



Town of Hilton Head Island  
**Design Review Board Special Meeting**  
**Friday, August 21, 2020 – 9:00 a.m.**  
**AGENDA**

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This meeting is being conducted virtually in accordance with Town Council Emergency Ordinance 2020-13 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. **Swearing in Ceremony for New Board Member Mr. Judd Carstens** – *Performed by Stephen Ryan, Staff Attorney*
4. **Roll Call**
5. **Approval of Agenda**
6. **Approval of Minutes**
  - a. Special Meeting of July 24, 2020
7. **Citizen Comments**
8. **New Business**
  - a. *New Development - Conceptual*
    - i. Mount Calvary Baptist Church, DRB 001487-2020
    - ii. Mitchelville Lot 11, DRB 001500-2020
  - b. *New Development – Final*
    - i. Parkers, DRB 001382-2020
  - c. *Alteration / Addition*
    - i. Smokehouse, DRB 001533-2020
  - d. *Sign*
    - i. Purplecow, DRB 001597-2020

## **9. Adjournment**

Public comments concerning agenda items can be submitted electronically via the Town's Virtual Town Hall public comment portal at <https://hiltonheadislandsc.gov/opentownhall/>. The portal will close at **Noon** the day prior to the scheduled meeting. Citizens may also call (843) 341-4684 to sign up for public comment participation during the meeting by phone. The public comment period will close at **Noon** the day prior to the scheduled meeting. All comments will be provided to the Board for review and made part of the official record.

**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 Special Meeting**  
Friday, July 24, 2020 at 9:00 a.m. Virtual Meeting  
**MEETING MINUTES**

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

**Absent from the Board:** None

**Present from Town Staff:** Chris Darnell, Urban Designer; Nicole Dixon, Development Review Administrator; Shea Farrar, Landscape Associate; Josh Gruber, Assistant Town Manager; 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 9:00 a.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. Swearing in Ceremony for Reappointed Member Mr. David McAllister and New Member Ms. Annette Lippert** – Josh Gruber, Assistant Town Manager, performed the swearing in ceremony for reappointed member David McAllister and new member Annette Lippert.

**5. 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.

**6. Approval of Minutes**

**a. Special Meeting of June 26, 2020**

Chairman Gentemann asked for a motion to approve the minutes of the June 26, 2020 special meeting. Vice Chair Foss moved to approve. Mr. Moleski seconded. By way of roll call, the motion passed with a vote of 6-0-0.

**7. 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.

**8. Old Business**

**a. New Development – Conceptual**

**i. Palmetto Bay Lodges, DRB-001368-2020**

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

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

Vice Chair Foss made a motion to approve DRB-001368-2020 with the following conditions:

1. The conditions described in the Design Team/DRB Comment Sheet shall be addressed in the final application.
2. The shingle color is Weathered Wood.
3. The metal roof is Slate Gray.
4. The mortar color is gray.
5. Restudy the pedestrian circulation and how the path serves the lift at the clubhouse.
6. Reconsider the bike rack location.
7. The gutters and downspouts are to match the Slate Gray metal roof.
8. Restudy the width of brick piers.
9. Provide sufficient turn-around space for large passenger vans.
10. Include landscaping between the sidewalk and edge of pavement.

Mr. McAllister seconded. By way of roll call, the motion passed with a vote of 6-0-0.

## **9. New Business**

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

#### **i. Jane Bistro, DRB-001199-2020**

Mr. Darnell presented the application as described in the Board's agenda package. Staff recommends approval with the condition that the columns and the ceiling beams are repainted the original color SW 7075 Web Gray.

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

A motion by Vice Chair Foss to approve DRB-001199-2020 with the conditions that the columns and ceiling beams be repainted Sherwin Williams 7075 Web Gray, and the ceiling remain white, died for lack of a second.

Ms. Remke made a motion to approve DRB-001199-2020 as submitted. Mr. Moleski seconded. By way of roll call, the motion passed with a vote of 4-2-0. (Roll: McAllister, Moleski, Remke, Gentemann – for the motion; Foss, Lippert – against the motion.)

#### **ii. Schooner Court, DRB-001283-2020**

Mr. Darnell presented the application as described in the Board's agenda package. Staff 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 Board discussed the application with the applicant. Following the discussion, Chairman Gentemann asked for a motion.

Ms. Lippert made a motion to table the application DRB-001283-2020 pending the applicant submit the following:

1. Revised shutter colors to be a darker shade of each building color, but not a high contrast.
2. A color for the service yard and the balcony railings.
3. A color for the roofs that are different and identified to be replaced.
4. Detailed information about colors for gutters, downspouts, soffit, fascia, metal roof over the back door.
5. Location of paint swatches on site for DRB to review.

Vice Chair Foss seconded. By way of roll call, the motion passed with a vote of 6-0-0.

**b. Sign**

**i. Ocean Oaks, DRB-001288-2020**

Ms. Farrar presented the project as described in the Board's agenda package. Staff recommends approval with the condition that the logo color not change.

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

Mr. Moleski made a motion to approve DRB-001288-2020 as submitted. Ms. Remke seconded. By way of roll call, the motion passed with a vote of 6-0-0.

**ii. MDVIP, DRB-001289-2020**

Ms. Farrar presented the project as described in the Board's agenda package. Staff recommends approval with the following conditions:

1. The proposed color for "MD" is not approved and the text shall be one color.
2. The color for all the copy shall be SW7034 Status Bronze.

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

Mr. McAllister made a motion to approve DRB-001289-2020 as submitted. Mr. Moleski seconded. By way of roll call, the motion passed with a vote of 5-1-0. (Roll: Lippert, McAllister, Moleski, Remke, Gentemann – for the motion; Foss – against the motion.)

**10. Adjournment**

The meeting was adjourned at 11:45 a.m.

**Submitted by:** Teresa Haley, Secretary

**Approved:** [DATE]



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: Timothy C Probst Company: Parker Design Group 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: Mount Calvary Baptist Church Project Address: 382 Squire Pope Ave.  
 Parcel Number [PIN]: R\_510-003-000-0018-0000 \_\_\_\_\_  
 Zoning District: Low Moderate Density Overlay District(s): \_\_\_\_\_

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

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

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

Submittal Requirements for **All** projects:

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.



7.23.20

SIGNATURE

DATE



August 24, 2020

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

**Project Narrative for Mt. Calvary Baptist Church**

The attached project is a new church next to the existing church building on Squire Pope Rd. outside of the back gate of Hilton Head Plantation. The smaller existing church building will be converted to the parish's fellowship hall.

The new church will be a premanufactured metal building with wood stud walls finished in stucco and cement board lap siding to match the existing church. The roof will be constructed of metal standing roofing panels.

The site was maximized to act as an overflow parking lot for the restaurants across the street during peak hours. The parking lot surface will be mostly constructed of pervious paving.

Thank you for your time and consideration of this project

A handwritten signature in blue ink, appearing to read 'T. Probst', with a long horizontal line extending to the right.

Timothy C. Probst, AIA NCARB





St. John's Episcopal Church  
1000 1st St. N.  
St. Petersburg, FL 33705  
Phone: 727-399-1234  
www.stjohnsfla.org





DO NOT ENTER

DO NOT ENTER

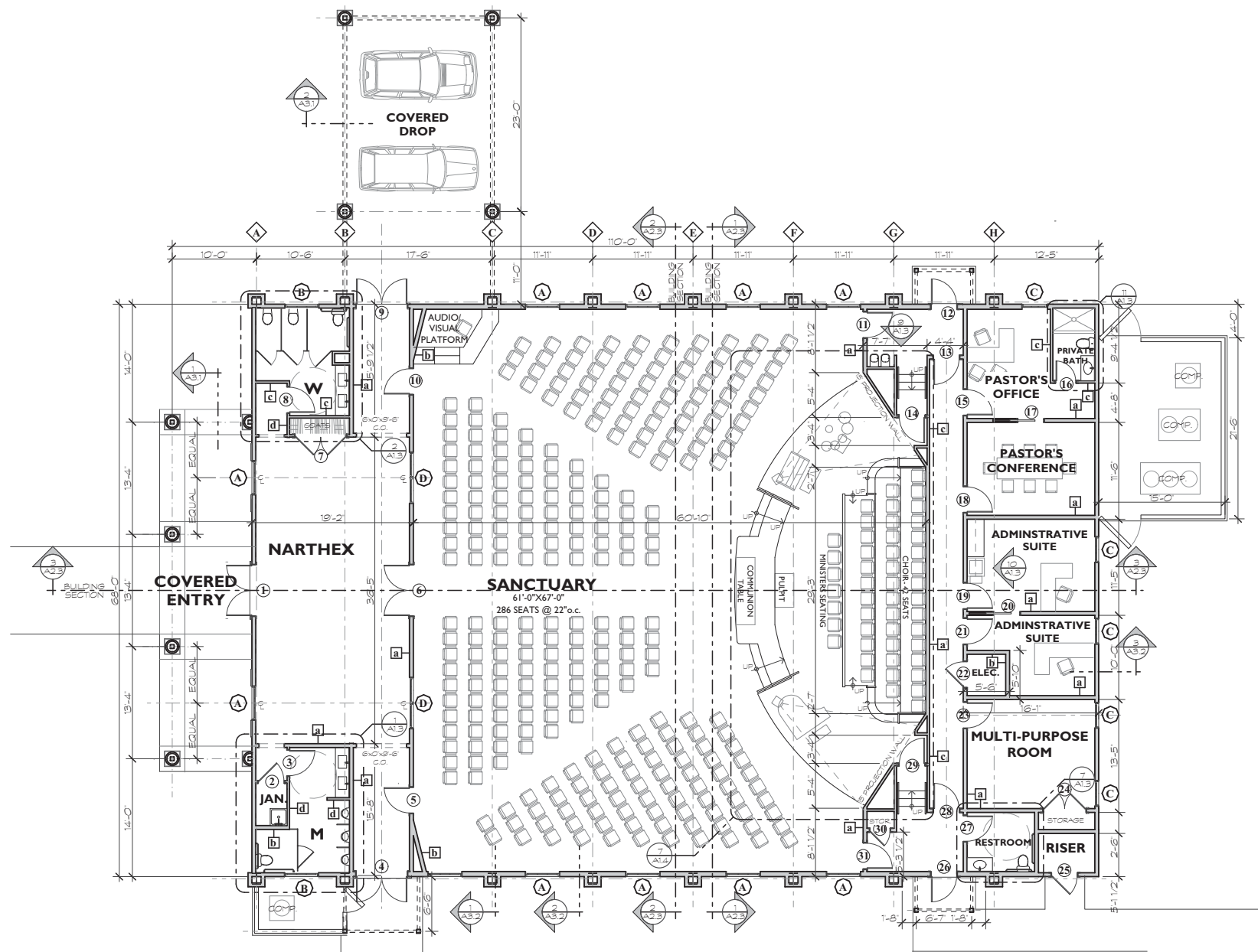










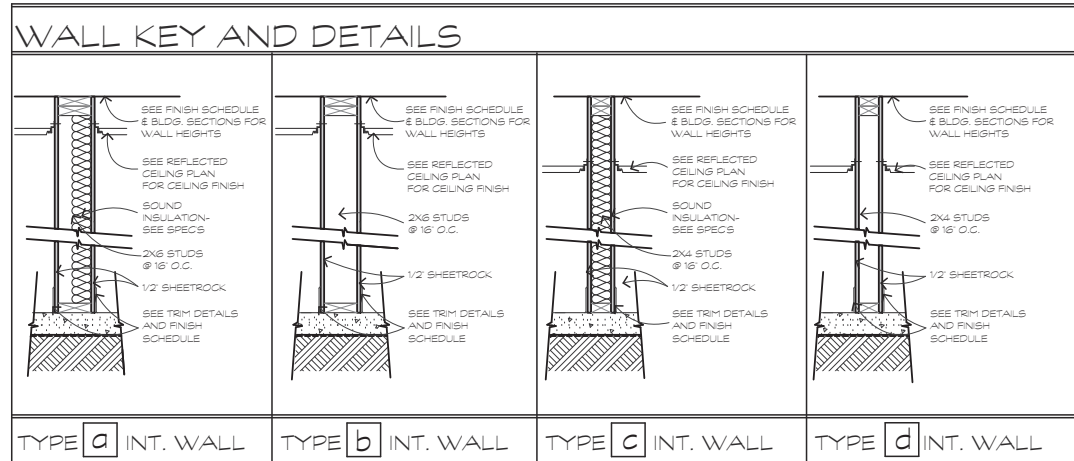
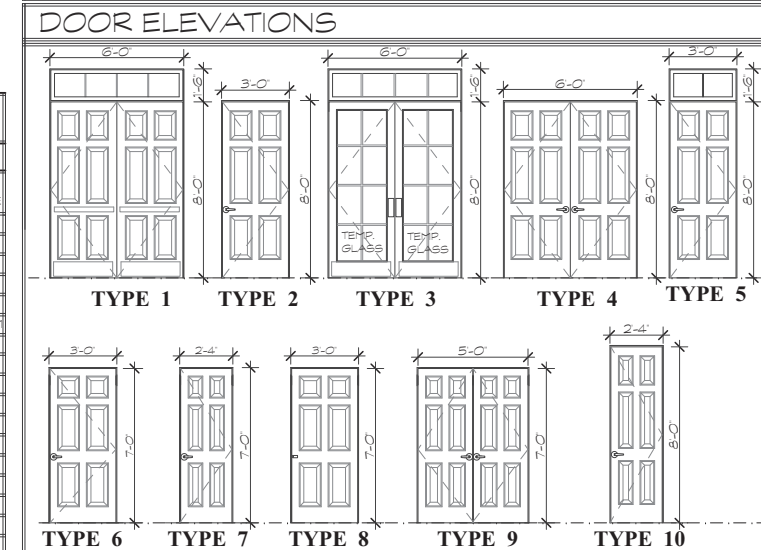
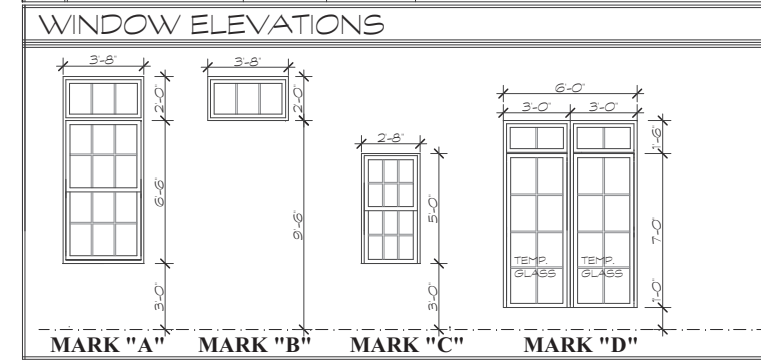


**1 FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

WINDOW SCHEDULE				
MARK	TYPE	MFG. NUMBER	SIZE	REMARKS
A	DOUBLE HUNG		3'-8" X 6'-6"	2'-0" TRANSOM
B	TRANSOM		3'-8" X 2'-0"	
C	DOUBLE HUNG		2'-8" X 5'-0"	
D	FIXED		3'-0" X 7'-0"	

DOOR & FRAME SCHEDULE								
MARK	DOOR			MATERIAL / FINISH	TYPE	HARDWARE MARK	FIRE RATING	REMARKS
	W	H	T					
FIRST FLOOR								
1	6'-0"	8'-0"	2 1/4"	WOOD	1	1	WOOD NA	PANIC BAR ON EGRESS SIDE 1-6" TRANSOM
2	3'-0"	8'-0"	1 3/4"	MOLDED	2	2	WOOD NA	
3	3'-0"	8'-0"	1 3/4"	MOLDED	2	3	WOOD NA	
4	6'-0"	8'-0"	1 3/4"	WOOD	1	1	WOOD NA	PANIC BAR ON EGRESS SIDE 1-6" TRANSOM
5	3'-0"	8'-0"	1 3/4"	MOLDED	5	3	WOOD NA	1-6" TRANSOM
6	6'-0"	8'-0"	2 1/4"	WOOD	3	3	WOOD NA	
7	6'-0"	8'-0"	1 3/4"	MOLDED	4	4	WOOD NA	
8	3'-0"	8'-0"	1 3/4"	MOLDED	2	3	WOOD NA	
9	6'-0"	8'-0"	1 3/4"	WOOD	1	1	WOOD NA	PANIC BAR ON EGRESS SIDE 1-6" TRANSOM
10	3'-0"	8'-0"	1 3/4"	MOLDED	5	3	WOOD NA	1-6" TRANSOM
11	3'-0"	8'-0"	1 3/4"	MOLDED	5	3	WOOD NA	1-6" TRANSOM
12	3'-0"	8'-0"	1 3/4"	METAL	5	5	WOOD NA	PANIC BAR ON EGRESS SIDE 1-6" TRANSOM
13	3'-0"	8'-0"	1 3/4"	MOLDED	5	3	WOOD NA	
14	3'-0"	7'-0"	1 3/4"	MOLDED	6	4	WOOD NA	
15	3'-0"	7'-0"	1 3/4"	MOLDED	6	7	WOOD NA	
16	2'-4"	7'-0"	1 3/4"	MOLDED	7	6	WOOD NA	
17	3'-0"	7'-0"	1 3/4"	MOLDED	8		WOOD NA	POCKET DOOR
18	3'-0"	7'-0"	1 3/4"	MOLDED	6	7	WOOD NA	
19	6'-0"	7'-0"	1 3/4"	MOLDED	6	7	WOOD NA	
20	3'-0"	7'-0"	1 3/4"	MOLDED	8		WOOD NA	POCKET DOOR
21	3'-0"	7'-0"	1 3/4"	MOLDED	6	7	WOOD NA	
22	3'-0"	7'-0"	1 3/4"	MOLDED	6	2	WOOD NA	
23	3'-0"	7'-0"	1 3/4"	MOLDED	6	7	WOOD NA	
24	5'-0"	7'-0"	1 3/4"	MOLDED	9	4	WOOD NA	
25	3'-0"	8'-0"	1 3/4"	METAL	2	2	WOOD NA	
26	3'-0"	8'-0"	1 3/4"	METAL	5	5	WOOD NA	PANIC BAR ON EGRESS SIDE 1-6" TRANSOM
27	3'-0"	8'-0"	1 3/4"	MOLDED	2	6	WOOD NA	
28	3'-0"	8'-0"	1 3/4"	MOLDED	5	3	WOOD NA	
29	3'-0"	7'-0"	1 3/4"	MOLDED	6	4	WOOD NA	
30	2'-4"	8'-0"	1 3/4"	MOLDED	10	2	WOOD NA	1-6" TRANSOM
31	3'-0"	8'-0"	1 3/4"	MOLDED	5	3	WOOD NA	

HARDWARE SCHEDULE				
MARK	TYPE	MFG.	MFG. #	REMARKS
1	ENTRY PULL & LOCK W/ PANIC HARDWARE ON EGRESS SIDE			W/ KICKPLATE
2	STOREROOM LOCK	SCHLAGE	A 80 PD	
3	PUSH/PULL			W/ KICKPLATE
4	PASSAGE LOCK	SCHLAGE	A 10 PD	
5	ENTRY HANDLE & LOCK W/ PANIC HARDWARE ON EGRESS SIDE	SCHLAGE	A 50 PD	W/ KICKPLATE
6	BATHROOM LOCK	SCHLAGE	A 40 PD	
7	OFFICE	SCHLAGE	A 50 PD	



FINISH SCHEDULE							
ROOM NAME	FLOOR		WALL		CEILING		TRIM PACKAGE
	Material	Base	Material	Finish	Material	Finish	
NARTHEX	LVT	7/8" E CAP	GYP. BD.	PAINT	SHEETROCK	WHITE	15'-0" #1
FRONT HALLWAYS	LVT	7/8" E CAP	GYP. BD.	PAINT	SHEETROCK	WHITE	12'-0" #1
WOMEN'S	LVT	7/8" E CAP	GYP. BD.	SPRKY PAINT	SHEETROCK	WHITE	12'-0" #2
MEN'S	LVT	7/8" E CAP	GYP. BD.	SPRKY PAINT	SHEETROCK	WHITE	12'-0" #2
JAN. / STORAGE	VGT	7/8" E CAP	GYP. BD.	SPRKY PAINT	SHEETROCK	WHITE	12'-0" #2
SANCTUARY	LVT	7/8" E CAP	GYP. BD.	PAINT	SHEETROCK	WHITE	VARIES SEE 4.A.1
SANCTUARY ALTAR	CARPET	7/8" E CAP	GYP. BD.	PAINT	SHEETROCK	WHITE	VARIES #2
BACK HALLWAY	CARPET	VINYL	GYP. BD.	PAINT	SHEETROCK	WHITE	10'-0" #3
PASTOR'S OFFICE	CARPET	VINYL	GYP. BD.	PAINT	2x2 LAY IN	WHITE	9'-0" #3
PRIVATE BATH	TILE	7/8" E CAP	GYP. BD.	SPRKY PAINT	SHEETROCK	WHITE	9'-0" #3
PASTOR'S CONFERENCE	CARPET	7/8" E CAP	GYP. BD.	PAINT	2x2 LAY IN	WHITE	9'-0" #3
ADMIN. SUITE #1	CARPET	7/8" E CAP	GYP. BD.	PAINT	2x2 LAY IN	WHITE	9'-0" #3
ADMIN. SUITE #2	CARPET	7/8" E CAP	GYP. BD.	PAINT	2x2 LAY IN	WHITE	9'-0" #3
ELECTRICAL	VGT	VINYL	GYP. BD.	PAINT	2x2 LAY IN	WHITE	9'-0" #3
MULTI PURPOSE ROOM	CARPET	7/8" E CAP	GYP. BD.	PAINT	2x2 LAY IN	WHITE	9'-0" #3
RESTROOM	TILE	7/8" E CAP	GYP. BD.	SPRKY PAINT	SHEETROCK	WHITE	9'-0" #3
RISER ROOM	SEALED CONC.	7/8" E CAP	GYP. BD.	PAINT	EXPOSED	WHITE	9'-0" #3

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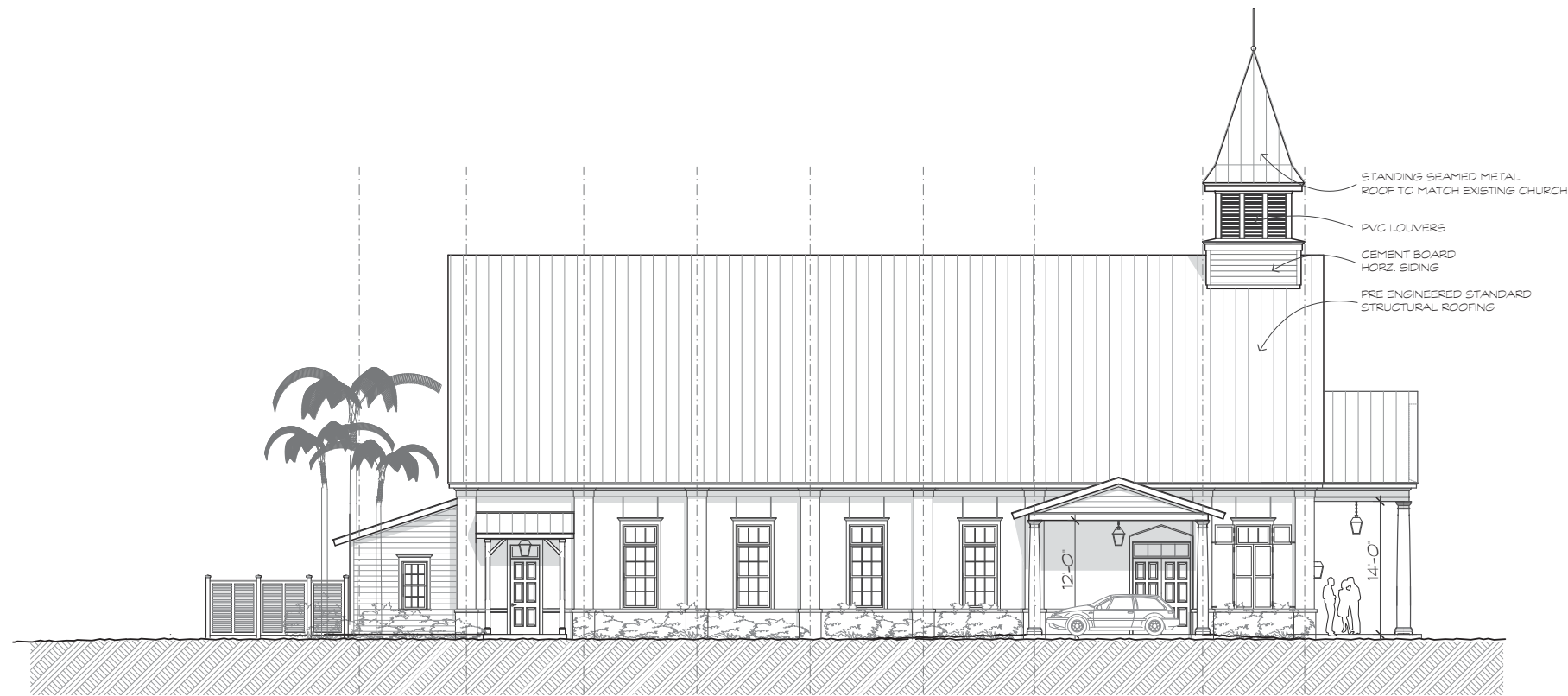
A Conceptual Study For:  
**Mt. Calvary Baptist Church**  
 382 Squire Pope Rd.  
 Hilton Head Island, S.C.

REVISIONS	DATE

DRAWN BY TP  
 CHECKED BY  
 DATE OF ISSUE: 7/23/2020  
 SCALE  
 JOB NO.  
 SHEET

**FLOOR PLAN**  
**A.1.1**  
 OF SHEETS





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



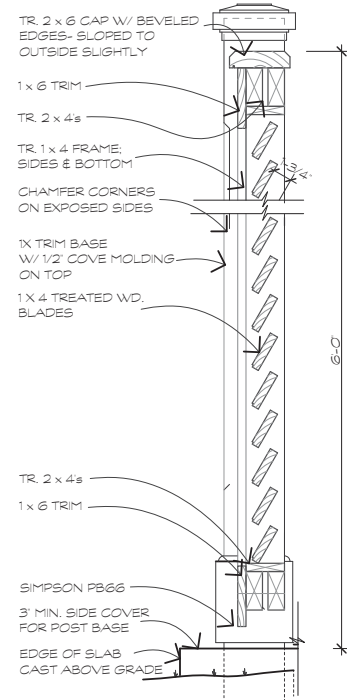
1 FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"

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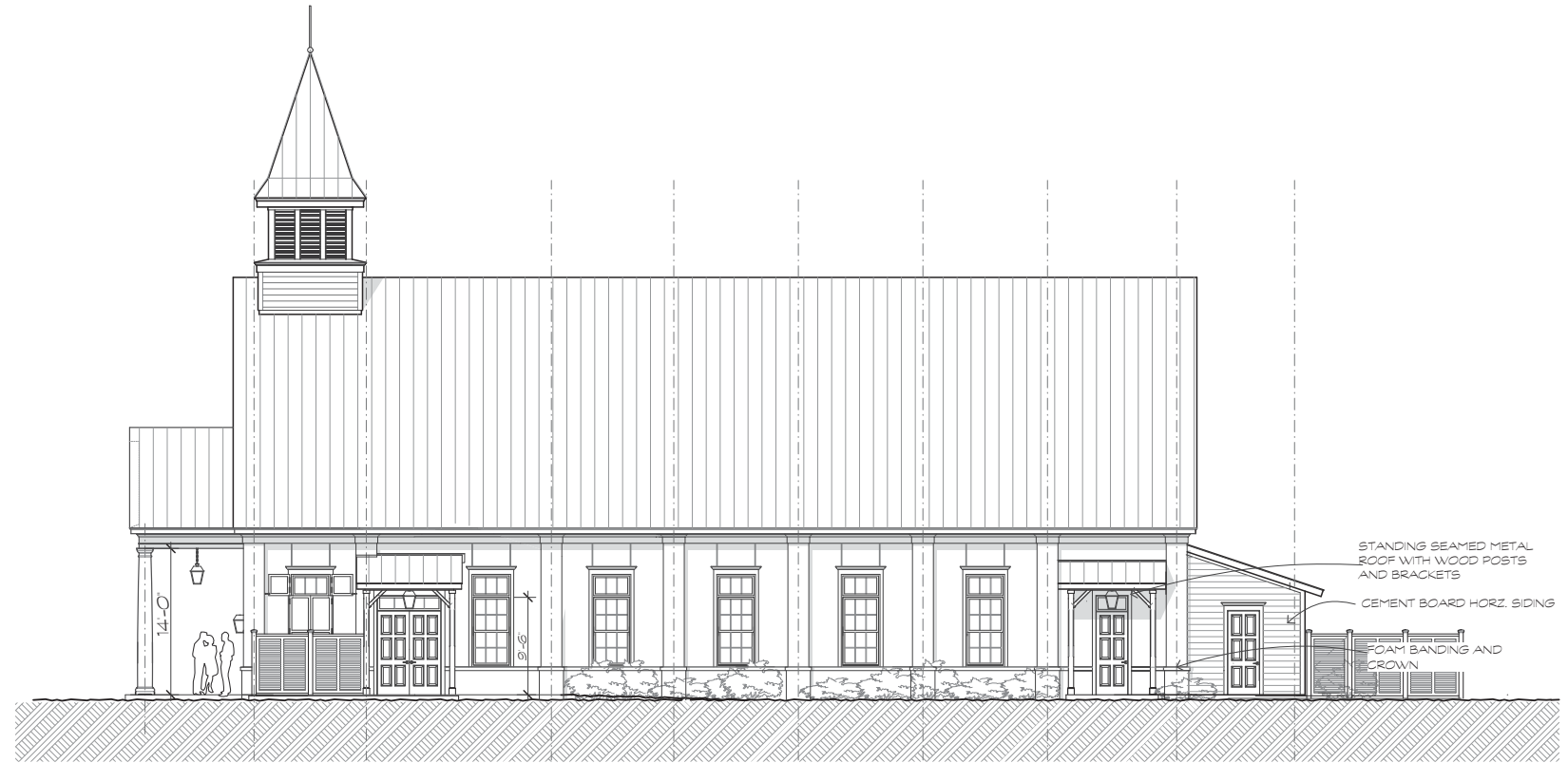
A Conceptual Study For:  
**Mt. Calvary Baptist Church**  
 382 Squire Pope Rd.  
 Hilton Head Island, S.C.

REVISIONS	DATE

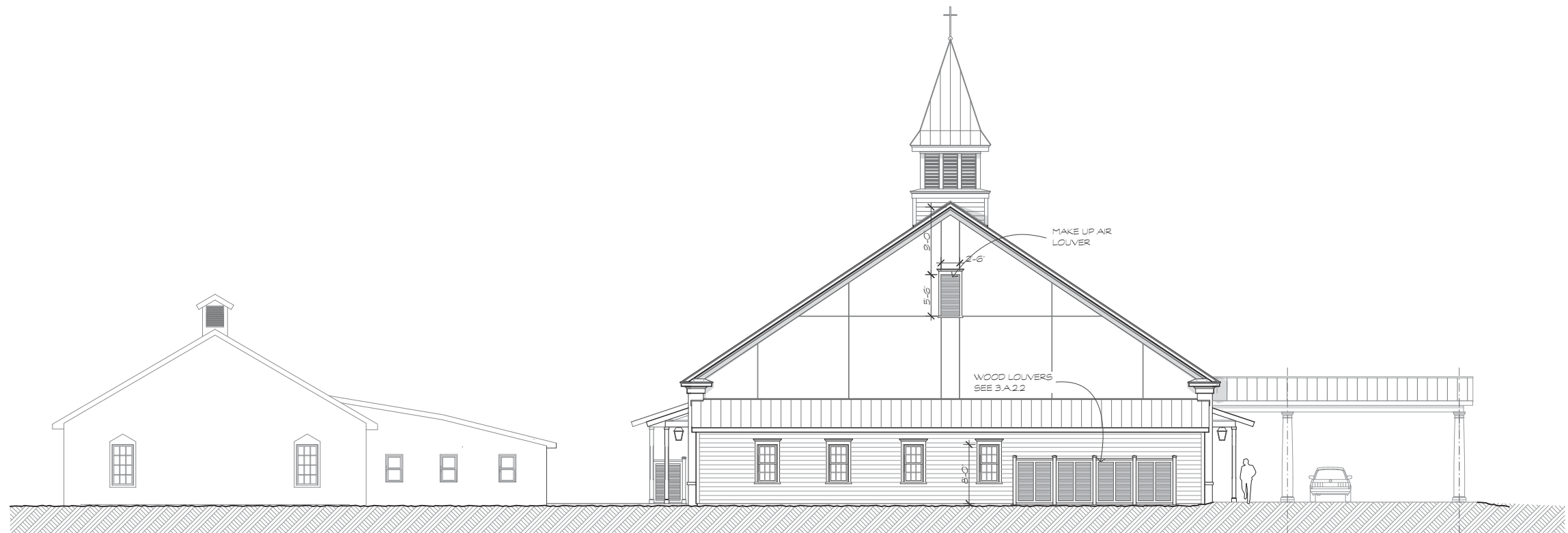
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 TP  
 CHECKED BY  
 DATE OF ISSUE:  
 7/23/2020  
 SCALE  
 JOB NO.  
 SHEET



3 SERVICE YARD DETAIL  
 A.2.2 SCALE: 1 1/2" = 1'-0"



1 RIGHT SIDE ELEVATION  
 A.2.2 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION  
 A.2.2 SCALE: 1/8" = 1'-0"

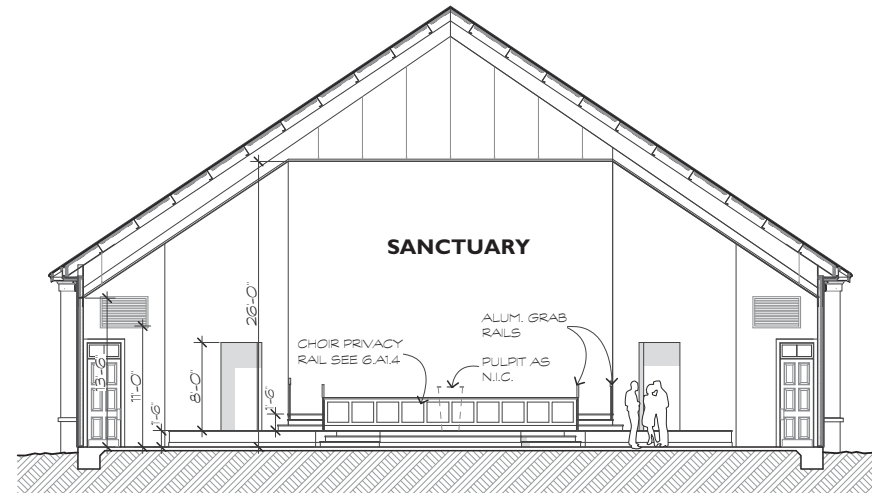
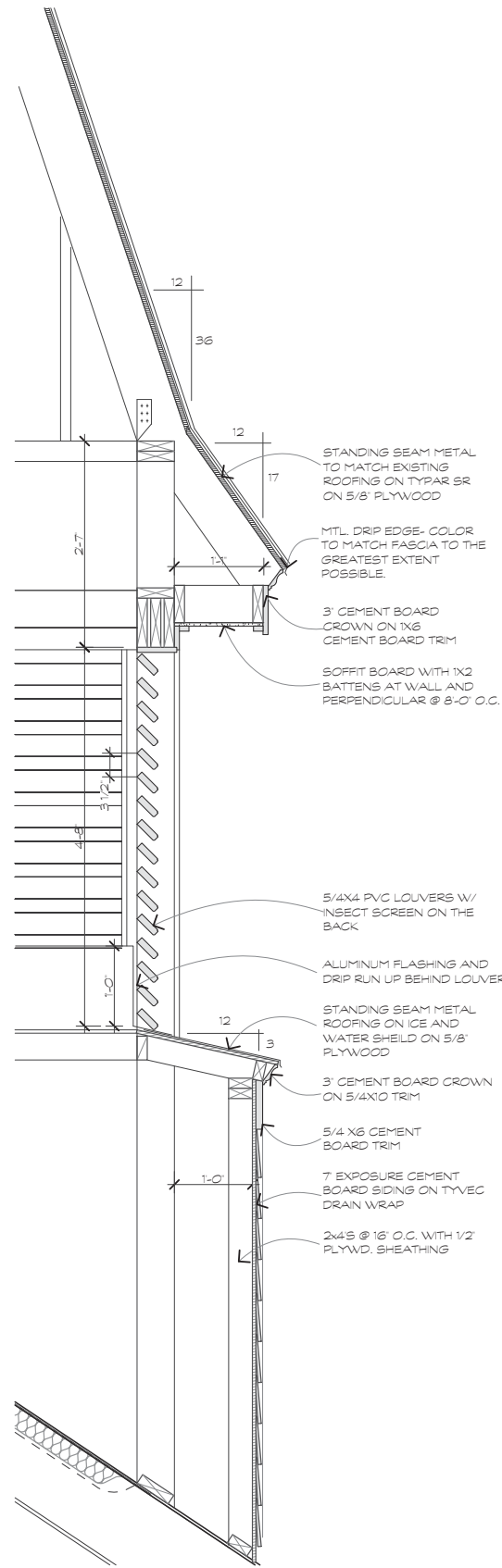
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A Conceptual Study For:  
**Mt. Calvary Baptist Church**  
 382 Squire Pope Rd.  
 Hilton Head Island, S.C.

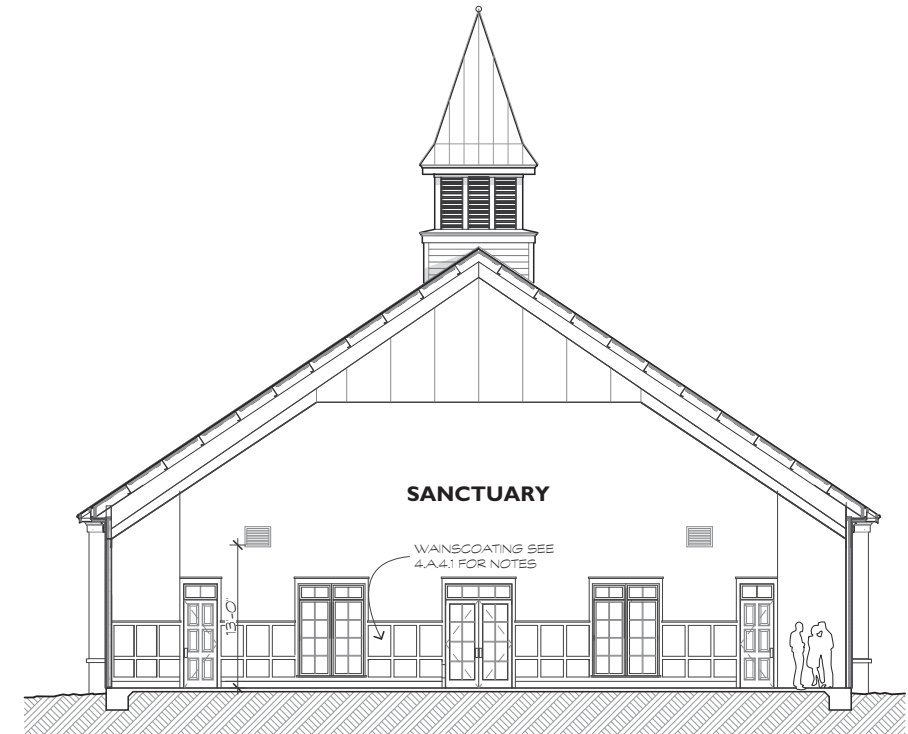
REVISIONS	DATE

DRAWN BY  
 TP  
 CHECKED BY  
 DATE OF ISSUE  
 7/23/2020  
 SCALE  
 JOB NO.  
 SHEET

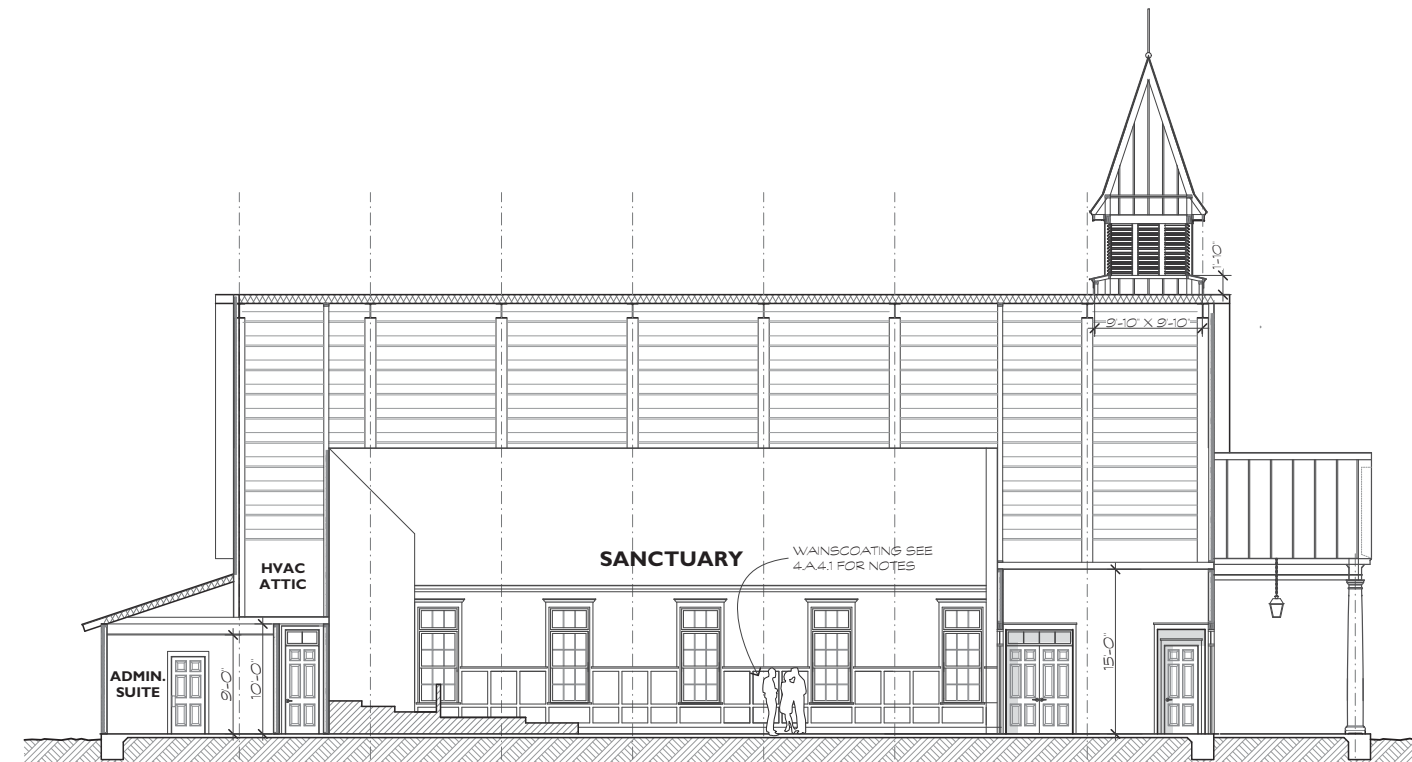




1 BUILDING SECTION  
A.2.3 SCALE: 1/8" = 1'-0"



2 BUILDING SECTION  
A.2.3 SCALE: 1/8" = 1'-0"



3 BUILDING SECTION  
A.2.3 SCALE: 1/8" = 1'-0"

4 STEEPLE SECTION  
A.2.3 SCALE: 1" = 1'-0"

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A Conceptual Study For:  
**Mt. Calvary Baptist Church**  
382 Squire Pope Rd.  
Hilton Head Island, S.C.

REVISIONS	DATE

DRAWN BY  
TP

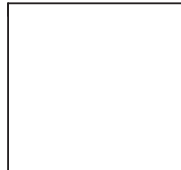
CHECKED BY

DATE OF ISSUE:  
7/23/2020

SCALE

JOB NO.

SHEET  
**BUILDING SECTIONS**  
**A.2.3**  
OF SHEETS



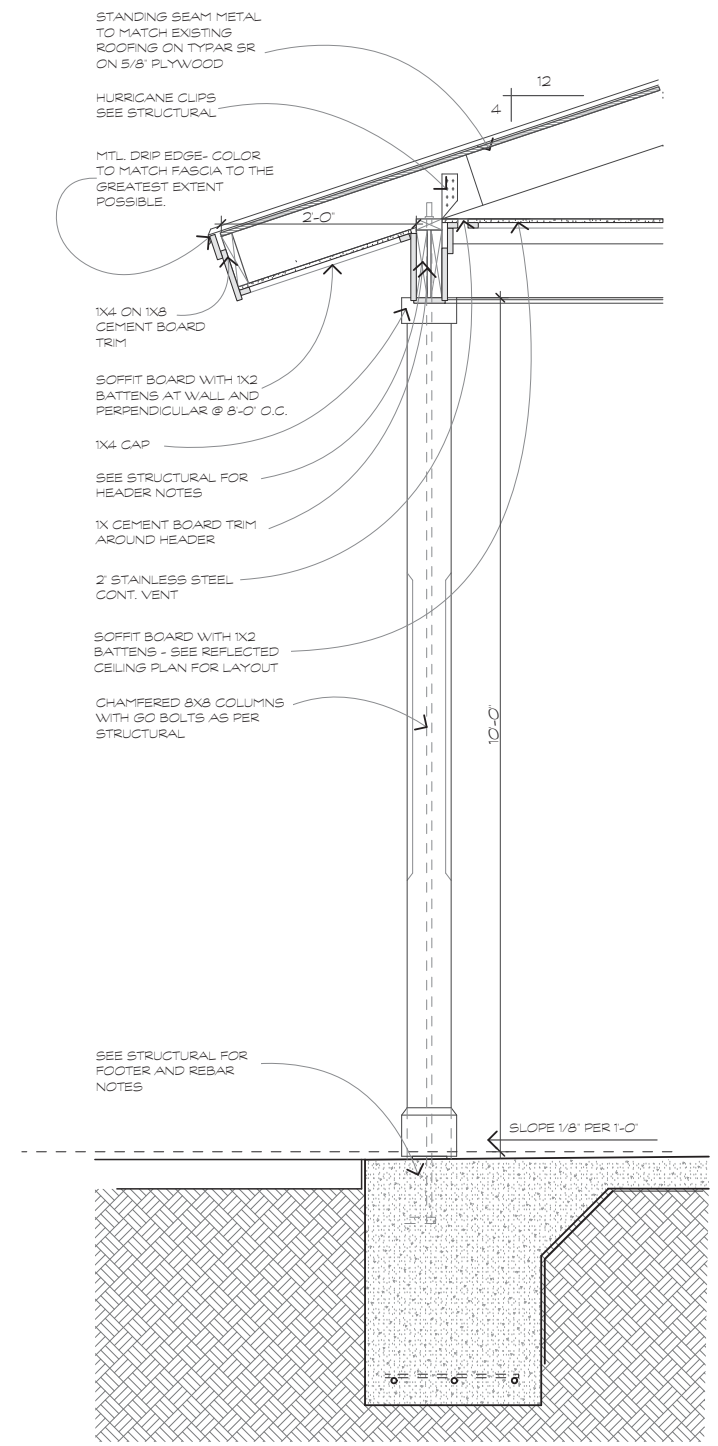
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A Conceptual Study For:
   
**Mt. Calvary Baptist Church**
  
 382 Squire Pope Rd.
   
 Hilton Head Island, S.C.

