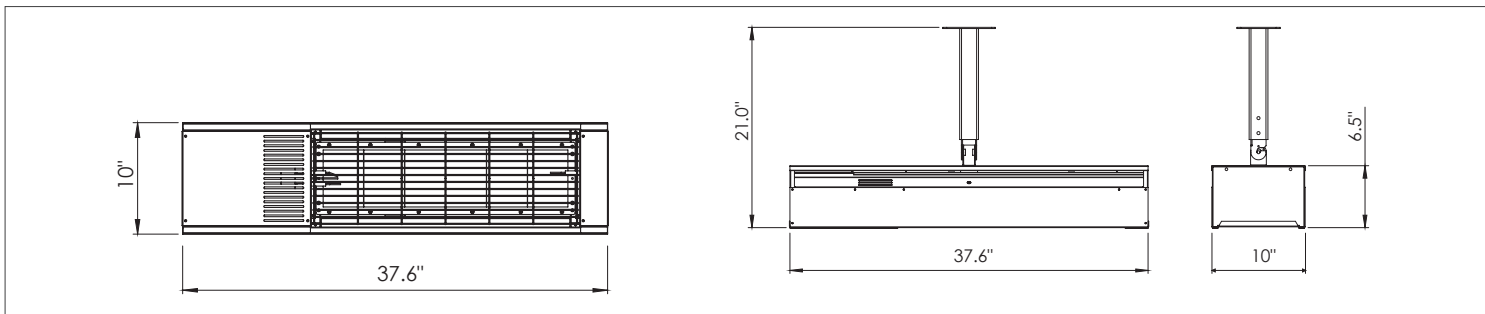
### Wireless Control Capabilities

Can be used with Bromic on/off controls.

## HEAT AREA



## DIMENSIONS

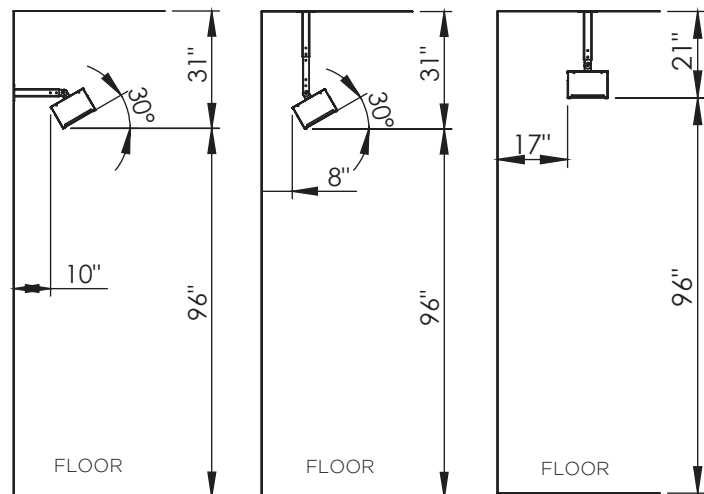


## SPECIFICATIONS

Part no.	Gas type	Propane (LPG)	NG
	Product No.	BH0710002	BH0710001
Heat Output (on LPG and NG)		22,100 BTU	28,000 BTU
Approximate area heated (feet <sup>2</sup> )		170 ft <sup>2</sup>	
Gas connection		1/2" NPT Female	
Electrical connection		110 Volt, 3-pin insulated plug	
Dimension (W x D x H)		37.6" x 10" x 6.5"	
Mounting height requirement to ground <sup>3</sup>		96"	
Weight (lb)		42 lbs	

<sup>1</sup>Must only be installed by a licensed technician. Must complete "Pre-Installation Checklist" before installing  
<sup>2</sup>The temperature will not exceed 65°C/149°F above the ambient temperature at specified distance. Please consult material manufacturer for temperature ratings and suitability. Bromic Heating takes no responsibility for material compliance. <sup>3</sup>8' / 2438mm or maybe lower depending on local regulations

## MINIMUM INSTALLATION CLEARANCES



**USA Head Office**  
18 Technology Drive,  
Suite 121 Irvine, CA 92618

**T:** 1800 301 1293  
**W:** BROMIC.COM  
**E:** info@bromic.com

SIMILAR ITEMS



**Hunter Key Biscayne LED**  
54-in Matte Black LED  
Indoor/Outdoor Ceiling F

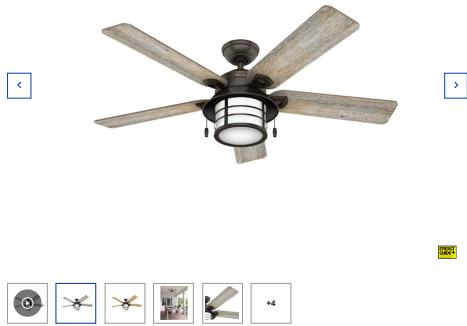
**Hunter Lantern Bay LED**  
54-in Matte Black LED  
Indoor/Outdoor Ceiling F

**Hunter Lantern Bay LED**  
54-in Matte Bronze LED  
Indoor/Outdoor Ceiling F

**Harbor Breeze Merrimack II**  
52-in Matte Bronze LED  
Indoor/Outdoor Ceiling F

**Hunter Coral Bay 52-in**  
Satin Bronze LED  
Indoor/Outdoor Ceiling F

**allen + roth**  
in Antique Br  
Indoor/Outdo



\$229<sup>99</sup>

★★★★☆ 39  
View Q&A

**Hunter Key Biscayne 54-in Satin Bronze Fluorescent Indoor/Outdoor Ceiling Fan (5-Blade)**

Item #957309 Model #59273

Powerful WhisperWind motor quietly generates optimal airflow using 3-speeds with reverse feature providing year round comfort  
Pull chains included to allow for easy light and fan speed adjustment until your desired settings are reached; remote control adaptable  
Hunter offers a limited lifetime motor warranty on all ceiling fans; with a 1-year warranty on all parts (excluding bulbs)

Housing Color/Finish: Onyx Bengal



Blade Finish  
Barnwood/Drifted Oak

LOWE'S PLANS & SERVICES  
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1 +  
Qty

Add to Cart

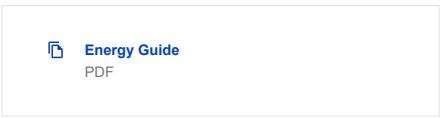
Free Store Pickup  
Ready for pickup: Estimated by Oct 5

Free Delivery  
Ready for Delivery: Estimated on Oct 5

Overview

Clean lines and maritime style bring the Key Biscayne to life. The fan is outfitted with a blade finish reminiscent of aged beachwood, rustic weathered finishes, and a lantern-style light kit. The design brings a nautical feel to any room of your house. This casual fan is damp-rated for moist conditions in covered porches or sunrooms.

- Powerful WhisperWind motor quietly generates optimal airflow using 3-speeds with reverse feature providing year round comfort
- Pull chains included to allow for easy light and fan speed adjustment until your desired settings are reached; remote control adaptable
- Hunter offers a limited lifetime motor warranty on all ceiling fans; with a 1-year warranty on all parts (excluding bulbs)
- Reversible barnwood/drifted oak blades included that operate on a 13° pitch for maximum performance
- 28-watt light fixture using two 14-watt medium base (E-26) CFL bulbs included; must be installed with light kit
- Can be installed using the provided 2-in or 3-in downrod for low or standard ceiling heights and also on a longer downrod for higher ceilings; can accommodate angled ceilings up to 34°
- ETL Damp Listed for use in covered porches, patios and sunrooms



Specifications

Rating & Reviews ★★★★★ 39

Community Q & A

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Build.com COVID-19 Response

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Home > Lighting > Outdoor Lighting > Outdoor Ceiling Lighting > Maxim 57710

Item # bci3070193



Maxim

Wafer 5" Indoor / Outdoor LED Ceiling Light - 3000K

Chat with an E...

Model: **57710WTWT**

from the Wafer Collection

6 Reviews | Write a Review

**\$42.00**

Finish: **White** - 4192 In Stock



**Bronze**  
**\$42.00**  
613 In Stock

Select



**Satin Nickel**  
**\$45.00**  
305 In Stock

Select



**White**  
**\$42.00**  
4192 In Stock

Select

Width: 5"

- 5" (selected)
- 7"
- 10"

**Free Shipping on orders over \$49.00!**

Leaves the Warehouse in 2 to 3 business days - [Shipping to 29910](#)

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**Buy Now, Special Financing Available!**

On purchases of \$500 for 6 months, or \$1,000 for 12 months made with your Build.com Credit Card<sup>1</sup>

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## Customers Also Viewed



**Maxim 57712**

**\$50.00**



**Maxim 57714**

**\$66.00**



**Maxim 57690WT**

**\$21.60**

## — Overview

### Product Overview

Wafer was designed for the discriminate consumer who wants the low profile look of recessed without the high cost. Manufactured of die cast aluminum, Wafer brings ultimate heat dissipation to its edge lit technology. Edge lighting gives very even light distribution while dispersing heat over a larger area. The result of this is longer LED life and better light diffusion.

#### Features

- Low profile recessed light
- Edge lighting feature provides even light distribution
- Extended LED life through even heat dissipation
- Constructed of aluminum and polycarbonate
- 10 watt Integrated LED lighting
- Capable of being dimmed
- Rated for wet locations
- ADA Compliant
- Energy Star Rated
- Title 24 Compliant

#### Dimensions

Chat with an E...



- Height: 1-1/2"
- Width: 5"
- Depth: 5"
- Product Weight: 0.88 lbs

#### Electrical Specifications

- Bulb Type: Integrated LED
- Total Wattage: 10
- Rated Life: 50,000 Hours
- Rated Lumens: 700
- Color Temperature: 3000 K
- CRI: 90+
- Dimmable: Electronic Low Voltage (ELV)
- Input Voltage: 120

#### Additional Maxim Links

- [View the Manufacturer Warranty](#)
- [Browse All Maxim Products](#)
- [Maxim Wafer Collection](#)

This product is listed under the following manufacturer number(s):

Maxim 57710WTBZ  
Bronze  
Maxim 57710WTWT  
White

Maxim 57710WTSN  
Satin Nickel

## Manufacturer Resources

[Bronze Specification Sheet](#)

[Installation Sheet](#)


[Maxim Wafer Brochure](#)

## Dimensions and Measurements

Depth	<input type="checkbox"/>	5 in.
Diameter	<input type="checkbox"/>	5 in.
Height	<input type="checkbox"/>	1.5 in.
Product Weight	<input type="checkbox"/>	1 lbs.
Width	<input type="checkbox"/>	5 in.

## Included Components

Bulb Included	<input type="checkbox"/>	Yes
---------------	--------------------------	-----

 [Chat with an E...](#)

## Characteristics and Features

<b>Bulb Base</b>	<input type="checkbox"/>	Integrated LED
<b>Bulb Type</b>	<input type="checkbox"/>	LED
<b>Color Temperature</b>	<input type="checkbox"/>	3000K
<b>Dimmable</b>	<input type="checkbox"/>	Yes
<b>Energy Efficient</b>	<input type="checkbox"/>	Yes
<b>Glass Description</b>	<input type="checkbox"/>	White
<b>Light Direction</b>	<input type="checkbox"/>	Down Lighting
<b>Material</b>	<input type="checkbox"/>	Aluminum, Synthetic
<b>Number of Bulbs</b>	<input type="checkbox"/>	1

## Electrical and Operational Information

<b>Power Source</b>	<input type="checkbox"/>	Hardwired
<b>Voltage</b>	<input type="checkbox"/>	120
<b>Wattage</b>	<input type="checkbox"/>	10
<b>Watts Per Bulb</b>	<input type="checkbox"/>	10

## Warranty and Product Information

<b>Collection</b>	<input type="checkbox"/>	Wafer
<b>Country Of Origin</b>	<input type="checkbox"/>	China
<b>Location Rating</b>	<input type="checkbox"/>	Wet Location

### Related Maxim Categories

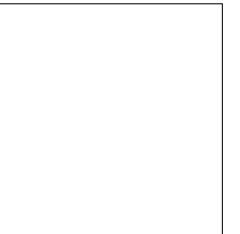
Browse by Brand  
Outdoor Wall Sconces  
Landscape Lighting  
Post Lights  
Security Lights  
Outdoor Ceiling Lights  
Outdoor Pendant Lighting  
Outdoor Chandeliers

 Chat with an E...



