



Town of Hilton Head Island
Design Review Board Meeting
Tuesday, April 27, 2021 – 1:15 p.m.
AGENDA

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

1. Call to Order

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

3. Roll Call

4. Approval of Agenda

5. Approval of Minutes

a. Meeting of March 23, 2021

6. Appearance by Citizens

7. New Business

a. *Alteration/Addition*

- i. Lyons Repaint, DRB-000550-2021
- ii. Fat Baby's Courtyard, DRB-000947-2021
- iii. Smokehouse, DRB-000952-2021
- iv. Deano's, DRB-000956-2021

b. *New Development – Conceptual*

- i. Benny Hudson Seafood, DRB-000949-2021
- ii. Starbucks Pope Avenue, DRB-000951-2021

c. *New Development – Final*

- i. Palmetto Coastal Commercial, DRB-000950-2021

8. Board Business

9. Staff Report

- a. Minor Corridor Report

10. Adjournment

Public comments concerning agenda items can be submitted electronically via the Open Town Hall HHI portal at <https://hiltonheadislandsc.gov/opentownhall/>. The portal will close at 4:30 p.m. on April 26, 2021. All comments submitted through the portal will be provided to the Board for review and made part of the official record. Citizens who wish to comment on agenda items during the meeting by phone must contact the Board Secretary at 843-341-4691 no later than 12:00 p.m. on April 26, 2021.

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



Town of Hilton Head Island
Design Review Board Meeting
March 23, 2021 at 1:15 p.m. Virtual Meeting
MEETING MINUTES

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

Absent from the Board: None

Present from Town Council: David Ames, Tom Lennox, Glenn Stanford

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

1. Call to Order

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

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

3. Roll Call – See as noted above.

4. Approval of Agenda

Chairman Gentemann asked if staff had any changes to the agenda. Mr. Darnell requested a change in the order of the agenda as the representatives of Tropical Smoothie may be late. Ms. Lippert moved to approve the agenda with the request of a change in order of presentation, if needed. Mr. McAllister seconded. By way of roll call, the motion passed with a vote of 7-0-0.

5. Approval of Minutes

a. Meeting of March 9, 2021

Chairman Gentemann asked for a motion to approve the minutes of the March 9, 2021 regular meeting. Vice Chair Foss moved to approve. Ms. Remke seconded. By way of roll call, the motion was approved by a vote of 7-0-0.

6. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. There were no comments of record for this meeting. Citizens were provided the option to sign up for public comment participation during the meeting by phone. There were no requests to participate by phone.

7. New Business

a. Alteration/Addition

i. Capital Drive Storage Building, DRB-000408-2021

Mr. Darnell presented the application as described in the Board's agenda package. He noted this application for alteration to DRB approved permit 2039-2015. Mr. Darnell explained these plans were approved prior to hurricane Matthew with construction delayed due to clean-up/repairs from the two hurricanes. He said because the building is not visible behind the Marshland Road buffer the applicant is requesting that the stucco finished water table on the building be waived and the cinder blocks be painted the same color as the siding or trim of the building. Mr. Darnell stated staff recommends the original DRB approval be upheld and for that reason recommends denial.

Chairman Gentemann asked if the applicant was present and would like to add to Staff's narrative. The applicant was sent an invitation via email to participate and was not present at the meeting. The Board discussed the application and the following concerns and recommendations were discussed: the possibility of altering the finish of the cinder blocks to a smooth finish; use of plant material for cover; and the need to support the previous board decision.

After discussion, Chairman Gentemann moved to deny Capital Drive Storage Building, DRB-000408-2021. Ms. Lippert seconded. By way of roll call, the motion passed by a vote of 7-0-0.

ii. Tropical Smoothie, DRB-000516-2021

Mr. Darnell presented the application as described in the Board's agenda package. Mr. Darnell stated the applicant is proposing alteration of the windows at a unit in the Village at Wexford shopping center. He explained the shopping center is made up of a variety of buildings set at different angles in relation to each other and all materials and colors will match the existing. Mr. Darnell noted staff suggests that the proposed window or windows placement align with second story window to honor that relationship and with that Staff recommends denial of the proposed changes 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 by the Board. The Board and applicant discussed the application at length and the following concerns and recommendations were discussed: symmetry of windows; courtyard modifications; the need for an amount of space on right and left side of building; details about the hydraulic lift window; potential of a service window; size and number of mullions in the large window; possibility of awnings; the need for staff approval for courtyard changes.

Chairman Gentemann moved to approve Tropical Smoothie, DRB-000516-2021 with the following conditions:

1. The stucco width on the left and the right side are to match.
2. The tilted overhead window should be resized accordingly and should appear as if it were double the size of the kitchen window.
3. Any changes to the courtyard need to be submitted for Staff approval.

4. The tilted overhead window will not have horizontal mullions and should match the adjacent windows.
5. Any sill/counter material should be submitted for Staff approval and be within character of the Shopping Center.

Vice Chair Foss seconded. By way of roll call, the motion passed by a vote of 7-0-0.

b. New Development – Conceptual

i. Palmetto Coastal Commercial, DRB-000573-2021

(Due to a potential conflict of interest, Mr. McAllister recused himself from discussion and voting regarding the Palmetto Coastal Commercial, DRB-000573-2021. The required Potential Conflict of Interest form has been completed and made part of the official record.)

Mr. Darnell presented the application as described in the Board's agenda package. He explained Palmetto Coastal Landscaping is proposing to develop a 1.58 acre parcel located at 161 Dillon Road. He noted the parcel is currently undeveloped and zoned Light Industrial and is within the Airport Overlay District. Mr. Darnell stated the project includes a two-story building consisting of offices, meeting rooms, garage, workshop and storage. He said there would be a paved, outdoor storage area for landscaping materials and fuel tanks required by the business. He said there will be a 7-foot high perimeter, chain link security fence with mesh screen and gates are proposed on all four sides of the property. Mr. Darnell stated that the general direction of this development is appropriate for Conceptual Approval and is recommended for such, but Staff suggest the material selection be reviewed in relation to the requirements in keeping with the Design Guide.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and applicant discussed the application at length and the following concerns and recommendations were discussed: the layout of the building; type of material on side of building; use of shutters on the building; reducing the amount of metal siding; raising the water table to the window sill level; possibility of a pre-manufactured building as opposed to stick built; recommendation of hardy board and batten; use of wood chips as opposed to shredded mulch to protect specimen trees; fencing and mesh colors and materials; use of chain link fencing for sides and back; use of wood fencing in the front; elevation of the building; consistency in roof overhangs; landscape screening; and the review of color samples for building noting that black and white will not be approved.

After discussion, Vice Chair Foss moved to approve Palmetto Coastal Commercial, DRB-000573-2021 with the following conditions:

1. Use of natural materials in accordance with our Island character.
2. No black or white colors.
3. Front fencing should be wood and back and side fencing can be chain link with mesh in either brown or green.
4. Additional landscaping is required around the front left corner oak.
5. Add screening with additional shrub material at the northwest corner.

Ms. Lippert seconded. By way of roll call, the motion passed by a vote of 6-0-0. (Mr. McAllister recused.)

c. New Development – Final

i. Quarterdeck Restaurant, DRB-000575-2021

Mr. Darnell presented the application as described in the Board's agenda package. He said this project received conceptual approval at the February 23, 2021 DRB meeting and is seeking Final Approval today. He explained the architecture of the proposed building addresses its coastal setting with details like columned porches, tabby-finished stucco, shingle and clapboard siding, and eaves with exposed rafter tails. Mr. Darnell noted the design of Quarterdeck also takes cues from Harbour Town Links Clubhouse, especially at its south facade. He said Staff recommends approval with the following items submitted for review and approval by Staff:

1. Select alternate to "White Sand" that coordinates with the darker tones in the oystershell.
2. Select a canvas color that is less white.
3. Provide a detail of the screen wall behind the outdoor bar.
4. Change the shrubs around the dumpster enclosure to a taller evergreen shrub.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and applicant discussed the application at length and the following concerns and recommendations were discussed: details on the motorized retractable shade; service yard elements and design; barn door features and aesthetics; façade color; the need to make railing style consistent; color for railing; bracket dimensions and details; canvas color of white needs revised; light fixtures; use of appropriate plantings in areas; and planter colors coordinating with the façade of the building.

After discussion, Ms. Lippert moved for approval of Quarterdeck Restaurant, DRB-000575-2021 with the following conditions:

1. That all these comments relate to the drawings received on March 19, 2021.
2. Provide a detail for the motorized retractable shade detail on A4.14.
3. Provide the color of the steel doors that have been noted to be whiter than white sand.
4. Study and revise the service yard to soften the corner.
5. Provide a cornice detail on the service yard screen to match the cornice above the barn door.
6. Confirm that in the closed position of the barn door there are panels behind it.
7. Provide an additional color for the façade, which is darker than the white sand, and clarify where the white sand will be used and where the darker color will be used.
8. Update details 1 thru 4 on A4.31 and provide additional bracket details as needed and clarify where they are located.
9. The canvas color is too white as proposed and shall be revised.
10. No handrails shall be black. The recommendation is to go to a dark bronze.
11. L101, the handrail around the lighthouse shall be consistent.
12. L101, the area south of the kiosk and north of the new relocating anchor shall have wall treatment W1 because of the elevation drop.
13. LD100, provide the cut sheet for light fixture VA

14. L5.01 Remove the sunflower, switch grass and muhly from the planting area underneath the oaks and substitute in the liriope and holly fern as in adjacent areas. The DRB is concerned this area is too shady for those species.

15. Planter pot selections should coordinate with the building façade and colors.

16. Any changes of the color scheme during the Sea Pines ARB review and approval process are subject to final review and approval by Hilton Head Island Design Review Board.

17. The requested additional details and changes shall be reviewed by staff, one landscape architect DRB Board Member and one architect DRB Board Member.

Vice Chair Foss seconded. By way of roll call, the motion passed by a vote of 7-0-0.

8. Board Business - None

9. Staff Report

- a. Minor Corridor Report - Mr. Darnell reported the following minor DRB approvals since the last meeting of the Board: 46 Greenwood Drive, enclosed the kiosk at the gatehouse; 112 Arrow Road replaced and enlarged an existing deck; and 299 William Hilton Parkway, awning added over the entry door.

10. Adjournment

The meeting was adjourned at 4:11 p.m.

Submitted by: Vicki Pfannenschmidt, 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

FOR OFFICIAL USE ONLY	
Date Received:	3/9/21
Accepted by:	NH2660
DRB #:	SSD-2021
Meeting Date:	

Applicant/Agent Name: Nancy Sammis Company: The Lyons
 Mailing Address: 9 Wimbledon Ct #3 City: H. Head State: SC Zip: 29928
 Telephone: 516 480 8381 Fax: _____ E-mail: nsammis@gmail.com
 Project Name: The Lyons Painting Project Project Address: 9 Wimbledon Wimbledon Ct HHI 29928
 Parcel Number [PIN]: R510 009 000 06 99 000 0
 Zoning District: _____ Overlay District(s): AN 00365446
Port Royal Village

**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.

Nancy Sam
SIGNATURE

3/9/2021
DATE

SW 6507
Resolute Blue

175-C3

SW 6507
Resolute Blue

175-C3

SW 6507
Resolute Blue

175-C3

The
Lyons

SW 6507
Resolute Blue

175-C3

SW 6507
Resolute Blue

175-C3

SW 6507
Resolute Blue

175-C3

SW 7004
Snowbound

MI 03

SW 7004
Snowbound

MI 03

9 Wimbledon Ct
Port Royal
Village

Lyons Painting Narrative

The Lyons is a group of 12 units housed in 6 duplexes located on Wimbledon Ct in Port Royal Village. The units were originally constructed in 1999 and have not been fully repainted since their construction. Due to normal wear from the sea-side environment, it is now necessary for the buildings to all be repainted to protect the structure from any environmental damage. The vendor has been selected and the project is scheduled to commence on November 1, 2021.

The *Town of Hilton Head Island Design Guide* specifies that earth tones must be the predominant colors and the buildings should be harmonious and blend with the natural surroundings of the site. To provide a suitable palette for selection, the earth tone chart from Natural Earth Paint, representing colors created solely from naturally occurring pigments, was initially used to select colors from Sherwin Williams.



Figure 1. Color chart used to select starting earth tones.



Figure 2. Current Lyons Unit (numbers 11-12)

From owner consensus, suggestions, and voting, colors from the blue family similar to sky and water were selected. As the windows are already a shade of white, the trim color was selected to match the already existing window color.

For the board's review, the primary selected color is SW6507 Resolute Blue with a trim color of SW7004 Snowbound. It is important to note that while stronger blues were the preference of the owners, the color presented for the proposal is on the gray side of the blue spectrum. The card presented on the display board is the most accurate representation and the below mock-ups represent the locations of the new paint and an approximation of the color.



Figure 3. Rear of Lyons building (facing road) showing proposed color and trim.



Figure 4. Front side of Lyons building (facing pool) showing proposed color scheme.



Figure 5. Side view of Lyon's unit with proposed colors.

For purposes of comparison to the existing surrounding properties on Wimbledon Ct and Folly Field Road, the primary building colors are shades and tints of yellow, gray, white, and blue. Trim colors are predominantly white or near white with few exceptions. The buildings consist of a mixture of single-family homes, multi-family dwellings, duplexes, condos, and multistory timeshares.

Nearby Properties:



Figure 6. Crown Reef condos (Neighboring building)



Figure 7. Crown Reef (Reverse view)



Figure 8. Beckingham (Neighboring Building)



Figure 9-10. Royal Dunes (Neighboring Buildings)



Figure 11-12. Fiddler's Cove condos with similar color scheme along Folly Field

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: Lyons

DRB#: DRB-00550-2021

DATE: 04/15/2021

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> 1. The proposed blue for the body color is not in keeping with the Design Guide. See page 16, Color: Context “Earth Tones must be chosen as the predominant colors.” 2. The proposed white trim color does not comply with the Design Guide. See page 16, Color: Contrast “Exterior color schemes must avoid placing together colors with values that are highly contrasting.” and “The user of black, white or off-white is typically avoided and may be approved only for very limited use where a high level of contrast is warranted.”

MISC COMMENTS/QUESTIONS

1. Staff suggested consideration of a grey scheme that leans blue, something like SW 9152 “Let It Rain” as the body and SW 6246 “North Star” as the trim color.



Town of Hilton Head Island
 Community Development Department
 One Town Center Court
 Hilton Head Island, SC 29928
 Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: David Robertson Company: DR Design & Consulting
 Mailing Address: PO Box 873 City: Bluffton State: SC Zip: 29910
 Telephone: 843-338-3373 Fax: _____ E-mail: d.robertson@drdesignandconsulting.com
 Project Name: Fat Baby's Courtyard Project Address: 1034 William Hilton Parkway
 Parcel Number [PIN]: R_552 015 000 0212 0000
 Zoning District: SPC Overlay District(s): COD

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

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

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 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.
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- _____ 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.

DAVID ABERTSON
SIGNATURE

April 13, 2021
DATE



Fat Baby's Courtyard Project Narrative

Fat Baby's Pizza proposes to construct a new courtyard for the purpose of providing outdoor dining and entertainment space, and a service window for the purpose of providing pickup orders without requiring customers to enter the building. Both alterations are intended to improve safety and service in accordance with pandemic protocols.

The courtyard shall be located to the right of the existing entrance at the right side of the building (as viewed from William Hilton Parkway), where a covered patio currently resides. The courtyard shall consume this space and extend into the existing parking area to a depth no greater than the edge of the existing drive aisle, to utilize the spaces directly in front of the existing patio without impacting vehicular traffic in and through the adjacent parking area.

A new masonry wall, finished in stucco to match the building, shall enclose the courtyard. Brick piers shall be located at each corner of the courtyard and distributed along each wall. A section of the wall, located on the section facing Dunnegan's Alley and closest to the existing building, shall have a brick veneer on the interior (courtyard) face. The existing patio roof structure shall be preserved, and shall function as a support structure for a new pergola to be constructed over the new area. Wood posts shall sit atop each brick pier to serve as supports for the pergola. The courtyard shall have a paver surface throughout. Planting beds shall surround the courtyard, and shrubbery installed to visually soften the appearance of the walls.

The pergola shall match the style of the exposed framing design of the existing patio roof structure, with a uniform finish applied to both new and existing components for a seamless integration. The pergola shall support decorative light fixtures and IR heaters for use at night and/or in cooler weather. Wiring shall be located above pergola framing members and otherwise concealed from view.

A new, 18'W multipanel bifold window unit shall be installed in the existing exterior wall directly behind the indoor bar, and a countertop added at this location. This window shall facilitate bar service to courtyard patrons, as well as introduce daylight into the building. The window shall meet impact and energy code requirements, and shall be finished to match existing windows and doors. The countertop shall be fabricated in 30mm stone, supported by wood corbels to compliment the pergola structure, and installed to conceal the bottom track of the multipanel window. The existing door to the right of the new window shall be replaced with a 72" double door unit.



The service window shall be located to the left of the existing entrance at the right side of the building (as viewed from William Hilton Parkway), where a man door and uncovered patio currently reside. The window shall replace the existing door, and shall include a countertop. The countertop shall be fabricated in 30mm stone, supported by wood corbels (similar to the courtyard countertop).

The roof over the existing entrance to the building shall be extended to the left and supported by posts to provide protection to patrons in inclement weather. This addition to the building shall match the style of the exposed framing design of the existing patio roof structure, with a uniform finish applied to both new and existing components for a seamless integration. Lighting shall be provided over this area with decorative fixtures to match those to be installed at the courtyard. All new light fixtures shall incorporate obscured glass or employ a design that otherwise conceals light sources from view.

As this project shall utilize existing patio and parking areas, no trees shall be impacted by this development. No topographical changes shall be made to the relatively flat lot upon which this project is intended to be built, therefore no substantial impact to the drainage and grading is anticipated. There are no adjacent wetlands. The proposed construction shall conform to current buffer and setback standards.

The visual impact of this proposed construction upon surrounding area shall be minimal, as the new structure shall be partially concealed by the existing trees and vegetation along the front (William Hilton Parkway) face of the existing building and adjacent parking row, as well as the new plantings to be installed around the courtyard walls. Along the Dunnegan's Alley side, the proposed construction shall be softened visually by the existing tree and the aforementioned plantings along the courtyard walls.

The existing parking areas and site lighting shall be preserved, with the exception of the five spaces used to create the new courtyard and planting areas. The proposed development shall not alter the flow of vehicular or pedestrian traffic into, out of, or through the parking areas.

NOT FOR CONSTRUCTION

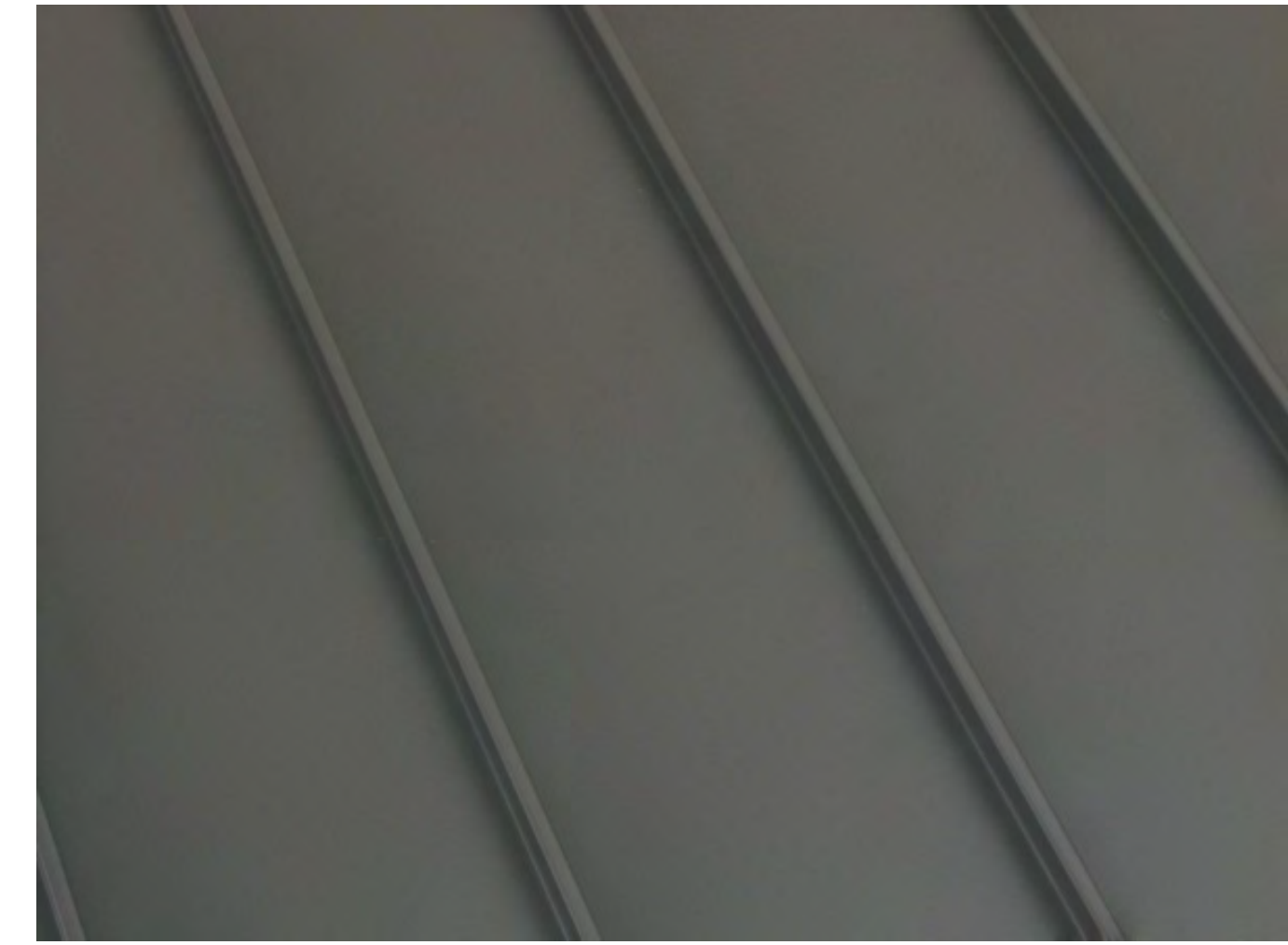
Design Phase
4/13/2021



RWHS17 WAREHOUSE PENDANT, SATIN BLACK
(GOOSENECK LIGHTS SIMILAR)



INFRATECH WD SERIES
IR HEATER



DARK BRONZE
STANDING SEAM ROOF



"GIALLO ORNAMENTAL LIGHT"
30MM GRANITE COUNTERTOPS



SW 7048
URBANE BRONZE

SW7048 "URBANE BRONZE"
SASHES & PAINTED SURFACES



SW3518 "HAWTHORNE"
STAINED WOOD



STUCCO - MATCH EXISTING



"COLIGNY" PAVERS
LOWCOUNTRY PAVER



"SAVANNAH GREY" BRICK
OLD CAROLINA BRICK CO.

JYR Architect, PC DR Design & Consulting
ARCHITECTURAL DESIGN & VISUALIZATION
ARCHITECTURE, PLANNING, & ENTITLEMENT
28 Wood Duck Ct., Hilton Head Island, SC 29928
843-368-5641
E-Mail: jyraarchitect@gmail.com

REVISIONS

NO.	DATE	REVISION

FAT BABY'S COURTYARD
1034 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928
R552 015 000 0212 0000
PREPARED FOR:
FAT BABY'S PIZZA

FINISHES & SELECTIONS

NOT FOR CONSTRUCTION

Design Phase
4/13/2021



VIEW FROM 278



VIEW FROM ARROW ROAD TRAFFIC CIRCLE



VIEW FROM DUNNEGAN'S ALLEY



EX. BUILDING - SERVICE WINDOW LOCATION



EX. BUILDING - COURTYARD LOCATION



ADJACENT BUILDING

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DR Design & Consulting
ARCHITECTURAL DESIGN & VISUALIZATION
PO Box 873, Bluffton, SC 29910
843-338-3373
E-Mail: d.robertson@drdesignandconsulting.com

NO.	DATE	REVISION

PLOT DATE
4/13/2021

FAT BABY'S COURTYARD
1034 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928
R552 015 000 0212 0000
PREPARED FOR:
FAT BABY'S PIZZA

PROJECT NO:
DRAWN BY:
CHECKED BY:

SITE PHOTOS

SHEET NO:

A-104

FAT BABY'S COURTYARD

NOT FOR CONSTRUCTION

Design Phase
4/13/2021



RENDERING OF PROPOSED ALTERATION/ADDITION



PROJECT NARRATIVE

Fat Baby's Pizzeria proposes to construct a new courtyard for the purpose of providing outdoor dining and entertainment space, and a service window for the purpose of providing pickup orders without requiring customers to enter the building. Both alterations are intended to improve safety and service in accordance with pandemic protocols.

The courtyard shall be located to the right of the existing entrance at the right side of the building (as viewed from William Hilton Parkway) where a covered patio currently resides. The courtyard shall enclose this space and extend into the existing parking area to a depth no greater than the edge of the existing row aisle, to utilize the spaces directly in front of the existing patio without impacting vehicular traffic in and through the adjacent parking area.

A new masonry wall, finished in stucco to match the building, shall enclose the courtyard. Brick piers shall be located at each corner of the courtyard and distributed along each wall. A section of the wall, located on the section facing Dunnagans Alley and closest to the existing building, shall have a brick veneer on the interior (courtyard) face. The existing patio roof structure shall be preserved, and shall function as a support structure for a new pergola to be constructed over the new area. Wood posts shall sit atop each brick pier to serve as supports for the pergola. The courtyard shall have a paver surface throughout. Planting beds shall surround the courtyard, and shrubbery installed to visually soften the appearance of the walls.

The pergola shall match the style of the exposed framing design of the existing patio roof structure, with a uniform finish applied to both new and existing components for a seamless integration. The pergola shall support decorative light fixtures and IR heaters for use at night and/or in cooler weather. Wiring shall be located above pergola framing members and otherwise concealed from view.

A new, 18" W multipaned bifold window unit shall be installed in the existing exterior wall directly behind the interior bar and a countertop added at this location. This window shall facilitate bar service to courtyard patrons, as well as introduce daylight into the building. The window shall meet impact and energy code requirements, and shall be finished to match existing windows and doors. The countertop shall be fabricated in 30mm stone, supported by wood corbels to complement the pergola structure, and installed to conceal the bottom track of the multipaned window. The existing door to the right of the new window shall be replaced with a 72" double door unit.

The service window shall be located to the left of the existing entrance at the right side of the building (as viewed from William Hilton Parkway) where a main door and uncovered patio currently reside. The window shall replace the existing door, and shall include a countertop. The countertop shall be fabricated in 30mm stone, supported by wood corbels (similar to the courtyard countertop).

The roof over the existing entrance to the building shall be extended to the left and supported by posts to provide protection to patrons in inclement weather. This addition to the building shall match the style of the exposed framing design of the existing patio roof structure, with a uniform finish applied to both new and existing components for a seamless integration. Lighting shall be provided over this area with decorative fixtures to match those to be installed at the courtyard. All new light fixtures shall incorporate obscured glass or employ a design that otherwise conceals light sources from view.

As this project shall utilize existing patio and parking areas, no trees shall be impacted by this development. No topographical changes shall be made to the relatively flat lot upon which this project is intended to be built, therefore no substantial impact to the drainage and grading is anticipated. There are no adjacent wetlands. The proposed construction shall conform to current buffer and setback standards.

The visual impact of this proposed construction upon surrounding area shall be minimal, as the new structure shall be partially concealed by the existing trees and vegetation along the front (William Hilton Parkway) face of the existing building and adjacent parking row, as well as the new plantings to be installed around the courtyard walls. Along the Dunnagans Alley side, the proposed construction shall be softened visually by the existing trees and the aforementioned plantings along the courtyard walls.

The existing parking areas and site lighting shall be preserved, with the exception of the five spaces used to create the new courtyard and planting areas. The proposed development shall not alter the flow of vehicular or pedestrian traffic into, out of, or through the parking areas.

PROJECT CONSULTANTS

JAMES Y. ROBINSON, JR. AIA
JYR ARCHITECT, PC
28 WOOD DUCK CT
HILTON HEAD ISLAND, SC 29928
843-368-5641

DAVID ROBERTSON
DR DESIGN & CONSULTING
PO BOX 873
BLEFFTON, SC 29910
843-338-3373

PROJECT DATA

USE GROUP A-2
CONSTRUCTION TYPE 5 NS
PROJECT AREA 1,225 SQ FT
POSTED BUILDING OCCUPANCY 137
PROJECT OCCUPANCY 12
TOTAL OCCUPANCY 219
(PER IBC TABLE 1004.5)

BUILDING CONSTRUCTION TYPE III B
BUILDING AREA 6,825 SQ FT

ALL DESIGNS AND WORK DESCRIBED HEREIN SHALL BE EXECUTED IN COMPLIANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC, 2018), AND ANY CODE ADDENDA ADOPTED BY THE STATE OF SOUTH CAROLINA AND THE MUNICIPALITY HAVING JURISDICTION OVER THE CONSTRUCTION OF THIS PROJECT.

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PO Box 873, Bluffton, SC 29910
843-338-3373
E-Mail: d.robertson@drdesignandconsulting.com

PLOT DATE
4/13/2021

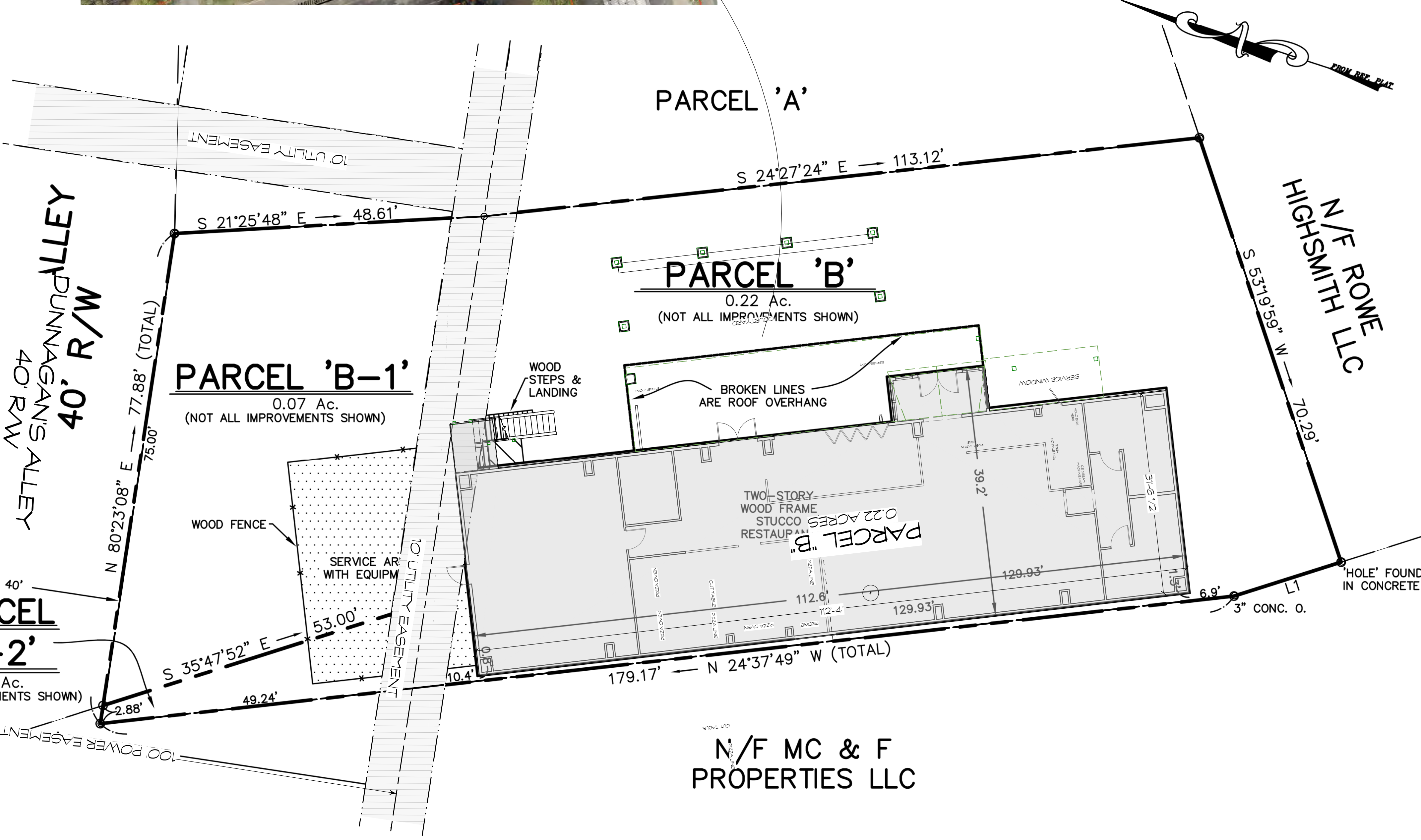
FAT BABY'S COURTYARD
1034 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928
R352 015 000 0212 0000
PREPARED FOR:
FAT BABY'S PIZZA

COVER SHEET

A-001



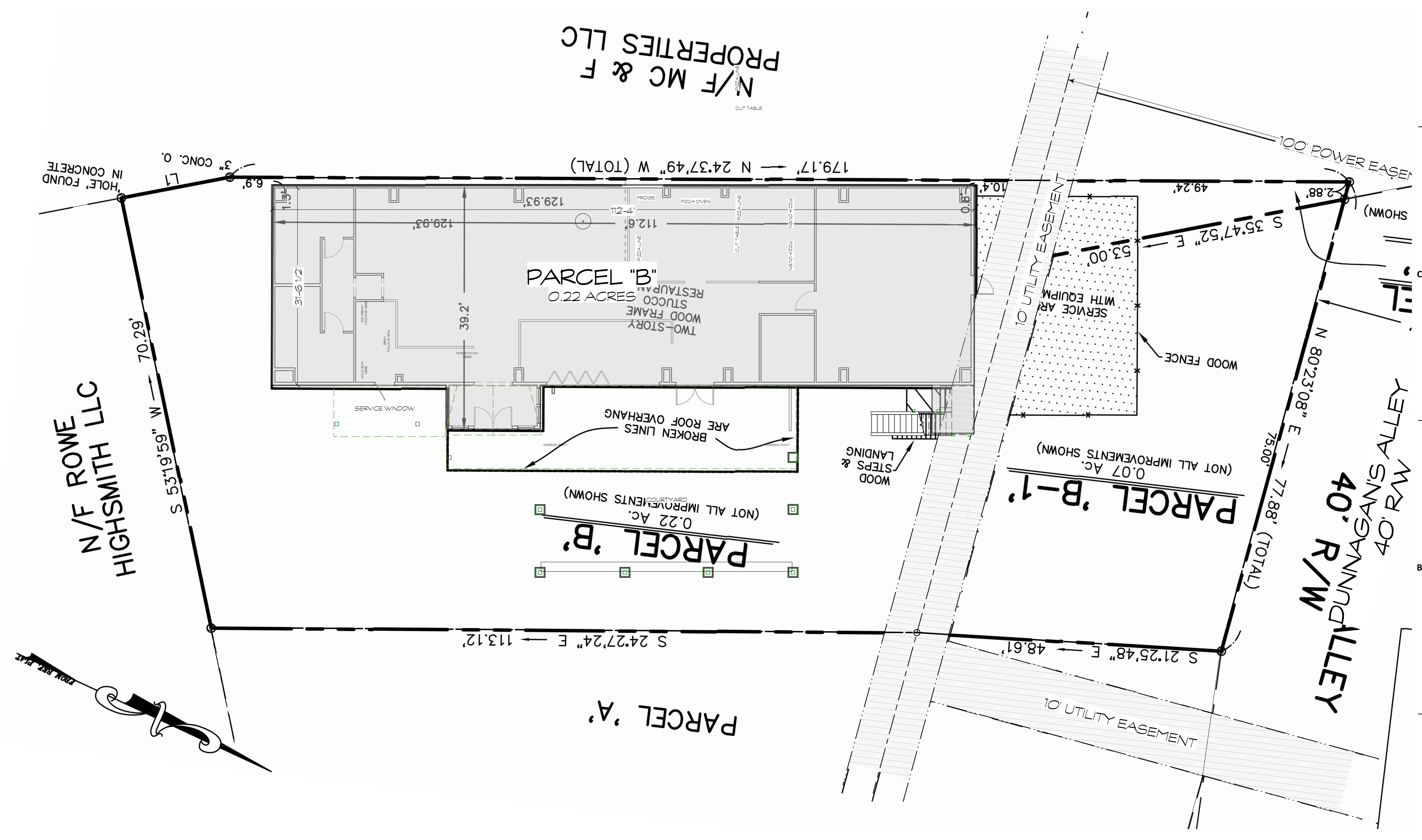
VICINITY MAP



N/F MC & F
PROPERTIES LLC

NOT FOR CONSTRUCTION

Design Phase
4/13/2021



THE AREA SHOWN ON THIS PLAN HEREON IS A REPRESENTATION OF DEPARTMENT SCHEIC/OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCHEIC/OCRM, SCHEIC/OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE _____ DATE _____

THE CRITICAL LINE SHOWN ON THIS PLAN IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

NO.	DATE	REVISION

PLOT DATE
4/13/2021

FAT BABY'S COURTYARD
1034 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928
R552 015 000 0212 0000
PREPARED FOR:
FAT BABY'S PIZZA

PROJECT NO.:
DRAWN BY:
CHECKED BY:

SITE PLAN

SHEET NO.:

V-102

JYR Architect, PC DR Design & Consulting
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ARCHITECTURE, PLANNING, & ENTITLEMENT
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RELEASE FOR CONSTRUCTION DATE:
MONTH/DAY/YR
RELEASE FOR PERMIT DATE:
MONTH/DAY/YR
MONTH/DAY/YR

N/F ROME
HIGHSMITH LLC

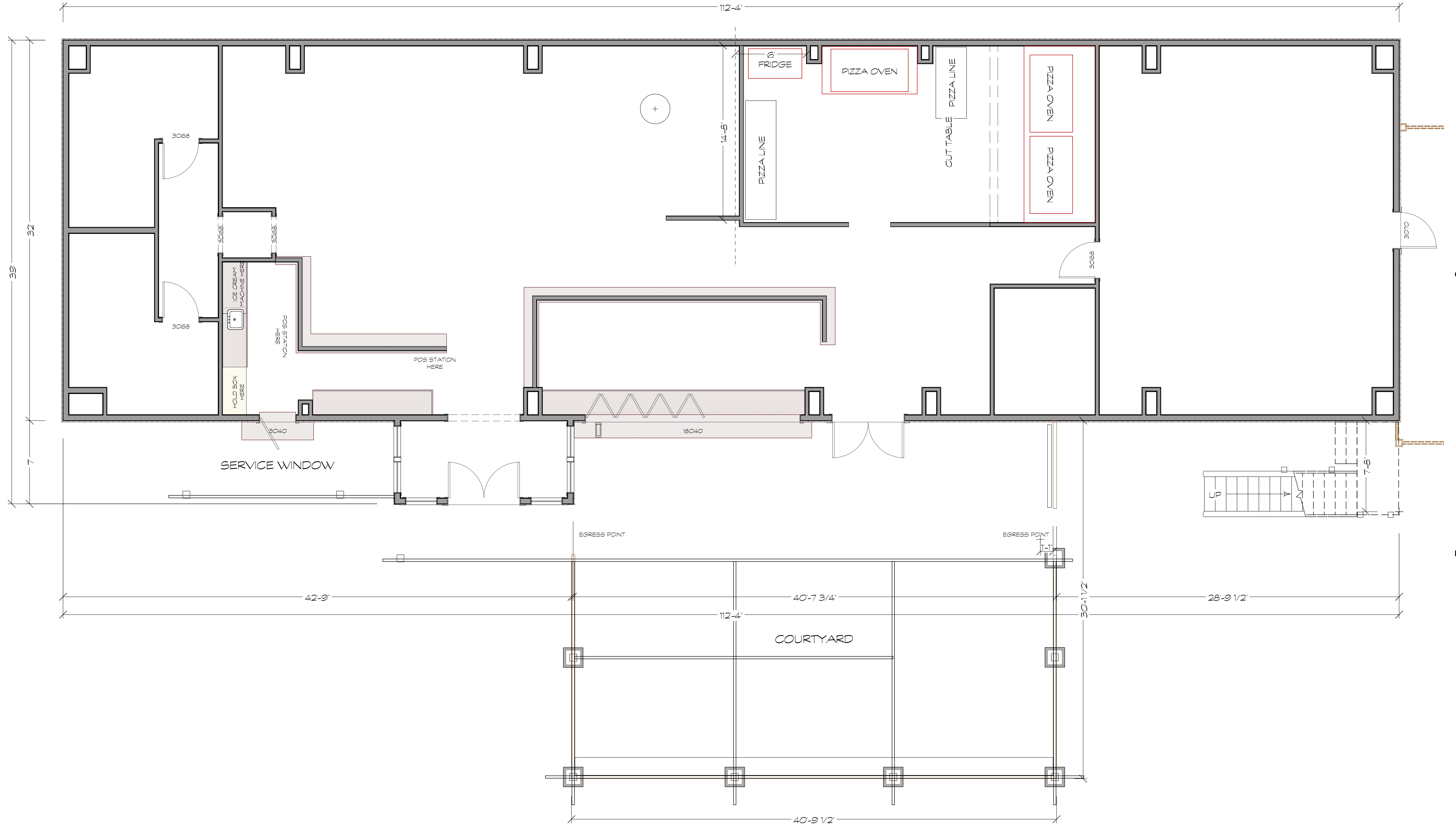
N/F MC & F
PROPERTIES LLC

PARCEL 'B'
0.22 AC.
(NOT ALL IMPROVEMENTS SHOWN)