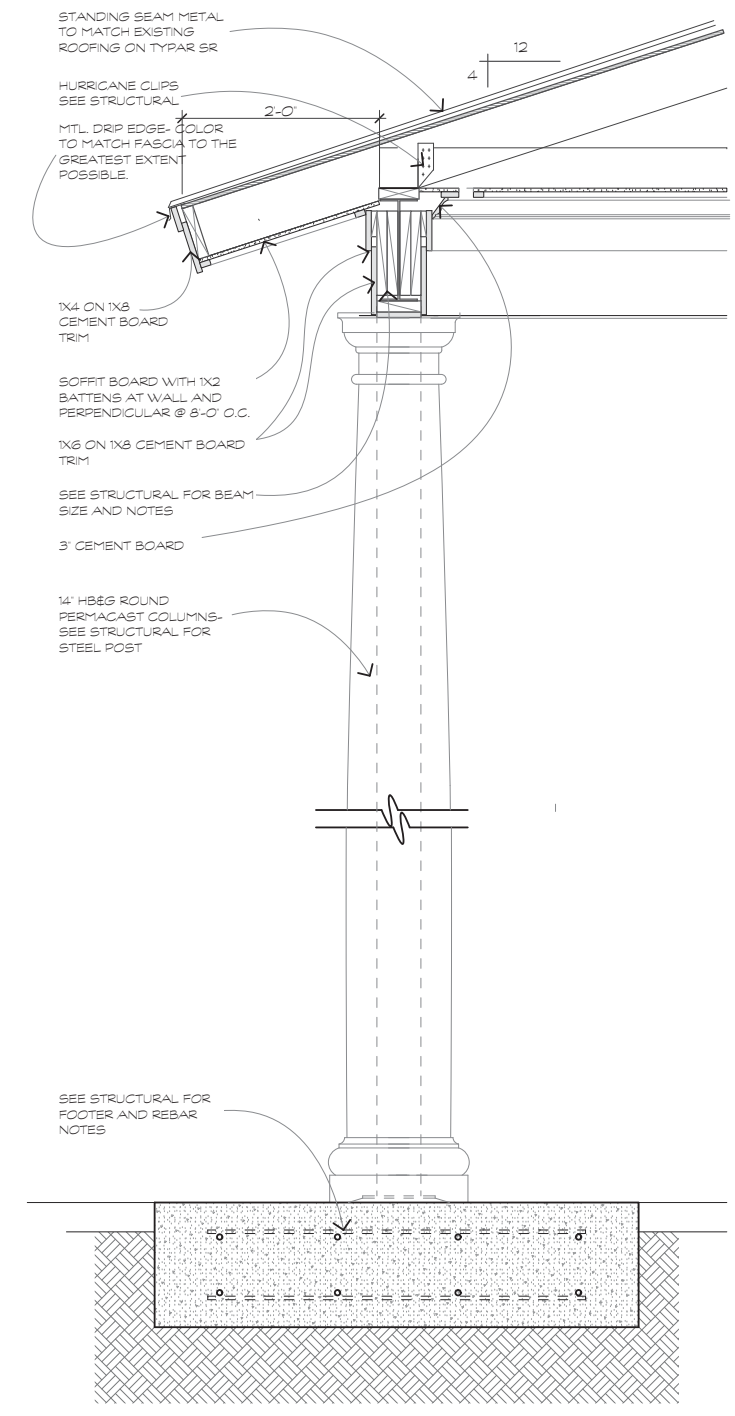
REVISIONS	DATE

DRAWN BY TP
   
CHECKED BY
  
DATE OF ISSUE: 7/23/2020
   
SCALE:
  
JOB NO.:
  
SHEET:

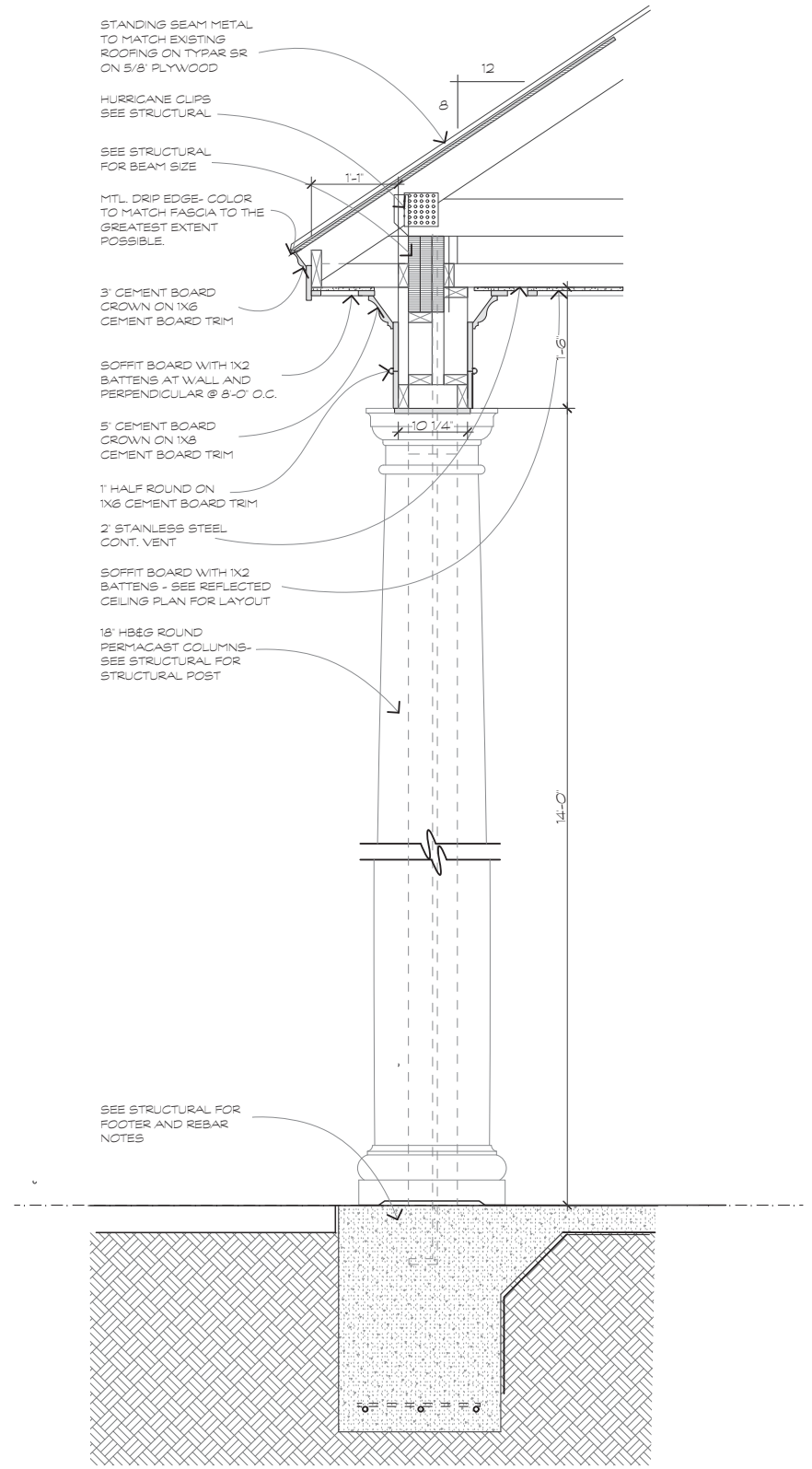
**WALL SECTIONS**
  
**A.3.1**
  
OF SHEETS



**3**
  
**A.3.1**
  
 PORCH SECTION
   
 SCALE: 1" = 1'-0"

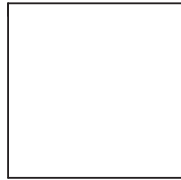


**2**
  
**A.3.1**
  
 COVERED DROP OFF SECTION
   
 SCALE: 1" = 1'-0"



**1**
  
**A.3.1**
  
 ENTRY SECTION
   
 SCALE: 1" = 1'-0"





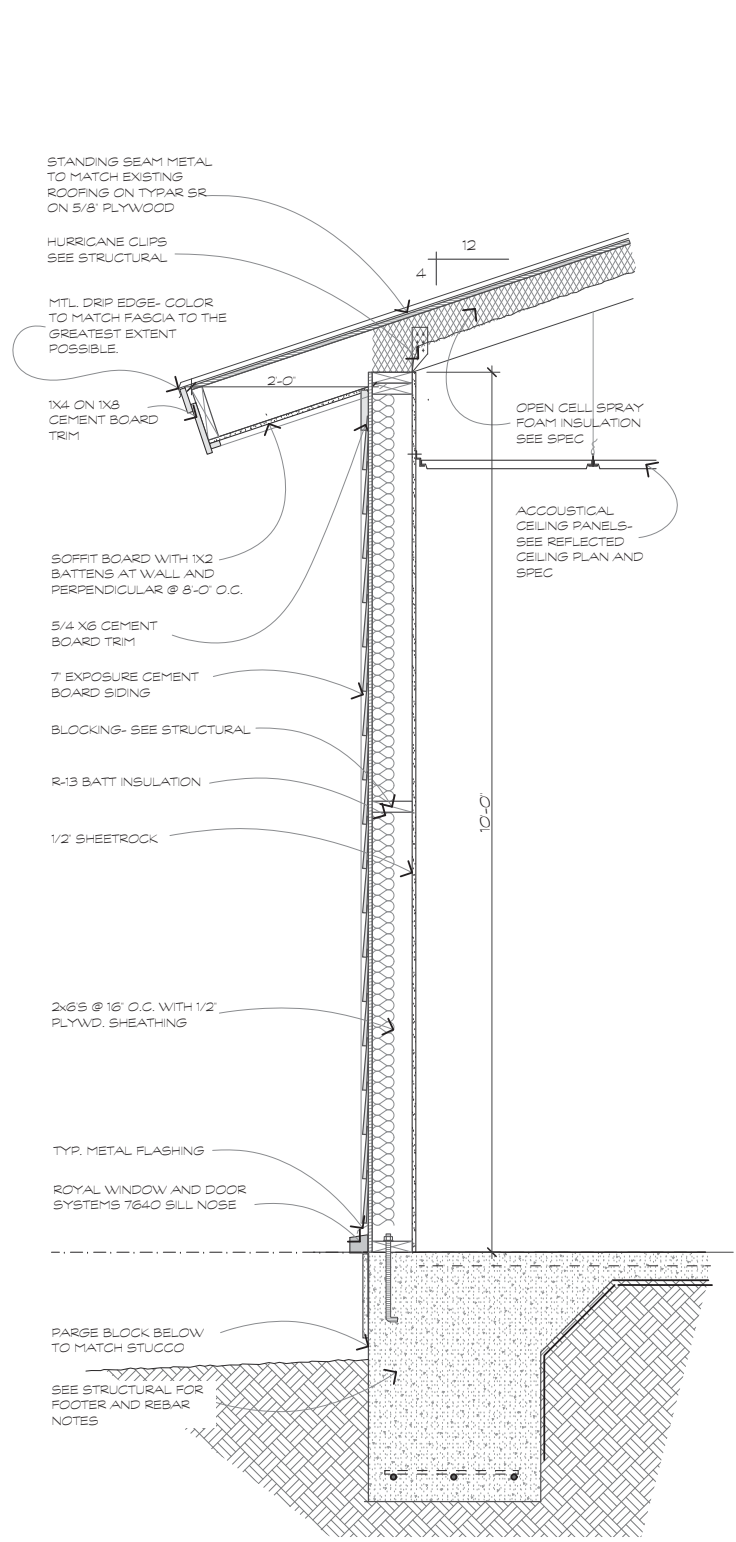
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A Conceptual Study For:  
**Mt. Calvary Baptist Church**  
 382 Squire Pope Rd.  
 Hilton Head Island, S.C.

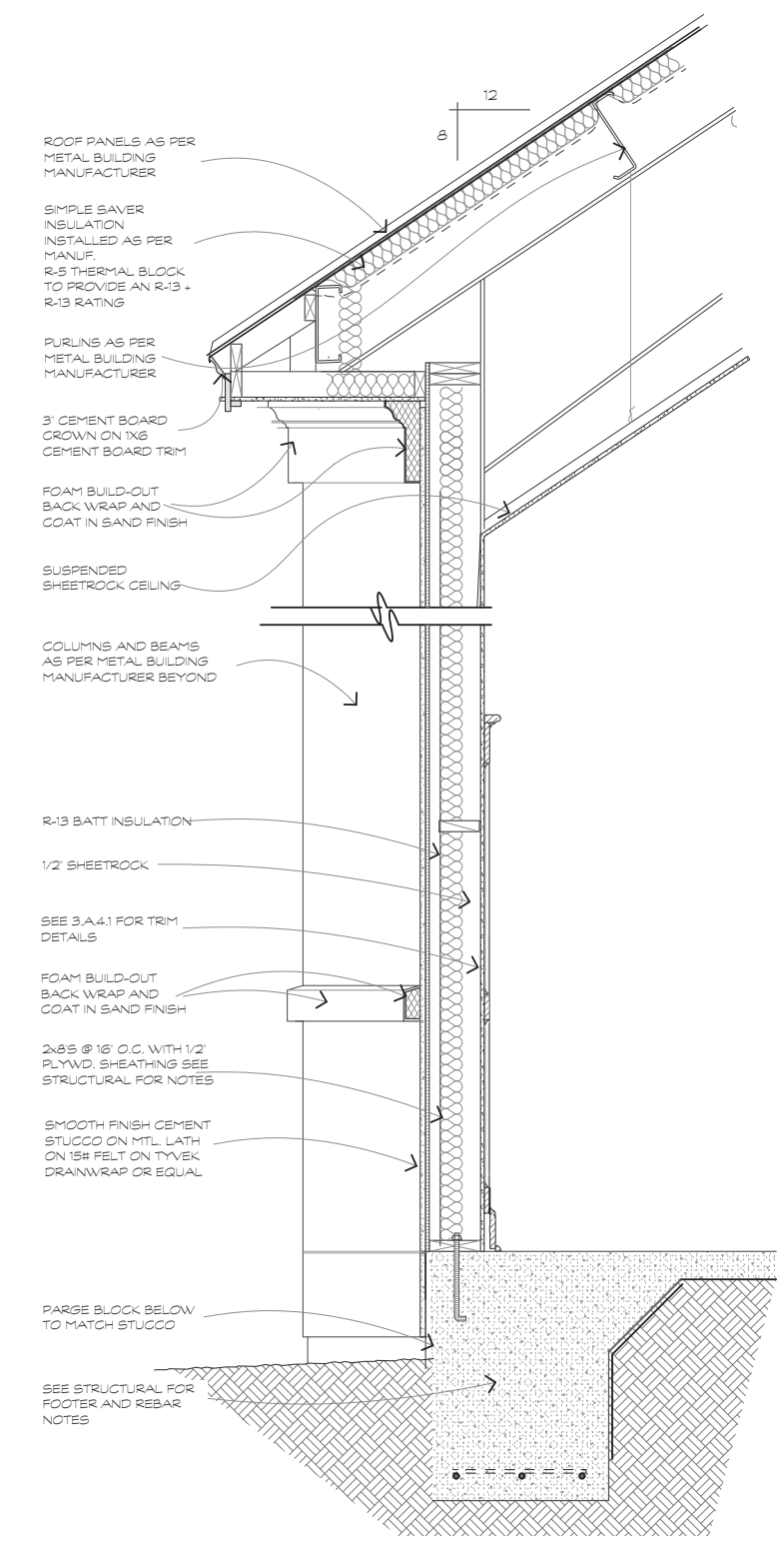
REVISIONS	DATE

DRAWN BY  
 TJP  
 CHECKED BY  
 DATE OF ISSUE  
 7/23/2020  
 SCALE  
 JOB NO.  
 SHEET

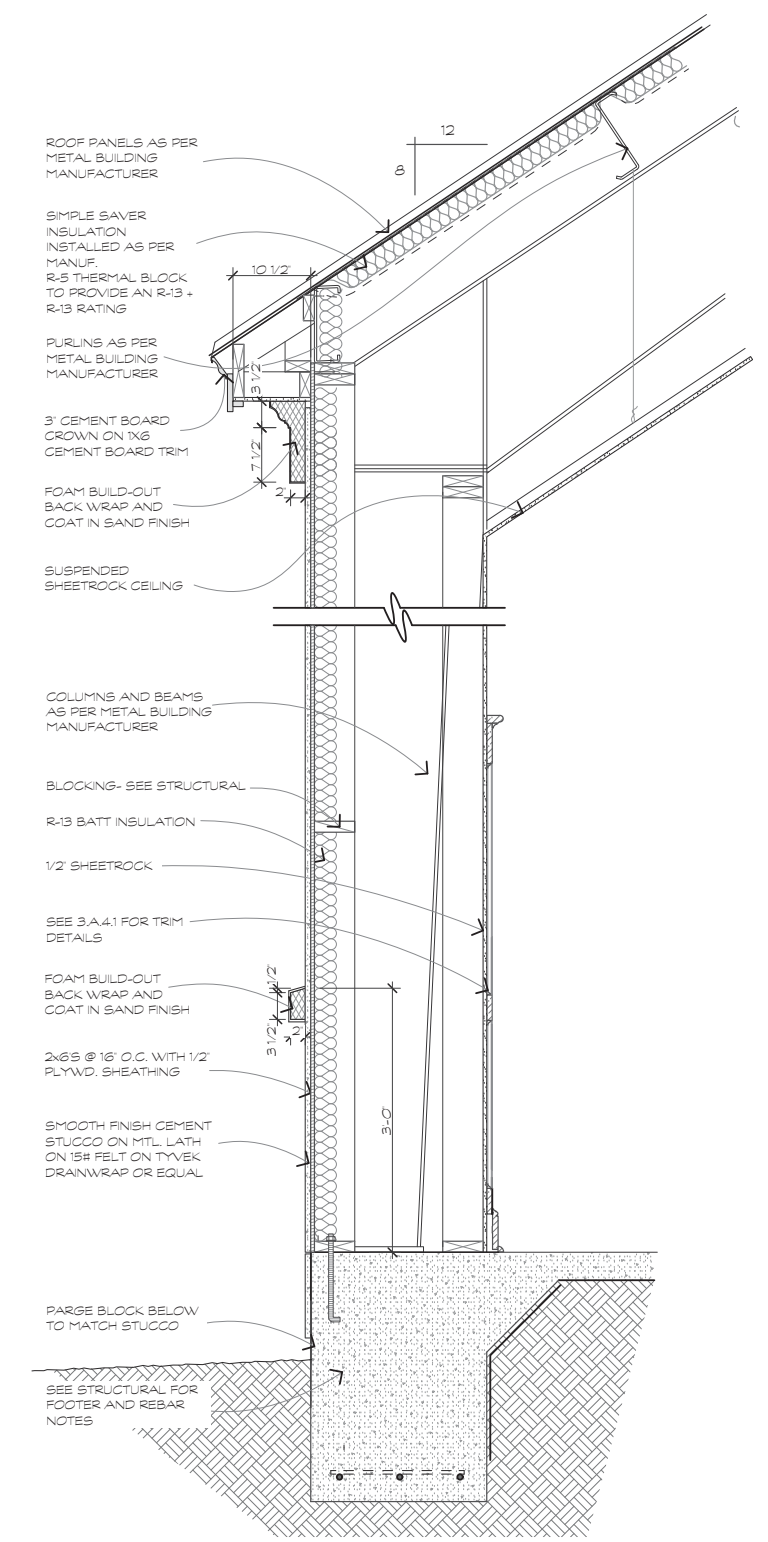
**WALL SECTIONS**  
**A.3.2**  
 OF SHEETS



3 OFFICE SECTION  
 A.3.2 SCALE: 1" = 1'-0"



2 SANCTUARY SECTION  
 A.3.2 SCALE: 1" = 1'-0"



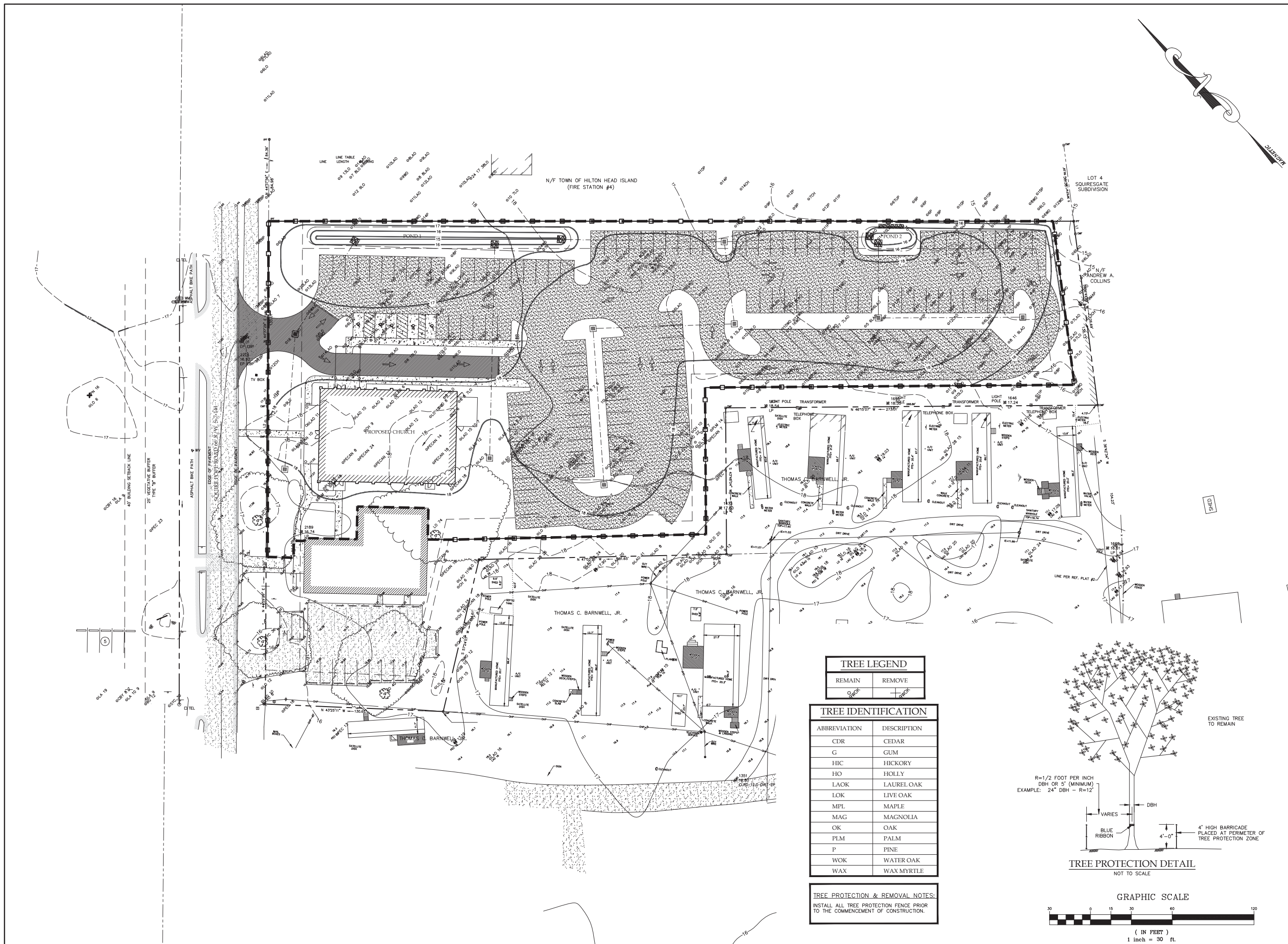
1 SANCTUARY SECTION  
 A.3.2 SCALE: 1" = 1'-0"











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CAROLINA ENGINEERING CONSULTANTS, INC. No. 022324

PLAN REVISIONS	
NO.	DATE
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

**MOUNT CALVARY BAPTIST CHURCH**  
**HILTON HEAD ISLAND**  
**BEAUFORT COUNTY, SC**

**CAROLINA ENGINEERING CONSULTANTS, INC.**  
 843/322-0553  
 WWW.CAROLINAENGINEERING.COM  
 843/322-4556 (FAX)

PROJECT:	2239
DATE:	07/23/50
REVISED:	07/23/50
DRAWN BY:	FLB
ENGINEER:	FLB
SCALE:	1"=30'

**TREE PROTECTION PLAN**

**1**  
OF 1

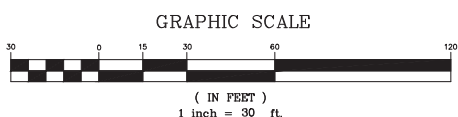
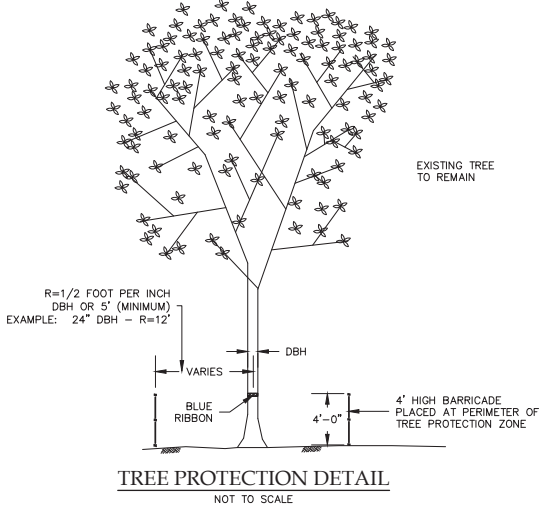
**TREE LEGEND**

REMAIN	REMOVE
(Symbol)	(Symbol)

**TREE IDENTIFICATION**

ABBREVIATION	DESCRIPTION
CDR	CEDAR
G	GUM
HIC	HICKORY
HO	HOLLY
LAOK	LAUREL OAK
LOK	LIVE OAK
MPL	MAPLE
MAG	MAGNOLIA
OK	OAK
PLM	PALM
P	PINE
WOK	WATER OAK
WAX	WAX MYRTLE

**TREE PROTECTION & REMOVAL NOTES:**  
 INSTALL ALL TREE PROTECTION FENCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



## 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: Mt. Calvary Baptist Church

DRB#: DRB-001487-2020

DATE: 08/10/2020

RECOMMENDATION:    Approval                Approval with Conditions                Denial   

RECOMMENDED CONDITIONS:

The development appears to be moving a direction compliant with the Design Guide with the exception of issues listed below. Staff recommends Conceptual approval and request the comment sheet be added to the NOA.

<b><i>ARCHITECTURAL DESIGN</i></b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies</b>		<b>Not Applicable</b>	<b>Comments or Conditions</b>
	<b>Yes</b>	<b>No</b>		
Promotes pedestrian scale and circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pedestrian circulation is not well developed in the parking lot. Church goers parking in the back of the parking lot will be crossing landscape islands to get to church. Restaurant goers do not have a clear path to cross Squire Pope Road. Pedestrian circulation should be carefully studied before Final.
Design is unobtrusive and set into the natural environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The park lot layout should work to preserve more existing trees or clusters of existing trees.
Overhangs are sufficient for the façade height.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Overhangs appear narrow.

<b><i>LANDSCAPE DESIGN</i></b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies</b>		<b>Not Applicable</b>	<b>Comments or Conditions</b>
	<b>Yes</b>	<b>No</b>		
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please provide a landscape plan at Final. I would have been appropriate to provide a Landscape Massing

				Plan for Conceptual review to confirm the direction of the landscape design.
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"/>	Little or no attempt is made to preserve existing trees in the parking lot layout.
Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Landscape Plan should be predominantly native species.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	The Landscape Plan should include an adequate buffer between the residential and parking lot uses.

***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 checked="" type="checkbox"/>	<input type="checkbox"/>	Little or no attempt is made to preserve existing trees in the parking lot layout.

***MISC COMMENTS/QUESTIONS***

1. Given that storm water detention can take up to 20% of the site, the proposed detention appears inadequate to accommodate the proposed development. If the detention must be increased it will affect the aesthetics of the site.
2. The proposed parking lot grading does not accommodate the preservation of trees.
3. The proposed parking lot layout does not accommodate the preservation of trees. Parking stall should be removed to preserve cluster of trees. Those clusters should be protected with bollards or curbs.
4. Specification and detail of the proposed pavements is needed. What is the difference between the two hatch patterns on the "Tree Protection Plan"?



Town of Hilton Head Island  
 Community Development Department  
 One Town Center Court  
 Hilton Head Island, SC 29928  
 Phone: 843-341-4757 Fax: 843-842-8908  
[www.hiltonheadislandsc.gov](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: Mitchelville Lot #11 Oceanfront Project Address: Mitchelville Road - Lot #11 (Not Assigned)  
 Parcel Number [PIN]: R\_R510\_004\_000\_0011\_0000  
 Zoning District: MV Overlay District(s): N/A

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

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

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

Submittal Requirements for *All* projects:

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

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

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

- 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

07/29/2020

DATE



August 7, 2020

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



**Project: Mitchelville – Lot #11 | New Oceanfront Multifamily Development  
Mitchelville Road, Hilton Head Island, South Carolina**

Please accept this design information for proposed multi-family project to be located on Mitchelville Road. This is a new build project on a previously undeveloped lot.

## PROJECT DESCRIPTION

---

This project will develop a new 45-unit multifamily building on Lot #11 on Mitchelville Road. The property has not been previously developed and is waterfront. The project proposes three buildings on the site. All buildings are podium style with a concrete structure on the first floor covering parking on the ground level. The four stories above the podium deck will be constructed of wood construction with fiber cement siding. The ground level parking will be screened with a slat wall fence at the perimeter and considerable foundation plantings. The roof will be metal and conceal mechanical units on the courtyard side of the roof.

The main building will have 37 total units and the main amenities spaces. The two oceanfront buildings will have four units each. There is a large pool deck with an amenity and bathroom building to support the pool. Beach access is also planned from the development.

The site has a large area of wetlands on the Mitchelville Road side of the property and several specimen trees on the rear of the property. Considerable care has been given in the building design and layout to maintain as many of the large trees as possible.

Thank you for your consideration.

Sincerely,

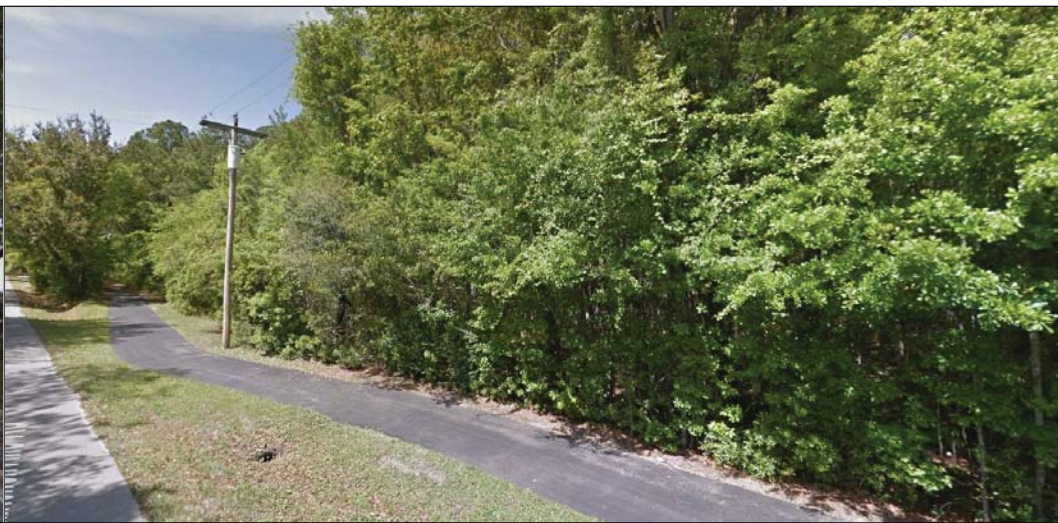
A handwritten signature in blue ink that reads 'Steven G. Stowers'.

Steven G. Stowers, AIA, LEED AP





ACROSS MITCHELVILLE ROAD



LOT #11 FRONTAGE

**LOT II**  
**Mitchelville Road**  
**Hilton Head Island**  
**South Carolina**

REV#	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION



1 34" LIVE OAK (DEAD - REMOVE)	2 40"-24"-20"-12" LO (REMOVE)	3 30" LAUREL OAK (LEANING - REMOVE)	4 16"-14"-12"-12"-8" LO (TO REMAIN)	5 30" LIVE OAK (TO REMAIN)	6 20"-17"-13"-12" LO (TO REMAIN)	7 25"-23"-23"-19" LO (DYING - REMOVE)
--------------------------------------	-------------------------------------	---	---	----------------------------------	--	---



SITE CONTEXT PHOTO

**ARCHITECTURE**  
**A101**  
 BEAUFORT - SAVANNAH  
 218 Market, Suite 1 - Beaufort, South Carolina - www.A101.Design

**Context and Tree**  
**Photos**

2020.08	<b>RB-2</b>
8/7/2020	
Drawn By JG	
Checked By SGS	



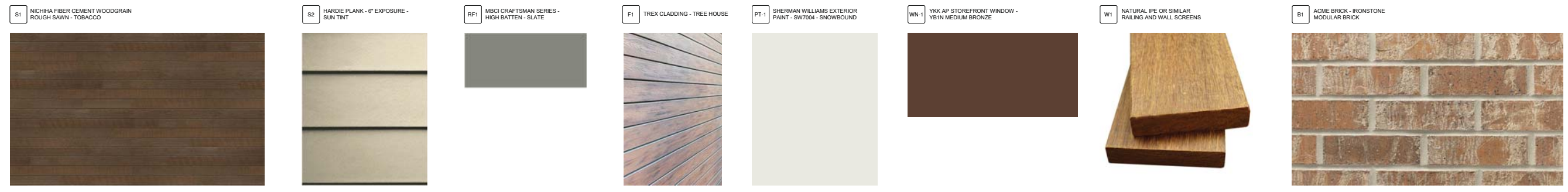


1 MAIN BUILDING - FRONT ELEVATION  
1/8" = 1'-0"



2 MAIN BUILDING - RIGHT ELEVATION  
1/8" = 1'-0"

CONCEPT MATERIALS







1 MAIN BUILDING - REAR ELEVATION  
1/8" = 1'-0"



2 MAIN BUILDING - LEFT ELEVATION  
1/8" = 1'-0"

CONCEPT MATERIALS

S1 NICHHA FIBER CEMENT WOODGRAIN  
ROUGH SAWN - TOBACCO



S2 HARDIE PLANK - 6" EXPOSURE -  
SUN TINT



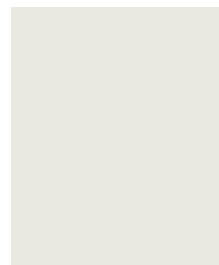
RF1 MBCI CRAFTSMAN SERIES -  
HIGH BATTEN - SLATE



F1 TREX CLADDING - TREE HOUSE



PT-1 SHERMAN WILLIAMS EXTERIOR  
PAINT - SW7004 - SNOWBOUND



WN-1 YKK AP STOREFRONT WINDOW -  
YBIN MEDIUM BRONZE



W1 NATURAL LPE OR SIMILAR  
RAILING AND WALL SCREENS



B1 ACME BRICK - IRONSTONE  
MODULAR BRICK







1 MAIN BUILDING - COURTYARD RIGHT  
1/8" = 1'-0"



2 MAIN BUILDING - COURTYARD LEFT  
1/8" = 1'-0"

CONCEPT MATERIALS

S1 NICHHA FIBER CEMENT WOODGRAIN  
ROUGH SAWN - TOBACCO



S2 HARDIE PLANK - 6" EXPOSURE -  
SUN TINT



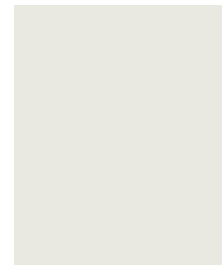
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HIGH BATTEN - SLATE



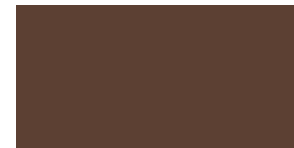
F1 TREX CLADDING - TREE HOUSE



PT-1 SHERMAN WILLIAMS EXTERIOR  
PAINT - SW7004 - SNOWBOUND



WN-1 YKK AP STOREFRONT WINDOW -  
YBIN MEDIUM BRONZE



W1 NATURAL IPE OR SIMILAR  
RAILING AND WALL SCREENS



B1 ACME BRICK - IRONSTONE  
MODULAR BRICK







1 ANNEX BUILDING - FRONT ELEVATION  
1/8" = 1'-0"



2 ANNEX BUILDING - RIGHT ELEVATION  
1/8" = 1'-0"



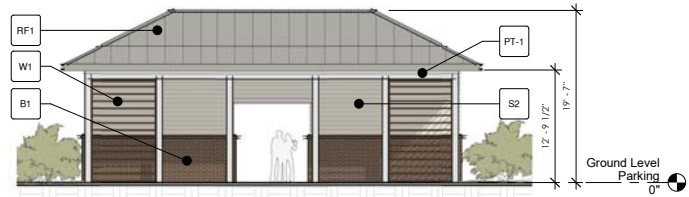
3 ANNEX BUILDING - REAR ELEVATION  
1/8" = 1'-0"



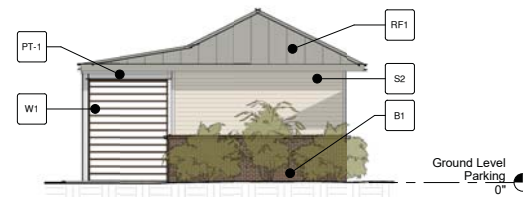
4 ANNEX BUILDING - LEFT ELEVATION  
1/8" = 1'-0"



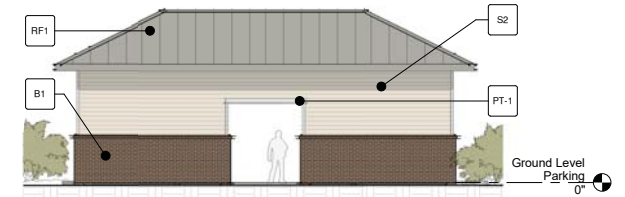
5 PUMP HOUSE - LEFT  
1/8" = 1'-0"



6 PUMP HOUSE - FRONT  
1/8" = 1'-0"



7 PUMP HOUSE - RIGHT  
1/8" = 1'-0"



8 PUMP HOUSE - REAR  
1/8" = 1'-0"

CONCEPT MATERIALS

S1 NICHHA FIBER CEMENT WOODGRAIN ROUGH SAWN - TOBACCO



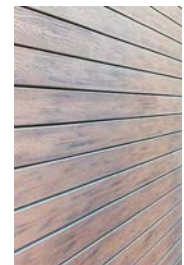
S2 HARDIE PLANK - 6" EXPOSURE - SUN TINT



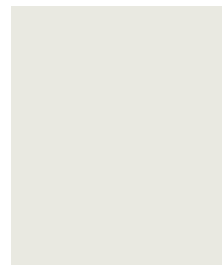
RF1 MBCI CRAFTSMAN SERIES - HIGH BATTEN - SLATE



F1 TREX CLADDING - TREE HOUSE



PT-1 SHERMAN WILLIAMS EXTERIOR PAINT - SW7004 - SNOWBOUND



WN-1 YKK AP STOREFRONT WINDOW - YBIN MEDIUM BRONZE



W1 NATURAL LIME OR SIMILAR RAILING AND WALL SCREENS



B1 ACME BRICK - IRONSTONE MODULAR BRICK







REV#	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION

**SHEET INDEX**

Sheet Number	Sheet Name
RB-0	Cover Sheet
RB-1	Conceptual Site Plan
RB-2	Context and Tree Photos
RB-3	Ground Level
RB-4	First Floor Plan
RB-5	Second - Fourth Floor Plan
RB-6	Roof Plan
RB-7	Building Elevations - MAIN BUILDING
RB-8	Building Elevations - MAIN BUILDING
RB-9	Building Elevations - MAIN BUILDING
RB-10	Building Elevations - ANNEX BUILDINGS
RB-11	3D Views
RB-12	3D Views

# MITCHELVILLE BEACHFRONT

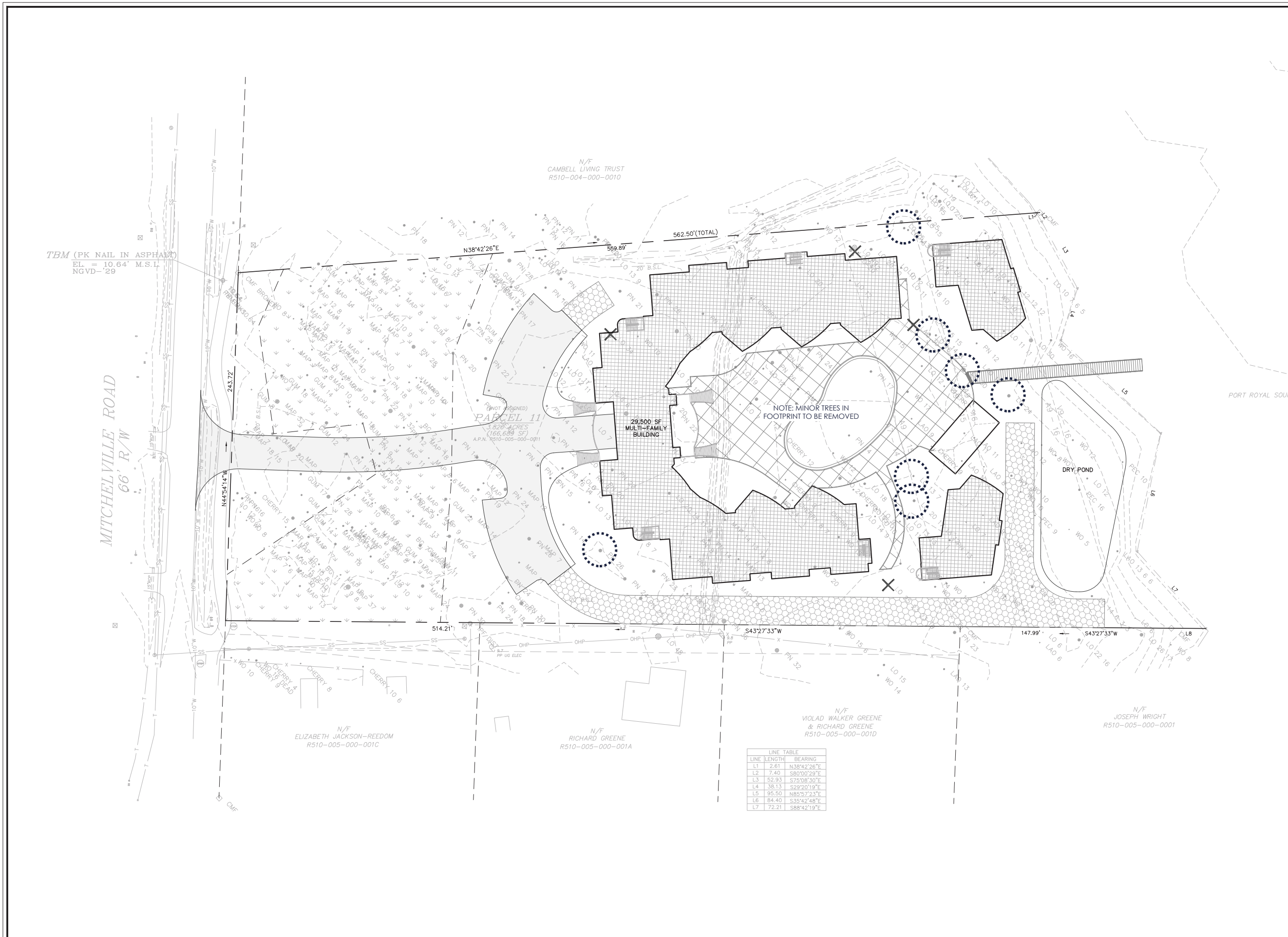
MITCHELVILLE ROAD, LOT II  
HILTON HEAD ISLAND, SOUTH CAROLINA



Cover Sheet

2020.08	<b>RB-0</b>
8/07/2020	
Drawn By	JAG
Checked By	SGS





TBM (PK NAIL IN ASPHALT)  
 EL. = 10.64' M.S.L.  
 NGVD-29

MITCHELLVILLE ROAD  
 66' R/W

N/F  
 CAMBELL LIVING TRUST  
 R510-004-000-0010

PARCEL 11  
 3.828 ACRES  
 (166,689 SF)  
 A.P.N. R510-005-000-0011

29,500 SF  
 MULTI-FAMILY  
 BUILDING

NOTE: MINOR TREES IN  
 FOOTPRINT TO BE REMOVED

DRY POND

N/F  
 ELIZABETH JACKSON-REEDOM  
 R510-005-000-001C

N/F  
 RICHARD GREENE  
 R510-005-000-001A

N/F  
 VIOLAD WALKER GREENE  
 & RICHARD GREENE  
 R510-005-000-001D

N/F  
 JOSEPH WRIGHT  
 R510-005-000-0001

LINE LENGTH	BEARING
L1	2.61 N38°42'26"E
L2	7.40 S80°00'29"E
L3	52.93 S76°08'30"E
L4	38.13 S29°20'19"E
L5	95.50 N85°57'23"E
L6	84.40 S35°42'48"E
L7	72.21 S88°42'19"E

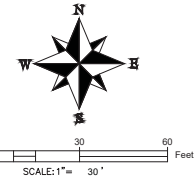
VICINITY MAP  
 Not To Scale

CONCEPT SITE PLAN

LOT 11  
 MITCHELLVILLE ROAD  
 TOWN OF HILTON HEAD, SOUTH CAROLINA

PREPARED FOR:  
 HHI BEACHFRONT LLC

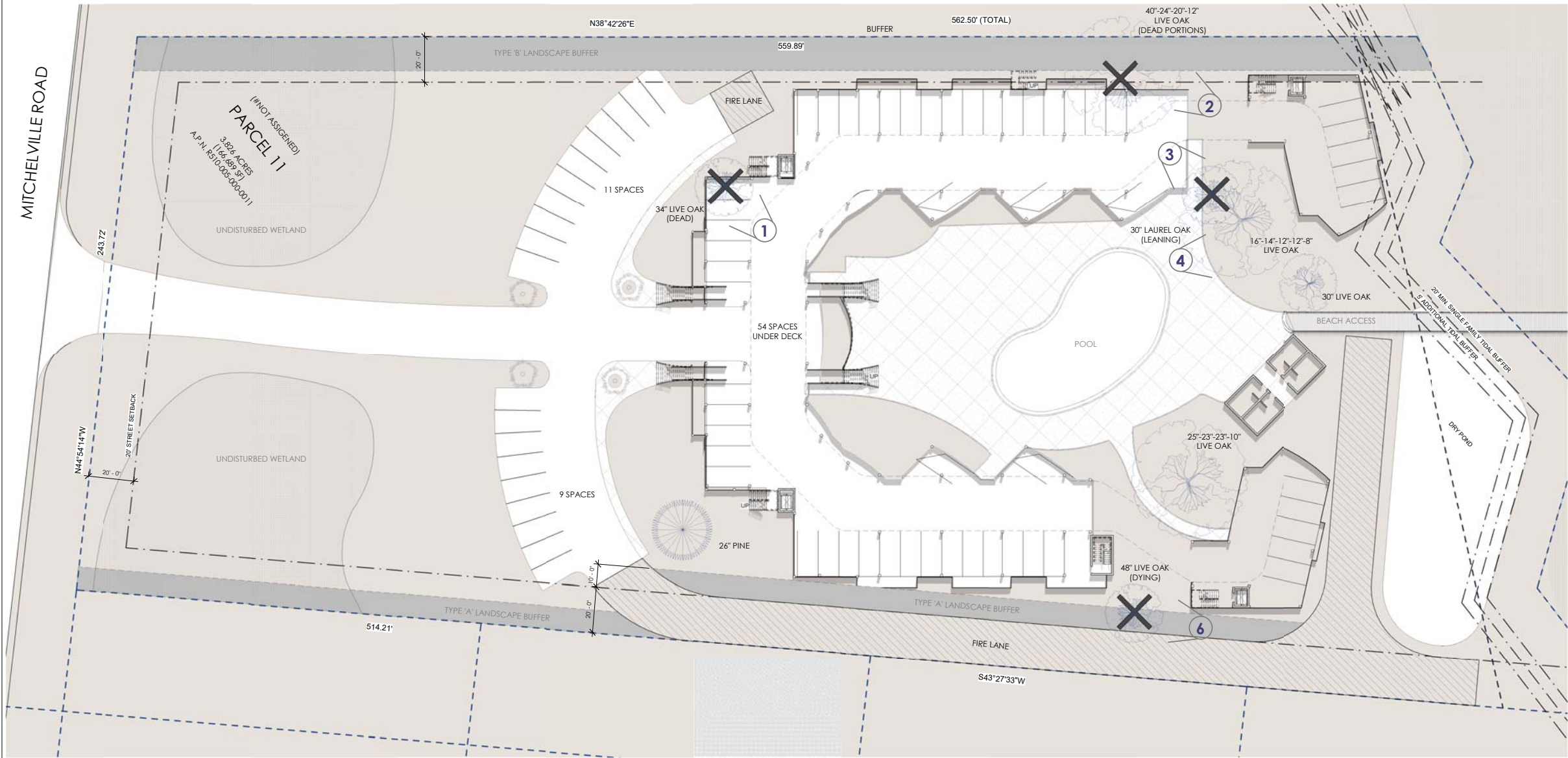
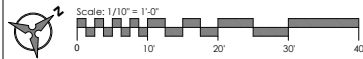
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**Ward Edwards**  
**ENGINEERING**  
 P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910  
 PH (843) 837-5250 / FAX (843) 837-2558  
 WWW.WARDEDWARDS.COM

PROJECT #:	190299
DATE:	08/07/20
PREPARED BY:	WGP
SHEET NUMBER:	1 OF 1





**LOT II**  
**Mitchelville Road**  
**Hilton Head Island**  
**South Carolina**

REV#	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION  
**LOT COVERAGE**

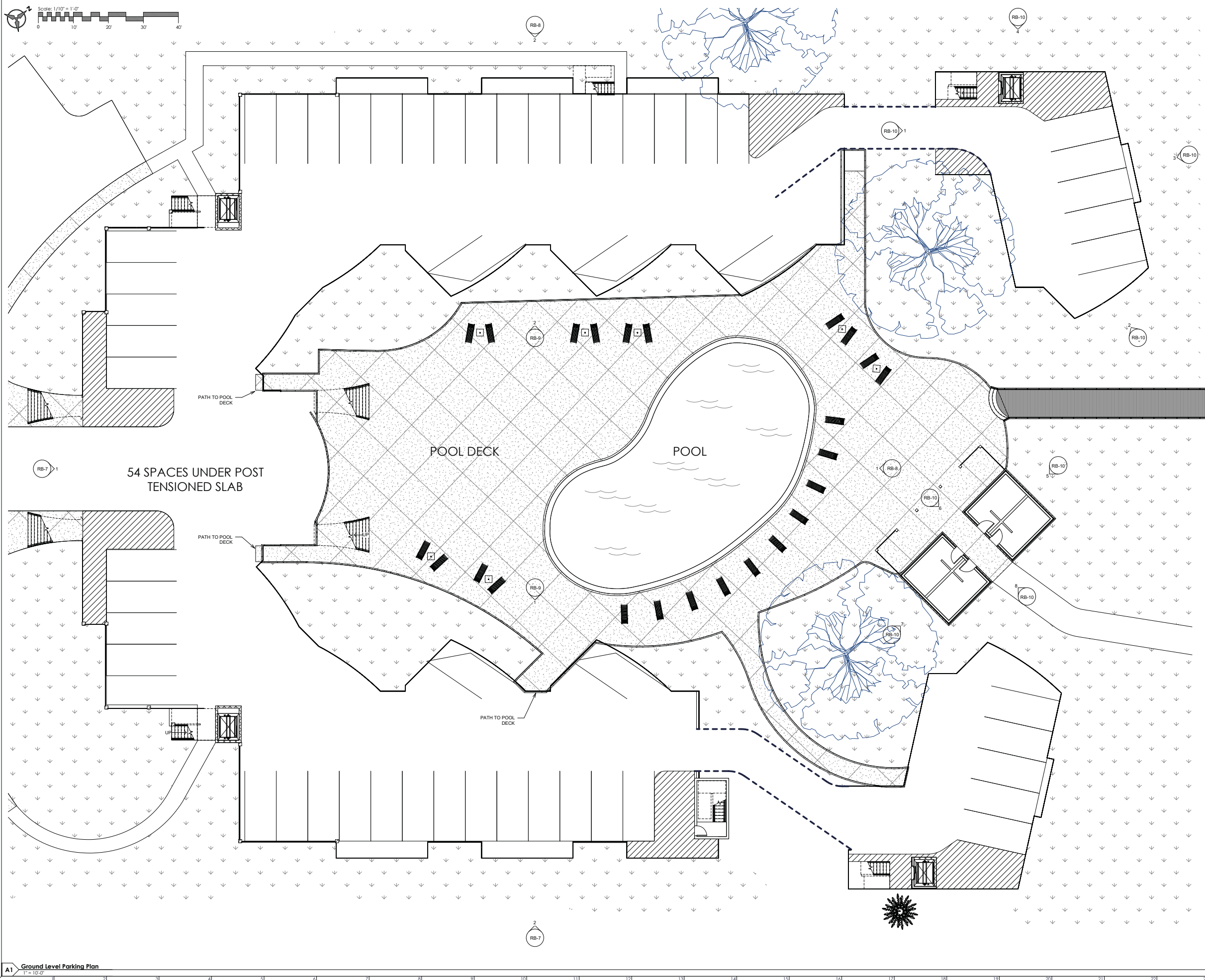
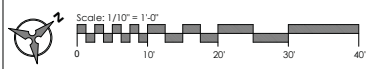
TOTAL SITE AREA: 166,714 SF  
 TOTAL BUILT AREA: 51,161 SF (38%) - 50% ALLOWED