# Nunzio Italian Restaurant Upfit

18 New Orleans Rd.  
Hilton Head, SC



KRA architecture + design

t 843.815.2021  
www.krasc.com  
KRA architecture + design  
7 Johnston Way, Suite 2A  
Bluffton, SC 29910



Stamped By:  
Drawn By: MWK  
Checked By: KRG  
Date: 09.28.20

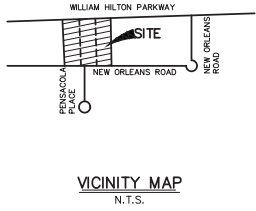
Revisions

No.	Description

Project No. 17136.01  
File Name:  
Drawing Title:

EXISTING PHOTOGRAPHS

Sheet No. **P1.0**  
Scale:



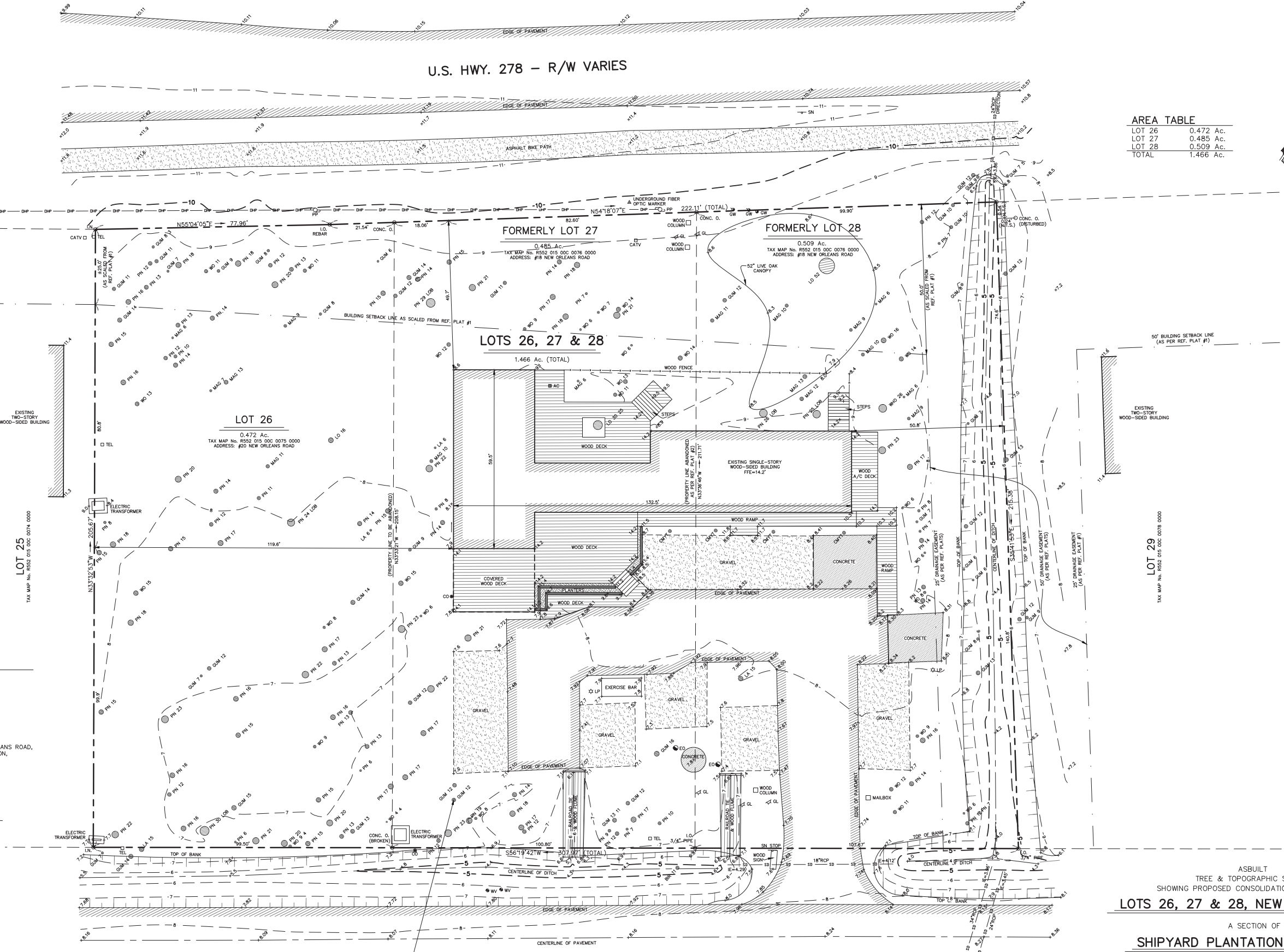
TOWN OF HILTON HEAD ISLAND LMO SECTION 16-3-1402 DISCLOSURE STATEMENT  
 Some or all areas on this plat are flood hazard areas and have been identified as having at least a one percent chance of being flooded in any given year by rising tidal waters associated with possible hurricanes. Local regulations require that certain flood hazard protective measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the development covenants and restrictions of this development and requirements of the Town Building Official. In addition, federal law requires mandatory purchase of flood insurance as a prerequisite to federally insured mortgage financing in these designated flood hazard areas.

AREA TABLE	
LOT 26	0.472 Ac.
LOT 27	0.485 Ac.
LOT 28	0.509 Ac.
TOTAL	1.466 Ac.

- LEGEND:
- TREE SIZES ARE INCHES IN DIAMETER
- SPOT ELEVATION
  - CONC. O. CONCRETE MONUMENT, OLD (FOUND)
  - I.O. IRON REBAR OR PIPE, OLD (FOUND)
  - I.N. IRON REBAR, NEW (SET)
  - BR BIRCH
  - MYT MYRTLE
  - GUM GUM
  - LA LAUREL OAK
  - LO LIVE OAK
  - MAG MAGNOLIA
  - PN PINE
  - LOB Loblolly Pine
  - WO WATER OAK
  - Ac. ACRE
  - AC AIR CONDITIONER
  - CATV CABLE TELEVISION JUNCTION BOX
  - CO CLEANOUT
  - EO ELECTRIC OUTLET
  - FTE FINISHED FLOOR ELEVATION
  - GL GROUND LIGHT
  - GW GUY WIRE
  - IE INVERT ELEVATION
  - LIP LAMP POST
  - NTS NOT TO SCALE
  - PP POWER POLE
  - R/W RIGHT OF WAY
  - SN SIGN
  - TBM TEMPORARY BENCH MARK
  - TEL TELEPHONE JUNCTION BOX
  - WL WATER VALVE
  - RCP REINFORCED CONCRETE PIPE
  - FENCE LINE
  - DHP OVERHEAD POWERLINE
  - SD STORM DRAIN LINE

- REFERENCE PLAT:
- A PLAT OF 53.829 ACRES, SHIPYARD PLANTATION COMMERCIAL, DATED: APRIL-MAY 1976, LAST REVISED: 03/28/1978 BY: ERIC H. FREISELEBEN, S.C. P.E. & L.S. NO. 4624, RECORDED: P.B. 24, PG. 189.
  - A RECOMBINATION SURVEY OF: LOT 27 & LOT 28, A SECTION OF SHIPYARD PLANTATION COMMERCIAL, DATED: 10/19/1999, BY: HAROLD R. JOHNSON, S.C.R.L.S. NO. 2077 RECORDED: P.B. 73, PG. 14, DATE: 12/20/1999.
  - A BOUNDARY CONSOLIDATION SURVEY OF LOTS 26, 27 & 28, NEW ORLEANS ROAD, A SECTION OF SHIPYARD PLANTATION COMMERCIAL, SHIPYARD PLANTATION, DATED: 06/30/2017, BY: TERRY C. HATCHELL, S.C.R.L.S. NO. 11059 RECORDED: (NOT RECORDED AS OF THE DATE OF THIS SURVEY).

- NOTES
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
  - AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 13-D, COMMUNITY NO. 450250, MAP DATED 09/29/1986, BASE ELEVATION 14.0' (NGVD 29 DATUM). FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
  - BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
  - UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
  - NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
  - SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUIT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
  - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.

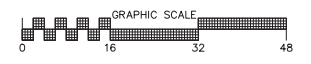
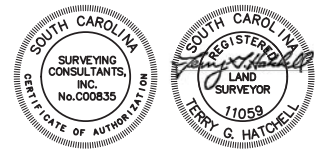


T.B.M. NAIL SET IN 12" GUM  
 ELEVATION = 10.00'  
 NGVD 1929

NEW ORLEANS ROAD - 60' R/W

PREPARED FOR: NUNZIO PATRINO  
 ADDRESS: #18 & #20 NEW ORLEANS ROAD

TAX PARCEL I.D. NO. R552-015-00C-0075-0000 & R552-015-00C-0076-0000



ASBLUIT TREE & TOPOGRAPHIC SURVEY  
 SHOWING PROPOSED CONSOLIDATION BOUNDARY OF  
**LOTS 26, 27 & 28, NEW ORLEANS ROAD**

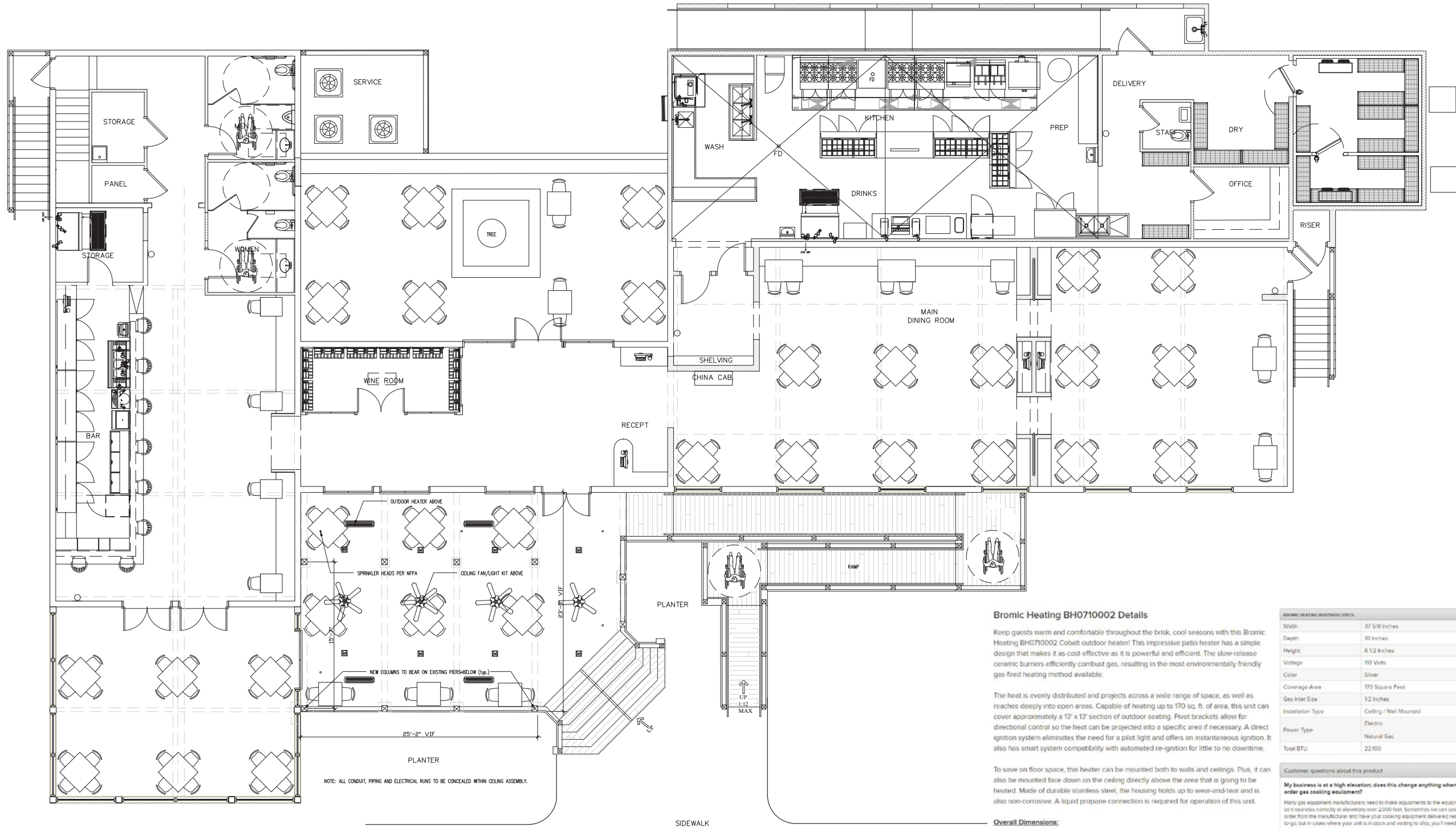
A SECTION OF  
**SHIPYARD PLANTATION COMMERCIAL**  
**SHIPYARD PLANTATION**

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA  
 SCALE: 1/16" = 1'-0" DATE: 07/03/2017 JOB NO: SC04203A

**SG SURVEYING CONSULTANTS**  
 17 Sherington Drive, Suite C, Bluffton, SC 29910  
 SC Telephone: (843) 815-3304 FAX: (843) 815-3305  
 GA Telephone: (912) 828-2775  
 www.SurveyingConsultants.com  
 Email: SC@SurveyingConsultants.com  
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# Nunzio Italian Restaurant Upfit

18 New Orleans Rd.  
Hilton Head, SC



### Bromic Heating BH0710002 Details

Keep guests warm and comfortable throughout the brisk, cool seasons with this Bromic Heating BH0710002 Cobalt outdoor heater! This impressive patio heater has a simple design that makes it as cost-effective as it is powerful and efficient. The slow-release ceramic burners efficiently combust gas, resulting in the most environmentally friendly gas-fired heating method available.

The heat is evenly distributed and projects across a wide range of space, as well as reaches deeply into open areas. Capable of heating up to 170 sq. ft. of area, this unit can cover approximately a 13' x 13' section of outdoor seating. Pivot brackets allow for directional control so the heat can be projected into a specific area if necessary. A direct ignition system eliminates the need for a pilot light and offers an instantaneous ignition. It also has smart system compatibility with automated re-ignition for little to no downtime.