PARCEL 'B-1'
0.07 AC.
(NOT ALL IMPROVEMENTS SHOWN)

PARCEL 'A'

NOT FOR CONSTRUCTION



Design Phase
4/13/2021

RELEASE FOR CONSTRUCTION DATE:
MONTH/DAY/YR

RELEASE FOR PERMIT DATE:
MONTH/DAY/YR

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NO. DATE REVISION

PLOT DATE
4/13/2021

FAT BABY'S COURTYARD
1034 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SOUTH CAROLINA 29928
R552 015 000 0212 0000
PREPARED FOR:
FAT BABY'S PIZZA

PROJECT NO. Fat Baby's Pizza Support
DRAWN BY: JYR/JYR
CHECKED BY: JYR/JYR

FLOOR PLAN

SHEET NO. **A-102**

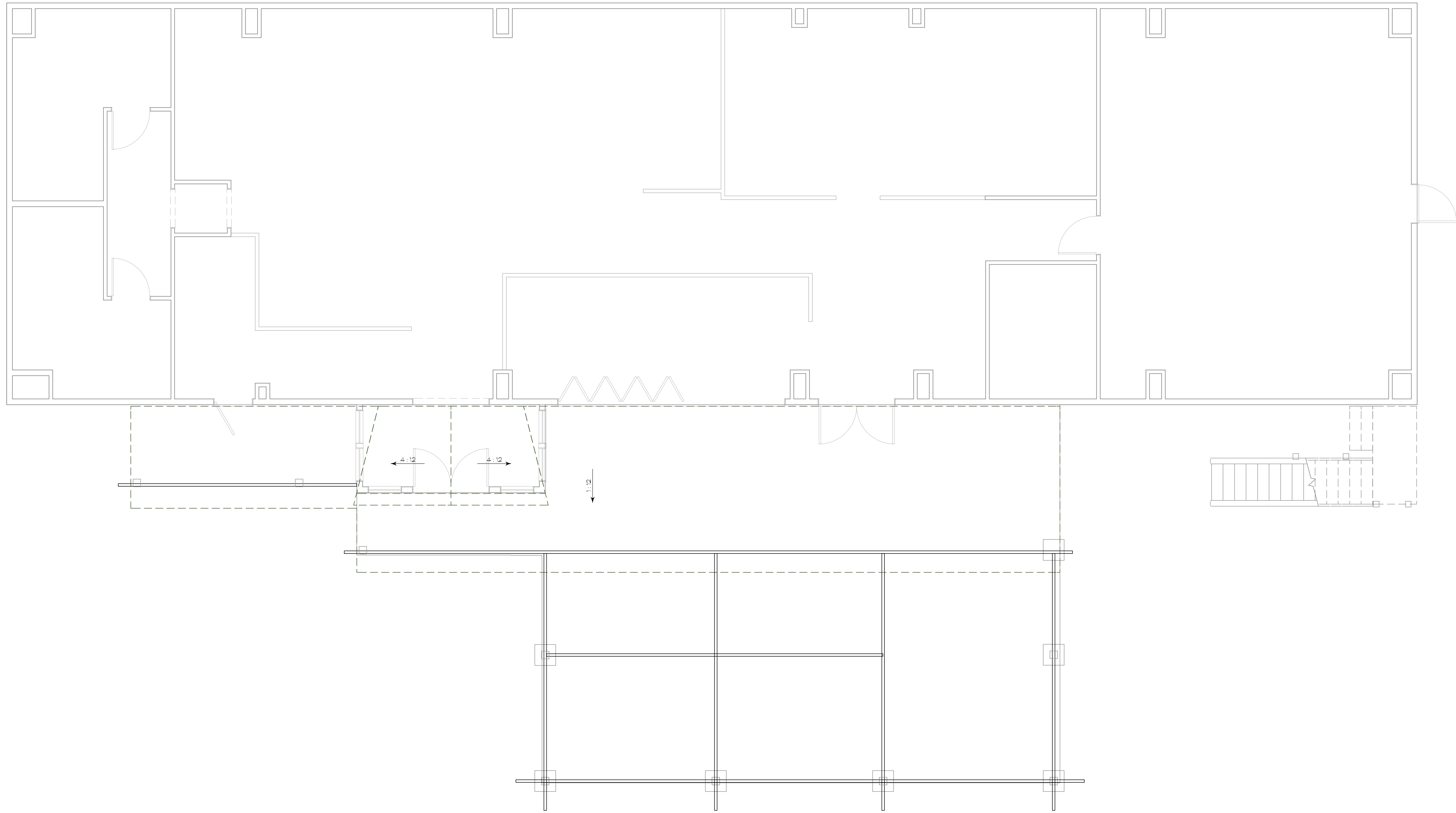
NOT FOR CONSTRUCTION

D

C

B

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1

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4

5

6

Design Phase
4/13/2021

D

C

B

A

JYR Architect, PC DR Design & Consulting

ARCHITECTURE, PLANNING, & ENTITLEMENT

28 Wood Duck Ct., Hilton Head Island, SC 29928

843-368-5441

E-Mail: jyra@jyrarchitect.com

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NO.	DATE	REVISION

PLOT DATE
4/13/2021

FAT BABY'S COURTYARD

1034 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928
R552 015 000 0212 0000

PREPARED FOR:
FAT BABY'S PIZZA

PROJECT NO: Fat Baby's Pizza Support
DRAWN BY: JFW/JLW
CHECKED BY: JFW/JLW

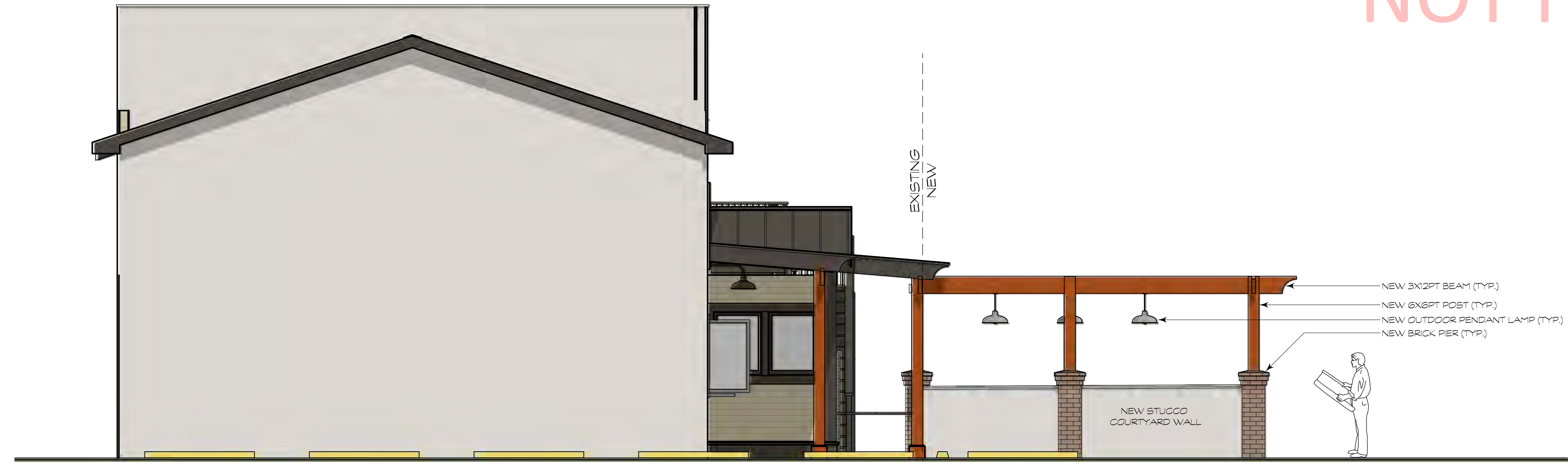
ROOF PLAN

SHEET NO:

A-103

NOT FOR CONSTRUCTION

Design Phase
4/13/2021



LEFT ELEVATION - WM HILTON PKWY



FRONT ELEVATION - ARROW RD



RIGHT ELEVATION - DUNNEGAN'S ALLEY

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843-338-3373
E-Mail: d.robertson@drdesignandconsulting.com

NO.	DATE	REVISION

PROJECT NO.:
DRAWN BY:
CHECKED BY:

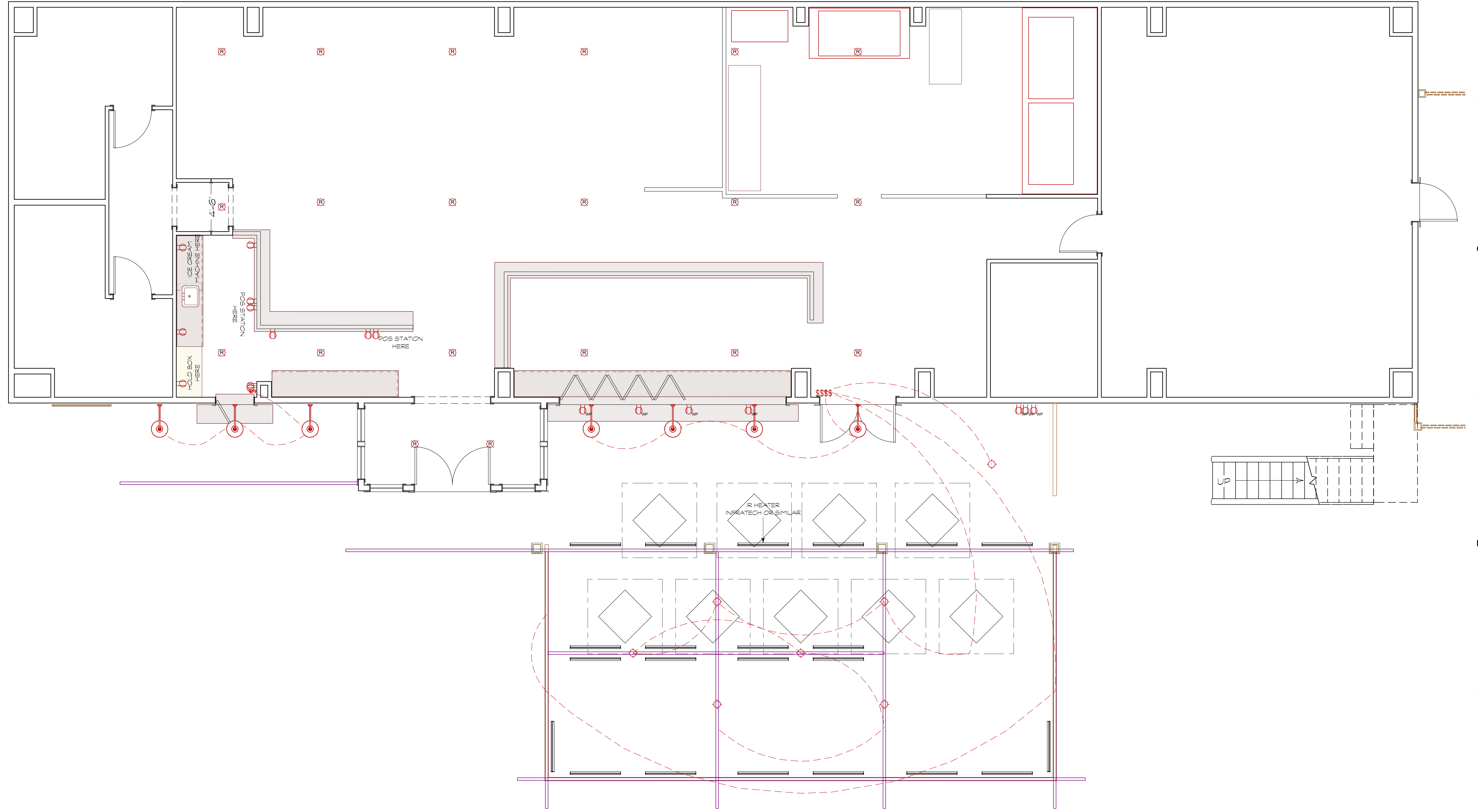
FAT BABY'S COURTAYRD
1034 WILLIAM HILTON PARKWAY
BLUFFTON, SOUTH CAROLINA 29910
R552 015 000 0212 0000
PREPARED FOR:
FAT BABY'S PIZZA

DATE: 4/13/2021

EXTERIOR ELEVATIONS

A-201

NOT FOR CONSTRUCTION



Design Phase
4/13/2021

RELEASE FOR CONSTRUCTION DATE:
MONTH/DAY/YR

RELEASE FOR PERMIT DATE:
MONTH/DAY/YR

JYR Architect, PC DR Design & Consulting
ARCHITECTURAL DESIGN & VISUALIZATION

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NO.	DATE	REVISION

PLOT DATE
4/13/2021

FAT BABY'S COURTYARD
1034 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SOUTH CAROLINA
R552 015 000 0212 0000

PREPARED FOR:
FAT BABY'S PIZZA

PROJECT NO. Fat Baby's Pizza Layout
DRAWN BY: JYR/JLH
CHECKED BY: JYR/JLH

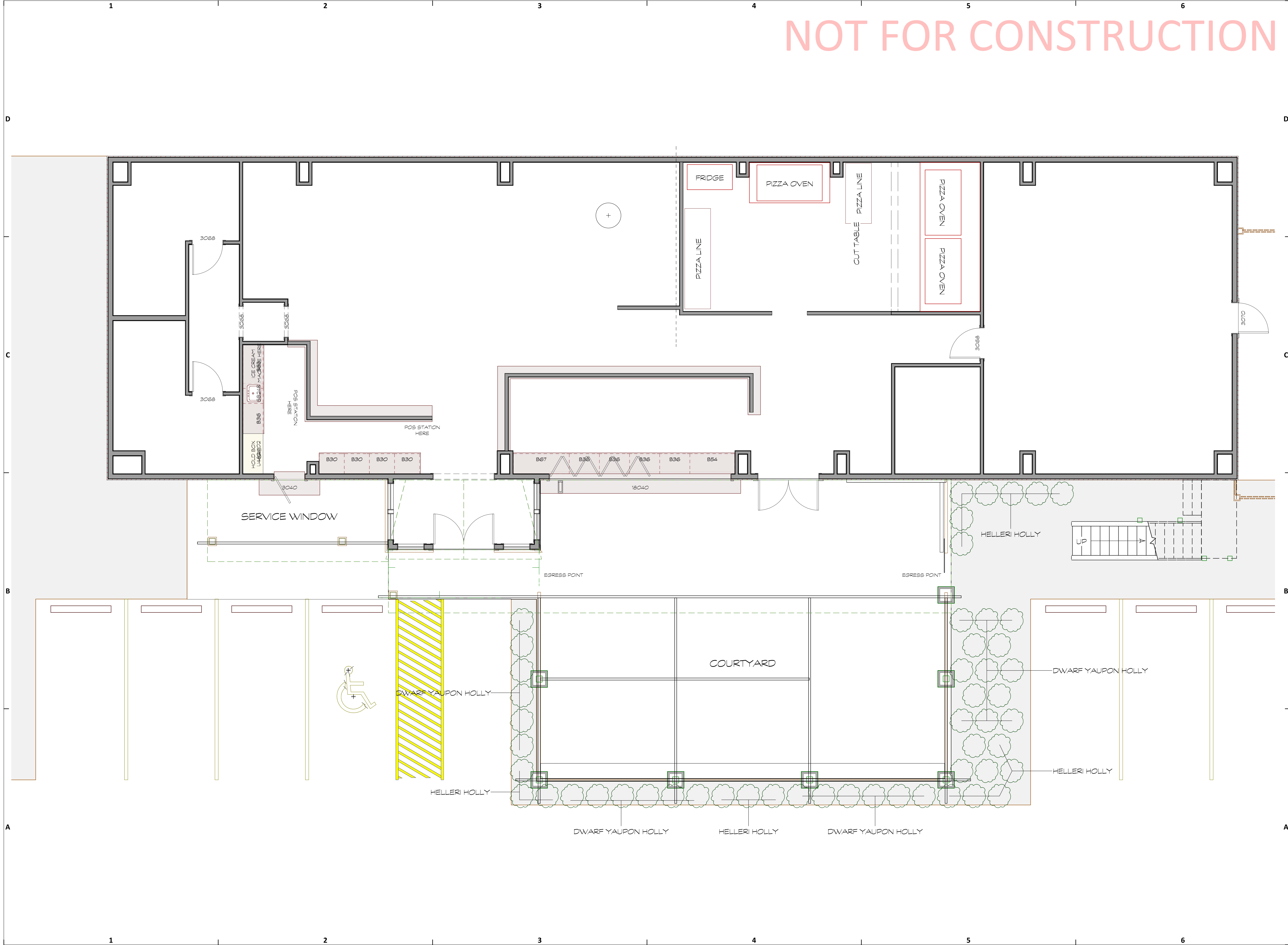
ELECTRICAL PLAN

SHEET NO.:

E-101

NOT FOR CONSTRUCTION

Design Phase
4/15/2021



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 843-338-3373
 E-Mail: d.robertson@jyrdesignandconsulting.com

NO.	DATE	REVISION

PLOT DATE
4/15/2021

FAT BABY'S COURTYARD
 1034 WILLIAM HILTON PARKWAY
 HILTON HEAD ISLAND, SC 29928
 R552 015 000 0212 0000
 PREPARED FOR:
FAT BABY'S PIZZA

PROJECT NO: Fat Baby's Pizza
 DRAWN BY: [179] [184]
 CHECKED BY: [179] [184]

LANDSCAPE PLAN

SHEET NO:
L-101

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: Fat Baby's Courtyard

DRB#: DRB-000947-2021

DATE: 04152021

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

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"/>	<ol style="list-style-type: none"> 1. Provide dimensioned detail of the columns , wall and beams. 2. Where is the electrical supply conduit from the building to the lights and heaters? Avoid exposed conduit on the exterior of the columns.

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Per the 3rd paragraph in the narrative the courtyard interior of the wall is brick veneer. Consider making the exterior brick veneer as well. The brick is more of an earth tone in keeping with the Design Guide.
Windows are in proportion to the facade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide manufacture cut sheets for the proposed windows.
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"> 1. Provide manufacturer cut sheets for the light fixtures described in the narrative 4th

				paragraph from the end. 2. Does the pendant light fixture and the heater fixture come in bronze?
--	--	--	--	-----------------------------------------------------------------------------------------------------

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"/>	Locate the existing Live Oak adjacent to the building.
Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Revise the landscape plan to replace the Helleri Holly with Yaupon Holly.
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Revise the landscape plan to add Fig Vine to the exterior of the wall.

MISC COMMENTS/QUESTIONS

1. The height of the wall appears too tall. Consider lowering the height of the wall to allow more views in and out.
2. Will the courtyard be pervious?
3. This project will require a Minor Development Plan Review application. We will need to see parking calculations to make sure the site has enough parking due to the fact they are proposing to remove 5 spaces, plus add seating which could require more parking.
4. Is there a parking space at the front door to the right of the handicap access space? It appears too small. If it is not a space it should be striped and or a bollard added to prevent it, the HC access and the landscape area from being used as a space.



Town of Hilton Head Island
 Community Development Department
 One Town Center Court
 Hilton Head Island, SC 29928
 Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Joe DePauw Company: 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.

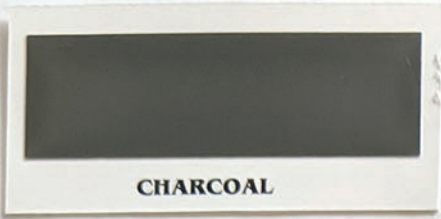


SIGNATURE

4/13/21

DATE

5-V CRIMP METAL ROOFING
DARK BRONZE
MCELROY METAL



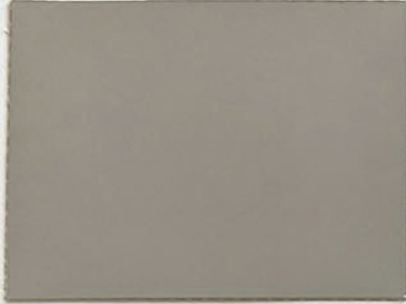
WINDOWS & DOORS
BRONZE 024
SIERRA PACIFIC



HIGHLINE WALL PANEL
BURNISHED SLATE
PAC-CLAD



PAINTED BRICK VENEER
SW 9167 POLISHED CONCRETE
SHERWIN WILLIAMS



**STEEL STRUCTURE
& DARK ACCENTS**
MATCH BRONZE 024
SIERRA PACIFIC



TRIM & SIDING
SW 6002 ESSENTIAL GRAY
SHERWIN WILLIAMS



STAINED PINE SIDING
DARK GRAY
CABOT



Proposed Exterior Colors & Materials
34 Palmetto Bay Rd.
Hilton Head Island, SC 29926
2/10/2020





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

PROJECT NAME: Smokehouse **PROJECT #:** DRB-000294-2020
PROJECT ADDRESS: 34 Palmetto Bay Road
CATEGORY: New Development – Final
ACTION DATE: February 25, 2020 **NOTICE DATE:** March 3, 2020
APPLICANT/AGENT: Joe DePauw, PDG Architects
10 Palmetto Business Park Rd Ste 201
Hilton Head Island, SC 29928
Email: joe@pdg-architects.com

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 roof color shall be Dark Bronze as presented at the DRB meeting.
2. The stained vertical siding was reviewed at the DRB meeting and approved.

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

April 13, 2021

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



**re: The Smokehouse - Alteration Request
(DRB -000084-2020)**

Mr. Darnell,

Please find attached our submission to the Design Review Board for approval of our request to change colors on the Smokehouse Restaurant. You may find an outline of our requests and the reasoning behind them below.

Requested Alterations

We are requesting the following changes to the previously approved plans and colors:

1. Leave the brick veneer exposed and un-painted. The brick color mix is Walnut Creek by Statesville Brick.
2. Change trim, fascia & siding color from Essential Gray to Alpaca (SW 7022) to coordinate with the exposed brick.
3. Change the fence detail behind the fireplace at the lawn area to a hog wire fence. Fence will be painted Bronze 024.
4. Paint the columns, beams, rafters, and fences to match Bronze 024. Items were previously Essential Gray.

Our original concept was an industrial grey color scheme accented by a red roof and dark stained siding. As the red roof was not approved, we changed the roof color to dark bronze, leaving the remaining scheme untouched, which included grey painted brick. We purchased an inexpensive brick with the intention of painting it, and have been swayed by the beauty of the unpainted product. We are requesting DRB approval to leave the brick in its current unpainted state. To accommodate this change, we have provided a new siding color, Alpaca (SW 7022), which is better suited to the tones of the brick.

We are also requesting approval to paint the columns, beams, and fences dark. By making the fence dark, it will better blend with the surrounding natural environment and buffer. The columns and beams will be dark to coordinate with the fence and other timber elements.

Our final request is to replace the brick columns and horizontal fencing behind the fireplace with a much lighter hog-wire fence. The lighter construction will be easier on the Live Oak tree roots, and a more substantial visual barrier is not necessary in this location.

Overall, these changes support a more nature blending material and color palette than the previously approved color scheme. The exposed brick adds to the conceptual story of a building developed and added onto over time, softens the aesthetic, and provides texture. The remaining changes support the appearance of the exposed brick and provide a coordinated scheme for the restaurant.

Thank you for your time and consideration reviewing our request. Please contact me if you require any additional information or would like to discuss the request further.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph DePauw". The signature is fluid and cursive, with the first name "Joseph" and the last name "DePauw" clearly distinguishable.

Joseph A. DePauw, AIA
PDG|Architects

5-V CRIMP METAL ROOFING
DARK BRONZE
MCELROY METAL



**WINDOWS & DOORS,
STEEL STRUCTURE,
& DARK ACCENTS**
BRONZE 024
SIERRA PACIFIC



HIGHLINE WALL PANEL
BURNISHED SLATE
PAC-CLAD



BRICK VENEER
WALNUT CREEK
STATESVILLE BRICK



STAINED PINE SIDING
AS APPROVED



TRIM & SIDING
SW 7022 ALPACA
SHERWIN WILLIAMS



Proposed Exterior Colors & Materials

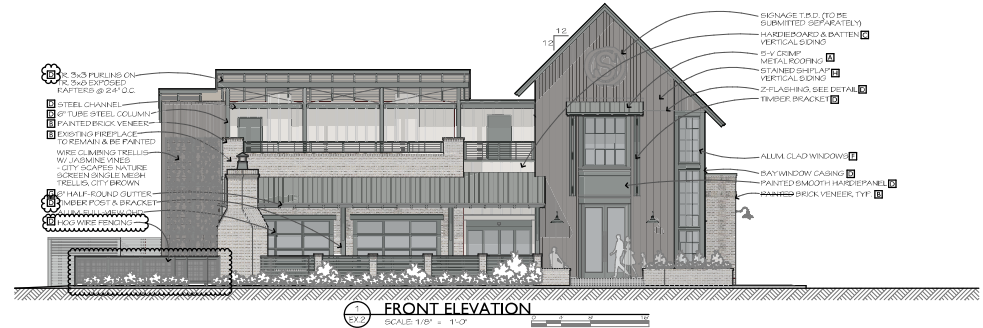
34 Palmetto Bay Rd.
Hilton Head Island, SC 29926
4/13/2021



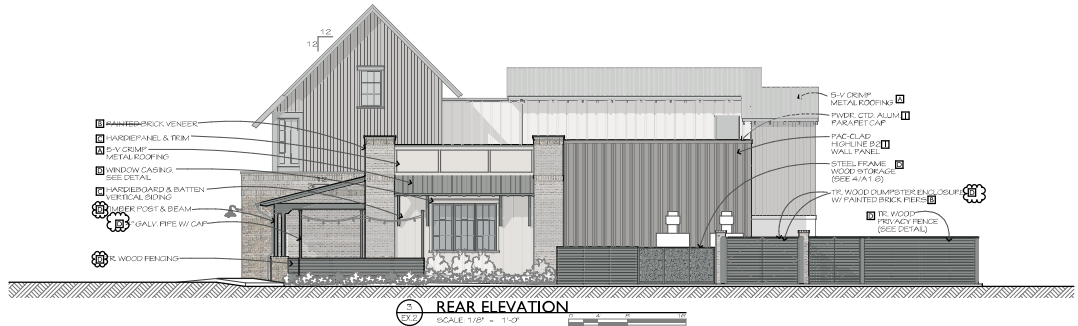
PROPOSED COLOR SCHEME



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



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



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



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

COLOR SCHEDULE			
MARK	COLOR	MANUFACTURER	APPLICATION
1	DARK BRONZE	MOSELBY METAL	3/4\"/>
2	WALNUT CREEK	STATESVILLE BRICK	BRICK VENEER
3	BRONZE 024	SIEMENS WALLPAPER	CEILING WALLPAPER
4	LOOK LIKE OAK WINDOWS, BRONZE 024	SIEMENS WALLPAPER	DARK BRONZE ACCENTS & STEEL STRUCTURE, PRIVACY FENCE, BEAMS & COLUMNS
5	BRONZE 024	SIEMENS WALLPAPER	WINDOWS
6	MANUF. DARK BRONZE	---	GUTTERS, DOWNSPOUTS
7	DARK GRAY - SEMI-SOLID STAIN	CABOT	VERTICAL STAINED PINE SIDING
8	BURNISHED SLATE	PAC-CLAD	HIGHLINE B2 WALL PANEL

REVISIONS

NO.	DATE	DESCRIPTION

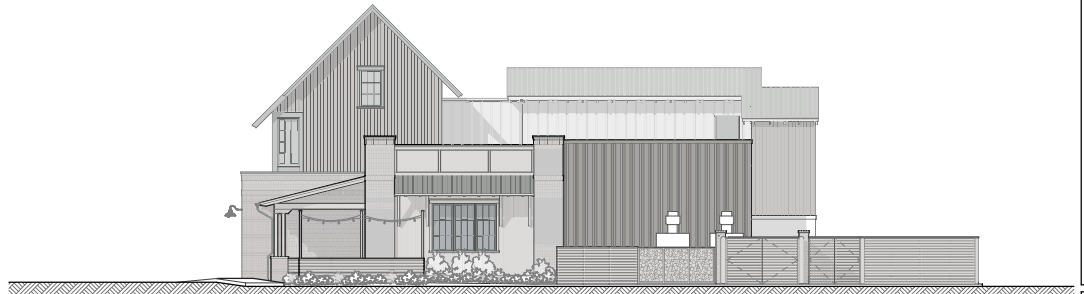
PREVIOUS COLOR SCHEME



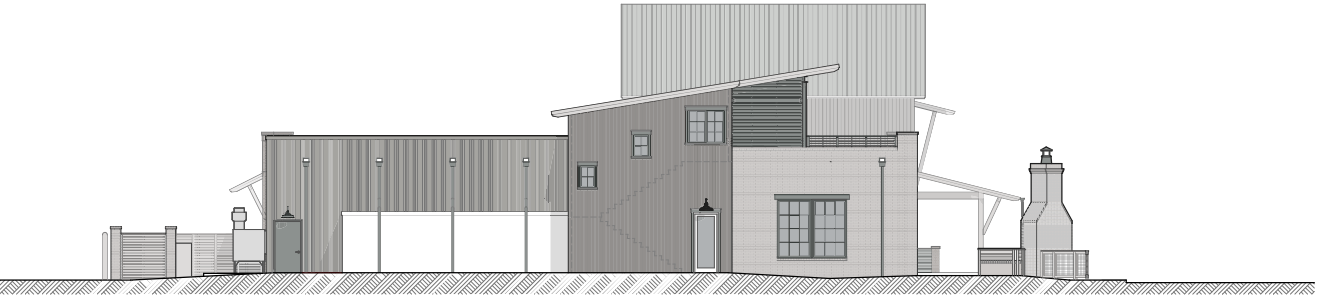
17.5 CURRENT COLOR SCHEME - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



17.5 CURRENT COLOR SCHEME - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



17.5 CURRENT COLOR SCHEME - REAR ELEVATION
SCALE: 1/8" = 1'-0"



17.5 CURRENT COLOR SCHEME - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

COLOR SCHEDULE			
MARK	COLOR	MANUFACTURER	APPLICATION
1	DARK BRONZE	MCELROY METAL	S-V CRIMP METAL ROOFING
2	SW 9187 POLISHED CONCRETE	SHERWIN WILLIAMS	PAINTED BRICK VENEER
3	SW 0002 ESSENTIAL GRAY	SHERWIN WILLIAMS	TRIM, FASCIA & SIDING
4	COLOR MATCH WINDOWS, BRONZE 024	SHERWIN WILLIAMS	DARK BRONZE ACCENTS & STEEL STRUCTURE, PRIVACY FENCE, BEAMS & COLUMNS
5	BRONZE 024	SIERRA PACIFIC	WINDOWS
6	MANUF. DARK BRONZE	---	GUTTERS, DOWNSPOUTS
7	DARK GRAY - SEMI-SOLID STAIN	CABOT	VERTICAL STAINED PINE SIDING
8	BURNISHED SLATE	PAC-CLAD	PROPANE B2 WALL PANEL

patrickdesigngrouparchitects
pdg
ARCHITECTS

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NOT FOR CONSTRUCTION

Smokehouse
SINCE 1926
ARCHITECTS & DESIGNERS

34 Palmetto Bay Road, Hilton Head Island, SC 29926

REVISIONS	
NO.	DESCRIPTION

DRAWN BY
LDJ
CHECKED BY
JD
DATE OF REVISION
4/13/2021
SCALE
AS SHOWN
JOB NO.
1926
SHEET

PREVIOUS
COLOR SCHEME
EX.3



FRONT OF RESTAURANT



FRONT ENTRY CORNER



RIGHT SIDE OF RESTAURANT



BACK CORNER DINING AREA



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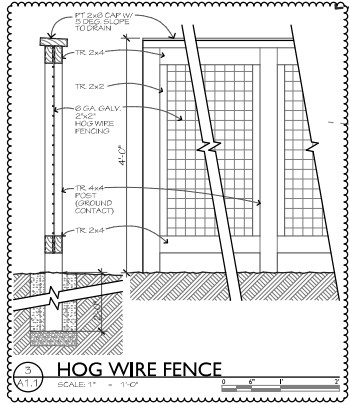
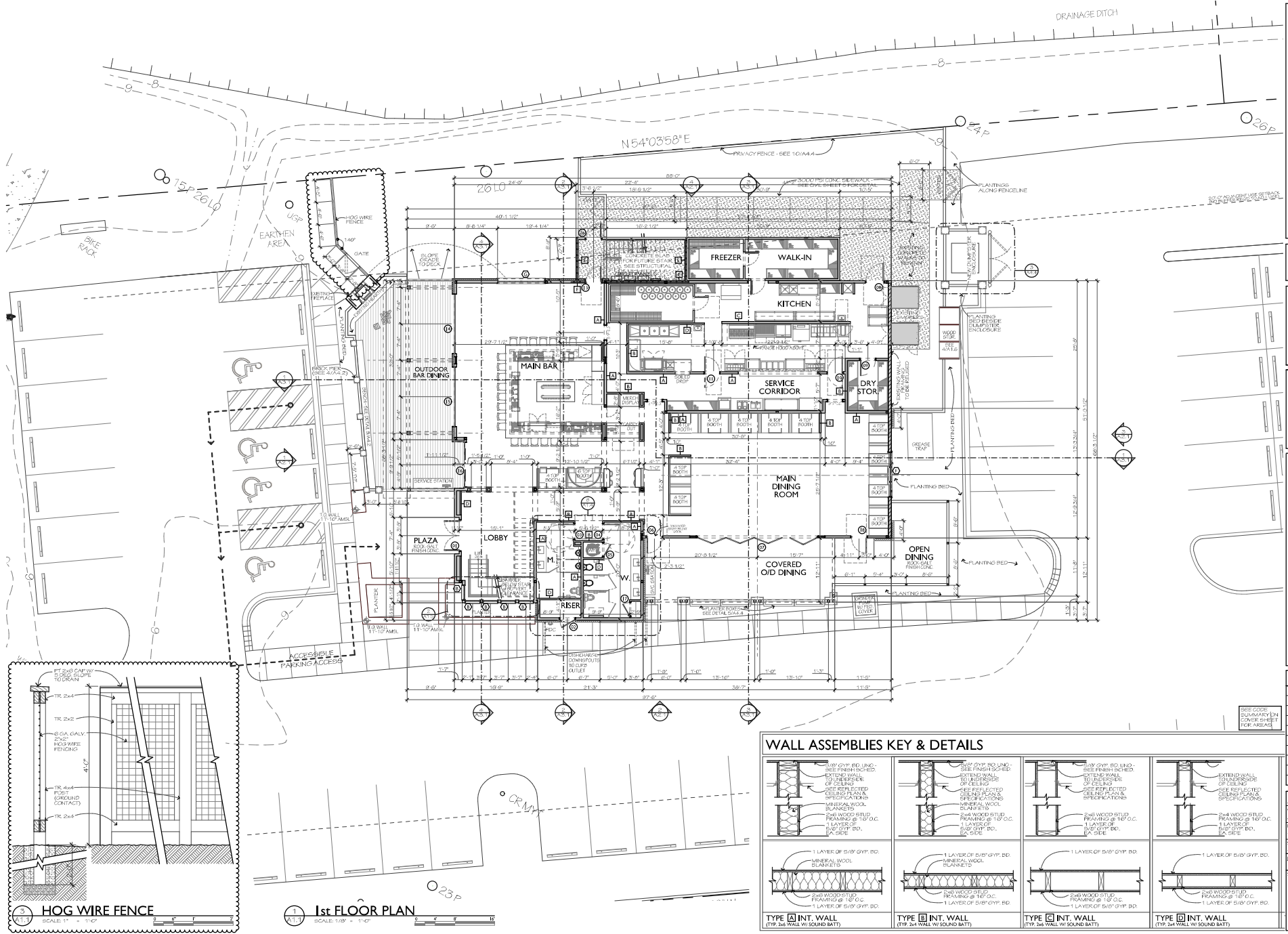
NOT FOR CONSTRUCTION

Smokehouse
SMITH • POLYMER • SERVICE
 34 Palmetto Bay Road, Hilton Head Island, SC 29926

REVISIONS

DRAWN BY
 JD
 CHECKED BY
 JD
 DATE OF REVISION
 4/13/2021
 SCALE
 AS SHOWN
 JOB NO.
 1928
 SHEET

CONSTRUCTION
 CONDITIONS
EX. I



1st FLOOR PLAN
SCALE: 1/8\"/>

WALL ASSEMBLIES KEY & DETAILS

<p>TYPE A INT. WALL (TYP. 2x4 WALL W/ SOUND BATT)</p>	<p>TYPE B INT. WALL (TYP. 2x4 WALL W/ SOUND BATT)</p>	<p>TYPE C INT. WALL (TYP. 2x4 WALL W/ SOUND BATT)</p>	<p>TYPE D INT. WALL (TYP. 2x4 WALL W/ SOUND BATT)</p>

mde ARCHITECTS
 1401 SOUTH MOORE ROAD, SUITE 100, CHARLOTTE, NC 28208
 PHONE: 704.375.1111
 WWW.MDEARCHITECTS.COM

Smokehouse
 ARCHITECTURE & INTERIOR DESIGN
 34 Palmetto Bay Road, Hilton Head Island, SC 29926
 PHONE: 843.785.1111
 WWW.SMOKEHOUSEARCHITECTS.COM

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REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: JLD
 CHECKED BY: JLD
 DATE OF ISSUE: 4/14/2021
 SCALE: AS SHOWN
 PERIOD: 1928
 SHEET:

FIRST FLOOR PLAN
A1.1

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: Smokehouse (Alteration / Additions)

DRB#: DRB-000952-2021

DATE: 04/15/2021

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

MISC COMMENTS/QUESTIONS

This project received DRB Final Approval on Feb, 25th 2020. Note the color board, dated 2/10/2020, from that meeting is included in the packet.

Staff recommends approval as submitted.