E1 Site - Project North  
 1" = 20'-0"



**Conceptual Site Plan**

2020.08	<b>RB-1</b>
8/7/2020	
Drawn By: SGS	
Checked By: SGS	



**LOT II**  
**Mitchelville Road**  
**Hilton Head Island**  
**South Carolina**

REV#	DESCRIPTION	DATE

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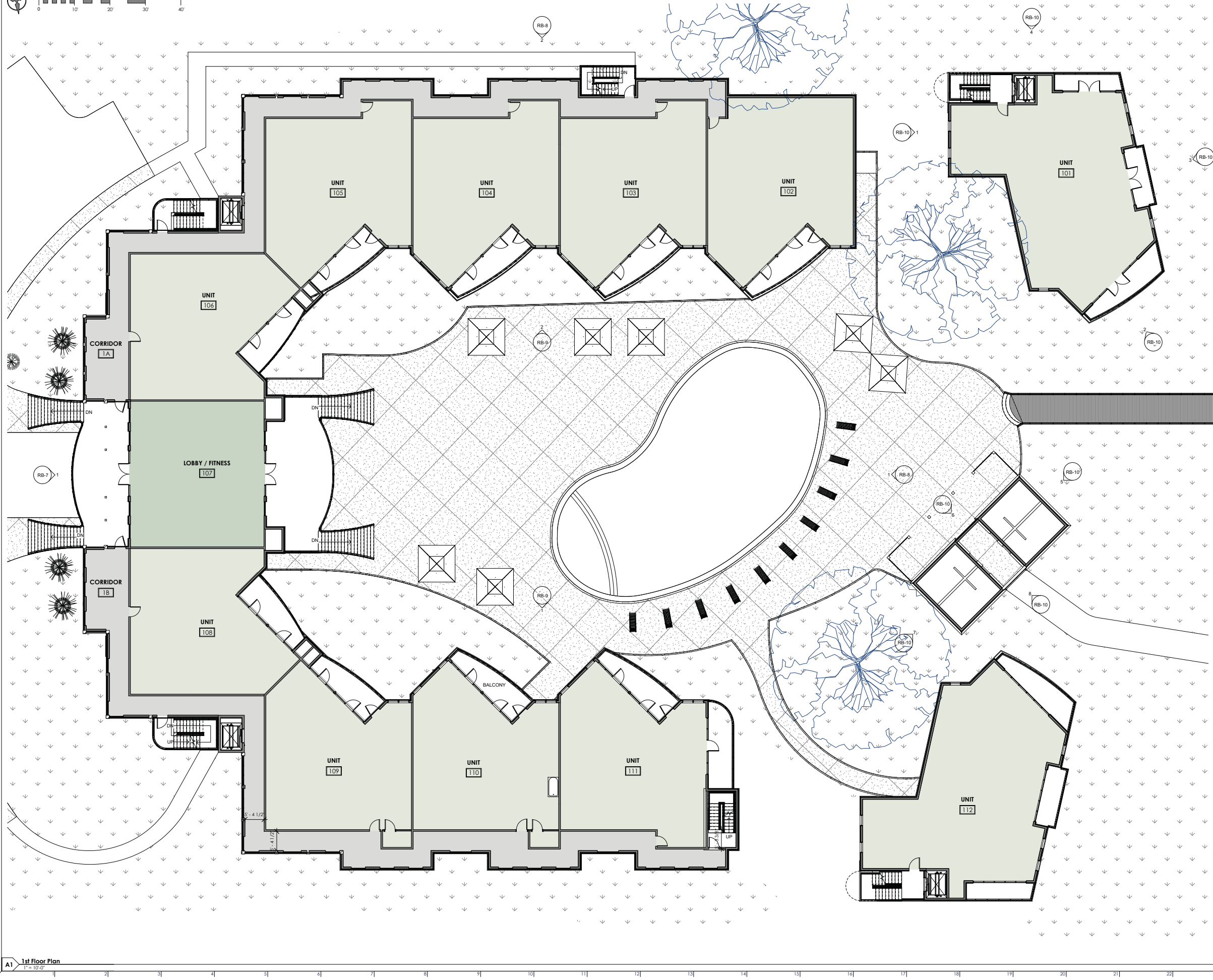
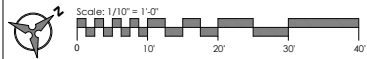
NOT FOR CONSTRUCTION



**Ground Level**

2020.08	<b>RB-3</b>
8/07/2020	
Drawn By: SGS	
Checked By: SGS	





**LOT II**  
**Mitchelville Road**  
**Hilton Head Island**  
**South Carolina**

REV#	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION  
**GENERAL NOTES**

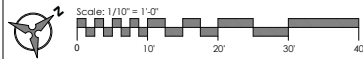
- BUILDING SIZE:**
- 45 UNITS PLUS AMENITIES SPACE ON FIRST FLOOR.
  - 27,000 GSF PER FLOOR (DOES NOT INCLUDE BALCONIES)
  - 1,000 GSF FOR POOL SIDE AMENITIES BUILDING



**First Floor Plan**

2020.08	<b>RB-4</b>
8/07/2020	
Drawn By JAG	
Checked By SGS	





LOT II  
 Mitchelville Road  
 Hilton Head Island  
 South Carolina

REV#	DESCRIPTION	DATE

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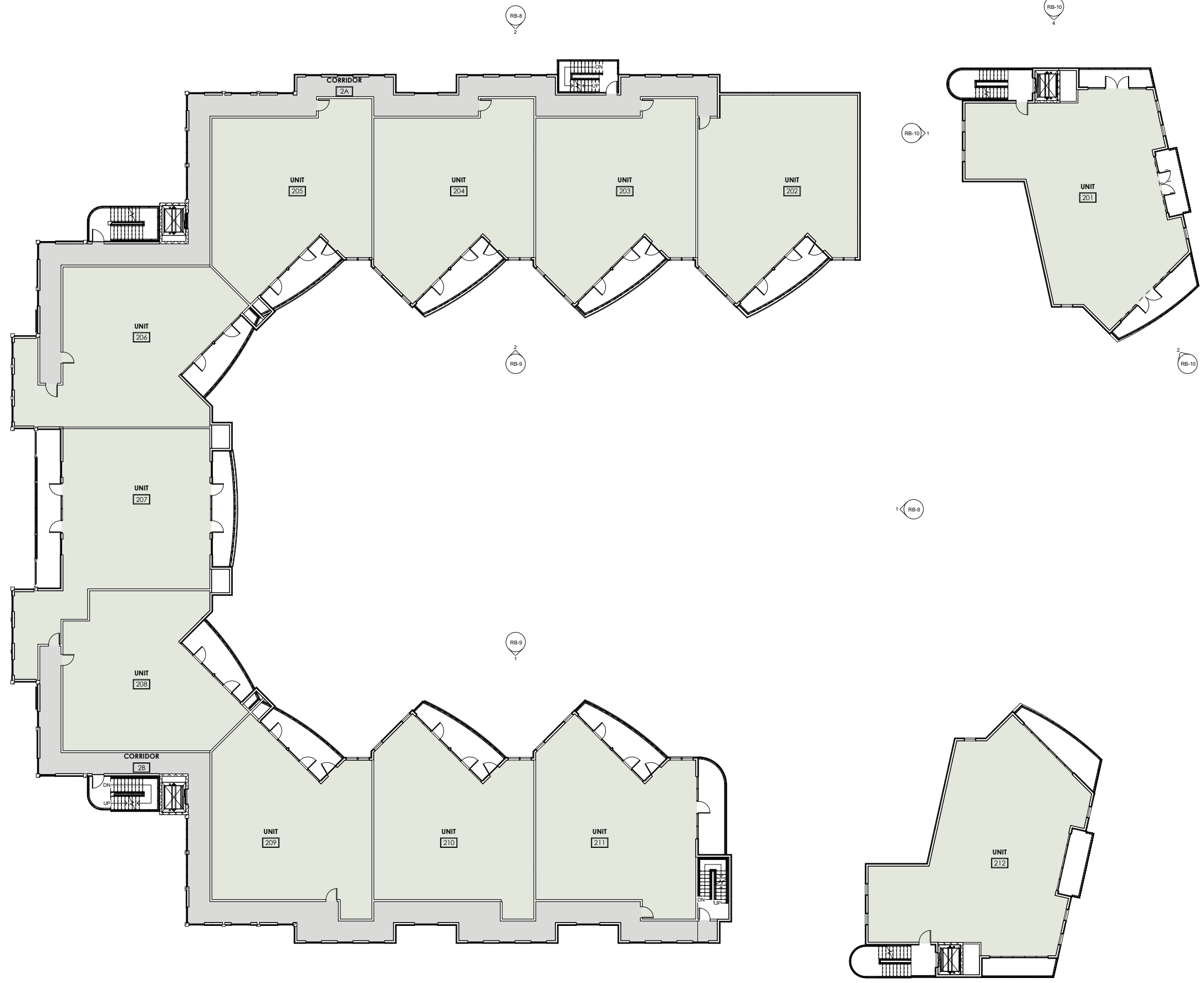
NOT FOR CONSTRUCTION

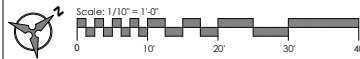


Second - Fourth  
 Floor Plan

2020.08	<b>RB-5</b>
8/07/2020	
Drawn By JAG	
Checked By SGS	

8/7/2020 4:19:08 PM



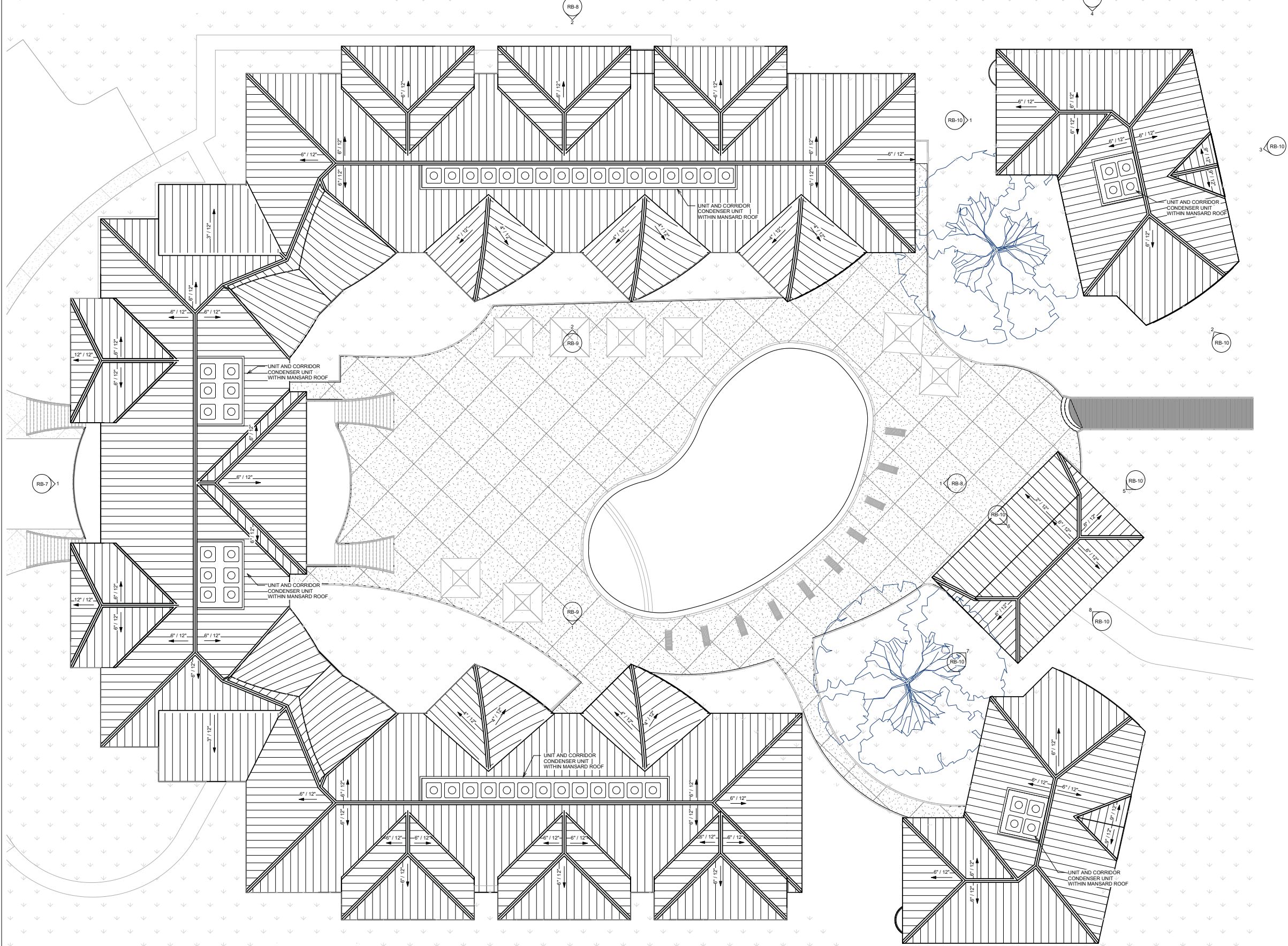


**LOT II**  
**Mitchelville Road**  
**Hilton Head Island**  
**South Carolina**

REV#	DESCRIPTION	DATE

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**ARCHITECTURE**  
**A101**  
 BEAUFORT - SAVANNAH  
 218 Market, Suite 1 - Beaufort, South Carolina - www.A101.Design

**Roof Plan**

2020.08	<b>RB-6</b>
8/07/2020	
Drawn By JAG	
Checked By SGS	



LOT II  
 Mitchelville Road  
 Hilton Head Island  
 South Carolina

REV#	DESCRIPTION	DATE

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H1 FRONT VIEW STRAIGHT ON



A1 WEST CORNER

ARCHITECTURE  
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 218 Market, Suite 1 - Beaufort, South Carolina - www.A101.Design

3D Views

2020.08	<b>RB-11</b>
8/07/2020	
Drawn By JAG	
Checked By SGS	



**LOT II**  
**Mitchelville Road**  
**Hilton Head Island**  
**South Carolina**

REV#	DESCRIPTION	DATE

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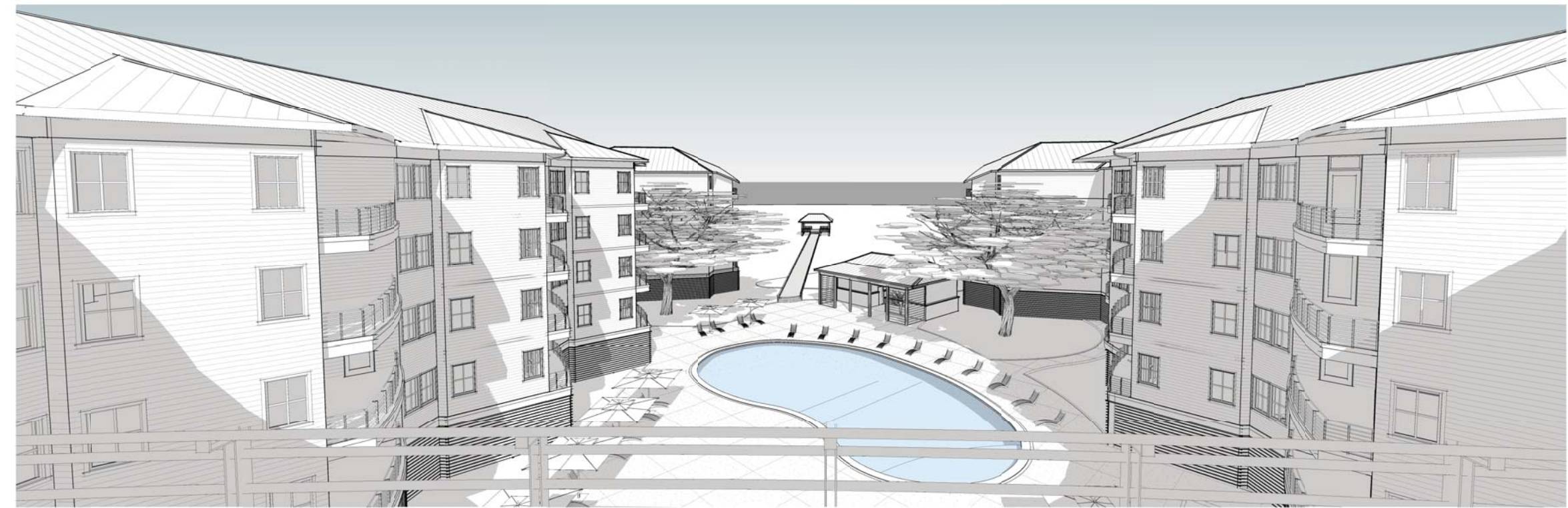
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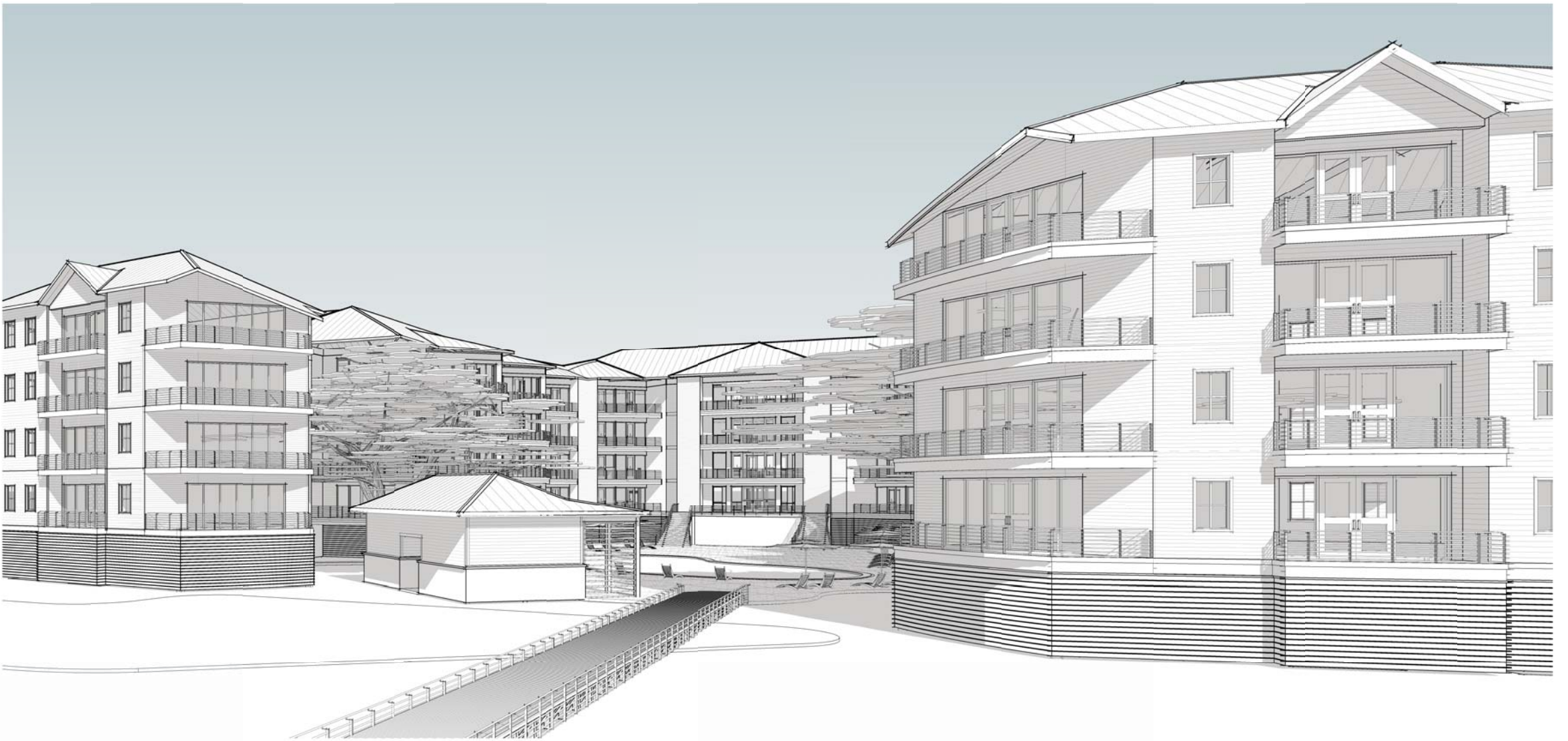
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NOT FOR CONSTRUCTION



11 UNIT 407 - WIDE VIEW



A1 COURTYARD VIEW

**ARCHITECTURE**  
**A101**  
 BEAUFORT - SAVANNAH  
 218 Market, Suite 1 - Beaufort, South Carolina - www.A101.Design

3D Views

2020.08
8/07/2020
Drawn By JAG
Checked By SGS

**RB-12**

8/7/2020 5:08:12 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: Mitchelville Lot 11

DRB#: DRB-001500-2020

DATE: 08/10/2020

RECOMMENDATION: Approval  Approval with Conditions  Denial

RECOMMENDED CONDITIONS:

Staff recommends Conceptual approval with the addition of Staff comments to the NOA.

### ***APPLICATION MATERIAL***

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Dimensioned Details and of Sections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To be provided at Final.

### ***ARCHITECTURAL DESIGN***

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide photos of adjacent structures.
Design is unobtrusive and set into the natural environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there existing vegetation that will soften the building when viewed from the water? Provide photo and specify area to be left undisturbed.
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> <li>1. Modify the color scheme to eliminate "Snowbound" in favor of a more nature blending color.</li> <li>2. The applicant may want to reconsider the brick selection for one with darker tones.</li> </ol>
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Where will HVAC units be located?

**LANDSCAPE DESIGN**

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additional description and specification of the wetland buffer is needed. This area should be as natural as possible protecting not only trees but the understory growth.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	A landscape "massing" plan would have helped indicate to the DRB that these things have been considered.

**NATURAL RESOURCE PROTECTION**

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It appears there are significant and specimen size trees that are to be removed that will need to be reviewed by Staff in field or require BZA approval to be removed. This may affect the aesthetics of the development. This issue should be vetted prior to Final.
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	On the Southeast side there is to be access between the fire lane and the building. A vegetated buffer cannot function as a buffer and provide fire access.

**MISC COMMENTS/QUESTIONS**

1. Provide a lighting plan at Final.
2. Consider the ramifications (trees removed, etc) of the stormwater detention opposite the surface parking in front of the building vs current location. That may allow the preservation of more vegetation along the marsh edge to soften the building.





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: Thomas Mathewes Company: Parker's  
 Mailing Address: 17 W McDonough St. City: Savannah State: GA Zip: 31401  
 Telephone: 843-224-4742 Fax: \_\_\_\_\_ E-mail: tmathewes@parkersav.com  
 Project Name: Parker's Kitchen Project Address: 430 William K Hilton Pkwy  
 Parcel Number [PIN]: R 511-008-000-0248-0000  
 Zoning District: Community Commercial Overlay District(s): \_\_\_\_\_

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

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

Project Category:  
 Concept Approval – Proposed Development  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.

Thomas Mathewes

---

SIGNATURE

Digitally signed by Thomas Mathewes  
 DN: C=US, E=tmathewes@parkersav.com,  
 CN=Thomas Mathewes  
 Date: 2020.07.09 13:34:22-04'00'

7-9-2020

---

DATE





## DRB Narrative

### Parker's Kitchen

430 Wm. Hilton Parkway (Bus. US Highway 278), Hilton Head Island, SC 29926

Parker's Kitchen, a gas station / convenience store is looking to develop their latest site at the vacant southwest corner of Mathews Drive and William Hilton Parkway in the Sea Turtle Marketplace commercial development. The 1.47-acre building pad ready site is an ideal location for the use with access from both Business US 278 and Mathews Drive, connections to local residential neighborhoods via island-wide bike path system, and underground stormwater utilities in-place.

The 1.47-acre parcel exists within the previously constructed Sea Turtle Marketplace infrastructure. A rough graded building pad area, installed perimeter vertical curb, and in-place stormwater facilities will all be utilized in the development of the site. The existing newly planted buffer and old growth overstory trees will be retained and supplemented to meet LMO standards for the 50' arterial buffer on US 278 and 30' minor arterial buffer on Mathews Drive. Two curb cuts, which connect to the Sea Turtle Marketplace roadway network, will be improved upon to service the site and provide safe access to and from both major roadways. A wide pedestrian / bike path run adjacent to the rear (southern) and western portions of the parcel, allowing for access from the site to the island-wide pathway network running along both Mathews Drive and William Hilton Parkway.

The design intent of the Parker's Kitchen site is to provide a high-quality aesthetic in an easily accessible convenience store experience to island residents, workers and visitors. The store facade and pump canopy will blend with the surrounding retail development with the use of brick and tabby facades, and metal roof detailing. The double-frontage 4,950 SF building is accessible from both sides; addressing those accessing from the gas pump canopy side of US 278, while also welcoming guests from the Sea Turtle internal circulation route and island-wide bike pathway off of Mathews Drive. The building has a conventional convenience store offering and layout, as well as a small kitchen for to-go items, thus requiring additional parking above the typical gas store model. This additional parking is being provided with pervious paving that will match the pavers provided elsewhere in Sea Turtle Marketplace. Native and naturalized low-water use plantings will highlight the buffer area, parking islands, and building foundation, while evergreen screening will shield service areas from internal and external view.

Parker's Kitchen will add to the high-quality aesthetic that the island has expounded for numerous years, while providing a viable, integral use to the Sea Turtle Marketplace and Mathews Drive area. The emphasis of historical regional building materials, nature blending colors, and native plantings will meld the site with the surrounding commercial uses and encourage the continuation of reinvestment in the island's built environment.

Sincerely,  
Judd Carstens, RLA

A handwritten signature in black ink, appearing to read "Judd", is positioned below the typed name.

Attachment

23 Promenade St. Ste 201  
Bluffton, SC 29910  
Tel: 843.757.7411



**THE TOWN OF HILTON HEAD ISLAND  
DESIGN REVIEW BOARD (DRB) – NOTICE OF ACTION**

---

**PROJECT NAME:** Parker’s **PROJECT #:** DRB-000610-2020  
**PROJECT ADDRESS:** 430 William Hilton Parkway  
**CATEGORY:** New Development – Conceptual  
**ACTION DATE:** May 27, 2020 **NOTICE DATE:** June 2, 2020  
**APPLICANT/AGENT:** Thomas Mathewes, Parker’s  
17 W McDonough St.  
Savannah, GA 31401  
Email: tmathewes@parkersav.com

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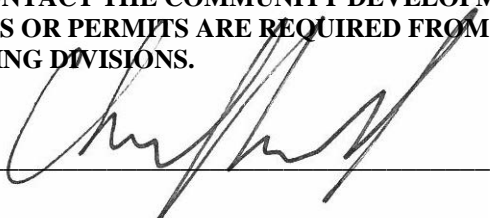
**On the above meeting date your Application received the following action:**

- APPROVED AS SUBMITTED**
- APPROVED WITH THE SPECIFIC CONDITIONS LISTED BELOW**
- DENIED**
- WITHDRAWN AT THE APPLICANTS REQUEST**

1. The conditions described in the attached Exhibit A – Design Team/DRB Comment Sheet shall be adequately addressed in the Final application.
2. Bollards and bike racks shall match those approved for Sea Turtle Marketplace.
3. Overstory trees shall be planted at the ends of the head in parking on the Mathews Drive side.
4. Landscaping shall be provided between the building and the sidewalk at the Mathews Drive side. DRB prefers 2’ area of greenspace and plantings. Staff will review an alternate of lattice and ivy.
5. Relocate unappealing items, such as the tire pump station, roof ladders, transformers, to an inconspicuous place. These items shall be screened at their new locations with a structure and landscaping.
6. Increase the landscape buffer along the William Hilton Parkway side.
7. Provide more Evergreen species on the backside of the building.
8. Wheel stops are required per Town code.

**PURSUANT TO LMO 16-2-103-I.7, THIS APPROVAL WILL EXPIRE ONE YEAR FROM THE DATE OF THIS NOTICE UNLESS A DEVELOPMENT PLAN (SEE LMO 16-2-103.G) OR SMALL RESIDENTIAL DEVELOPMENT (SEE LMO 16-2-103.H) IS APPROVED OR, WHERE DEVELOPMENT PLAN REVIEW OR SMALL RESIDENTIAL DEVELOPMENT REVIEW IS NOT REQUIRED, THE APPROVED ACTIVITY IS COMPLETED. YOU HAVE THE RIGHT TO APPEAL THIS DECISION TO CIRCUIT COURT IN ACCORDANCE WITH LMO 16-2-103-I.4.c.ii.**

**NOTICE: APPROVAL BY THE DESIGN REVIEW BOARD MAY NOT CONSTITUTE AUTHORITY TO PROCEED. PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 843-341-4757 TO FIND OUT IF OTHER APPROVALS OR PERMITS ARE REQUIRED FROM THE DEVELOPMENT REVIEW AND ZONING, BUILDING, OR ENGINEERING DIVISIONS.**

BY:  \_\_\_\_\_, Urban Designer



## EXHIBIT A

### 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: Parker's Sea Turtle Center

DRB#: DRB-000610-2020

DATE: 03/13/2020 05/14/20

RECOMMENDATION: Approval  Approval with Conditions  Denial

RECOMMENDED CONDITIONS:

Staff comments shall be included in the NOA and adequately addressed by the applicant in the Final application.

#### ***APPLICATION MATERIAL***

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Dimensioned Details and of Sections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	At Final provide dimensions wall and canopy sections and detail.

#### ***ARCHITECTURAL DESIGN***

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	"The context of the structure must also be taken into account and consideration shall be given to compatibility with other development in the area." Design Guide, page 14. The proposed façade appears to be mostly brick. Brick is a lesser element with tabby and wood occupying a larger percentage of the façade finish in Sea Turtle Marketplace. The Parker's façade should include more tabby and wood and less brick.
Promotes pedestrian scale and circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<a href="#">The connections to the existing pedestrian circulation</a>

				<del>system are narrow and appear as after thoughts. Pedestrian connections to Parker's back door and front sidewalk should be least as wide as the sidewalk they are connecting to.</del>
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	As the plans are finalized, Staff strongly encourages to applicant to review the colors used in Sea Turtle Marketplace. Staff can provide approved plans for color reference.
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> <li>1. "Roof form is also a key element to achieve Island Character. Typically Gable, hip or shed roof forms are desirable with a minimum pith of 6/12." Design Guide, page 13. Both structures (store <del>and canopy</del>) are small enough easily accommodate a pitched roof.</li> <li>2. Adjacent Sea Turtle and approved gas station diagonal to this site (similar or larger in size) include pitched roofs.</li> <li><del>3. The broken pith detail of the canopy does not relate to the other roof forms in the area.</del></li> </ol>
Forms an details are sufficient to reduce the mass of the structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See below.
Human scale is achieved by the use of proper proportions and architectural elements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> <li><del>1. The columns on the canopy are too narrow or small to visually support the canopy roof. The structure appears top heavy. Revise the columns to visually better support the roof.</del></li> <li>2. Provide architectural detail on the column.</li> <li>3. Provide a reflected ceiling plan for the gas canopy that includes architectural detail and description of finish and color to break up the ceiling (see Kroger Fuel Station canopy for reference). <del>Additional illustration provides indication of canopy ceiling architectural detail.</del></li> </ol>
Incorporates wood or wood simulating materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del>The façade should include more wood details to better coordinate with Sea Turtle Marketplace.</del>
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del>It appears there are utilities on the south side of the proposed building that are unscreened from vehicular traffic. These units should be screened with a privacy fence and landscaping coordinated across the property line.</del> <ol style="list-style-type: none"> <li>1. Where are the HVAC units located and will</li> </ol>



				they be screened? 2. The propane tanks should be screened with and enclosure and gate.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	At final a lighting plan must be included that meets the LMO requirements. Lighting cannot exceed 3000K in the COD even under the canopy. The lighting plan should include the location of all exterior building light fixtures. The application should include cut sheets for all light fixtures.
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	At Final provide a detail of all bollards. a) Spherical concrete bollards (it appears they are proposed on the front sidewalk) are not in keeping with Island Character. b) Utility bollards should be painted to coordinate with the building.

**LANDSCAPE DESIGN**

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
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"/>	Provide a study of the street buffers that identifies existing mature trees with what was planted by Sea Turtle Marketplace.
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> <li>Japanese privet is and invasive species and should not be used.</li> <li>Replace Redbuds with evergreen species that provide a better visual buffer.</li> </ol>
Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Artificial turf is not natural, and has not been utilized on the island. It is not in keeping with Island Character. Remove and replace.
Large grassed lawn areas encompassing a major portion of the site are avoided	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Replace the sod strip in the street buffer with double staggered row of ornamental grass.

**NATURAL RESOURCE PROTECTION**

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consider revisions to the site plan to preserve the Magnolia near the southern property line.
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> <li>Confirm required tree mitigation for this site was completed by Sea Turtle Marketplace.</li> <li>Confirm the existing Magnolia on the</li> </ol>

				southern property line was not counted toward the ACI for Sea Turtle Marketplace.
--	--	--	--	---

<b><i>MISC COMMENTS/QUESTIONS</i></b>
1. Relocate, remove or screen the exterior vending from the <del>left</del> right corner of the building (looking at the building).
<del>2. The sidewalk on the western property line makes an oscillation at the south end for apparently no reason. To take advantage of this area, coordinate with Sea Turtle Marketplace to add a canopy tree here to soften the corner of the building. The bed edge in this area should be more natural and not follow the property line.</del>
3. The door on the rear elevation should include more store front to appear inviting. Consider adding architectural detail to the rear elevation.
4. Provide planting area between the building and the sidewalk on the east side of the building.



ARCHITECTURAL ELEMENTS AT SEA TURTLE MARKET PLACE



ARCHITECTURAL STYLES



WASTE RECEPTACLE ENCLOSURE



LIGHTING



EV CHARGING STATION



PAVING MATERIALS



PROJECT SITE PHOTOS



NORTHWEST CORNER OF PROPERTY



NORTHEAST CORNER OF PROPERTY



SOUTHWEST CORNER OF PROPERTY



SOUTHEAST CORNER OF PROPERTY



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 CONSENT OF WJK LTD.  
 THIS SHEET TO SCALE AT: 24'X36'

SITE DEVELOPMENT PLANS  
 FOR  
**PARKERS KITCHEN**  
 SEA TURTLE MARKET PLACE  
 430 WILLIAM HILTON PARKWAY  
 HILTON HEAD, SOUTH CAROLINA

DATE: MAR. 10, 2020  
 PROJECT NO.: 15051.29  
 DRAWN BY: CB  
 CHECKED BY: DK/JC

REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DRAWING TITLE  
 CONTEXTUAL  
 PHOTOGRAPHS

DRAWING NUMBER

L2



MATERIALS IMAGE BOARD



BRICK

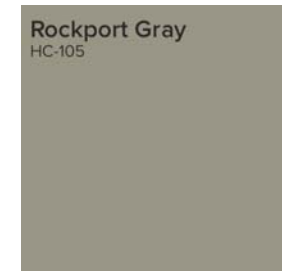


EXISTING TABBY STUCCO FINISH AT SEA TURTLE MARKET PLACE

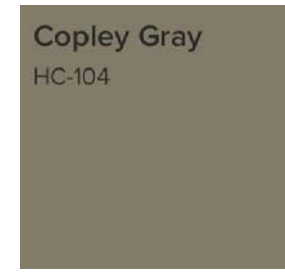


TABBY STUCCO

COLOR SAMPLES



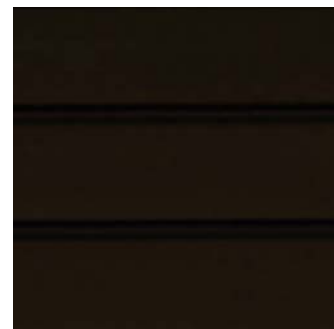
BENJAMIN MOORE  
ROCKPORT GRAY  
(HC-105)



BENJAMIN MOORE  
COPLEY GRAY  
(HC-104)



PACCLAD GALVALUME  
ANODIZED SILVER  
METAL ROOFING



ANODIZED BRONZE



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SITE DEVELOPMENT PLANS  
FOR  
**PARKERS KITCHEN**  
SEA TURTLE MARKET PLACE  
430 WILLIAM HILTON PARKWAY  
HILTON HEAD, SOUTH CAROLINA

DATE: JUN. 30, 2020  
PROJECT NO.: 15051.29  
DRAWN BY: CB  
CHECKED BY: DK/JC

FINAL DRB SET

REVISIONS:


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**MATERIALS  
IMAGE BOARD**

DRAWING NUMBER

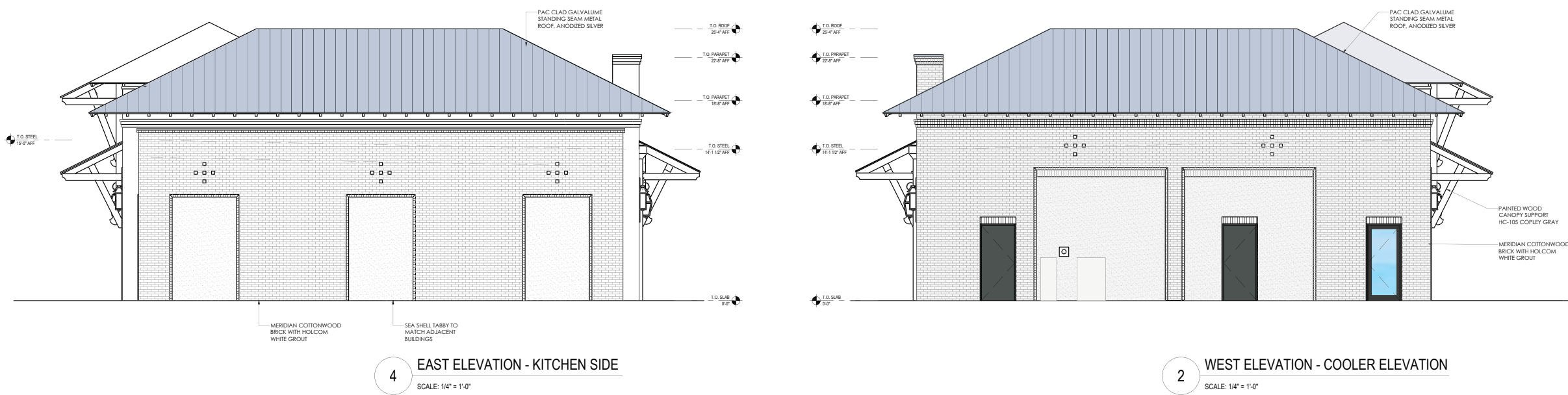
**L3** OF 3





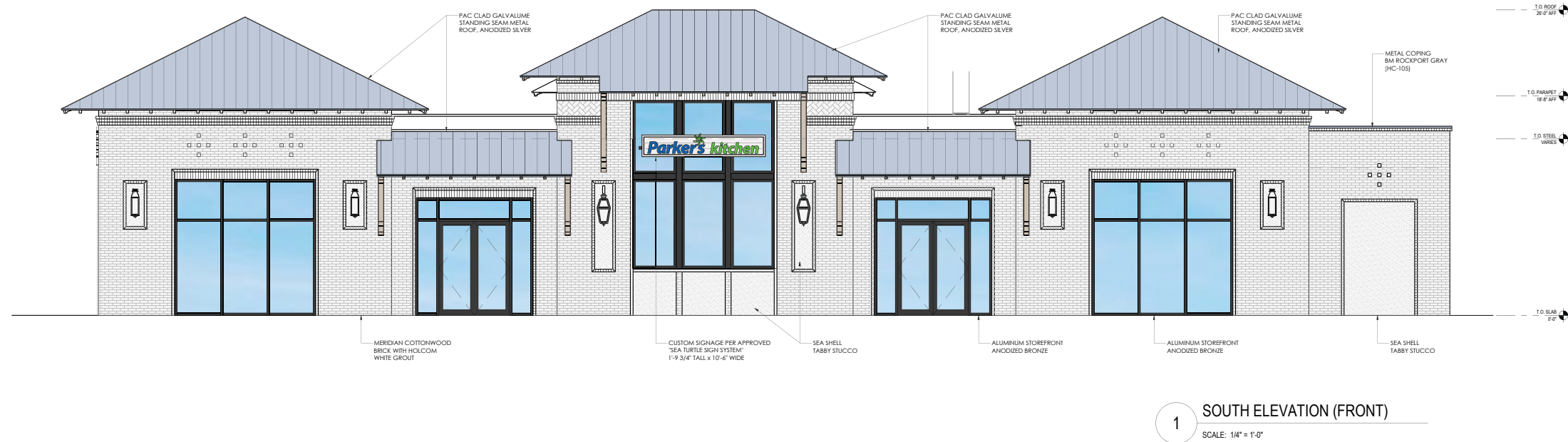


3 NORTH ELEVATION (REAR)  
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION - KITCHEN SIDE  
SCALE: 1/4" = 1'-0"

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



1 SOUTH ELEVATION (FRONT)  
SCALE: 1/4" = 1'-0"

**Parker's**  
*fast, fresh & friendly*

**PARKER'S #87 - SEA TURTLE MARKETPLACE**  
430 WILLIAM K HILTON PKWY  
HILTON HEAD, SC 29928

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DATE:	J.POWELL	
PROTOTYPE:	AS NOTED	
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CHECKED BY:		

SHEET TITLE

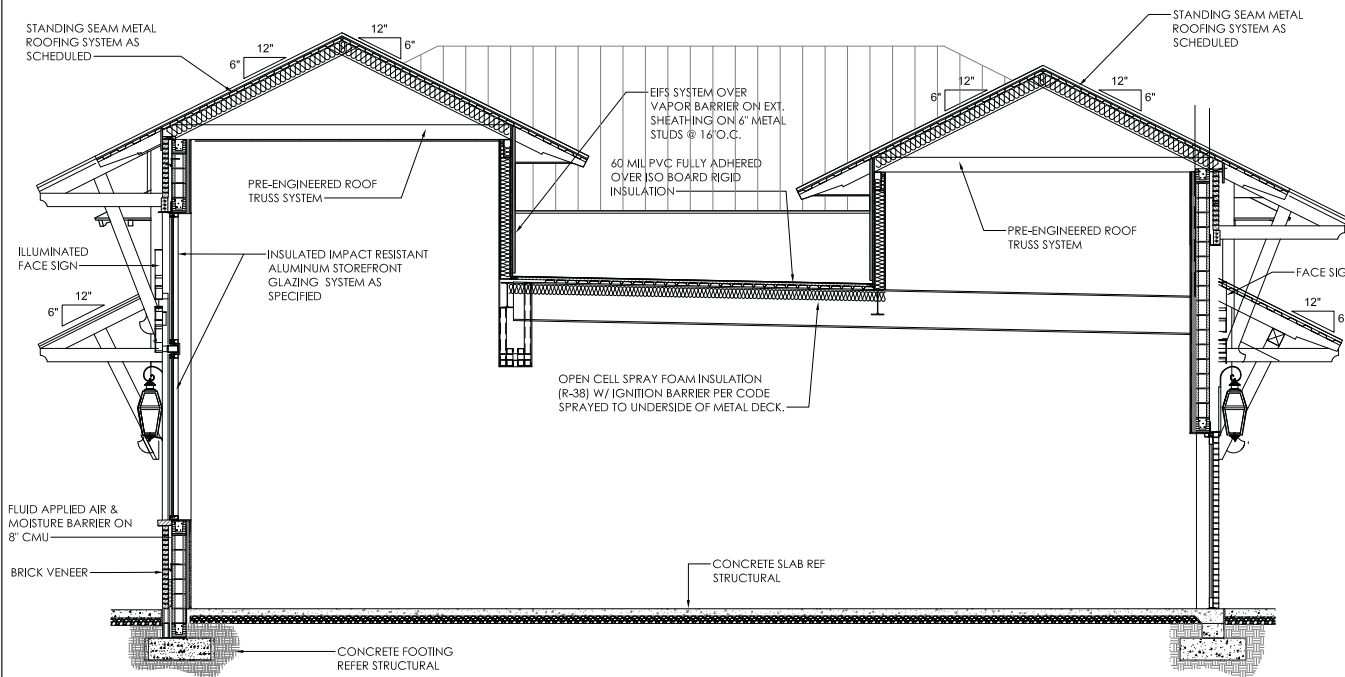
EXTERIOR ELEVATIONS

SHEET NUMBER

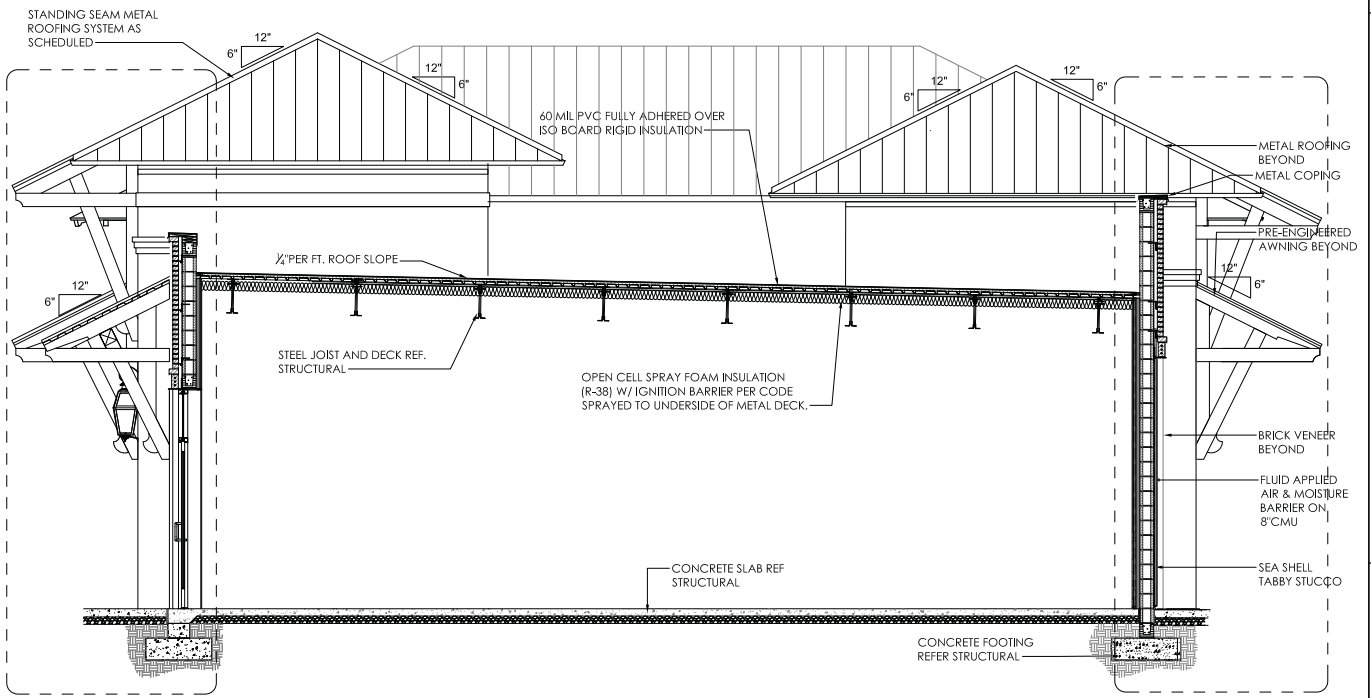
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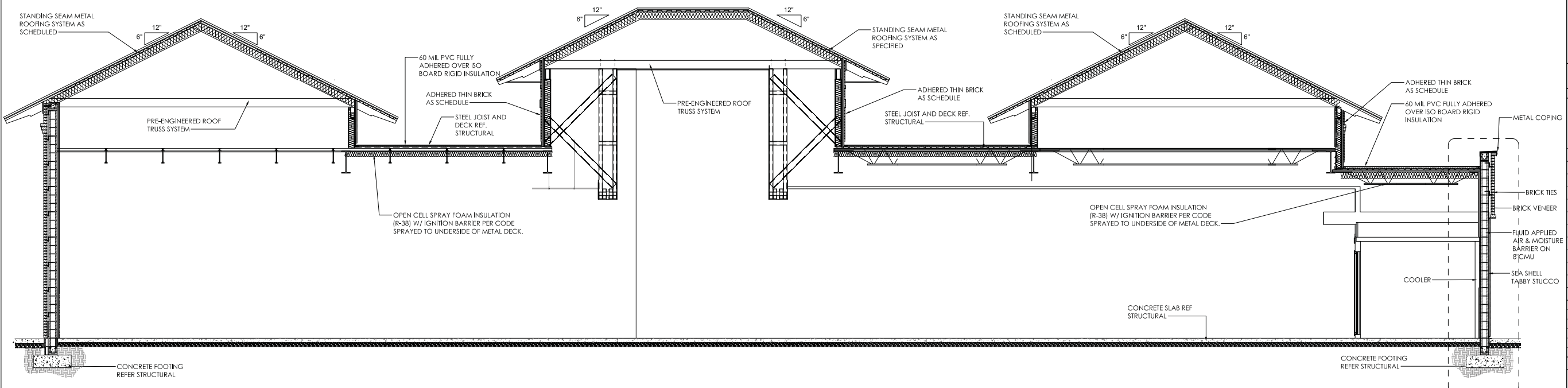




**1 BUILDING SECTION**  
SCALE: 1/4" - 1'-0"



**2 BUILDING SECTION**  
SCALE: 1/4" - 1'-0"



**3 BUILDING SECTION**  
SCALE: 1/4" - 1'-0"

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**CORE STATES**  
GROUP  
CORSTATES DESIGN P.C.