To save on floor space, this heater can be mounted both to walls and ceilings. Plus, it can also be mounted face down on the ceiling directly above the area that is going to be heated. Made of durable stainless steel, the housing holds up to wear-and-tear and is also non-corrosive. A liquid propane connection is required for operation of this unit.

#### Overall Dimensions:

Width: 37 5/8"  
Depth: 10"  
Height: 6 1/2"

Because this item is not stocked in our warehouse, processing, transit times and stock availability will vary. If you need your items by a certain date, please contact us prior to placing your order. Expedited shipping availability may vary. We cannot guarantee that this item can be cancelled off of the order or returned once it is placed.

BROMIC HEATING BHP0710002 SPECS	
Width	37 5/8 Inches
Depth	10 Inches
Height	6 1/2 Inches
Voltage	110 Volts
Color	Silver
Coverage Area	170 Square Feet
Gas Inlet Size	1/2 Inches
Installation Type	Ceiling / Wall Mounted
Power Type	Electric
Total BTU	22,100

#### Customer questions about this product

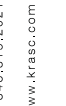
**My business is at a high elevation; does this change anything when I order gas cooking equipment?**

Many gas equipment manufacturers need to make adjustments to the equipment so it operates correctly at elevations over 2,000 feet. Sometimes we can special order from the manufacturer and have your cooking equipment delivered ready-to-go, but in cases where your unit is in stock and waiting to ship, you'll need to have a qualified service technician come to your location and alter your unit at the time of installation so that it is compatible with a higher elevation. Contact our Special Orders team prior to placing your order, and we will let you know what will work best for the equipment you are planning to purchase.

[Add your own question!](#)



KRA architecture + design



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7 Johnston Way, Suite 2A  
Bluffton, SC 29910  
t 843.815.2021  
www.krasc.com



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Drawn By: MWK

Checked By: KRG

Date: 09.28.20

Revisions:

NO.	DESCRIPTION

Project No. 17136.01

File Name:

Drawing Title:

PROPOSED  
FIRST FLOOR PLAN

Sheet No. **A1.1**

Scale: AS NOTED



HUNTER KEY BISCAIYNE 54" FAN WITH LED LIGHT KIT



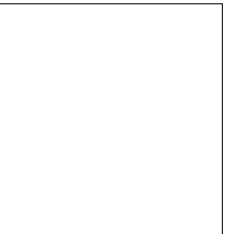
LED CAN LIGHTING

1 FIRST FLOOR PLAN  
A1.1 SCALE: 3/16" = 1'-0"



Nunzio Italian  
Restaurant Upfit

18 New Orleans Rd.  
Hilton Head, SC



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Date: 09.28.20

Revisions

No.	Description

Project No. 17136.01

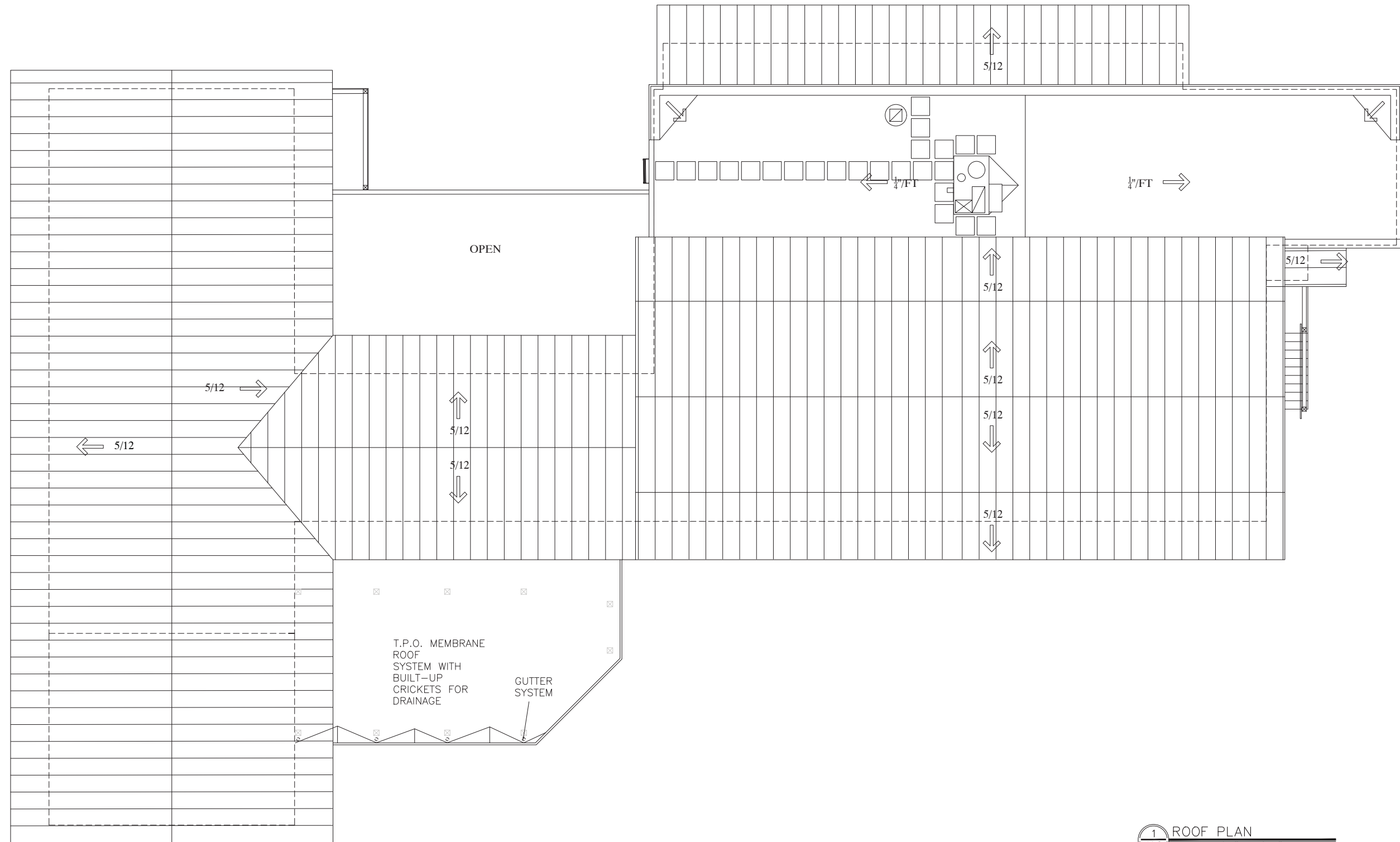
File Name:

Drawing Title:

PROPOSED  
ROOF PLAN

Sheet No. **A1.2**

Scale: AS NOTED



**1** ROOF PLAN  
A1.2 SCALE: 3/16" = 1'-0"

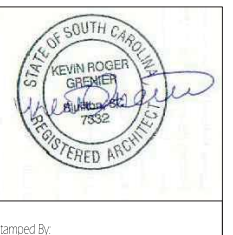
# Nunzio Italian Restaurant Upfit

18 New Orleans Rd.  
Hilton Head, SC



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Drawn By: MWK

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Date: 09.28.20

Revisions:

No.	Description

Project No. 17136.01

File Name:

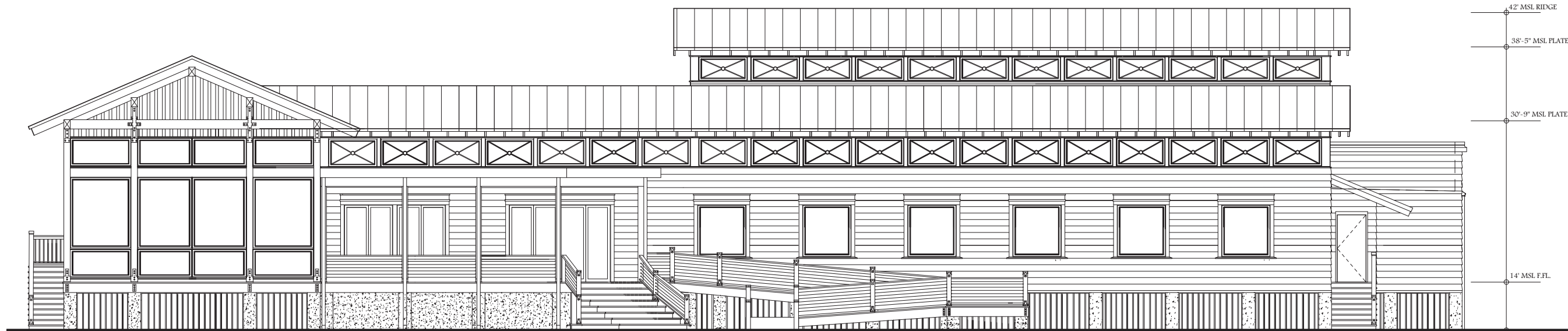
Drawing Title:

PROPOSED ELEVATIONS

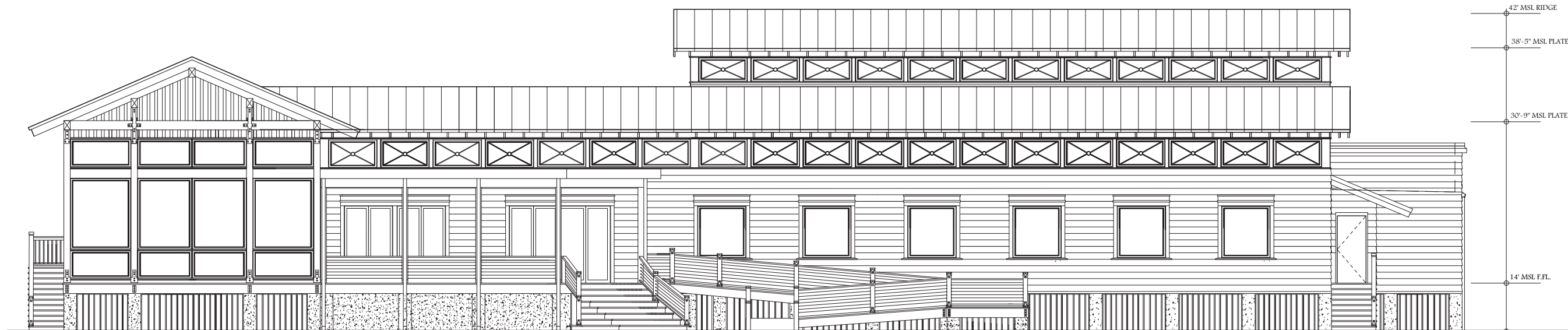
A2.0

Sheet No.

Scale: AS NOTED



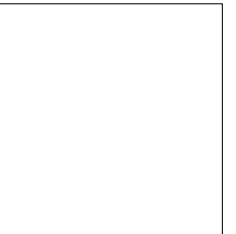
2 EXISTING NEW ORLEANS ELEVATION  
A2.0 SCALE: 3/16" = 1'-0"



1 PROPOSED NEW ORLEANS ELEVATION  
A2.0 SCALE: 3/16" = 1'-0"

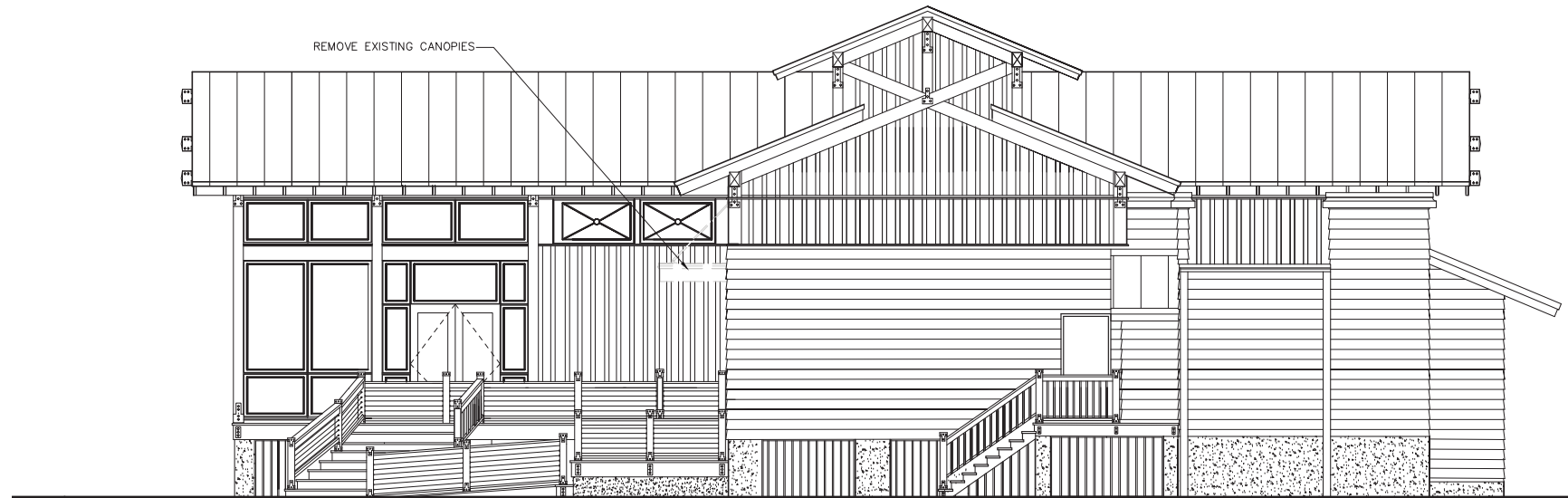
# Nunzio Italian Restaurant Upfit

18 New Orleans Rd.  
Hilton Head, SC



KRA architecture + design

KRA architecture + design  
7 Johnston Way, Suite 2A  
Bluffton, SC 29910  
t 843.815.2021  
www.krasc.com