Town of Hilton Head Island
 Community Development Department
 One Town Center Court
 Hilton Head Island, SC 29928
 Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: David Robertson Company: DR Design & Consulting
 Mailing Address: PO Box 873 City: Bluffton State: SC Zip: 29910
 Telephone: 843-338-3373 Fax: _____ E-mail: d.robertson@drdesignandconsulting.com
 Project Name: Deano's Italian Project Address: 7B Greenwood Drive
 Parcel Number [PIN]: R 552 015 000 0003 0000
 Zoning District: SPC Overlay District(s): COD

**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.

DAVID ABERTSON
SIGNATURE

April 13, 2021
DATE

NOT FOR CONSTRUCTION

Design Phase
4/13/2021



SW3518 "HAWTHORNE"
STAINED WOOD



"SAVANNAH GREY" BRICK
OLD CAROLINA BRICK CO.



STUCCO - MATCH EXISTING



SW 7048
URBANE BRONZE

SW7048 "URBANE BRONZE"
SASHES & FENCE



"COLIGNY" PAVERS
LOWCOUNTRY PAVER



INFRATECH WD SERIES
IR HEATER



RWHS17 WAREHOUSE PENDANT, SATIN BLACK
(GOOSENECK LIGHTS SIMILAR)

JYR Architect, PC DR Design & Consulting
ARCHITECTURAL DESIGN & VISUALIZATION
ARCHITECTURE, PLANNING, & ENTITLEMENT
28 Wood Duck Ct., Hilton Head Island, SC 29928
843-368-5641
E-Mail: jyraarchitect@gmail.com

NO.	DATE	REVISION

PLOT DATE
4/13/2021

Deano's Italian
7 Greenwood Drive
Hilton Head Island, SC 29928
R552 015 000 0003 0000
PREPARED FOR:
Rob & Jennifer Shaffer

PROJECT NO: 11/21/1100
DRAWN BY: 11/21/1100
CHECKED BY: 11/21/1100

SELECTIONS & FINISHES

SHEET NO:

A-102

NOT FOR CONSTRUCTION



COURTYARD



FRONT ENTRANCE



KITCHEN EXPANSION AREA



KITCHEN EXPANSION AREA



REAR (OHM) ENTRANCE



DOOR TO BE REMOVED



COURTYARD



NEW DOOR LOCATION

Design Phase
4/13/2021

RELEASE FOR CONSTRUCTION DATE: _____
MONTH/DAY/YR

RELEASE FOR PERMIT DATE: _____
MONTH/DAY/YR

JYR Architect, PC DR Design & Consulting
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ARCHITECTURAL DESIGN & VISUALIZATION
PO Box 873, Bluffton, SC 29910
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NO.	DATE	REVISION

PLOT DATE
4/13/2021

Deano's Italian
7 Greenwood Drive
Hilton Head Island, SC 29928
R552 015 000 0003 0000

PREPARED FOR:
Rob & Jennifer Shaffer

PROJECT NO: _____
DRAWN BY: []
CHECKED BY: []

SITE PHOTOS

SHEET NO:
A-202

NOT FOR CONSTRUCTION

Design Phase
4/13/2021



THE BOARD ROOM



THE LODGE & ONE HOT MAMA'S



WELLS FARGO BANK



OFFICE BUILDING



UNOCCUPIED BUILDING

JYR Architect, PC
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ENTITLEMENT
28 Wood Duck Ct., Hilton Head Island, SC 29928
843-368-5641
E-Mail: jyra@jyrarchitect.com

DR Design & Consulting
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E-Mail: d.robertson@drdesignandconsulting.com

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NO.	DATE	REVISION

PLOT DATE
4/13/2021

Deano's Italian
7 Greenwood Drive
Hilton Head Island, SC 29928
R552 015 000 0003 0000
PREPARED FOR:
Rob & Jennifer Shaffer

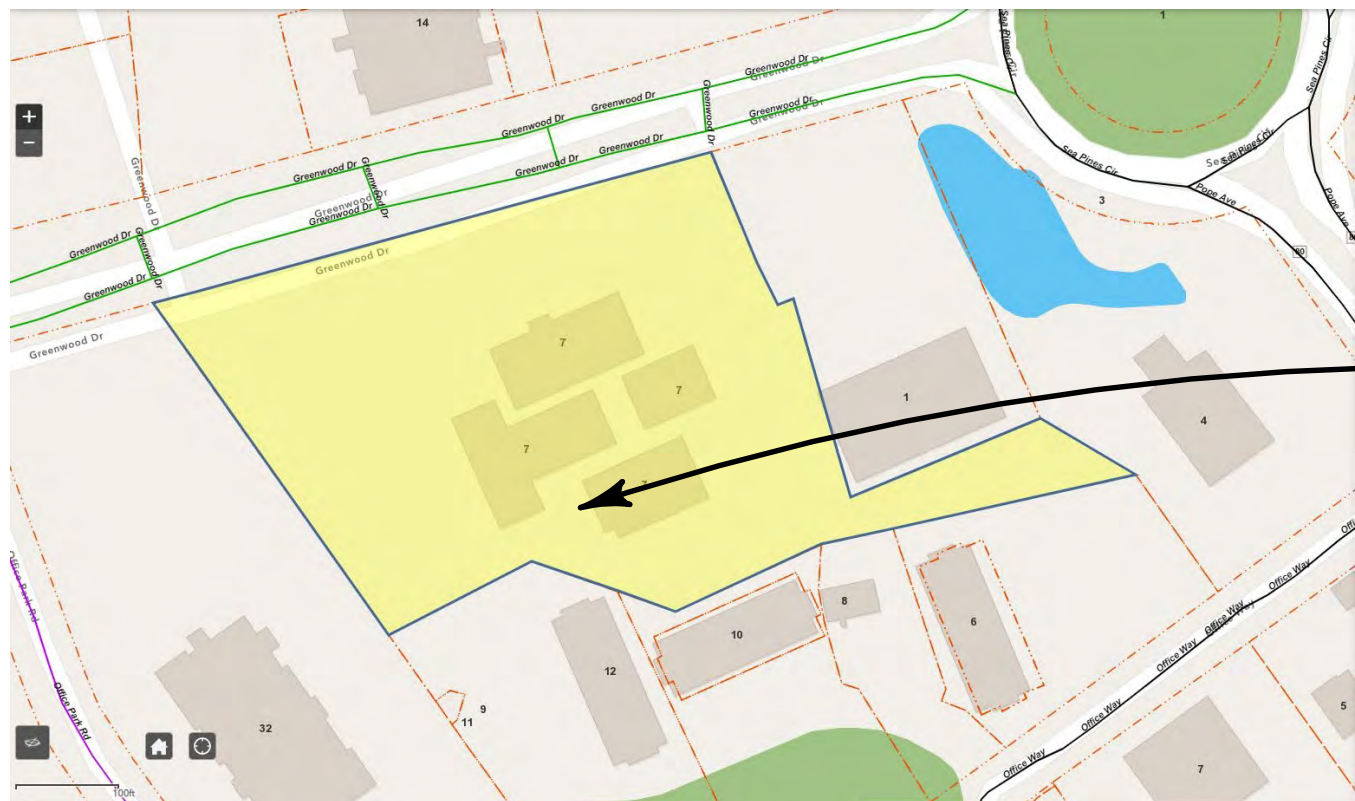
PROJECT NO: 11/21/100
DRAWN BY: 11/21/100
CHECKED BY: 11/21/100

SITE PHOTOS

SHEET NO:
A-203

NOT FOR CONSTRUCTION

Deano's Italian



PROJECT CONSULTANTS

JAMES V. ROBINSON, JR. AIA
JYR ARCHITECT, PC
28 WOOD DUCK CT.
HILTON HEAD ISLAND, SC 29928
843-368-5641

DAVID ROBERTSON
DR. DESIGN & CONSULTING
PO BOX 873
BLUFFTON, SC 29910
843-338-3373

PROJECT NARRATIVE

Deano's Italian proposes to renovate the existing courtyard adjacent to Unit 7D Greenwood Drive, for the purpose of providing outdoor dining and entertainment space, and to similarly renovate the entrances to the building and the spaces adjacent to them. These alterations are intended to improve the appearance of the building and facilitate outdoor dining in accordance with pandemic protocols.

The courtyard shall maintain the existing footprint. A new masonry wall, finished in stucco to match the building, shall enclose the courtyard. Brick piers shall be located at each corner of the courtyard and distributed along each wall. Wood posts shall sit atop brick piers to serve as supports for a pergola, with the intermediate piers being open at the top to serve as minor planters. The courtyard shall have a paver surface throughout. Planting beds shall surround the courtyard, and shrubbery installed to visually soften the appearance of the walls. The pergola shall incorporate 6x6 treated posts supporting 4x12 treated beams and 2x8 treated joists. The pergola shall support decorative light fixtures for use of the space at night. Wiring in conduit shall be located above pergola framing members and otherwise concealed from view. All new light fixtures shall incorporate obscured glass or employ a design that otherwise conceals light sources from view. The existing concrete outdoor bar shall have a veneer of brick applied to the exterior, vertical faces in place of the existing concrete and 2x6 rails. The bar top, a stained and sealed concrete slab, shall be refinished in an opaque, mottled epoxy finish to simulate a natural stone slab.

The existing wall behind the outdoor bar shall receive a new, full glass, multipaned blind door, with the remaining wall to be veneered in brick from the door edge to the righthand (parking lot side) corner. The existing, independent wall supporting the portico roof at each building entrance shall have a brick veneer applied to maintain thematic continuity with the courtyard renovation. Brick piers shall be added to the area to the left of the interior (One Hot Mama's side) entrance, with aluminum fence railings. Plantings shall be installed on both sides of this fence, and a paver surface installed. The impervious man door to the right of this entrance shall be replaced with a fixed glass window, as this door has not been a functional exit for over 15 years and no longer serves any purpose.

A new glass door shall be installed at the left front corner of the building, access from the existing dining room to the courtyard via a new hallway along the front of the building. This door shall open into the courtyard in the area currently occupied by a service yard and formerly used to house refrigeration equipment. A new bathroom shall be constructed within the building, and shall be accessed via the new door and hallway, to primarily serve patrons from the courtyard.

The right side wall of the kitchen shall be moved to the edge of the existing roof overhang in the service yard, retaining the existing exterior wall 10 feet from the corner of the building closest to One Hot Mama's. The kitchen wall at the front of the building, also enclosed in the service yard and adjacent to the water heaters, shall be similarly moved to the edge of the existing roof overhang. The wall shall be sided in 1" x 1 1/2" vertical wood paneling, and painted to match the adjacent stucco wall color.

As this project shall utilize existing patio and parking areas, no trees shall be impacted by this development. No topographical changes shall be made to the lot upon which this project is intended to be built, nor any changes made to the ratio of pervious to impervious surface area, therefore no substantial impact to the drainage and grading is anticipated. There are no adjacent wetlands. The proposed construction shall conform to current buffer and setback standards.

The visual impact of this proposed construction upon the surrounding area shall be negligible, as the new & renovated elements shall be substantially concealed by the adjacent building, existing trees, and vegetation separating the project area from Greenwood Drive, Sea Pines Circle, and Pope Avenue. Plantings and existing vegetation along the perimeter of the building and courtyard shall further mitigate the visual impact of the project.

All existing parking areas and site lighting shall be preserved. The proposed development shall not alter the flow of vehicular or pedestrian traffic into, out of, or through the parking areas of this lot or the adjacent properties and their connected drive aisles.

ALL DESIGNS AND WORK DESCRIBED HEREIN SHALL BE EXECUTED IN COMPLIANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC 2018), 2018 INTERNATIONAL MECHANICAL CODE (IMC 2018), 2018 INTERNATIONAL PLUMBING CODE (IPC 2018), 2018 INTERNATIONAL FIRE CODE (IFC 2018), 2018 INTERNATIONAL FUEL GAS CODE (IFGC 2018), 2017 NATIONAL ELECTRICAL CODE (NEC 2017), 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2009), 2017 ANS A117.1, AND ANY CODE ADOPTED BY THE STATE OF SOUTH CAROLINA AND THE MUNICIPALITY HAVING JURISDICTION OVER THE CONSTRUCTION OF THIS PROJECT.

PROJECT DATA

USE GROUP A-2
CONSTRUCTION TYPE VB
BUILDING AREA 5,413 SQFT
ZONING DISTRICT SPC
OVERLAY DISTRICT COD
LOT AREA 198,500 SQFT

NO.	DATE	REVISION

NO.	SHEET	TITLE
1	A-001	COVER SHEET
2	A-002	SURVEY
3	A-003	SITE PLAN
4	A-004	COURTARD AND PLAN
5	A-005	SCREENINGS & FINISHES
6	A-006	EXTERIOR ELEVATIONS
7	A-007	SITE PHOTOS
8	A-008	SITE PHOTOS

Design Phase
4/13/2021

MONTH/DAY/YR

MONTH/DAY/YR

MONTH/DAY/YR

JYR Architect, PC
ARCHITECTURE, PLANNING, & ENTITLEMENT
28 Wood Duck Ct., Hilton Head Island, SC 29928
843-368-5641
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DR Design & Consulting
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PO Box 873, Bluffton, SC 29910
843-338-3373
E-Mail: d.robertson@drdesignandconsulting.com

NO.	DATE	REVISION

PLOT DATE
4/13/2021

Deano's Italian
7 Greenwood Drive
Hilton Head Island, SC 29928
R552 015 000 0003 0000
PREPARED FOR:
Rob & Jennifer Shaffer

PROJECT NO:
DRAWN BY:
CHECKED BY:

REVISION NO:
DATE:
BY:

COVER SHEET

SHEET NO:
A-001



COURTYARD



COURTYARD

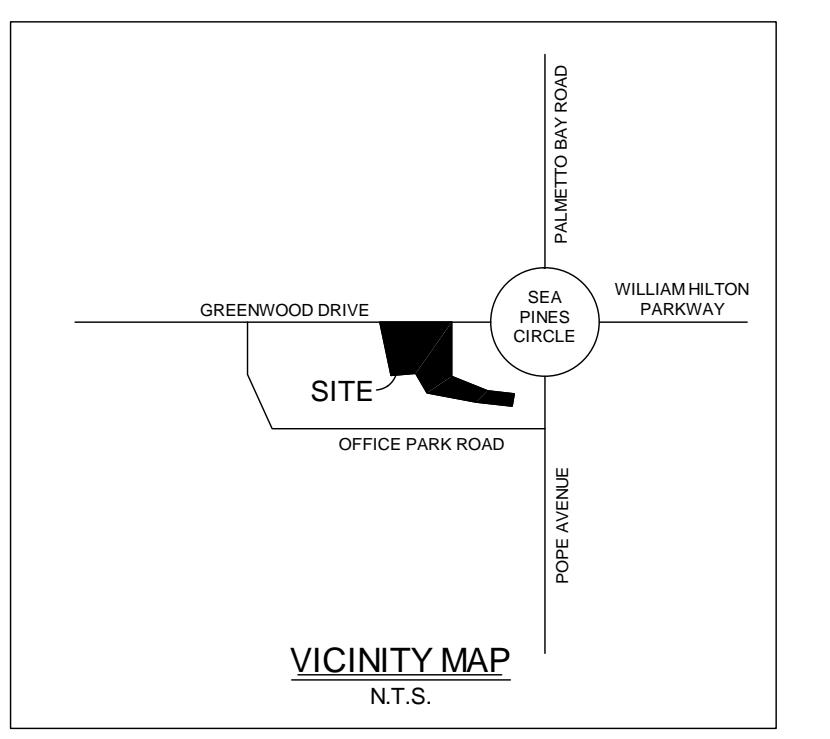


ENTRANCE

GREENWOOD DRIVE - R/W VARIES
PRIVATE ROAD - NF CSA, INC.

LINE	LENGTH	BEARING
L1	24.69'	N 67°14'50" E (N 66°55'00" E)

SEA PINES CIRCLE



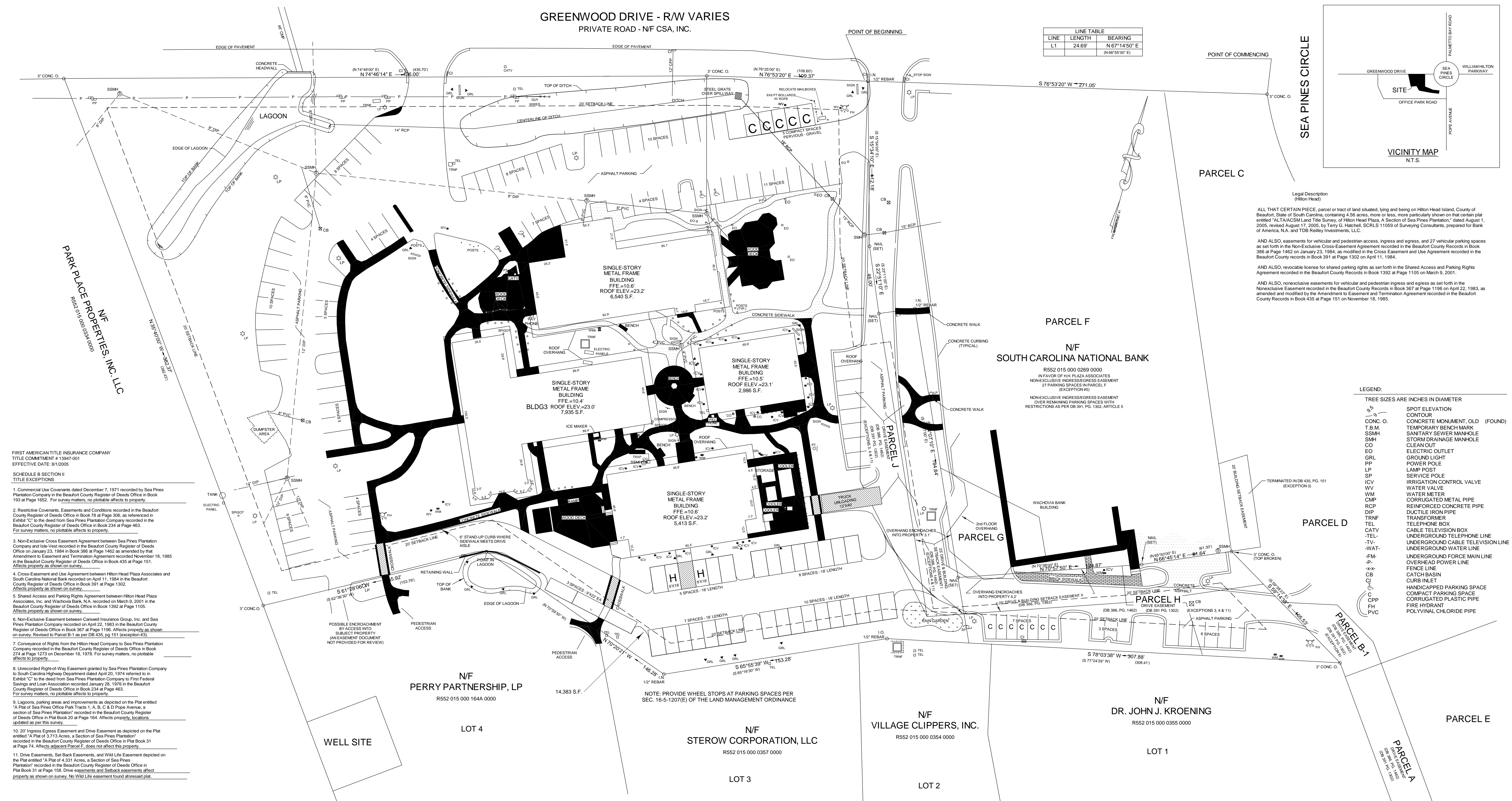
Legal Description
(Hilton Head)
ALL THAT CERTAIN PIECE, parcel or tract of land situated, lying and being on Hilton Head Island, County of Beaufort, State of South Carolina, containing 4.56 acres, more or less, more particularly shown on that certain plat entitled "ALTA/ACSM Land Title Survey of Hilton Head Plaza, A Section of Sea Pines Plantation," dated August 1, 2005, revised August 17, 2005, by Terry G. Hatchell, SCRLS 11059 of Surveying Consultants, prepared for Bank of America, N.A. and TDB Reilly Investments, LLC.

AND ALSO, easements for vehicular and pedestrian access, ingress and egress, and 27 vehicular parking spaces as set forth in the Non-Exclusive Cross-Easement Agreement recorded in the Beaufort County Records in Book 386 at Page 1462 on January 23, 1984, as modified in the Cross Easement and Use Agreement recorded in the Beaufort County records in Book 391 at Page 1302 on April 11, 1984.

AND ALSO, revocable license for shared parking rights as set forth in the Shared Access and Parking Rights Agreement recorded in the Beaufort County Records in Book 1392 at Page 1105 on March 9, 2001.

AND ALSO, nonexclusive easements for vehicular and pedestrian ingress and egress as set forth in the Nonexclusive Easement recorded in the Beaufort County Records in Book 367 at Page 1198 on April 22, 1983, as amended and modified by the Amendment to Easement and Termination Agreement recorded in the Beaufort County Records in Book 435 at Page 151 on November 18, 1985.

- LEGEND:
- TREE SIZE ARE INCHES IN DIAMETER
 - SPOT ELEVATION
 - CONTOUR
 - CONC. O. CONCRETE MONUMENT, OLD (FOUND)
 - T.B.M. TEMPORARY BENCH MARK
 - SSMH SANITARY SEWER MANHOLE
 - SMH STORM DRAINAGE MANHOLE
 - CO CLEAN OUT
 - EO ELECTRIC OUTLET
 - GRL GROUND LIGHT
 - PP POWER POLE
 - LP LAMP POST
 - SP SERVICE POLE
 - ICV IRRIGATION CONTROL VALVE
 - WV WATER VALVE
 - WM WATER METER
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - DIP DUCTILE IRON PIPE
 - TRNF TRANSFORMER
 - TEL TELEPHONE BOX
 - CATV CABLE TELEVISION BOX
 - TEL- UNDERGROUND TELEPHONE LINE
 - TV- UNDERGROUND CABLE TELEVISION LINE
 - WAT- UNDERGROUND WATER LINE
 - FM- UNDERGROUND FORCE MAIN LINE
 - P- OVERHEAD POWER LINE
 - x-x- FENCE LINE
 - CB CATCH BASIN
 - CI CURB INLET
 - CP HANDICAPPED PARKING SPACE
 - PH COMPACT PARKING SPACE
 - PVC CORRUGATED PLASTIC PIPE
 - FH FIRE HYDRANT
 - POLYVIR POLYVIRYL CHLORIDE PIPE



- FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT # 13947-001
EFFECTIVE DATE: 8/1/2005
- SCHEDULE B SECTION II
TITLE EXCEPTIONS
- Commercial Use Covenants dated December 7, 1971 recorded by Sea Pines Plantation Company in the Beaufort County Register of Deeds Office in Book 193 at Page 1652. For survey matters, no plat affects to property.
 - Restrictive Covenants, Easements and Conditions recorded in the Beaufort County Register of Deeds Office in Book 78 at Page 306, as referenced in Exhibit "C" to the deed from Sea Pines Plantation Company recorded in the Beaufort County Register of Deeds Office in Book 234 at Page 463. For survey matters, no plat affects to property.
 - Non-Exclusive Cross Easement Agreement between Sea Pines Plantation Company and In-Visi-View recorded in the Beaufort County Register of Deeds Office on January 23, 1984 in Book 386 at Page 1462 as amended by that Amendment to Easement and Termination Agreement recorded November 18, 1985 in the Beaufort County Register of Deeds Office in Book 435 at Page 151. Affects property as shown on survey.
 - Cross-Easement and Use Agreement between Hilton Head Plaza Associates and South Carolina National Bank recorded on April 11, 1984 in the Beaufort County Register of Deeds Office in Book 391 at Page 1302. Affects property as shown on survey.
 - Shared Access and Parking Rights Agreement between Hilton Head Plaza Associates, Inc. and Wachovia Bank, N.A. recorded on March 9, 2001 in the Beaufort County Register of Deeds Office in Book 1392 at Page 1105. Affects property as shown on survey.
 - Non-Exclusive Easement between Corwell Insurance Group, Inc. and Sea Pines Plantation Company recorded on April 22, 1983 in the Beaufort County Register of Deeds Office in Book 367 at Page 1198. Affects property as shown on survey. Revised to Parcel B-1 as per DB 435, pg 151 (exception #3).
 - Conveyance of Rights from the Hilton Head Company to Sea Pines Plantation Company recorded in the Beaufort County Register of Deeds Office in Book 274 at Page 1272 on December 16, 1976. For survey matters, no plat affects to property.
 - Unrecorded Right-of-Way Easement granted by Sea Pines Plantation Company to South Carolina Highway Department dated April 20, 1974 referred to in Exhibit "C" to the deed from Sea Pines Plantation Company to First Federal Savings and Loan Association recorded January 28, 1976 in the Beaufort County Register of Deeds Office in Book 234 at Page 463. For survey matters, no plat affects to property.
 - Lagoons, parking areas and improvements as depicted on the Plat entitled "A Plat of Sea Pines Office Park Tracts 1, A, B, C & D Pope Avenue, a Section of Sea Pines Plantation" recorded in the Beaufort County Register of Deeds Office in Plat Book 20 at Page 164. Affects property, locations updated as per this survey.
 - 20' Ingress Egress Easement and Drive Easement as depicted on the Plat entitled "A Plat of 3.713 Acres, a Section of Sea Pines Plantation" recorded in the Beaufort County Register of Deeds Office in Plat Book 31 at Page 74. Affects adjacent Parcel F, does not affect this property.
 - Drive Easements, Set Back Easements, and Wild Life Easement depicted on the Plat entitled "A Plat of 4.331 Acres, a Section of Sea Pines Plantation" recorded in the Beaufort County Register of Deeds Office in Plat Book 31 at Page 158. Drive easements and Setback easements affect property as shown on survey. No Wild Life easement found, therefore not shown.

REFERENCE PLATS:

- COMPOSITE PLAT OF PARCELS LOCATED BETWEEN POPE AVENUE & SEA PINES FOREST PRESERVE, DATED: 6/28/77, LATEST REVISION: 9/14/78, BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784, RECORDED: P.B. 27, PG. 51.
- A PLAT OF 4.331 AC., SEA PINES PLANTATION, DATED: 1/14/83, LATEST REVISION: 7/22/83, BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784, RECORDED: P.B. 31, PG. 158.
- AN ABSULT OF THE SOUTH CAROLINA NATIONAL BANK, SEA PINES PLANTATION, DATED: 4/21/86, BY: ANTOINE VINEL, S.C.R.L.S. NO. 9064.
- AN ALTA/ACSM LAND TITLE SURVEY OF HILTON HEAD PLAZA, SEA PINES PLANTATION, DATED: 6/11/98, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.

To TDB Reilly Investments, LLC, First American Title Insurance Company, Coastal Title Insurance Agency, Inc., and Bank of America, N.A., its successors and/or assigns:

This is to certify that this map or plat and the survey on which it is based were made on the ground on 6/9/2005, in accordance with "Minimum Standard Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM, and NSPS in 1999, and includes items 2, 3, 4, 5, 7(a), 7 (b)(1), 7(c), 8, 9, 10, 11(a) (as to utilities, surface matters only) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Date: _____
(Signed) _____
Terry G. Hatchell
Registration No. SCPLS # 11059

PARKING DATA
CURRENT PARKING SPACES
TOTAL ENCLOSED AREA
MIN. REQ. PARKING SPACES PER LMO
NEW PARKING SPACES
NET CHANGE IN PARKING SPACES

TOTAL AREA = 4.56 Acres, 198,501 sq.ft.

NOTE: PARKING LOT STRIPING SHALL BE AS FOLLOWS: BLUE FOR HANDICAPPED SPACES, WHITE FOR REGULAR PARKING SPACES AND PEDESTRIAN CROSSWALKS, AND YELLOW FOR

ALTA/ACSM LAND TITLE SURVEY

OF
HILTON HEAD PLAZA

A SECTION OF
SEA PINES
PLANTATION

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 30' DATE: 8/01/2005 JOB NO: 98166C
REVISED: 8/17/2005; REVISED LEGAL DESCRIPTION & MISCELLANEOUS CHANGES

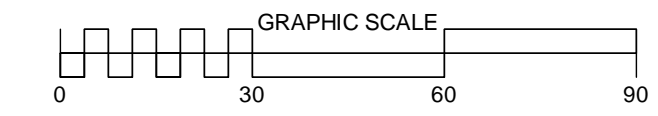
SURVEYING CONSULTANTS

17 Sherrington Drive, Suite C, Bluffton, SC 29910
Telephone: (843) 915-3304 FAX: (843) 915-3305
CREW: SLS
DATE: 8/1/05

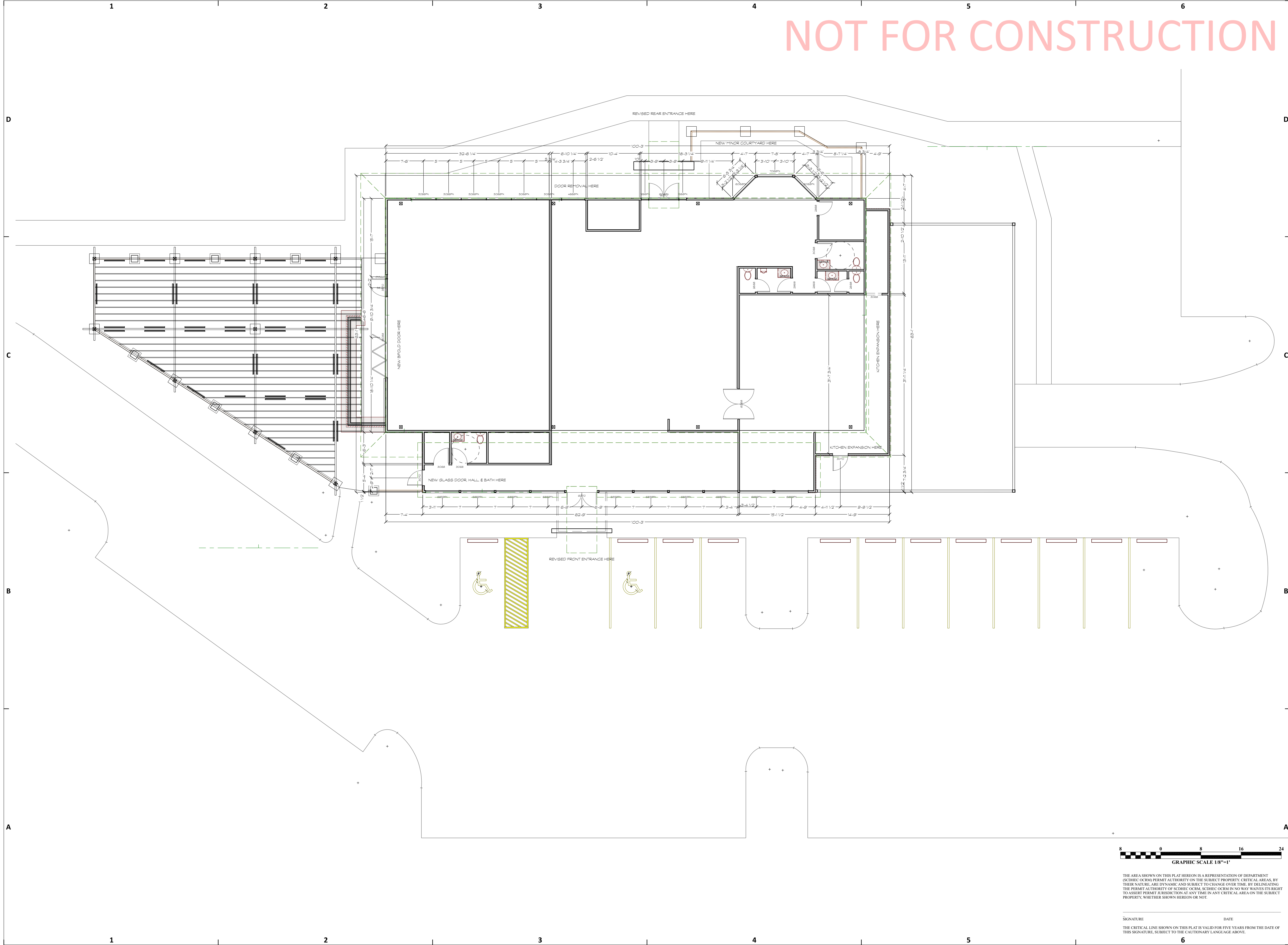
PROPOSED SITE PLAN

PREPARED FOR: BANK OF AMERICA, N.A. and TDB REILLY INVESTMENTS, LLC

ADDRESS: %6487 GREENWOOD DRIVE%6487
TAX PARCEL I.D. NO. R552-015-000-0003-00000



NOT FOR CONSTRUCTION



Design Phase
4/13/2021

RELEASE FOR CONSTRUCTION DATE:
MONTH/DAY/YR
RELEASE FOR PERMIT DATE:
MONTH/DAY/YR

JYR Architect, PC DR Design & Consulting
ARCHITECTURAL DESIGN & VISUALIZATION
ARCHITECTURE, PLANNING, &
ENTITLEMENT
28 Wood Duck Ct., Hilton Head Island, SC 29928
843-368-5641
E-Mail: jyrarchitect@gmail.com

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NO.	DATE	REVISION

PLOT DATE
4/13/2021

Deano's Italian
7 Greenwood Drive
Hilton Head Island, SC 29928
R552 015 000 0003 0000
PREPARED FOR:
Rob & Jennifer Shaffer



THE AREA SHOWN ON THIS PLAN HEREON IS A REPRESENTATION OF DEPARTMENT (SCDHEC/OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC/OCRM, SCDHEC/OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE: _____ DATE: _____
THE CRITICAL LINE SHOWN ON THIS PLAN IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

PROJECT NO: 11/21/19
DRAWN BY: JYR/JS
CHECKED BY: JYR/JS
SITE PLAN

SHEET NO:
V-102

NOT FOR CONSTRUCTION

Design Phase
4/13/2021

STAMP
 RELEASE FOR CONSTRUCTION DATE:
 MONTH/DAY/YR
 RELEASE FOR PERMIT DATE:
 MONTH/DAY/YR

JYR Architect, PC **DR Design & Consulting**
 ARCHITECTURAL DESIGN & VISUALIZATION
 ARCHITECTURE, PLANNING, & ENTITLEMENT
 28 Wood Duck Ct., Hilton Head Island, SC 29928
 843-368-5641
 E-Mail: jyraarchitect@gmail.com

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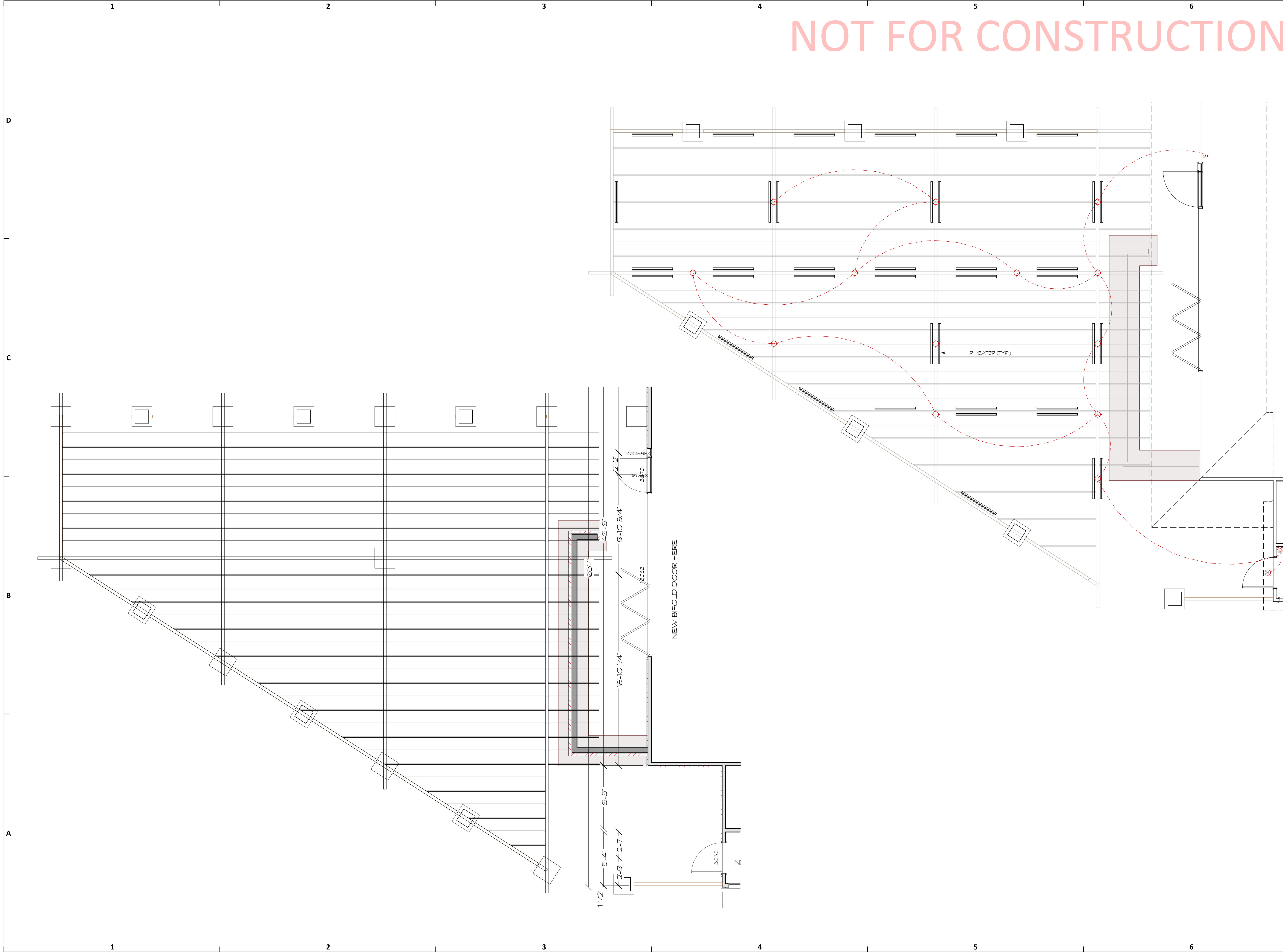
NO.	DATE	REVISION

PLOT DATE
4/13/2021

Deano's Italian
 7 Greenwood Drive
 Hilton Head Island, SC 29928
 R552 015 000 0003 0000
 PREPARED FOR:
Rob & Jennifer Shaffer

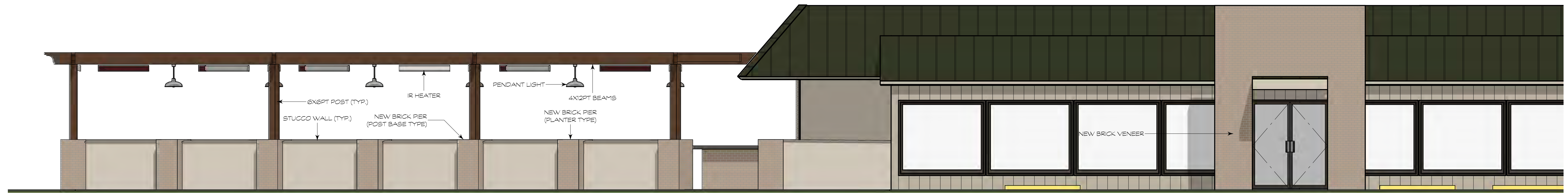
COURTYARD PLAN

SHEET NO.
A-101



NOT FOR CONSTRUCTION

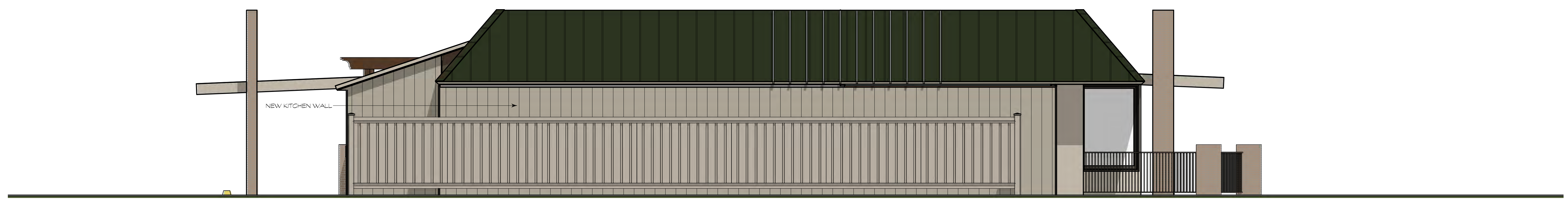
Design Phase
4/13/2021



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

JYR Architect, PC
ARCHITECTURAL DESIGN & VISUALIZATION
ARCHITECTURE, PLANNING, & ENTITLEMENT
28 Wood Duck Ct., Hilton Head Island, SC 29928
843-368-5641
E-Mail: jyraarchitect@gmail.com

NO.	DATE	REVISION

PLOT DATE
4/13/2021

Deano's Italian
7 Greenwood Drive
Hilton Head Island, SC 29928
R552 015 000 0003 0000
PREPARED FOR:
Rob & Jennifer Shaffer

PROJECT NO: 11/21/100
DRAWN BY: 11/21/100
CHECKED BY: 11/21/100

EXTERIOR ELEVATIONS

SHEET NO:

A-201

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: Deano's

DRB#: DRB-000956-2021

DATE: 04/16/2021

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

APPLICATION MATERIAL				
DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It is not clear on the plans what part of the building is being demolished and what is being added. Prepare a demo plan.
Dimensioned Details and of Sections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Provide dimensioned detail of the columns , wall and beams. 2. Where is the electrical supply conduit from the building to the lights and heaters? Avoid exposed conduit on the exterior of the columns.