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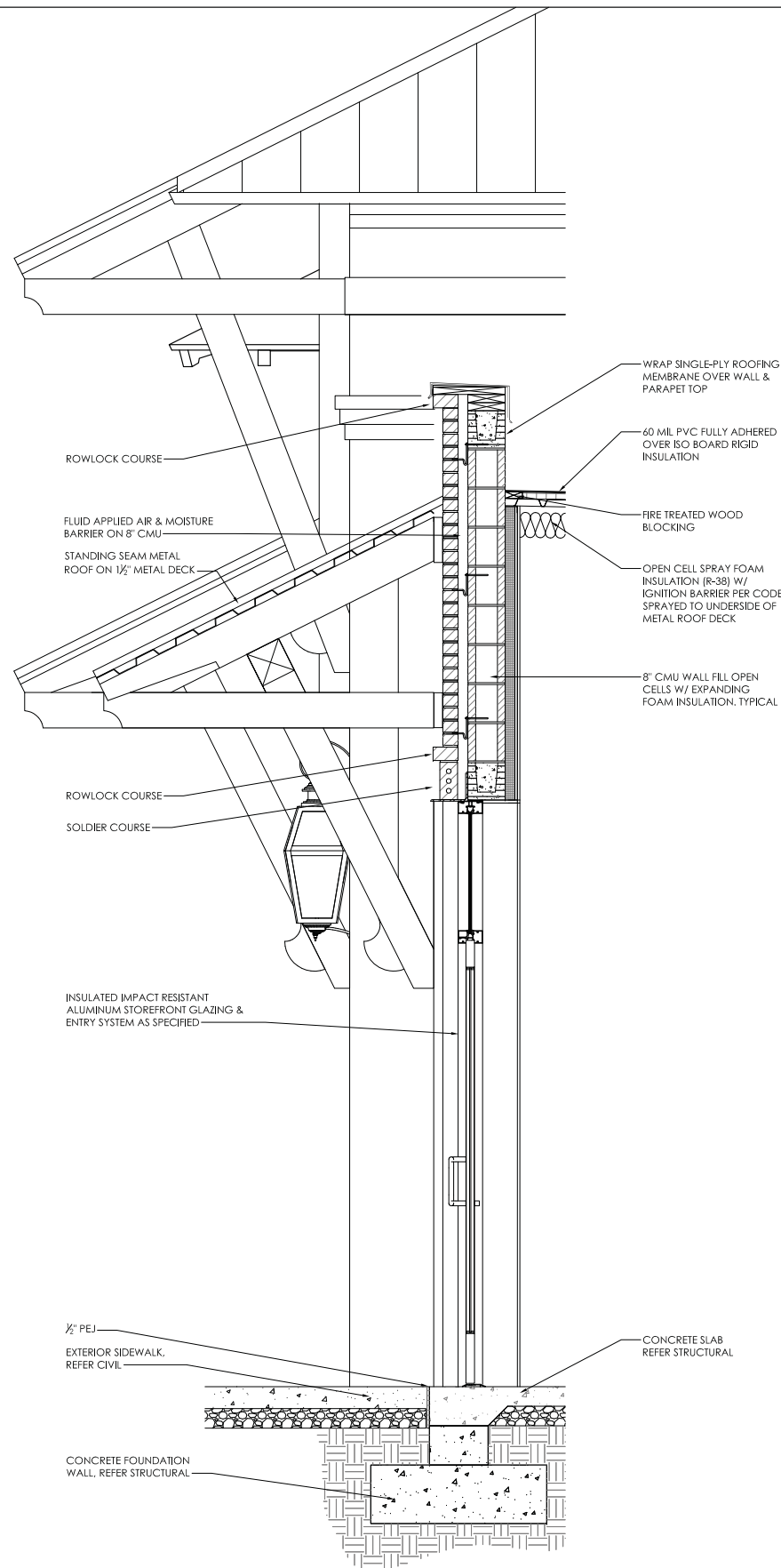
ISSUE	DATE	DESCRIPTION

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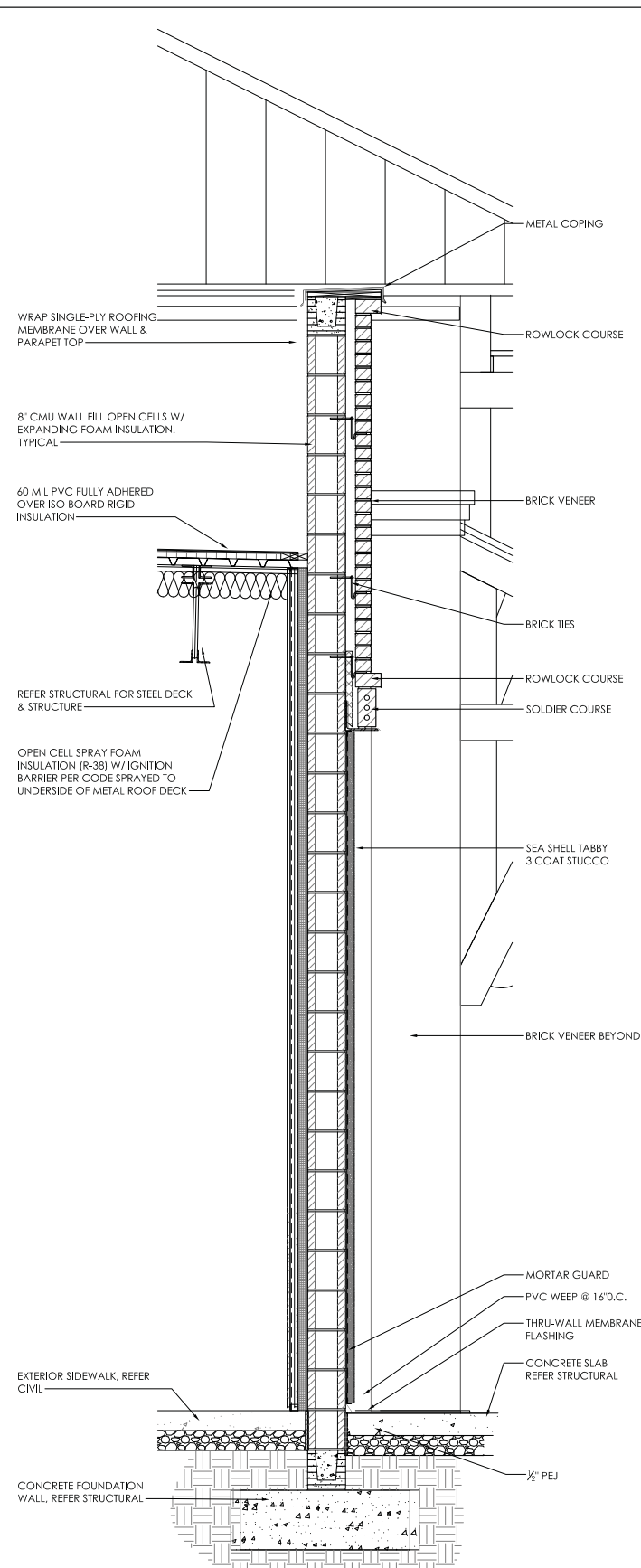
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**BUILDING SECTIONS**  
SHEET NUMBER

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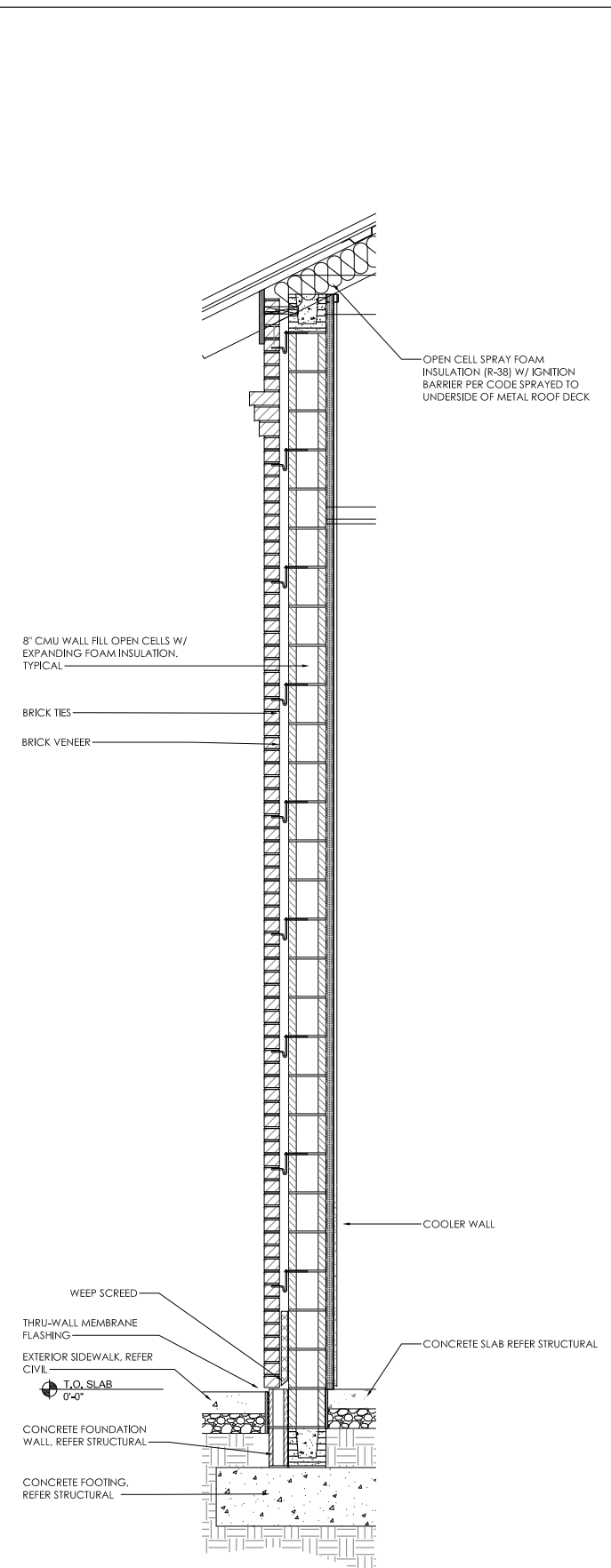




**3 WALL SECTION**  
SCALE: 3/4" - 1'-0"



**2 WALL SECTION**  
SCALE: 3/4" - 1'-0"



**1 WALL SECTION**  
SCALE: 3/4" - 1'-0"

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430 WILLIAM K HILTON PKWY  
HILTON HEAD, SC 29928



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SHEET TITLE

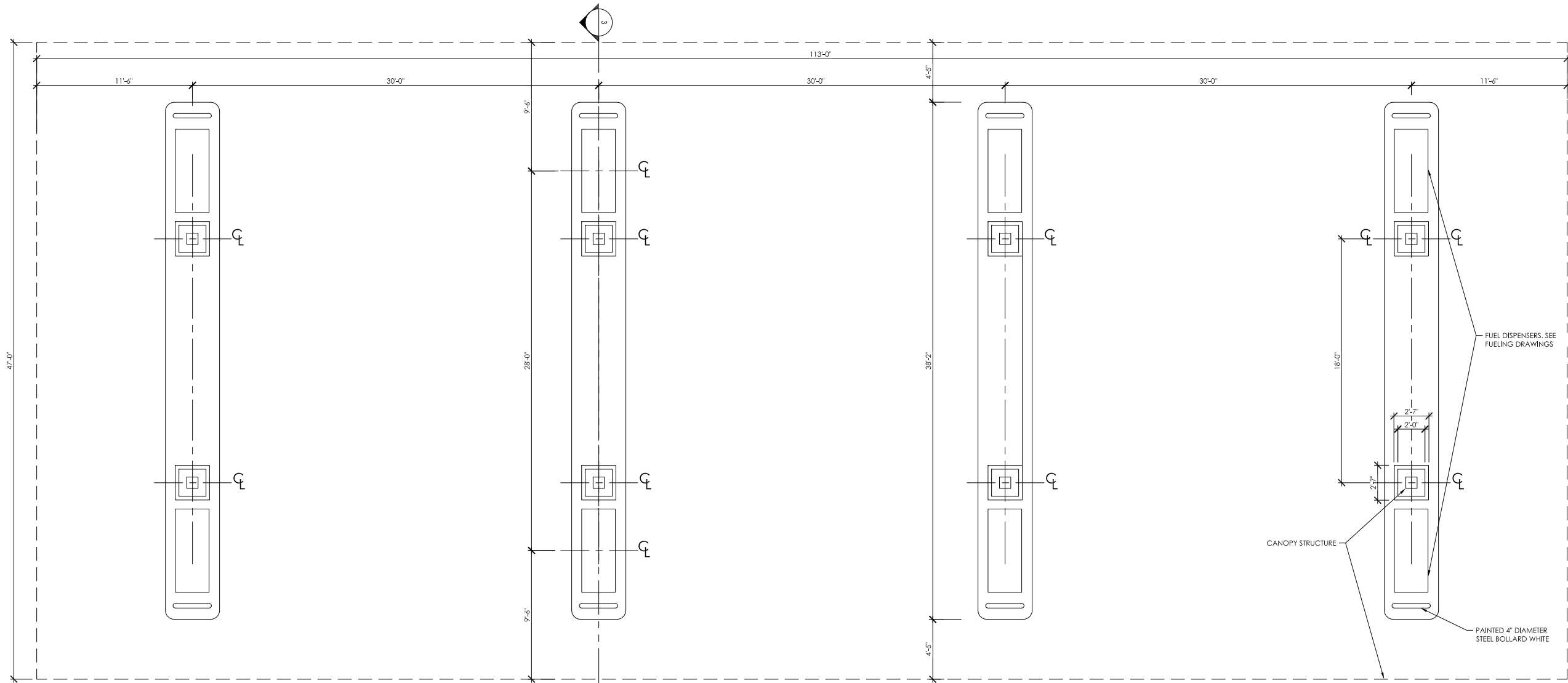
**WALL SECTIONS**

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**1 FUEL CANOPY FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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HILTON HEAD, SC 29928

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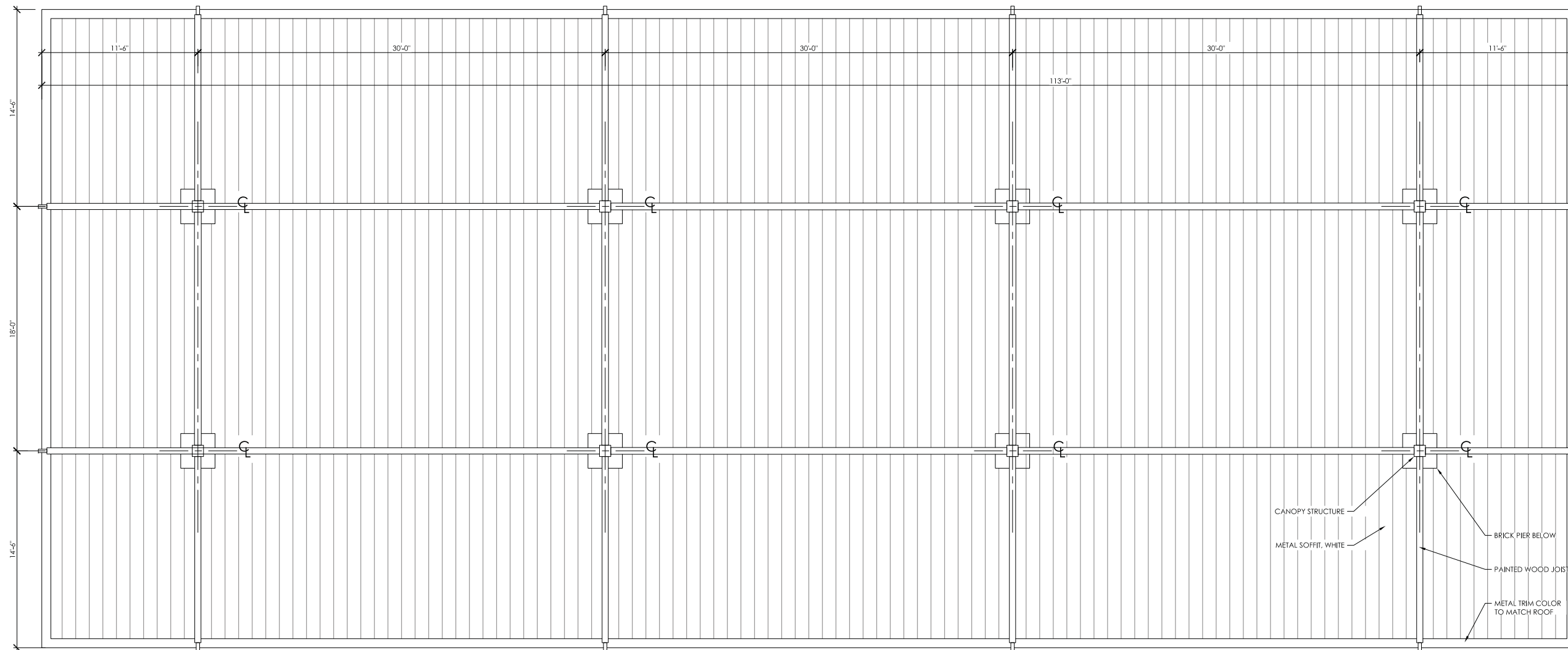
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SHEET TITLE  
**FUEL CANOPY DETAILS**  
SHEET NUMBER



**1** FUEL CANOPY REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"

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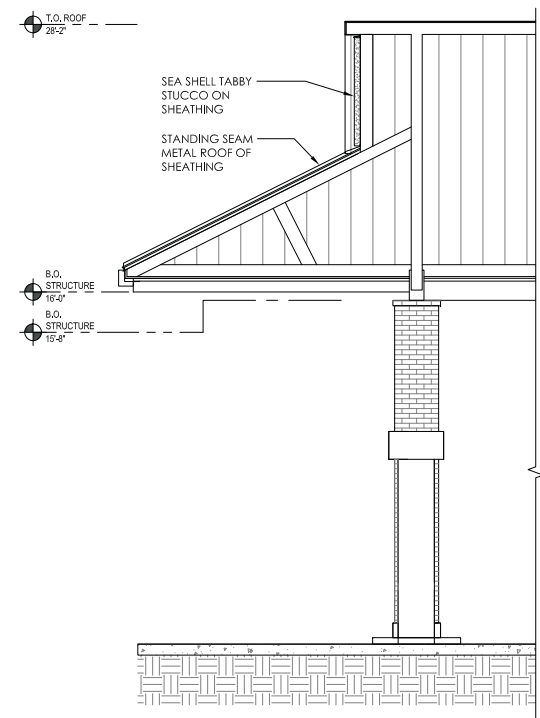
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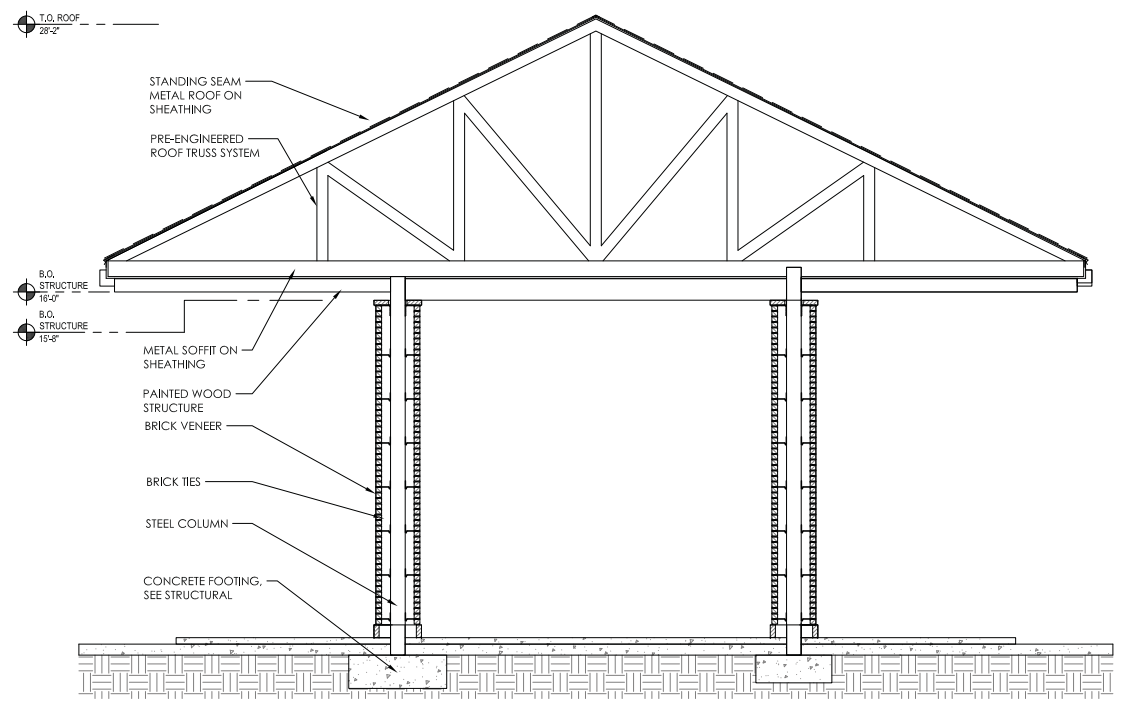
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1  
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4 FUEL CANOPY - SECTION  
SCALE: 1/4" = 1'-0"



3 FUEL CANOPY - SECTION  
SCALE: 1/4" = 1'-0"

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ISSUE	DATE	DESCRIPTION

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DATE: \_\_\_\_\_  
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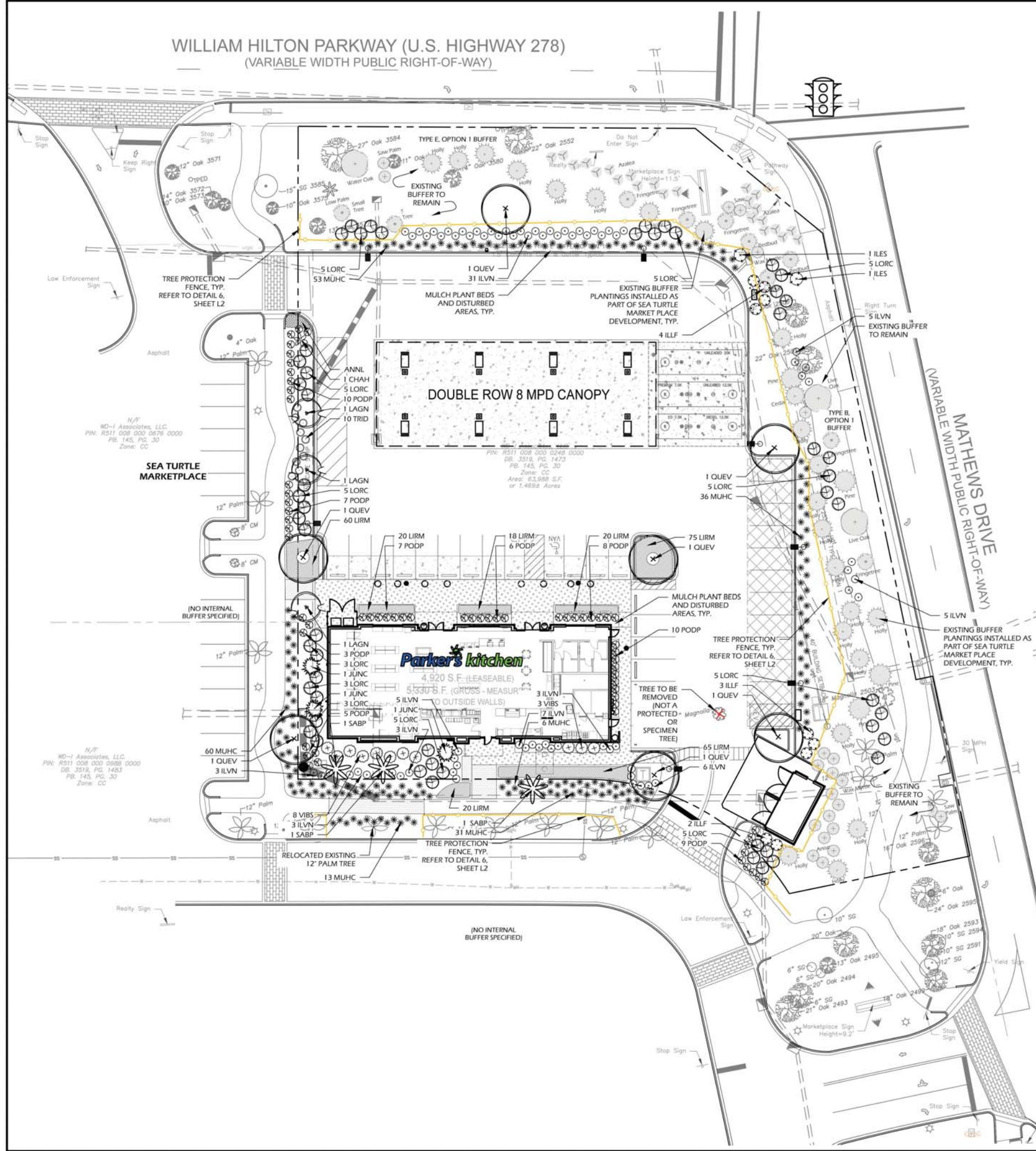
SHEET TITLE

SHEET NUMBER





WILLIAM HILTON PARKWAY (U.S. HIGHWAY 278)  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



**TREE REPLACEMENT CALCULATIONS**

Tree mitigation calculations for site satisfied by initial Sea Turtle Marketplace development. Removal of 12" magnolia does not require mitigation. However, seven live oaks were added to site to offset removal.

**BUFFER SUMMARY**

HWY 278 - W. HILTON PKWY TYPE E, OPTION 1 BUFFER	REQUIRED	PROPOSED
4 OVERSTORY TREES PER 100 LF (±185 LF)	7	6 EXISTING, 1 PROPOSED
5 UNDERSTORY TREES PER 100 LF (±185 LF)	9	9 EXISTING
20 EVERGREEN SHRUBS PER 100 LF, MIN. 3 HT. AT MATURITY (±185 SF)	37	37+
MATHEWS DRIVE TYPE B, OPTION 1 BUFFER	REQUIRED	PROPOSED
3 OVERSTORY TREES PER 100 LF (±260 LF)	8	10 EXISTING (4 MATURE, 6 PLANTED)
6 UNDERSTORY TREES PER 100 LF (±260 LF)	16	18 EXISTING (3 MATURE, 15 PLANTED)
10 EVERGREEN SHRUBS PER 100 LF, MIN. 3 HT. AT MATURITY (±260 SF)	26	3 EXISTING, 25 PROPOSED

**PLANTING SCHEDULE:**

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
<b>TREES</b>								
7	QUEV	Quercus virginiana 'CVITA' PP	High Rise Live Oak	10-12'	4-5'	-	2" cal.	Full
3	SABP	11219 Highberry Sabal palmetto	Cabbage Palm	12-16'	6-8'	Cont.	-	Refoliated
<b>UNDERSTORY TREES</b>								
3	JUNC	Juniperus chinensis Torulosa	Torulosa Juniper	5-6'	3-4'	Cont.	-	-
3	LAGN	Lagerstroemia indica x laurel Natchez	Natchez Crape Myrtle	8-10'	4-5'	Cont.	-	-
<b>SHRUBS</b>								
1	CHAH	Chamaecyparis humilis	European Fan Palm	4-5'	2-3'	15 gal.	-	Full
2	ILES	Ilex x attenuata 'Savannah'	Savannah Holly	6-7'	3-4'	15 gal.	-	Full
9	ILLF	Ilicium floridanum	Florida Anise	30'-36'	24'-30'	2 gal.	-	Full
79	ILVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	18'-24"	18'-24"	3 gal.	-	Full
54	LORC	Loropetalum chinense 'Shang hi'	Purple Diamond® Fringe	24'-30"	15'-18"	3 gal.	-	Full
65	PODP	Podocarpus macrophyllus 'Pringles'	Dwarf Podocarpus	12'-15"	15'-18"	3 gal.	-	Full
11	VIBS	Viburnum suspensum	Sandakwa Viburnum	3-4'	2-3'	15 gal.	-	Full
<b>Groundcovers</b>								
40 sf	ANNL	Seasonal Color		4-6"	4-6"	1 gal.	12" O.C.	See specification below
278	LIRM	Liriope muscari 'Big Blue'	Big Blue Liriope	12'-16"	8'-12"	1 gal.	18" O.C.	Full
199	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14'-16"	12'-18"	1 gal.	36" O.C.	Full
10	TRID	Tripsacum dactyloides	Fakahatchee Grass	14'-16"	10'-16"	1 gal.	30" O.C.	Full
<b>Other</b>								
10,400 sf	MULCH	Mulch type to be approved by Owner (mulch all plant beds and disturbed areas)						

**Seasonal Color Plant Selections**  
 Summer: Vinca, Caladium (Red Flash) - Shade, Coleus - Sun  
 Winter: Viola/Pansies, Ornamental Cabbage/Kale

\*Final specifications to be approved by landscape architect



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SITE DEVELOPMENT PLANS  
 FOR  
**PARKERS KITCHEN**  
 SEA TURTLE MARKET PLACE  
 430 WILLIAM HILTON PARKWAY  
 HILTON HEAD, SOUTH CAROLINA

DATE: JUL 28, 2020  
 PROJECT NO.: 15051.29  
 DRAWN BY: CB  
 CHECKED BY: DK/JC

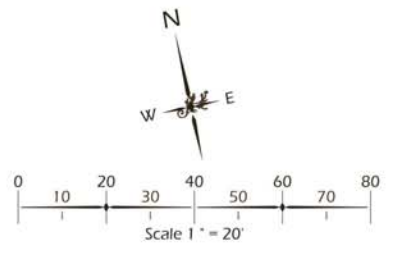


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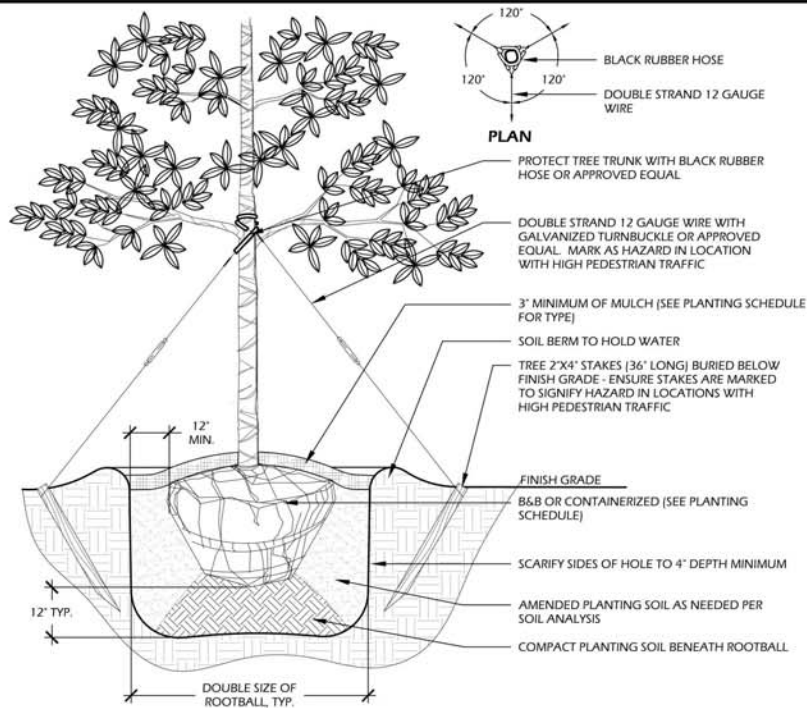
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**LANDSCAPE PLAN**

DRAWING NUMBER

**L1 OF 3**

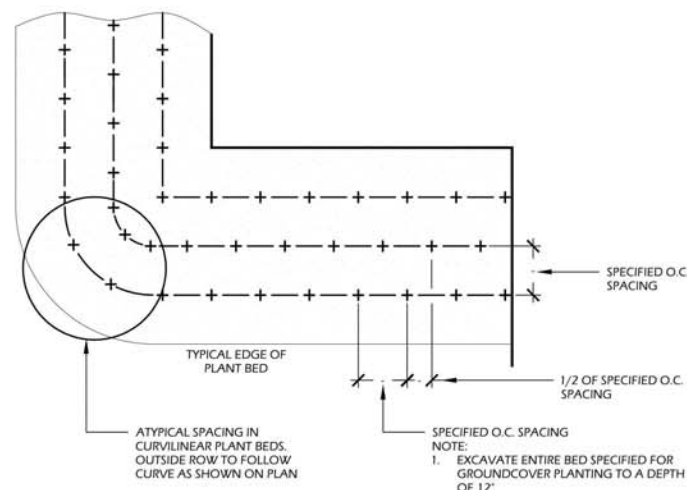




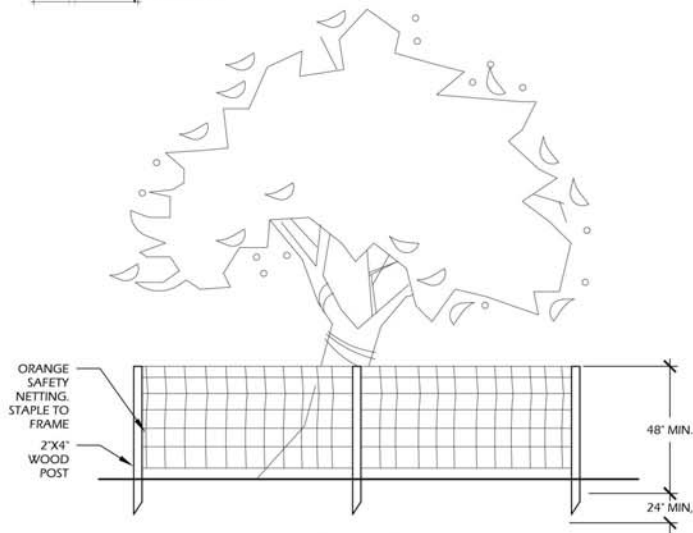


- NOTES:**
- TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
  - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
  - IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2\"/>

**1 L2 TREE PLANTING**  
SCALE: N.T.S.

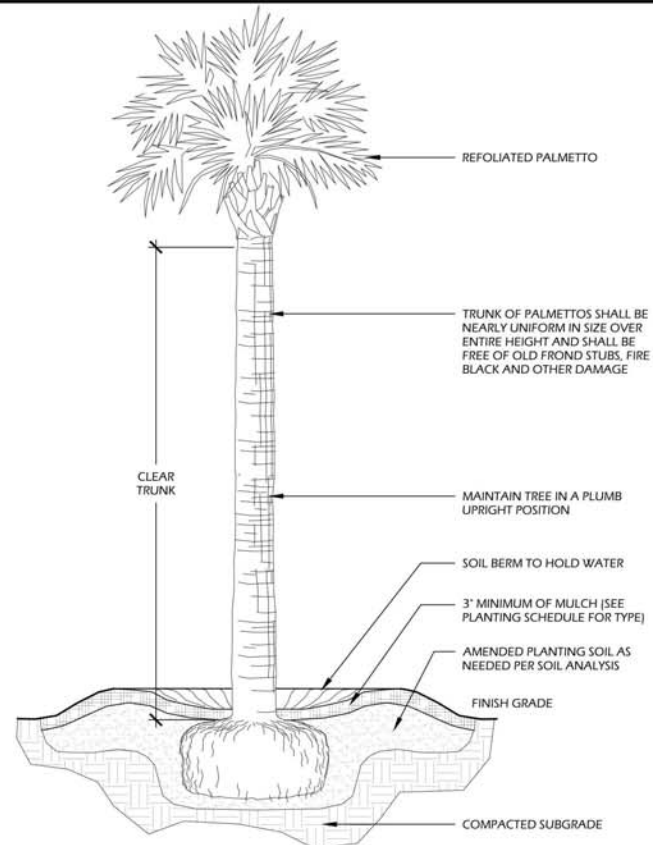


**4 L2 GROUND COVER PLANTING**  
SCALE: N.T.S.



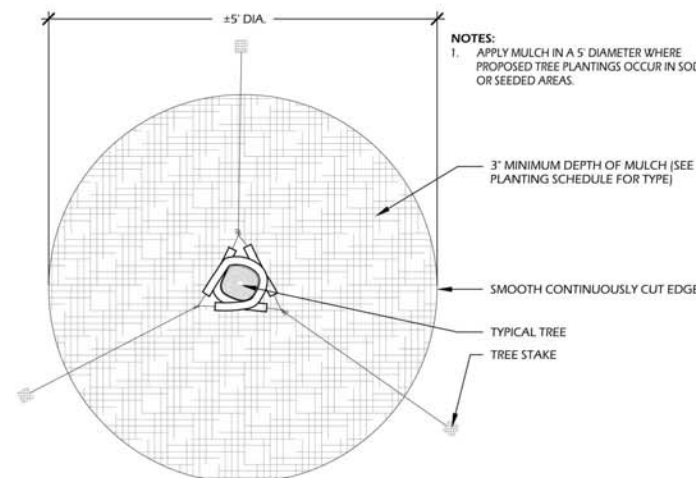
**6 L2 TREE PROTECTION FENCE**  
SCALE: 3/4\"/>

- NOTES**  
PER §16-6-104.J.3 OF THE TOWN OF HILTON HEAD LAND MANAGEMENT ORDINANCE
- Protective Fencing
    - Continuous tree protective fencing shall be provided along the boundaries of tree protection zones. The Official shall consider existing site conditions and the species and size of the trees to be protected in determining the exact location of tree protective fencing, and may require the fencing to be extended to include the critical root zones of trees.
    - Protective fencing shall consist of a bright orange plastic mesh or more durable material that is at least four feet high.
  - Warning Signage  
Warning signs shall be installed along any required tree protective fencing at points no more than 150 feet apart. The signs shall be clearly visible from all sides of the outside of the fenced-in area. The size of each sign must be a minimum of two feet by two feet. The sign message shall identify the fenced or marked area as a tree protection zone and direct construction workers not to encroach into the area (e.g., "Tree Protection Zone: Do Not Enter").

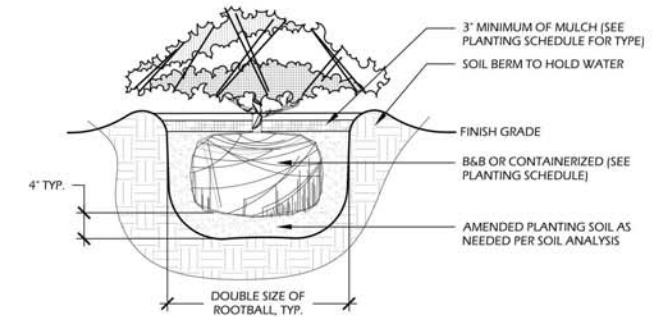


- NOTES:**
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
  - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
  - SABAL PALMETTOS SHALL BE REFOOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

**2 L2 PALM TREE PLANTING**  
SCALE: N.T.S.



**5 L2 TREE STAKING**  
SCALE: N.T.S.



- NOTES:**
- WHEN GROUNDCOVERS AND SHRUBS ARE USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
  - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
  - IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2\"/>

**3 L2 SHRUB PLANTING**  
SCALE: N.T.S.

**PLANTING NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS, INCLUDING UTILITIES, AND PROMPTLY REPORTING ANY DISCREPANCIES OR CONFLICTS WITH PLANTING AREAS. REPORT INFORMATION TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL STATE AND LOCAL CODES.
- LANDSCAPE PLANTING AND / OR MULCHED AREAS TO BE FINE GRADED, HAND RAKED SMOOTH AND FREE OF DEBRIS.
- CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY TO ASSURE PLANT HEALTH AND GROWTH.
- MULCH ALL PLANTING BEDS TO A MIN. 3\"/>

**SOIL AMENDMENT NOTES:**

- TOPSOIL SHALL CONSIST OF THE NATURAL LOAM, SANDY LOAM, SILT LOAM, OR CLAY LOAM HUMUS BEARING SOILS, ADAPTED TO THE SUSTENANCE OF PLANT LIFE, WITH THE FOLLOWING TEXTURE:
  - ORGANIC MATERIAL - TWO (2) TO TWENTY (20) PERCENT BY MASS
  - SAND CONTENT - TWENTY (20) TO SIXTY (60) PERCENT BY MASS
  - CLAY-SILT CONTENT - THIRTY FIVE (35) TO SEVENTY (70) PERCENT BY MASS.
- TOPSOIL PH SHALL BE BETWEEN FIVE (5) AND SEVEN (7)
- TOPSOIL SHALL BE OF UNIFORM QUALITY AND FREE FROM FOREIGN MATERIAL SUCH HARD CLODS, SOD, STIFF CLAY, HARD PAN, STONES LARGER THAN ONE (1) INCH DIAMETER, LIME CEMENT, ASHES, SLAG, CONCRETE, TAR RESIDUES, TARRED PAPER, BOARDS, CHIPS, STICKS, OR OTHER UNDESIRABLE MATERIALS. IT SHALL ALSO BE REASONABLY FREE FROM WEEDS AND OBJECTIONABLE PLANT MATERIAL.
- AFTER ALL DEMOLITION, CLEARING AND DISPOSAL IS COMPLETED, THE CONTRACTOR SHALL STRIP FROM THE TOP OF THE EXISTING GROUND ALL TOPSOIL IN ALL AREAS TO BE GRADED.
- PRIOR TO STOCKPILING OF TOPSOIL, TOPSOIL SHALL BE SCREENED WITH A ONE HALF (1/2) INCH SIZE SIEVE. STOCKPILE TOPSOIL IN DESIGNATED OR APPROVED LOCATIONS WITH PROPER DRAINAGE AND WHERE IT WILL NOT INTERFERE WITH THE WORK. AFTER TOPSOIL HAS BEEN STOCKPILED, CONTRACTOR SHALL QUANTIFY THE AMOUNTS AT NO ADDITIONAL COST TO THE OWNER. QUANTITIES SHALL BE GIVEN TO THE ARCHITECT, OWNER AND SITE DESIGN PROFESSIONAL.
- IF AMOUNT OF SCREENED TOPSOIL STOCKPILED FROM STRIPING OPERATIONS IS INSUFFICIENT TO PROVIDE THE NECESSARY AMOUNTS (4\"/>

**TURF AND GRASSING NOTES:**

- AFTER TOPSOIL HAS BEEN INSTALLED, AND BEFORE ANY SOD IS LAID, CORRECT ALL SOFT SPOTS AND IRREGULARITIES IN GRADE. THE SOD SHALL BE LAID BY BUTTING THE ENDS AND SIDES UP EVENLY AND STAGGERING THE ROLLS OF SOD. CONTRACTOR SHALL NOT OVERLAP SOD, AS SOON AS THE SOD IS LAID OR AS IT IS BEING LAID ROLL OVER WITH A LIGHT ROLLER, MAKING CERTAIN THAT ALL OF THE SOD IS IN CONTACT WITH THE SOIL. THE COMPLETED SODDED AREAS SHALL BE TRUE TO FINISH GRADE, EVEN AND FIRM AT ALL POINTS.
- UPON COMPLETION OF PLANTINGS ALL EXCESS SOIL STONES AND DEBRIS WHICH HAS NOT PREVIOUSLY BEEN CLEANED UP SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN (18) DAYS AFTER PLANTING SHALL BE RE-PLANTED AND RE-FERTILIZED AS SPECIFIED UNTIL A SATISFACTORY LAWN IS ESTABLISHED. THE LAWN SHALL BE CONSIDERED ESTABLISHED WHEN ITS REASONABLY FREE FROM WEED, GREEN IN APPEARANCE AND THE SPECIFIED GRASS IS VIGOROUS AND GROWING WELL ON EACH SQ. FT. OF LAWN AREA.
- LAWN SHALL BE PROTECTED AND MAINTAINED BY WATERING, MOWING, AND REPLANTING, OVERSEEING, AS NECESSARY FOR AS LONG AS IS NECESSARY TO ESTABLISH A UNIFORM STAND. SCATTERED BARE SPOTS, NONE OF WHICH IS LARGER THAN ONE SQ. FT., WILL BE ALLOWED UP TO MAXIMUM OF THREE PERCENT OF ANY LAWN AREA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY EROSIONAL DAMAGE TO THE LAWN AREA. FULL COVERAGE IS REQUIRED IN SIXTY DAYS.
- MAINTENANCE OF GRASSED AREAS SHALL CONSIST OF MOWING, WATERING AND FERTILIZING. ALL GRASSED AREAS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6\"/>



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DESIGN CONCEPTS, DRAWING SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.  
THIS SHEET TO SCALE AT: 24\"/>

SITE DEVELOPMENT PLANS  
 FOR  
**PARKERS KITCHEN**  
 SEA TURTLE MARKET PLACE  
 430 WILLIAM HILTON PARKWAY  
 HILTON HEAD, SOUTH CAROLINA

DATE:	JUL 28, 2020
PROJECT NO.:	15051.29
DRAWN BY:	CB
CHECKED BY:	DK/JC



REVISIONS:


DRAWING TITLE  
**PLANTING NOTES AND DETAILS**

DRAWING NUMBER

**L2 OF 3**



MATERIALS IMAGE BOARD



BRICK

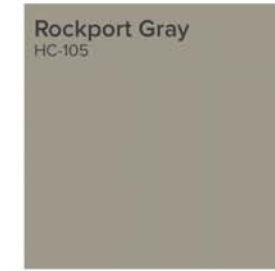


EXISTING TABBY STUCCO FINISH AT  
SEA TURTLE MARKET PLACE

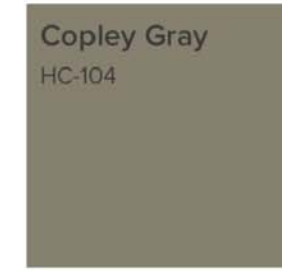


TABBY STUCCO

COLOR SAMPLES



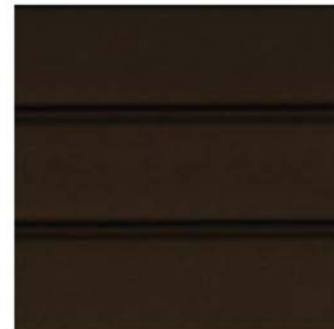
BENJAMIN MOORE  
ROCKPORT GRAY  
(HC-105)



BENJAMIN MOORE  
COPLEY GRAY  
(HC-104)



PACCLAD GALVALUME  
ANODIZED SILVER  
METAL ROOFING



ANODIZED BRONZE  
Dark Bronze



28 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.797.7411  
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CONSENT OF WJK LTD.  
THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS  
FOR  
**PARKERS KITCHEN**  
SEA TURTLE MARKET PLACE  
430 WILLIAM HILTON PARKWAY  
HILTON HEAD, SOUTH CAROLINA

DATE: JUL 28, 2020  
PROJECT NO.: 15051.29  
DRAWN BY: CB  
CHECKED BY: DK/JC

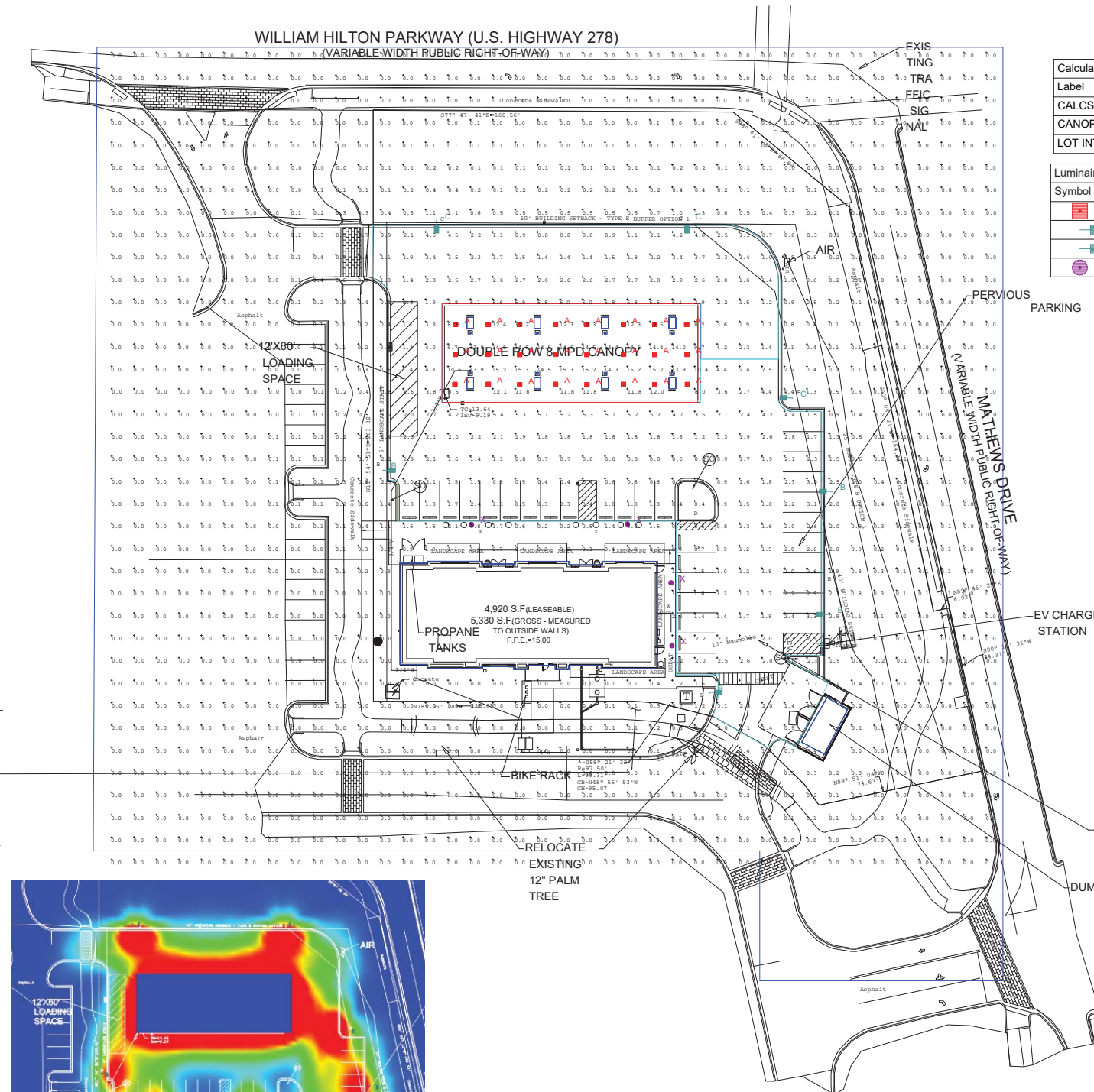


REVISIONS:

DRAWING TITLE  
**MATERIALS  
IMAGE BOARD**

DRAWING NUMBER  
**L3 OF 3**





Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALCS @ GRADE- 10'X10'	Illuminance	Fc	0.86	15.3	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	12.76	15.3	8.0	1.60	1.91
LOT INTERIOR	Illuminance	Fc	2.22	6.0	0.3	7.40	20.00

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
[Symbol]	4	A	SINGLE	SCV-LED-10L-SC-30-15' MH-DIMMED 60%	0.400	N.A.	8723	66
[Symbol]	4	B	SINGLE	VSS-S-T4-32L-53-30K-UNV-DP6-BLK-18' MH	1.000	N.A.	6157	56
[Symbol]	3	C	SINGLE	VSS-S-T3-32L-53-30K-UNV-DP6-BLK-18' MH	1.000	N.A.	5878	56
[Symbol]	4	X	SINGLE	SVN-2-SH2-T3-16L-35-30K-UNV-PT-BLK-12' MH	1.000	N.A.	1768	17

**Scottsdale Vertex™ (SCV)**  
Petroleum Canopy LED Luminaire

OVERVIEW

Lumen Package	9,000 - 24,000
Wattage Range	66 - 192
Efficiency Range (LPW)	89 - 160
Weight (lbs/kg)	15 (6.8)

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

**Construction**

- Rugged low-profile die-cast aluminum housing, optical unit, and driver cover.
- Below canopy access to optical chamber and driver housing for serviceability.
- IP66 rated optical unit protects integral components from dust and water.
- Fixtures are finished with SLI's Duragrip polyester powder coat finishing process. The Duragrip finish withstands extreme weather changes without cracking or peeling.
- A single fastener secures access door to driver and key components and provides quick & easy access to the electrical compartment for servicing.
- Shipping weight: 15 lbs in carton.