1 EXISTING SIDE ELEVATION  
A2.1 SCALE: 3/16" = 1'-0"



1 PROPOSED SIDE ELEVATION  
A2.1 SCALE: 3/16" = 1'-0"



Stamped By:  
Drawn By: MWK  
Checked By: KRG  
Date: 09.28.20

Revisions

No.	Description

Project No. 17136.01  
File Name:  
Drawing Title:

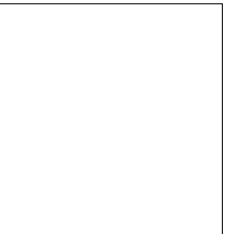
PROPOSED ELEVATIONS

Sheet No. **A2.1**  
Scale: AS NOTED



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7 Johnston Way, Suite 2A  
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Stamped By: \_\_\_\_\_  
 Drawn By: **MWK**  
 Checked By: **KRG**  
 Date: **09.28.20**

Revisions

No.	Description

Project No. 17136.01  
 File Name: \_\_\_\_\_  
 Drawing Title: \_\_\_\_\_

**PROPOSED  
DETAILS**

Sheet No. **A3.0**  
 Scale: **AS NOTED**

## COLORS:

**METAL FASCIA WRAP - GREEN TO MATCH ROOF**  
**DOWNSPOUTS - GREEN TO MATCH ROOF AND FASCIA WRAP**  
**CEILING, POSTS AND BEAM TRIM: GRAY TO MATCH WALLS**

NOTE: ALL CONDUIT, PIPING AND ELECTRICAL RUNS TO BE CONCEALED WITHIN CEILING ASSEMBLY.

## PORCH ROOF/CEILING ASSEMBLY

- ADHERED TPO MEMBRANE SYSTEM
- (2) LAYERS OF ICE AND WATER SHIELD
- 30# FELT PAPER
- 1/2" CDX PLYWOOD OR OSB SHEATHING MEETING 2018 IRC WIND LOAD STANDARDS AND LOCAL CODES FOR BEARING CONDITIONS.
- 2x WOOD RAFTERS AT 12" O.C.
- 2x WOOD CEILING JOISTS AT 16" O.C.
- 1x6 T&G CYPRESS CEILING FINISH

CONTINUE MEMBRANE OVER SITE BUILT GUTTER SYSTEM AND BACK UP FACE OF FASCIA AS SHOWN.

1 3/4" x 14" FASCIA BEAM WRAPPED IN 3/4" PLYWOOD. END CAP CONTINUOUS METAL FASCIA.

1'-0"

HIGH ENOUGH TO CLEAR NEW TRANSOMS AND BE BENEATH EXISTING HEADER

8"

WRAP BEAM WITH PLYWOOD AND CEMENTITIOUS TRIM.

SIMPSON POST CAP

WRAP WITH 3/4" CDX PLYWOOD AND CONTINUOUS METAL FASCIA SYSTEM.

PACK OUT 6X6 STRUCTURAL COLUMN WITH 3/4" CDX PLYWOOD AND FINISH WITH 1X CEMENTITIOUS WRAP TO FINISHED DIMENSION SHOWN.

REUSE EXISTING RAILING COMPONENTS

SIMPSON RPBZ RETROFIT POST BASE

CEILING FAN/LIGHT KIT

LED CAN LIGHTING (TYP.)

REMOVE EXISTING CANOPIES

OUTDOOR GAS HEATER

SIMPSON POST BASE TO BEAM CONNECTION

## 1 SECTION THRU NEW ROOF

A3.0 SCALE: 1" = 1'-0"

## 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.*

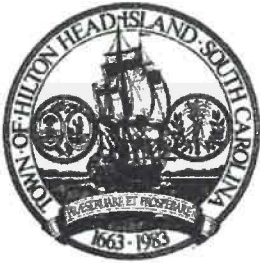
PROJECT NAME: Nunzio Patio Roof

DRB#: DRB-0001947-2020

DATE: 09/30/20

RECOMMENDATION: Approval  Approval with Conditions  Denial   
RECOMMENDED CONDITIONS:

### ***MISC COMMENTS/QUESTIONS***

**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)

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Gretchen Fisher Company: MJM Architects  
 Mailing Address: 712 4th Ave. S. City: Nashville State: TN Zip: 37210  
 Telephone: 615-244-8170 Fax: \_\_\_\_\_ E-mail: g.fisher@mjmarch.com  
 Project Name: Facades @ 95 Matthews Project Address: 95 Matthews Dr.  
 Parcel Number [PIN]: R 5 1 1 0 0 8 0 0 0 0 1 9 2 0 0 0 0  
 Zoning District: LC Overlay District(s): N/A

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

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

Project Category:

<input type="checkbox"/> Concept Approval – Proposed Development	<input checked="" type="checkbox"/> Alteration/Addition
<input type="checkbox"/> Final Approval – Proposed Development	<input type="checkbox"/> 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**

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

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

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

09-29-20  
 \_\_\_\_\_  
 DATE



**DATE: 09-29-20**

**TO: Hilton Head Island Community Development Center – Design Review Board**

**PROJECT: Facades at 95 Matthews Dr.**

**PROJECT ADDRESS: 95 Matthews Dr.**

**MJM PROJECT NUMBER: 20168**

---

To Whom It May Concern,

The intent of this project is to modify the existing facades of the vacant tenant spaces at 95 Matthews Dr. Currently there is a Planet Fitness occupying the central tenant space and this application looks to develop the north facing façade for both the western tenant (a proposed AutoZone) and the eastern tenant (to-be-determined). Additionally, the submittal includes an option for the eastern tenant space to be split into two spaces, requiring a third façade on the eastern facing elevation, adjacent to the existing gazebo structure.

The proposed modifications to the north facing façade are minimal in nature, with a small raised parapet element for each tenant, in keeping with the geometry and color palette of the remainder of the Port Royal Plaza shopping center. Additionally, storefront glazing entrances are proposed, in keeping with the rhythm and finish of the storefront glazing of the Planet Fitness.

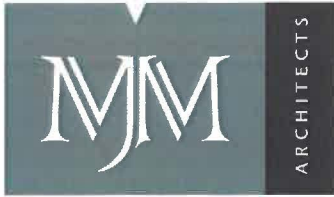
The potential third element on the eastern façade, mimics the breezeway of the existing center in both geometry, proportion and materials.

All finishes are of a natural color palette and match exactly the finishes currently in use on the remainder of the shopping center.

Since our previous submission to the DRB at the September 8<sup>th</sup> meeting, we have worked to address the comments from both the members of the board as well as the development staff.

Please note that the following items have been updated:

- Additional sidewalk has been added along the front of the existing Planet Fitness space, to connect the proposed AutoZone with the adjacent the tenant on the opposite side. This connection promotes pedestrian access and has been supplemented with the addition of new landscape beds along its length.
- A landscaping plan has been added to the documents – this documents shows the intent to provide additional landscaping around the existing gazebo as well as the potential third tenant canopy area, refreshes the existing landscaping islands throughout the parking lot, and adds understory evergreen trees between the parking lot and Matthews Drive to screen the side of the AutoZone.



- The existing fencing columns at the rear of corner of the site have been included in the scope, with finish updates provided.
- The rear wall of the existing building is called to be painted to match the remainder of the facades.
- The dumpster enclosure has been added to the plan for clarity in its location.
- The proposed AutoZone façade has been relocated to be centered over the proposed entrance doors as requested. The scale of the new sign parapet feature for the AutoZone has been scaled accordingly to match the proportions of the other proposed entrance features as they relate to the existing columns.
- A note has been added to address the need for the existing downspouts along the front façade to be re-routed beneath the sidewalk and through the curb to spill onto asphalt at the parking lot in lieu of spilling onto sidewalk as currently designed.

If you have any questions, please do not hesitate to contact me at 615-244-8170 or by email at [g.fisher@mjmarch.com](mailto:g.fisher@mjmarch.com)

Sincerely:

**MJM Architects**

A handwritten signature in blue ink, appearing to read 'Gretchen Fisher', is written over the printed name.

Gretchen Fisher  
Senior Project Manager

Z:\Project\matheh\20168-GFB-Hilton-Head-Island-SC-WB-facades\04\_CD\20168\_GFB\_HHL\_facades\_rvt.rvt



ARCHITECTURE  
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712 4TH AVE. S  
NASHVILLE, TN 37210  
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(F) 615.244.8141  
www.mjmarch.com

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CONSULTANT

OWNER

LOCATION

DATE

REVISIONS

SHEET

FACADES -  
PORT ROYAL  
PLAZA

95 MATTHEWS DRIVE  
HILTON HEAD ISLAND, SC  
29926

SCHEMATIC DESIGN  
**09/28/20**  
MJM # 20168

NO.	DESCRIPTION	DATE

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PHOTOS

**A802**



STANDING SEAM METAL  
ROOF - MEDIUM BRONZE



GLIDDEN - GREY MOUNTAIN  
40YY 25/074

GLIDDEN - DESIGNER GREY  
50YY 63/041

STOREFRONT - BRONZE  
ANODIZED



**PORT ROYAL PLAZA - FACADE MODIFICATIONS**

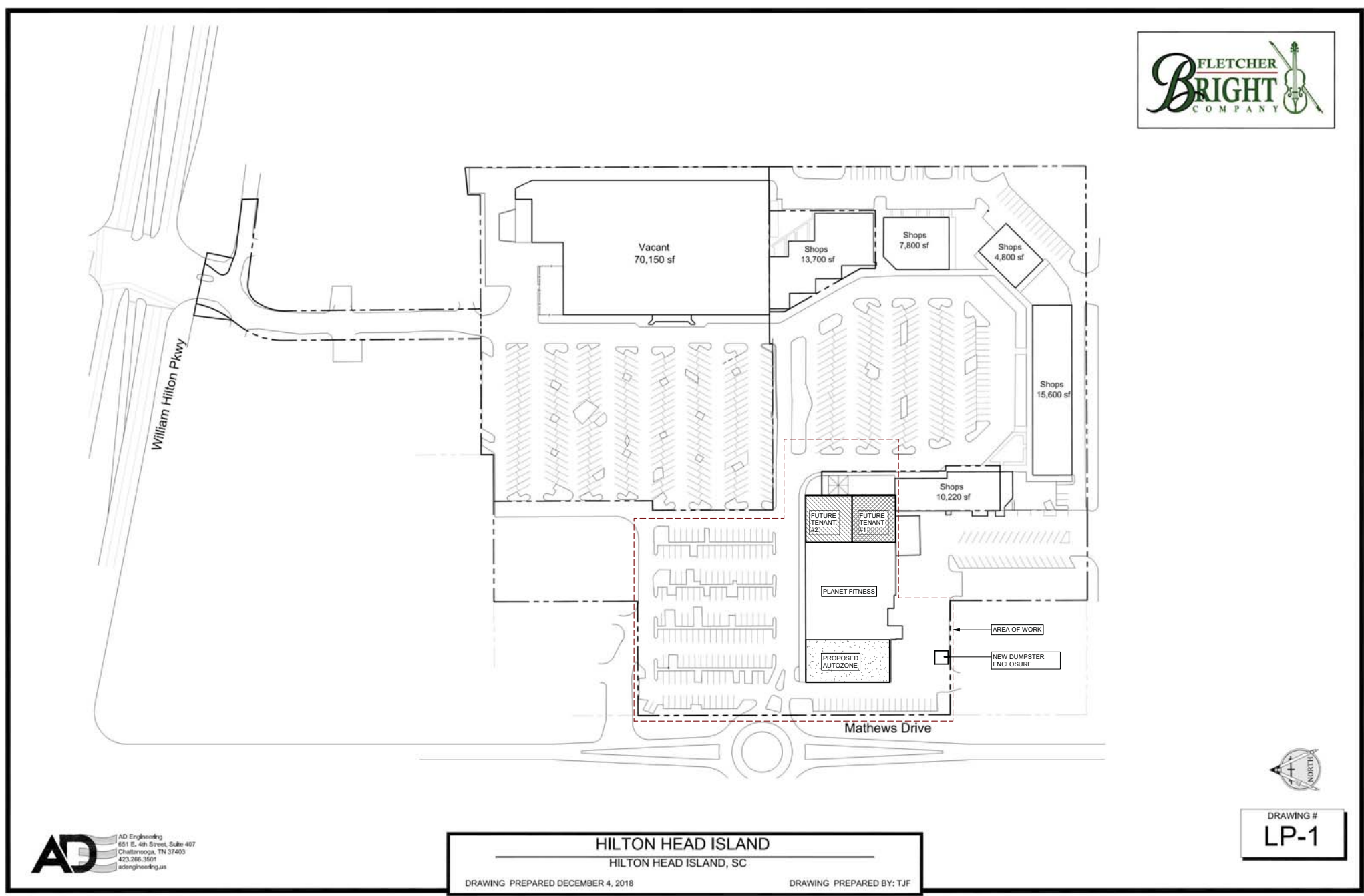
95 MATTHEWS DRIVE  
HILTON HEAD ISLAND SC 29926

PORT ROYAL PLAZA GRETCHEN FISHER  
08-14-20 615-244-8170



**SITE NOTES**

SITE PLAN NOT PREPARED BY MJM ARCHITECTS AND IS INCLUDED FOR REFERENCE ONLY.