ARCHITECTURAL DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Overhangs are sufficient for the façade height.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed expansion of the kitchen will eliminate any roof overhang.
Human scale is achieved by the use of proper proportions and architectural elements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consider reducing the height of the courtyard wall.
Decorative lighting is limited and low wattage and adds	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specify a bronze color for the light fixtures and

to the visual character				heaters.
-------------------------	--	--	--	----------

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a landscape plan with any existing vegetation to remain identified.
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan should address all areas.

MISC COMMENTS/QUESTIONS

<ol style="list-style-type: none"> 1. Staff does not support approval for the following reasons: <ol style="list-style-type: none"> a. there are no details of the patio structure, b. it is not clear what is being demolished and what is being added, c. there are no wall details, d. there is not landscape plan. 2. Will the courtyard be pervious? 3. This project will require a Minor Development Plan Review application. 4. It appears you are revising the parking layout, eliminating a space. We will need to see parking calculations to make sure the site has enough parking.



Town of Hilton Head Island
 Community Development Department
 One Town Center Court
 Hilton Head Island, SC 29928
 Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Joe DePauw Company: Parker Design Group|Architects
 Mailing Address: PO Box 5010 City: Hilton Head Island State: SC Zip: 29938
 Telephone: (843) 785-5171 Fax: _____ E-mail: joe@pdg-architects.com
 Project Name: Benny Hudson Seafood Project Address: 175 Squire Pope Rd.
 Parcel Number [PIN]: R5 1 1 0 0 7 0 0 0 0 0 2 B 0 0 0 0
 Zoning District: WMU - Water-oriented Mixed Use Overlay District(s): OCRM High Tide

**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.

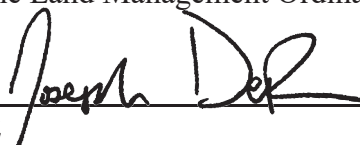
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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 

4/12/2021

DATE

April 12, 2021

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



re: **Benny Hudson Seafood Concept DRB Submission**
175 Squire Pope Rd.
R511 007 000 002B 0000

Mr. Darnell,

Please find attached our submission to the Design Review Board for Conceptual Approval. The below narrative provides additional information about the project and our objectives.

Project Narrative

The Hudson family has been providing Islanders and island visitors with the freshest in local seafood for five generations. Our proposed project would redevelop the Benny Hudson Seafood market to capture the character of this heritage and prepare the seafood market for success in generations to come.

The new Benny Hudson Seafood will be constructed across the parking lot from the current market in the location of an existing pre-manufactured home, which will be demolished as part of the project. Once the new market is built, the old market will be demolished to make room for the required parking lot improvements. One objective of the project is to minimize or eliminate the time the market is closed for relocation.

The Seafood Processing and Sales building will include 2,181 sq. ft. of conditioned mercantile area plus associated entry and covered porches. It is the intent of the operations that these porches are for circulation and a place for children to wait while their parents shop the market. The market does not use its current front porch area for sales and no dining is intended. A delivery area behind the building will be screened from view by a wooden privacy fence and house equipment and utilities. The parking lot will be improved as necessary to bring the required parking for the market to the LMO standards to include handicap parking. Materials for the building include timber pile columns, weathered wood siding, and a galvalume 5V metal roof.

The property will lie in an X Zone with no required B.F.E. We've established a floor height of 13'-0" AMSL to comply with the LMO's 11'-0" AMSL design flood requirement.

Market Operations

Benny Hudson Seafood market receives seafood ready for sale going straight to the service counter and sales floor. The seafood arrives by truck and the dock is not part of the business operations. They use the kitchen for portioning fish fillets and shelling shrimp. The stove is used to make soups and dips which are portioned for retail sale as cash and carry. They do not prepare seafood for wholesale and distribution.

Canning, curing, and byproduct processing are not part of the Benny Hudson Seafood business, so the operation is not defined as seafood processing, which would be an industrial use. As a seafood sales business, the market qualifies as an Other Commercial Service use.

Non-Conformities

The newly relocated market will replace a manufactured home. The manufactured home is an existing non-conformity lying 10 feet inside of the required 20 ft. single-family to single-family adjacent use setback. The manufactured home and associated shed represent a 748 sq. ft. non-conformity which is being alleviated by the new market.

Thank you for your time and consideration reviewing our request. Please contact me if you require any additional information or would like to discuss the request further.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph DePauw". The signature is fluid and cursive, with the first name "Joseph" and the last name "DePauw" clearly distinguishable.

Joseph A. DePauw, AIA
PDG|Architects

Project: _____

Fixture Type: _____ Quantity: _____

Customer: _____



illuminating
ENGINEERING SOCIETY

Specifications

Material:
RLM shades are constructed of heavy duty spun aluminum. Wall back plate and ballast housing are cast aluminum. All fasteners are stainless steel. Inside of shade is reflective white finish for all colors except galvanized paint finish. Screw hardware may not match paint.

Glass:
Choice of clear, frosted or prismatic glass.

Electrical:
Medium Base Socket, 300w Maximum.

Certifications:
Cord mounts are UL Listed for dry locations. Arm mount, stem mount and wall mount are UL Listed for wet locations.

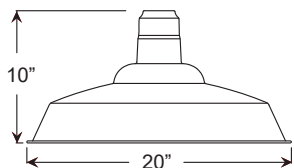
Finish:
A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.

Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

Modifications:
Consult factory for custom or modified luminaires.



Exterior Warehouse Light



Weight: 2.5 lbs.
BUG: B1-U0-G1

Catalog Logic

W520 - **E6** - **N.A.** - **GR16** - **41**

RLM Style Mounting Source Glass & Guards Accessories Finish

W520

300w max Incandescent

Catalog Number

W520

1

E6

2

N.A.

3

GR20

4

49

1 MOUNTING SOURCES	
Arm Mounts (Cast back plate included)	
E3 E4 E5 E6 E7	
E8 E9 E10 E11 E12	
E13 E18 E19 E25	
Wall Mounts	
WM10	
WM35	
WM55	
WM318	
Post Mounts	
PM10	
PM20	
PM30	
PM40	
PM50	
PM319	
Cord Mounts	
BLC (8' black cord with 1" x 5 3/8" canopy)	
WHC (8' white cord with 1" x 5 3/8" canopy)	
Stem Mounts	
1/2" (13/16" OD Rigid Stems with STC Flat Canopy)	
2ST6 2ST12 2ST18 2ST24 2ST36 2ST48	
2ST60 2ST72 2ST96	
3/4" (1" OD Rigid Stems with STC Flat Canopy)	
3ST6 3ST12 3ST18 3ST24 3ST36 3ST48	
3ST60 3ST72 3ST96	
WARRANTY	
See www.anplighting.com for complete fixture warranty.	

2 GLASS & GUARD	
Up to 100w Options	
100GLCL (Clear Glass)	
100GLFR (Frosted Glass)	
100GLPR (Prismatic Glass)	
100GLCLGUP (Clear Glass & Small Wire Guard)	
100GLFRGUP (Frosted Glass & Small Wire Guard)	
100GLPRGUP (Prismatic Glass & Small Wire Guard)	
100GLCLGUPC (Clear Glass & Cast Guard)	
100GLFRGUPC (Frosted Glass & Cast Guard)	
100GLPRGUPC (Prismatic Glass & Cast Guard)	
100GLGUP (Small Wire Guard with No Glass)	
100GLGUPC (Cast Guard with No Glass)	
AC (Stipple Glass Acorn)	
100GLBG (White Ball Glass)	
Up to 200w Options	
200GLCL (Clear Glass)	
200GLFR (Frosted Glass)	
200GLPR (Prismatic Glass)	
200GLCLGUP (Clear Glass & Large Wire Guard)	
200GLFRGUP (Frosted Glass & Large Wire Guard)	
200GLPRGUP (Prismatic Glass & Large Wire Guard)	
200GLCLGUPC (Clear Glass & Large Cast Guard)	
200GLFRGUPC (Frosted Glass & Large Cast Guard)	
200GLPRGUPC (Prismatic Glass & Large Cast Guard)	
200GLGUP (Large Wire Guard with No Glass)	
200GLGUPC (Large Cast Guard with No Glass)	

3 ACCESSORIES					
CBC	(Cast back plate Spun Alum Cover)				
GR16	(16" Wire Grill)				
PC	(Button Photo Cell) Remote Only				
SC	(Scroll for Arms)				
SLC	(Sloped Ceiling Mount, 20° Max)				
SQ	(Square Back Plate)				
SWL	(Swivel)				
TBK	(Turnbuckle Kit)				
4 FINISHES					
Standard Grade	Marine Grade		Standard Grade	Marine Grade	
40	NA	Raw Unfinished	53	100	Copper Clay
41	101	Black	56	109	Silver
42	102	Forest Green	61	106	Black Verde
43	114	Bright Red	70	118	Painted Chrome
44	107	White	71	105	Painted Copper
45	112	Bright Blue	72	108	Textured Black
46	123	Sunny Yellow	73	125	Matte Black
47	120	Aqua Green	76	121	Textured Architectural Bronze
49	NA	Galvanized	77	127	Textured White
50	111	Navy	78	124	Textured Silver
51	103	Architectural Bronze	10	130	Aspen Green
52	104	Patina Verde	11	131	Cantaloupe
12	133	Lilac	13	132	Putty
Premium Grade	Marine Grade		Premium Grade	Marine Grade	
81	129	Extreme Chrome	64	116	Candy Apple Red
80	117	Textured Desert Stone	65	122	Cobalt Blue
67	119	Butterscotch	82	128	Graystone
66	115	Caramel	69	113	Gunmetal Gray
68	126	Black Silver	83	134	Oil Rubbed Bronze
Consult factory for additional paint charges and availability					

Project: _____

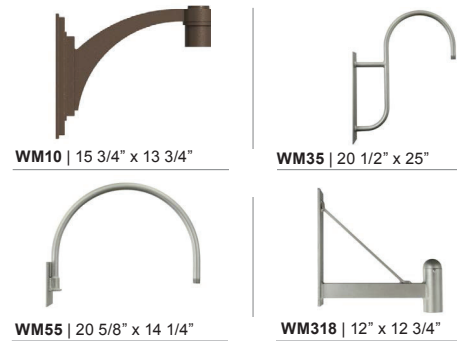
Fixture Type: _____ Quantity: _____

Customer: _____

ARM MOUNTS | Dimensions are Projection x Height | CB included with all arms



WALL MOUNTS | Dimensions are Projection x Height



POST MOUNTS | Dimensions are Projection x Height

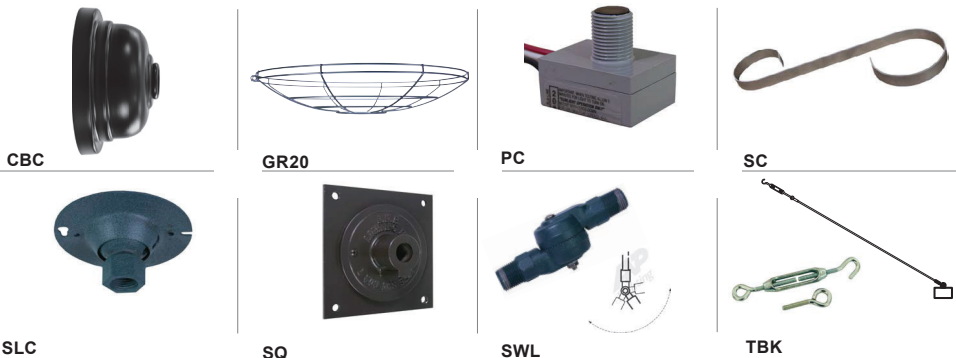


GLASS & GUARDS

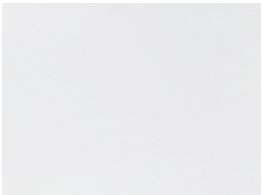
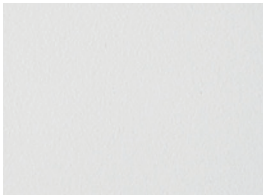

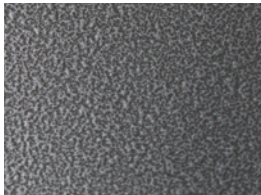

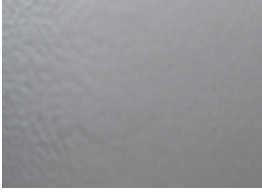


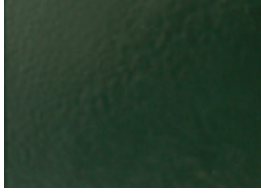

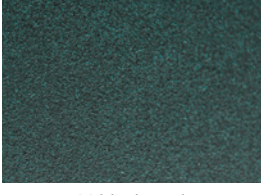
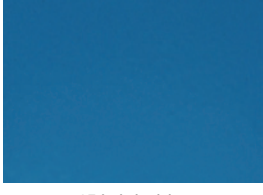
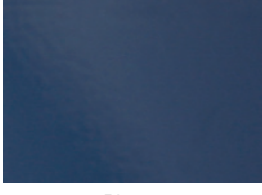
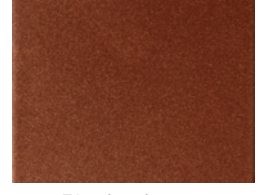
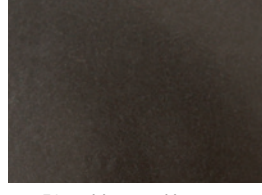
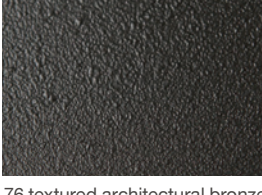
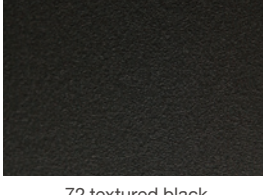
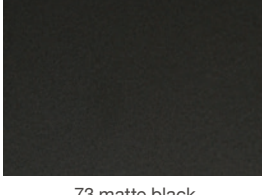
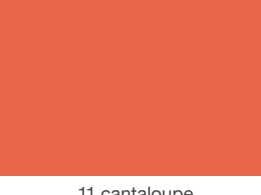
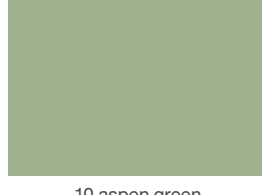
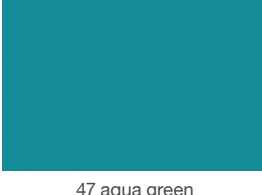


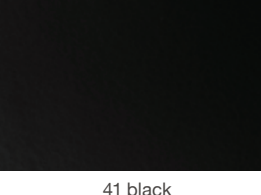

Glass Legend: **CL** = Clear **FR** = Frosted **PR** = Prismatic

Glass Only	
	GLCL GLFR GLPR
	AC (Acorn Glass -- Clear Stipple Only)
	GLBG (Ball Glass -- White Only)
Glass with Cast Guard	
	GLCLGUPC GLFRGUPC GLPRGUPC
Glass with Wire Guard	
	GLCLGUP GLFRGUP GLPRGUP
Guards Only	
	GLGUPC (Cast Guard)
	GLGUP (Wire Guard)

ACCESSORIES



standard colors

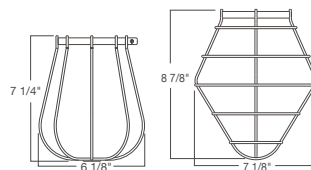
				
44 white 107 marine grade	77 textured white 127 marine grade	56 silver 109 marine grade	78 textured silver 124 marine grade	49 painted galvanized
				
70 painted chrome 118 marine grade	46 sunny yellow 123 marine grade	43 bright red 114 marine grade	42 forest green 102 marine grade	52 patina verde 104 marine grade
				
61 black verde 106 marine grade	45 bright blue 112 marine grade	50 navy 111 marine grade	71 painted copper 105 marine grade	51 architectural bronze 103 marine grade
				
76 textured architectural bronze 121 marine grade	72 textured black 108 marine grade	73 matte black 125 marine grade	11 cantaloupe 131 marine grade	10 aspen green 130 marine grade
				
47 aqua green 120 marine grade	12 lilac 133 marine grade	53 copper clay 100 marine grade	41 black 101 marine grade	13 putty 132 marine grade

premium designer color



81 extreme chrome
129 marine grade

accessories



wire lamp guards
GUP120 | GUP110

optional color cords — Visit ANPlighting.com/content/rfm-metal-shade-lighting/all-accessories-2/color-cords for more details.



SIGN LIGHTS



K2/61/E32/MR16

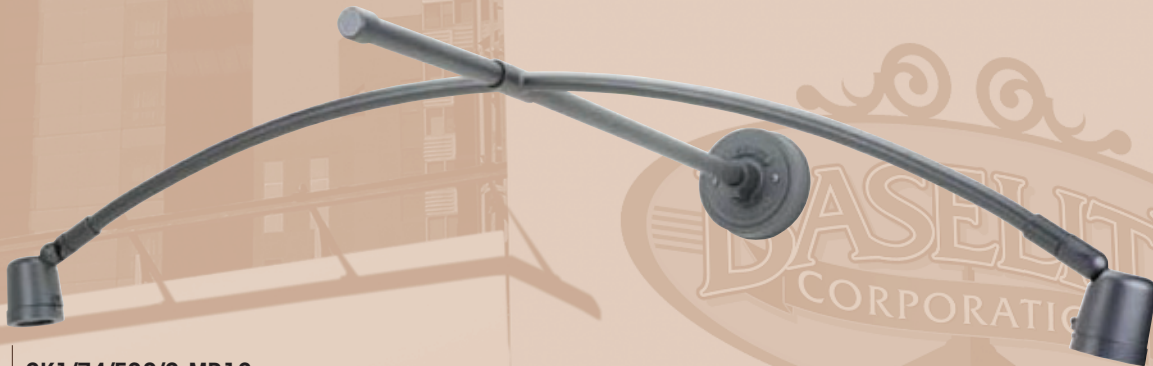


2K2/61/E33/2-MR16

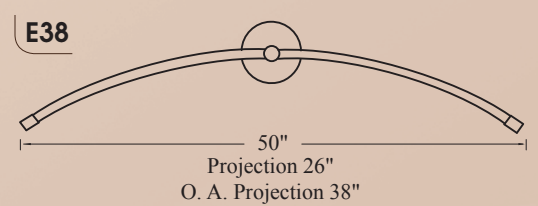
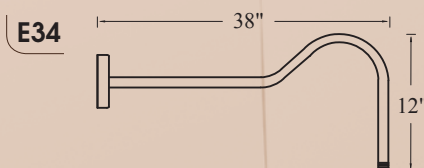
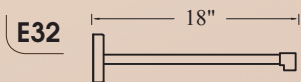
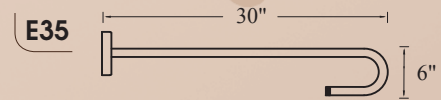
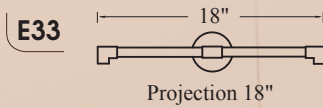
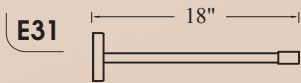


K1/41/E31/MR16

Color to be 49 Galvanized



2K1/74/E38/2-MR16



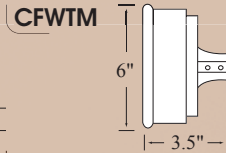
Model #	Color	Mounting Source	Light Source
K1	40,41,42,43,44,45,46,48,	E31,E32,E33,34,	MR16-50W
K2	49,50,51,52,53,54,55,57, 58,59,60,61,62,63	E35,E36,E37,E38	
K3			26, 32 or 42WCF
K4			26, 32 or 42WCF 70, 100 or 175WMH

BALLASTS

Weathertight CF Wall Mount

- Designed for outdoor use or wet locations
- Allows starting operation down to 20° C

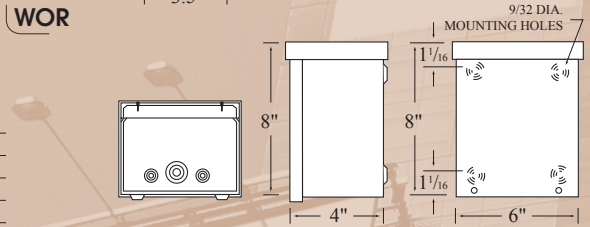
Catalog #	Lamp	Distance to Lamp
CFWTM	26W, 32W or 42W PLT	15'



Weathertight Outdoor Remote Ballast - HID

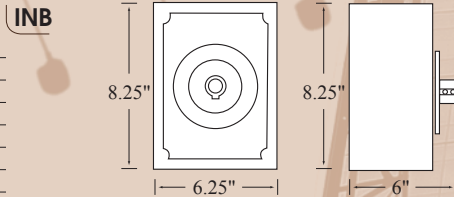
- Dual Voltage
- High Power Factor
- Minimum distance between ballasts are 12"
- Powdercoat Finish
- KO's are for 1/2" fittings

Catalog #	Lamp	ANSI#	Distance to Lamp	Starting Temp.
WOR/50HPS 120/277	50WHPS	S68	35'	-40°F or -40°C
WOR/70HPS 120/277	70WHPS	S62	35'	-40°F or -40°C
WOR/100HPS 120/277	100WHPS	S54	35'	-40°F or -40°C
WOR/50MH 120/277	50WMH	M110	15'	-20°F or -30°C
WOR/70MH 120/277	70WMH	M98	15'	-20°F or -30°C
WOR/100MH 120/277	100WMH	M90	20'	-20°F or -30°C
WOR/150MH 120/277	150WMH	M102	10'	-20°F or -30°C



Integral Ballasts - HID

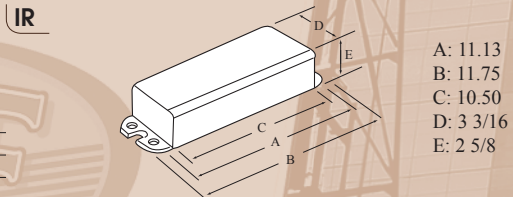
Catalog #	Lamp	ANSI#	Distance to Lamp	Starting Temp.
INB/50HPS 120/277	50WHPS	S68	35'	-40°F or -40°C
INB/70HPS 120/277	70WHPS	S62	35'	-40°F or -40°C
INB/100HPS 120/277	100WHPS	S54	35'	-40°F or -40°C
INB/50MH 120/277	50WMH	M110	15'	-20°F or -30°C
INB/70MH 120/277	70WMH	M98	15'	-20°F or -30°C
INB/100MH 120/277	100WMH	M90	20'	-20°F or -30°C
INB/150MH 120/277	150WMH	M102	10'	-20°F or -30°C



Indoor Remote Ballast/F-Can

- Dual Voltage
- Automatic resetting thermal protector
- Supplied with splice box
- Potted for minimal ballast noise
- High Power Factor

Catalog #	Lamp	ANSI#	Distance to Lamp	Starting Temp.
IR/50HPS 120/277	50WHPS	S68	15'	-40°F or -40°C
IR/70HPS 120/277	70WHPS	S62	7'	-40°F or -40°C
IR/100HPS 120/277	100WHPS	S54	15'	-40°F or -40°C
IR/50MH 120/277	50WMH	M110	10'	-20°F or -30°C
IR/70MH 120/277	70WMH	M98	20'	-20°F or -30°C
IR/100MH 120/277	100WMH	M90	15'	-20°F or -30°C
IR/150MH 120/277	150WMH	M102	10'	-20°F or -30°C



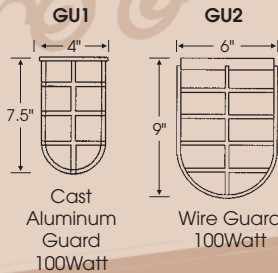
ACCESSORIES

Wire Grills

Catalog #	Description
GR7	7" Wire Grill
GR8	8" Wire Grill
GR10	10" Wire Grill
GR12	12" Wire Grill
GR14	14" Wire Grill
GR18	18" Wire Grill



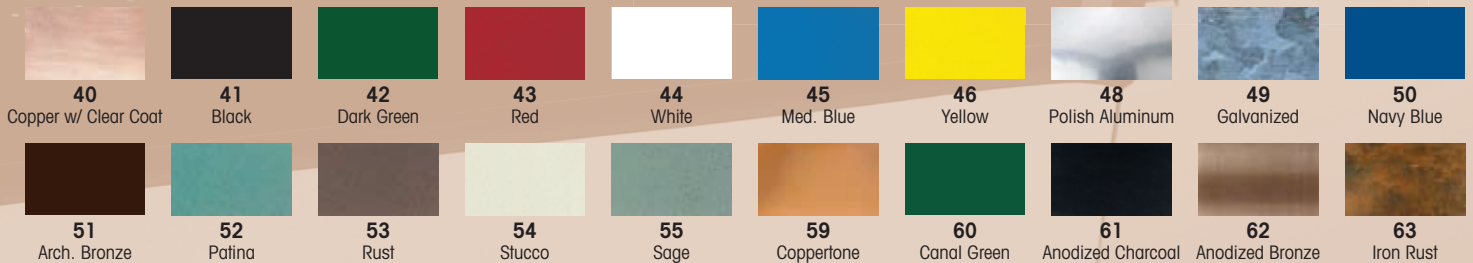
Guards



Glass Options

Catalog #	Description	Catalog #	Description
CL3	3" Clear	PR3	3" Prismatic
CL4	4" Clear	PR4	4" Prismatic
FR3	3" Frosted	BL3	3" Blue
FR4	4" Frosted	BL4	4" Blue
RE3	3" Red	GR3	3" Green
RE4	4" Red	GR4	4" Green
AH3	3" Amber Hyde		
AH4	4" Amber Hyde		

FINISHES



Tel: (909) 444-2776 ■ Fax: (877) 999-1955

Toll Free: (877) 999-1990

Website: www.baselite.com

E-mail: sales@baselite.com



100 ft Black Commercial Medium Suspended Socket String Light & LED S14 Vintage Warm White Bulbs

★★★★★ (No reviews yet)

[Write a Review](#)

SKU: KMS100BKLEDS4S14

\$279.95

CURRENT STOCK: 12

QUANTITY:

Quantity selector showing 1 unit.

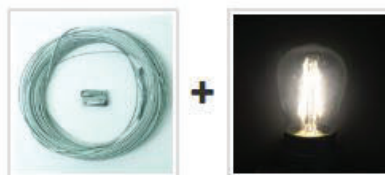
ADD TO CART

ADD TO WISH LIST



String Lights @ Porch

FREQUENTLY BOUGHT TOGETHER:



SELECT ALL **ADD SELECTED TO CART**

- Galvanized Steel Cable Guide Wire - 110 ft **\$42.95**
- LED S14 Vintage Bulbs- Warm White **\$3.00**

DESCRIPTION	PRODUCT SPECS	0 REVIEWS
--------------------	----------------------	------------------

LED commercial string lights with a vintage look. The popular S14 sign bulb has an Edison-style look but maintains the energy efficiency of LED. Suspended socket string lights are the most classic cafe look, but this outdoor string light set creates an upscale look. Weatherproof sockets and commercial grade cord, help this string lighting to stay up year round and last longer.

- Comes with 50 of the LED S14 vintage bulbs which are rated at 2 watts with a [medium/E27 base](#).
- Clear glass with LED Edison style filaments
- Bulb color temperature: 2700K. Warm white is similar to regular incandescent bulbs.
- Bulb size: 2" wide and 3.75" high (4.75" high with base).
- Average bulb life: 25,000 hours.
- Medium base is 1" wide.
- **Bulbs are dimmable.**
- 24" spacing between sockets. **50 sockets per cord.** Total length is 108 feet which includes 100 foot cord plus 8 feet of lead cord (lead cord is the amount of plain cord from the plug to where the first socket starts).
- The sockets have suspenders which hang 4" from the cord (to the bottom of the socket). With bulbs, they hang down about 7".
- If one bulb burns out, the rest stay lit.
- These strands CAN NOT be plugged end-to-end. There is a standard plug on one end and the other end is capped off after last socket.
- Manufactured with 14-gauge wire and high-quality sockets.
- PVC socket forms a tight weatherproof seal around the bulb.
- For indoor or outdoor use and typically permanent installation.
- Assembly required. Bulbs will need to be screwed in.



Porch Ceiling Fans

Image File Name: F582L-GL.jpg

Item # F582L-GL	UPC Code: 706411064975
Product Family Name: Rainman™	Finish: Galvanized
Category: EXTERIOR FAN	Category Type: Ceiling Fan
Certification E75795	
Patents:	
Notes:	



MEASUREMENTS

Blade Finish:			Reversible Blades:	No
Blade Material: ABS			Slope:	Yes
Blade Sweep: 54"	No. of Blades: 5	Blade Pitch: 13.5	Hanging Weight: 27.65	
Downrod 1: 6	Downrod 1 Outside Dia: .75	Downrod 2: 6	Downrod 2 Outside Dia:	
Ceiling to Lowest Point: (Dim A) 23.75	Ceiling to Blade (Dim B) 12.25	Lead Wire: 80	Motor Size: 172 x 20 mm	

	Low	Low/Med.	Medium	Med/High	High
RPM:	70				155
Amps:	0.244				0.485
Watts:	15.29				57.16
CFM:	1988.0				4824.0
CFM/Watts:	130.02				84.39

LAMPING

No. of Bulbs: 1	Light Type: A19 LED BULB FROST	Light Kit Optional: No			
Max Bulb Wattage: 9	Socket: E26, MEDIUM				
Integrated Light Kit: Yes	Dimmable: Yes	Ballast:	Rated Life Hours: 15000	Uplight: No	
Bulb/LED Included: Yes	Color Temp.: 3000	CRI: 91	Initial Lumens: 810.0	Delivered Lumens: 533.7	

GLASS

Description:	Material: GLASS
Part No.:	Quantity: 1
Width: 5.5	Height: 8.5
	Length: 5.5



CONTROLS

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



SHIPPING

Carton Width: 20.25	Carton Height: 15.0	Carton Length: 20.0
Carton Weight: 32.78	Carton Cubic Feet: 3.516	Small Package Shippable: Yes
Master Pack Width:	Master Pack Height:	Master Pack Length:
Master Pack Weight:	Master Cubic Feet:	Multi-Pack: 1
		Master Pack: 1

LED



Wet Location



UL Listed



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

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

5-V CRIMP METAL ROOFING

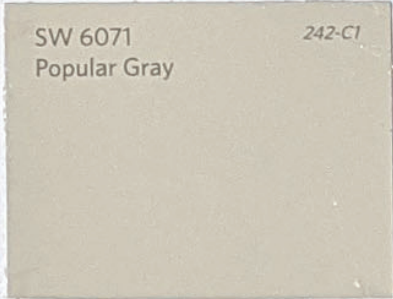
GALVALUME
SHEFFIELD METALS



ACRYLIC COATED
GALVALUME®

TRIM & FASCIA

SW6071 POPULAR GRAY
SHERWIN WILLIAMS



SW 6071

242-C1

Popular Gray

NATURAL CYPRESS SIDING
W/ VALHALLA WOOD PRESERVER

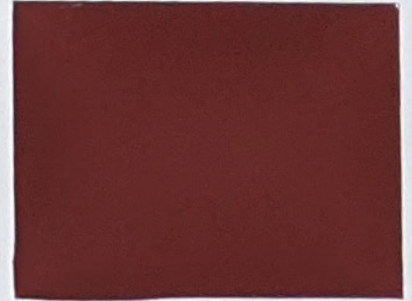


**TREATED WOOD POSTS,
BEAMS & HANDRAILS**
CAPE COD GRAY
CABOT



Cape Cod Gray

**WINDOWS &
WINDOW TRIM**
COLONIAL RED 054
SIERRA PACIFIC

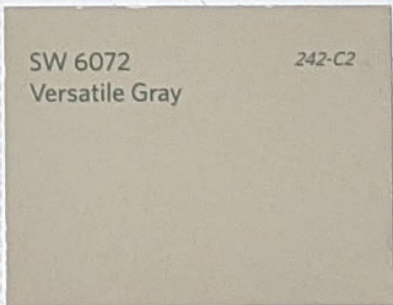


LIGHTING
GALVANIZED
SEE LIGHTING SCHEDULE



BOARD & BATTEN SIDING

SW 6072 VERSATILE GRAY
SHERWIN WILLIAMS



SW 6072

242-C2

Versatile Gray





EXISTING BENNY HUDSON SEAFOOD MARKET (TO BE DEMOLISHED)



EXISTING MANUFACTURED HOME (TO BE DEMOLISHED)



EXISTING MANUFACTURED HOME (TO BE DEMOLISHED)



EXISTING DOCK (PROCESSING BUILDING TO BE DEMOLISHED)



SITE APPROACH



177 SQUIRE POPE (ON PROPERTY)



177 SQUIRE POPE (ON PROPERTY)



MARINE TECH BUILDING (ON PROPERTY)



MARINE TECH BUILDING & NEIGHBORING PROPERTY



167 SQUIRE POPE (NEIGHBOR TO LEFT)



191 SQUIRE POPE (NEIGHBOR TO RIGHT)



195 SQUIRE POPE RD.

Neighboring Uses & Architectural Styles
BENNY HUDSON SEAFOOD
LOCAL SEAFOOD MARKETPLACE

Hilton Head Island, SC
4/12/2021



150 SQUIRE POPE RD.



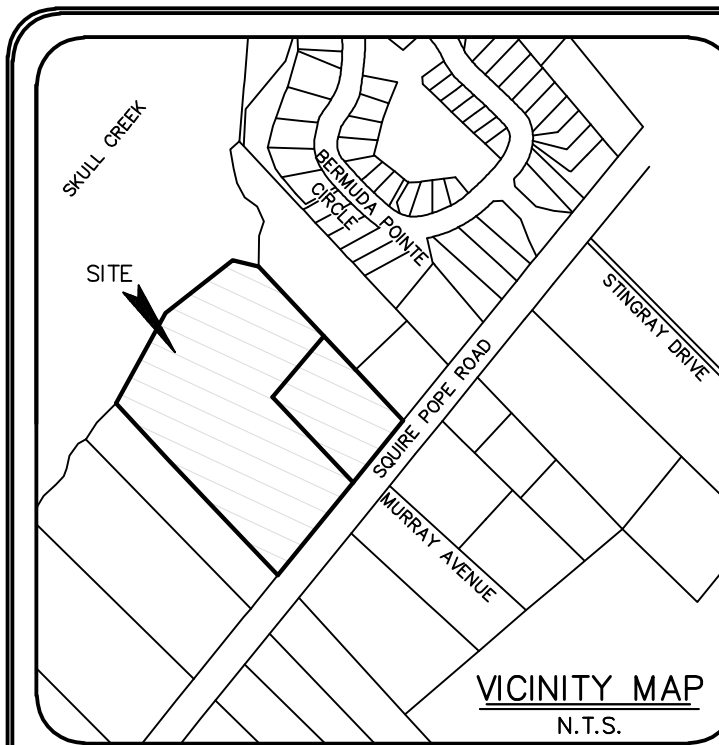
164 SQUIRE POPE RD.