**Optical System**

- Proprietary silicone reflector optics provide exceptional coverage and uniformity in Symmetrical or Combination Forward Three distributions.
- State-of-the-art silicone optics deliver industry leading optical control with an integrated gasket to provide an IP66 rated sealed optical chamber in one component.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmittance of 95%.
- Available in 5000K and 4000K (+/- 275K) color temperatures.
- Minimum CRI of 90.

**Electrical**

- High-performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection.
- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (240-480 VAC).
- L80 Calculated Life: 100K Hours (See Lumen Maintenance on Page 2)

**Temperature Classification** - The surface temperature of this product will not rise above 100°C, within a 40°C ambient.

**Gas Groups A, B, C, and D - Group A:** Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

**Installation**

- Installs in a 12" or 18" deck pan.
- Four fasteners are provided with the fixture for using deck, metallic canopy substrate only when classified as suitable for use by installing professional otherwise suitable fasteners should be provided by others.
- Unit is designed to quickly retrofit into existing Scottsdale (4") hole.

**Hazardous Location**

- Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 with all lumen packages and distributions only when properly installed per LSI installation instructions. Models with optional controls are not approved for Class 1 Division 2 applications.

**Aluminum locking collar and gasket are included and required for complete seal and support of canopy deck.**

**Reetrofit panels are available for existing Enclosures, Recessed, 2nd Universal, and more.**

**Warranty**

- LSI LED Fixtures carry a 5-year warranty or 10-year warranty with registration for petroleum applications only (contact your LSI representative for details).

**LED WATTAGE CHART**

Cat #	Light Dist.	No. of LEDs	Milliwatts	Kelvin	Volts	Mounting	Color	Options
SVN-2	(T2)	32 (16x2)	350	(30K)	(UNV)	Knockout Mount (KM)	Black (BLK)	Decorative Filigree (FIC) / Polycarbonate Lens (POL) / "Over 3" OD (O3) / "Over 4" OD (O4) / "Over 5" OD (O5) / "Over 6" OD (O6) / "Over 7" OD (O7) / "Over 8" OD (O8) / "Over 9" OD (O9) / "Over 10" OD (O10) / "Over 11" OD (O11) / "Over 12" OD (O12) / "Over 13" OD (O13) / "Over 14" OD (O14) / "Over 15" OD (O15) / "Over 16" OD (O16) / "Over 17" OD (O17) / "Over 18" OD (O18) / "Over 19" OD (O19) / "Over 20" OD (O20)
SVN-2	(T3)	32 (16x2)	530	(30K)	(UNV)	Knockout Mount (KM)	Black (BLK)	Decorative Filigree (FIC) / Polycarbonate Lens (POL) / "Over 3" OD (O3) / "Over 4" OD (O4) / "Over 5" OD (O5) / "Over 6" OD (O6) / "Over 7" OD (O7) / "Over 8" OD (O8) / "Over 9" OD (O9) / "Over 10" OD (O10) / "Over 11" OD (O11) / "Over 12" OD (O12) / "Over 13" OD (O13) / "Over 14" OD (O14) / "Over 15" OD (O15) / "Over 16" OD (O16) / "Over 17" OD (O17) / "Over 18" OD (O18) / "Over 19" OD (O19) / "Over 20" OD (O20)
SVN-2	(T4)	32 (16x2)	700	(30K)	(UNV)	Knockout Mount (KM)	Black (BLK)	Decorative Filigree (FIC) / Polycarbonate Lens (POL) / "Over 3" OD (O3) / "Over 4" OD (O4) / "Over 5" OD (O5) / "Over 6" OD (O6) / "Over 7" OD (O7) / "Over 8" OD (O8) / "Over 9" OD (O9) / "Over 10" OD (O10) / "Over 11" OD (O11) / "Over 12" OD (O12) / "Over 13" OD (O13) / "Over 14" OD (O14) / "Over 15" OD (O15) / "Over 16" OD (O16) / "Over 17" OD (O17) / "Over 18" OD (O18) / "Over 19" OD (O19) / "Over 20" OD (O20)
SVN-2	(T5)	32 (16x2)	870	(30K)	(UNV)	Knockout Mount (KM)	Black (BLK)	Decorative Filigree (FIC) / Polycarbonate Lens (POL) / "Over 3" OD (O3) / "Over 4" OD (O4) / "Over 5" OD (O5) / "Over 6" OD (O6) / "Over 7" OD (O7) / "Over 8" OD (O8) / "Over 9" OD (O9) / "Over 10" OD (O10) / "Over 11" OD (O11) / "Over 12" OD (O12) / "Over 13" OD (O13) / "Over 14" OD (O14) / "Over 15" OD (O15) / "Over 16" OD (O16) / "Over 17" OD (O17) / "Over 18" OD (O18) / "Over 19" OD (O19) / "Over 20" OD (O20)

**NLS LIGHTING** VSS-S SITE LIGHTING

FORM AND FUNCTION

- Sleek, low profile housing
- Engineered for optimum thermal management
- Low depreciation rate
- Optical system designed for:
  - Parking Lots
  - Commercial Applications

CONSTRUCTION

- Die Formed heavy duty Aluminum
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB

FINISH

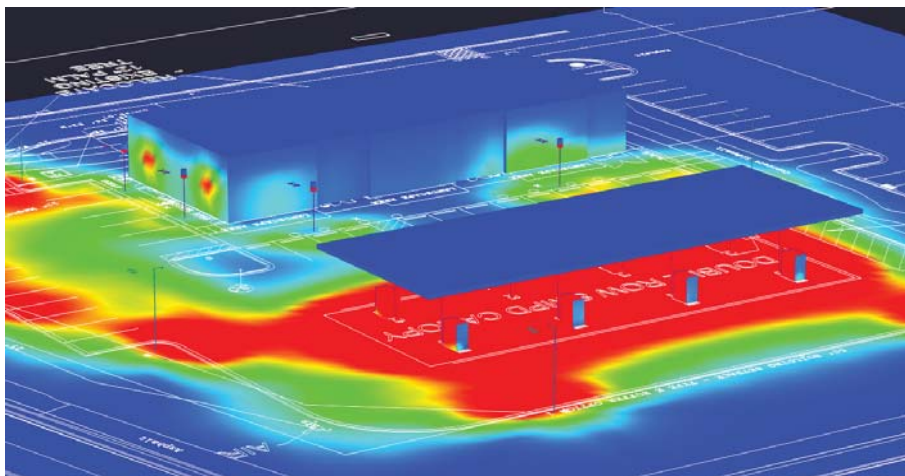
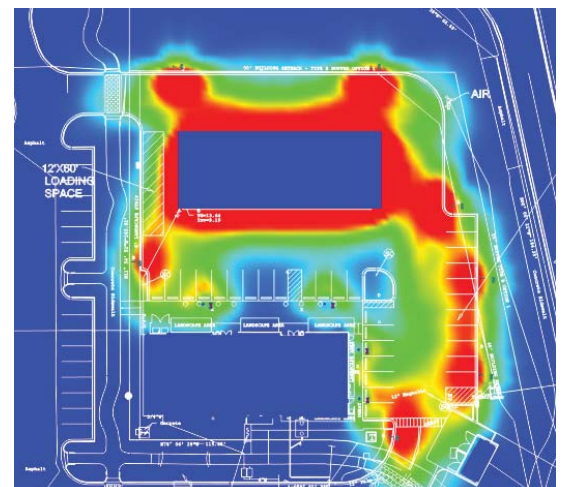
- 3-5 mils electrostatic powder coat
- NLS standard high-quality finishes prevent corrosion protects against extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.

LED WATTAGE CHART

Cat #	Light Dist.	No. of LEDs	Milliwatts	Kelvin	Volts	Mounting	Color	Options
VSS-S	(T2)	32 (16x2)	350	(30K)	(UNV)	Knockout Mount (KM)	Black (BLK)	Decorative Filigree (FIC) / Polycarbonate Lens (POL) / "Over 3" OD (O3) / "Over 4" OD (O4) / "Over 5" OD (O5) / "Over 6" OD (O6) / "Over 7" OD (O7) / "Over 8" OD (O8) / "Over 9" OD (O9) / "Over 10" OD (O10) / "Over 11" OD (O11) / "Over 12" OD (O12) / "Over 13" OD (O13) / "Over 14" OD (O14) / "Over 15" OD (O15) / "Over 16" OD (O16) / "Over 17" OD (O17) / "Over 18" OD (O18) / "Over 19" OD (O19) / "Over 20" OD (O20)
VSS-S	(T3)	32 (16x2)	530	(30K)	(UNV)	Knockout Mount (KM)	Black (BLK)	Decorative Filigree (FIC) / Polycarbonate Lens (POL) / "Over 3" OD (O3) / "Over 4" OD (O4) / "Over 5" OD (O5) / "Over 6" OD (O6) / "Over 7" OD (O7) / "Over 8" OD (O8) / "Over 9" OD (O9) / "Over 10" OD (O10) / "Over 11" OD (O11) / "Over 12" OD (O12) / "Over 13" OD (O13) / "Over 14" OD (O14) / "Over 15" OD (O15) / "Over 16" OD (O16) / "Over 17" OD (O17) / "Over 18" OD (O18) / "Over 19" OD (O19) / "Over 20" OD (O20)
VSS-S	(T4)	32 (16x2)	700	(30K)	(UNV)	Knockout Mount (KM)	Black (BLK)	Decorative Filigree (FIC) / Polycarbonate Lens (POL) / "Over 3" OD (O3) / "Over 4" OD (O4) / "Over 5" OD (O5) / "Over 6" OD (O6) / "Over 7" OD (O7) / "Over 8" OD (O8) / "Over 9" OD (O9) / "Over 10" OD (O10) / "Over 11" OD (O11) / "Over 12" OD (O12) / "Over 13" OD (O13) / "Over 14" OD (O14) / "Over 15" OD (O15) / "Over 16" OD (O16) / "Over 17" OD (O17) / "Over 18" OD (O18) / "Over 19" OD (O19) / "Over 20" OD (O20)
VSS-S	(T5)	32 (16x2)	870	(30K)	(UNV)	Knockout Mount (KM)	Black (BLK)	Decorative Filigree (FIC) / Polycarbonate Lens (POL) / "Over 3" OD (O3) / "Over 4" OD (O4) / "Over 5" OD (O5) / "Over 6" OD (O6) / "Over 7" OD (O7) / "Over 8" OD (O8) / "Over 9" OD (O9) / "Over 10" OD (O10) / "Over 11" OD (O11) / "Over 12" OD (O12) / "Over 13" OD (O13) / "Over 14" OD (O14) / "Over 15" OD (O15) / "Over 16" OD (O16) / "Over 17" OD (O17) / "Over 18" OD (O18) / "Over 19" OD (O19) / "Over 20" OD (O20)



**NLS LIGHTING** SAVANNAH 2 AREA/STREET LIGHTING/ MUNICIPAL

The Savannah adds a touch of class and elegance to any Municipal or Residential Project. Beautiful by day and efficient by night, the Savannah is the perfect street, curbside and pathway solution. Utilizing the latest in LED technology, the Savannah features the patent pending Star Power optical system with field adjustment capabilities. Savannah's light source facing a residence can be independently concealed by field adjustment so that maximum lighting levels are targeted where needed—on the street, or between features on sidewalks. Also ideal for storefronts alongside the street, Savannah's light source can be easily adjusted on-site allowing light distribution just before a storefront's entrance.

The Savannah produces 165 Lumens per watt. Kelvin temperature offerings include 3000 (warm), 4000 (neutral) or 5000 (cool) Kelvin. The luminaire is powder coated with a textured finish.

The Savannah is available in two different globe designs, three top shades and additional decorative options such as the Filigree + Strut Combo. Shades include 4.38" Cast Finial as standard, powder-coated same finish as fixture. Globe only luminaires have no finial as standard, optional Antique Brass 2" x 1/4" IPS Finial (FNI) available.

STAR POWER™ OPTICAL SYSTEM

The Star Power™ reflector is an excellent system which provides great value and performance.

LED WATTAGE CHART

Cat #	Shade / Lens	Light Dist.	No. of LEDs	Milliwatts	Kelvin	Volts	Mounting	Color	Options
SVN-2	(T2)	(T2)	32 (16x2)	350	(30K)	(UNV)	Knockout Mount (KM)	Black (BLK)	Decorative Filigree (FIC) / Polycarbonate Lens (POL) / "Over 3" OD (O3) / "Over 4" OD (O4) / "Over 5" OD (O5) / "Over 6" OD (O6) / "Over 7" OD (O7) / "Over 8" OD (O8) / "Over 9" OD (O9) / "Over 10" OD (O10) / "Over 11" OD (O11) / "Over 12" OD (O12) / "Over 13" OD (O13) / "Over 14" OD (O14) / "Over 15" OD (O15) / "Over 16" OD (O16) / "Over 17" OD (O17) / "Over 18" OD (O18) / "Over 19" OD (O19) / "Over 20" OD (O20)
SVN-2	(T3)	(T3)	32 (16x2)	530	(30K)	(UNV)	Knockout Mount (KM)	Black (BLK)	Decorative Filigree (FIC) / Polycarbonate Lens (POL) / "Over 3" OD (O3) / "Over 4" OD (O4) / "Over 5" OD (O5) / "Over 6" OD (O6) / "Over 7" OD (O7) / "Over 8" OD (O8) / "Over 9" OD (O9) / "Over 10" OD (O10) / "Over 11" OD (O11) / "Over 12" OD (O12) / "Over 13" OD (O13) / "Over 14" OD (O14) / "Over 15" OD (O15) / "Over 16" OD (O16) / "Over 17" OD (O17) / "Over 18" OD (O18) / "Over 19" OD (O19) / "Over 20" OD (O20)
SVN-2	(T4)	(T4)	32 (16x2)	700	(30K)	(UNV)	Knockout Mount (KM)	Black (BLK)	Decorative Filigree (FIC) / Polycarbonate Lens (POL) / "Over 3" OD (O3) / "Over 4" OD (O4) / "Over 5" OD (O5) / "Over 6" OD (O6) / "Over 7" OD (O7) / "Over 8" OD (O8) / "Over 9" OD (O9) / "Over 10" OD (O10) / "Over 11" OD (O11) / "Over 12" OD (O12) / "Over 13" OD (O13) / "Over 14" OD (O14) / "Over 15" OD (O15) / "Over 16" OD (O16) / "Over 17" OD (O17) / "Over 18" OD (O18) / "Over 19" OD (O19) / "Over 20" OD (O20)
SVN-2	(T5)	(T5)	32 (16x2)	870	(30K)	(UNV)	Knockout Mount (KM)	Black (BLK)	Decorative Filigree (FIC) / Polycarbonate Lens (POL) / "Over 3" OD (O3) / "Over 4" OD (O4) / "Over 5" OD (O5) / "Over 6" OD (O6) / "Over 7" OD (O7) / "Over 8" OD (O8) / "Over 9" OD (O9) / "Over 10" OD (O10) / "Over 11" OD (O11) / "Over 12" OD (O12) / "Over 13" OD (O13) / "Over 14" OD (O14) / "Over 15" OD (O15) / "Over 16" OD (O16) / "Over 17" OD (O17) / "Over 18" OD (O18) / "Over 19" OD (O19) / "Over 20" OD (O20)

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps, LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Future nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

**LFA**

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CONTACT:  
Lucas Ford  
PH: 888-895-3630 x1000  
EMAIL: Lucas3@LFA.NET

PROJECT:  
Parkers  
SEA TURTLE MARKETPLACE  
Hilton Head, sc

REQUESTED BY:  
JUDD CARSTENS  
WITMER-JONES-KEEFER  
BLUFFTON, SC

DOCUMENT DATE:  
7/22/2020

DOCUMENT REFERENCE:  
LFA0004-4

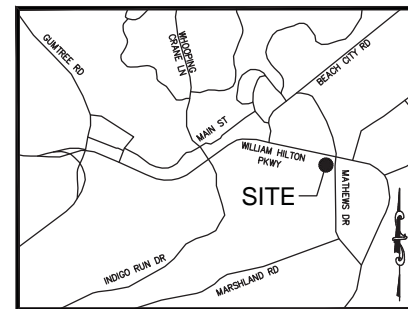
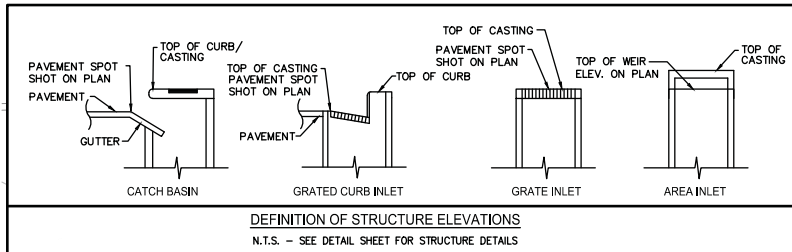
SCALE: 1"=30'  
Total Project Watts  
Total Watts = 2044







**WILLIAM HILTON PARKWAY (U.S. HIGHWAY 278)**  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



**SITE GRADING NOTES**  
NOT TO SCALE

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE OR BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS AND/OR FROM UTILITY OWNERS. BUCKEL DESIGN GROUP, LLC INC. DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
  - ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
  - PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
  - STORM PIPE TYPE AND JOINTS SHALL BE AS FOLLOWS:
    - CONCRETE PIPE (RCP): ASTM C-76.
      - FOR FILLS LESS THAN 15 FEET OVER TOP OF PIPE: CLASS III OR GREATER SHALL BE USED
      - FOR FILLS 15 FEET TO 20 FEET OVER PIPE: CLASS IV OR GREATER SHALL BE USED.
      - FOR FILLS GREATER THAN 20 FEET OVER PIPE: CLASS V OR GREATER SHALL BE USED.
    - JOINT MATERIAL:
      - RUBBER O-RING GASKET: AASHTO M 198, TYPE B OR ASTM C 443
      - BITUMEN OR BUTYL-RUBBER SEALANT: ASTM C990.
      - FLARED END SECTIONS: ASTM C 76 OR, FOR SECTIONS WITH TOE WALL, AASHTO M 170.
    - HIGH DENSITY POLYETHYLENE PIPE (HDPE): AASHTO M 252 TYPE S, M 294 TYPE S, OR ASTM F 2306 SMOOTH INTERIOR/ANNUAL EXTERIOR.
      - JOINT MATERIAL:
        - RUBBER GASKET.
          - ADS N-12 WT BY ADVANCED DRAINAGE SYSTEMS, INC
          - ADS N-12 ST BY ADVANCED DRAINAGE SYSTEMS, INC.
        - BLUE SEAL BY HANCOR, INC.
        - SURE-LOK BY HANCOR, INC.
      - CORRUGATED COUPLING BANDS.
        - H-Q BY HANCOR, INC.
        - ADS N-12 BY ADVANCED DRAINAGE SYSTEMS, INC.
        - PE WRAP.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- EXISTING GRADE CONTOUR SHOWN AT 1 FOOT INTERVALS.
- PROPOSED GRADE CONTOUR SHOWN AT 1 FOOT INTERVALS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY SURVEY MATTERS, DATED 3/10/20. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE A 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES AS INDICATED ON THE EROSION CONTROL PLANS. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY/COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT-IN TO INVERT-OUT.
- WHERE ASPHALT OVERLAY IS SPECIFIED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE LEVELING, WHERE NECESSARY, TO ACHIEVE THE PROPOSED GRADES SPECIFIED ON THE GRADING PLAN. THE CONTRACTOR SHALL INCLUDE ALL COSTS IN BASE BID.
- CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, & ALL UTILITIES PRIOR TO CONSTRUCTION.
- CLEARING & GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS, & REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS & SLABS SHALL BE IN ACCORDANCE WITH THE FOUNDATION SUBSURFACE PREPARATION NOTE.

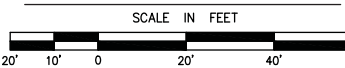
STRUCTURE TABLE					
STRUCTURE #	STRUCTURE TYPE	TOP OF CASTING	INVERT OUT	INVERT IN	
ST1X	EXISTING CURB INLET	13.68	6.48	6.83 (ST2X)	6.68 (EX.24H/RCP)
ST2X	EXISTING GRATE INLET	12.40	7.03	7.05 (ST3X)	
ST3X	EXISTING CURB INLET	12.49	6.94	6.81 (ST4X)	
ST4X	EXISTING CURB INLET	12.50	7.00	7.60 (ST5X)	7.20 (ST7X)
ST5X	EXISTING JUNCTION BOX	13.57	7.82	7.67 (ST8)	7.77 (ST6X)
ST6X	EXISTING CURB INLET	12.80	8.23	8.60 (EX.15H/RCP)	8.60 (EX.15H/RCP)
ST7X	EXISTING GRATE INLET	12.12	8.70		
ST8	CURB INLET	13.00	8.17	11.75 (S84)	
ST9X	EXISTING GRATE INLET	12.53	8.94		
ST10X	EXISTING CURB INLET	13.52	6.07	6.22 (ST11X)	
ST11X	EXISTING GRATE INLET	12.92	6.27	6.37 (ST12)	7.04 (ST17X)
				9.05 (S78)	7.14 (ST16)
ST12	GRATE INLET	13.01	6.27	6.27 (ST13X)	9.36 (S79)
ST13X	EXISTING JUNCTION BOX	13.81	6.05	6.01 (ST14)	9.36 (S79)
ST14	GRATE INLET	13.00	6.07	6.06 (ST15)	
ST15	JUNCTION BOX	13.52	6.10	6.10 (EX.30H/RCP)	
ST16	CURB INLET	12.86	7.46	8.25 (S84)	
ST17X	EXISTING CURB INLET	11.53	7.36	6.68 (EX.15H/RCP)	

PIPE TABLE				
PIPE NAME	LENGTH	SIZE	SLOPE	
ST1X-ST2X	28	24	0.70%	
ST2X-ST3X	80	24	-0.14%	
ST3X-ST4X	89	24	0.21%	
ST4X-ST5X	140	18	0.01%	
ST4X-ST7X	14	12	11.06%	
ST5X-ST6X	66	18	0.70%	
ST5X-ST8	50	15	1.00%	
ST5X-ST9X	33	15	2.18%	
ST10X-ST11X	75	30	0.07%	
ST11X-ST12	50	30	-0.21%	
ST11X-ST16	32	15	1.00%	
ST11X-ST17X	83	15	0.38%	
ST12-ST13X	106	30	-0.21%	
ST13X-ST14	28	30	0.20%	
ST14-ST15	22	30	0.16%	

**GRADING/DRAINAGE PLAN LEGEND**

- JUNCTION BOX/STORM MANHOLE
- ◻ DRAINAGE STRUCTURE INDICATOR
- ◻ DOUBLE WING CATCH BASIN
- ◻ SINGLE WING CATCH BASIN
- SLOPE ARROW
- ▭ CONCRETE FLUME
- ▭ RIP-RAP APRON
- ▭ PRECAST HEADWALL STRUCTURE WITH ENERGY DISSIPATER
- ▭ CURB INLET (W/ NON-MOUNTABLE HOOD & GRATE)
- ▭ SINGLE GRATE INLET
- ▭ DOUBLE GRATE INLET
- ▭ AREA INLET
- ▭ OUTLET CONTROL STRUCTURE
- ▭ FLARED END SECTION
- TC = TOP OF CURB
- TP = TOP OF PAVEMENT
- TI = TOP OF PUMP ISLAND
- TW = TOP OF WALL
- BW = TOE OF WALL/FINISHED GRADE

**GRADING PLAN**



3471 DONAVILLE ST  
DULUTH, GA 30096  
PHONE: 404-567-5701  
WWW.BDGSSE.COM  
SC COA NUMBER: 5277

**BDG**  
Buckel Design Group, LLC.



PROPOSED:  
**Parker's kitchen** STORE #90  
HILTON HEAD ISLAND, SC

FOR:  
DRAYTON-PARKER COMPANIES, LLC  
SAVANNAH, GA 31401

REVISION	BY

DRAWN  
GDL  
CHECKED  
JWC  
ISSUED DATE  
7/16/2020  
ISSUED FOR  
CONCEPTUAL REVIEW  
PROJECT NO.  
19-177  
FILE  
19-177 Main

SHEET  
**C-2**



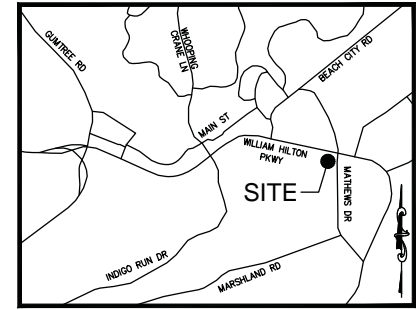
Know what's below  
Call before you dig



**WILLIAM HILTON PARKWAY (U.S. HIGHWAY 278)**  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

**UTILITY LEGEND**

- (A) 6" SANITARY SEWER LATERAL AT MINIMUM 1.0% SLOPE. COORDINATE WITH ARCHITECTURAL PLANS.
- (B) UNDERGROUND ELECTRIC SERVICE FROM POLE TO BUILDING. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BEDDING, CONDUIT, CABLES, PULL WIRES, SECONDARY CONDUCTORS, TRACE TAPE, BACKFILL, ETC., WHICH MAY BE REQUIRED BY ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH POWER COMPANIES, THE CONTRACTOR IN CONJUNCTION WITH THE UTILITY COMPANIES SHALL DETERMINE THE AMOUNT OF UTILITY LINE HE IS TO PROVIDE OUTSIDE THE UTILITY COMPANY'S ALLOWANCE.
- (C) PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD, CONDUIT AND PIPE BOLLARDS AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.
- (D) UNDERGROUND TELEPHONE FROM POLE TO BUILDING TO BE EXTENDED BY TELEPHONE COMPANY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRENCHING, BEDDING, CONDUIT, PULL WIRES, TRACE TAPE, BACKFILL, ETC., WHICH MAY BE REQUIRED BY TELEPHONE COMPANY. CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY FOR SAID WORK. PROVIDE CONDUITS AS SHOWN.
- (E) CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE UTILITY COMPANIES FOR THE INSTALLATION OF OVERHEAD/UNDERGROUND ELECTRIC AND TELEPHONE LINES TYPICAL. CONTRACTOR SHALL COORDINATE THE TYING OF INDIVIDUAL METER WITH THE ELECTRIC COMPANY. SEE NOTE D, E, & F FOR ADDITIONAL NOTES PERTAINING TO ELECTRIC AND TELEPHONE LINES.
- (F) DOMESTIC WATERLINE ENTRY WITH METER PER LOCAL WATER COMPANY REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE, SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, ETC., WHICH MAY BE REQUIRED TO COORDINATE WITH WATER COMPANY.
- (G) HOSE BIBB. SEE DETAIL SHEET.
- (H) 2,000 GALLON GREASE TRAP. SEE DETAIL SHEET OR ARCHITECTURAL PLANS.
- (I) TWO (2) 4" IRRIGATION SLEEVES. SLEEVES TO BE SCH 40 PVC CONFORMING TO ASTM 2241.



LOCATION MAP  
NOT TO SCALE

**SITE UTILITY NOTES**

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
  - 1. 8" PVC SD26 PER ASTM D 3034, FOR PIPES UP TO 16' DEEP
  - 2. DUCTILE IRON PIPE PER AWWA C150
  - 3. WATER LINES SHALL BE AS FOLLOWS:
    - A. PIPE SIZES LESS THAN 3-INCHES THAT ARE INSTALLED BELOW GRADE AND OUTSIDE BUILDING SHALL COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING:
      - 1. SEAMLESS COPPER TUBING: TYPE "C" SOFT COPPER, ASTM B 88
      - 2. POLYETHYLENE GLYCOL (PEX) WATER PIPE: PIPE, ASTM D 2241, WITH SDR 21 RATING, CONTINUALLY MARKED WITH MANUFACTURER'S NAME, PIPE SIZE, CELL CLASSIFICATION, SDR RATING, AND ASTM D 1784 MATERIAL CLASSIFICATION.
        - A. PIPE JOINTS: INTEGRALLY MOLDED BELL ENDS, ASTM D 2672.
        - B. FITTINGS: EITHER MECHANICAL JOINT OR PUSH-ON JOINT, ASTM - F556
        - C. SOLVENT CEMENT: ASTM - D 2564
      - 3. POLYETHYLENE GLYCOL (PEX) WATER PIPE: PIPE, AWWA C900, RATED DR 18 (CLASS 150), CONTINUALLY MARKED AS REQUIRED.
        - A. ELASTOMERIC GASKETS AND LUBRICANT: ASTM - F477 FOR SMALLER PIPES.
        - B. PIPE JOINTS: INTEGRALLY MOLDED BELL ENDS, ASTM D 3139
4. PIPE SIZES 3-INCHES AND LARGER THAT ARE INSTALLED BELOW GRADE AND OUTSIDE BUILDING SHALL COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING:
  - 1. DUCTILE IRON WATER PIPE: AWWA C151, THICKNESS CLASS 50.
    - A. FITTINGS: EITHER MECHANICAL JOINT OR PUSH-ON JOINT, AWWA C110 OR AWWA C111.
  - 2. POLYETHYLENE GLYCOL (PEX) WATER PIPE: PIPE, AWWA C900, RATED DR 18 (CLASS 150), CONTINUALLY MARKED AS REQUIRED.
    - A. ELASTOMERIC GASKETS AND LUBRICANT: ASTM - F477 FOR SMALLER PIPES.
    - B. PIPE JOINTS: INTEGRALLY MOLDED BELL ENDS, ASTM D 3139
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS AND PROVIDED AT ALL HORIZONTAL AND VERTICAL BENDS, TEES, & HYDRANTS. SEE DETAIL SHEET.
7. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" APART (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
9. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
10. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. TOPS OF EXISTING MANHOLES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH PROPOSED ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
12. ALL CONCRETE FOR ENCASUREMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
13. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
14. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
15. CONTRACTOR TO PROVIDE TRENCHING, CONDUIT, PULL WIRE AND BACKFILL FOR TELEPHONE AND ELECTRIC LINES.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM AND COORDINATE THE SCOPE OF WORK AND TIMING ASSOCIATED WITH ANY NEW UTILITY CONSTRUCTION OR RELOCATION WITH THE UTILITY COMPANY.
17. ALL CONSTRUCTION TO CONFORM TO APPLICABLE CITY/COUNTY SPECIFICATIONS AND IN ACCORDANCE WITH CITY/COUNTY ORDINANCES.
18. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES & REQUIREMENTS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES & OWNERS INSPECTING AUTHORITIES.
19. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
20. TRENCHES OF 20 FEET OR GREATER SHORING, DESIGN TO BE CERTIFIED BY A PROFESSIONAL ENGINEER. TRENCH SAFETY REQUIREMENTS WILL BE STRICTLY ENFORCED. CONTRACTOR TO MEET OR EXCEED ALL OSHA STANDARDS.
21. REFER TO ARCHITECTURAL PLANS FOR SITE ELECTRICAL PLANS.
22. CONTRACTOR TO REMOVE OR RELOCATE WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, EASEMENTS, & CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPE, POWER POLES & GUY WIRES, WATER METERS & WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS & ASPHALT, SHOWN & NOT SHOWN, WITHIN CONSTRUCTION LIMITS & WHERE NEEDED, TO ALLOW FOR FILL MATERIAL, UNLESS OTHERWISE DENOTED, TO BE REMOVED AS UNCLASSIFIED EXCAVATION.
23. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
24. CONTRACTOR SHALL REFER TO THE ARCHITECT PLANS FOR PRECISE LOCATION OF ALL BUILDING UTILITY ENTRANCES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH LOCAL UTILITY REQUIREMENTS AS TO LOCATIONS & SCHEDULING FOR THE INS/CONNECTIONS PRIOR TO CONNECTING EXISTING FACILITIES.
25. CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATER TIGHT.
26. ALL PRIMARY & SECONDARY SERVICE LOCATIONS ARE APPROXIMATE & ARE SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE POWER COMPANY, TO DETERMINE EXACT LOCATION & RESPONSIBILITIES INCLUDING COST.
27. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. THE INFORMATION SHOWN ON THESE PLANS RELATED TO THE EXISTING UTILITIES (AERIAL AND SUBSURFACE) IS BASED ON FIELD RUN SURVEY, AS-BUILT RECORDS AND/OR UTILITY COMPANY RECORDS AND IS CORRECT TO THE BEST KNOWLEDGE OF THE ENGINEER. EXISTING UTILITIES SHALL BE IDENTIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
28. THE EXISTING SUBSURFACE FACILITIES HAVE NOT BEEN EXPOSED AND VERIFIED AND THEREFORE THE INFORMATION PROVIDED IS NOT TO BE CONSIDERED PRECISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, SIZE, MATERIAL AND INVERT ELEVATION AT THE PROPOSED TIE-IN POINT(S) OF THE EXISTING SUBSURFACE UTILITIES PRIOR TO ORDERING MATERIALS TO INSTALL THE PROPOSED UTILITIES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IF CONDITIONS IDENTIFIED IN THE FIELD ARE SUBSTANTIALLY DIFFERENT IN THAN THOSE SHOWN ON THE PLANS. THE OWNER WILL NOT ACCEPT ANY CHANGE ORDERS ASSOCIATED WITH UNEXPECTED FIELD CONDITIONS THAT ARE NOT IDENTIFIED PRIOR TO ORDERING MATERIALS FOR PROPOSED CONSTRUCTION.
29. CONTRACTOR SHALL COORDINATE THE TIMING OF ALL UTILITY CONNECTIONS AND/OR RELOCATIONS WITH THE RESPECTIVE UTILITY SERVICE PROVIDERS. LINES TO BE RELOCATED SHALL REMAIN OPERATIONAL AT ALL TIMES UP UNTIL THE NEW SERVICE LINE BECOMES ACTIVE. CONNECTIONS BETWEEN EXISTING AND RELOCATED LINES THAT REQUIRE TEMPORARY INTERRUPTION OF SERVICE SHALL BE PERFORMED ONLY AT LOW DEMAND TIMES WHICH MAY REQUIRE WORK TO BE PERFORMED AT NIGHT AND/OR ON WEEKENDS. CONTRACTOR SHALL INCLUDE ALL COSTS FOR SUCH WORK IN THE BASE BID.
30. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
31. ALL BENDS FOR POWER, TELEPHONE AND FIBER OPTIC CONDUITS TO UTILIZE SWEEPS A MIN. OF 10 TIMES PIPE DIAMETER.
32. ALL SANITARY SEWER LATERAL BENDS/ELBOWS SHALL BE NO GREATER THAN 45 DEGREES. 90 DEGREE BENDS SHOWN FOR SCHEMATIC PURPOSES ONLY.

**UTILITY PLAN LEGEND**

- UGE — ELECTRICAL CONDUIT
- UGT — TELEPHONE CONDUIT
- 4"SS/8"SS — SANITARY SEWER PIPE
- 8"W — WATER MAIN PIPE
- 3"W — DOMESTIC WATER PIPING
- GAS — GAS PIPE
- TS — TAMPER SWITCH CONDUIT
- FSC — 2" FUEL STATION CONDUIT
- ⊕ TAPPING SLEEVE & VALVE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ THRUST BLOCK
- ⊕ WATER METER
- ⊕ BACKFLOW PREVENTOR
- ⊕ POST INDICATOR VALVE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ POWER POLE
- ⊕ GAS METER
- ⊕ PULL BOX

**UTILITY PLAN**



STRUCTURE TABLE				
STRUCTURE #	STRUCTURE TYPE	TOP OF CASTING	INVERT OUT	INVERT IN
SS1	CLEANOUT	13.76	9.93	9.93 (SS2)
SS2	CLEANOUT	14.20	10.24	10.25 (SS3)
SS3	WYE	10.58	10.58 (SS4)	10.58 (SS6)
SS4	CLEANOUT	14.37	10.96	10.96 (SS5)
SS5	AT BUILDING	11.00		
SS6	CLEANOUT	13.88	10.71	10.72 (SS7)
SS7	GREASE TRAP	10.77	10.97	(SS7A)
SS8	CLEANOUT	14.17	11.01	11.02 (SS9)
SS9	AT BUILDING	11.04		

PIPE TABLE				
PIPE NAME	LENGTH	SIZE	SLOPE	
SS1-SS2	23	6	1.37%	
SS2-SS3	17	6	2.00%	
SS3-SS4	19	6	2.00%	
SS3-SS6	8	6	1.69%	
SS4-SS5	2	6	2.00%	
SS6-SS7	3	6	2.00%	
SS7-SS8	2	6	2.00%	
SS8-SS9	2	6	1.00%	

**Parker's kitchen**  
4,920 S.F. (LEASEABLE)  
5,330 S.F. (GROSS - MEASURED TO OUTSIDE WALLS)  
F.F.E.=15.00

MATHENS DRIVE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

811  
Know what's below  
Call before you dig

**BDG**  
Buckel Design Group, LLC.  
3471 DONAVILLE ST  
DULUTH, GA 30096  
PHONE: 404-567-5701  
FAX: 404-567-5703  
WWW.BDGSE.COM  
SC COA NUMBER: 5277

PROPOSED:  
**Parker's kitchen** STORE #90  
HILTON HEAD ISLAND, SC  
FOR:  
DRAYTON-PARKER COMPANIES, LLC  
SAVANNAH, GA 31401

REVISION	BY

DRAWN: GDL  
CHECKED: JWC  
ISSUED DATE: 7/16/2020  
ISSUED FOR: CONCEPTUAL REVIEW  
PROJECT NO.: 19-177  
FILE: 19-177 Main  
SHEET: C-3

USER: glynch - Jul 24, 2020 - 7:11am  
P: Project Drawing Title: Site Department: 2019\19-177 Hilton Head, SC (Parker's)\19-177 Main.dwg - LAYOUT: C-3

## 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: Parker's

DRB#: DRB-001382-2020

DATE: 08/10/2020

RECOMMENDATION: Approval  Approval with Conditions  Denial

**RECOMMENDED CONDITIONS:**

1. The exterior brick shall be reconsidered by the applicant and a façade with revised materials be resubmitted for review by Staff and one DRB member for approval.
2. The anodized silver roof shall be reconsidered by the applicant and a revised material finish or color shall be resubmitted for review by Staff and one DRB member for approval.
3. The applicant shall revise the reflected ceiling plan of the canopy to include more “beams and joist” detail and resubmit for review by Staff and one DRB member for approval.
4. The lighting plan shall meet LMO requirements.
5. The parking lot shoe box fixtures shall match Sea Turtle Market Place fixtures.
6. Bollards shall match Sea Turtle Marketplace bollards.

### ***ARCHITECTURAL DESIGN***

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Per Conceptual comments: “The context of the structure must also be taken into account and consideration shall be given to compatibility with other development in the area.” Design Guide, page 14. The proposed façade appears to be mostly brick. Brick is a lesser element with tabby and wood occupying a larger percentage of the façade finish in Sea Turtle Marketplace. The Parker's façade should



				include more tabby and wood and less brick.
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The anodized silver metal roof is too reflective and does not meet the Design Guide.
Human scale is achieved by the use of proper proportions and architectural elements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The white "metal soffit" on the Fuel Canopy Reflected Ceiling Plan represent a large area with little detail to break it up. Staff suggest exposed beams / joist or similar be considered.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> <li>1. The canopy lighting exceed the LMO allowed of 12 FC average.</li> <li>2. The parking lot shoe box fixtures should match Sea Turtle Market Place fixtures.</li> </ol>

***MISC COMMENTS/QUESTIONS***

1. All bollards should match Sea Turtle Marketplace bollards. Delete the sphere bollards (sheet C-1, Site Legend "BB").



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: Joe DePauw Company: PDG|Architects  
 Mailing Address: 10 Palmetto Business Park Rd. Ste. 201 City: Hilton Head Island State: SC Zip: 29928  
 Telephone: 843.785.5171 Fax: \_\_\_\_\_ E-mail: joe@pdg-architects.com  
 Project Name: The Smokehouse Restaurant Project Address: 34 Palmetto Bay Rd.  
 Parcel Number [PIN]: R 5 5 2 0 1 4 0 0 0 0 0 5 0 0 0 0 0  
 Zoning District: SPC - Sea Pines Commercial Overlay District(s): SPC Zoning District

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

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

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

Submittal Requirements for *All* projects:

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

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

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

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

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

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

Context photographs of neighboring uses and architectural styles.

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

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



Additional Submittal Requirements:

**Final Approval – Proposed Development**

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

Additional Submittal Requirements:

**Alterations/Additions**

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

07/30/2020

DATE



July 30, 2020

Chris Darnell  
Urban Designer  
Town of Hilton Head Island  
Community Development Department  
One Town Center Court  
Hilton Head Island SC 29928

**re: Revised Final DRB Review  
The Smokehouse (DRB-000084-2020)**

Chris,

I am providing the attached plans for Final DRB Review. During the building permit review process, we found that the exterior stairway on the left side of the building would need to be enclosed with walls to meet the life safety requirements of the building code. Enclosing the stair, which encroaches 4'-0" into the setback, required variance approval from the Board of Zoning appeals. Earlier this week, we received that approval, and we are now submitting the design for DRB approval.

The changes to the design are limited to the exterior stairway, which is now walled in and clad in the same stained siding as the front entry gable, and has wire climbing trellis panels for jasmine vines on the front elevation.

Thank you,

A handwritten signature in black ink, appearing to read 'Joseph DePauw'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Joseph A. DePauw, AIA  
PDG|Architects



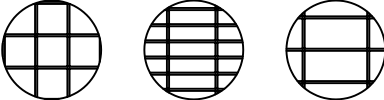
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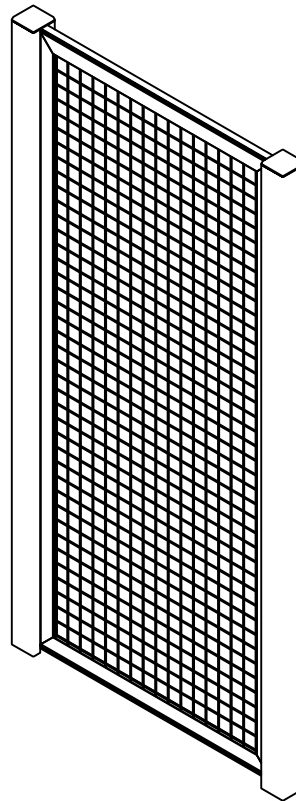
- WHITE       CITY BROWN  
 SATIN BLACK     SILVER  
 CITY GREEN

SELECT DESIRED MOUNT:

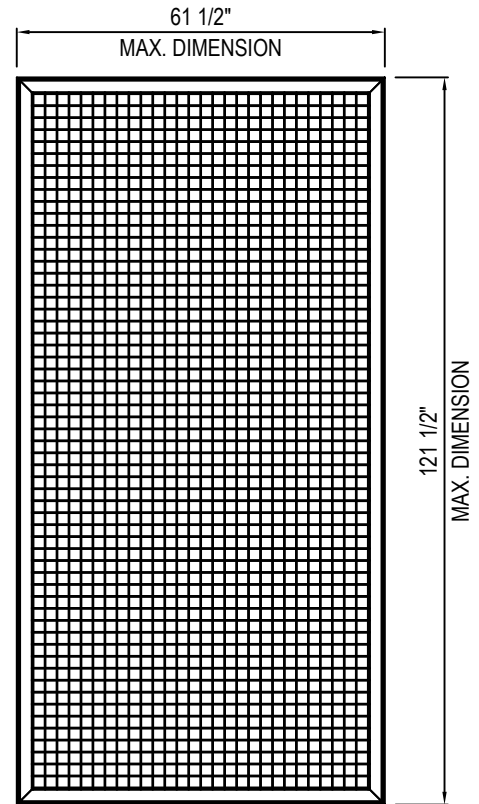
- POST MOUNTED - ARCHED TOP  
 POST MOUNTED - STRAIGHT TOP (SHOWN)  
 WALL MOUNTED - GRID WALL  
 WALL MOUNTED - INCLINE

SELECT DESIRED POST:

- 2" X 2"       1" X 3"       2" X 4"
- 



ISOMETRIC



FRONT VIEW

**SPECIFICATIONS**

**NATURESCREEN**

**MATERIAL:** STAINLESS STEEL  
MESH

**THICKNESS:** 12 GAUGE WIRE

**WIDTH:** 61 1/2" MAX. (ALL SMALLER SIZES ARE POSSIBLE)

**HEIGHT:** 121 1/2" MAX. (ALL SMALLER SIZES ARE POSSIBLE)

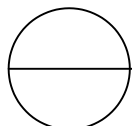
**MATERIAL:** POWDER COATED FINISH

**FEATURES & BENEFITS**

- MULTIPLE FORMATS; INCLUDING WALL-MOUNTED AND POST-MOUNTED, TRELLISES, OR INTEGRATED INTO CORVIT OR PLANX PLANTER SYSTEMS.
- DURABLE POWDER COATED FINISH.
- STAINLESS STEEL MESH OPTION FOR A UNIQUE HIGH-END APPEARANCE.
- COMBINE THIS WITH CUSTOM LIGHTING OPTIONS FOR A DRAMATIC EFFECT.

**NOTES:**

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER 2907-027

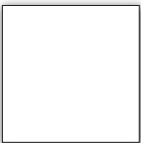


**NATURESCREEN®**

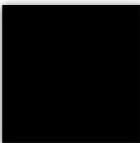
NATURESCREEN® - SINGLE LAYER

# Common Color Options

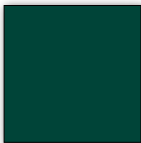
NatureScreen is most often ordered in one of the 5 colors below. Want something unique? Provide a sample, RAL or PMS number and we will color match to your specifications.



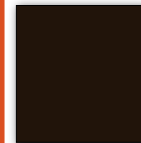
WHITE



TEXTURED BLACK



FOREST GREEN



CITY BROWN



SILVER



*Please provide Sherwin-Williams, Benjamin Moore, PPG, RAL or PMS for custom color matching.*



# Custom Graphics

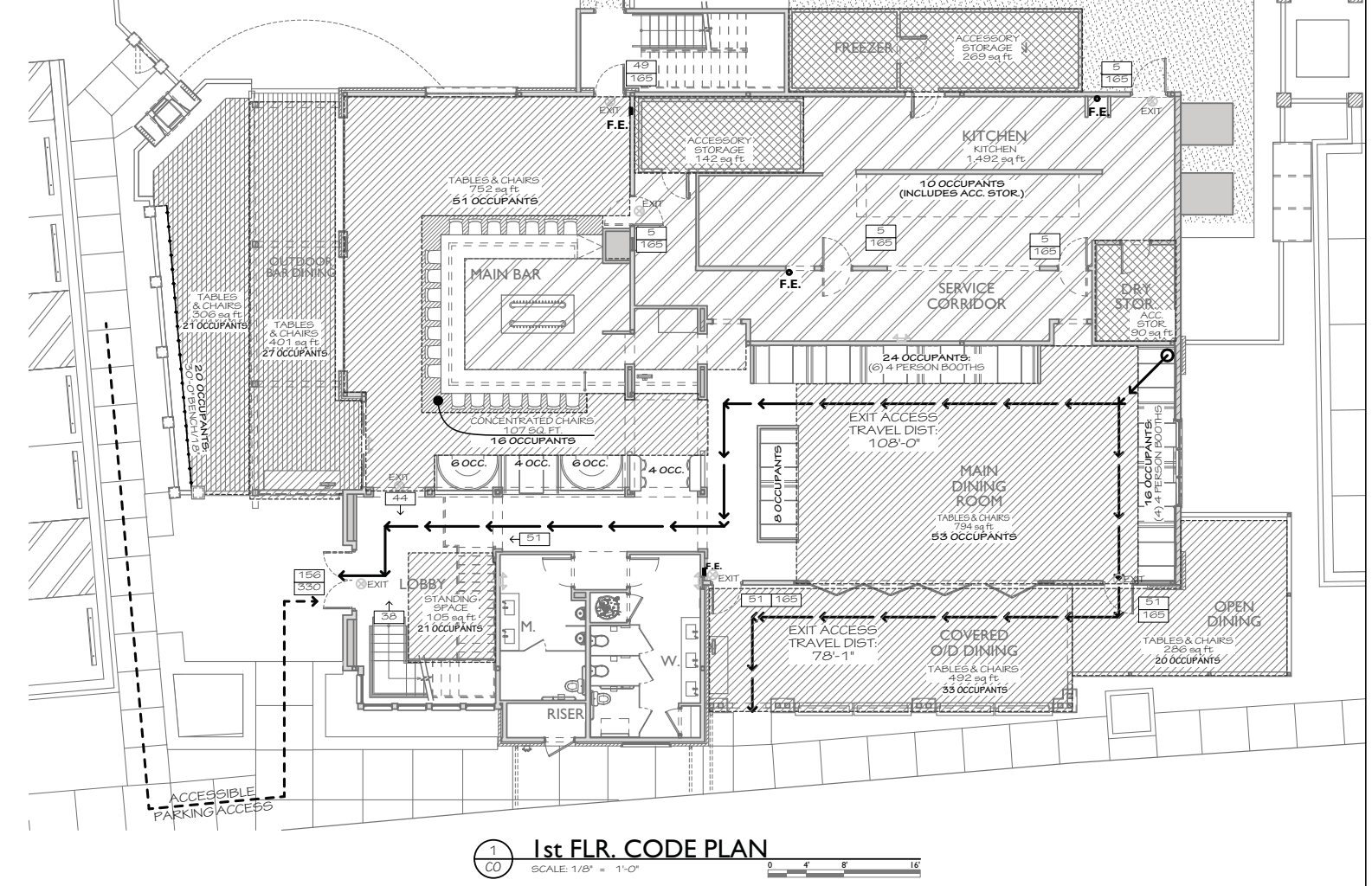
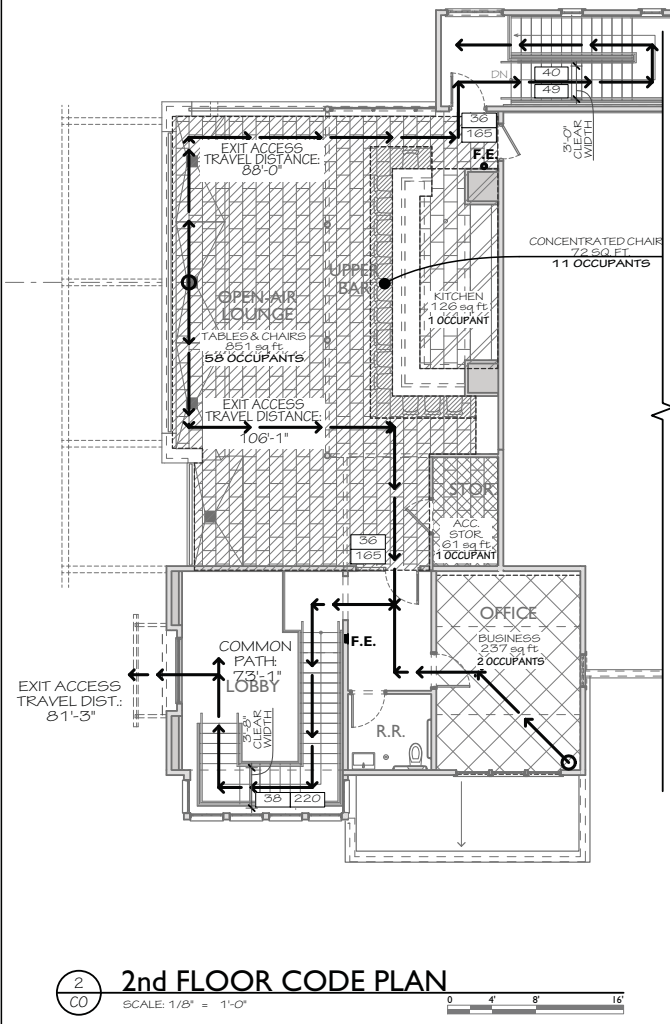
Keep your space looking green – even out of season – or create a custom marketing message on one side while your plants grow on the other. Provide us with your artwork or let our Graphics Team assist you.