**AD** Engineering  
601 E. 4th Street, Suite 407  
Chattanooga, TN 37403  
423.286.3501  
ad@adengineering.us

**HILTON HEAD ISLAND**  
HILTON HEAD ISLAND, SC

DRAWING PREPARED DECEMBER 4, 2018      DRAWING PREPARED BY: T.J.F.

DRAWING #  
**LP-1**

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**FACADES -  
PORT ROYAL  
PLAZA**

95 MATTHEWS DRIVE  
HILTON HEAD ISLAND, SC  
29926

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MJM # 20168

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**SITE PLAN**

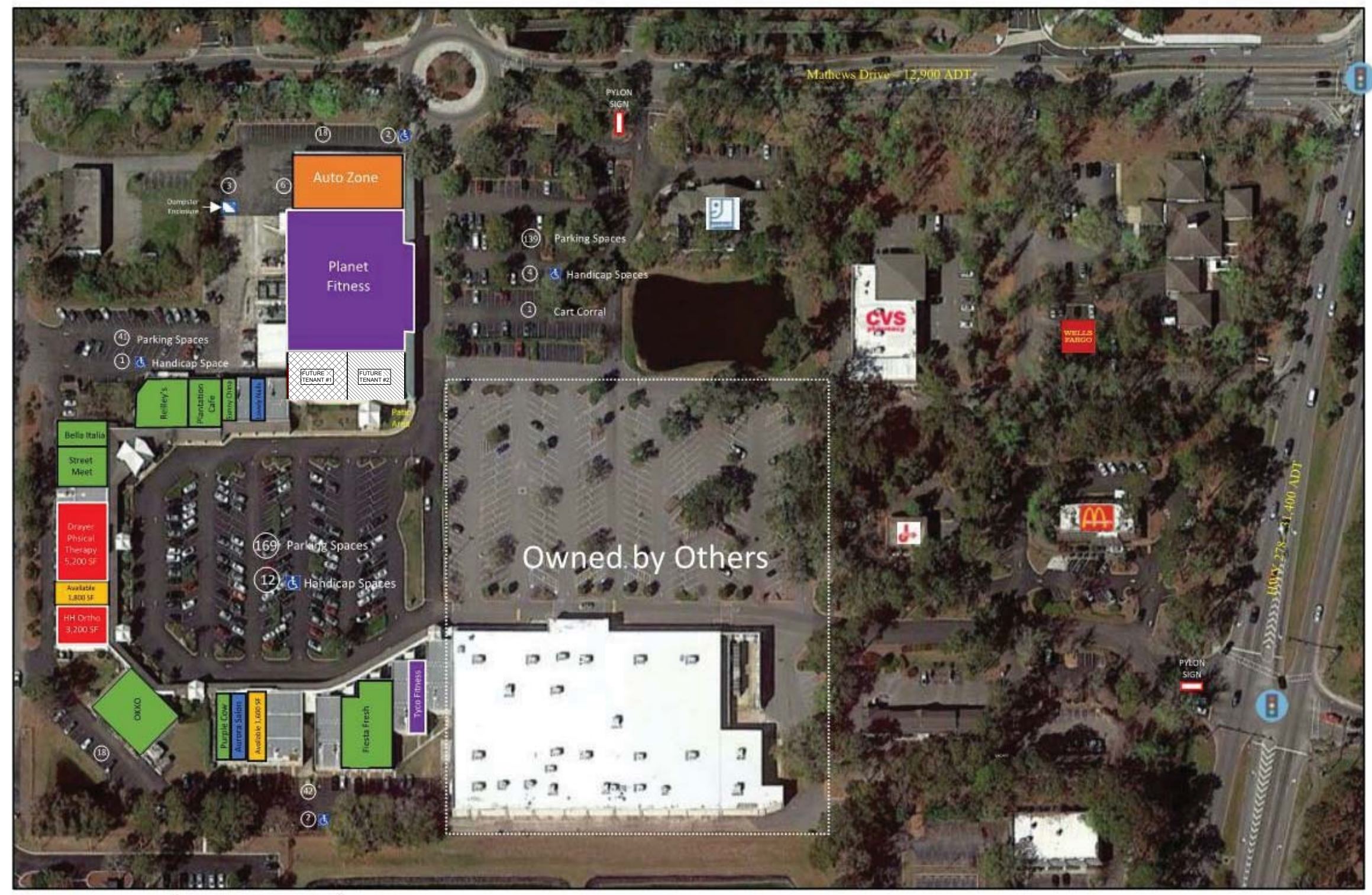
**A001**

SEAL      CONSULTANT      OWNER      LOCATION      DATE      REVISIONS      SHEET

**1** SITE PLAN  
NOT TO SCALE

**SITE NOTES**

SITE PLAN NOT PREPARED BY MJM ARCHITECTS AND IS INCLUDED FOR REFERENCE ONLY.



- - Medical Office
- - Restaurants
- - Fitness/Gym
- - Salons/Spa
- - Available

Parking Spaces - 436  
Handicap Spaces - 21  
Total Spaces - 457

**Port Royal Plaza - Hilton Head Island, SC**  
(Parking Count)

**Port Royal Plaza**  
Hilton Head Island, SC

NOT FOR CONSTRUCTION

SEAL

CONSULTANT

OWNER

**FACADES - PORT ROYAL PLAZA**

95 MATTHEWS DRIVE  
HILTON HEAD ISLAND, SC  
29926

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**09/28/20**  
MJM # 20168

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**SITE PLAN**

**A002**

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CONSULTANT

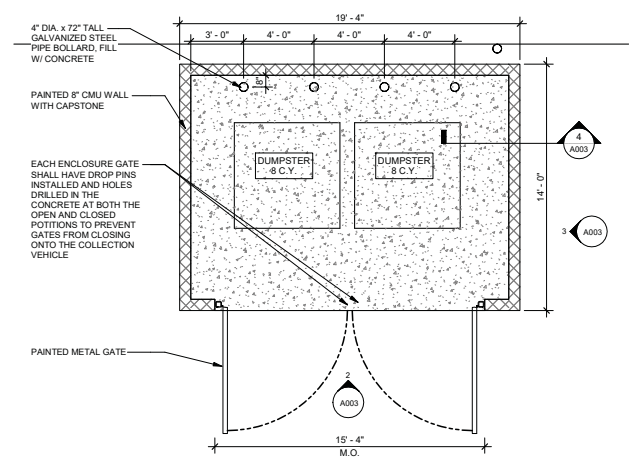
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LOCATION

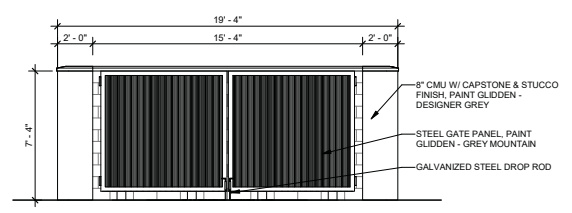
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REVISIONS

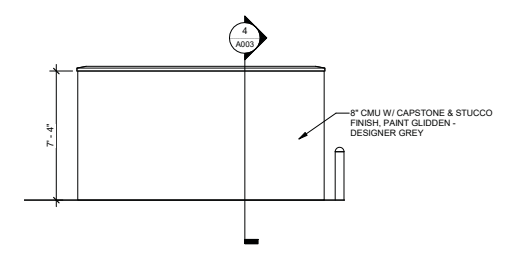
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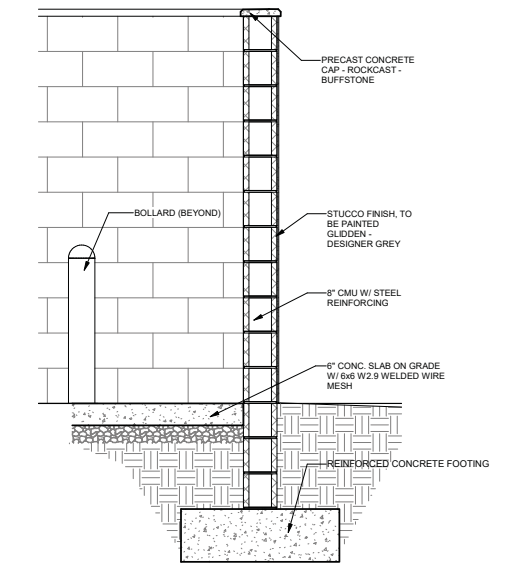
**1 ENLARGED PLAN - DUMPSTER ENCLOSURE**  
SCALE: 1/4" = 1'-0"



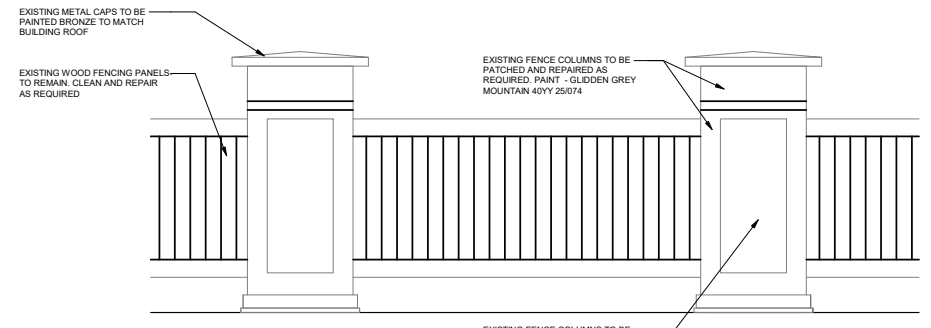
**2 DUMPSTER ENCLOSURE - FRONT**  
SCALE: 1/4" = 1'-0"



**3 DUMPSTER ENCLOSURE - SIDE**  
SCALE: 1/4" = 1'-0"



**4 DUMPSTER ENCLOSURE**  
SCALE: 3/4" = 1'-0"



**5 EXISTING DECORATIVE FENCE**  
SCALE: 3/4" = 1'-0"

**FACADES - PORT ROYAL PLAZA**

95 MATTHEWS DRIVE  
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29926

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**09/28/20**  
MJM # 20168

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**DUMPSTER ENCLOSURE**

**A003**

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**FACADES -  
PORT ROYAL  
PLAZA**

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29926

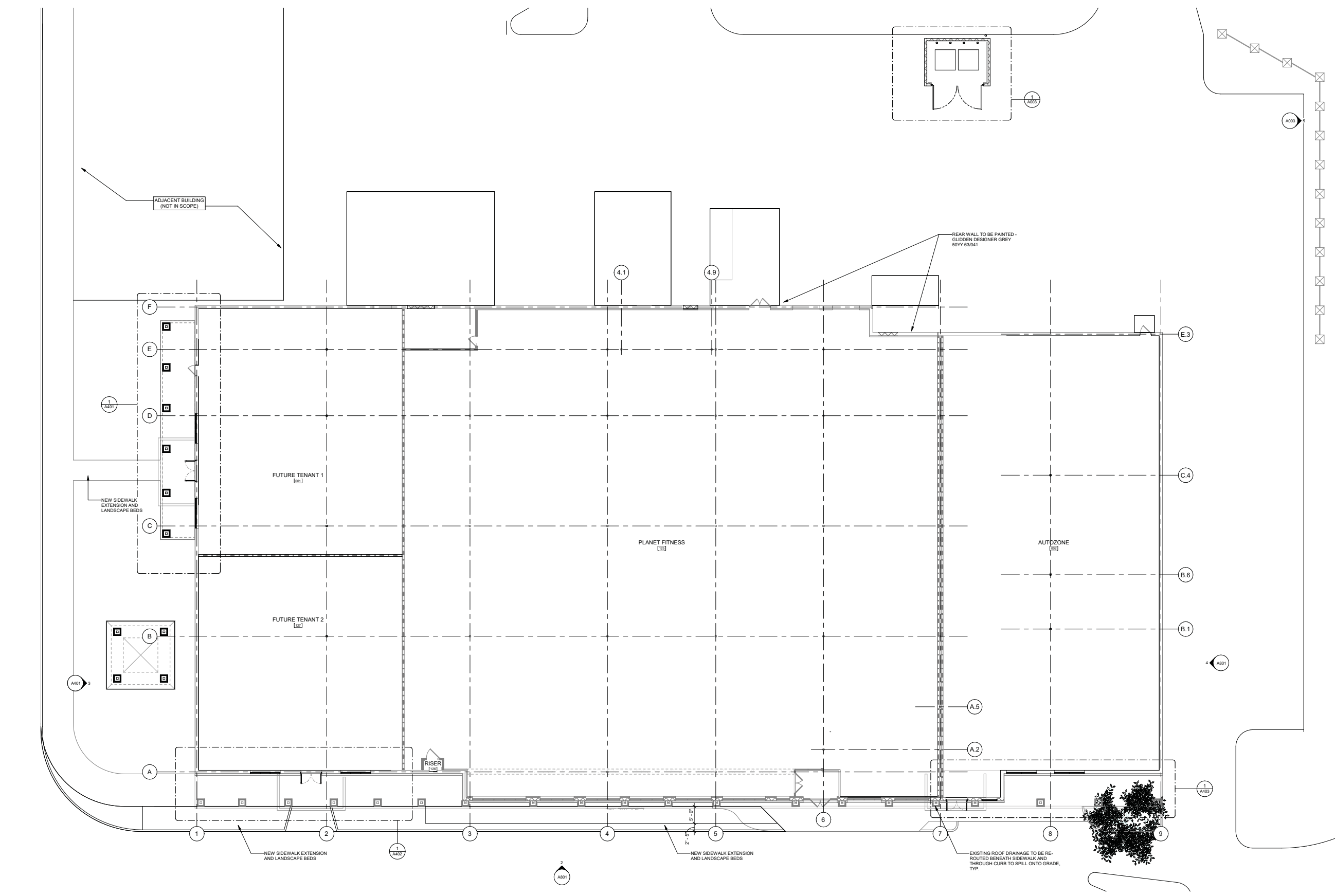
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MJM # 20168