2 MURRAY AVE.

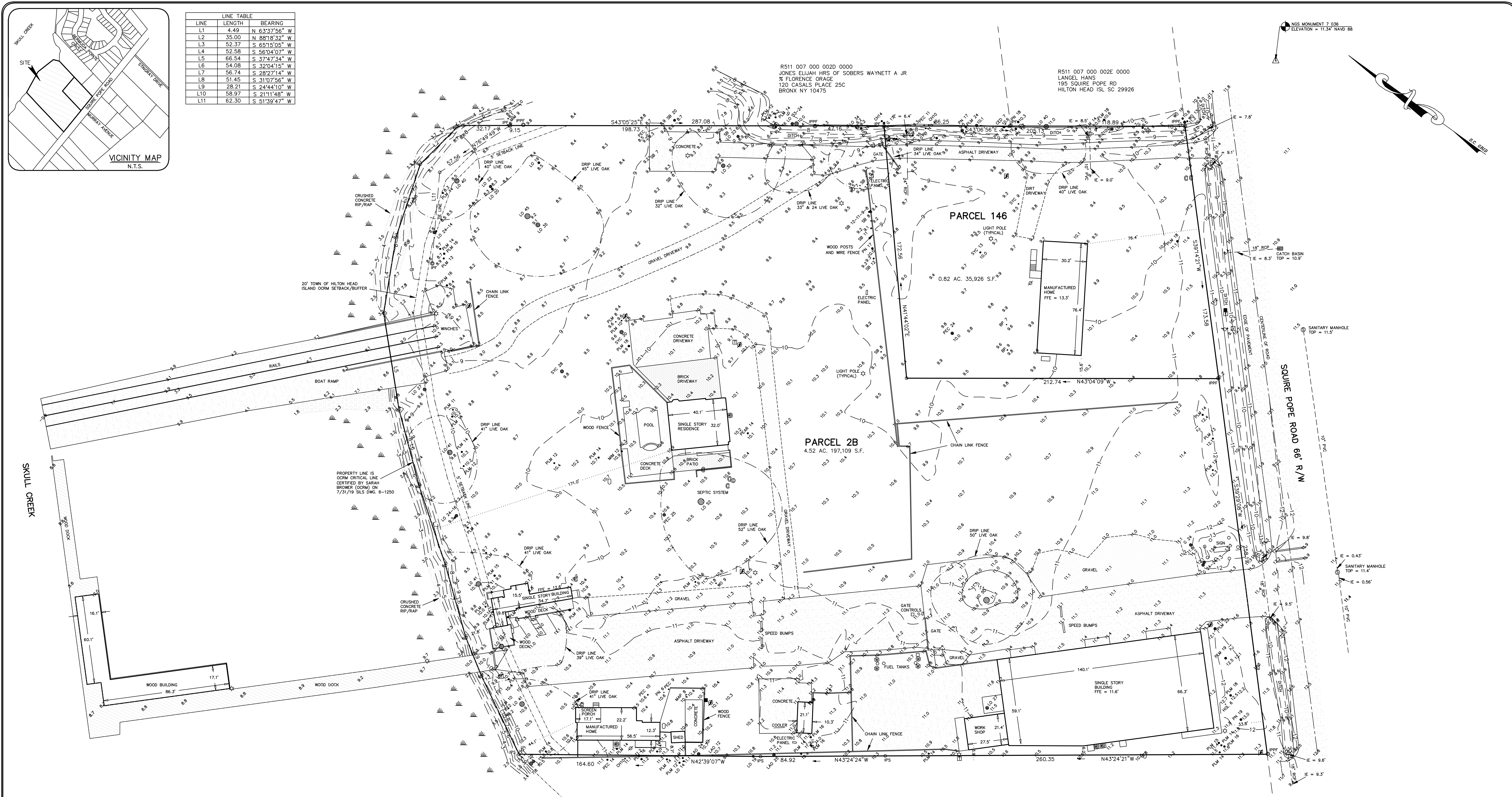
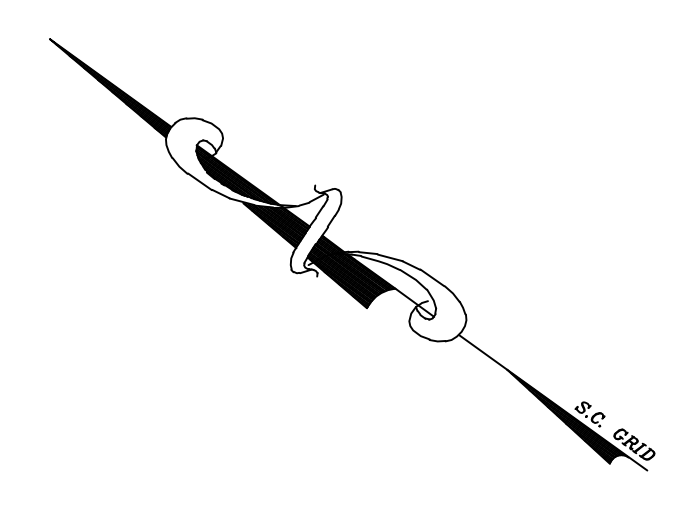


196 SQUIRE POPE RD.



LINE	LENGTH	BEARING
L1	4.49	N 63°37'56" W
L2	35.00	N 88°18'32" W
L3	52.37	S 63°15'05" W
L4	52.58	S 56°04'07" W
L5	66.54	S 37°47'34" W
L6	54.08	S 32°04'15" W
L7	56.74	S 28°27'14" W
L8	51.45	S 31°07'56" W
L9	28.21	S 24°44'10" W
L10	58.97	S 21°11'48" W
L11	62.30	S 51°39'47" W

NGS MONUMENT 7.036
ELEVATION = 11.34' NAVD 88



- NOTES:
- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - 2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM SEA ISLAND LAND SURVEY, LLC. WILL BE THE ONLY OFFICIAL DOCUMENT.
 - 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
 - 4) HORIZONTAL DATUM IS LOCAL.
 - 5) VERTICAL DATUM IS NAVD 88.
 - 6) CONTOUR INTERVAL IS 1'.
 - 7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
 - 8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
 - 9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - 10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
 - 11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

LEGEND & SYMBOLS:

TREE SIZES ARE INCHES IN DIAMETER

LO	LIVE OAK	LAO	LAUREL OAK
MAP	MAPLE	SYC	SYCAMORE
PN	PINE	FLM	FLEMING
WO	WATER OAK	SB	SUGAR BERRY
MIM	MIMOSA	CEJ	CEDAR
PEAR	PEAR	GUM	GUM
BRP	BRADFORD PEAR	HOL	HOLLY
PEC	PECAN	FHY	FIRE HYDRANT
UPO	UTILITY POLE	GUY	GUY
SIG	SIGN	LGP	LIGHT POLE
CB	CATCH BASIN		

REFERENCE PLAT

1) A BOUNDARY SURVEY OF PARCELS A, B & C, COTTON HOPE PLANTATION, SQUIRE POPE ROAD, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA. DRAWN: 12/06/01 RECORDED IN BOOK 87, PAGE 10, DATED 5/15/02 ROD. BEAUFORT COUNTY, SC BY: WILLIAM S. SANDERS S.C.R.L.S. # 16122

PROPERTY AREA = 5.34 AC. 233,035 S.F.
ADDRESS: 175 & 191 SQUIRE POPE ROAD
DISTRICT: 511, MAP: 7, PARCELS: 2B & 146

THIS PROPERTY LIES IN F.E.M.A. ZONE X
BASE FLOOD ELEVATION = NO MINIMUM ELEVATION
COMMUNITY NO. 450250, PANEL 0432G, DATED: 3/23/21

ASBLUT, TREE AND TOPOGRAPHIC SURVEY OF:
PARCELS 2B & 146, COTTON HOPE PLANTATION,
SQUIRE POPE ROAD, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR: BRENDAN REILLEY

DATE: 10/16/19 SCALE: 1" = 30'
REVISED: 2/10/2021



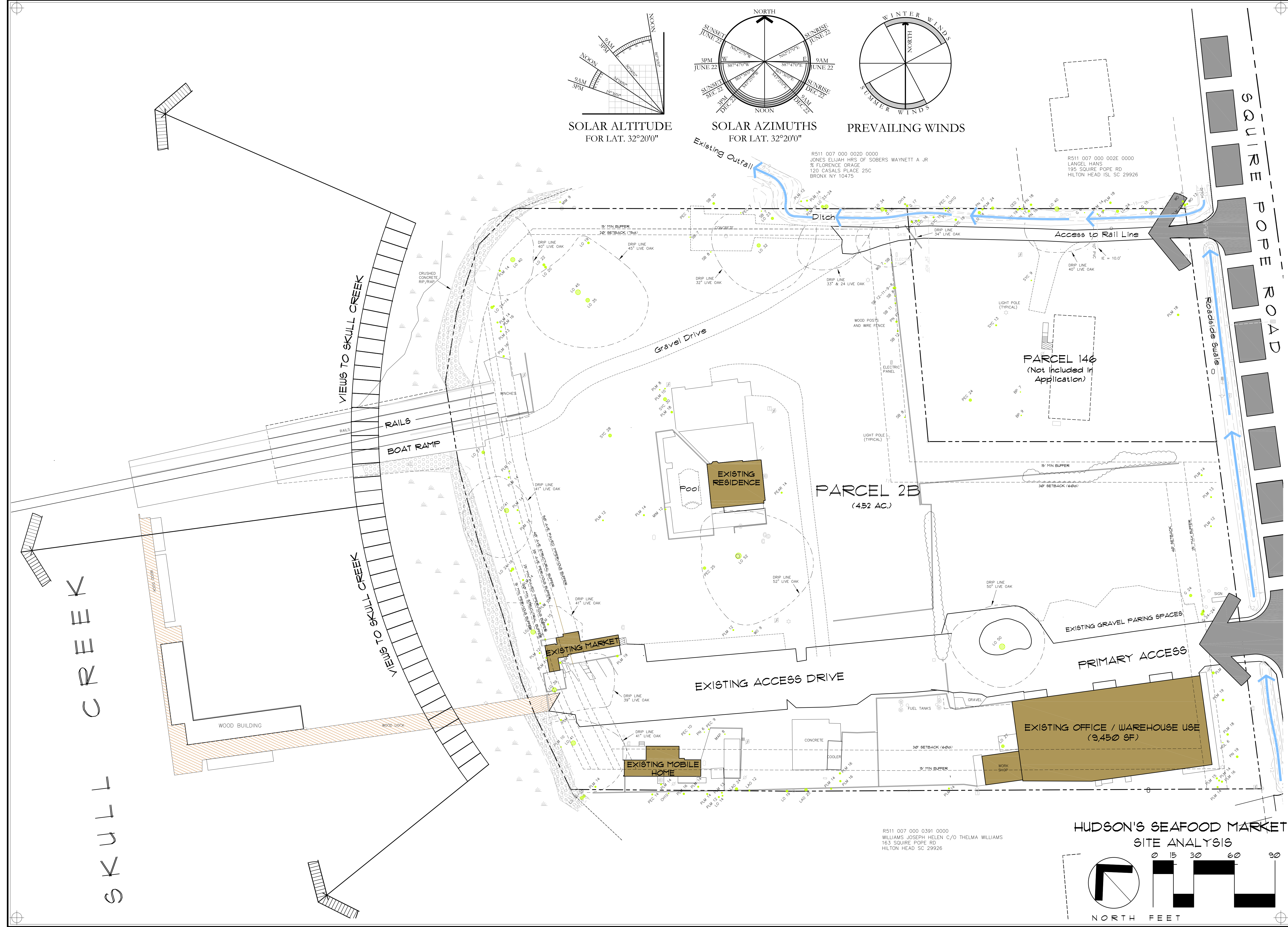
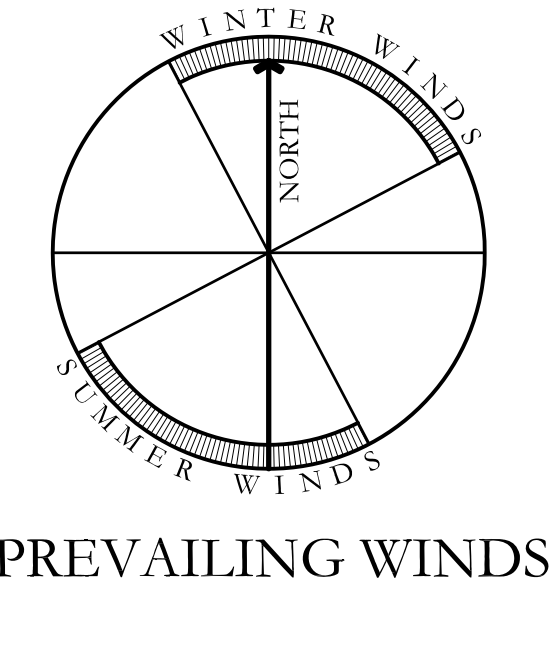
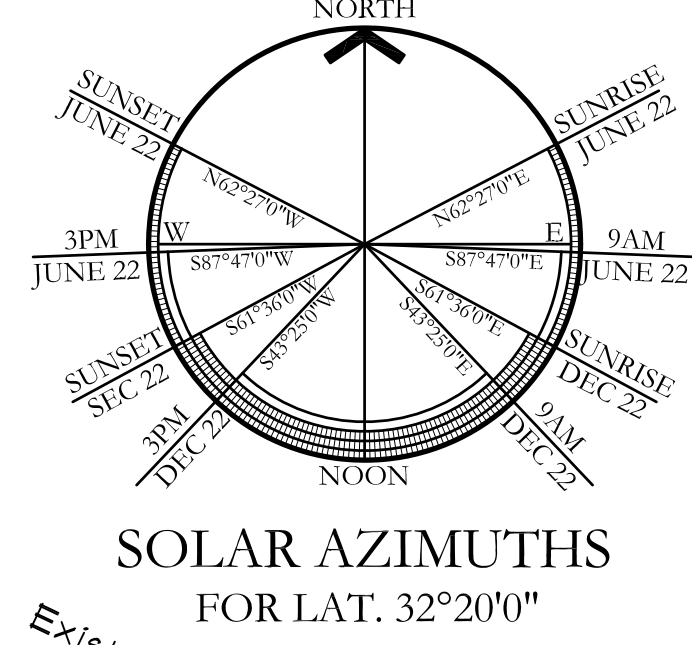
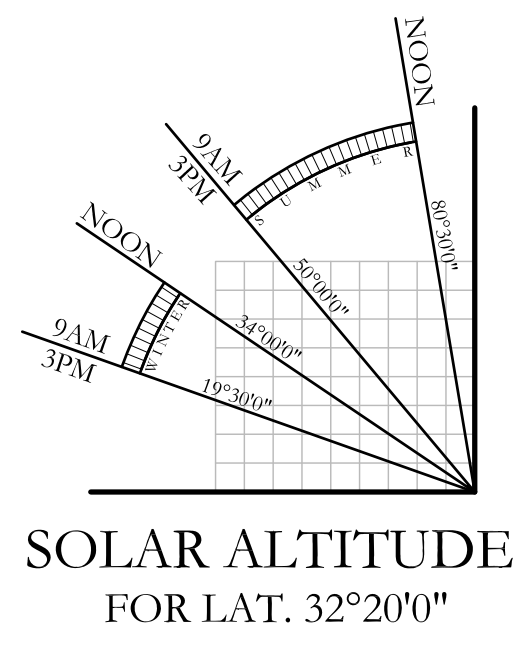
SILS Sea Island Land Survey, LLC.
10 Oak Park Drive, Unit C1, Hilton Head Island, SC 29926
Tel (843) 681-3248
Fax (843) 689-3871
E-mail: sils@sprynet.com

FILE NO: 19136/5 DWG NO.: 6-1262 88 DATUM E

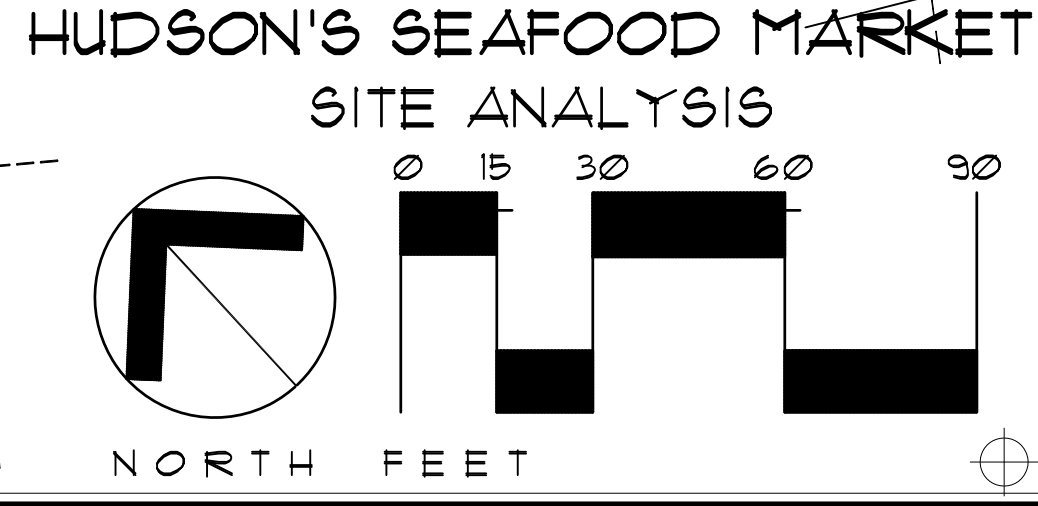
THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY MARK R. RENEW S.C.R.L.S. # 25437 THIS ELECTRONIC MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT. A CERTIFIED HARDCOPY MAY BE OBTAINED FROM SEA ISLAND LAND SURVEY UPON REQUEST

REVISION 2/10/2021: CHANGED THE DRAWING DATUM TO NAVD 88.

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R511 007 000 0391 0000
WILLIAMS JOSEPH HELEN C/O THELMA WILLIAMS
163 SQUIRE POPE RD
HILTON HEAD SC 29926



Hudson's Seafood Market
175 SQUIRE POPE ROAD

Parcels 2B - Cotton Hope Plantation
HILTON HEAD IS., SOUTH CAROLINA

Patrick Rooney Associates, Inc.
Land Planning • Landscape Architecture

843-681-4009
P.O. Box 21297
Hilton Head Island, SC 29925

FAX 843-681-4029

REVISIONS:	NO:	DESCRIPTION:
DATE:		

PROJECT NO:

ISSUE DATE:
4/11/2021

DRAWN:
PMR

APPROVED:
PMR

Site Analysis Plan

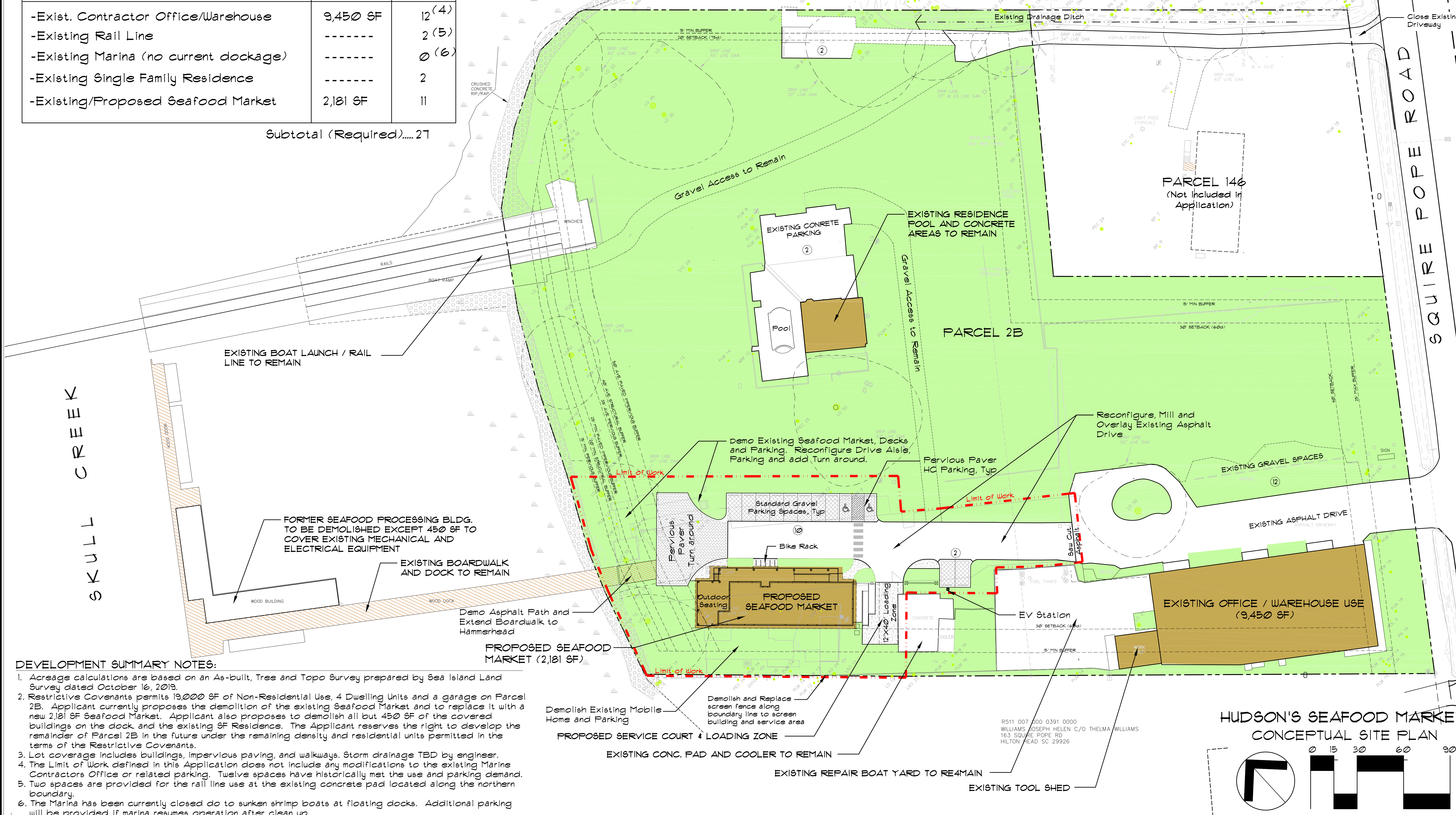
Sheet 1 of 1

DEVELOPMENT SUMMARY - PARCEL 2B (4.52 AC):

WMU ZONING DISTRICT	ALLOWED	SHOWN
-Total Lot Area (4.52 AC.) ⁽¹⁾		
-Residential Density	4 D.U. + garage ⁽²⁾	0 D.U.
-Non-Residential Density	19,000 SF ⁽³⁾	12,081 SF
-Max Impervious ⁽³⁾	98,555 SF (50%)	54,081 SF (27.4%)
-Parking Spaces	27 Spaces Req.	27 Spaces

PARKING SUMMARY:

USE	Sq Ft	Spaces
-Exist. Contractor Office/Warehouse	9,450 SF	12 ⁽⁴⁾
-Existing Rail Line	-----	2 ⁽⁵⁾
-Existing Marina (no current dockage)	-----	0 ⁽⁶⁾
-Existing Single Family Residence	-----	2
-Existing/Proposed Seafood Market	2,181 SF	11
Subtotal (Required).....		27



DEVELOPMENT SUMMARY NOTES:

1. Acreage calculations are based on an As-built, Tree and Topo Survey prepared by Sea Island Land Survey dated October 16, 2019.
2. Restrictive Covenants permits 19,000 SF of Non-Residential Use, 4 Dwelling Units and a garage on Parcel 2B. Applicant currently proposes the demolition of the existing Seafood Market and to replace it with a new 2,181 SF Seafood Market. Applicant also proposes to demolish all but 450 SF of the covered buildings on the dock and the existing SF Residence. The Applicant reserves the right to develop the remainder of Parcel 2B in the future under the remaining density and residential units permitted in the terms of the Restrictive Covenants.
3. Lot coverage includes buildings, impervious paving, and walkways. Storm drainage TBD by engineer.
4. The Limit of Work defined in this Application does not include any modifications to the existing Marine Contractors Office or related parking. Twelve spaces have historically met the use and parking demand.
5. Two spaces are provided for the rail line use at the existing concrete pad located along the northern boundary.
6. The Marina has been currently closed do to surken shrimp boats at floating docks. Additional parking will be provided if marina resumes operation after clean up.

**HUDSON'S SEAFOOD MARKET
CONCEPTUAL SITE PLAN**

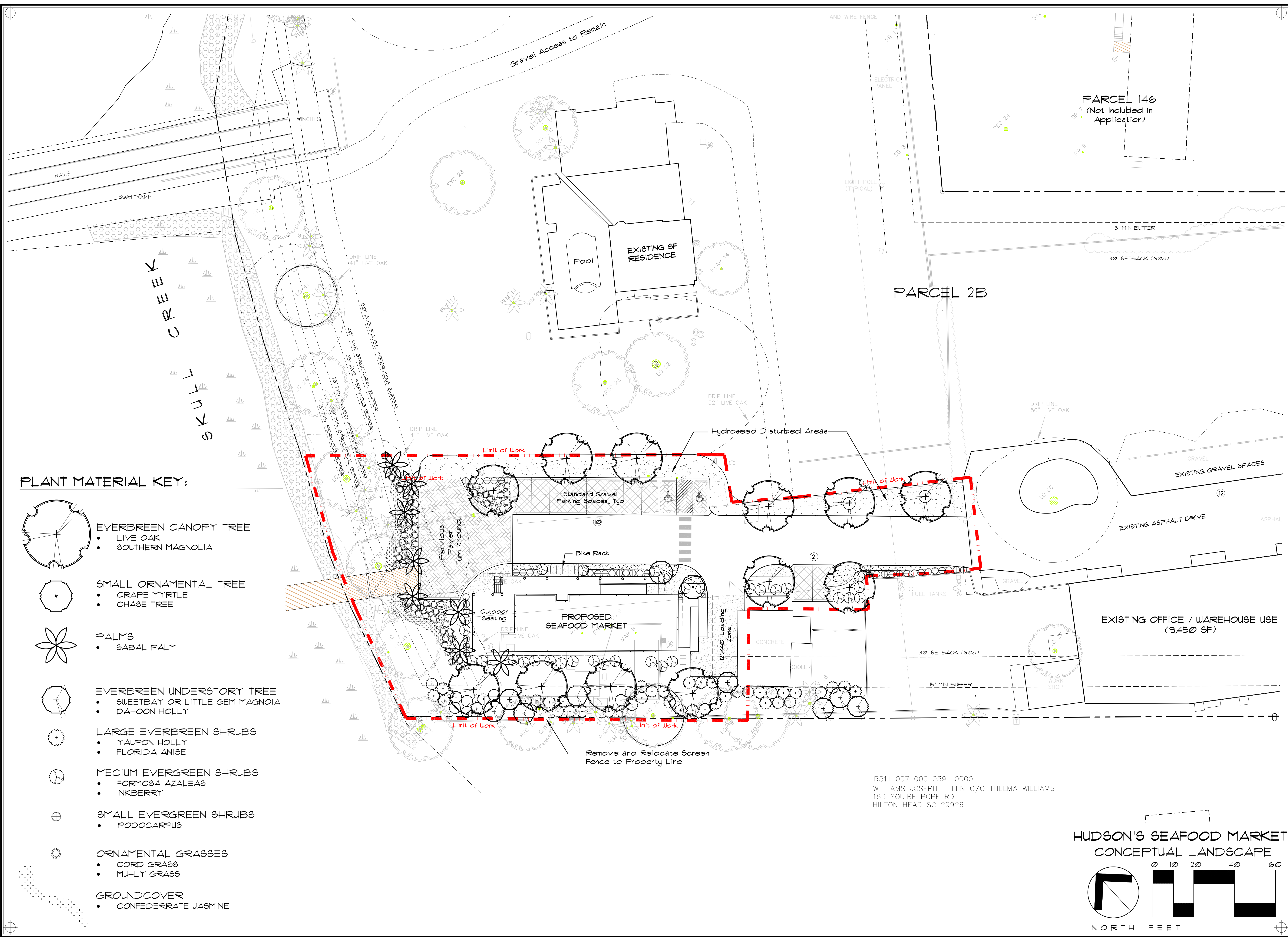
Hudson's Seafood Market
175 SQUIRE POPE ROAD
Parcels 2B - Cotton Hope Plantation
HILTON HEAD IS., SOUTH CAROLINA

Patrick Rooney Associates, Inc.
Land Planning • Landscape Architecture
843-681-4009
FAX 843-681-4029
P.O. Box 21297
Hilton Head Island, SC 29925

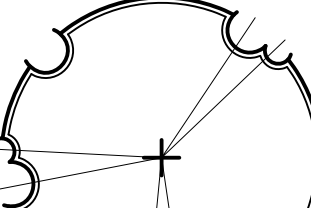
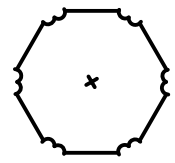
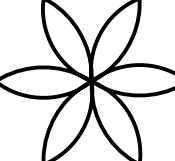
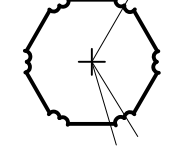

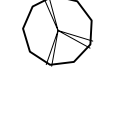


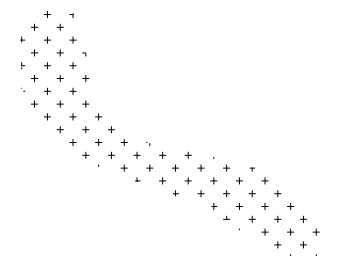
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DATE:		

PROJECT NO:
ISSUE DATE:
4/12/2021
DRAWN:
APPROVED:

Conceptual
Site
Plan

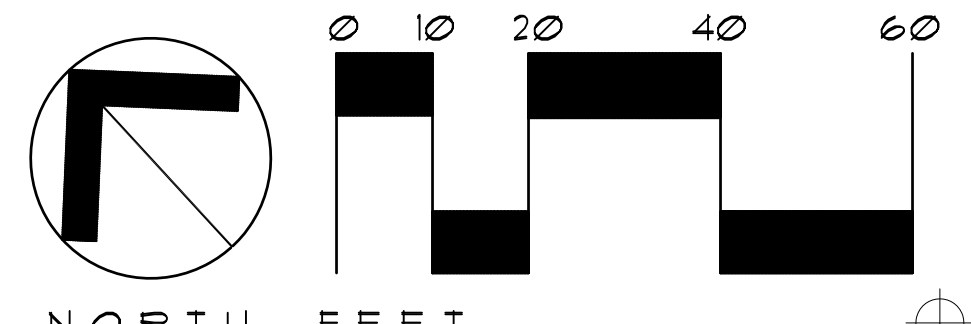


PLANT MATERIAL KEY:

- 
EVERGREEN CANOPY TREE
 - LIVE OAK
 - SOUTHERN MAGNOLIA
- 
SMALL ORNAMENTAL TREE
 - CRAPE MYRTLE
 - CHASE TREE
- 
PALMS
 - SABAL PALM
- 
EVERGREEN UNDERSTORY TREE
 - SWEETBAY OR LITTLE GEM MAGNOIA
 - DAHOON HOLLY
- 
LARGE EVERGREEN SHRUBS
 - YAUFON HOLLY
 - FLORIDA ANISE
- 
MEDIUM EVERGREEN SHRUBS
 - FORMOSA AZALEAS
 - INKBERRY
- 
SMALL EVERGREEN SHRUBS
 - PODOCARPUS
- 
ORNAMENTAL GRASSES
 - CORD GRASS
 - MUHLY GRASS
- 
GROUNDCOVER
 - CONFEDERRATE JASMINE

R511 007 000 0391 0000
 WILLIAMS JOSEPH HELEN C/O THELMA WILLIAMS
 163 SQUIRE POPE RD
 HILTON HEAD SC 29926

HUDSON'S SEAFOOD MARKET
CONCEPTUAL LANDSCAPE



NORTH FEET

Hudson's Seafood Market
 175 SQUIRE POPE ROAD
 Parcels 2B - Cotton Hope Plantation
 HILTON HEAD IS., SOUTH CAROLINA

Patrick Rooney Associates, Inc.
 Land Planning • Landscape Architecture
 843-681-4009
 P.O. Box 21297
 Hilton Head Island, SC 29925
 FAX 843-681-4029

REVISIONS:	NO:	DESCRIPTION:
DATE:		

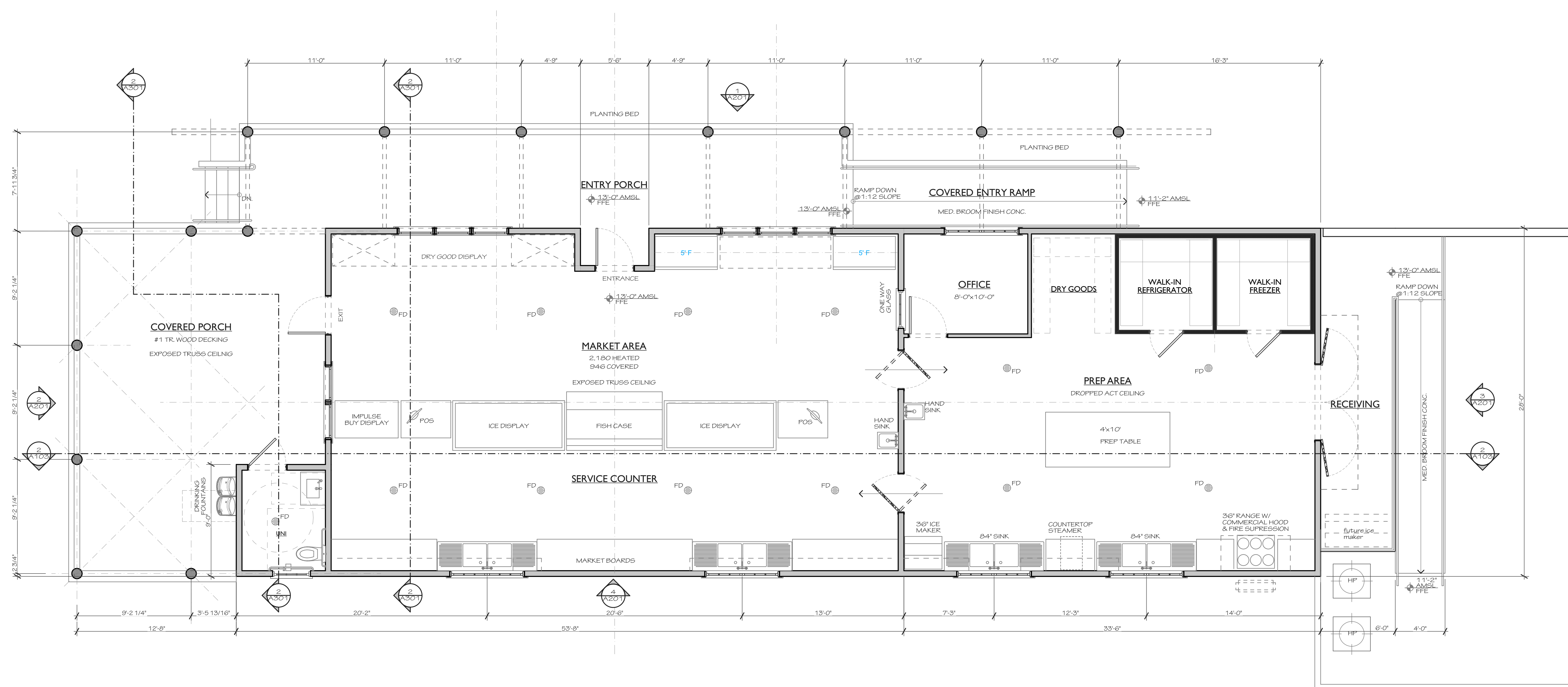
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Conceptual
 Landscape
 Plan

Sheet
1
 Of 1

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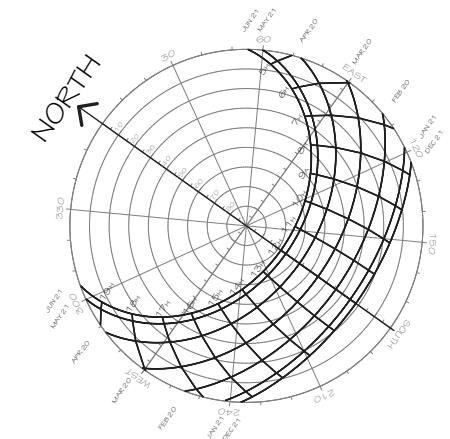


1 FLOOR PLAN
 A101 SCALE: 1/4" = 1'-0"

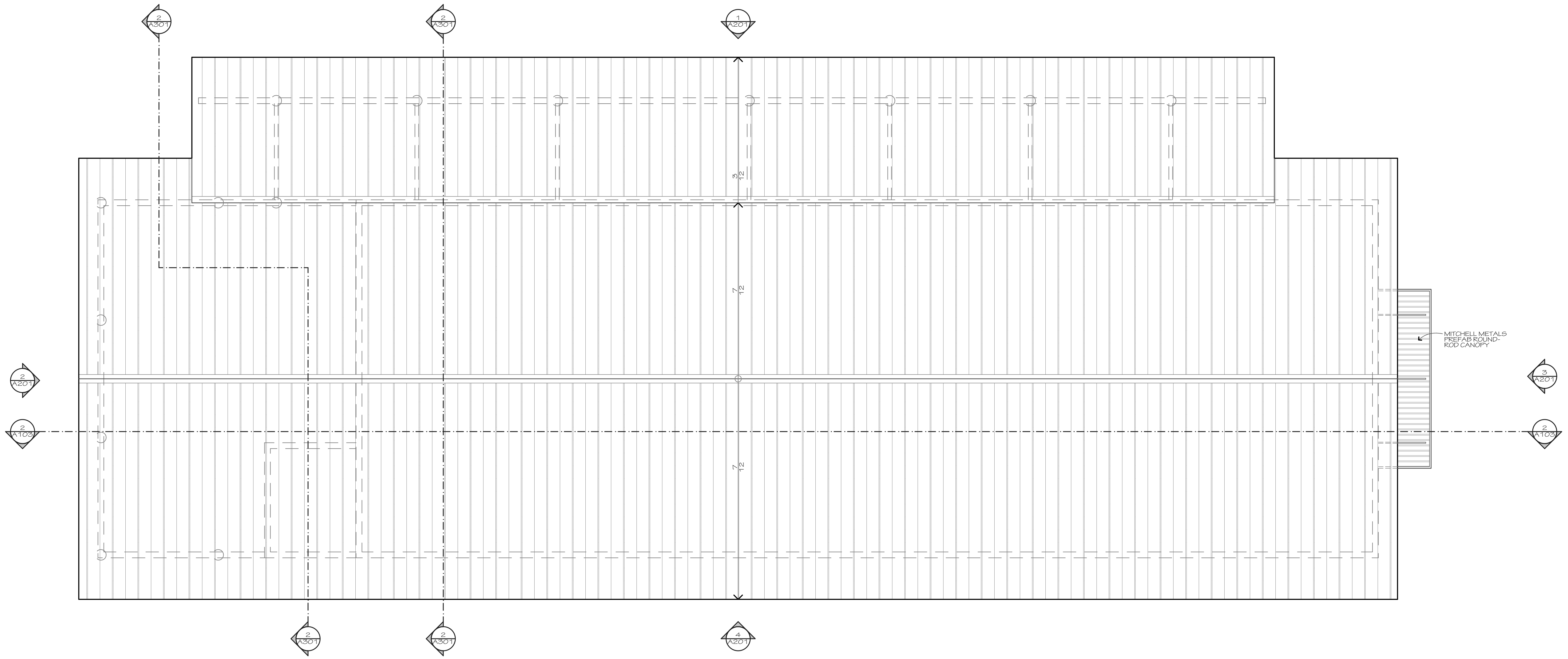
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FIRST FLOOR PLAN
A101



1 ROOF PLAN
 A102 SCALE: 1/4" = 1'-0"

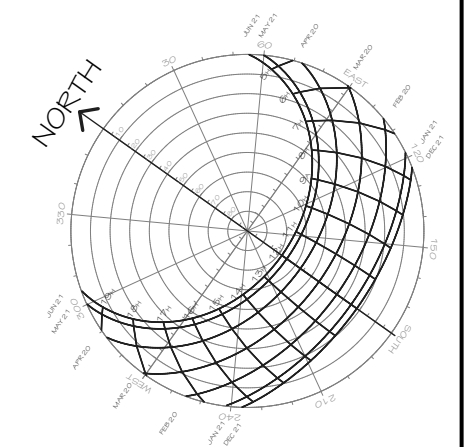
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BENNY HUDSON SEAFOOD
LOCAL SEAFOOD MARKETPLACE
 175 Squire Pope Rd.
 Hilton Head Island, SC 29926

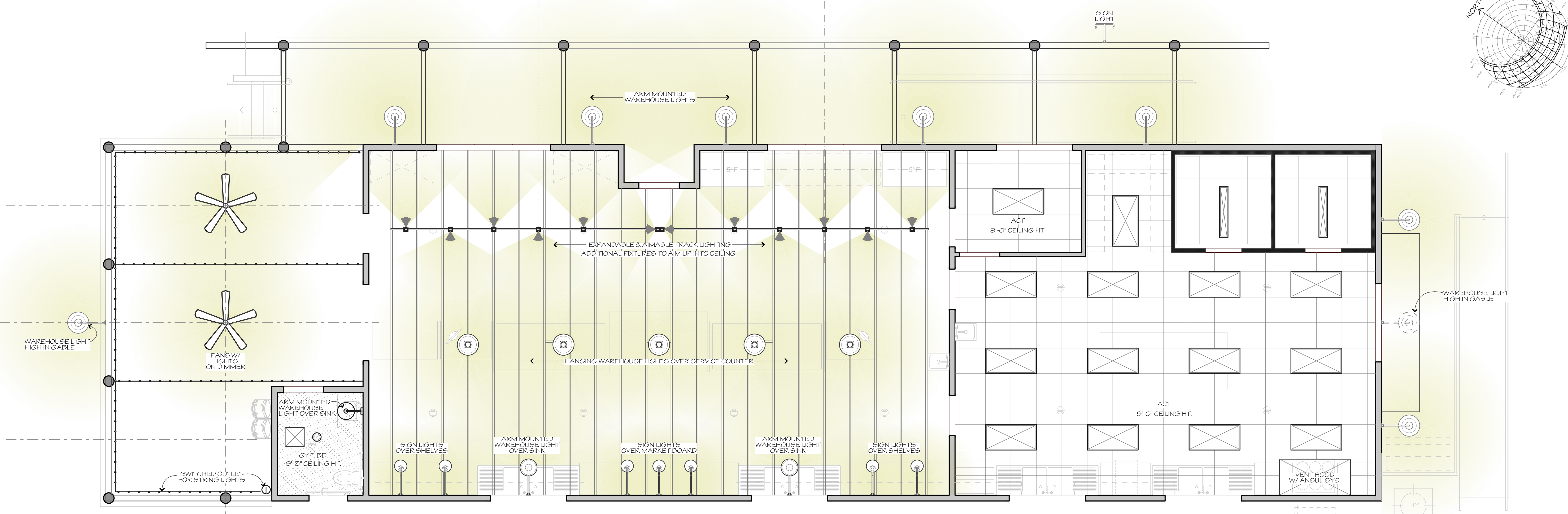
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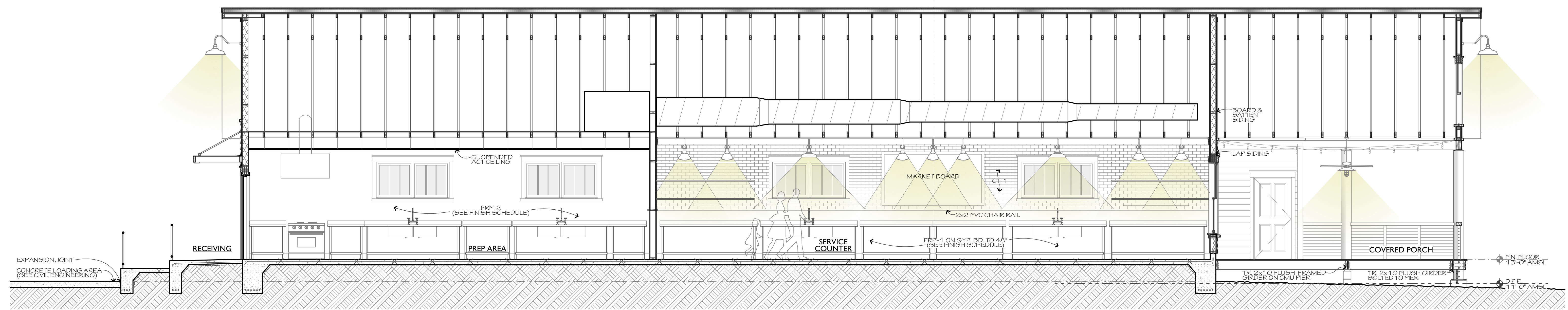