# INDEX OF DRAWINGS:

TITLE & CODE SUMMARY	11-4-20 FINAL DBB	11-17-20 FINAL DBB	2-20-20 FINAL DBB ISSUED FOR PERMIT	3-20-20 FINAL DBB FOR REVIEW	7-10-20 REV. FINAL DBB
<b>CO COVER SURVEY</b>	•	•	•	•	•
<b>DEMOLITION</b>					
D1.1 DEMOLITION PLAN					
<b>CIVIL ENGINEERING</b>					
C1.1 TITLE SHEET					
C1.2 TREE PROTECTION & REMOVAL AND SERVICE ENCLOSURE PLANS					
C1.3 SITE EROSION CONTROL PLANS					
C1.4 CONSTRUCTION EROSION CONTROL PLANS					
<b>LANDSCAPE</b>					
L1.1 LANDSCAPE PLAN					
<b>ARCHITECTURAL</b>					
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A1.2 SECOND FLOOR & ROOF PLAN					
A1.3 ELEVATED RESTROOM PLANS					
A1.4 ENLARGED RESTROOM PLANS					
A1.5 STAIR WINDOW SECTION					
A1.6 STAIR PLANS & SECTION					
A1.7 ELEVATIONS					
A4.1 WALL SECTIONS					
A4.2 WALL SECTIONS					
A4.3 FLOOR SECTIONS					
A4.4 DETAILS					
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S2.0 FOUNDATION/SLAB PLAN & DECK FRAMING PLAN					
S2.1 FIRST LEVEL FRAMING PLAN					
S2.2 SECOND FLOOR CEILING FRAMING/ PARAPET PLAN					
S2.5 ROOF FRAMING PLAN					
S2.10 FIRST FLOOR SHEAR WALL PLAN					
S2.11 SECOND FLOOR SHEAR WALL PLAN					
S3.0 FOUNDATION DETAILS					
S4.0 STRUCTURAL DETAILS					
S4.1 STRUCTURAL DETAILS					
S4.2 STRUCTURAL DETAILS					
S5.0 STRUCTURAL STEEL DETAILS					
S5.1 STRUCTURAL STEEL DETAILS					
S5.2 MASONRY DETAILS					
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<b>PLUMBING</b>					
P0.1 PLUMBING NOTES, LEGEND & SCHEDULES					
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P0.3 PLUMBING DETAILS					
P0.4 PLUMBING DETAILS					
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P1.2 PLUMBING FLOOR PLAN - SANITARY & GREASE WASTE					
P2.0 PLUMBING RISER DIAGRAMS & ENLARGED PLANS					
P3.0 PLUMBING UPPER FLOOR PLANS & RISER DIAGRAM					
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M0.2 MECHANICAL SCHEDULES					
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M0.4 MECHANICAL SPECIFICATIONS					
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E1.2 ELECTRICAL CONSTRUCTION NOTES					
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FP1.2 FIRE PROTECTION SECOND FLOOR PLAN					
FP2.1 FIRE PROTECTION SPECIFICATIONS					



# THE SMOKEHOUSE RESTAURANT & BAR

## ToHHI ZONING SUMMARY:

ZONING DISTRICT: **SPC - SEA PINES COMMERCIAL RESTAURANT**  
 OVERLAY DISTRICT: **CO - SPC ZONING DISTRICT RESTAURANT**  
 USE OF PROPERTY:

GROSS SITE ACRES: **1.59 AC**  
 NET SITE ACRES: **1.59 AC (NO TIDAL WETLANDS)**

ALLOWED TOTAL DENSITY: **10,000 GFA/ACRE @ 1.59 AC = 15,890 GFA ALLOWABLE**

EXISTING BUILDING GFA: **7,393 SQ. FT.**  
 PROPOSED BUILDING GFA: **7,515 SQ. FT.**  
 TOTAL GFA: **7,515 SQ. FT.**

MAX. ALLOWABLE BUILDING HEIGHT: **45'-0" ABV. B.F.E.**  
 PROPOSED BUILDING HEIGHT: **34'-0" ABV. B.F.E.**

MAX. ALLOWED IMPERVIOUS AREA: **60% (41,494 SQ. FT.)**  
 CURRENT IMPERVIOUS AREA: **36,337 SQ. FT. (52.8%)**  
 PROPOSED IMPERVIOUS AREA & PCT: **37,979 SQ. FT. (54.8%)**

MIN. NUMBER OF PARKING SPACES REQUIRED: **83 SPACES**  
 (1/100 GFA & Q/D EATING AREA)  
 (7,515 GFA + 737 Q/D EATING)

EXISTING NUMBER OF PARKING SPACES ON-SITE: **72 SPACES**  
 PROPOSED ADDITIONAL PARKING: **11 SPACES**  
**(83 TOTAL SPACES)**

## CODE SUMMARY:

**BUILDING CODES**  
 INTERNATIONAL BUILDING CODE: **2018**  
 INTERNATIONAL FIRE CODE: **2018**  
 INTERNATIONAL PLUMBING CODE: **2018**  
 INTERNATIONAL MECHANICAL CODE: **2018**  
 INTERNATIONAL FUEL GAS CODE: **2018**  
 INTERNATIONAL ENERGY CONSERVATION CODE: **2009**  
 NATIONAL ELECTRICAL CODE: **2017 (NFPA 70)**  
 (ALL CODES WITH SC MODIFICATIONS)

**DESCRIPTION OF WORK:**  
 RENOVATION OF AN EXISTING FIRE-DAMAGED RESTAURANT. (ASSEMBLY A-2).

**CONSTRUCTION:**  
 EXTERIOR WALLS ARE WOOD STUD & PLYWOOD SHEATHING W/ BRICK VENEER AND CEMENT BOARD SIDING. METAL BAR JOIST ROOF W/ TPO AND METAL STANDING SEAM ROOFING. WOOD ROOF FRAMING AT SECOND FLOOR ROOFS @ PORCHES.

**OCCUPANCY CLASSIFICATION: ASSEMBLY (A-2)**  
**CONSTRUCTION: TYPE V-B**  
 SPRINKLERED/NON-AUTO. SPRINKLER SYSTEM PROVIDED (IBC 9003)

**GROSS BUILDING AREA:**  
 CONDITIONED AREA  
 FIRST FLOOR: 5,042 sq. ft.  
 SECOND FLOOR: 423 sq. ft.  
 TOTAL CONDITIONED: 5,465 sq. ft.

**UN-CONDITIONED AREA**  
 FIRST FLOOR: 852 sq. ft.  
 SECOND FLOOR: 1,198 sq. ft.  
 TOTAL UN-CONDITIONED: 2,050 sq. ft.

**TOTAL GROSS AREA: 7,515 sq. ft.**

**ALLOWABLE HEIGHT & AREA**  
 (PER IBC TABLE 504.3 & 504.4 AND IBC EQUATION 5-1)  
 PERMITTED HEIGHT: **45'-0"**  
 PERMITTED AREA: **34'-1"**

**HEIGHT:** **PERMITTED: 45 FT.**  
 (PER IBC 601 FT.)  
**ACTUAL: 34'-1"**

**STORIES:** **2 STORIES**  
**AREA:** **18,000 SQ. FT.**  
 (NO AREA INCREASE) **7,515 SQ. FT.**

**TRAVEL DISTANCE**  
 EXIT ACCESS DESIGN REQUIREMENTS PER ASSEMBLY (A-2) - SPRINKLERED

**EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 101.7.2):** **ALLOWABLE: 250'-0"** **ACTUAL: 108'-1"**  
**MAX. OCC. LOAD OF SPACE W/ SINGLE EXIT (IBC 1006.2.1):** **49**  
**MAX. COMMON PATH OF EGRESS (IBC 1006.2.1):** **75'-0"** **64'-0"**  
**DEAD END CORRIDOR (IBC 1020.4):** **20'-0"** **0'-0"**

## OCCUPANT LOAD (PER IBC TABLE 1004.5)

ROOM	FUNCTION OF SPACE	AREA	FACOR	OCC. LOAD	NET/GROSS	OCCUPANTS
<b>FIRST FLOOR</b>						
LOBBY	STANDING SPACE	105	5	NET		21
MAIN DINING	FIXED SEATING (BOOTH)			NET		48
	TABLES & CHAIRS	794	15	NET		53
COVERED O/D DINING	TABLES & CHAIRS	492	15	NET		33
OPEN DINING	TABLES & CHAIRS	286	15	NET		20
MAIN BAR	FIXED SEATING (BOOTH)			NET		20
	TABLES & CHAIRS	752	15	NET		51
	CONCENTRATED CHAIRS	107	7	NET		16
OUTDOOR BAR AREA	TABLES & CHAIRS	401	15	NET		27
	TABLES & CHAIRS	306	15	NET		21
KITCHEN	KITCHENS, COMMERCIAL	1484	200	GROSS		8
	ACCESSORY STORAGE	501	300	GROSS		2
<b>SECOND FLOOR</b>						
OFFICE	BUSINESS	237	150	GROSS		2
STORAGE	ACCESSORY STORAGE	61	300	GROSS		1
UPPER BAR	CONCENTRATED CHAIRS	72	7	NET		11
	KITCHENS, COMMERCIAL	126	200	GROSS		1
OPEN-AIR LOUNGE	TABLES & CHAIRS	794	15	NET		58
				<b>TOTAL OCCUPANCY:</b>	<b>413</b>	

## MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (IBC TABLE 2902.1)

TOTAL OCCUPANCY FOR OVERALL AREA: **413 OCCUPANTS**  
 ASSEMBLY (A-2) OCCUPANCY

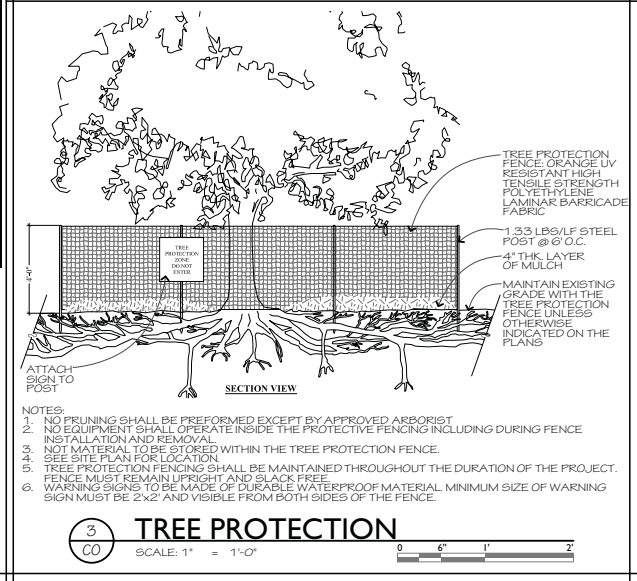
FIXTURE	REQUIRED FIXTURE RATIO		REQUIRED FIXTURES		FIXTURES PROVIDED	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
WATER CLOSETS	1 PER 75	1 PER 75	5	5	3	3
LAVATORIES	1 PER 200	1 PER 200	2	2	3	3
DRINKING FOUNTAINS	1 PER 500		1	2		

RESTAURANT TO PROVIDE DRINKING WATER PER IFC 410.4

SERVICE SINK: 1

## FIRE SEPARATION (ALL INTERIOR WALLS & CEILING FINISHES TO COMPLY WITH IBC TABLE 803.1.1)

IBC TABLE 803.1.3 GROUP	SPRINKLERED		
	A-2	B	C
INTERIOR EXIT STAIRWAYS AND RAMPWAYS AND ACCESS STAIRWAYS AND PASSAGEWAYS			
CORRIDORS AND ENCLOSURE FOR EXIT AND RAMPWAYS			
ROOMS AND ENCLOSED SPACES			



## PROJECT TEAM:

**ARCHITECT:**  
 PARKER DESIGN GROUP | ARCHITECTS  
 PO BOX 5010  
 HILTON HEAD ISLAND, SC 29938  
 (843) 785-5171

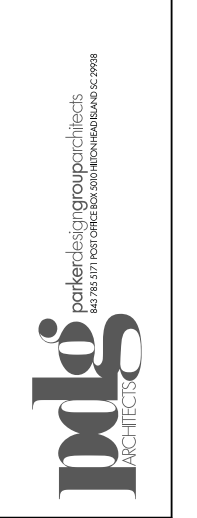
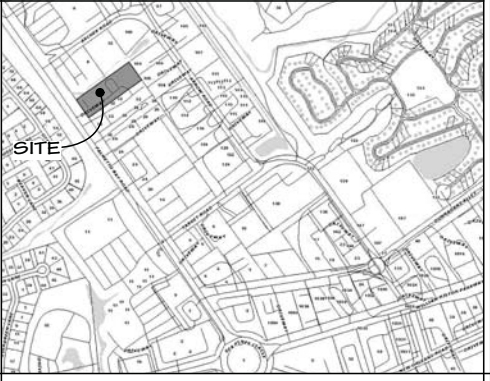
**CIVIL ENGINEERING:**  
 CAROLINA ENG. CONSULTANTS, INC.  
 PO BOX 294  
 BEAUFORT, SC 29901  
 (843) 322-0553

**LANDSCAPE ARCHITECT:**  
 PATRICK ROONEY ASSOCIATES, INC.  
 PO BOX 21297  
 HILTON HEAD ISLAND, SC 29925  
 (843) 681-4009

**STRUCTURAL ENGINEER:**  
 CRANSTON ENGINEERING  
 14 WESTBURY PARK WAY  
 SUITE 202  
 BLUFFTON, SC 29910  
 (843) 815-3191

**MECHANICAL, ELECTRICAL & PLUMBING ENGINEER:**  
 DALTON ENGINEERING  
 2611 SOUTHSHORE BLVD  
 BEAUFORT, SC 29902  
 (843) 271-6011

## VICINITY MAP:



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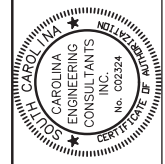
## REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: JD  
 CHECKED BY: JD  
 DATE OF ISSUE: 7/30/2020  
 SCALE: AS SHOWN  
 JOB NO: 1928  
 SHEET

**COVER**  
**CO**





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PLAN REVISIONS	
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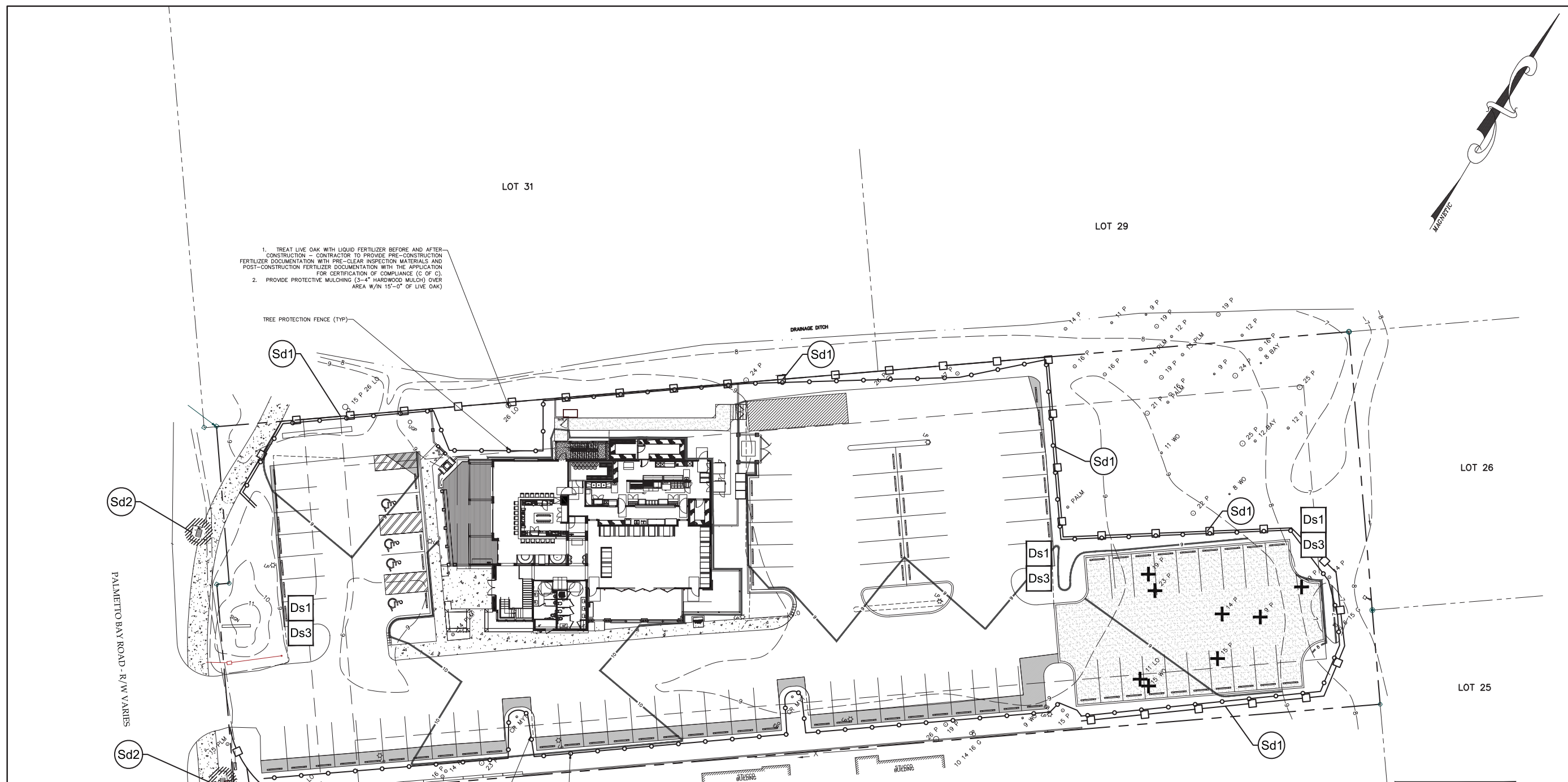
**SMOKEHOUSE RESTAURANT  
TOWN OF HILTON HEAD  
BEAUFORT COUNTY, SC**

**CAROLINA ENGINEERING CONSULTANTS, INC.**  
843/322-0553  
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PO BOX 294  
BEAUFORT, SC 29901

PROJECT: 2218  
DATE: 12/11/19  
REVISED: 07/30/20  
DRAWN BY: FLB  
ENGINEER: FLB  
SCALE: 1"=20'

**TREE PROTECTION & REMOVAL AND SEDIMENT & EROSION CONTROL PLAN**

**2 OF 5**



- TREAT LIVE OAK WITH LIQUID FERTILIZER BEFORE AND AFTER CONSTRUCTION - CONTRACTOR TO PROVIDE PRE-CONSTRUCTION FERTILIZER DOCUMENTATION WITH PRE-CLEAR INSPECTION MATERIALS AND POST-CONSTRUCTION FERTILIZER DOCUMENTATION WITH THE APPLICATION FOR CERTIFICATION OF COMPLIANCE (C OF C).
- PROVIDE PROTECTIVE MULCHING (3-4" HARDWOOD MULCH) OVER AREA W/IN 15'-0" OF LIVE OAK

**SEDIMENT & EROSION CONTROL NOTES:**

IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.

WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.

WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE CALENDAR EVERY WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.

PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.

ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAYS(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.

RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCR100000.

TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.

ALL WATERS OF THE STATE (WWS), INCLUDING WETLANDS, ARE TO BE BAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.

LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.

A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY TOWN OF HILTON HEAD EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.

INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H: 1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.

MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.

MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.)

THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:

- WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
- WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FROM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
- FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLES AND EQUIPMENT OPERATION AND MAINTENANCE; AND
- SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.

IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.

A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LEASER PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

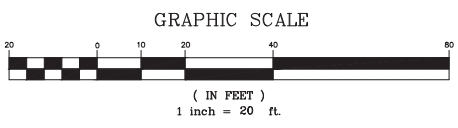
**TREE LEGEND**

REMAIN	REMOVE

**TREE IDENTIFICATION**

ABBREVIATION	DESCRIPTION
BAY	BAY TREE
CR MYT	GRAPE MYRTAL.
G	GUM
LO	LIVE OAK
P	PINE
PALM	PALM
WO	WATER OAK

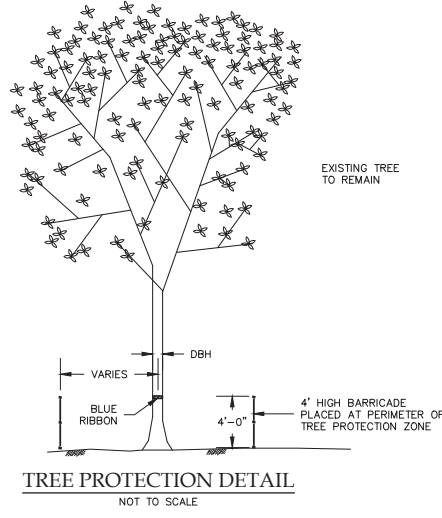
**TREE PROTECTION & REMOVAL NOTES:**  
INSTALL ALL TREE PROTECTION FENCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



TREE PROTECTION ZONE  
DO NO ENTER  
ZONA DE PROTECCION DE ARBOLES  
NO ENTRAR

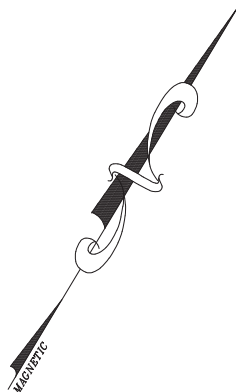
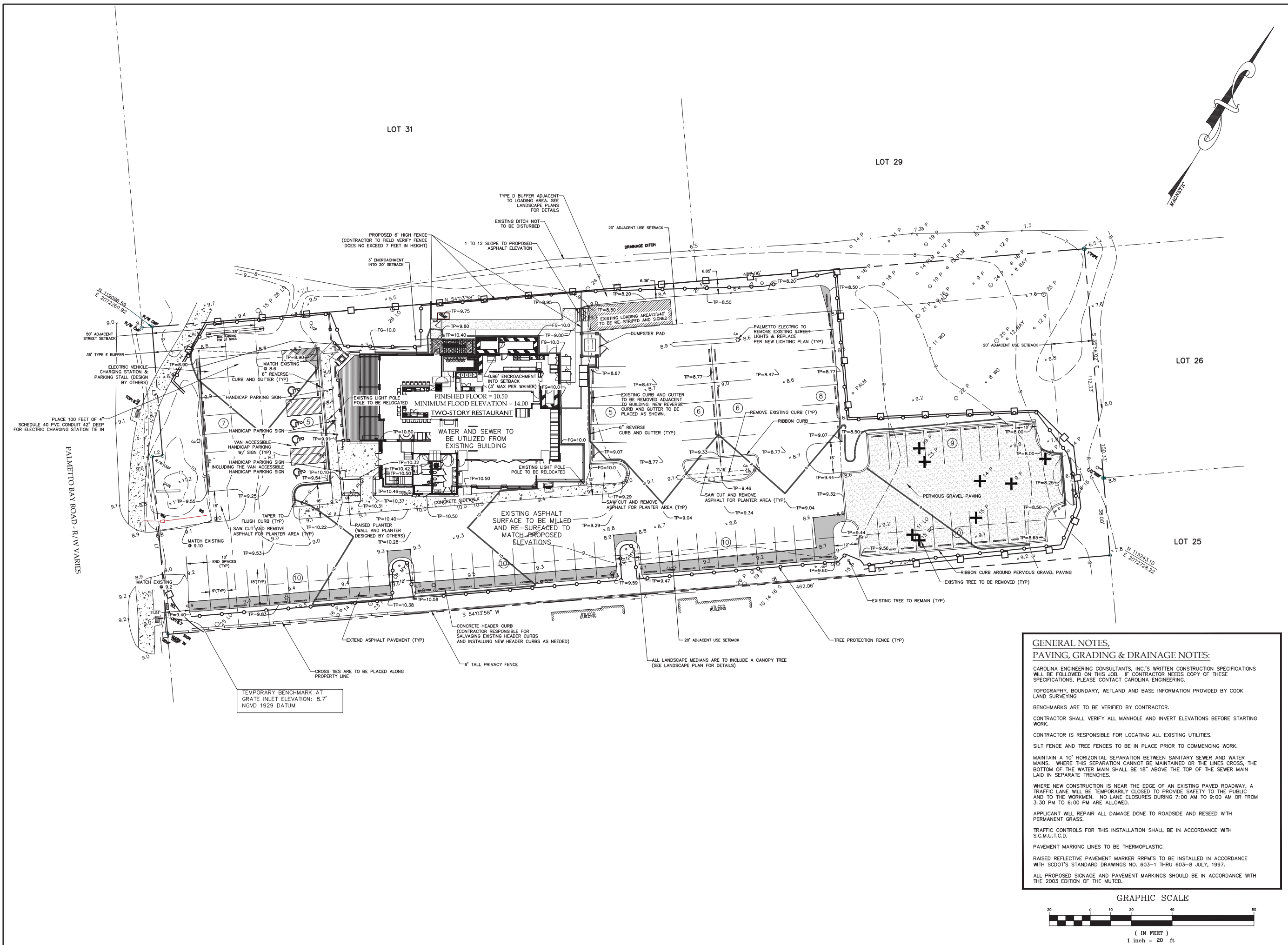
THE SIGN ABOVE IS TO BE PLACED ON TREE PROTECTION AND SPACED AT MAXIMUM OF 150'

**TREE PROTECTION SIGN**



EXISTING TREE TO REMAIN





**GENERAL NOTES,  
PAVING, GRADING & DRAINAGE NOTES:**

CAROLINA ENGINEERING CONSULTANTS, INC.'S WRITTEN CONSTRUCTION SPECIFICATIONS WILL BE FOLLOWED ON THIS JOB. IF CONTRACTOR NEEDS COPY OF THESE SPECIFICATIONS, PLEASE CONTACT CAROLINA ENGINEERING.

TOPOGRAPHY, BOUNDARY, WETLAND AND BASE INFORMATION PROVIDED BY COOK LAND SURVEYING

BENCHMARKS ARE TO BE VERIFIED BY CONTRACTOR.

CONTRACTOR SHALL VERIFY ALL MANHOLE AND INVERT ELEVATIONS BEFORE STARTING WORK.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES.

SILT FENCE AND TREE FENCES TO BE IN PLACE PRIOR TO COMMENCING WORK.

MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS, WHERE THIS SEPARATION CANNOT BE MAINTAINED OR THE LINES CROSS, THE BOTTOM OF THE WATER MAIN SHALL BE 18" ABOVE THE TOP OF THE SEWER MAIN LAID IN SEPARATE TRENCHES.

WHERE NEW CONSTRUCTION IS NEAR THE EDGE OF AN EXISTING PAVED ROADWAY, A TRAFFIC LANE WILL BE TEMPORARILY CLOSED TO PROVIDE SAFETY TO THE PUBLIC AND TO THE WORKMEN. NO LANE CLOSURES DURING 7:00 AM TO 9:00 AM OR FROM 3:30 PM TO 6:00 PM ARE ALLOWED.

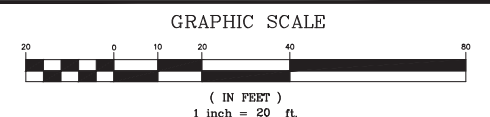
APPLICANT WILL REPAIR ALL DAMAGE DONE TO ROADSIDE AND RESEED WITH PERMANENT GRASS.

TRAFFIC CONTROLS FOR THIS INSTALLATION SHALL BE IN ACCORDANCE WITH S.C.M.U.T.C.D.

PAVEMENT MARKING LINES TO BE THERMOPLASTIC.

RAISED REFLECTIVE PAVEMENT MARKER RRPMS TO BE INSTALLED IN ACCORDANCE WITH SCDOT'S STANDARD DRAWINGS NO. 603-1 THRU 603-8 JULY, 1997.

ALL PROPOSED SIGNAGE AND PAVEMENT MARKINGS SHOULD BE IN ACCORDANCE WITH THE 2003 EDITION OF THE MUTCD.



PLAN REVISIONS	
NO.	DATE
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**SMOKEHOUSE RESTAURANT  
TOWN OF HILTON HEAD  
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843/322-0553  
843/322-0556 (FAX)

PROJECT: 2218  
DATE: 12/11/19  
REVISED: 07/30/20  
DRAWN BY: FLB  
ENGINEER: FLB  
SCALE: 1"=20'

**SITE DEVELOPMENT  
PLAN**

**4  
OF 5**

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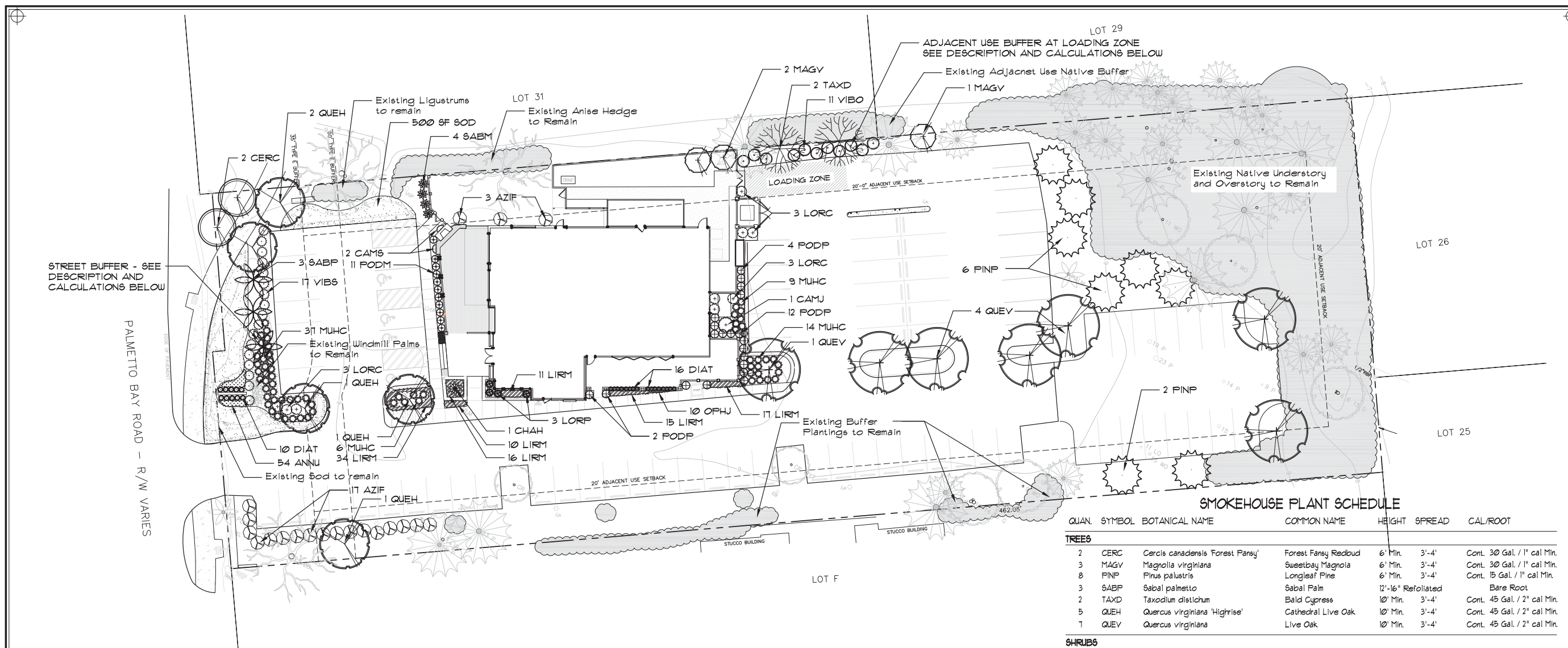
REVISIONS:	NO.	DESCRIPTION:
DATE:	1	Added 1 overstory tree in street buffer, adjusted buffer widths, added QUEH & FODM along front elevation per DBS comments.
	2	

PROJECT NO:  
10504

ISSUE DATE:  
1/10/20 - Rev. 2/3/20

DRAWN:  
pmr  
APPROVED:  
pmr

Landscape  
Plan



SMOKEHOUSE PLANT SCHEDULE

QUAN.	SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CAL./ROOT
<b>TREES</b>						
2	CERC	<i>Cercis canadensis</i> 'Forest Fansy'	Forest Fansy Redbud	6' Min.	3'-4'	Cont. 30 Gal. / 1" cal Min.
3	MAGV	<i>Magnolia virginiana</i>	Sweetbay Magnolia	6' Min.	3'-4'	Cont. 30 Gal. / 1" cal Min.
8	PINP	<i>Pinus palustris</i>	Longleaf Pine	6' Min.	3'-4'	Cont. 15 Gal. / 1" cal Min.
3	SABP	<i>Sabal palmetto</i>	Sabal Palm	12"-16" Refoliated		Bare Root
2	TAXD	<i>Taxodium distichum</i>	Bald Cypress	10' Min.	3'-4'	Cont. 45 Gal. / 2" cal Min.
5	QUEH	<i>Quercus virginiana</i> 'Highrise'	Cathedral Live Oak	10' Min.	3'-4'	Cont. 45 Gal. / 2" cal Min.
1	QUEV	<i>Quercus virginiana</i>	Live Oak	10' Min.	3'-4'	Cont. 45 Gal. / 2" cal Min.
<b>SHRUBS</b>						
20	AZIF	<i>Azalea indica</i> Formosa	Formosa Azalea	36" Min	24"-30"	Cont. 1 Gal. Min.
1	CAMJ	<i>Camellia japonica</i> (Tree Form)	Common Camellia	36" Min.	24"-30"	Cont. 15 Gal. Min.
2	CAMJ	<i>Camellia sasanqua</i> (Espalier)	Sasanqua Camellia	36" Min.	24"-30"	Cont. 1 Gal. Min.
1	CHAH	<i>Chamaerops humilis</i>	Dwarf Fan Palm	24"-30"	24"-30"	Cont. 15 Gal. Min.
6	LORC	<i>Loropetalum chinense</i> 'Ever Red'	Ever Red Loropetalum	36" Min.	24"-30"	Cont. 1 Gal. Min.
3	LORP	<i>Loropetalum c.</i> 'Purple Diamond'	Purple Dia. Loropetalum	18"-24"	18"-24"	Cont. 1 Gal. Min.
66	MUHC	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	15"-18"	12"-15"	Cont. 3 Gal. Min.
11	FODM	<i>Podocarpus macrophyllus</i> 'Maki'	Shrubby Yew	36" Min.	15"-18"	Cont. 1 Gal. Min.
20	PODP	<i>Podocarpus macrophyllus</i> 'Fringles'	Dw. Fringles Podocarpus	18" Min.	12"-15"	Cont. 1 Gal. Min.
4	SABM	<i>Sabal minor</i>	Dwarf Palmetto	18" Min.	12"-15"	Cont. 1 Gal. Min.
11	VIBS	<i>Viburnum suspensum</i>	Sandarkwa Viburnum	36" Min.	15"-18"	Cont. 15 Gal. Min.
11	VIBO	<i>Viburnum odoratissum</i>	Sweet Viburnum	36" Min.	24"-30"	Cont. 15 Gal. Min.
<b>GROUNDCOVERS</b>						
54	ANNU	Seasonal Annuals	Vinca or equal	6"-8"	6"-8"	Cont. 3 Gal.-24" o.c.
26	DIAT	<i>Dianella tasmanica</i>	Variegated Dianella	10"-12"	10"-12"	Cont. 1 Gal.-24" o.c.
103	LIRM	<i>Liriope muscari</i> 'Emerald Goddess'	Emerald Goddess Liriope	10"-12"	10"-12"	Cont. 1 Gal.-24" o.c.
10	OPHU	<i>Ophiopogon japonicus</i> 'Nana'	Selections by LA/Owner	10"-12"	10"-12"	Cont. 1 Gal. 18" o.c.
500 SF	SOD	<i>Eremochloa ophiuroides</i>	Centipede Grass Sod			
150	BALES	MULCH - PLANT BED AREAS	Longleaf Pinestraw Mulch			1 Bale / 50 sf

PLANTING NOTES:

- Materials list was prepared for estimating purposes, Contractor shall make own quantity take-off using drawings and specifications to determine quantities to his satisfaction, reporting promptly any discrepancies which may effect bidding.
- Root types may be freely substituted in case of balled and burlapped or container grown, all other specifications to remain unchanged.
- Contractor to verify that all plant materials are available as specified when proposal is submitted.
- See tree, shrub, and groundcover planting details and special provisions for planting specifications.
- Soil shall be amended by Contractor as indicated by soil test to achieve proper soil conditions for optimum plant health.
- Contractor shall stake out all shrub bed lines, tree locations, and shrub groupings for approval by Owner's Representative before beginning planting operations.
- All plant beds and disturbed areas to receive a minimum 3" deep pinestraw mulch.
- Contractor to maintain the plantings and control weeds in mulch areas through the duration of construction until final acceptance.
- All plant beds and areas to receive 100% irrigation coverage with automatic system and rain sensor override.
- In the plant schedule, plants noted as 'specimen', shall be selected by the Owner's Representative at the nursery or photos of the planting stock shall be submitted to the Owner's Representative for approval.
- Preemergent herbicide shall be applied to planting areas prior to landscape installation and according to manufacturer's instructions.

SUMMARY OF PROPOSED BUFFER PLANTINGS:

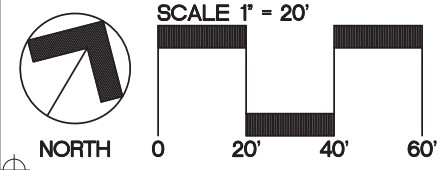
	REQD.	NEW	EXISTING	TOTAL
<b>A. STREET BUFFER - BUFFER TYPE E, OPTION 1 (116 LF) *</b>				
OVERSTORY	5	4	1	5
UNDERSTORY	5	1	0	1
EVERGREEN SHRUBS	29	31	0	31
<b>B. LOADING ZONE BUFFER - BUFFER TYPE D, OPTION 1: (40 LF)</b>				
OVERSTORY	2	2	0	2
UNDERSTORY	2	3	0	3
EVERGREEN SHRUBS	10	11	0	11

NOTES:  
1. LENGTH OF STREET BUFFER EXCLUDES ENTRY DRIVE AND BIKE PATH ENCROACHMENTS (150.25' TOTAL LENGTH MINUS 34' FOR BIKE PATH AND ENTRY DRIVE = 116.25' OF REMAINING BUFFER LENGTH)

SUMMARY OF PROPOSED TREE MITIGATION:

QTY.	CAL. INCHES	TREE TYPE	TREE REQD.	TREE PROVIDED
1	11	LIVE OAK	1	12
1	15	WATER OAK	2	2 (1)
1	80	PINES	8	8

NOTE:  
1. REQUEST PERMISSION TO SUBSTITUTE 2 BALD CYPRESS FOR THE 15" WATER OAK REMOVED.



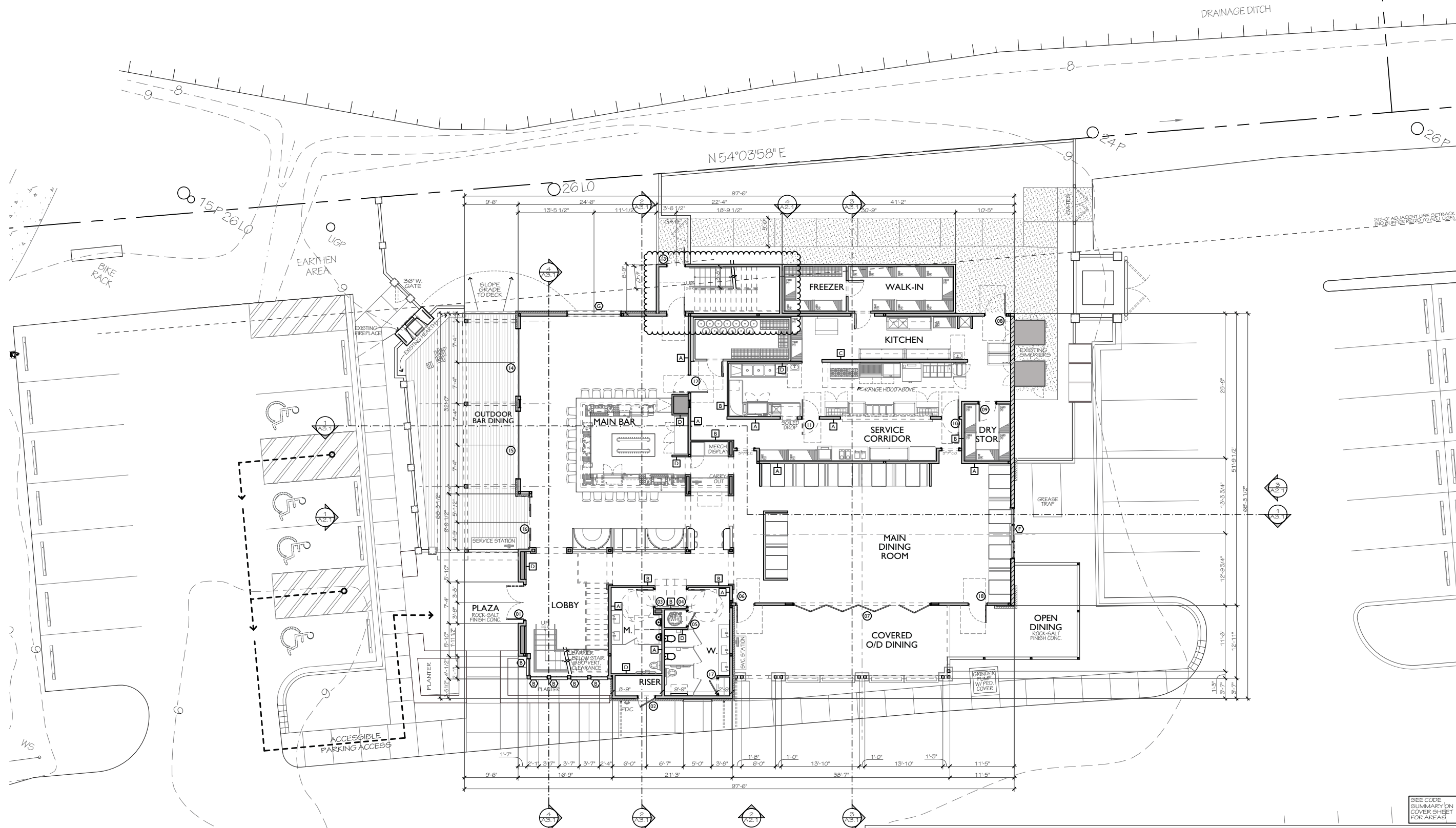
STREET BUFFER - SEE DESCRIPTION AND CALCULATIONS BELOW

PALMETTO BAY ROAD - R/W VARIES



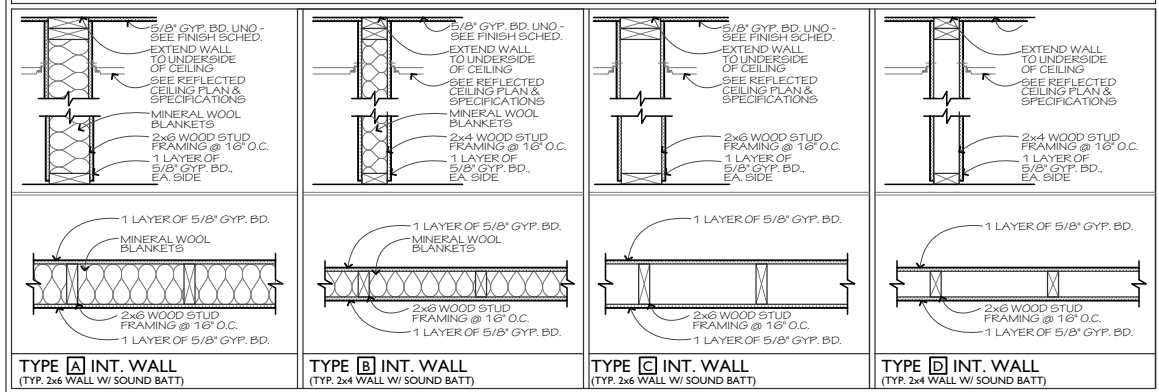
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SEE CODE SUMMARY ON COVER SHEET FOR AREAS