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**FLOOR PLAN**

**A102**



**1 FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

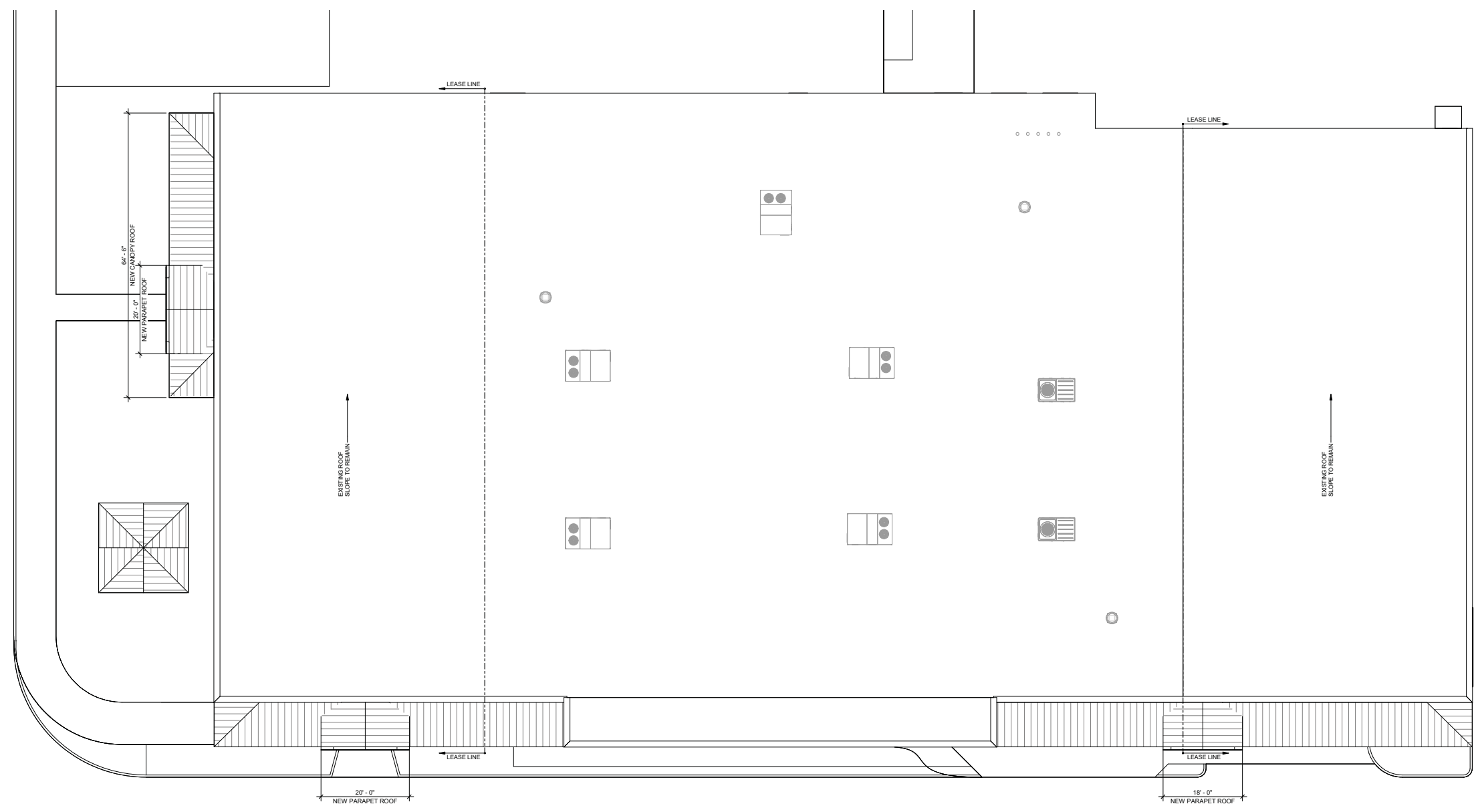
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www.mjmarch.com



1 ROOF PLAN  
SCALE: 3/32" = 1'-0"

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95 MATTHEWS DRIVE  
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29926

SCHEMATIC DESIGN  
09/28/20  
MJM # 20168

NO.	DESCRIPTION	DATE

ROOF PLAN

A201

SEAL CONSULTANT OWNER LOCATION DATE REVISIONS SHEET



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CONSULTANT

OWNER

LOCATION

**FACADES -  
PORT ROYAL  
PLAZA**

95 MATTHEWS DRIVE  
HILTON HEAD ISLAND, SC  
29926

DATE

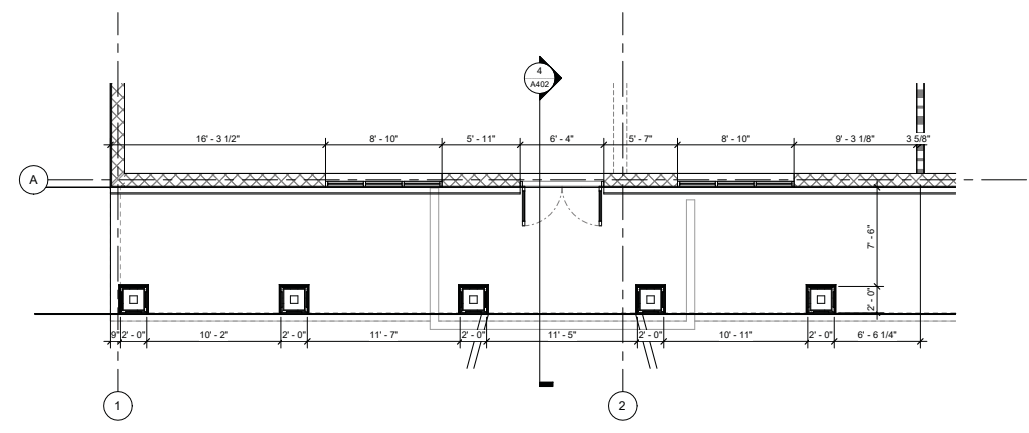
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**09/28/20**  
MJM # 20168

NO.	DESCRIPTION	DATE

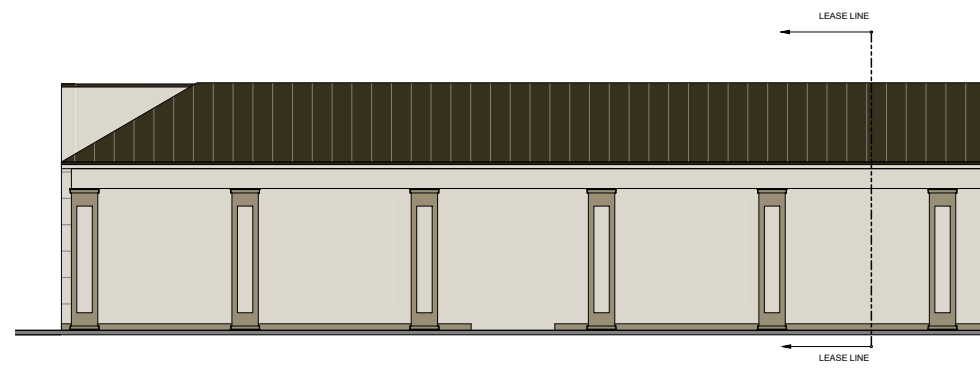
REVISIONS

SHEET

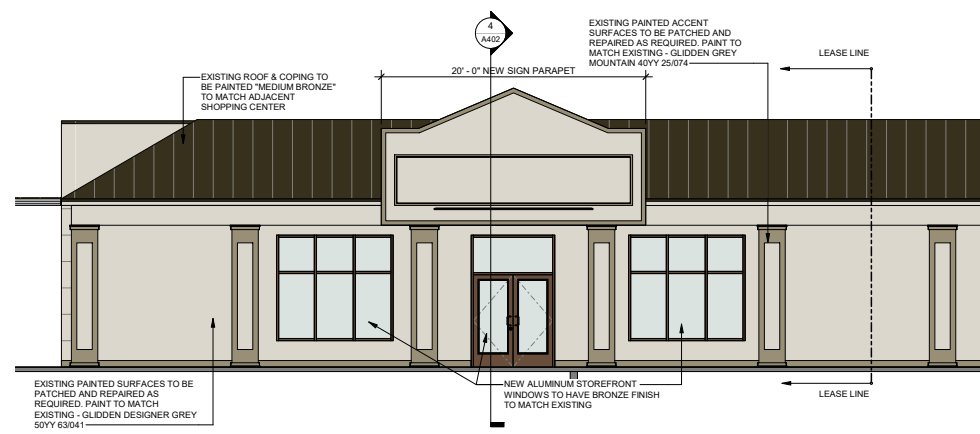
**ENLARGED  
PLAN &  
DETAILS  
A402**



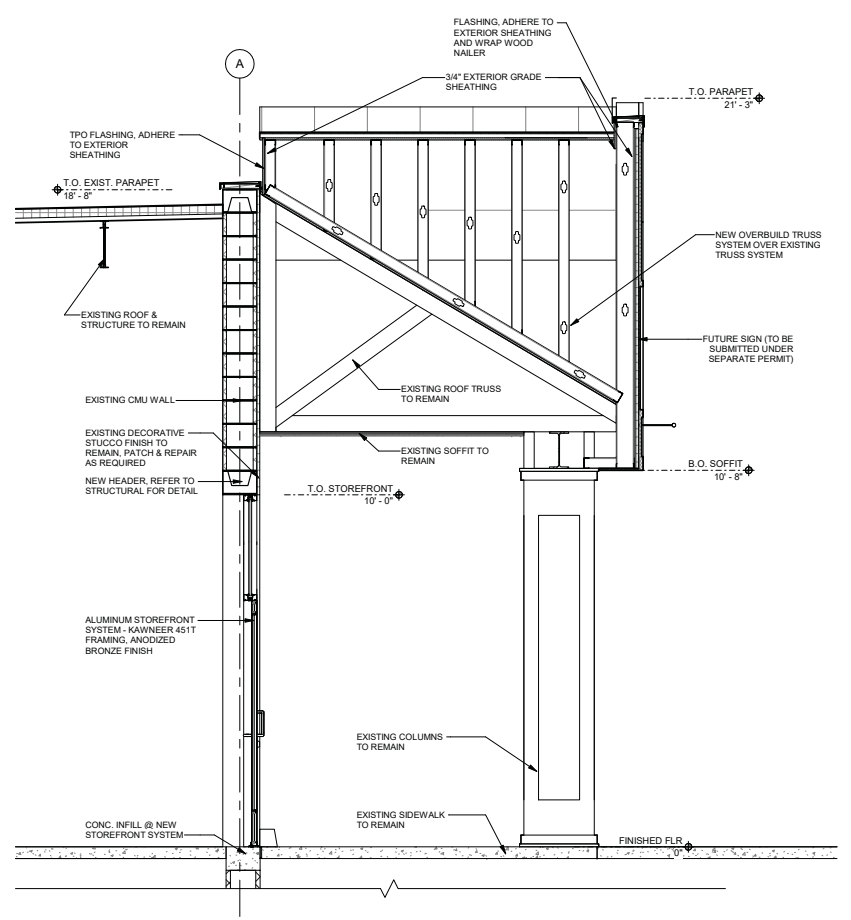
**1 FLOOR PLAN - FUTURE TENANT 2**  
SCALE: 3/16" = 1'-0"



**2 ENLARGED FRONT FACADE - FUTURE TENANT EXISTING**  
SCALE: 3/16" = 1'-0"



**3 ENLARGED FRONT FACADE - FUTURE TENANT PROPOSED**  
SCALE: 3/16" = 1'-0"



**4 WALL SECTION - FUTURE TENANT 2**  
SCALE: 1/2" = 1'-0"

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CONSULTANT

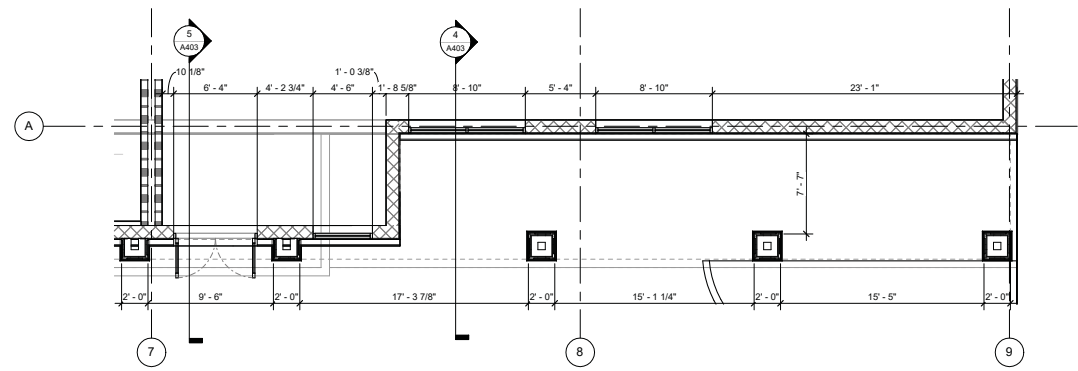
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LOCATION