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1 REFLECTED CEILING PLAN
 A103 SCALE: 1/4" = 1'-0"

LIGHTING CONCEPTS



2 LONG SECTION
 A103 SCALE: 1/4" = 1'-0"

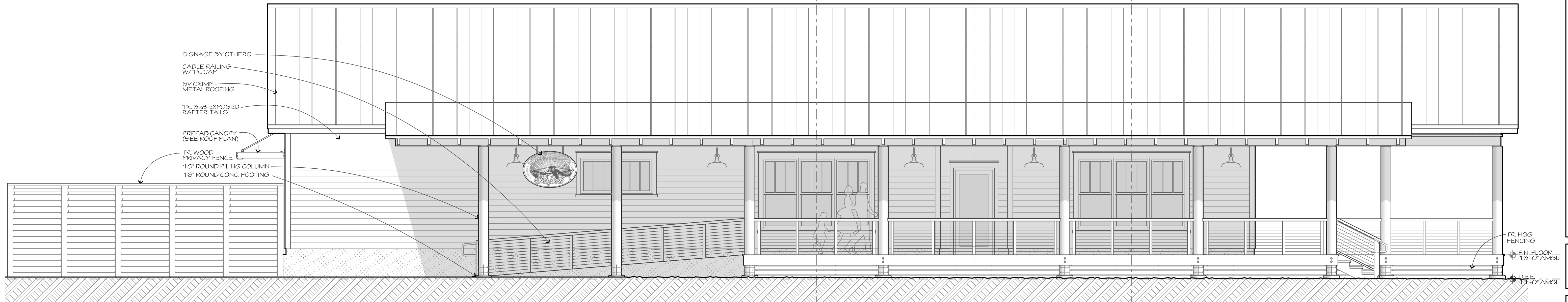
BENNY HUDSON SEAFOOD
LOCAL SEAFOOD MARKETPLACE
 175 Squire Pope Rd.
 Hilton Head Island, SC 29926

REVISIONS

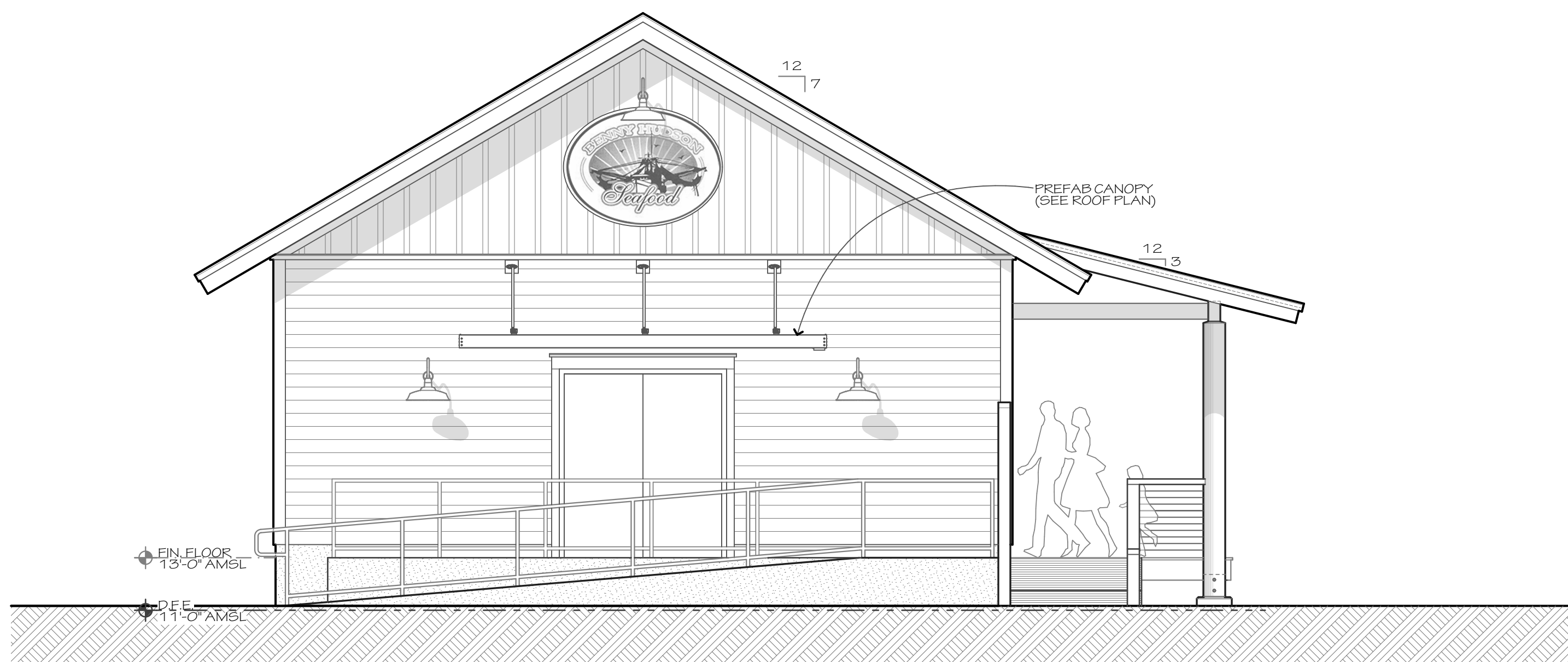
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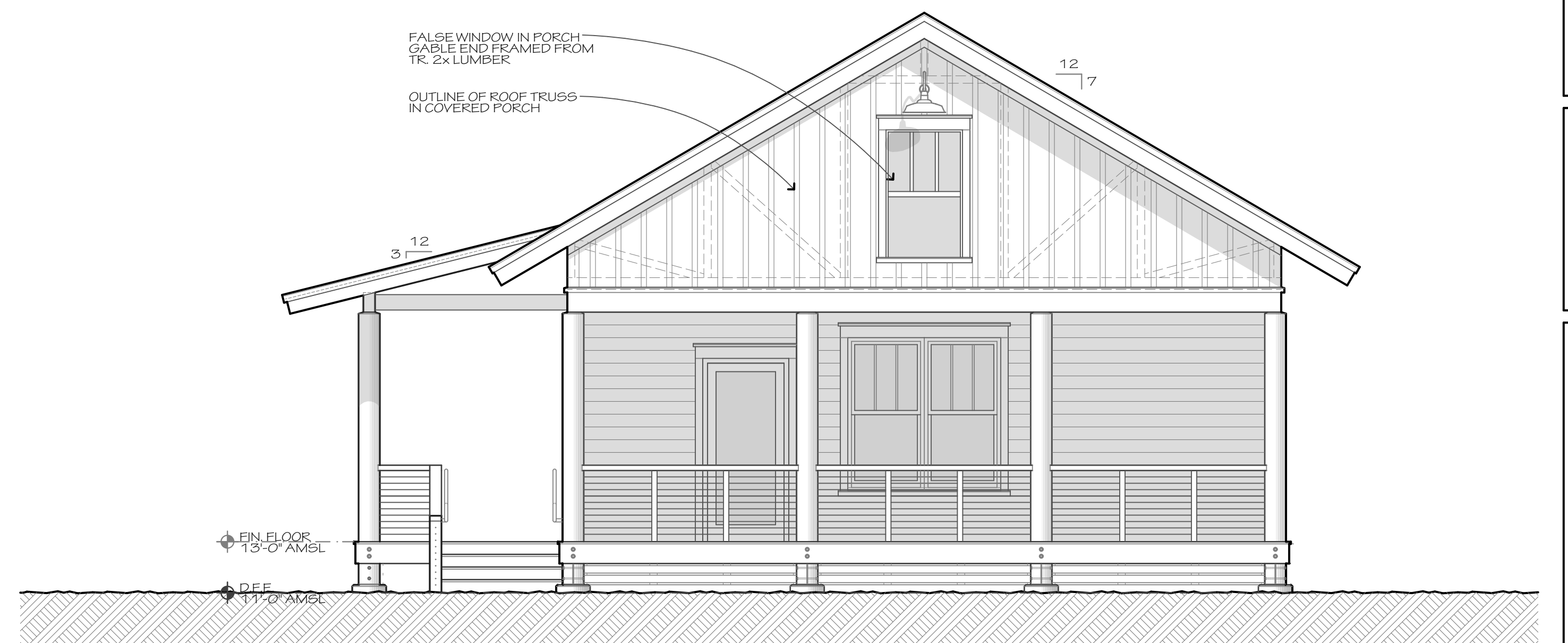
REFLECTED CEILING PLAN
A103



1 FRONT ELEVATION
 A201 SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION
 A201 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
 A201 SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
 A201 SCALE: 1/4" = 1'-0"

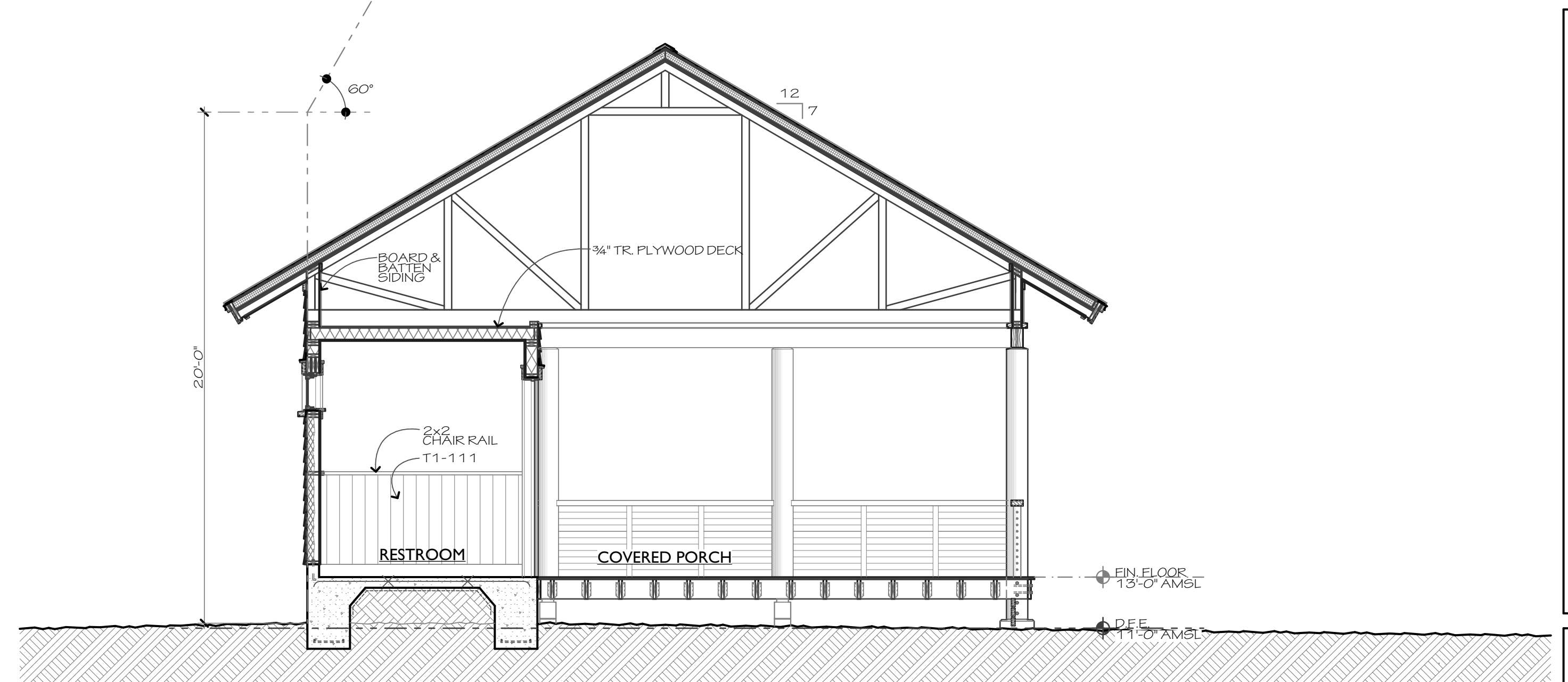
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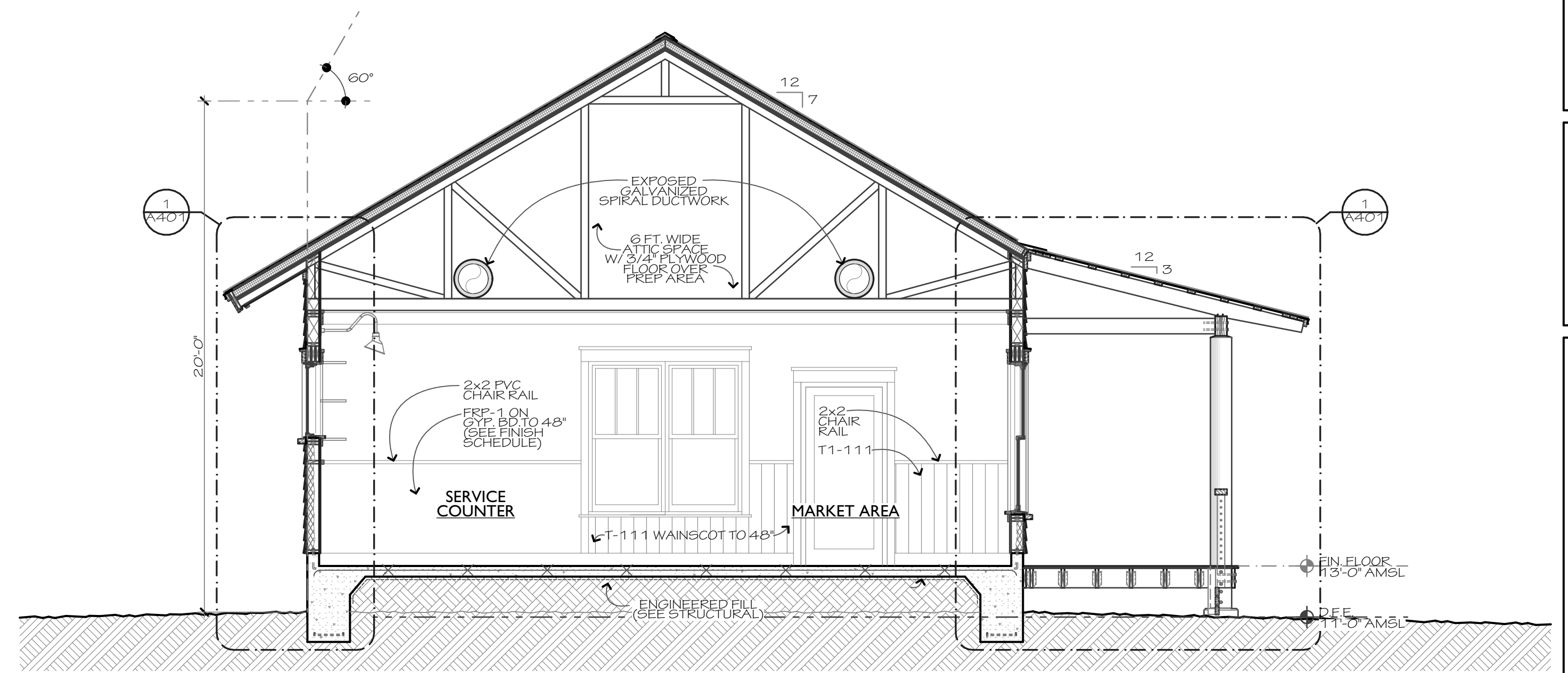
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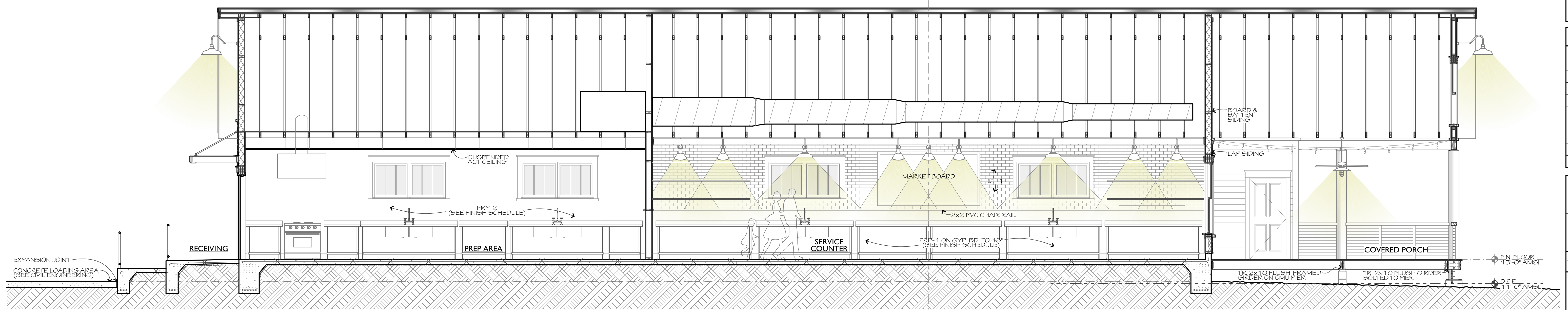
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1 PORCH SECTION
 A301 SCALE: 1/4" = 1'-0"



2 MARKET SECTION
 A301 SCALE: 1/4" = 1'-0"



3 LONG SECTION
 A301 SCALE: 1/4" = 1'-0"

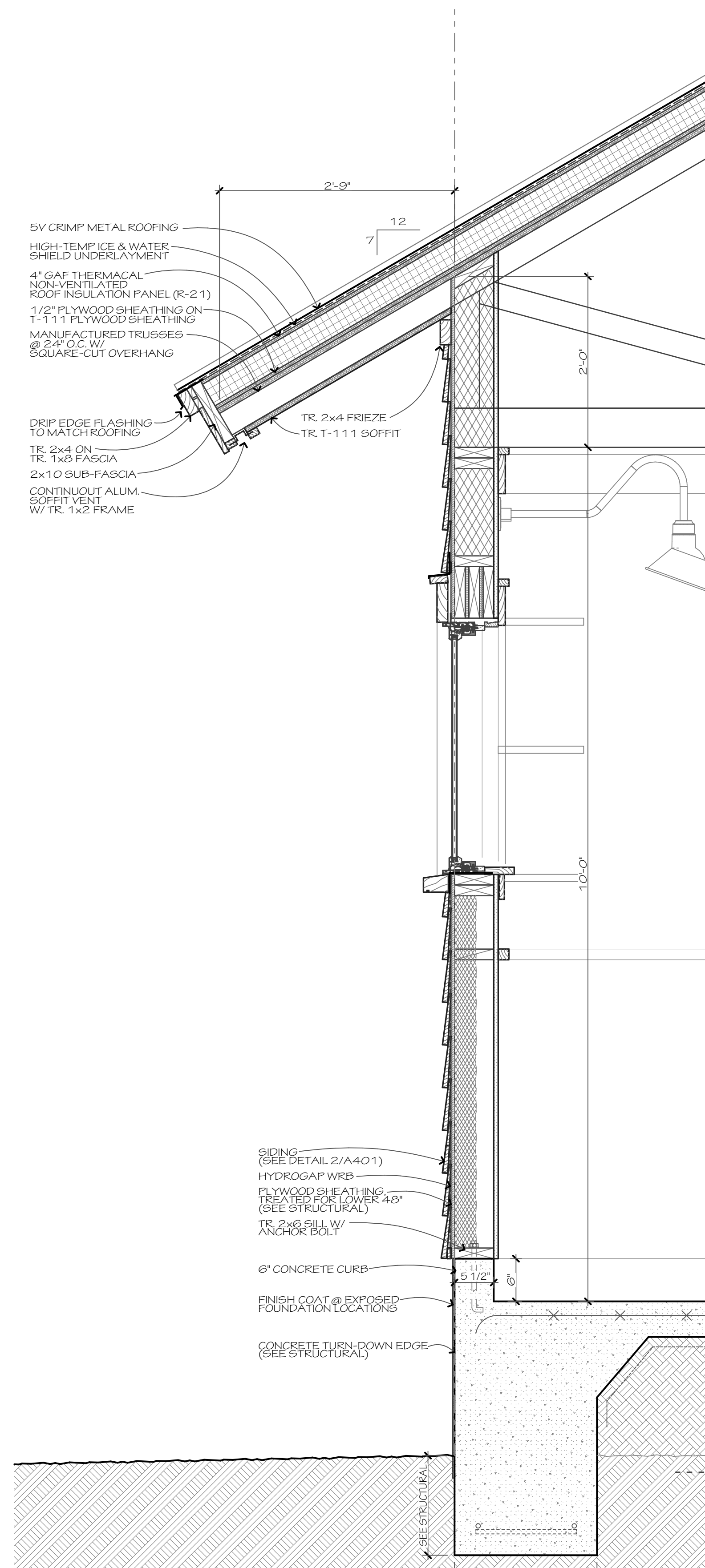
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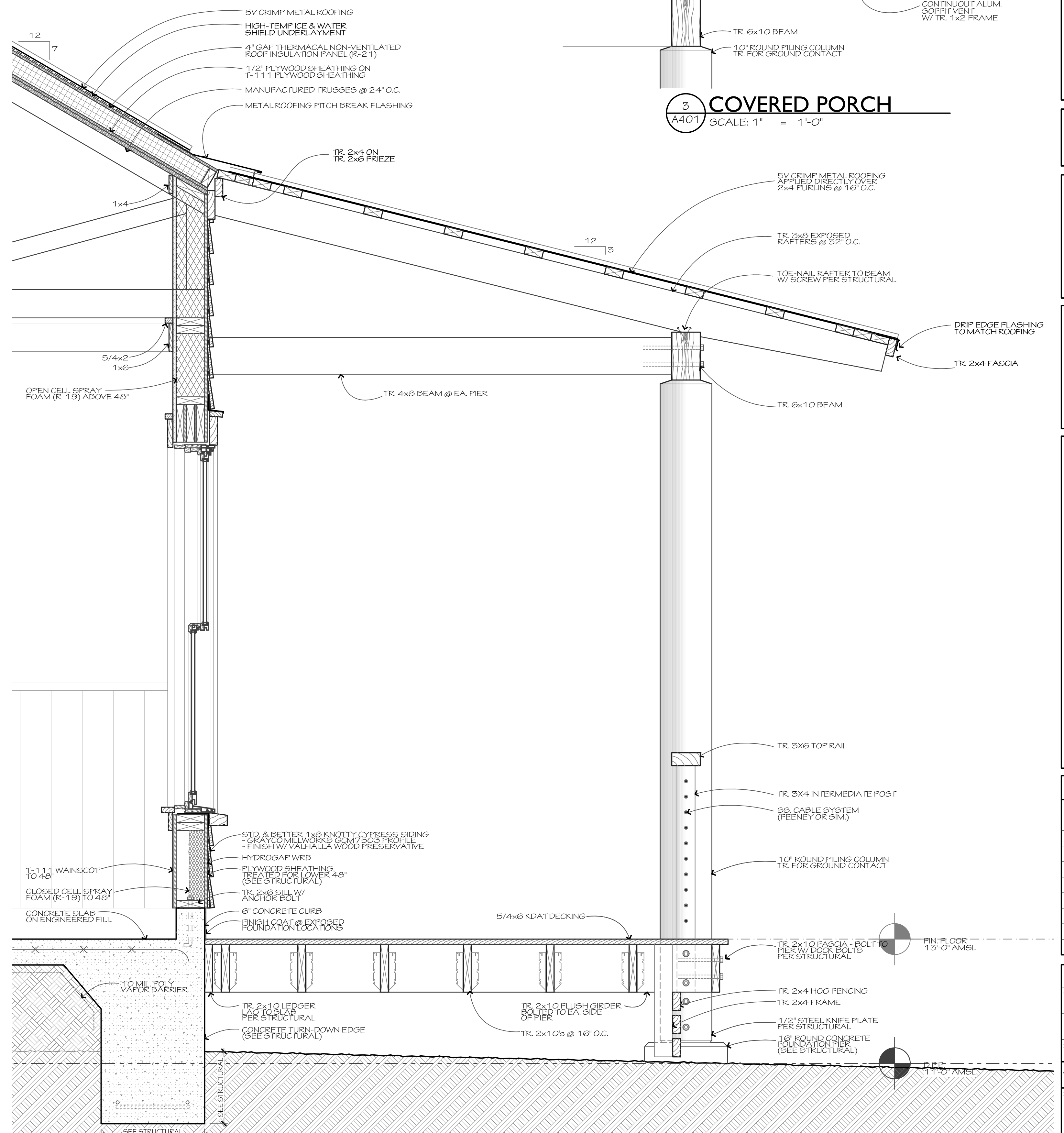
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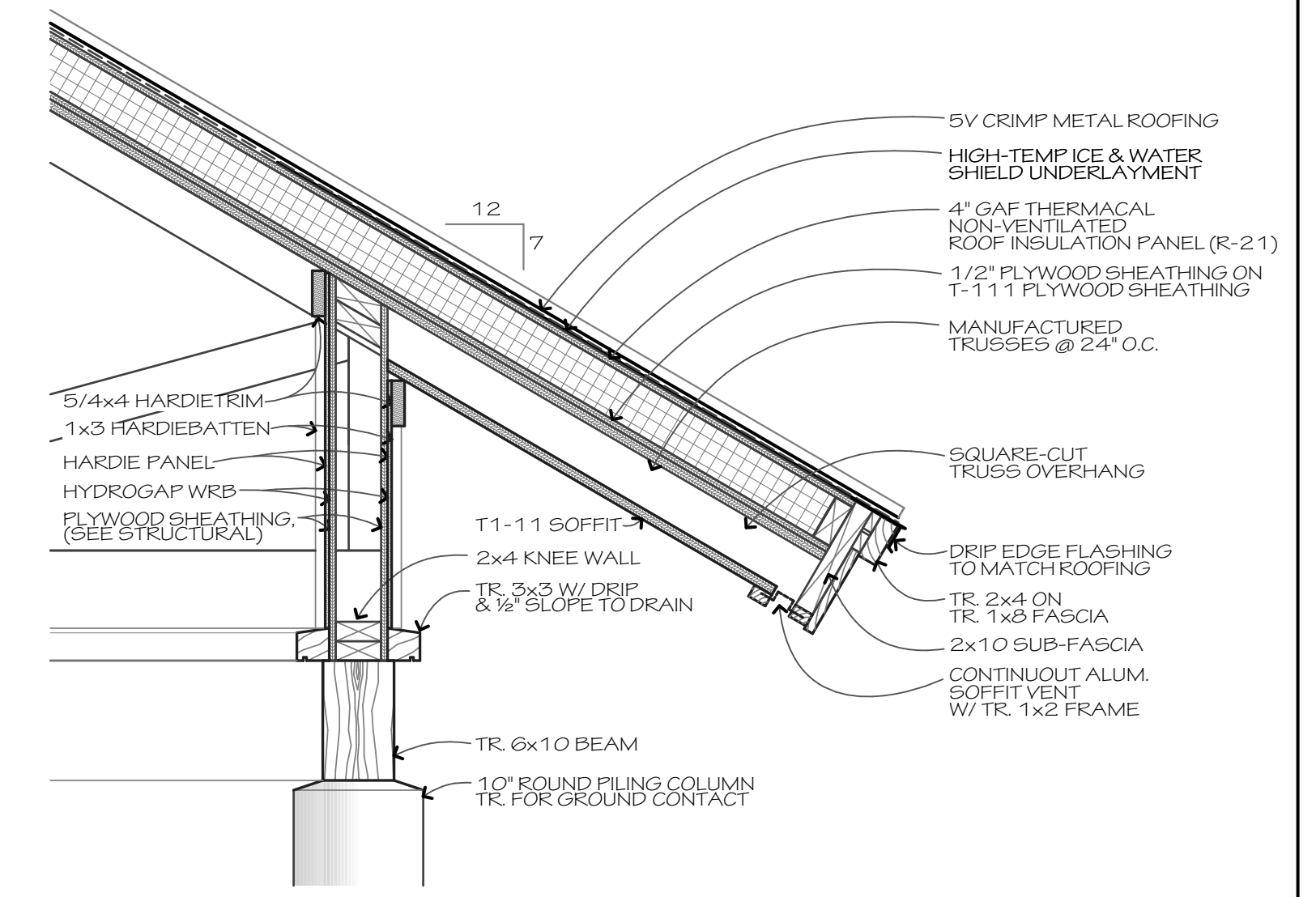
BUILDING SECTIONS
A301



2 TYP. WALL
A401 SCALE: 1" = 1'-0"



1 ENTRY PORCH
A401 SCALE: 1" = 1'-0"



3 COVERED PORCH
A401 SCALE: 1" = 1'-0"

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BENNY HUDSON SEAFOOD
LOCAL SEAFOOD MARKETPLACE
 175 Squire Pope Rd.
 Hilton Head Island, SC 29926

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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: Hudson's

DRB#: DRB-000949-2021

DATE: 04/15/2021

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

Approval recommended with Staff comments addressed at Final.

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies		Not Applicable	Comments or Conditions
	Yes	No		
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Select a less reflective color for the roof.
Utilizes a variety of materials, textures and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consider making the body of the building a shade darker. The sun will wash out the colors to near white.
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide detail of screen fence at final
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide lighting plan with temperature and foot candles for all fixtures including those mounted on building at final.

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies		Not Applicable	Comments or Conditions
	Yes	No		
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide tree protection plan for oaks at water. Include how the area under trees will be treated in the landscape Plan.

MISC COMMENTS/QUESTIONS

Tree protection zones for any trees located within 25' of any proposed grading, construction, or tree removals; to be established by physical barriers that will need to be maintained until such time that the work is completed.

Submit a proposal to meet the "Requirement for Minimum Standard of Tree Coverage" pursuant to LMO Sec. 16-6-

104.G (ACI Calculations) or pursuant to Sec. 16-6-104.I, Standards for Supplemental or Replacement Trees, based on trees removed by category.

Corrective Action: Trees are shown in the footprint of the proposed seafood market. A tree mitigation plan will be required for these removed trees.

There are proposed impacts to a number of the Specimen trees drip lines located within the proposed "Limit of Work". Calculations must be performed to determine the amount of impact, both impervious and/or pervious, to the drip lines of these Specimen trees. Impacts include the proposed seafood market, pervious paver turn-around, disturbed area north of the standard gravel parking spaces, and the proposed landscaping along the water's edge.

Provide a canopy survey of all Specimen and Significant sized trees within the construction limits to include the height above the ground of the lowest limbs.

Ensure that the proposed specimen tree impacts comply with Sec. 16-6-104.F.2.iii, which states in part that "no more than 20 percent of the total area within the drip line of any specimen tree shall be subject to paving or soil compaction, and that no paving or soil compaction will occur within 15' of the tree's trunk."

Those trees that are within 20% of the size classified as a specimen, are considered to be Significant Trees. These significant trees must be noted on the plans with some identifiable mark and they also need to have their drip lines delineated on the plans. All efforts should be made to avoid the removal any significant sized tree.

It appears as if there is a cooler shown encroaching into the required adjacent use setback from 163 Squire Pope Road. I have noted that it is labeled as existing however please provide the dimensions of the cooler as well as the specific amount that it is encroaching into the setback. Is the cooler going to be the exact same cooler that is currently there? If you are removing it and replacing it then it would not be allowed to be located within a required setback.

Gates shall have an unobstructed opening of not less than 14' in width for one way traffic and 20' in width for two way traffic.

Each loading space shall be sufficient size to accommodate the types of deliver/shipping vehicles likely to use the loading area a loading space that presumptively satisfies the needs of delivery/shipping vehicles shall be at least 12' wide and 40' long, and shall have at least 14' of vertical clearance. The Official may require larger or smaller loading spaces or lesser or greater vertical clearance on determining that the characteristics of the particular development warrant such a variation.

Loading areas shall be separated from adjacent streets and uses by a Type D buffer in accordance with table 16 5 103.F: Buffer Types.

A portion of the proposed screen fence appears to be shown within the required adjacent use buffer. This is not an allowable buffer encroachment and therefore no portion of the fence should be located within the buffer.

The proposed screen fence is also shown encroaching into the adjacent use setback. Fences are only allowed within an adjacent use setback if it is located along a common property line. The fence as shown is not an allowable setback encroachment.



Town of Hilton Head Island
 Community Development Department
 One Town Center Court
 Hilton Head Island, SC 29928
 Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: John K. Powell, AIA Company: Seed Architecture, LLC
 Mailing Address: 2144 Sumter St., Suite A City: Columbia State: SC Zip: 29201
 Telephone: 803-727-2098 Fax: _____ E-mail: John@SeedArchitect.com
 Project Name: Pope Avenue Starbucks Project Address: 18 Pope Ave, Hilton Head, SC 29928
 Parcel Number [PIN]: R 552 015 000 0150 0000
 Zoning District: Light Commercial Overlay District(s): DRB

**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

04/13/2021

 DATE

Mr. Chris Darnell, Urban Designer
One Town Center Court
Hilton Head Island, SC 29928
843-341-4600

April 13, 2021

Mr. Darnell,

Thank you for your assistance with regard to the proposed Starbucks to be located at 18 Pope Avenue, Hilton Head, South Carolina 29928. Enclosed with this application for Conceptual DRB Review you will find the following:

- Design Review Application
- Survey as provided by Surveying Consultants
- Site Plan – Overall as provided by Kimley Horn
- Landscape Plan and Landscape Details as provided by Kimley Horn
- Waiver Request – Non-Conformities as provided by Collins Hartzog with supporting documents (narrative) as provided by Kimley Horn
- Architectural Site plan
- Architectural Plan, Reflected Ceiling Plan, Roof Plan
- Architectural Elevations
- Architectural Renderings (Submitted also as individual images)


With regard to the design, the proposed project represents a 2,245 square foot freestanding Starbucks store to replace the existing 8,626 square foot former bank building located at 18 Pope Avenue. The total site area is 0.83 Acres of which 0.72 acres will be utilized. Twenty Five parking spaces are being provided, the precise parking requirement, and allows for drive through service.

Architecturally, the design intent is to reflect a lowcountry character with elements typical of current Starbucks facilities in the southeast region. The hipped standing seam roof, overhangs, bracket and trim details are all intended to provide a sense of conformity with the local design character. Emblematic of Starbucks stores, Nichiha wood panels are the dominant perimeter “siding” material in a warm stained wood look beneath a light stucco finish above. The right side parapet facing the adjacent wooded area fully conceals the necessary rooftop equipment typical of these stores.

Starbucks has identified this as a flagship store location and will therefore customize this building to that higher design standard. One such element unique to Hilton Head is a proposed walk-up order window, a key feature related to the large outdoor dining area.

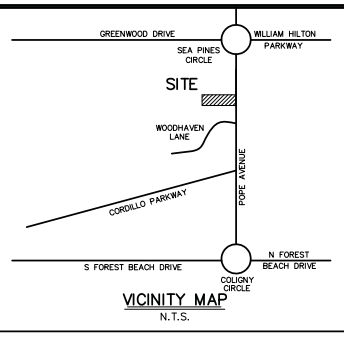
As always, if you have any questions, please let me know. I look forward to feedback from your staff and the members of the Design Review Board.

Thank you,



John K. Powell, AIA
Architect, Seed Architecture, LLC





N/F THE TOWN OF
HILTON HEAD ISLAND
R552-015-000-0256-0000

N/F ST. ANDREWS BY THE SEA
UNITED METHODIST CHURCH, INC.
R552-015-000-0228-0000

0.826 ACRES

N/F ST. ANDREWS BY THE SEA
UNITED METHODIST CHURCH, INC.
R552-015-000-0228-0000

POPE AVENUE - 100' R/W

LEGEND:

○	TREE SIZES ARE INCHES IN DIAMETER
○	SPOT ELEVATION
○	CONTOUR
○	CONC. O. CONCRETE MONUMENT, OLD (FOUND)
○	T.B.M. TEMPORARY BENCH MARK
○	I.N. IRON PIN, NEW (SET)
○	I.O. IRON PIN, OLD (FOUND)
○	N.T.S. NOT TO SCALE
○	R/W RIGHT-OF-WAY
○	AC. ACRES
○	SRV SEWER RELIEF VALVE
○	EB ELECTRICAL BOX
○	FH FIRE HYDRANT
○	GL GROUND LIGHT
○	HDPE HIGH DENSITY POLYETHYLENE
○	ICV IRRIGATION CONTROL VALVE
○	IE INVERT ELEVATION
○	L.P. LAMP POST
○	PVC POLYVINYL CHLORIDE
○	RCP REINFORCED CONCRETE PIPE
○	RCWM RECLAIMED WATER METER
○	TEL TELEPHONE BOX
○	TMH TELEPHONE MANHOLE
○	TRF TRANSFORMER
○	TV TELEVISION BOX
○	WM WATER METER
○	WV WATER VALVE
○	CYMT CREPE MYRTLE
○	HIC HICKORY
○	LO LIVE OAK
○	MAG MAGNOLIA
○	PM PINE
○	PM LOB PINE LOBLOLLY
○	WO WATER OAK

- NOTES
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - AS PER THE REFERENCE PLAT THIS PROPERTY IS LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 13-D, COMMUNITY NO. 450250, MAP DATED 9/29/86, BASE ELEVATION 14.0'. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.
 - NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - SURVEYING CONSULTANTS DOES NOT PROVIDE ARBORIST SERVICES. TREE IDENTIFICATIONS ARE MADE AS BEST OBSERVATION/KNOWLEDGE OF A NON-ARBORIST. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO VERIFY TREE IDENTIFICATION, IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT.
 - SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.