**WALL ASSEMBLIES KEY & DETAILS**



**1st FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
0 4 8 16'

**REVISIONS**

NO.	DATE	DESCRIPTION

DRAWN BY  
JD

CHECKED BY  
JD

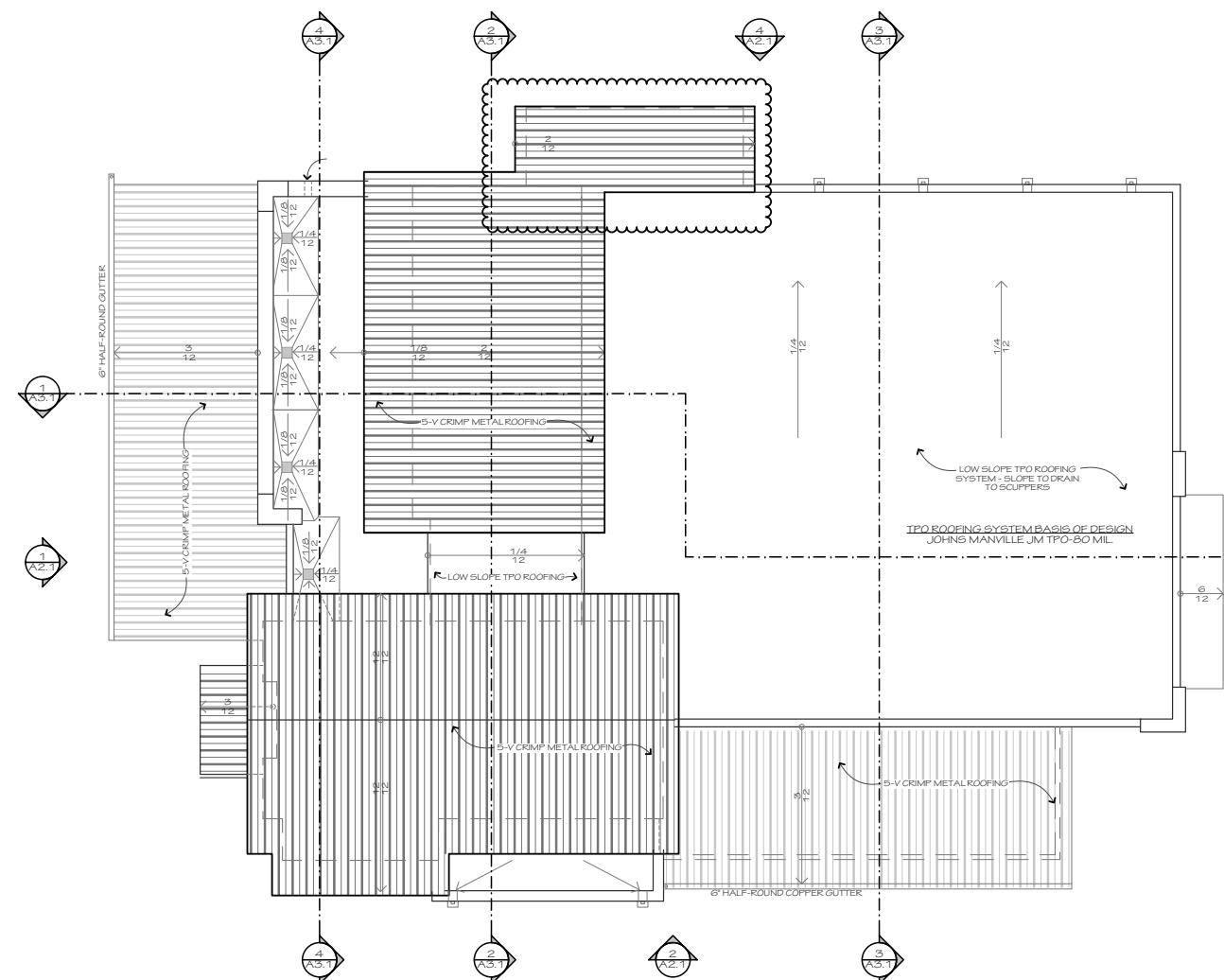
DATE OF ISSUE  
7/30/2020

SCALE  
AS SHOWN

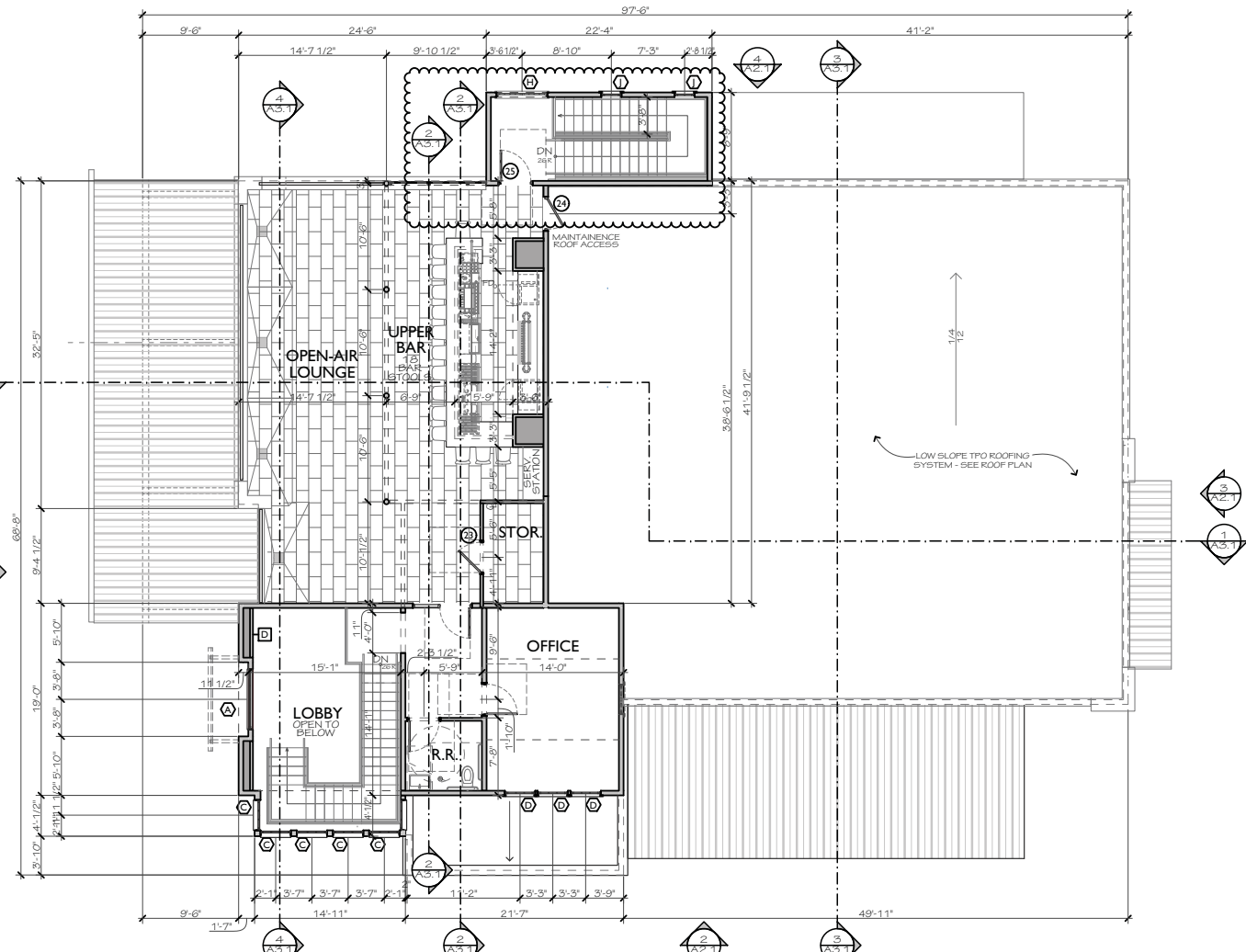
JOB NO.  
1928

SHEET

**FIRST FLOOR PLAN**  
**A1.1**



**2 ROOF PLAN**  
SCALE: 1/8" = 1'-0"  
0 4 8 16

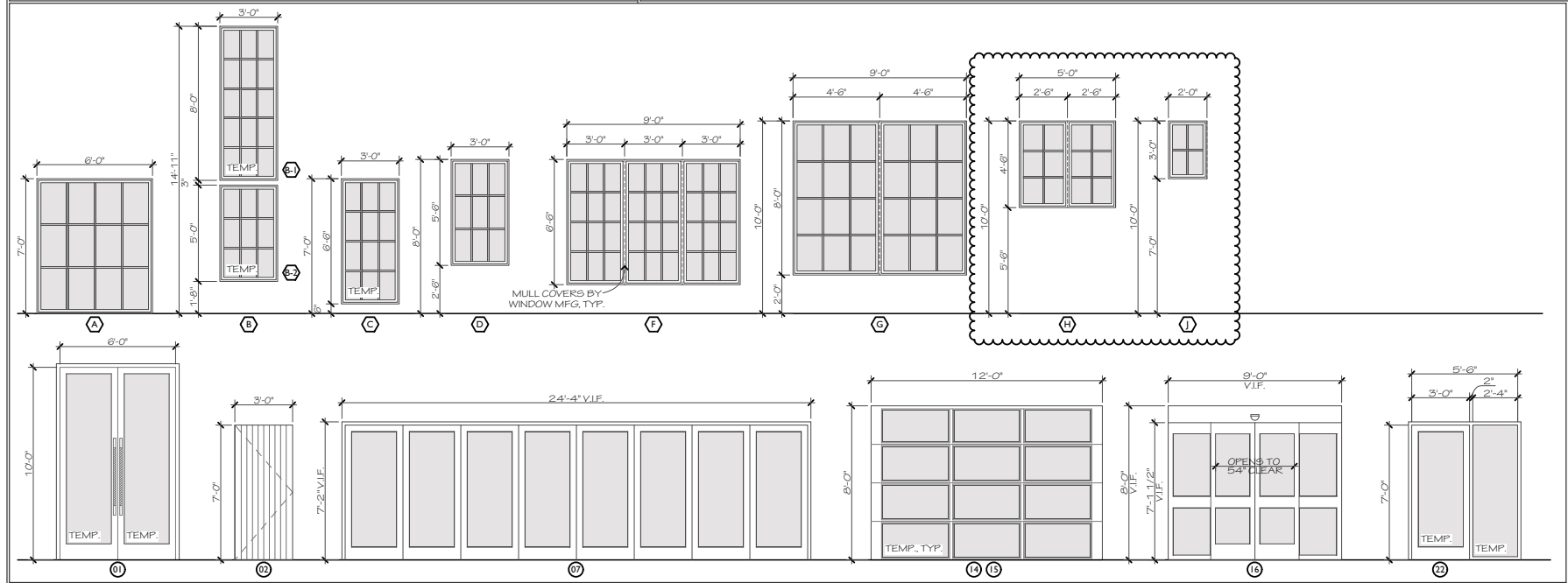


**1 2nd FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
0 4 8 16

MARK	TYPE	MANUF.	SIZE	REMARKS
A	CASEMENT PICTURE (NOTE 1)	SIERRA PACIFIC H3	6'-0" x 7'-0"	
B-1	CASEMENT PICTURE (NOTE 1)	SIERRA PACIFIC H3	3'-0" x 8'-0"	PROVIDE MULL MANUFACTURER'S MULL COVER BETWEEN 8" WINDOWS. STANDARD 4 5/8" JAMB
B-2	CASEMENT PICTURE (NOTE 1)	SIERRA PACIFIC H3	3'-0" x 3'-0"	STANDARD 4 5/8" JAMB
C	CASEMENT PICTURE (NOTE 1)	SIERRA PACIFIC H3	3'-0" x 6'-0"	
D	CASEMENT PICTURE (NOTE 1)	SIERRA PACIFIC H3	3'-0" x 5'-0"	
F	CASEMENT PICTURE (NOTE 1)	SIERRA PACIFIC H3	(2) 3'-0" x 6'-0" (RD +/- 9'-0" x 6'-0")	
G	CASEMENT PICTURE (NOTE 1)	SIERRA PACIFIC H3	(2) 4'-6" x 8'-0"	MFG. TO PROVIDE BRICK MOULD SNAP COVER
H	CASEMENT PICTURE (NOTE 1)	SIERRA PACIFIC H3	(2) 5'-0" x 8'-0" (RD +/- 5'-0" x 8'-0")	
J	CASEMENT PICTURE (NOTE 1)	SIERRA PACIFIC H3	2'-0" x 3'-0"	

**NOTES:**  
 1. SIERRA PACIFIC H3 WINDOWS W/ LOW-E 366 GLASS, AAMA 2605 FINISH, & 7/8" PUTTY SOL MUNTINS W/ SPACER BAR, 6 5/8" JAMB.  
 2. PROVIDE PRODUCTS TO MEET OR EXCEED DESIGN PRESSURE (DP) RATINGS AS REQUIRED BY THE STRUCTURAL DESIGN CRITERIA FOR COMPONENTS & CLADDING CHART ON SHEET S 1.0.  
 3. PROVIDE ARMOUR SCREEN HURRICANE PROTECTION SYSTEM (OR SIM) FOR ALL NON-IMPACT RATED WINDOWS.

**WINDOW & SPECIALTY DOOR ELEVATIONS**



**DOOR & FRAME SCHEDULE**

MARK	DESCRIPTION	DOOR			MATERIAL/ FINISH	HARDWARE	FRAME		
		W	H	T			MARK	MATERIAL	FIRE RATING
1	STOREFRONT	(2) 3'-0" (R.O. 6'-0")	10'-0"		ALUM.	SEE ELEV	5.6.9	METAL	
2	METAL W/ WOOD CLADDING	3'-0"	7'-0"	1 3/4"	MDF	SEE ELEV	4	METAL	
3	3 PANEL	3'-0"	7'-0"	1 3/4"	MDF	1	5.9	METAL	CENDURA STILE & RAIL
4	3 PANEL	3'-0"	7'-0"	1 3/4"	MDF	1	5.9	METAL	CENDURA STILE & RAIL
5	FLUSH	2'-8"	7'-0"	1 3/4"	MDF	1	4	METAL	CENDURA STD. PAINTED
6	SALVAGED STOREFRONT	3'-0"	7'-0"		ALUM.	3	REUSE EXISTING	METAL	SALVAGE DURING DEMOLITION
7	SALVAGED PANORAMIC	24'-0"	7'-0"		ALUM.	SEE ELEV	REUSE EXISTING	METAL	SALVAGE DURING DEMOLITION
8	METAL	3'-0"	7'-0"	1 3/4"	METAL	2	1.6.9	METAL	
9	METAL	3'-0"	7'-0"	1 3/4"	METAL	2	1.6.9	METAL	
10	DOUBLE ACTION TRAFFIC	3'-0"	7'-0"	1"	ALUM.		MFG. STD.	METAL	B.O.D. ELIASON SCP-4-ALUMINUM
11	DOUBLE ACTION TRAFFIC	3'-0"	7'-0"	1"	ALUM.		MFG. STD.	METAL	B.O.D. ELIASON SCP-4-ALUMINUM
12	DOUBLE ACTION TRAFFIC	3'-0"	7'-0"	1"	HPL		MFG. STD.	METAL	B.O.D. ELIASON SCP-8-FRESTIEGE WALNUT
13	STOREFRONT	3'-0"	8'-0"		ALUM.	3	5.6.9	METAL	
14	GHD	12'-0"	8'-0"		PWDR. CTD. ALUM.	SEE ELEV	N/A	METAL	B.O.D. CHI 3297 FULL VIEW ALUM.-DK BRONZE
15	GHD	12'-0"	8'-0"		PWDR. CTD. ALUM.	SEE ELEV	N/A	METAL	B.O.D. CHI 3297 FULL VIEW ALUM.-DK BRONZE
16	SALVAGED AUTO. SLIDING	54" CLR. (R.O. 9'-0")	7'-0"			REUSE EXISTING	METAL		SALVAGE DURING DEMOLITION
17	FLUSH	2'-8"	7'-0"	1 3/4"	MDF	1	4	METAL	CENDURA STD. PAINTED
18	NOT USED								
19	NOT USED								
20	3 PANEL	3'-0"	7'-0"	1 3/4"	MDF	1	2.9	METAL	
21	3 PANEL	3'-0"	7'-0"	1 3/4"	MDF	1	3	METAL	
22	STOREFRONT	3'-0"	7'-0"		ALUM.	SEE ELEV	1.6.9	METAL	
23	METAL	3'-0"	7'-0"	1 3/4"	MDF	2	2	METAL	
24	METAL	3'-0"	7'-0"	1 3/4"	MDF	2	1.6.9	METAL	
25	STOREFRONT	3'-0"	7'-0"		ALUM.	3	5.6.9	METAL	
26	METAL	3'-0"	7'-0"		ALUM.	3	5.6.9	METAL	

**NOTES:**  
 1. PROVIDE PRODUCTS TO MEET OR EXCEED DESIGN PRESSURE (DP) RATINGS AS REQUIRED BY THE STRUCTURAL DESIGN CRITERIA FOR COMPONENTS & CLADDING CHART ON SHEET S 1.0.  
 2. PROVIDE ARMOUR SCREEN HURRICANE PROTECTION SYSTEM (OR SIM) FOR ALL NON-IMPACT EXTERIOR DOORS.

**HARDWARE SCHEDULE**

MARK	TYPE	MFG. NAME	MFG. NUMBER	REMARKS
1	PASSAGE LATCH	SCHLAGE	AL10PD	
2	BATHROOM LOCK	SCHLAGE	AL40PD	
3	ENTRANCE/OFFICE LOCK	SCHLAGE	AL50PD	
4	STOREROOM LOCK	SCHLAGE	AL60PD	
5	PUSH/PULL			
6	HEAD BOLT			
7	RICK PLATE			
8	CLOSER	LCN	4040XP	
9	PANIC HARDWARE			

**NOTES:**  
 1. SUBMIT FULL HARDWARE SCHEDULE FOR REVIEW  
 2. ALL FINISHES TO BE US 1.0B



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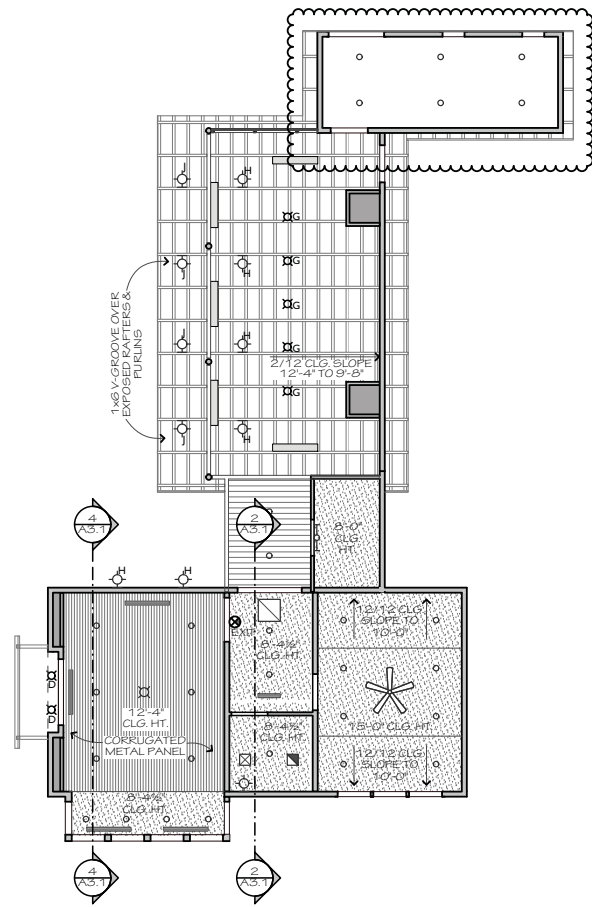
**REVISIONS**

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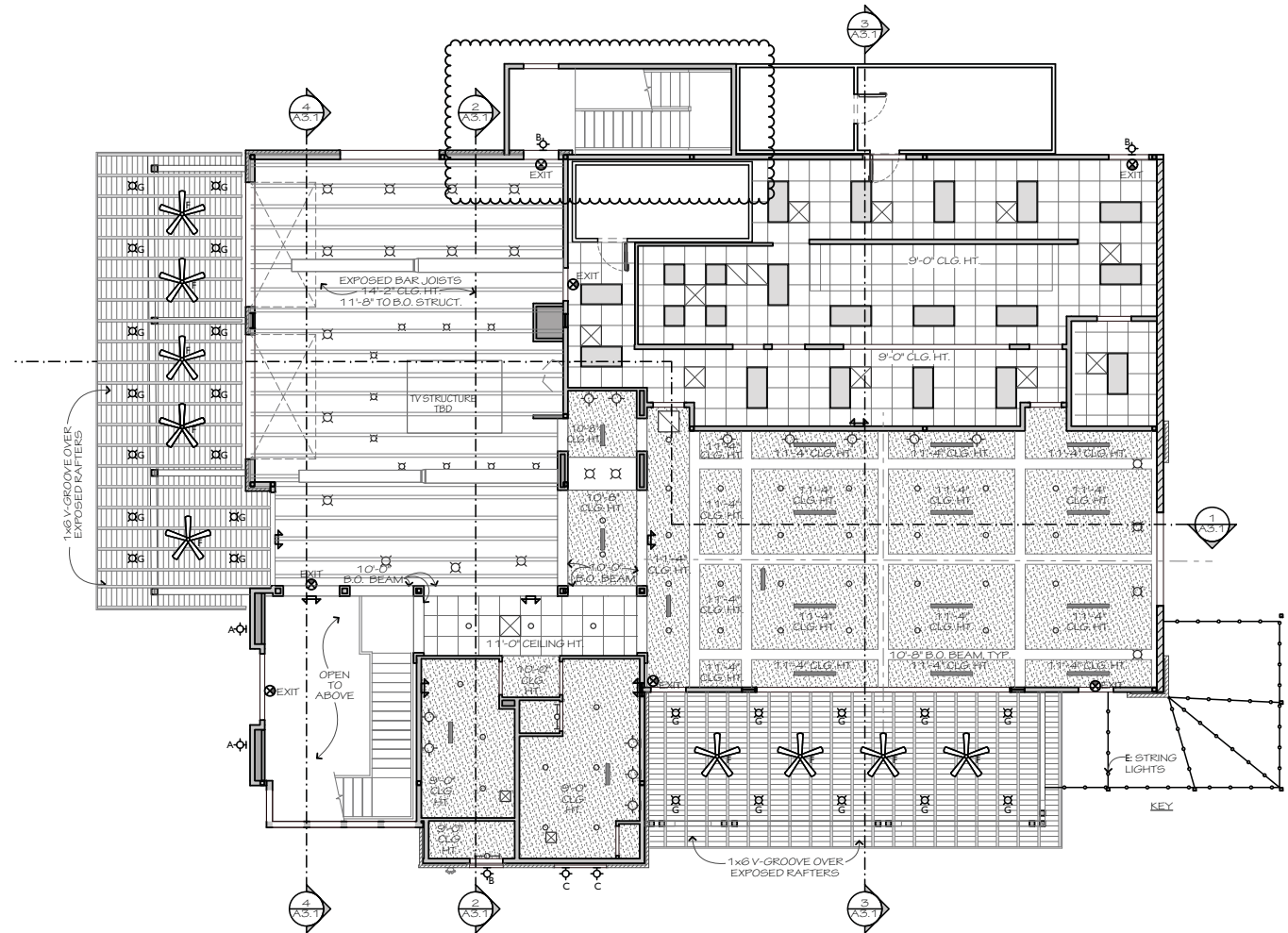
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**SECOND FLOOR & ROOF PLANS**  
**A1.2**

SEE CODE SUMMARY ON COVER SHEET FOR AREAS

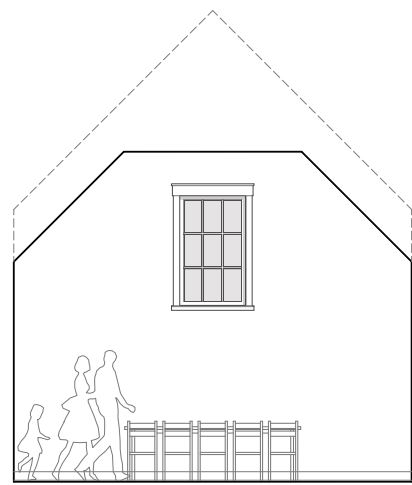




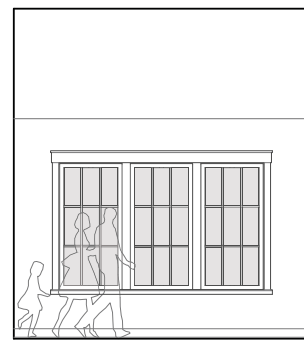
2 2nd FLOOR REFLECTED CEILING PLAN  
SCALE: 1/8" = 1'-0"



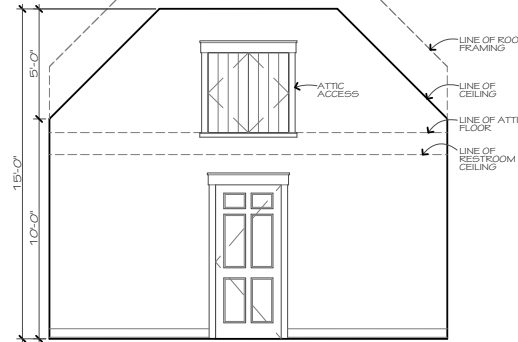
1 1st FLOOR PLAN REFLECTED CEILING PLAN  
SCALE: 1/8" = 1'-0"



7 OFFICE VIEW TO REAR  
SCALE: 1/4" = 1'-0"



8 OFFICE VIEW TO DRIVE  
SCALE: 1/4" = 1'-0"



9 OFFICE VIEW TO LOBBY  
SCALE: 1/4" = 1'-0"

NAME	FLOOR		WALL		CEILING	
	MATERIAL	BASE	MATERIAL	FINISH	MATERIAL	CROWN
<b>FIRST FLOOR</b>						
LOBBY	GROUND & SEALED CONC.	1x6	GYP. BD.	PAINTED	GYP. BD.	PAINTED
MAIN BAR	GROUND & SEALED CONC.	1x6	GYP. BD.	PAINTED	EXPOSED	PAINTED
MAIN DINING	LVT	1x6	GYP. BD.	PAINTED	GYP. BD.	PAINTED
MENS RESTROOM	GROUND & SEALED CONC.	1x6	GYP. BD. & TILE (SEE ELEV)	EPOXY PAINTED	GYP. BD.	PAINTED
WOMENS RR	GROUND & SEALED CONC.	1x6	GYP. BD. & TILE (SEE ELEV)	EPOXY PAINTED	GYP. BD.	PAINTED
SERVICE CORRIDOR	GROUND & SEALED CONC.	VINYL	GYP. BD.	PAINTED	GYP. BD.	PAINTED
KITCHEN	TILE	VINYL	FRP	PAINTED	ACT	
<b>SECOND FLOOR</b>						
HALLWAY	LVT	1x6	GYP. BD.	PAINTED	GYP. BD.	PAINTED
RESTROOM	LVT	1x6	GYP. BD. & TILE (SEE ELEV)	EPOXY PAINTED	GYP. BD.	PAINTED
OFFICE	LVT	1x6	GYP. BD.	PAINTED	GYP. BD.	PAINTED

**FINISHES**  
FRP PANELING: CRANE COMPOSITES GLASBORD FRP  
SMOOTH FINISH, WHITE (85)  
STANDARD VINYL/PVC MOULDINGS & POLYURETHANE SEAM SEALANT  
CLASS 'C' FIRE RATING  
4x9 PANELS  
ALTERNATE: MARLITE FRP, SMOOTH SURFACE, 5/100 S/2/S WHITE

**ACT CEILING**  
SUSPENSION SYSTEM: ARMSTRONG PRELUDE XL 15/16" EXPOSED TEE  
CEILING TILE: ARMSTRONG DUNE/1774 IN WHITE

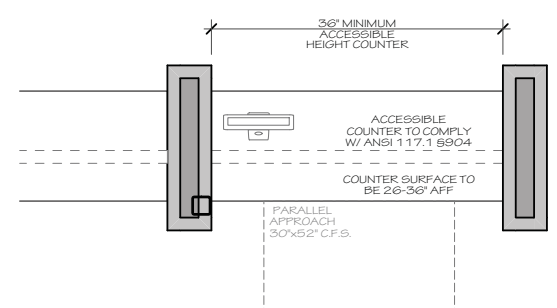
**ACT CEILING (KITCHEN)**  
SUSPENSION SYSTEM: ARMSTRONG PRELUDE XL STAINLESS STEEL 15/16" EXPOSED TEE  
CEILING TILE: GEORGIAN HIGH WASHABILITY (794), 2x2 SQUARE LAY-IN

**SYMBOL KEY**

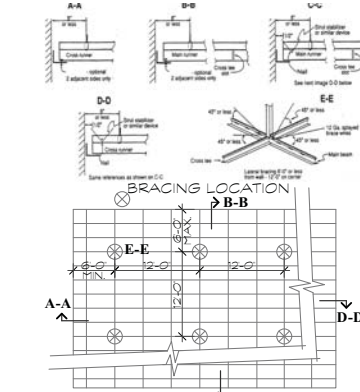
- SURFACE MOUNTED LIGHT FIXTURE
- WALL SCONCE
- PENDANT
- CAN LIGHT
- 24"x24" LED LIGHT FIXTURE
- 24"x48" LED LIGHT FIXTURE
- 24"x24" SUPPLY DIFFUSER
- 24"x24" RETURN AIR GRILLE
- 12"x12" SUPPLY DIFFUSER
- 12"x12" EXHAUST GRILLE
- CEILING FAN
- 48" ELECTRIC BAR HEATER
- LINEAR SLOT DIFFUSER (SEE MECHANICAL ENG.)
- EMERGENCY LIGHT (SEE ELECTRICAL)
- EXIT SIGN (SEE ELECTRICAL)
- EXIT SIGN W/ LIGHT (SEE ELECTRICAL)

**MATERIALS KEY**

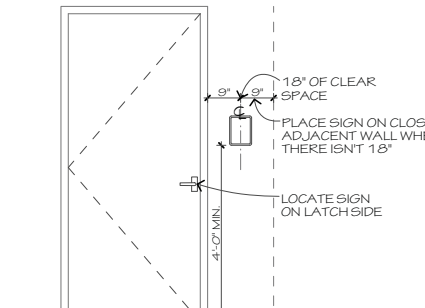
- GYP. BD.
- ACT



5 ACCESSIBLE CARRY-OUT COUNTER  
SCALE: 1/2" = 1'-0"



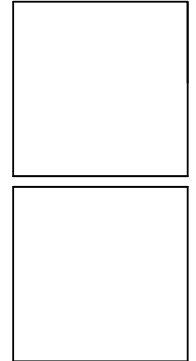
4 SEISMIC RESTRAINT  
SCALE: 1/8" = 1'-0"



3 ROOM SIGN MOUNTING  
SCALE: 1/2" = 1'-0"

MARK	MANUFACTURER	CATALOGUE NUMBER	LAMP	MOUNTING	COLOR	REMARKS
A	ANP LIGHTING	W520-MO12L-D-W-30K-NA-UNV-E6-CBC-83	3000K LED	WALL	OIL RUBBED BRONZE	
B	ANP LIGHTING	W516-MO12L-D-W-30K-NA-UNV-E6-CBC-83	3000K LED	WALL	OIL RUBBED BRONZE	
C	ANP LIGHTING	M710-MO12L-D-W-30K-NA-UNV-E6-CBC-83	3000K LED	WALL	OIL RUBBED BRONZE	
D	WAC LIGHTING	R3PRD-S15-930-8895-4542-BN	3000K LED	SOFFIT	BRUSHED NICKLE	
E	PARTY LIGHTS	KM5100BKLEDS4S14	2700K	GUIDE CABLE	BLACK	STRING LIGHTS
F	MINIKAIRE	F68-1-50BK/WS	3000K LED	CEILING	SAND BK/ WEATHER STEEL	CEILING FAN W/ LIGHT KIT
G	WAC LIGHTING	D9-PD08-F-35W-9-30-BZ	3000K LED	CEILING	BRONZE	DIMMER
H	B-K LIGHTING	CK-LED-X59-FL-B2W-9-B	3000K LED	BEAM	BRONZE WRINKLE	
J	B-K LIGHTING	CK-LED-X59-WFL-B2W-9-B	3000K LED	BEAM	BRONZE WRINKLE	

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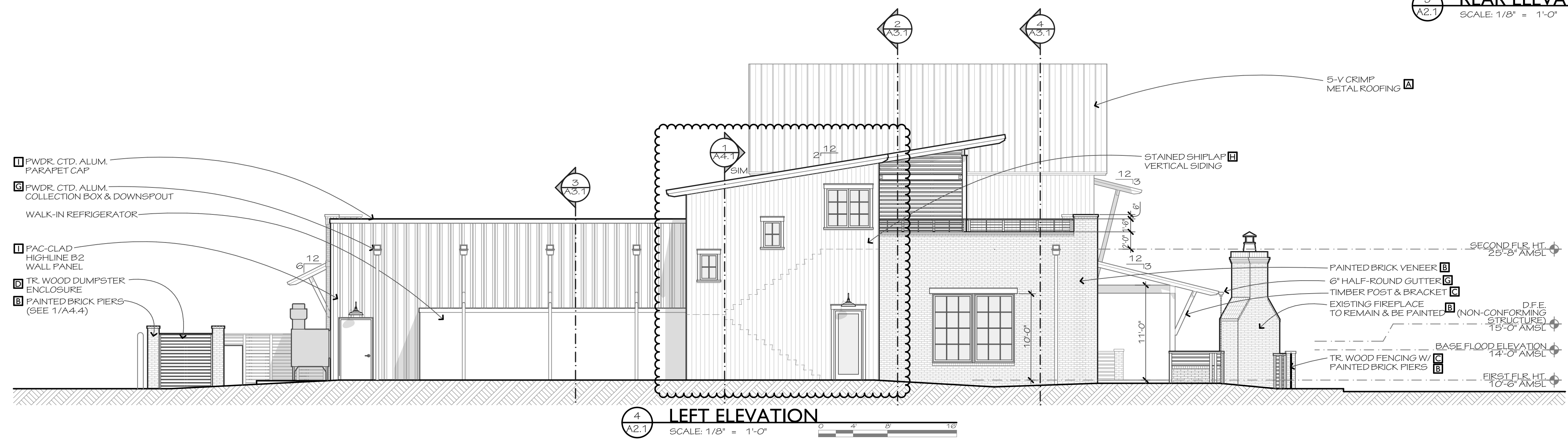
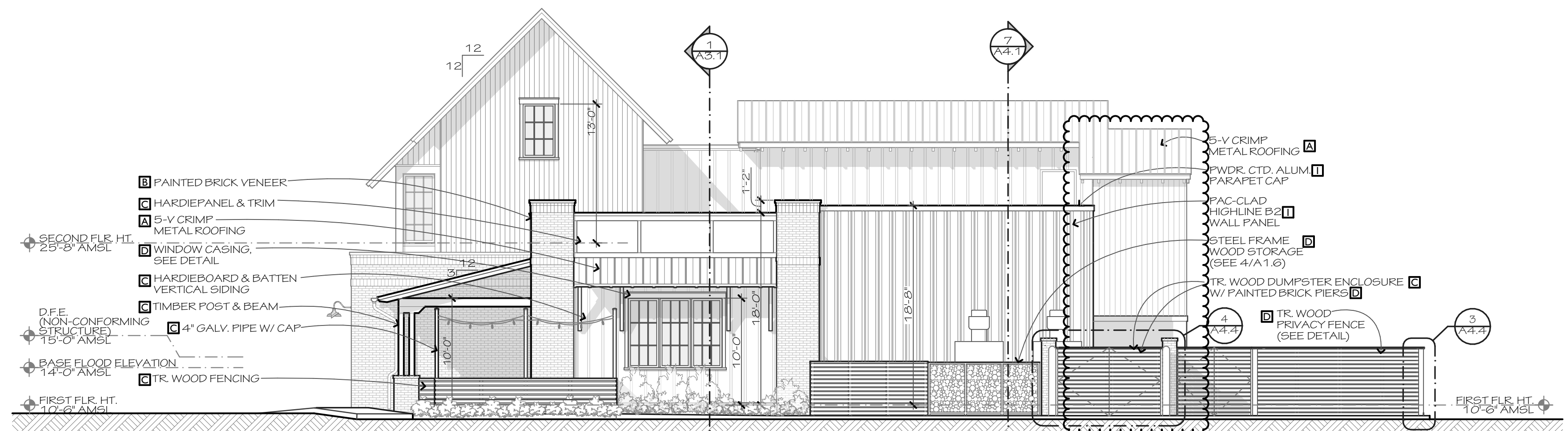
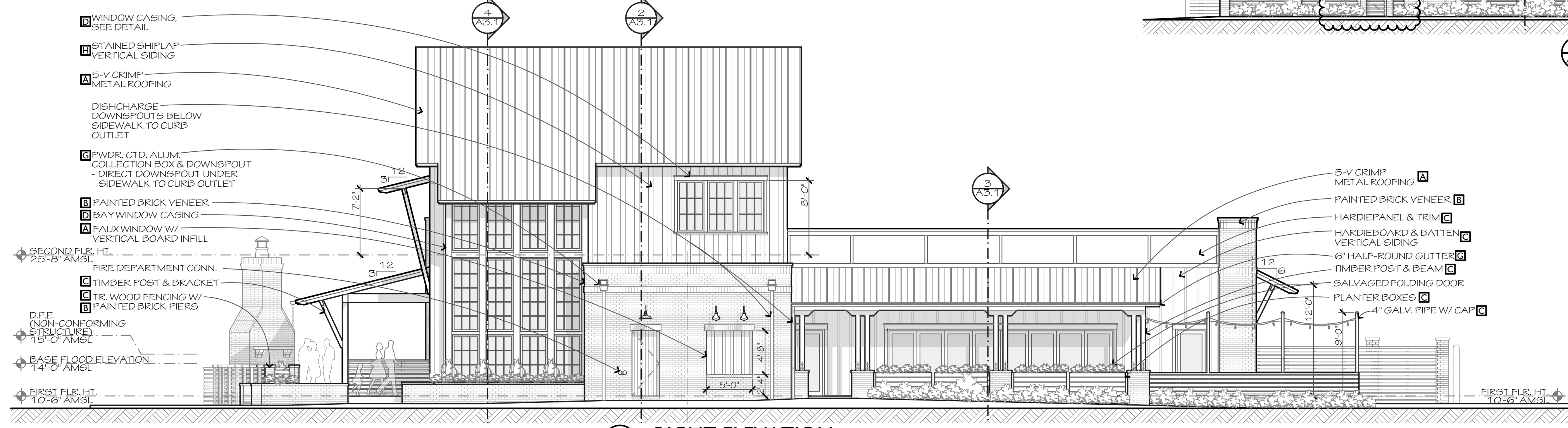
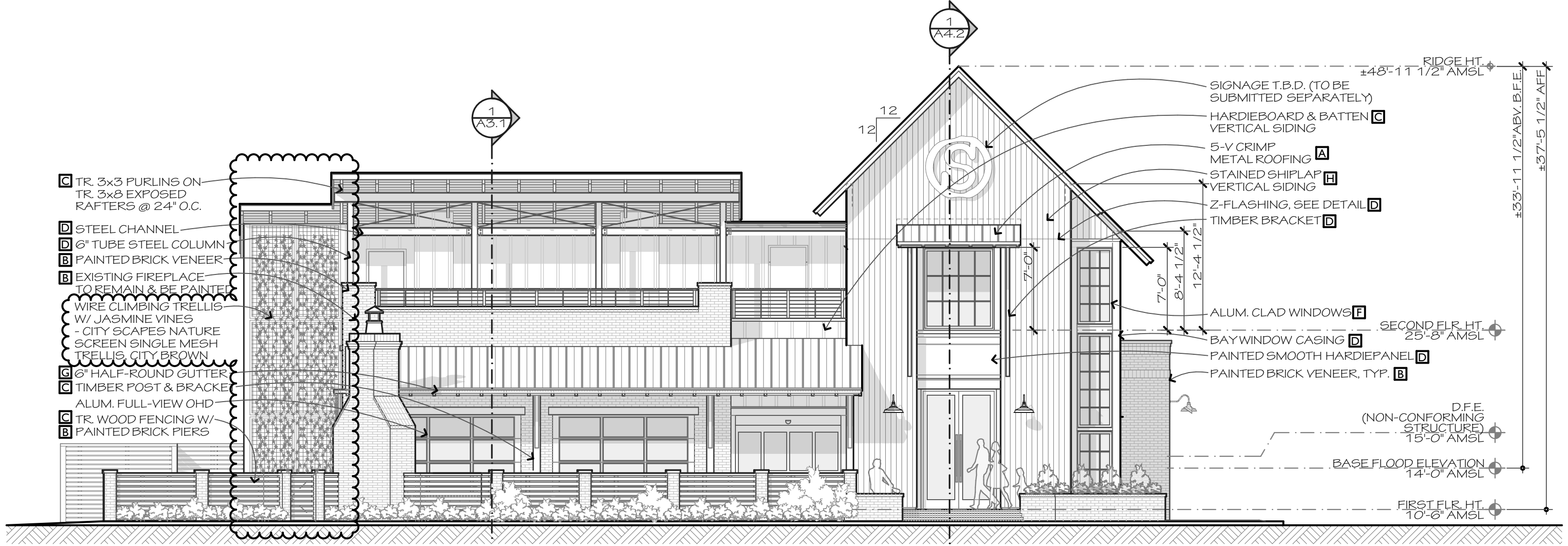


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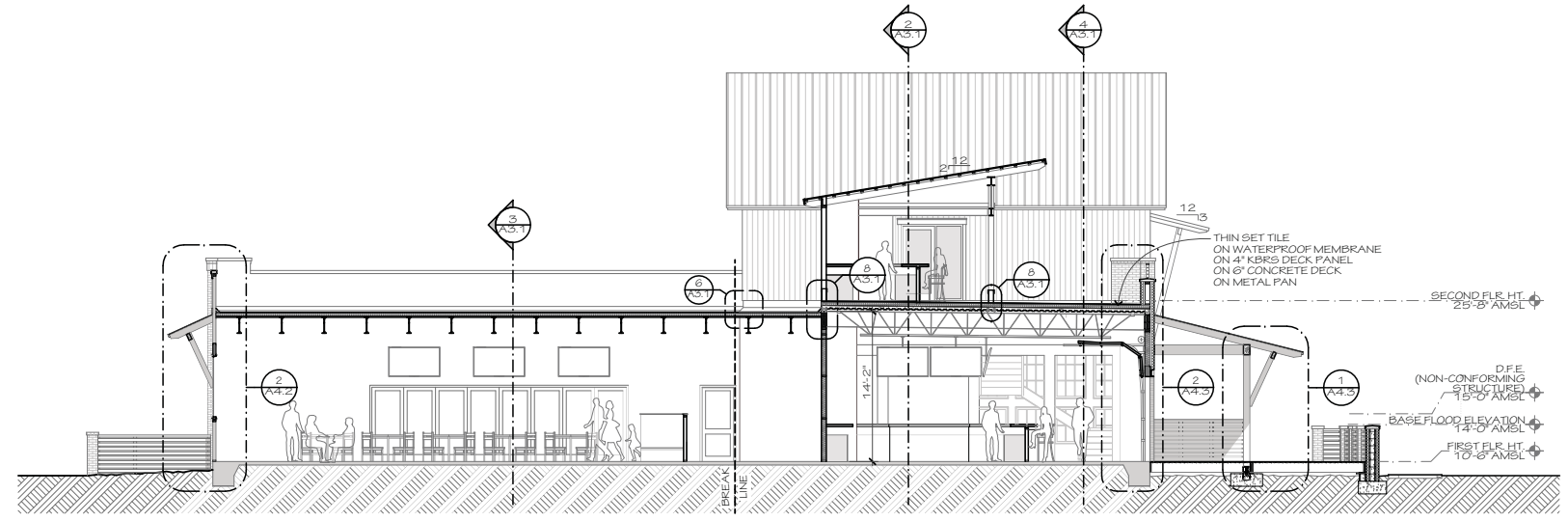


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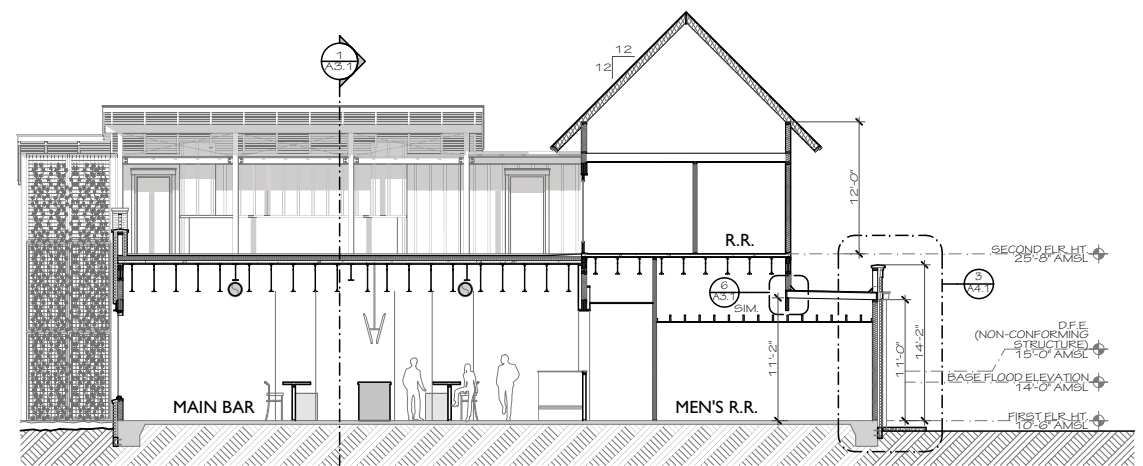
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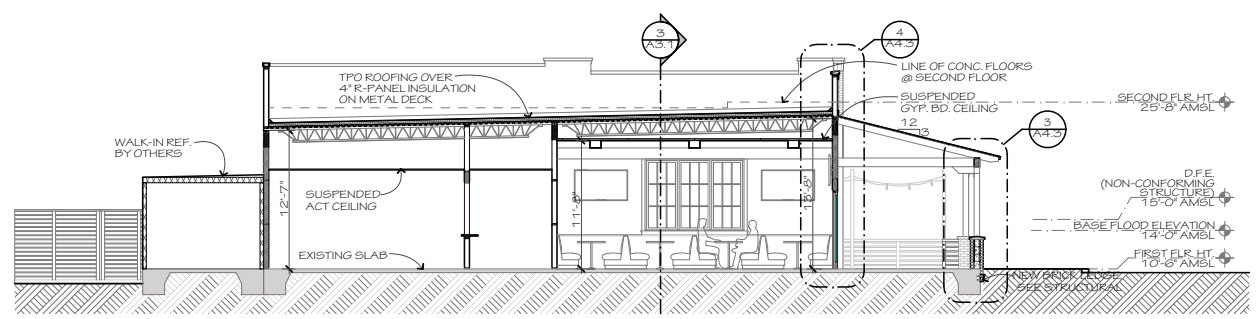




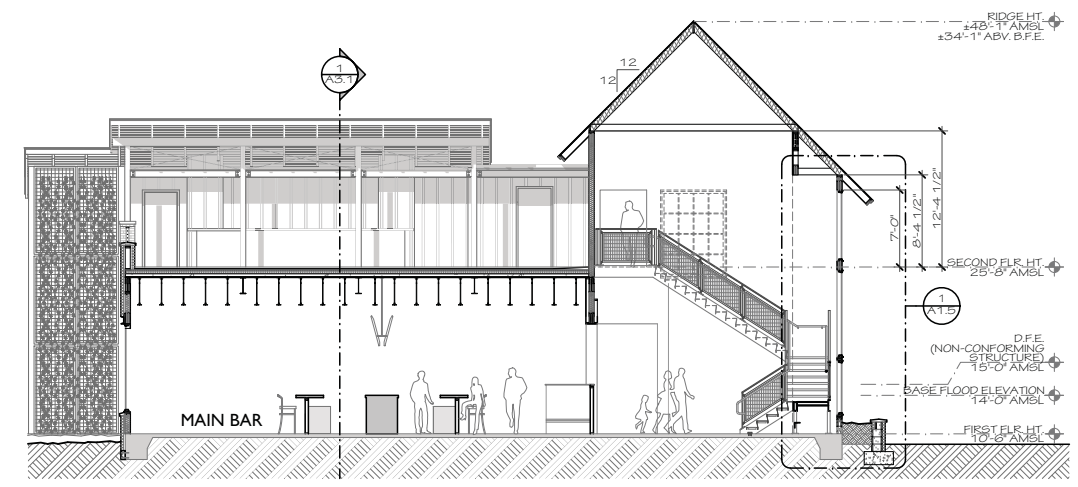
**1 SECTION @ BAR & DINING ROOM**  
 A3.1 SCALE: 1/8" = 1'-0"



**2 SECTION @ BAR & RESTROOMS**  
 A3.1 SCALE: 1/8" = 1'-0"



**3 SECTION @ DINING ROOM**  
 A3.1 SCALE: 1/8" = 1'-0"

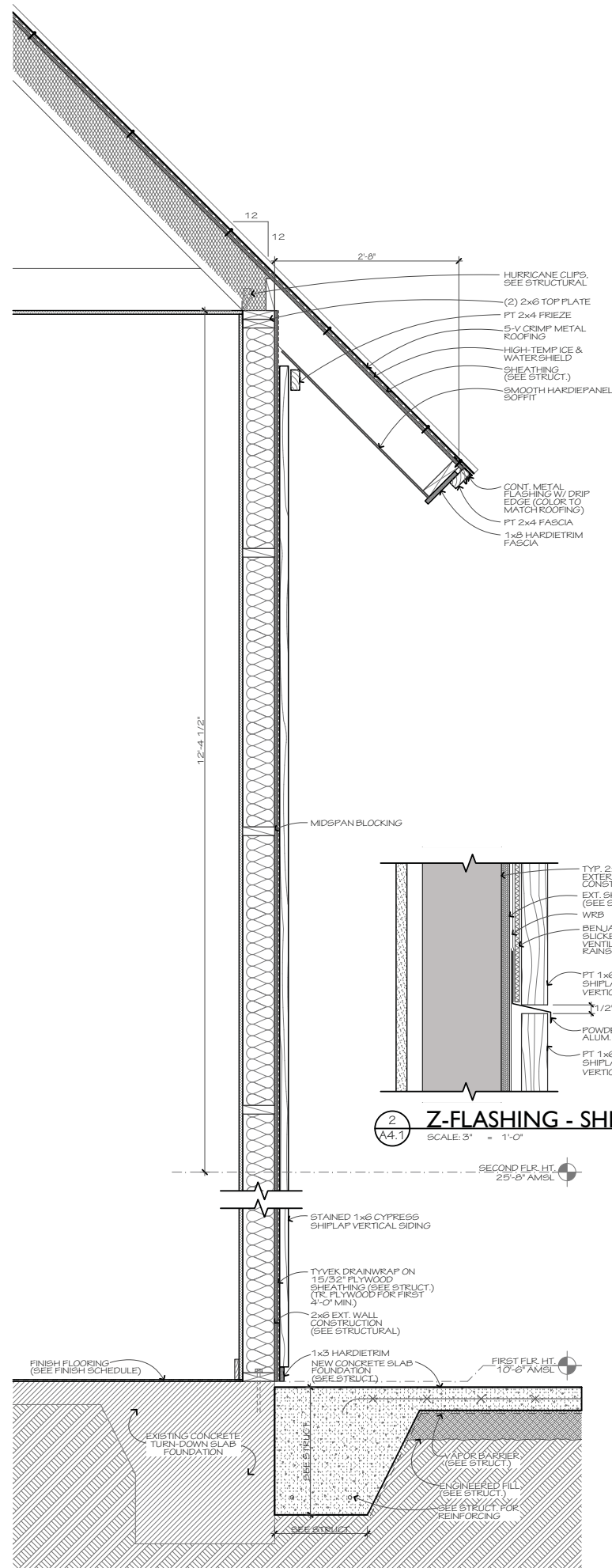


**4 SECTION @ BAR & ENTRY**  
 A3.1 SCALE: 1/8" = 1'-0"

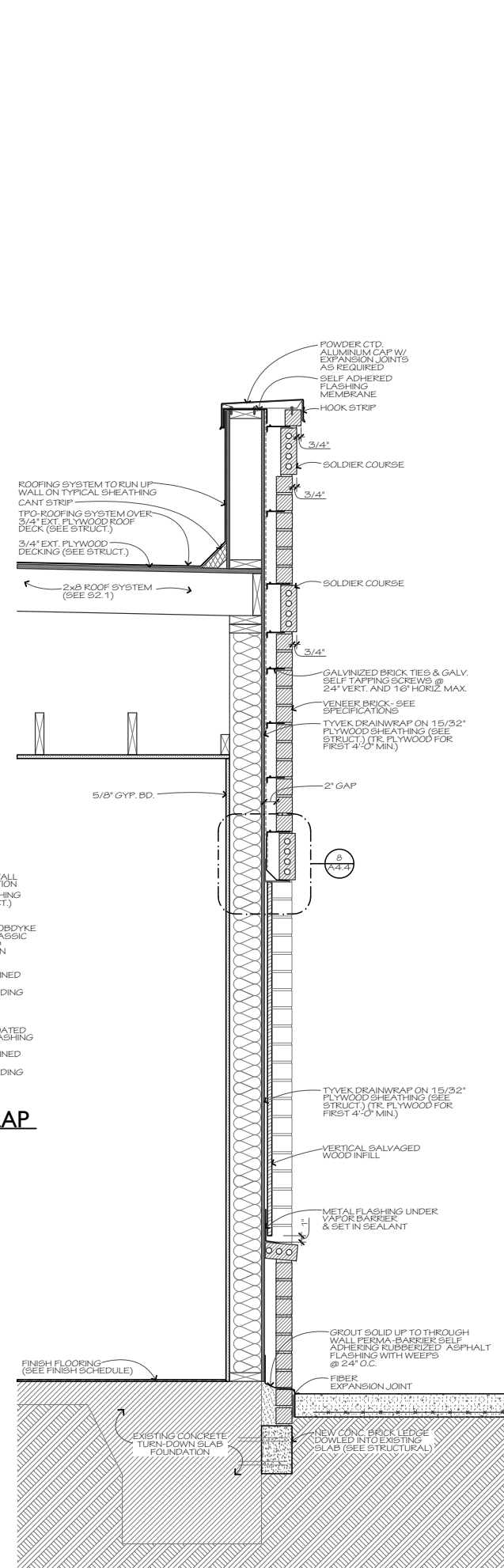
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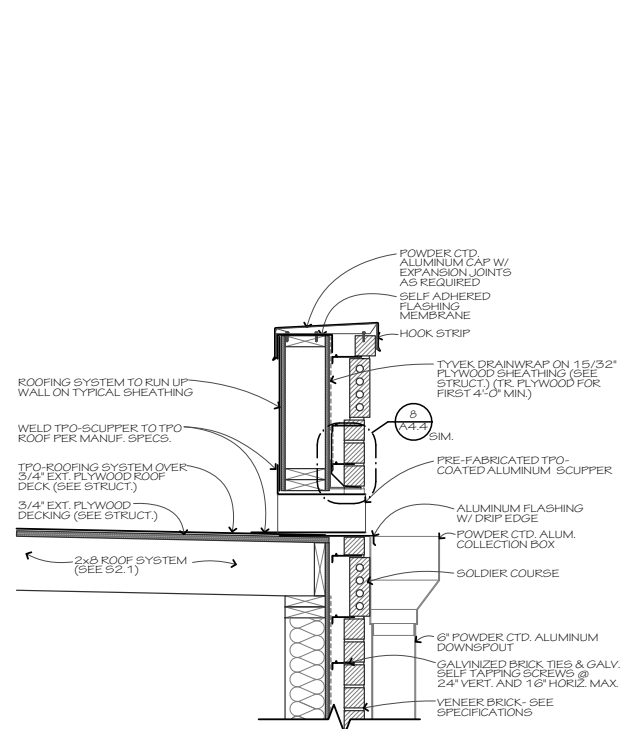
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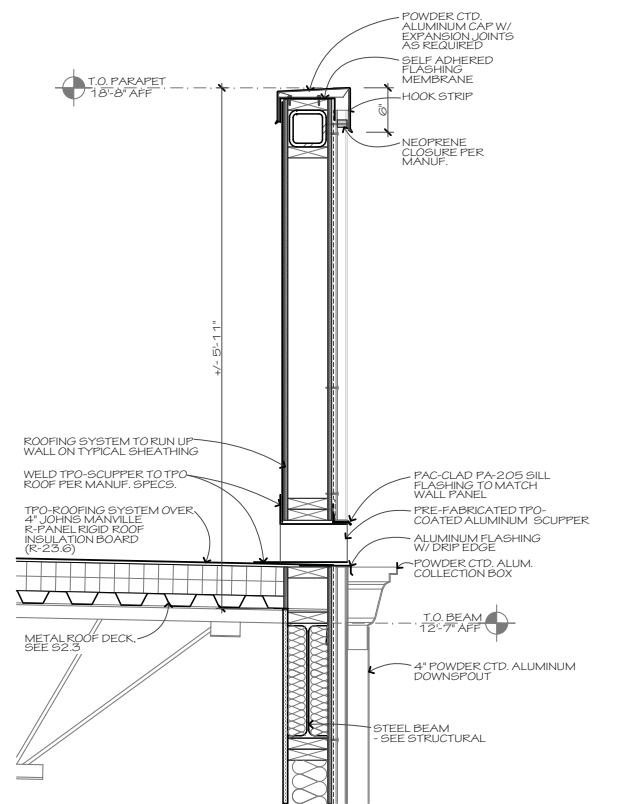
**1 2-STORY WALL SECTION**  
SCALE: 1" = 1'-0"