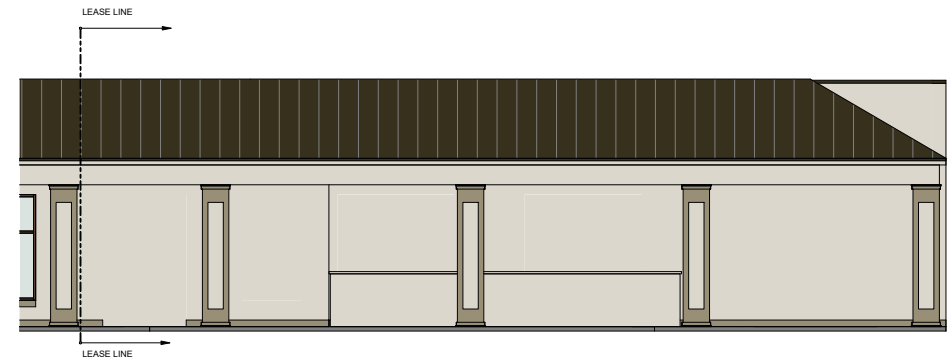
DATE

REVISIONS

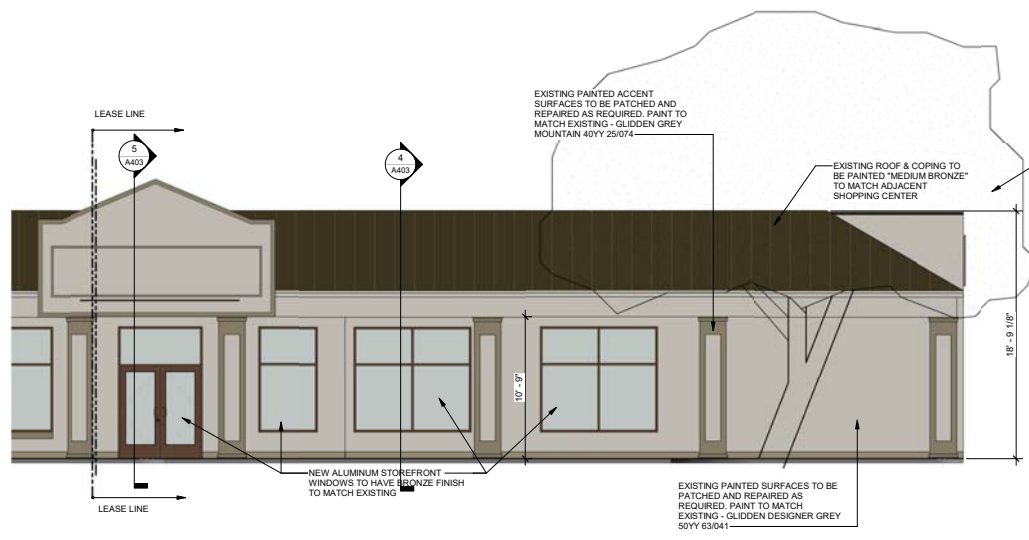
SHEET



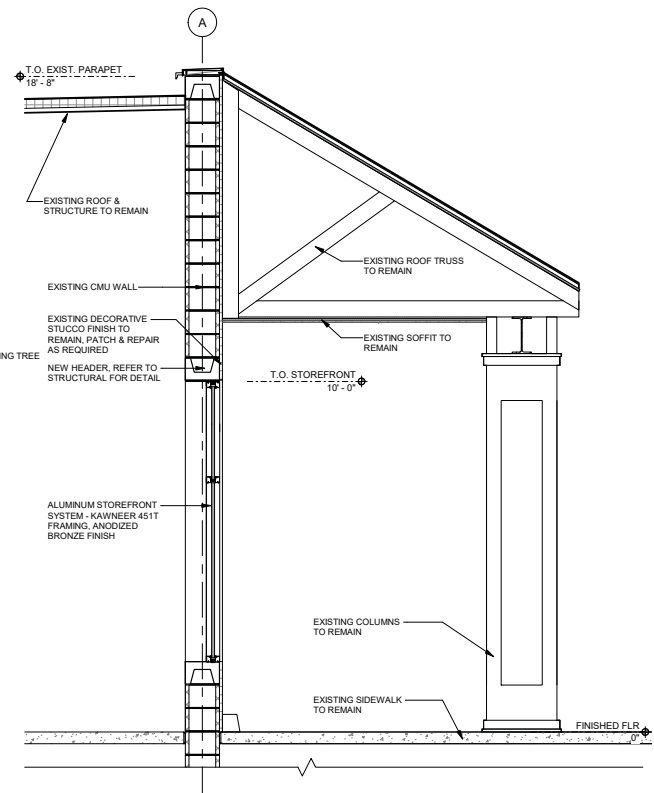
**1 FLOOR PLAN - FUTURE AUTOZONE**  
SCALE: 3/16" = 1'-0"



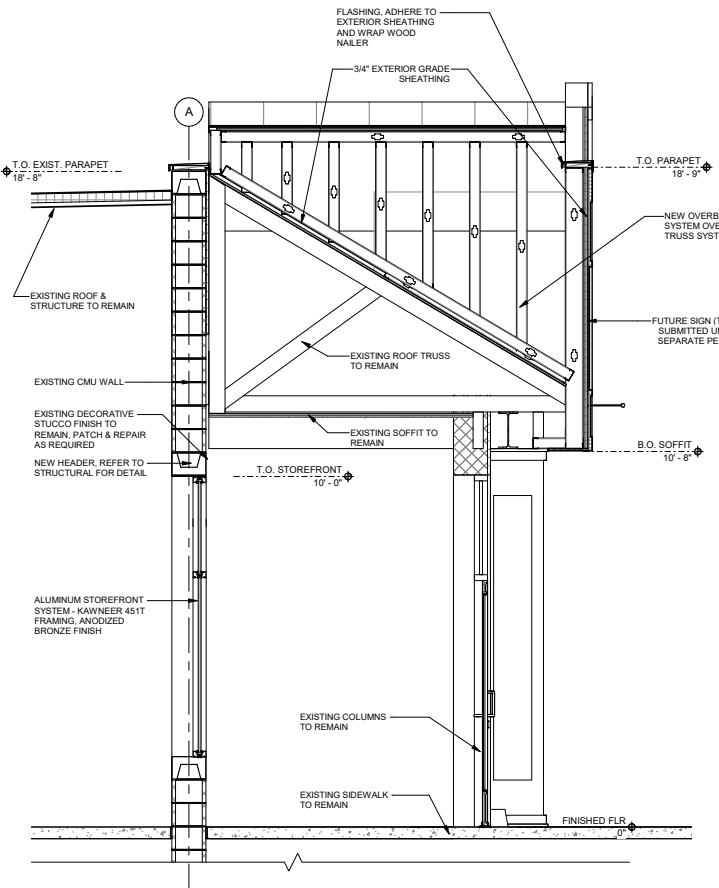
**2 ENLARGED FRONT FACADE - AUTO ZONE EXISTING**  
SCALE: 3/16" = 1'-0"



**3 ENLARGED FRONT FACADE - AUTO ZONE PROPOSED**  
SCALE: 3/16" = 1'-0"



**4 WALL SECTION - AUTOZONE 2**  
SCALE: 1/2" = 1'-0"



**5 WALL SECTION - AUTOZONE 1**  
SCALE: 1/2" = 1'-0"

**FACADES - PORT ROYAL PLAZA**

95 MATTHEWS DRIVE  
HILTON HEAD ISLAND, SC  
29926

SCHEMATIC DESIGN  
**09/28/20**  
MJM # 20168

NO.	DESCRIPTION	DATE

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**ENLARGED PLAN & DETAILS**

**A403**

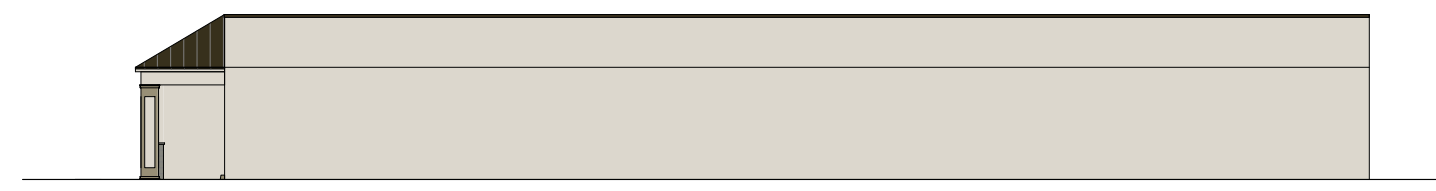




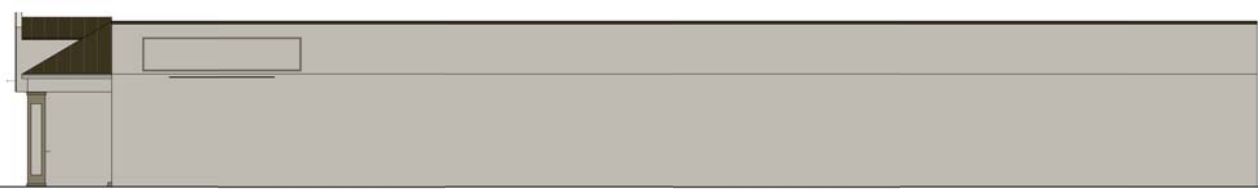
**1 OVERALL FRONT FACADE - EXISTING**  
 SCALE: 1/8" = 1'-0"



**2 OVERALL FRONT FACADE - PROPOSED**  
 SCALE: 1/8" = 1'-0"



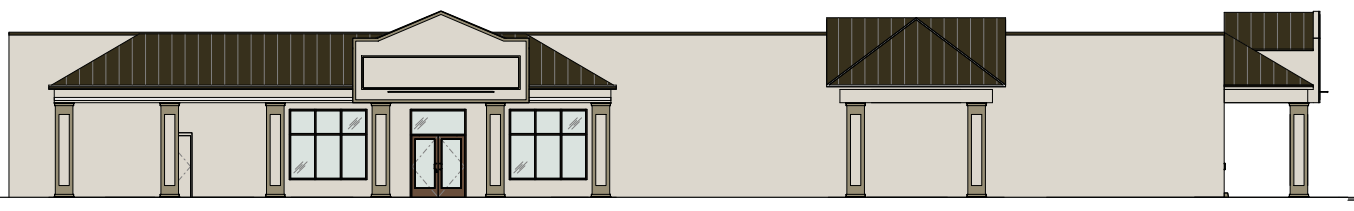
**3 AUTOZONE - OVERALL SIDE - EXISTING**  
 SCALE: 1/8" = 1'-0"



**4 AUTOZONE - OVERALL SIDE - PROPOSED**  
 SCALE: 1/8" = 1'-0"



**5 FUTURE TENANT - OVERALL SIDE - EXISTING**  
 SCALE: 1/8" = 1'-0"



**6 FUTURE TENANT - OVERALL SIDE - PROPOSED**  
 SCALE: 1/8" = 1'-0"

**EXTERIOR ELEVATIONS**

1. ALL WALL GRAPHICS ARE SHOWN FOR INTENT, LOCATION & APPROXIMATE SCALE PURPOSES ONLY. FINAL SIZES, LOCATIONS, MOUNTING HEIGHTS, COLORS, ETC. TO BE FIELD VERIFIED W/ TENANT & COORDINATED W/ GRAPHICS SUPPLIER.
2. ALL PAINT COLORS TO BE REVIEWED AND APPROVED BY TENANT PRIOR TO INSTALL.