- REFERENCE PLAT:
- PLAT OF A 0.826 ACRE PORTION OF SEA PINES PLANTATION, AREA "E", HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: JANUARY 17, 1973, BY: NATHAN CONERLY BOWERS, S.C.R.L.S. NO. 4116, RECORDED: P.B. 20, PG. 207, DATE: 3/29/73.
 - A COMPOSITE PLAT OF PARCELS LOCATED BETWEEN POPE AVENUE AND SEA PINES FOREST PRESERVE, HILTON HEAD ISLAND, SOUTH CAROLINA, COUNTY OF BEAUFORT, DATED: 6-28-77; LATEST REVISION: 3/9/79, BY: JERRY L. RICHARDSON, S.C.REG.L.S. NO. 4784, RECORDED: UNKNOWN.
 - ALTA/ACSM LAND TITLE SURVEY, PREPARED FOR: POPE AVE. HILTON HEAD 2021, LLC, DESCRIPTION: 15 POPE AVENUE, HILTON HEA ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: DECEMBER 21, 2020, BY: J. HENRY WALKER, III, SCPLS 14532, RECORDED: UNKNOWN.
 - PLAT OF 1.6 ACRES, A SECTION OF SEA PINES PROPERTY, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: NOV. 13, 1975, BY: JERRY L. RICHARDSON, S.C.REG.L.S. NO. 4784, RECORDED: P.B. 24, PG. 33.
 - BOUNDARY SURVEY OF 4.73 ACRES, ST. ANDREW BY THE SEA, UNITED METHODIST CHURCH, POPE AVENUE, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 8/20/97, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 62, PG. 135, DATED: 10-31-97.
 - A BOUNDARY AND WETLAND DELINEATION SURVEY OF TAX PARCEL NO. 550-15-256, 10 ACRE POPE AVENUE TRACT, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 10/3/00, BY: WRIGHT C. POWERS, JR., S.C.R.L.S. NO. 19895, RECORDED: P.B. 79, PG. 114, DATED: 04/13/2001.
 - PERMANENT PATHWAY EASEMENT OVER: TAX PARCEL R552 015 000 0150 0000, POPE AVENUE, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, PREPARED FOR: THE TOWN OF HILTON HEAD ISLAND, DATED: 05/13/2015, BY: MARK R. RENEW, S.C.P.L.S. NO. 25437, RECORDED: UNKNOWN.

TOWN OF HILTON HEAD ISLAND LMO
SECTION 16-5-1402 DISCLOSURE STATEMENT

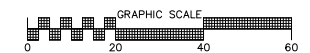
Some or all areas on this plat are flood hazard areas and have been identified as having at least a one percent chance of being flooded in any given year by rising tidal waters associated with possible hurricanes. Local regulations require that certain flood hazard protective measures be incorporated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



PREPARED FOR: POPE AVE. HILTON HEAD 2021, LLC
ADDRESS: #18 POPE AVENUE
TAX PARCEL I.D. NO. R552-015-000-0150-0000

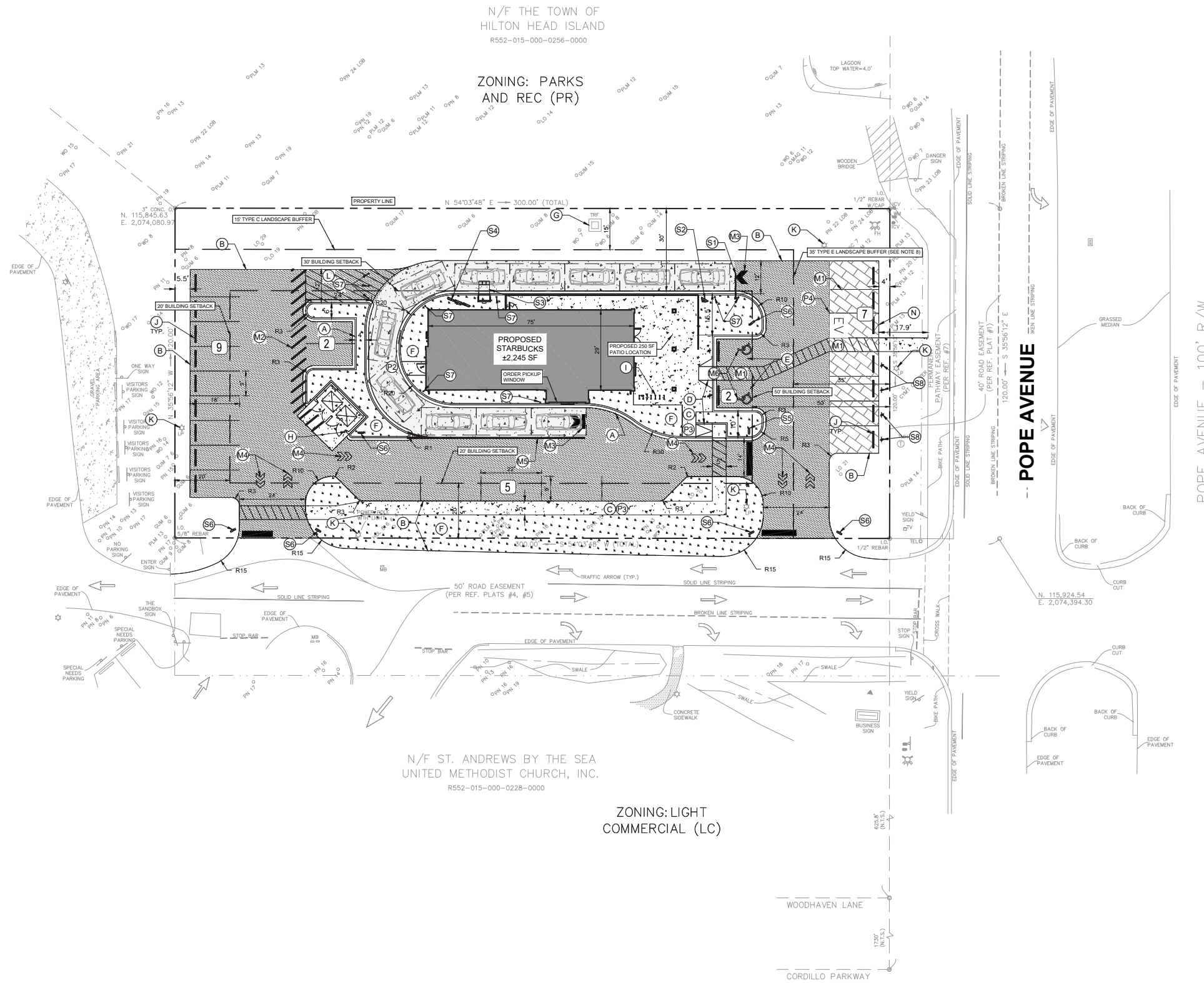


SURVEYING CONSULTANTS
17 Sherrington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 808-2778
www.SurveyingConsultants.com
Email: SC@SurveyingConsultants.com
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BOUNDARY, ASBUILT,
TREE & TOPOGRAPHIC
SURVEY OF
0.826 Ac., POPE AVENUE
A PORTION OF
AREA "E"
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
SCALE: 1" = 20' DATE: 03/11/2021 JOB NO: SC85136B

Plotted By: Macfie, Evan. Sheet Set: CL-1D-SSM TEMPLATE. Layout: C301. Date: April 13, 2021. 12:18:29pm. K:\CHL\PRJ\014111 Hartzog Holdings\001 Pope Ave Hilton Head SC_02 - DWG\PlanSheets\C301 - SITE.dwg
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SITE DATA TABLE	
TAX PARCEL ID	R552 015 000 0150 0000
GROSS SITE ACRES	0.83 ACRES
TOTAL SITE AREA	0.72 ACRES
TOTAL LOT AREA	0.11 ACRES
TOTAL DISTURBED AREA	0.71 ACRES
ZONING DATA:	
FEMA FLOOD PANEL	450250013D
WATERSHED:	SAVANNAH
ZONING DISTRICT:	LIGHT COMMERCIAL
SETBACKS:	
FRONT YARD	20'
SIDE YARD INTERIOR	20'
SIDE YARD EXTERIOR	50'
REAR YARD	30'
BUILDING	
EXISTING SQ. FOOTAGE:	8,626
PROPOSED SQ. FOOTAGE:	2,245
OPEN SPACE	
PROVIDED:	0.28 AC
REQUIRED:	0.12 AC
IMPERVIOUS AREA	0.44 AC
PROPOSED:	0.44 AC
EXISTING:	0.47 AC
PARKING	
PARKING PROVIDED:	25
STANDARD PARKING:	23
ADA PARKING / VAN:	2/2
PARKING REQUIRED:	25
(1 SPACE / 100 GSF + 1 SPACE / 100 SF PATIO)	23
STANDARD PARKING:	23
ADA PARKING / VAN:	2/1

- ### SITE DEVELOPMENT PLAN NOTES
- SEE "GENERAL NOTES" SHEET FOR SITE GENERAL CONSTRUCTION NOTES, PAVING, STRIPING, GRADING, AND ZONING NOTES.
 - SEE "EXISTING CONDITIONS" FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
 - SEE "SITE DETAILS" SHEETS FOR DETAILS REFERENCED ON THE SITE PLANS.
 - ALL DIMENSIONS SHOWN ARE MEASURED FROM THE FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.
 - DIMENSIONS TO THE BUILDING ARE MEASURED TO THE EXTERIOR OF THE FOUNDATION WALL UNLESS OTHERWISE SHOWN.
 - BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - NON-COMFORMITY WAIVER SUBMITTED FOR LANDSCAPE BUFFER WIDTH ALONG POPE AVENUE.

PROPOSED IMPROVEMENTS LEGEND

[Symbol]	BUILDING / STRUCTURE	[Symbol]	PROPERTY BOUNDARY
[Symbol]	HEAVY DUTY ASPHALT PAVEMENT	[Symbol]	SETBACK (BUILDING)
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT	[Symbol]	18" CURB AND GUTTER
[Symbol]	CONCRETE SIDEWALK	[Symbol]	PROPOSED VEGETATION
[Symbol]	PERMEABLE PAVERS		

- ### SITE PLAN KEY NOTES
- SEE "GENERAL NOTES" SHEET FOR SITE GENERAL NOTES.
 - SEE "SITE DETAIL" SHEETS FOR DETAILS REFERENCED ON THE SITE PLANS.
 - CONTRACTOR TO MATCH EXISTING PAVEMENT SECTIONS.

PAVEMENT SECTIONS - ON-SITE

[Symbol]	HEAVY DUTY ASPHALT PAVEMENT:	[Symbol]
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT:	[Symbol]
[Symbol]	CONCRETE SIDEWALK:	[Symbol]
[Symbol]	PERMEABLE PAVERS:	[Symbol]

- ### SITE IMPROVEMENTS
- (A) 18" CURB AND GUTTER
 - (B) NO CURB
 - (C) CONCRETE SIDEWALK PER DETAIL. WIDTH PER PLAN. 2% MAX. CROSS SLOPE, 5% MAX LONGITUDINAL SLOPE.
 - (D) ADA ACCESSIBLE RAMP IN SIDEWALK TO CONFORM TO FEDERAL, STATE, AND LOCAL ACCESSIBILITY GUIDELINES
 - (E) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL FOR PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE).
 - (F) SEED, SOIL, AND/OR LANDSCAPE AREA. MINIMUM 4" OF TOPSOIL. SEE LANDSCAPE PLANS THIS SET.
 - (G) EXISTING TRANSFORMER TO REMAIN.
 - (H) DUMPSTER AND RECYCLE AREA. REFER TO ARCHITECTURAL PLAN FOR DESIGN INFORMATION.
 - (I) BICYCLE PARKING RACK (7 RACKS, 14 SPACES)
 - (J) WHEEL STOP (SEE SITE DETAILS)
 - (K) EXISTING LIGHT POLE BASE TO REMAIN
 - (L) LOADING ZONE
 - (M) ELECTRIC CAR CHARGING STATION

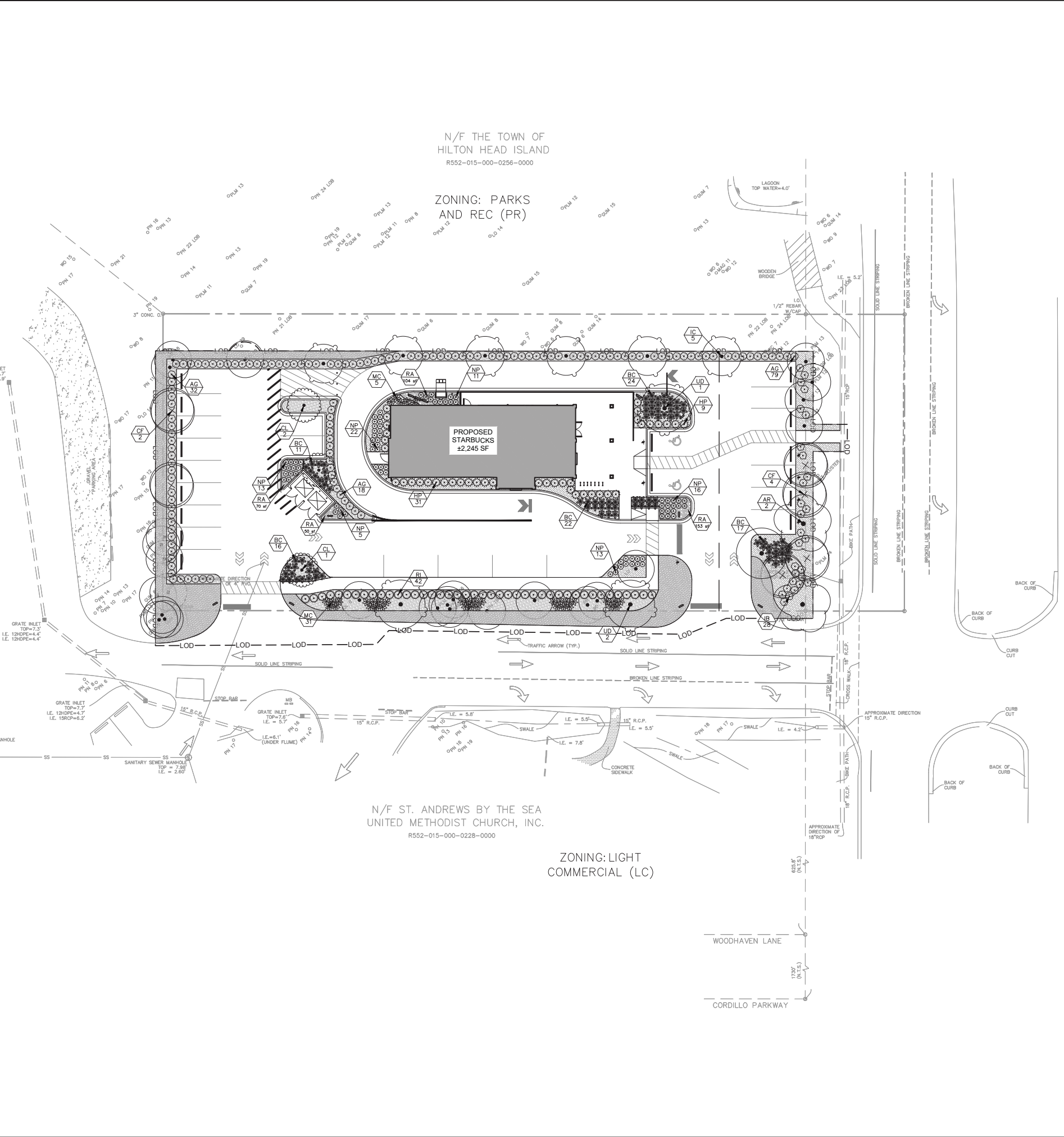
- ### SITE SIGNAGE
- (S1) CLEARANCE BAR
 - (S2) PRE-MENU BOARD
 - (S3) ORDER CANOPY
 - (S4) MENU BOARD
 - (S5) THANK YOU/EXIT ONLY SIGN
 - (S6) DRIVE THROUGH SIGNAGE
 - (S7) NON-ILLUMINATED BOLLARDS
 - (S8) LIMITED TIME PARKING SIGN
- *SEE ARCHITECTURAL DRAWINGS FOR SITE SIGNAGE DETAILS.

- ### PAVEMENT MARKINGS
- (M1) 4" TRAFFIC YELLOW STRIPING 2'-0" O.C., 45° TO THE PARKING SPACE (TYP.) OR TRAFFIC FLOW.
 - (M2) PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE.
 - (M3) STARBUCKS DRIVE-THRU ENTRANCE/EXIT ARROW
 - (M4) STARBUCKS DRIVE AISLE DIRECTION ARROWS
 - (M5) 6" YELLOW STRIPING
 - (M6) ADA PARKING SYMBOL STRIPING

GRAPHIC SCALE IN FEET
0 10 20 40

<h2 style="margin: 0;">SITE PLAN - OVERALL</h2>	<h2 style="margin: 0;">STARBUCKS - POPE AVENUE PREPARED FOR HARTZOG HOLDINGS, LLC. SOUTH CAROLINA</h2>
<p style="font-size: small;">KHA PROJECT: 014111001 DATE: 4/13/2021 SCALE AS SHOWN DESIGNED BY: KHK DRAWN BY: JPM CHECKED BY: MJH</p>	<p style="font-size: small;">KIMLEY-HORN AND ASSOCIATES, INC. 200 S TRYON STREET, SUITE 200 CHARLOTTE, NORTH CAROLINA 28204 PHONE: 704-333-5131 FAX: 919-677-2050 WWW.KIMLEY-HORN.COM</p>
<p style="font-size: small;">SHEET NUMBER C301</p>	<p style="font-size: small;">REVISIONS No. _____ BY _____ DATE _____</p>

Plotted By: Clemons, Corbin Sheet Set: CL-LD-SSM TEMPLATE Layout: L101 - LANDSCAPE PLAN April 13, 2021 01:15:13pm K:\CHL_Plan\014111 Hartzog Holdings\001 Pope Ave Hilton Head SC_02 - DWG\PlanSheets\L101 - LAND-SCAP.dwg
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POPE AVENUE - 100' R/W

PLANT SCHEDULE				
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS
	AR	2	Acer rubrum / Red Maple	2-3" cal x 12-14' ht x 5-6 spr
	CF	6	Cornus florida / Flowering Dogwood	1-2" cal x 8-10' ht x 4-5 spr
	CL	3	Chilopsis linearis / Desert Willow	1-2" cal x 8-10' ht x 4-5 spr
	IC	6	Ilex cassine / Dahoon Holly	1-2" cal x 8-10' ht x 4-5 spr
	UD	3	Ulmus parvifolia 'Drake' / Drake Lacebark Elm	2-3" cal x 12-14' ht x 5-6 spr
EXISTING TREE	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS
	ER	26	Existing Tree	Protect in Place
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS
	AG	129	Abelia x grandiflora / Glossy Abelia	18-24" HT X 24-36" SPR
	HP	40	Hamelia patens / Firebush	18-24" HT X 24-36" SPR
	IB	28	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	18-24" HT X 24-36" SPR
	RI	42	Rhaphiophloe indica / Indian Hawthorn	24-26" ht x 36-48" spr
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS
	BC	90	Bouteloua curtipendula / Side Oats Grama	18" ht x 18" spr
	MC	36	Muhlenbergia capillaris / Pink Muhly Grass	18" ht x 18" spr
	NP	80	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	12" ht x 12" spr
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS
	CD	2,617 sf	Cynodon dactylon / Bermuda Grass	Sod
	MW	5,458 sf	Mulch Mulch / Wood Chip Mulch	-
	RA	377 sf	River Rock	Install

LANDSCAPE REQUIREMENTS		
BUFFER REQUIREMENTS (per city code section 16.5.103)		
Pope Avenue Buffer (Class A)	Required	Provided
108 linear feet		
Option 2		
Width	10 ft.	7 ft. (site restrictions)
Overstory Trees	2 per 100 ft. = 2 trees required	108 ft., 2 trees
Understory Trees	4 per 100 ft. = 4 trees required	108 ft., 8 trees (4 existing, 4 proposed)
Shrubs	10 per 100 ft. = 10 shrubs required	108 ft., 28 shrubs
TREE SAVE REQUIREMENTS (per city code section 16.6.104.1)		
Site Area	Required	Provided
Redevelopment of Existing Site	Trees that are removed shall be replaced at the rate of one tree for every ten tree inches removed per tree category	N/A (No trees removed)

PLANT SCHEDULE NOTES:

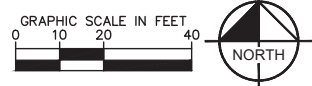
- ALL PLANT MATERIAL SHALL COMPLY WITH THE SIZING AND GRADING STANDARDS AS SET FORTH IN THE MOST CURRENT EDITION IF ANSI Z60.180 - AMERICAN STANDARD FOR NURSERY STOCK.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN AUTHORIZATION OF THE PROJECT LANDSCAPE ARCHITECT.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE LANDSCAPE PLAN SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO PLANT INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES INCURRED BY THEIR WORK.
- ALL PLANT AND BED LINE LOCATIONS SHALL BE STAKED IN THE FIELD FOR APPROVAL BY PROJECT LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL PLANTINGS SHALL BE INSTALLED WITH THE SPECIFIED LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. REFERENCE DETAILS AND SPECIFICATIONS FOR DEPTH AND TYPE OF MULCH.
- ALL PROPOSED TREES WITHIN SIGHT TRIANGLES TO BE LIMBED UP TO CLEAR SIGHT OBSTRUCTION.

GENERAL NOTES:

- PERMANENT STABILIZATION SHALL BE ESTABLISHED IN ALL UNPAVED AREAS ON-SITE OR OFF-SITE AS HATCHED ON THE LANDSCAPE PLAN.
- SOIL SAMPLES SHALL BE TAKEN AT MULTIPLE AREAS ON-SITE PRIOR TO PLANTING TO CONFIRM PROPER SOIL AMENDMENTS.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ESTABLISH PERMANENT AND FINAL STABILIZATION ON THE ENTIRE SITE. THIS MAY REQUIRE WATERING, MOWING, RAKING, AND RE-SEEDING UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
- IN AREAS WHERE SEED IS USED FOR TEMPORARY STABILIZATION, THE TEMPORARY GRASS SHALL BE REMOVED PRIOR TO SODDING ACTIVITY.
- ALL TREE SAVE AREAS LESS THAN 30' WIDE MUST BE STAKED PRIOR TO SITE PLAN SUBMITTAL.

ATTENTION CONTRACTOR/LANDSCAPER

IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SITE, SIGNS, OVERHEAD POWERLINES OR OTHER UTILITIES. NOTE: NO LIGHT/UTILITY POLES TO BE PLACED IN ISLANDS WITH NEWLY PLANTED TREES.



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 200 S TRYON STREET, SUITE 200
 CHARLOTTE, NORTH CAROLINA 28204
 PHONE: 704-333-5131 FAX: 919-677-2050
 WWW.KIMLEY-HORN.COM

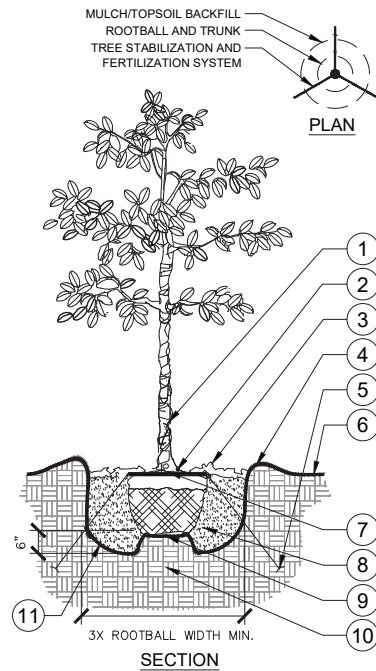
LANDSCAPE PLAN - OVERALL

STARBUCKS - POPE AVENUE
 PREPARED FOR
HARTZOG HOLDINGS, LLC.
 SOUTH CAROLINA
 BEAUFORT COUNTY

NO.	REVISIONS	DATE

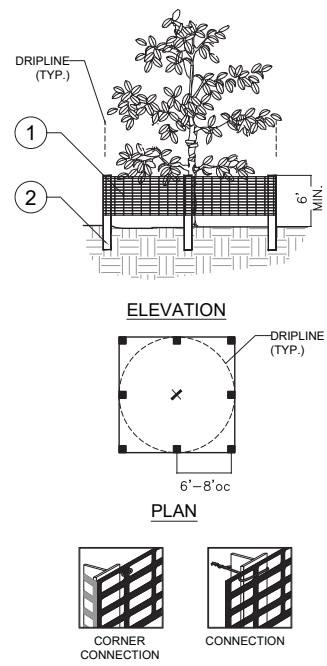
SHEET NUMBER
L101

Plotted By: Clemons, Corbin - Sheet Set: CL-LD-SSM-TEMPLATE - Layout: L102 - LANDSCAPE DETAILS - April 13, 2021 - 01:15:15pm - K:\CHL-PRJ\014111 Hartzog Holdings\001 Pope Ave Hilton Head SC\02 - DWG\PlanSheets\L101 - LAND-SCAP.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



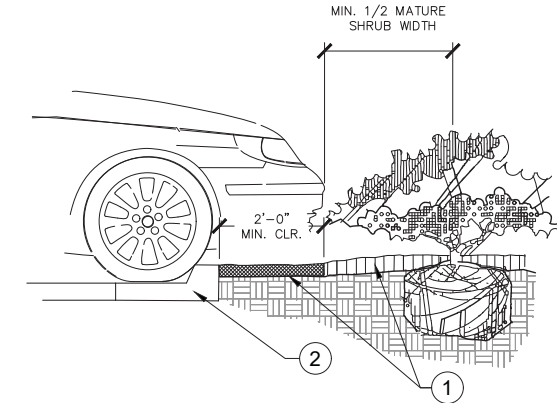
- 1 TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
 - 2 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
 - 3 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6" DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - 4 4" HIGH BERM, FIRMLY COMPACTED.
 - 5 ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - 6 FINISHED GRADE. (SEE GRADING PLAN)
 - 7 TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
 - 8 PREPARED PLANTING SOIL AS SPECIFIED.
 - 9 TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" DIAMETER MAY SIT ON COMPACTED EARTH.
 - 10 UNDISTURBED NATIVE SOIL.
 - 11 SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
- NOTES:
- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
 - B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
 - C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 TREE PLANTING
SECTION / PLAN
DETAIL-FILE



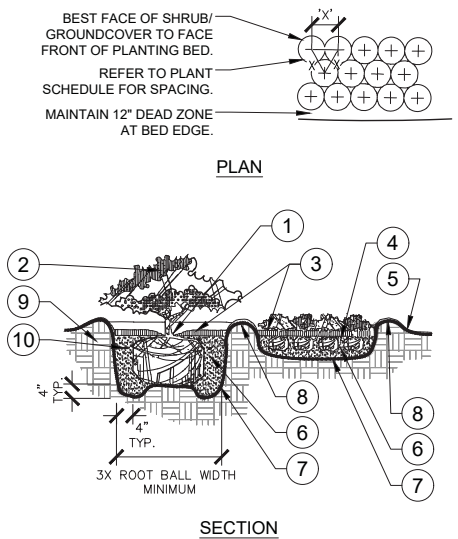
- 1 6" "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
 - 2 8" TALL METAL "T" POSTS OR 2" X 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.
- INSTALLATION NOTES:
- A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
 - B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
 - C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
 - D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.
- NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

2 TREE PROTECTION FENCING
ELEVATION / PLAN



- 1 INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
- 2 CURB / PARKING LOT EDGE.

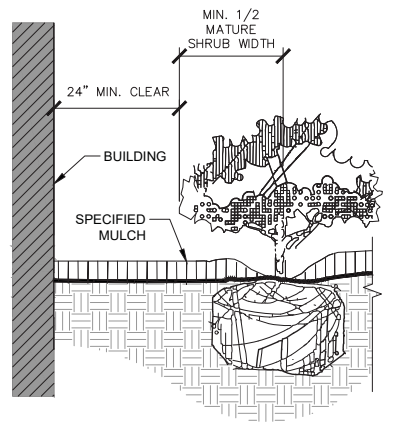
3 PARKING SPACE/CURB PLANTING
SECTION



- 1 TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
- 2 PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
- 3 3" MULCH LAYER AS SPECIFIED.
- 4 EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
- 5 FINISHED GRADE (SEE GRADING PLAN).
- 6 PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
- 7 SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
- 8 4" HIGH BERM FIRMLY COMPACTED.
- 9 UNDISTURBED NATIVE SOIL.
- 10 FERTILIZER TABLETS (MAX 3" DEEP)

- NOTES:
- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
 - C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

4 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN

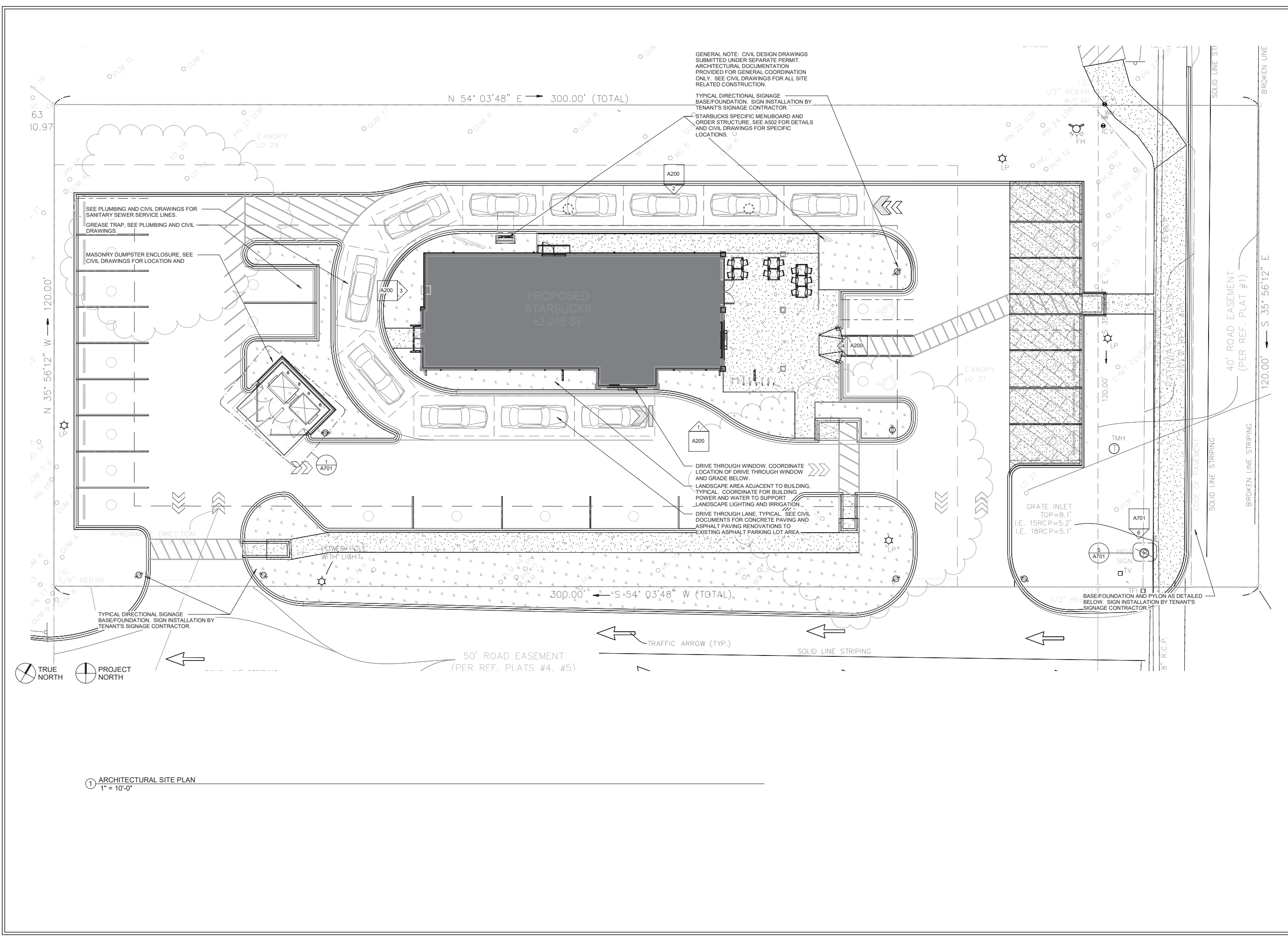


- NOTES:
1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
 2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

5 PLANTINGS ADJACENT TO BUILDINGS
SECTION

Kimley-Horn							
© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 200 S TRYON STREET, SUITE 200 CHARLOTTE, NORTH CAROLINA 28204 PHONE: 704-333-5131 FAX: 919-677-2050 WWW.KIMLEY-HORN.COM							
KHA PROJECT 014111001	DATE MM/DD/YYYY MM/20/2021	SCALE AS SHOWN	DESIGNED BY -KHK	DRAWN BY -JPH	CHECKED BY -MHT	NO.	DATE
LANDSCAPE DETAILS							
STARBUCKS - POPE AVENUE PREPARED FOR HARTZOG HOLDINGS, LLC. SOUTH CAROLINA BEAUFORT COUNTY							
SHEET NUMBER L102							

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SHELL DESIGN PACKAGE
STARBUCKS - HILTON HEAD
NORTH AUGUSTA, SOUTH CAROLINA
ARCHITECTURAL SITE PLAN
DESIGN REVIEW BOARD - CONCEPTUAL REVIEW SUBMITTAL

PROJECT SHEET

REVISIONS

AC100
JOB #20030
DATE 04.13.21

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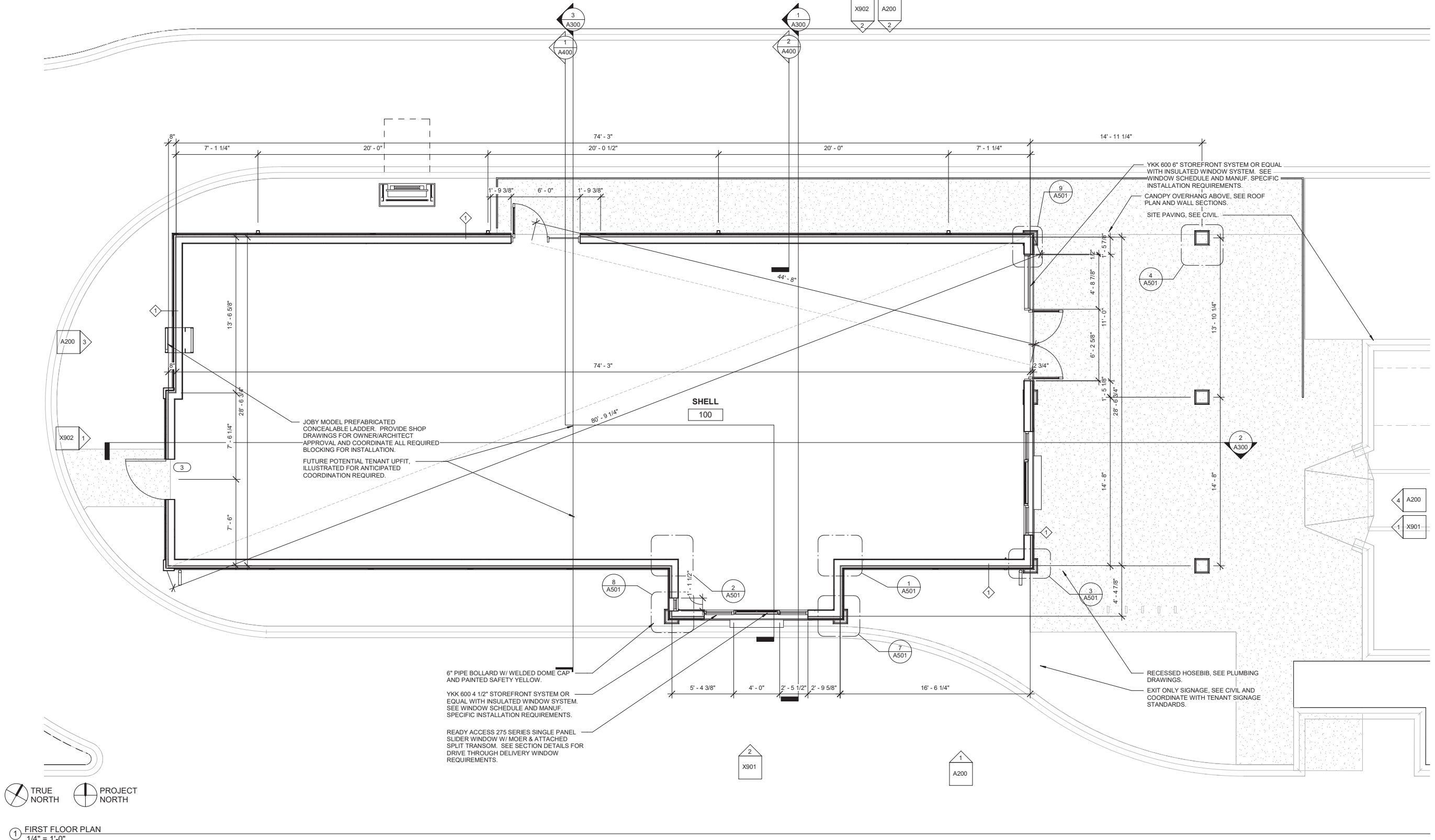
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SHELL DESIGN PACKAGE
STARBUCKS - HILTON HEAD
NORTH AUGUSTA, SOUTH CAROLINA
FLOOR PLAN
DESIGN REVIEW BOARD - CONCEPTUAL REVIEW SUBMITTAL

PROJECT SHEET

REVISIONS

A100
JOB #20030
DATE 04.13.21

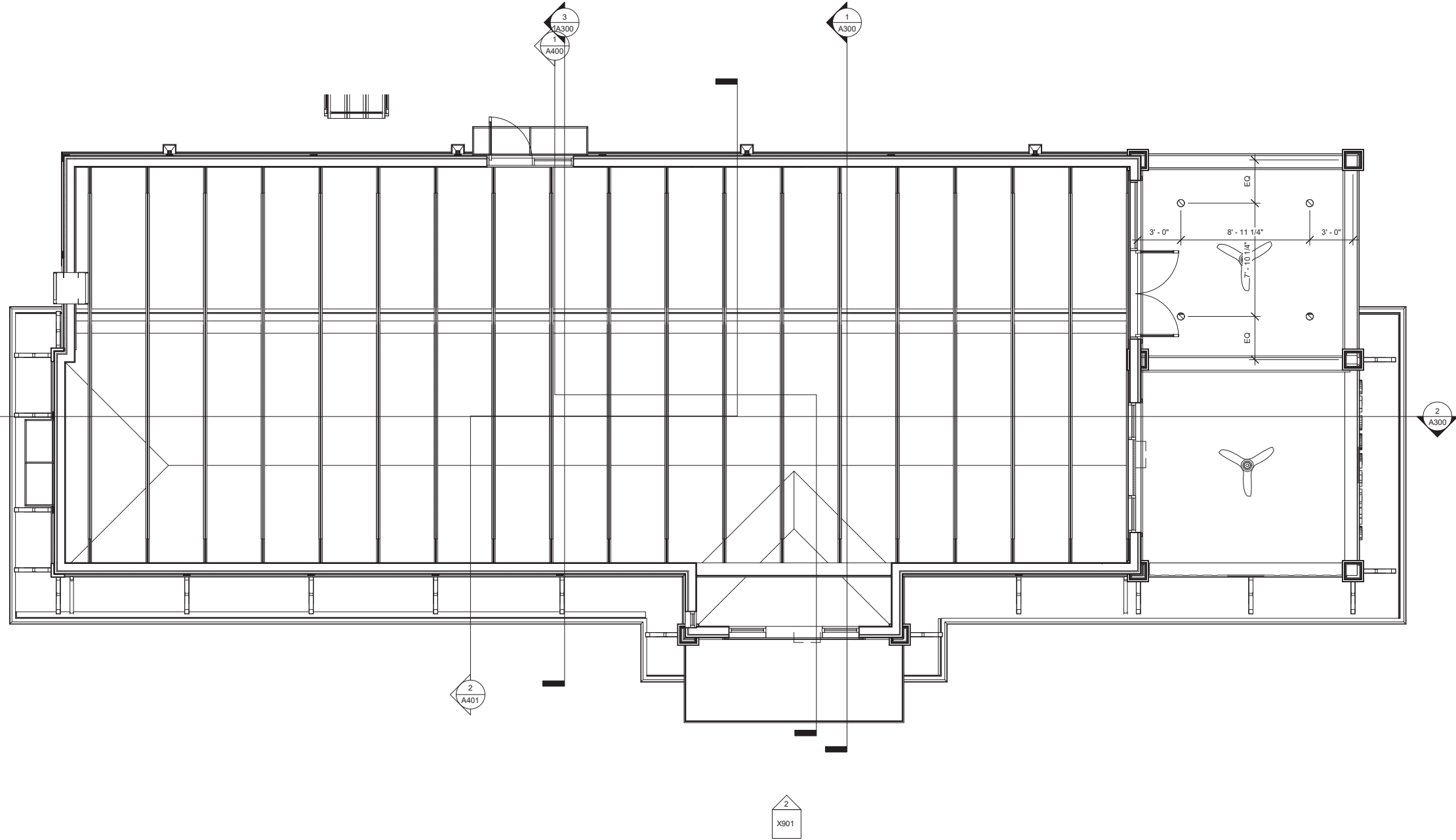


TRUE NORTH PROJECT NORTH

1 FIRST FLOOR PLAN
1/4" = 1'-0"

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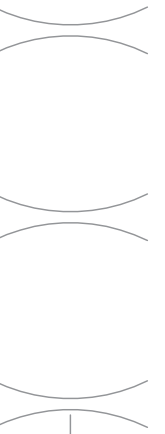
X902 1



1 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



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SHELL DESIGN PACKAGE
STARBUCKS - HILTON HEAD
NORTH AUGUSTA, SOUTH CAROLINA
REFLECTED CEILING PLAN
DESIGN REVIEW BOARD - CONCEPTUAL REVIEW SUBMITTAL

PROJECT SHEET

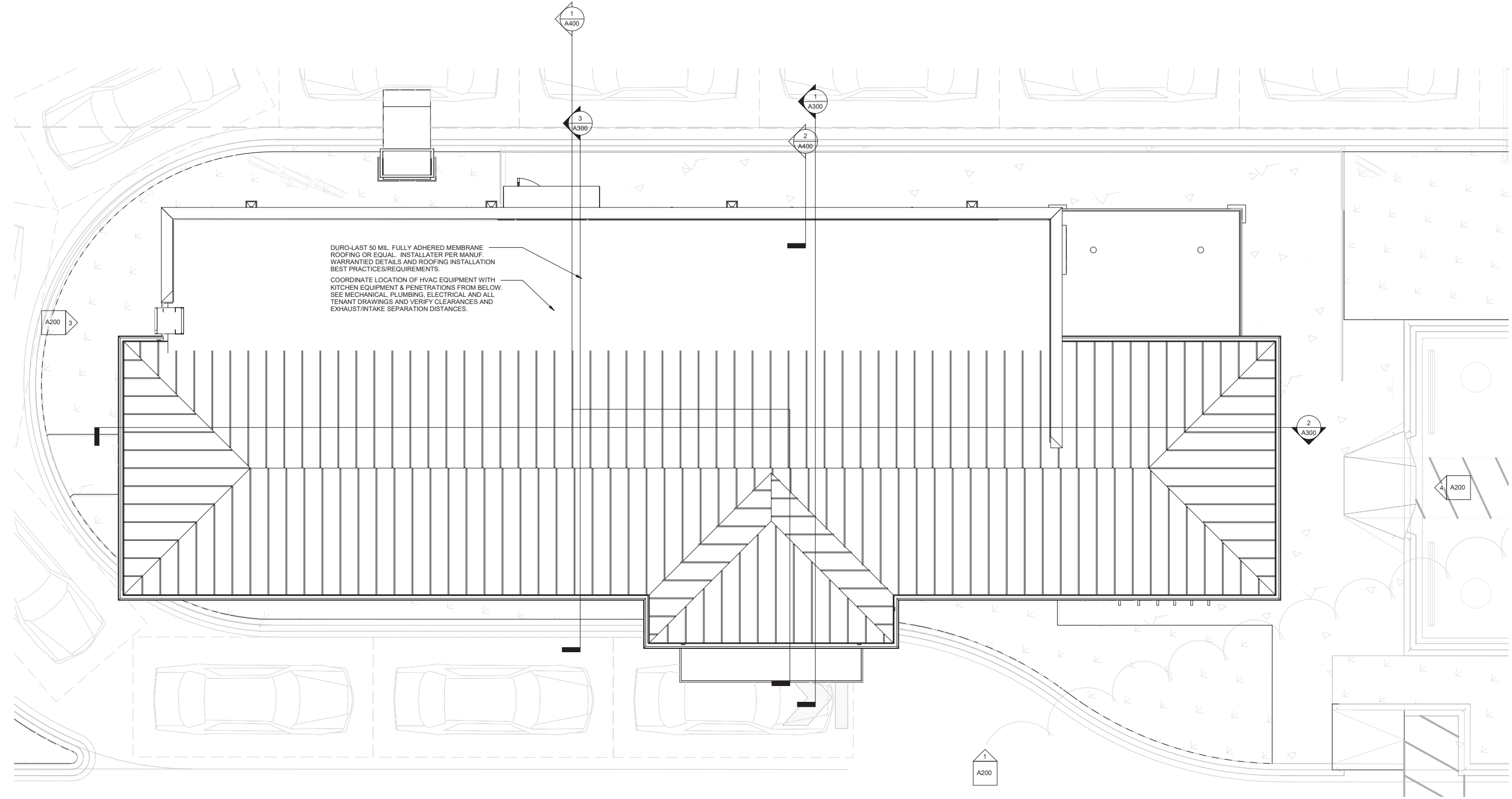
REVISIONS

A101
JOB #20030
DATE 04.13.21



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X902
2
A200
2



DURO-LAST 50 MIL. FULLY ADHERED MEMBRANE ROOFING OR EQUAL. INSTALLATER PER MANUF. WARRANTED DETAILS AND ROOFING INSTALLATION BEST PRACTICES/REQUIREMENTS.
COORDINATE LOCATION OF HVAC EQUIPMENT WITH KITCHEN EQUIPMENT & PENETRATIONS FROM BELOW. SEE MECHANICAL, PLUMBING, ELECTRICAL AND ALL TENANT DRAWINGS AND VERIFY CLEARANCES AND EXHAUST/INTAKE SEPARATION DISTANCES.