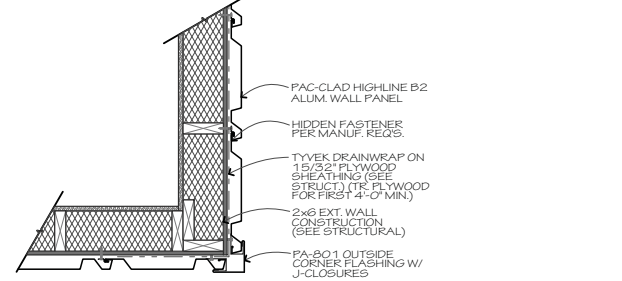
**3 RESTROOM WALL**  
SCALE: 1" = 1'-0"



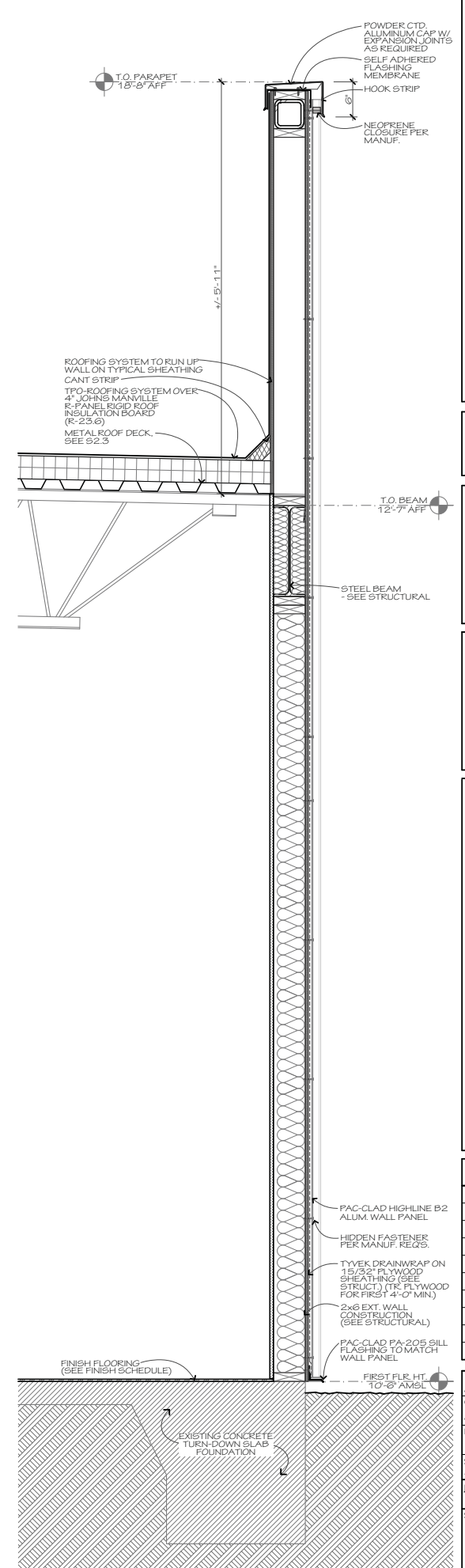
**4 SCUPPER @ RESTROOM WALL**  
SCALE: 1" = 1'-0"



**5 SCUPPER @ KITCHEN WALL**  
SCALE: 1" = 1'-0"

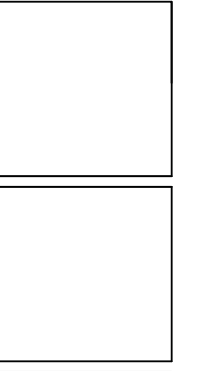


**6 METAL PANEL CORNER**  
SCALE: 1" = 1'-0"



**7 KITCHEN WALL SECTION**  
SCALE: 1" = 1'-0"

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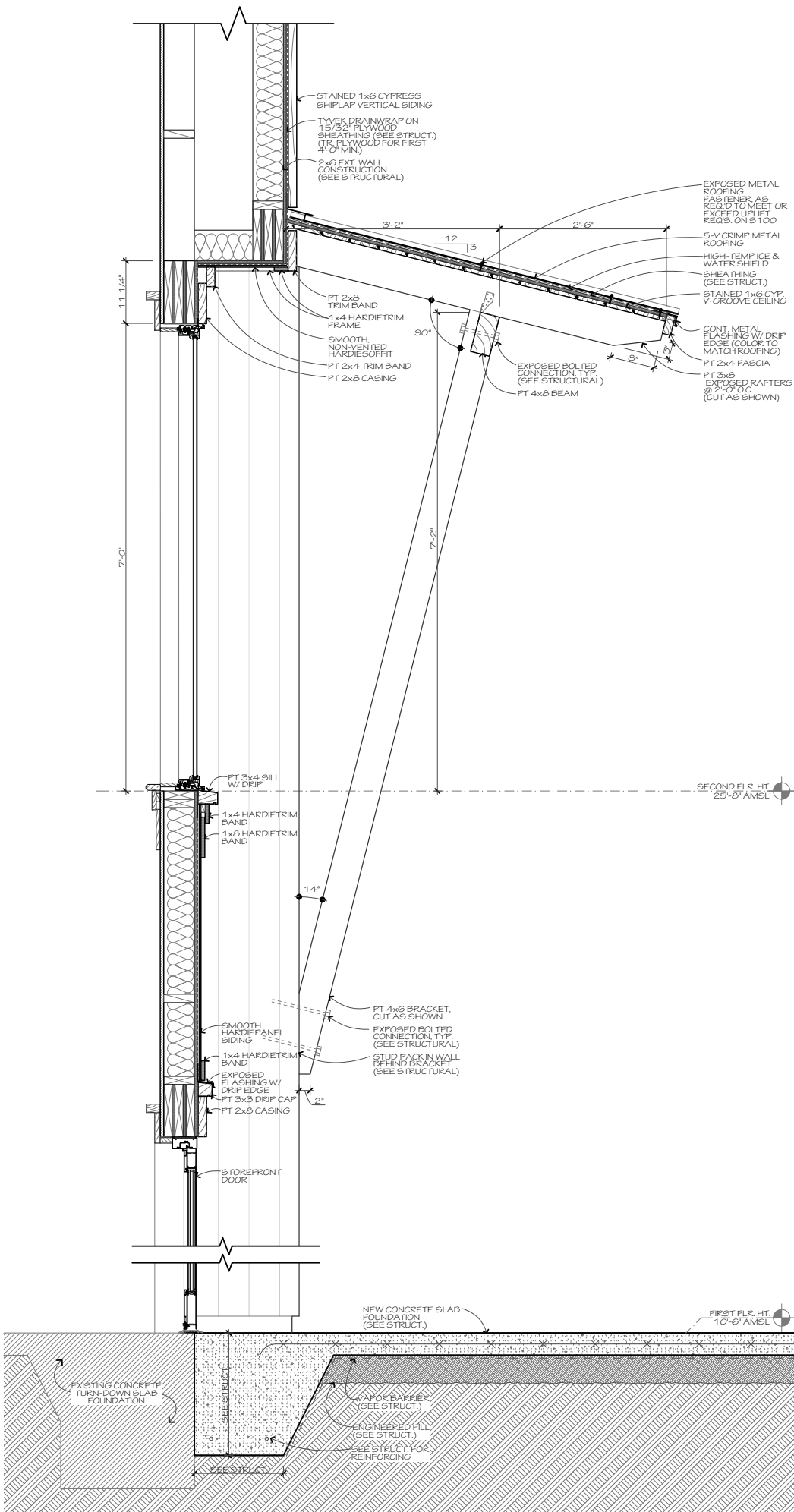
**Smokehouse**  
ALDS \* RHYTHM \* BREWS

34 Palmetto Bay Road, Hilton Head Island, SC 29926

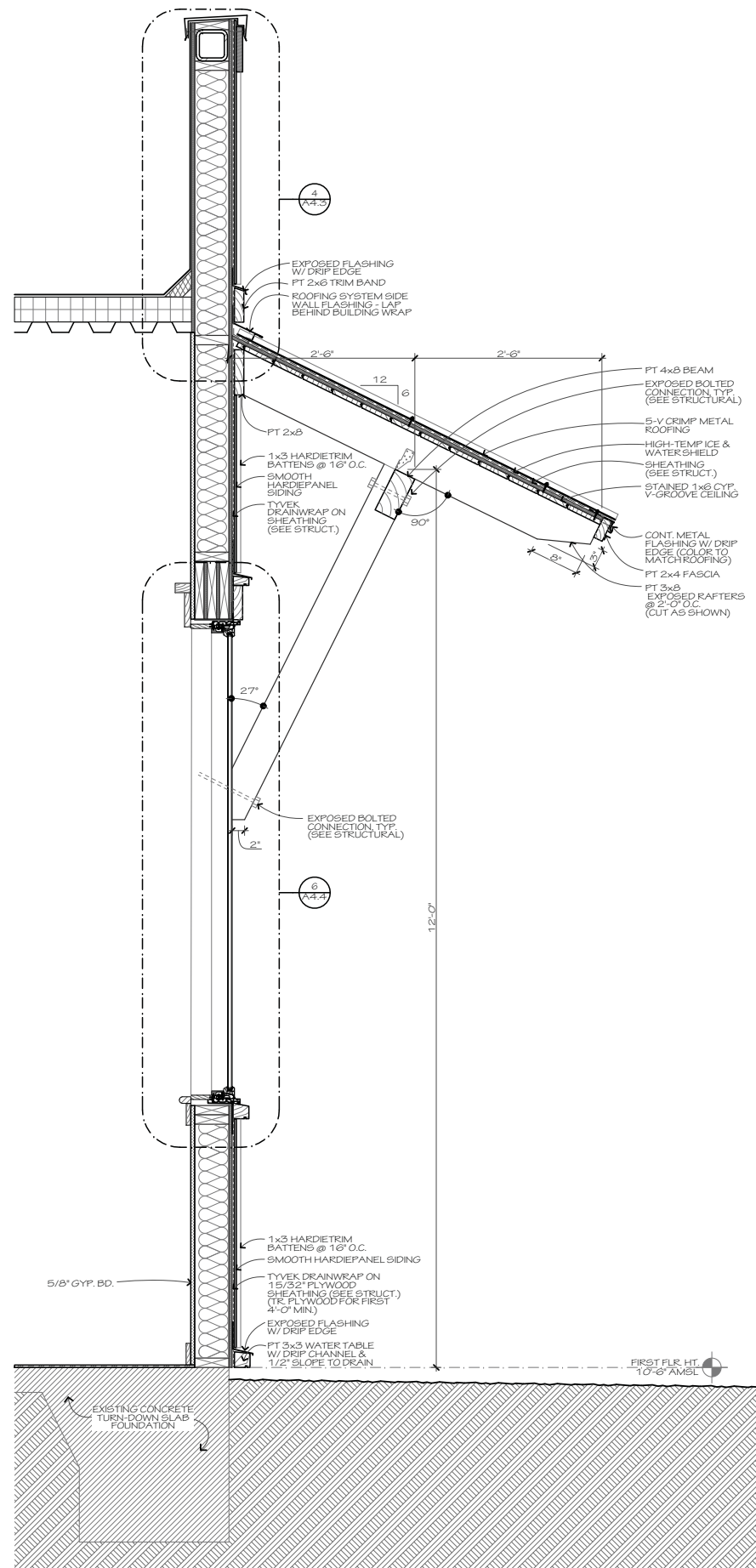
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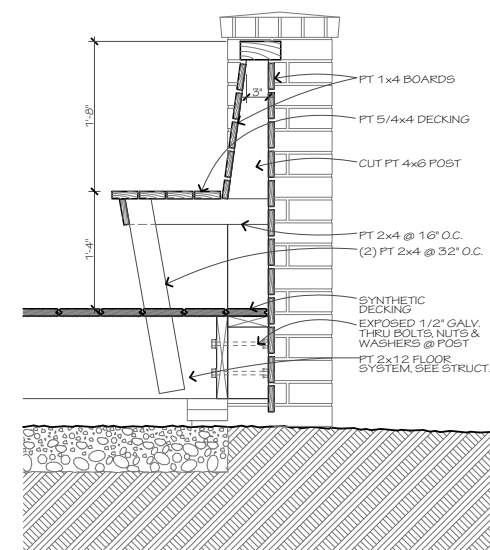




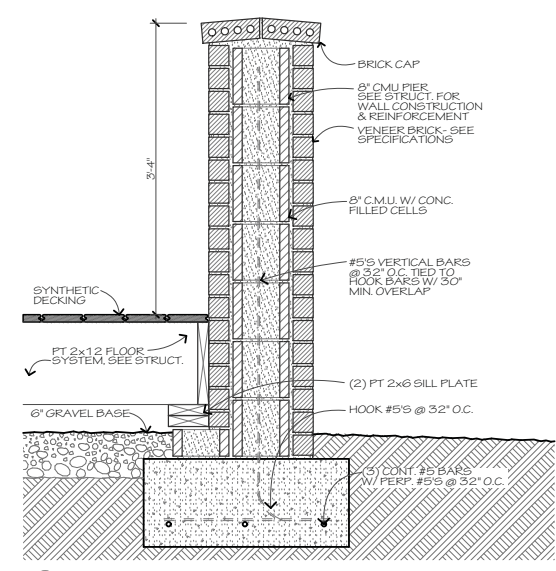
**1 ENTRY WALL & BRACKETED ROOF**  
SCALE: 1" = 1'-0"



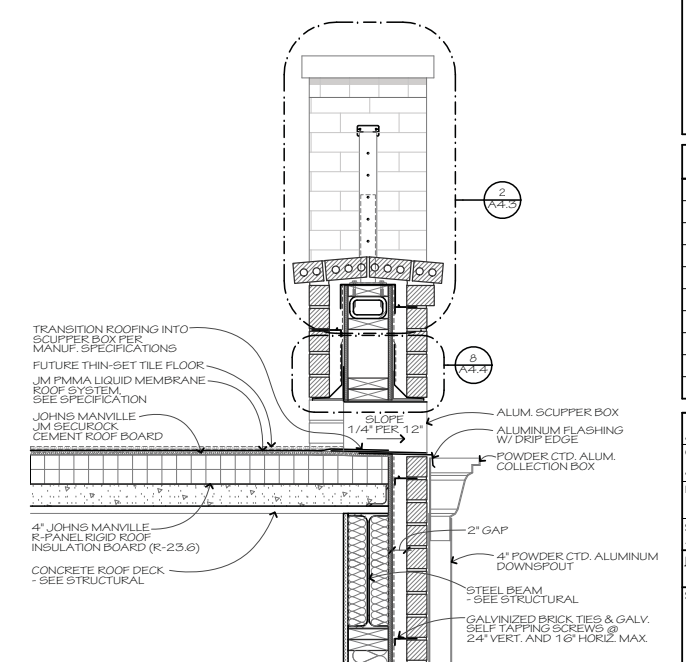
**2 BRACKETED ROOF @ DINING ROOM WINDOW**  
SCALE: 1" = 1'-0"



**5 BENCH DETAIL**  
SCALE: 1" = 1'-0"



**4 BRICK PIER DETAIL**  
SCALE: 1" = 1'-0"

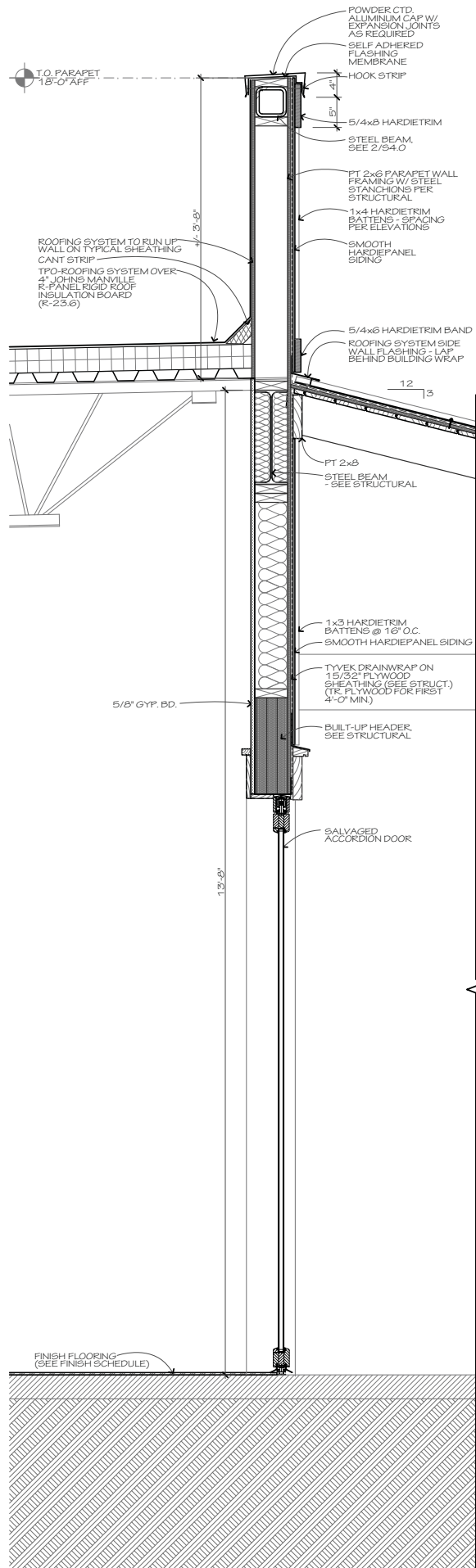


**3 SCUPPER @ CONC. DECK**  
SCALE: 1" = 1'-0"

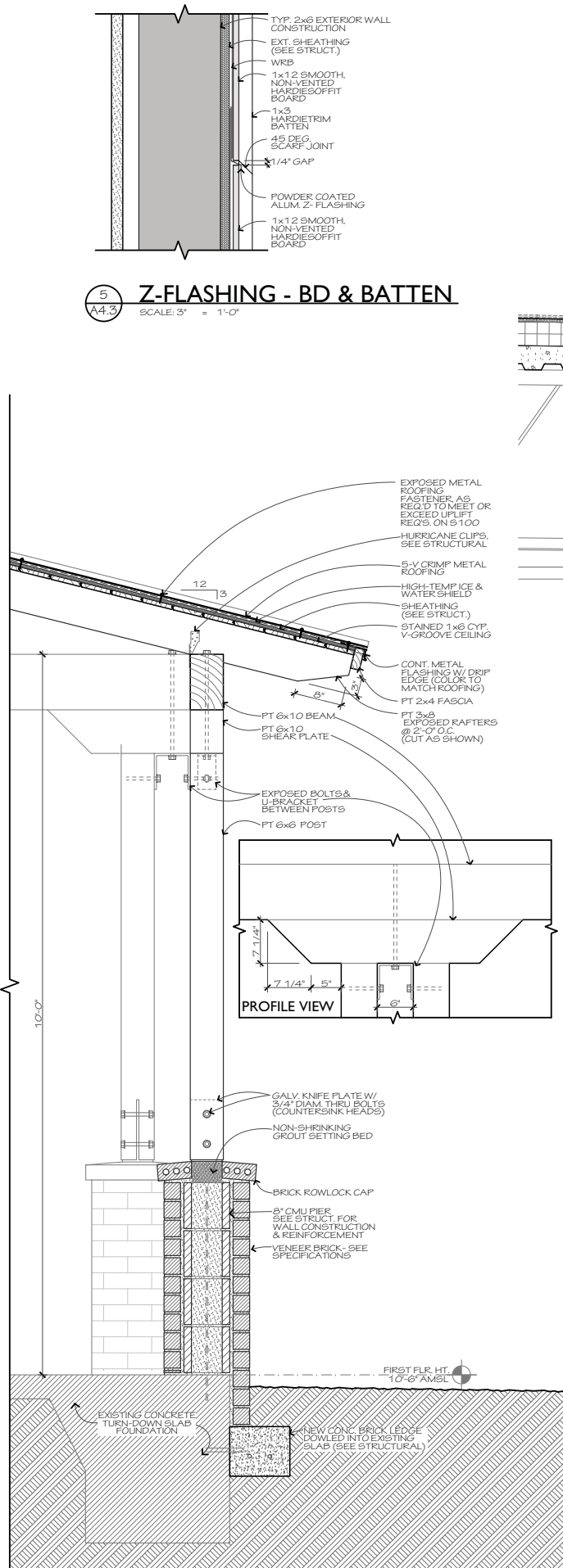
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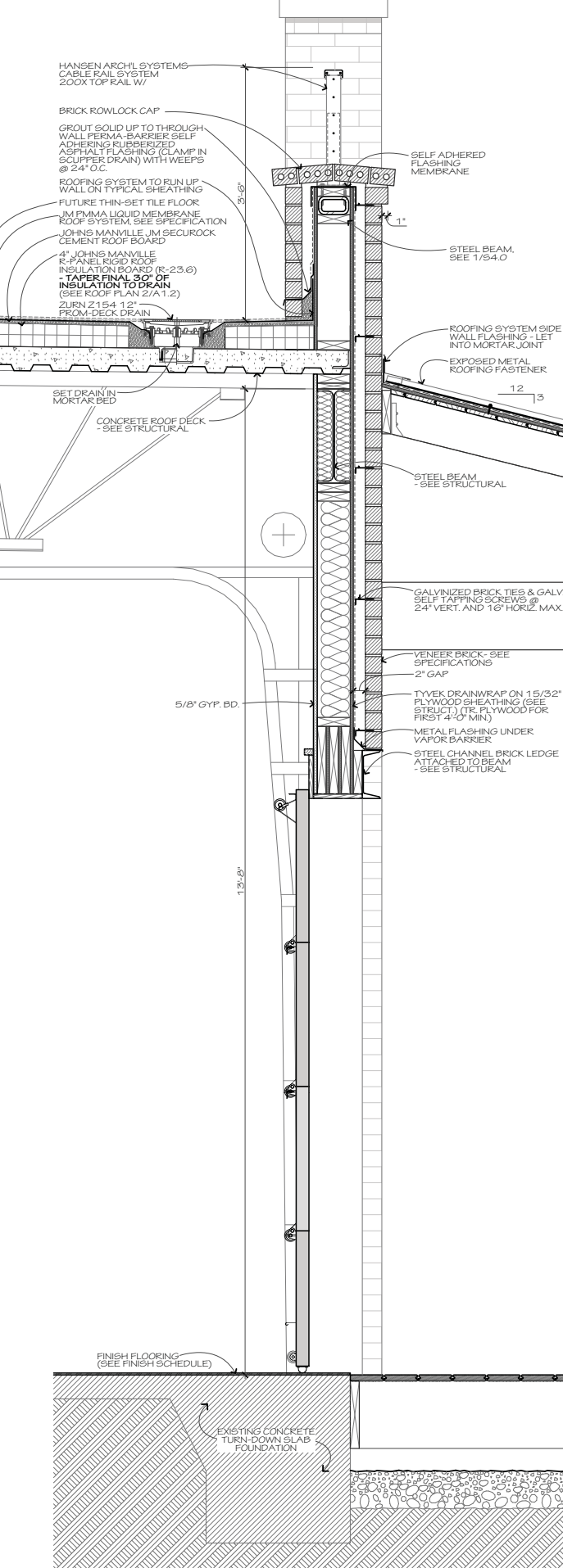
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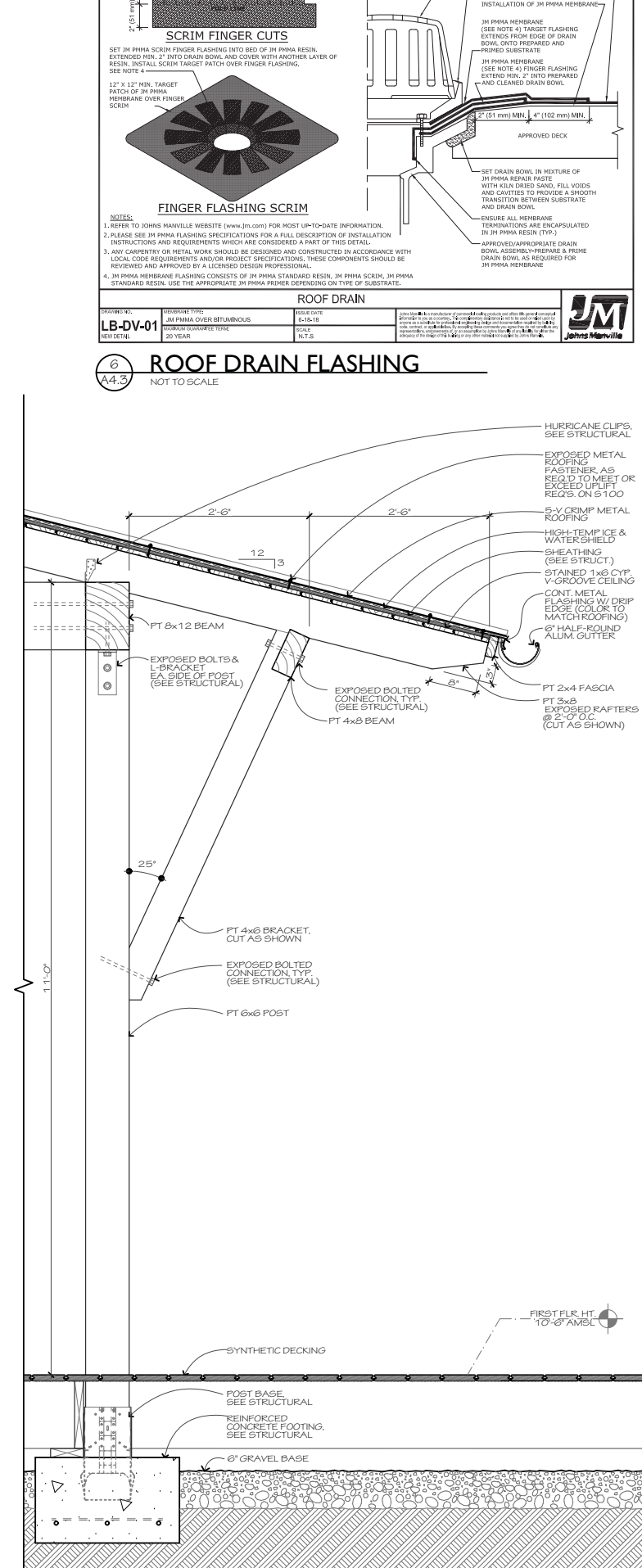
4 WALL SECTION @ DINING  
A4.3 SCALE: 1" = 1'-0"



3 PORCH SECTION @ DINING  
A4.3 SCALE: 1" = 1'-0"

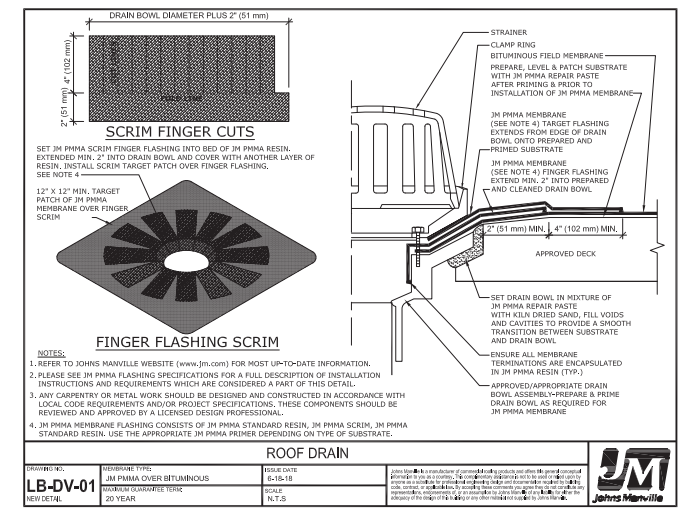


2 WALL SECTION @ BAR  
A4.3 SCALE: 1" = 1'-0"

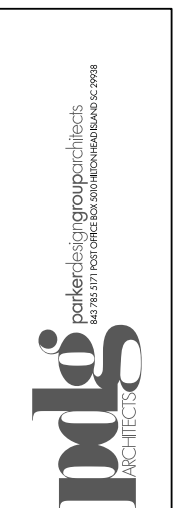


1 PORCH SECTION @ BAR  
A4.3 SCALE: 1" = 1'-0"

5 Z-FLASHING - BD & BATTEN  
A4.3 SCALE: 3" = 1'-0"



6 ROOF DRAIN FLASHING  
A4.3 NOT TO SCALE



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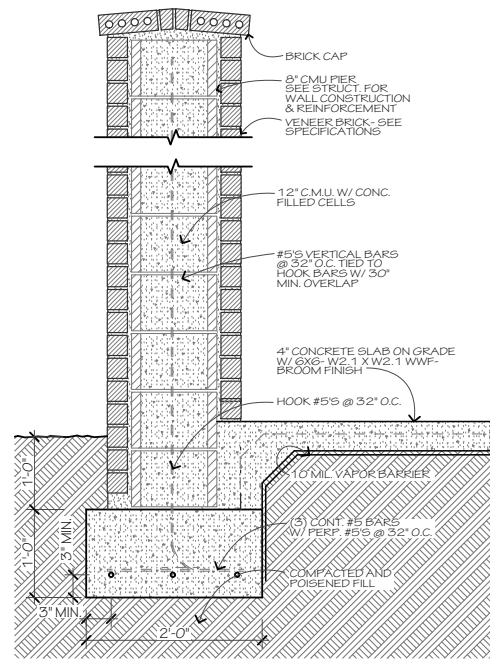
34 Palmetto Bay Road, Hilton Head Island, SC 29926

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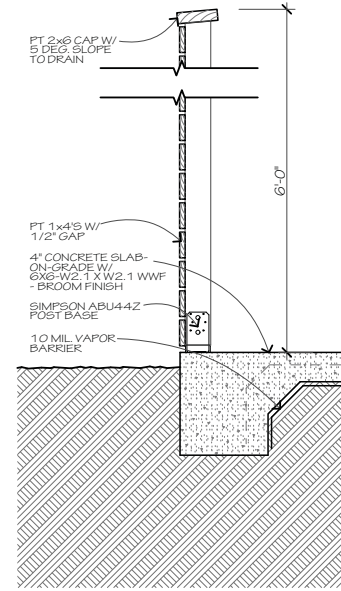
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PORCH SECTIONS  
A4.3

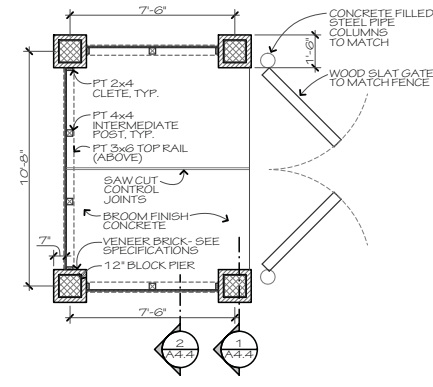




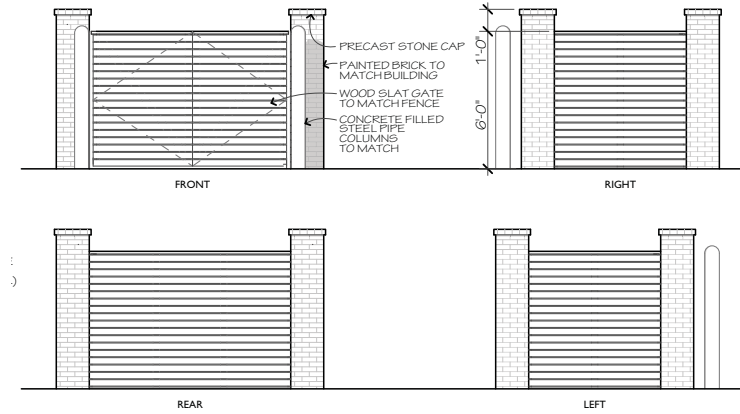
**1 DUMPSTER ENCLOSURE PIER**  
SCALE: 1" = 1'-0"



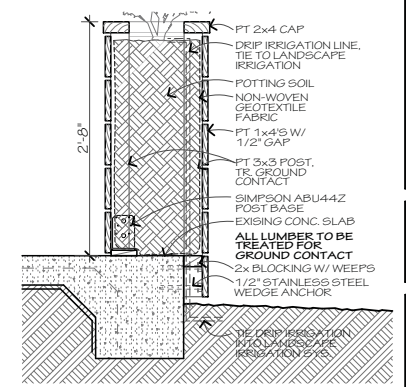
**2 ENCLOSURE FENCE**  
SCALE: 1" = 1'-0"



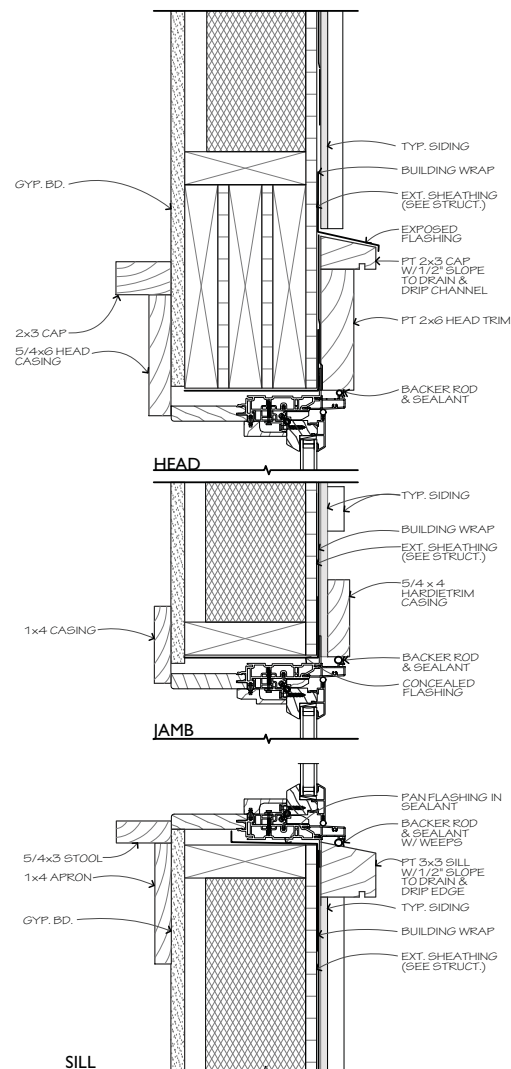
**3 DUMPSTER ENCLOSURE PLAN**  
SCALE: 1/4" = 1'-0"



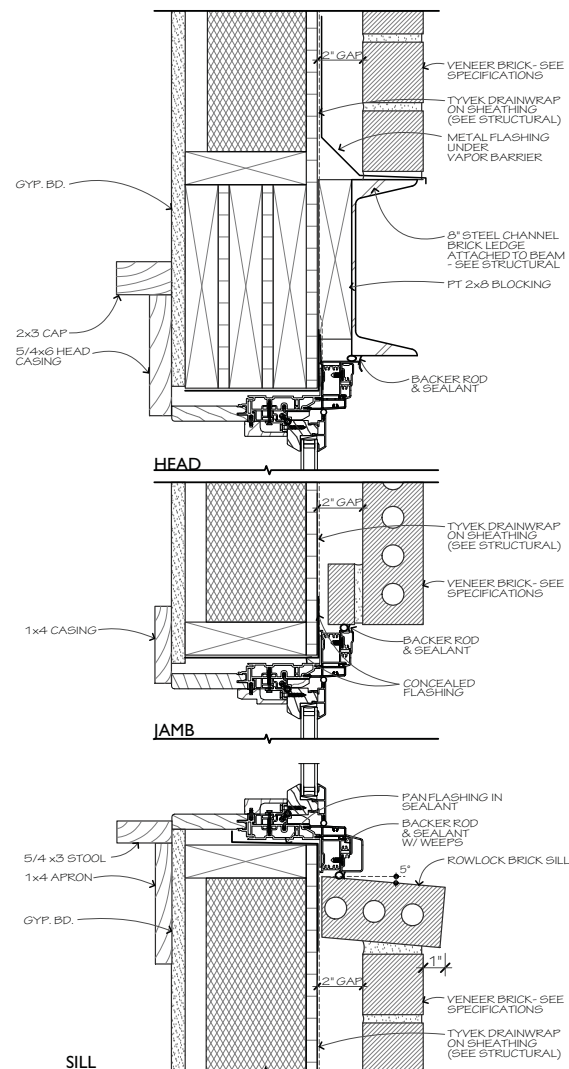
**4 DUMPSTER ENCLOSURE ELEVATIONS**  
SCALE: 1/4" = 1'-0"



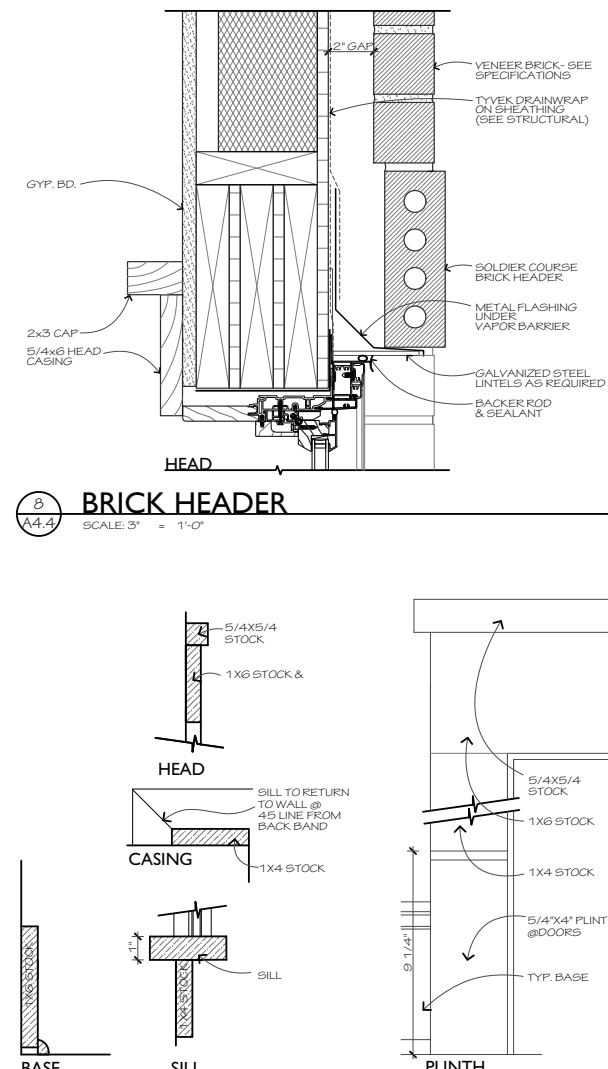
**5 PLANTER BOX DETAIL**  
SCALE: 1" = 1'-0"



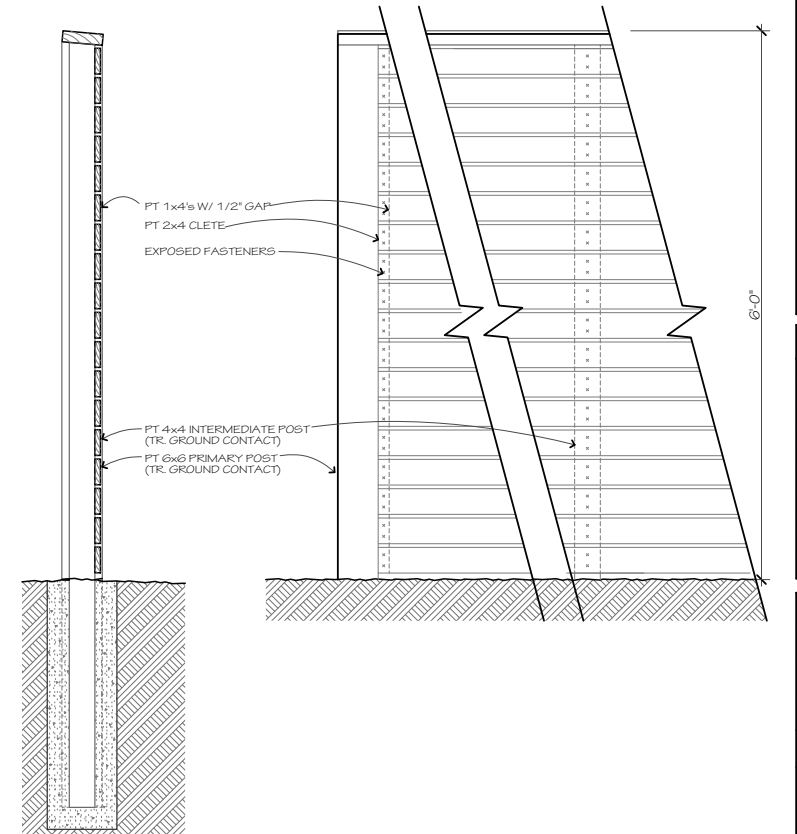
**6 WINDOW DETAILS**  
SCALE: 3/8" = 1'-0"



**7 WINDOW @ BRICK VENEER**  
SCALE: 3/8" = 1'-0"



**8 INTR. TRIM DETAILS**  
SCALE: 3/8" = 1'-0"



**9 PRIVACY FENCE**  
SCALE: 1" = 1'-0"

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## 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: The Smokehouse Restaurant

DRB#: DRB-001533-2020

DATE: 08/11/2020

RECOMMENDATION: Approval  Approval with Conditions  Denial

RECOMMENDED CONDITIONS:

<b><i>APPLICATION MATERIAL</i></b>				
<b>DRB REQUIREMENTS</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Dimensioned Details and of Sections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No detail, cut sheet or section is provided for the trellis that will be a major part of the front elevation.

<b><i>ARCHITECTURAL DESIGN</i></b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consider changing the color of the trellis from black to a bronze color.
Human scale is achieved by the use of proper proportions and architectural elements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Given the architectural detail of the rest of the building this two story trellis seems out of place.

<b><i>MISC COMMENTS/QUESTIONS</i></b>
1. Staff is concerned about the inherent maintenance and care over time of the vine on the trellis. Staff suggest the trellis option be reconsidered in favor of an architectural element similar to (but not matching) the bank of windows on the "Right Elevation" or the covered window on the "Front Elevation".
2. The Landscape Plan does not reflect he proposed changes.





**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 #:	<u>1597-2020</u>
Meeting Date:	_____

Applicant/Agent Name: Pamela B Woods Company: Hilton Head Signs  
 Mailing Address: 30 Capital Dr City: Hilton Head Island State: SC Zip: 29926  
 Telephone: 843-681-3513 Fax: \_\_\_\_\_ E-mail: pamela@hiltonheadsigns.com —  
 Project Name: The Purple Cow Project Address: 24 G Palmetto Bay Road \_  
 Parcel Number [PIN]: R 552 015 000 0368 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 \_\_\_\_\_ 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.

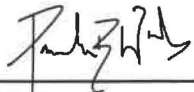
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

*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

8-12-20

DATE



# Sea Pines

COMMUNITY SERVICES ASSOCIATES

ADMINISTRATION DEPARTMENT  
OFFICE (843) 671-1343 • [INFO@CSASEAPINES.COM](mailto:INFO@CSASEAPINES.COM) • FAX (843) 671-2621  
[WWW.SEAPINESLIVING.COM](http://WWW.SEAPINESLIVING.COM)

July 24, 2020

Attn: Pamela Woods, Hilton Head Signs

Sent to: [pamela@hiltonheadsigns.com](mailto:pamela@hiltonheadsigns.com)

cc: [sheaf@hiltonheadislandsc.gov](mailto:sheaf@hiltonheadislandsc.gov)

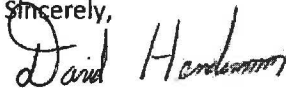
Re: Sea Pines CARB Approval for Purple Cow Signage, 24G Palmetto Bay Road

Dear Ms. Woods:

The Sea Pines Commercial ARB has approved the sign package as proposed.

If you have any questions please feel free to call/email.

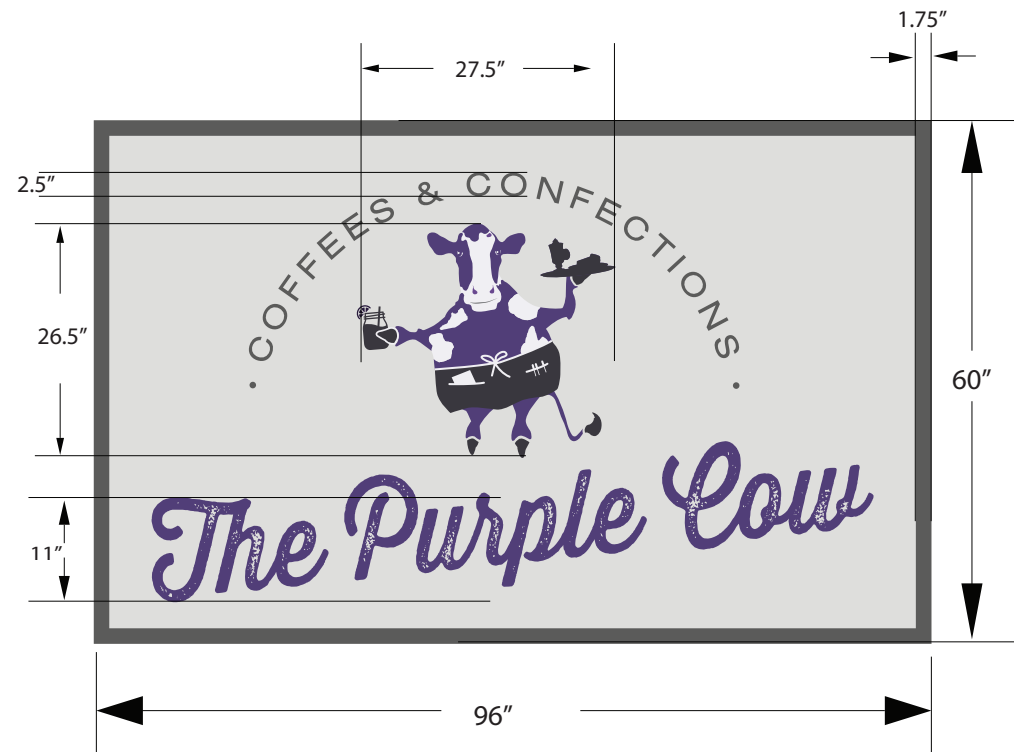
Sincerely,



David Henderson

Director of Special Projects and Operations

[wildlife@csaseapines.com](mailto:wildlife@csaseapines.com)



		<p>Company Name <b>The Purple Cow</b></p>
		<p>Sign Type <b>Main ID Panel</b></p>
		<p>Material <b>Routed Extra</b></p>
		<p>Overall Dimensions <b>96" x 60"</b></p>
		<p>Depth <b>3/8"</b></p>
		<p>Illumination <b>Existing</b></p>
		<p>Border/Inset <b>1.75" Border</b></p>
		<p>Texture <b>Routed HDU 1.5"</b></p>
<p>ADDRESS <b>24 G Palmetto Bay Rd</b></p>	<p>Main Panel Color Background: <b>SW 7063 Nebulous White</b> Border <b>SW 9565 Forged Steel</b> Copy: <b>SW African Violet 6982</b> Cow: <b>SW 9565 Forged Steel</b> <b>SW African Violet 6982</b> <b>SW 7063 Nebulous White</b></p>	<p># Of Sign faces <b>2 sign faces</b></p>
<p>ADDRESS COPY COLOR</p>		<p><b>HILTON HEAD SIGNS</b> 30 Capital Dr. HHI 29926 (843)681-3513</p>



## 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: The Purple Cow

DRB#: DRB-001597-2020

DATE: 08/12/2020

RECOMMENDATION: Approval  Approval with Conditions  Denial

RECOMMENDED CONDITIONS:

1. The background color of the sign be SW 6198 Sensible Hue or SW 6199 Rare Gray
2. Column caps and bases are painted to match the background color.
3. The color of the copy for the business name be SW 9565 Forged Steel.

### DESIGN REVIEW

<b>RENDERING – DESIGN</b>				
<b>REQUIRED INFORMATION &amp; DESIGN STANDARDS</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments &amp; Questions</b>
Sign panels: The background texture matches the texture of other sign panels on site.				
<b>RENDERING – COLORS</b>				
<b>REQUIRED INFORMATION &amp; DESIGN STANDARDS</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments &amp; Questions</b>
Background colors are earth tones: green, brown, beige, and grey.		X		Proposed background color is SW7063 Nebulous White.
Subdued shades of color are used.				The proposed background is SW 7063 Nebulous White creating higher contrast with other proposed colors.
To reduce contrast, off-white is used instead of white.		X		