**SIGNAGE ANALYSIS**

**HILTON HEAD ISLAND, SC - LAND MANAGEMENT ORDINANCE.**

**FACADE AND HANGING SIGNS**

1. THE TOTAL SIZE OF FACADE AND HANGING SIGNS SHALL NOT OCCUPY MORE THAN TEN PERCENT OF THE AREA OF THE FACADE ON WHICH THEY ARE PLACED, WITH THE MAXIMUM SIZE OF ANY ONE SIGN LIMITED TO 40 SQUARE FEET. DEVELOPMENTS WITH LESS THAN 2,500 SQUARE FEET OF GROSS FLOOR AREA THAT WAIVE THE RIGHT TO HAVE A PRESTANDING SIGN SHALL BE PERMITTED TO EXCEED THESE SIZE LIMITATIONS BY 50 PERCENT.
2. NO MORE THAN TWO SIGNS MAY BE PLACED ON OR DISPLAYED FROM ANY ONE FACADE OF ANY ONE BUILDING. SHOPPING CENTERS SHALL BE PERMITTED TWO SIGNS PER TENANT FACADE, PROVIDED THAT ONLY ONE SUCH TENANT SIGN IS VISIBLE FROM ANY PUBLIC WAY. SUCH TENANT SIGNS SHALL ONLY BE PERMITTED IN LIEU OF FACADE SIGNS IDENTIFYING THE NAME OF THE SHOPPING CENTER OR BUILDING.
3. FACADE SIGNS SHALL BE CONTAINED WITHIN ANY SINGLE WALL PANEL, WINDOW, DOOR, OR OTHER ARCHITECTURAL COMPONENT UPON WHICH THEY ARE PLACED.
4. HANGING SIGNS SHALL BE LOCATED IN CONSIDERATION OF THEIR RESPECTIVE ARCHITECTURAL ELEMENT.
5. TENANT FACADE AND HANGING SIGNS SHALL BE LOCATED ON THE TENANT SPACE BEING IDENTIFIED. IF THIS REQUIREMENT CANNOT BE REASONABLY ACHIEVED, THE OFFICIAL SHALL APPROVE AN ALTERNATE LOCATION.

**SIGN ILLUMINATION**

1. EXTERNAL ILLUMINATION SHALL BE BY A STEADY STATIONARY LIGHT SOURCE, SHIELDED AND DIRECTED SOLELY AT THE SIGN. LIGHT FIXTURES SHALL BE RESTRICTED TO NOT MORE THAN ONE SHIELDED LIGHT FIXTURE PER SIDE FOR SIGNS UP TO 40 SQUARE FEET AND NOT MORE THAN TWO SHIELDED LIGHT FIXTURES PER SIDE FOR SIGNS OVER 40 SQUARE FEET.
2. LIGHT SOURCES TO ILLUMINATE SIGNS SHALL NEITHER BE VISIBLE FROM ANY STREET, RIGHT-OF-WAY, NOR CAUSE GLARE HAZARDOUS TO PEDESTRIANS OR VEHICLE DRIVERS OR SO AS TO CREATE A NUISANCE TO ADJACENT PROPERTIES. ALL GROUND-MOUNTED LIGHTING MUST BE OBSCURED BY LANDSCAPING APPROVED BY THE OFFICIAL.
3. THE INTENSITY OF THE LIGHT SHALL NOT EXCEED 20 FOOT-CANDLES AT ANY POINT ON THE SIGN.
4. SIGNS SHALL NOT HAVE LIGHT-REFLECTING BACKGROUNDS BUT MAY USE LIGHT-REFLECTING LETTERING OR HALO LIGHTING.
5. THE OFFICIAL MAY PERMIT INTERNAL ILLUMINATION FOR MENU BOARD SIGNS FOR EATING ESTABLISHMENTS WITH A DRIVE-THROUGH. SUCH SIGNS SHALL NOT CAUSE GLARE HAZARDOUS TO PEDESTRIANS OR VEHICLE DRIVERS OR SO AS TO CREATE A NUISANCE TO ADJACENT PROPERTIES. SUCH SIGNS SHALL BE PLACED AND ANGLED SO THAT, TO THE GREATEST EXTENT POSSIBLE, THEY ARE NOT VISIBLE FROM PUBLIC OR PRIVATE STREETS.
6. LAMPS SHALL ONLY PRODUCE A WHITE LIGHT.

**PROPOSED SIGNAGE:**  
 NON-ILLUMINATED CHANNEL LETTERS

NOT FOR CONSTRUCTION

**FACADES - PORT ROYAL PLAZA**  
 95 MATTHEWS DRIVE  
 HILTON HEAD ISLAND, SC  
 29926

SCHEMATIC DESIGN  
**09/28/20**  
 MJM # 20168

NO.	DESCRIPTION	DATE

**EXTERIOR ELEVATIONS**

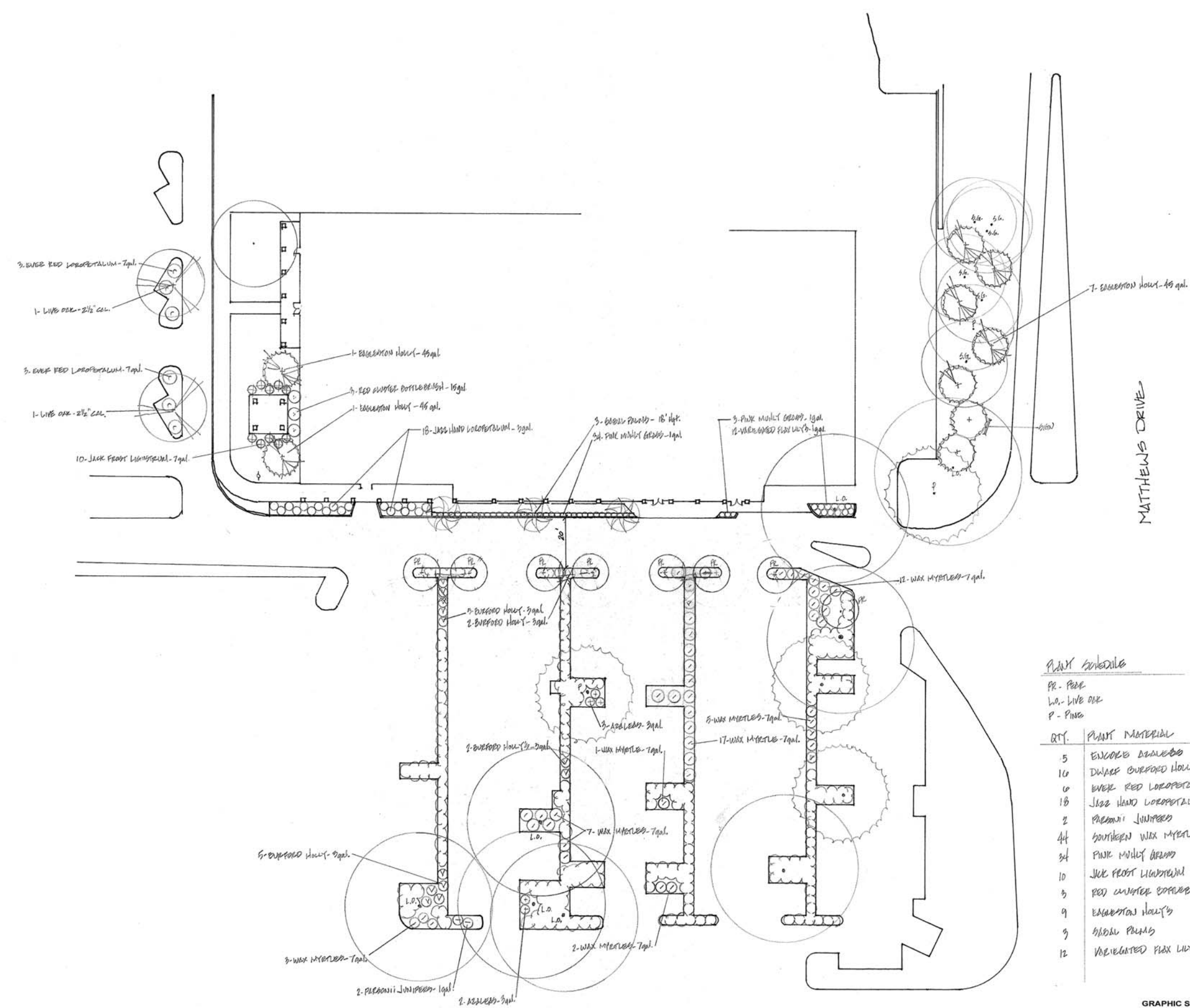
**A801**

ARCHITECTS SEAL CONSULTANT OWNER LOCATION DATE REVISIONS SHEET



35 Dillon Road  
Hilton Head Island, South Carolina  
29928  
O: 843-715-2908  
F: 843-715-2909

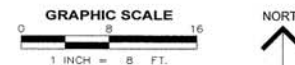
Landscape Plan  
**Port Royal Plaza Residence**  
Plantation  
99 Matthews Dr.,  
Hilton Head Island, South Carolina



PLANT SCHEDULE

PR - PINE  
L.O. - LIVE OAK  
P - PINE

QTY.	PLANT MATERIAL	SIZE
5	EVER RED LOEPPACHIAUM	3 gal.
10	DWARF BURFORD HOULT	3 gal.
6	EVER RED LOEPPACHIAUM	7 gal.
18	JACK PINE LINDSEYUM	7 gal.
2	PRAIRIE JUNIPERS	1 gal.
44	BUSHY WAX MYRTLES	7 gal.
34	PINK MILLET BRASS	1 gal.
10	JACK PINE LINDSEYUM	7 gal.
3	RED WINTER BOTTLEBRUSH	15 gal.
9	EXCAVATION HOULT'S	45 gal.
3	BUSHY PRUNES	18' Hgt.
12	VARIEGATED FLEX LILY	1 gal.



Revisions:


Project #: GTH-2018  
File Name: GREEN THUMB 2018.dwg  
Scale: 1" = 10'  
Date: 10-2-2020  
Client:

Any Unauthorized Reproductions Or Use Of This Plan Without Prior Consent From The Green Thumb Will Be Subject To Prosecution Under The Law

Sheet #: LA-1.00

## 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: Port Royal Plaza Renovations

DRB#: DRB-001961-2020

DATE: 09/30/20

RECOMMENDATION: Approval  Approval with Conditions  Denial

RECOMMENDED CONDITIONS:

1. Provide Site Plan for review by Staff that address the following:
  - a. Dimensions of the proposed changes to the drive isle and landscape area addition.
  - b. Reconsideration of the pedestrian access through the new landscape area.
  - c. Specify / label the curb or other protection of the landscape area on the plans.
2. Revision of the Planting Plan for review by Staff that address the following:
  - a. Replace the existing pears with canopy trees (not palms).
  - b. Add additional (palms, hollies, etc.) to the landscape area between the building and the drive isle.
  - c. Planting appears thin between the building and the drive isle.
  - d. Add taller plants along wall behind existing gazebo to break up the expanse of the wall.

### ***APPLICATION MATERIAL***

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add dimensions to a site demolition plan for the proposed revisions to the drive isle and landscape area in front of the building.

### ***ARCHITECTURAL DESIGN***

DESIGN GUIDE/LMO CRITERIA	Complies			Comments or Conditions
---------------------------	----------	--	--	------------------------

	Yes	No	Not Applicable	
Promotes pedestrian scale and circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> <li>1. What is the sidewalk that crosses the landscape area between the building and the drive isle?</li> <li>2. Additional sidewalk access across the landscape area between the building and the drive isle is need to accommodate access to doors. Study pedestrian circulation between existing and proposed tenant doors.</li> <li>3. Is there a curb at the drive isle and the new landscape area? Please specify / label on plans.</li> </ol>

***LANDSCAPE DESIGN***

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> <li>1. Replace the existing pears with canopy trees (not palms).</li> <li>2. Add additional (palms, hollies, etc.) to the landscape area between the building and the drive isle. Two hollies is insufficient for this area and the expanse of wall.</li> <li>3. Planting appears thin between the building and the drive isle. Decrease plant spacing. Plant a double staggered row of material.</li> </ol>
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add taller plants along wall behind existing gazebo to break up the expanse of the wall.

***MISC COMMENTS/QUESTIONS***

1. Specify the height of the plant material at installation.
2. The layout of the landscape area in front of the building is unclear. Provide an overall existing dimension and proposed dimensions of the drive isle, sidewalk and landscape area.



The Town of Hilton Head Island  
**Design Review Board**  
**2021 Meeting Schedule**

Meetings are generally held in Benjamin M. Racusin Council Chambers at 1:15 p.m. on the **second & fourth** Tuesdays of each month, subject to change with notice.

<b>PUBLIC MEETING DATES</b>	<b>APPLICATION DEADLINES</b>
January 12, 2021	December 29, 2020
January 26, 2021	January 12, 2021
February 9, 2021	January 26, 2021
February 23, 2021	February 9, 2021
March 9, 2021	February 23, 2021
March 23, 2021	March 9, 2021
April 27, 2021	April 13, 2021
*May 11, 2021	April 27, 2021
May 25, 2021	May 11, 2021
June 8, 2021	May 25, 2021
June 22, 2021	June 8, 2021
July 13, 2021	June 29, 2021
July 27, 2021	July 13, 2021
August 10, 2021	July 27, 2021
August 24, 2021	August 10, 2021
September 14, 2021	August 31, 2021
September 28, 2021	September 14, 2021
October 12, 2021	September 28, 2021
October 26, 2021	October 12, 2021
November 9, 2021	October 26, 2021
December 14, 2021	November 30, 2021

**Notes:** There is only one meeting in April, November, and December. The April 13 meeting is cancelled due to the RBC Heritage. The November 23 and December 28 meetings are cancelled due to the holidays.

\*The May 11 meeting will be held in the Living Lab at Town Hall because Council Chambers is reserved for the Town Council Budget Workshop on the same day.

All applications must be completed and submitted not later than **4:30 p.m.** 14 days prior to the meeting date at which the application will be reviewed. An Application Check-In Conference is recommended for all applications to determine whether the application meets the minimum requirements for acceptance. Application Check-In Conferences must be scheduled by appointment with the Community Development Department Staff.