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



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SHELL DESIGN PACKAGE
STARBUCKS - HILTON HEAD
NORTH AUGUSTA, SOUTH CAROLINA
ROOF PLAN
DESIGN REVIEW BOARD - CONCEPTUAL REVIEW SUBMITTAL

PROJECT SHEET

REVISIONS

A102

JOB #20030
DATE 04.13.21

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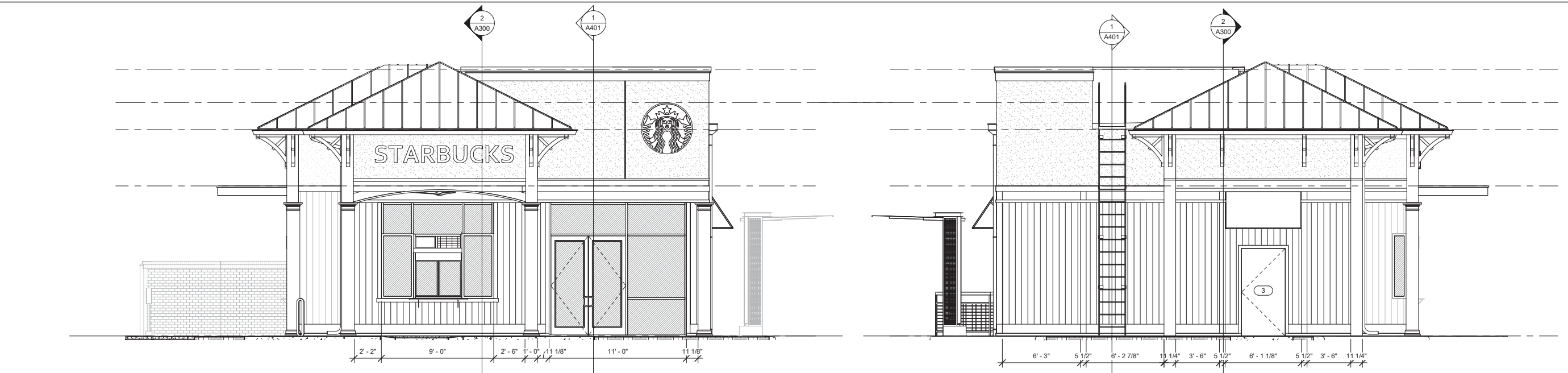
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SHELL DESIGN PACKAGE
STARBUCKS - HILTON HEAD
NORTH AUGUSTA, SOUTH CAROLINA
EXTERIOR ELEVATIONS
DESIGN REVIEW BOARD - CONCEPTUAL REVIEW SUBMITTAL

PROJECT SHEET

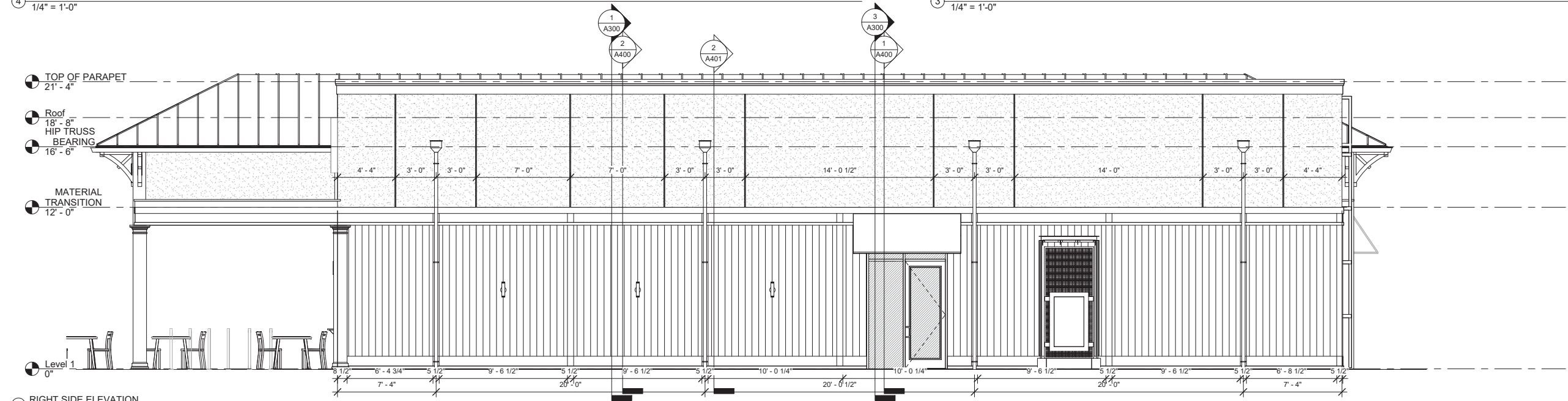
REVISIONS

A200
JOB #20030
DATE 04.13.21

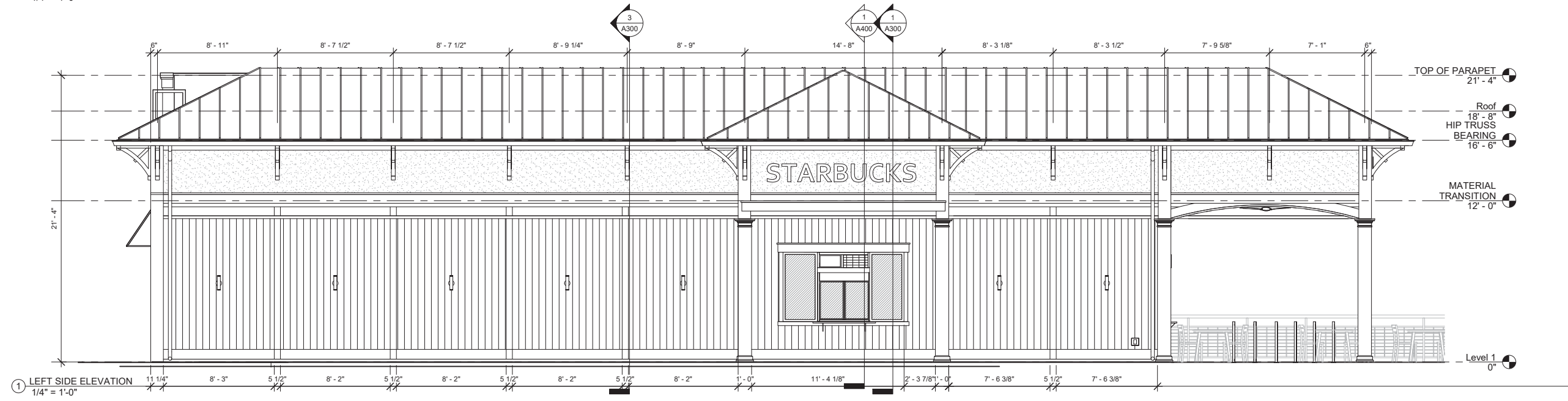


4 FRONT ELEVATION
1/4" = 1'-0"

3 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



1 LEFT SIDE ELEVATION
1/4" = 1'-0"

- TOP OF PARAPET 21'-4"
- Roof 18'-8" HIP TRUSS BEARING 16'-6"
- MATERIAL TRANSITION 12'-0"
- Level 1 0"

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SHELL DESIGN PACKAGE
STARBUCKS - HILTON HEAD
NORTH AUGUSTA, SOUTH CAROLINA
3D RENDERING VIEWS
DESIGN REVIEW BOARD - CONCEPTUAL REVIEW SUBMITTAL

PROJECT SHEET

REVISIONS

V100

JOB #20030
DATE 04.13.21

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: Starbucks

DRB#: DRB-000951-2021

DATE: 04/15/2021

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

Staff recommends Conceptual Approval with compliance to the Staff recommendations.

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Dimensioned Details and of Sections	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not required at Conceptual, required at Final

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Promotes pedestrian scale and circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Better align the pedestrian connection to the path for a straighter access and consider adding adjacent landscape area.
All facades have equal design characteristics	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	North elevation has little architectural relief.
Has a strong roof form with enough variety to provide visual interest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The parapet wall on the right side of the front elevation appears too tall.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	At Final provide a lighting plan for all exterior fixtures compliant with LMO requirements and not exceeding 3000K.
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> 1. Provide menu board details or cut sheets. 2. Provide dumpster enclosure details.

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape Plan is not appropriate for the location or Hilton Head: 1. Acer – other species perform better in this situation. 2. Cornus – other species perform better in this situation. 3. Chilopsis – not native. 4. Hamelia – cold sensitive on HHI. 5. rock mulch – not a native material.
Preserves a variety of existing native trees and shrubs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See above.
Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See above.
Large grassed lawn areas encompassing a major portion of the site are avoided	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lawn should be drastically reduced or eliminated.

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"/>	Delete the sidewalk along the southern property line to preserve additional trees.

MISC COMMENTS/QUESTIONS				
<p>This required a DPR approval.</p> <p>For all required buffers, you will need to produce a chart that lists what the planting requirements are for each 100' section of the chosen buffer type and option; listing what overstory trees, understory trees, and the evergreen shrubs that are existing within each 100' section that will be applied to that section's planting requirements. You must then detail what you proposed to add to each of those categories within each 100' section, if needed, to demonstrate that you are meeting the required standards for each chosen buffer.</p> <p>Buffer along northeast property line (adjacent to Town property) is labeled a 15' Type C Buffer on Page C301. No Buffer Chart is included for this buffer on Page L101. Assuming that this is a Type C Buffer, Option 2 (15'), a chart should be provided for this buffer listing what is required, what is existing, and what will be added, if needed, to bring that buffer into compliance with the chosen buffer type and option.</p> <p>Pope Avenue buffer is labeled a 35' Type E Buffer on Page C301, however, a Type E buffer only has one option and it is 50'. It does say see Note 8, which states that a non-conformity waiver for this buffer along Pope Avenue is being submitted to reduce the buffer to 7' due to existing site constraints.</p>				

On page L101, there is a buffer chart for the Pope Avenue buffer stating it is a Class A, assuming Type A, Option 2. If the waiver is granted, the buffer chart does provide enough trees and shrubs to meet the Type A, Option 2 buffer requirements for the distance listed in the chart, however, the survey states that the property line is 120'(see sheet C301) and not the 108' listed in the chart.

If additional plantings are required, at the time of planting, overstory and understory trees included as part of required buffers shall comply with the size standards for supplemental and replacement trees in Sec. 16-6-1-4.I, Standards for Supplemental and Replacement Trees; evergreen shrubs shall be at least three feet in height above ground level. All buffer plantings must be native species of plant, see Appendix C, except where ornamental plantings or plants that have historically been prevalent on Hilton Head Island are approved as part of a Corridor Review approval. Corrective Action: Plant schedule on Page L101 must be in accordance with this LMO section in regards to size standards and native to the island.



Town of Hilton Head Island
 Community Development Department
 One Town Center Court
 Hilton Head Island, SC 29928
 Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Eric Walsnovich Company: Wood + Partners inc.
 Mailing Address: 7 Lafayette Place City: Hilton Head Island State: SC Zip: 29926
 Telephone 843-681-6618 ext 243 Fax: _____ E-mail: ewalsnovich@woodandpartners.com
 Project Name: Palmetto Coastal Commercial Development Project Address: 161 Dillon Road
 Parcel Number [PIN]: R 5 1 0 0 0 5 0 0 0 0 2 8 4 0 0 0 0
 Zoning District: Light Industrial (IL) Overlay District(s): Airport Overlay District (A-O)

**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.

Eric Walsnovich
Digitally signed by Eric Walsnovich
 DN: cn=Eric Walsnovich, o=Eric Walsnovich & Partners, Inc., ou=Sr. Project
 email=ewalsnovich@ericswalsnovich.com, c=US
 Date: 2021.04.13 12:37:51 -0400

April 13, 2021

SIGNATURE

DATE

PROJECT NARRATIVE
PALMETTO COASTAL COMMERCIAL
DESIGN REVIEW BOARD – NEW DEVELOPMENT - FINAL
161 DILLON ROAD
APRIL 13, 2021

Palmetto Coastal Landscaping is proposing to develop a 1.58 acre parcel located at 161 Dillon Road. The parcel is currently undeveloped land and is zoned IL (light industrial).

The proposed project will include constructing a two-story 4,090 GFA Landscape Business building consisting of offices, meeting rooms, and a garage/workshop. The second floor will be used for file storage. The total building height will not exceed 35 feet.

The proposed site work will consist of a storm water pond; new utilities; Palmetto Electric Area lighting; vehicular parking spaces (including tandem spaces inside and outside the garage), one van accessible space; sidewalks; security fencing; bike racks; landscaping; irrigation; fuel tanks and open air storage areas.

The proposed site plan shows (19) parking spaces. $3,827 \text{ GFA} / 200 \text{ GFA} = 19.14$ parking spaces required. The open air storage areas will be used to store plant materials and other landscaping supplies and equipment.

The fuel tanks are a necessity for this proposed development. Palmetto Coastal Landscaping provides 24-hour service to private community associations, and are provided re-entry passes to assist with hurricane or tropical storm recovery efforts for some of those communities. Having on site fuel for daily use, as well as reserves for emergency responses when needed, is crucial to our organization.

A 7 foot high, vinyl coated chain link fence and vehicular gate is proposed along the side and rear property lines. Per DRB Board Conditions from Conceptual Review, these fences and gate will have a brown, 100% block out fabric screening attached to the fence and gates.

Per DRB Board Conditions from Conceptual Review, along Dillon Road, a 7 foot high opaque wood fence, vehicular gate and pedestrian gate is proposed and will be painted brown.

The site plan shows a 40' adjacent street setback/ 25' Type B buffer along Dillon Road; a 20' adjacent use setback/ 10' Type A buffers on the plan north side and rear property lines; and a 20' adjacent use setback/ 20' Type A buffer along the plan south property line. The zoning standards allows 65% impervious on the site and this project will comply with the standard.

Storm water management will comply with the Town's ordinance.

Site Lighting/ Power and telephone service will be provided by Palmetto Electric and Hargray respectively. Water and sewer service will be provided by the Hilton Head Public Service District. Fire protection and emergency services are provided by the Town of Hilton Head Fire Department.

Per DRB Board Conditions from Conceptual Review, additional plants have been added to the front corners of the property along Dillon Road.

The Architectural comments from conceptual review have been reviewed and addressed as follows:

- Metal siding has been replaced with fiber cement horizontal lap siding and fiber cement trim (Hardie or equal)
- Shutters have been added on street facing windows
- Window and Door colors have been modified to more natural color (see color board)
- Handrail color has been modified to more natural color (see color board)
- Planter at the front has been reduced, and ramp modified to eliminate the space between the ramp and building
- Structure was modified to reduce costs, eliminated the dormer and moved the egress stair to the rear elevation. Eliminated the carport shed roof to accommodate the stair.

Applicant:

Eric Walsnovich, PLA

Wood + Partners inc.

ewalsnovich@woodandpartners.com

843-681-6618 ext. 243



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

PROJECT NAME: Palmetto Coastal Commercial **PROJECT #:** DRB-000573-2021

PROJECT ADDRESS: 161 Dillon Road

CATEGORY: New Development – Conceptual

ACTION DATE: March 23, 2021 **NOTICE DATE:** March 29, 2021

APPLICANT/AGENT: Eric Walsnovich, Wood+Partners, Inc.
7 Lafayette Place
Hilton Head Island, SC 29926
Email: ewalsnovich@woodandpartners.com

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. Use of natural materials in accordance with our Island character.
2. No black or white colors.
3. Front fencing should be wood and back and side fencing can be chain link with mesh in either brown or green.
4. Additional landscaping is required around the front left corner oak.
5. Add screening with additional shrub material at the northwest corner.

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



SIDING

FIBER CEMENT LAP SIDING
SW7045 INTELLECTUAL GRAY



TRIM

FIBER CEMENT OR PT WD
SW7055 ENDURING BRONZE



ROOF

STANDING SEAM METAL BY BLDG MANUF.
FERN GREEN, SEE MANUF. SPECS



HANDRAILS

POWDER COATED ALUMINUM
BRONZE



WINDOWS

VINYL
BRONZE



DOORS

ALUMINUM / FIBERGLAS
BRONZE



ENTRY DOOR

WOOD, STAINED
MAHOGHANY



FOUNDATION

STUCCO W/ SAND FINISH
LAHABRA DOVE GREY



SHUTTERS

COMPOSITE
MATCH FERN GREEN, SEE MANUF. SPECS



PALMETTO COASTAL LANDSCAPING
159 DILLON RD
HILTON HEAD ISLAND, SC

COLORBOARD

Project number	20048
Date	3/08/21
Drawn by	BAR
Checked by	BAR

CB

Design Review Board – New Development – Final Palmetto Coastal Commercial

Hilton Head Island, SC

Materials and Furnishings

Vehicular Hardscape Materials:

Driveways, Parking Spaces and Materials Storage Areas: Crushed Asphalt Millings



Handicap Parking Spaces and Driveway Aprons: Concrete with Broom Finish

Pedestrian Hardscape Materials:

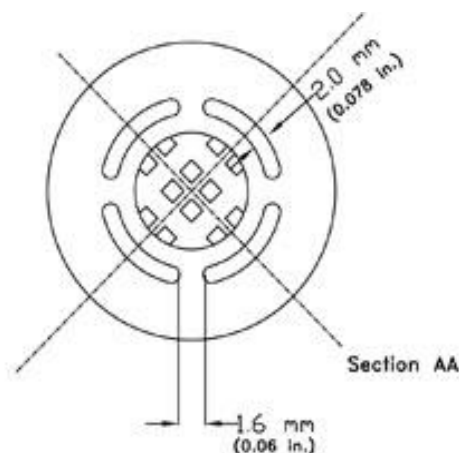
Sidewalks: Concrete with Broom Finish

Wheelstops: Concrete

ADA Truncated Dome Tile:

STEP-SAFE Detectable Warning Tile

- Color: Chocolate Brown
- Size: 12"x12"x.5"



Site Furnishings:

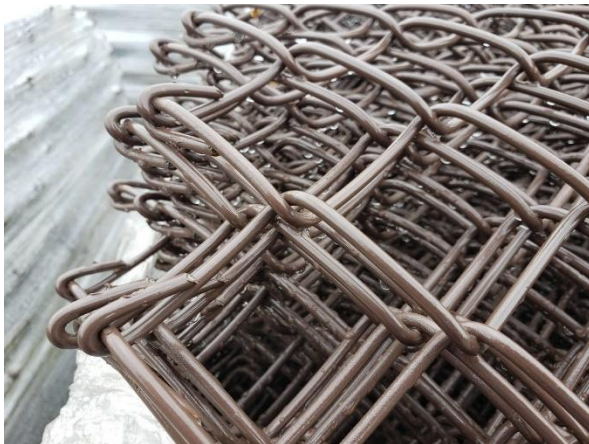
Bike Rack:

Uline Single-Sided Grid Bike Rack – 4 Bike Capacity, Brown (Model H-2890BL)



Site Security Fencing and Gates:

Chain Link Security Fence and Cantilevered Gate w/ 100% Block-Out Fabric Screening; Color – Brown



Wood Security Fence, Cantilevered Gate w/ Wood Cladding, and Pedestrian Gate; Color – Brown



Site Lighting:

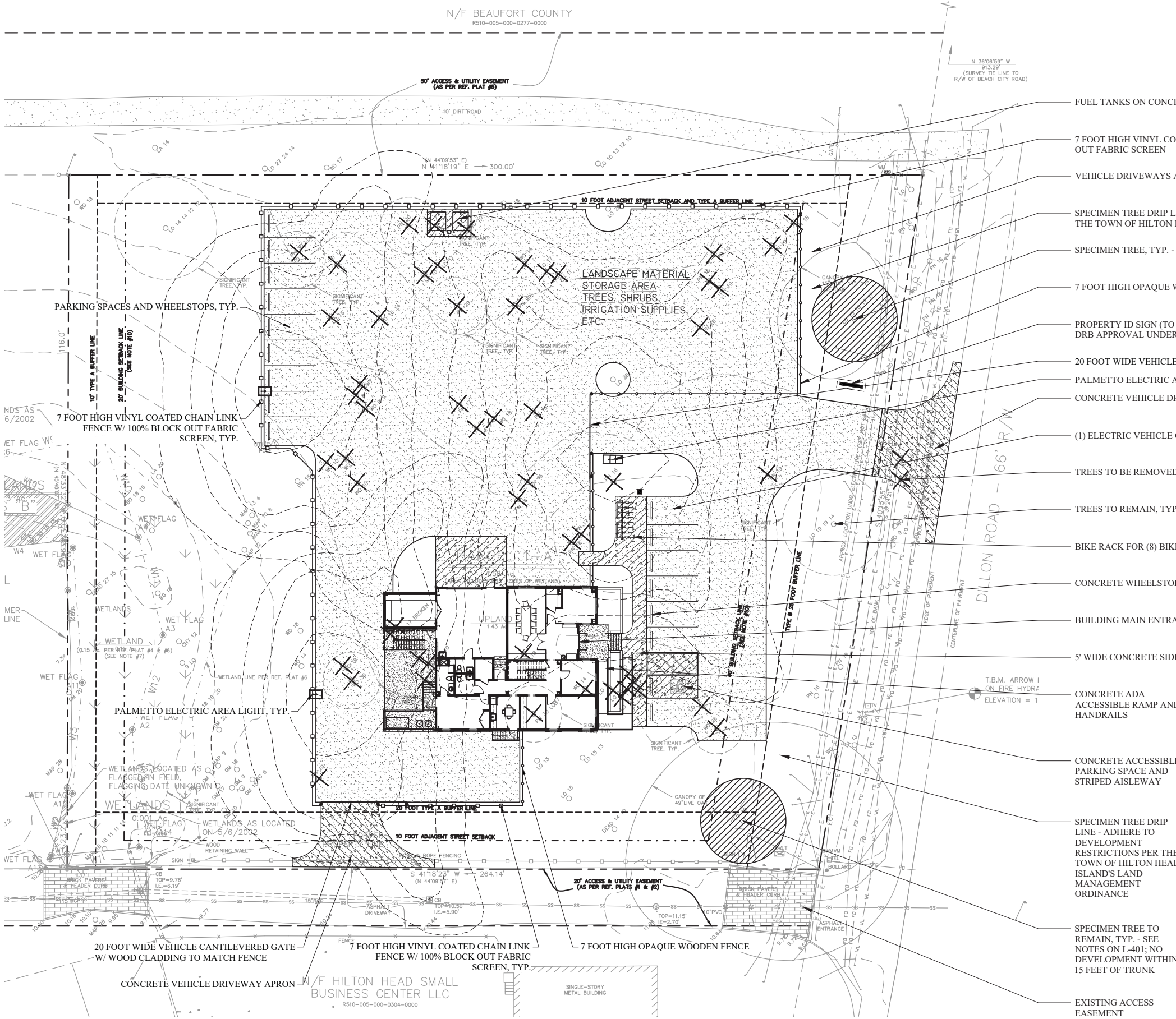
Parking Lot and Driveway Lighting: Palmetto Electric – Small Autobahn Fixture; LED; 2,600 Lumens; 3000K; Color: Black; Wood Posts



Fuel Tanks:



G:\Projects\HHI\Commercial\Palmetto Coastal - Dillon Road\Production\Work CDs\Site.dwg, Monday, April 12, 2021, Printed By: Eric Walsovich
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- FUEL TANKS ON CONCRETE PAD
- 7 FOOT HIGH VINYL COATED CHAIN LINK PERIMETER FENCE W/ 100% BLOCK OUT FABRIC SCREEN
- VEHICLE DRIVEWAYS AND PARKING - ASPHALT MILLINGS
- SPECIMEN TREE DRIP LINE - ADHERE TO DEVELOPMENT RESTRICTIONS PER THE TOWN OF HILTON HEAD ISLAND'S LAND MANAGEMENT ORDINANCE
- SPECIMEN TREE, TYP. - SEE NOTES ON L-401
- 7 FOOT HIGH OPAQUE WOODEN FENCE, TYP. ALONG DILLON ROAD
- PROPERTY ID SIGN (TO BE SUBMITTED FOR DRB APPROVAL UNDER SEPARATE COVER)
- 20 FOOT WIDE VEHICLE CANTILEVERED GATE W/ WOOD CLADDING TO MATCH FENCE
- PALMETTO ELECTRIC AREA LIGHTS, (2 FIXTURES)
- CONCRETE VEHICLE DRIVEWAY APRON
- (1) ELECTRIC VEHICLE CHARGING PARKING SPACE
- TREES TO BE REMOVED, TYP.
- TREES TO REMAIN, TYP.
- BIKE RACK FOR (8) BIKE SPACES
- CONCRETE WHEELSTOPS, TYP.
- BUILDING MAIN ENTRANCE
- 5' WIDE CONCRETE SIDEWALKS
- CONCRETE ADA ACCESSIBLE RAMP AND HANDRAILS
- CONCRETE ACCESSIBLE PARKING SPACE AND STRIPED AISLEWAY
- SPECIMEN TREE DRIP LINE - ADHERE TO DEVELOPMENT RESTRICTIONS PER THE TOWN OF HILTON HEAD ISLAND'S LAND MANAGEMENT ORDINANCE
- SPECIMEN TREE TO REMAIN, TYP. - SEE NOTES ON L-401; NO DEVELOPMENT WITHIN 15 FEET OF TRUNK
- EXISTING ACCESS EASEMENT

DEVELOPMENT SUMMARY

Zoning District - Light Industrial District (IL)
 Overlay District - Airport Overlay District (A-O)
 Use of Property - Landscape Business
 Gross Site Acres - 1.58 Acres
 Net Site Acres (gross acres - wetlands) - 1.43 Acres
 Allowed Total Density (1.43 net acres x 10,000 GFA = 14,300 GFA)
 Proposed Building Square Footage - 3,987 GFA
 Maximum Building Height Allowed - 35 Feet
 Proposed Building Height - +/- 32 Feet
 Maximum Allowed Impervious Area Percentage (65%) - 44,736.12 SF / 65%
 Current Impervious area and percentage - 68,824.8 SF / 100%
 Proposed Impervious area and percentage - 40,912.68 SF / 59%
 Minimum Number of Parking Spaces Required (1 per 200 GFA)
 Proposed Number of Parking Spaces on Site - (19) Spaces, including (1) Van Accessible Space; (1) Electric Vehicle Charging Space; and (1) Garage Space and (1) Tandem Space outside of garage.
 Minimum Number of Bicycle Spaces Required (4 per 10 Vehicle Spaces)
 Proposed Number of Bicycle Spaces on Site - (8) Spaces

T.B.M. ARROW 1 ON FIRE HYDRANT ELEVATION = 1

SCALE: 1" = 20'-0"

SURVEY INFORMATION COMPILED FROM AS-BUILT DRAWINGS & SURVEY INFO COMPLETED BY CONNELLY & WICKER INC. AND PROVIDED BY THE CLIENT.

Wood+Partners Inc.
 Landscape Architecture
 4200 North Atlantic Avenue
 Savannah, Georgia 31404
 Phone: 912.436.1234
 Website: www.woodpartners.com

LANDSCAPE DEVELOPMENT PLANS
PALMETTO COASTAL COMMERCIAL
 NEW DEVELOPMENT - FINAL
 SAVANNAH, GEORGIA

DESIGN REVIEW BOARD: NOT FOR CONSTRUCTION

PROFESSIONAL SEAL:

NO.	REVISION	DATE	BY

DATE
4-12-21
 PROJECT NUMBER
01-20029
 SHEET TITLE
Site Plan

SHEET NUMBER
L-100

PALMETTO COASTAL LANDSCAPING

159 DILLON RD | HILTON HEAD ISLAND , SC 29926



OWNER	ARCHITECT	CONTRACTOR	M/E/P ENGINEER	CIVIL ENGINEER	BUILDING MANUFACTURER	STRUCTURAL ENGINEER
PALMETTO COASTAL LANDSCAPE MAINTENANCE & CONSTRUCTION	BRENT ROBINSON ARCHITECT, LLC FIRM LIC # 101629	CAROLINA COASTAL SERVICES LLC LIC #: 118585	BEEKMAN POINT ENGINEERING LIC #: 31087	WOOD & PARTNERS INC LIC #: CO4687	TBD LIC #:	SOUTHERN CONSULTING & ENGINEERING, INC LIC #:
7589 TARBORO RD RIDGELAND, SC 29936	774 BOYD CREEK DR Ridgeland, SC 29936	17 HUNTER RD, SUITE A HILTON HEAD ISLAND, SC 29926	295 SEVEN FARMS DR DANIEL ISLAND, SC 29492	7 LAFAYETTE PL HILTON HEAD ISLAND, SC 29926		105 Central Ave 100-A Goose Creek, SC 29445
CONTACT: Mr. RICKY SMITH o: (843) 726-9250 email: rickysmith@palmettocoastal.net	CONTACT: Brent Robinson, AIA, NCARB, LIC #: 10046 o: 843 368 9411 email: brent@brentrobinsonarchitect.com	CONTACT: Zach Downing o: 843 940 8425 email: zach@ccshhi.com	CONTACT: Tony Duttera, PE o: (843) 471-5488 email: tony@bpe-eng.com	CONTACT: MARK BAKER, PLA, ASLA o: (843) 681-6618 email: mbaker@woodandpartners.com		CONTACT: Tony Austin, PE o: (843) 718-2525 email: tonyaustinsce@gmail.com

SEAL

SEAL

PALMETTO COASTAL LANDSCAPING
 159 DILLON RD
 HILTON HEAD ISLAND | BEAUFORT COUNTY | SOUTH CAROLINA

GENERAL NOTES

INDEX

- ARCHITECT IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THESE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE. THE ABOVE NAMED COMPANY AND ARCHITECT OF RECORD ARE NOT LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWINGS AND NOT SCALED FROM DRAWINGS, THE ARCHITECT SHALL FURNISH ANY MISSING DIMENSIONS UPON REQUEST.
- ALL WORK SHALL CONFORM TO PREVAILING CODES, ORDINANCES AND REQUIREMENTS, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION AND SHALL PAY ALL APPLICABLE FEES.
- EXISTING CONDITIONS AND ACTUAL FIELD CONDITIONS MAY VARY FROM INDICATIONS ON DRAWINGS. ALL NEW WORK RELATED TO OR AFFECTED BY EXISTING CONDITIONS SHALL BE MODIFIED TO ACHIEVE THE INTENT OF THE DRAWINGS (COORDINATE WITH ARCHITECT AND OWNER), THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER AND THE ARCHITECT BEFORE PROCEEDING WITH DIRECTLY AFFECTED DEMOLITION OR CONSTRUCTION.
- THE CONTRACTOR SHALL SURVEY PROJECT SITE BEFORE BEGINNING ANY WORK TO VERIFY EXISTING CONDITIONS, REPORT ANY DISCREPANCIES TO OWNER AND ARCHITECT BEFORE BEGINNING WORK.
- PRIOR TO ANY NEW WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY UNFORESEEN EXISTING CONDITIONS IN NEED OF REPAIR OR WHICH MAY CAUSE DAMAGE TO THE NEW WORK. THE CONTRACTOR SHALL NOTIFY AND ALLOW SUFFICIENT TIME FOR THE OWNER AND ARCHITECT TO INSPECT THE CONDITION OF THE EXPOSED WORK PRIOR TO INSTALLING NEW CONSTRUCTION.
- INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE OWRK, EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.
- ALL ITEMS ON PLANS, ELEVATIONS AND DETAILS FOR NEW CONSTRUCTION SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.

ARCHITECTURAL

- A000 COVER SHEET
- A201 FOUNDATION / FLOOR PLAN
- A300 ELEVATIONS
- A301 ELEVATIONS
- A302 3D PERSPECTIVES

SQUARE FOOTAGE SUMMARY

SQUARE FOOTAGE SUMMARY

CONDITIONED:	
FIRST FLOOR	2124 SQ. FT
SECOND FLOOR	803 SQ. FT
GARAGE:	<u>815 SQ. FT</u>
GROSS TOTAL:	3,742 SQ. FT

CODE SUMMARY

NAME OF PROJECT: PALMETTO COASTAL LANDSCAPING
 ADDRESS: 159 DILLON ROAD, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

PROPOSED USE: COMMERCIAL
 OWNER / CONTACT PERSON: RICKY SMITH
 CODE ENFORCEMENT JURISDICTION: TOWN OF HILTON HEAD

BUILDING DATA:

OCCUPANCY CLASSIFICATION: (B) BUSINESS
 MIXED OCCUPANCY: Yes _____ No
 CONSTRUCTION TYPE: I-A I-B II-A II-B Separation N/A Hr.
 III-A IV V-A V-B III-B
 MIXED CONSTRUCTION: Yes _____ No
 Type _____
 SPRINKLERED: Yes _____ No
 FIRE DISTRICT: Yes _____ No
 MEZZANINE: Yes _____ No
 HIGH RISE: Yes _____ No

BUILDING HEIGHT: 31'-8 11/32" ABV GRADE
 NO STORIES: 1
 FLOOD ZONE: A-7
 BASE FLOOD ELEV: 14.0

TYPE OF SEWAGE: SEWER
 FRAME TYPE: STEEL

REVISIONS

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PROJECT NO.
20048

DATE
03-29-2021

DRAWN BY
B.ROBINSON

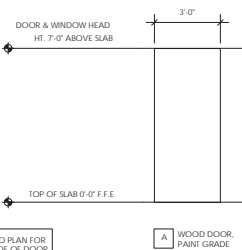
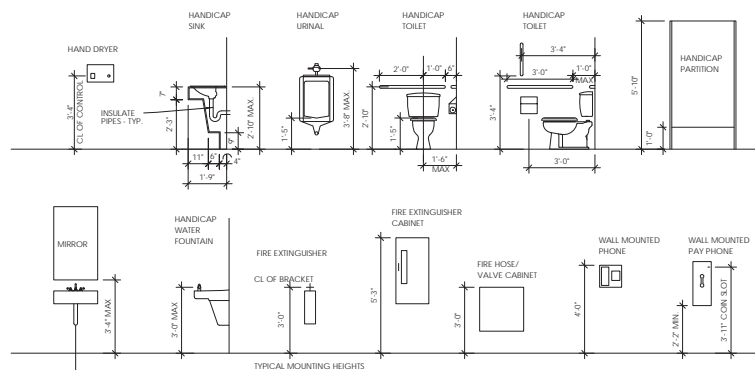
CHECKED BY

SHEET NO.

A000

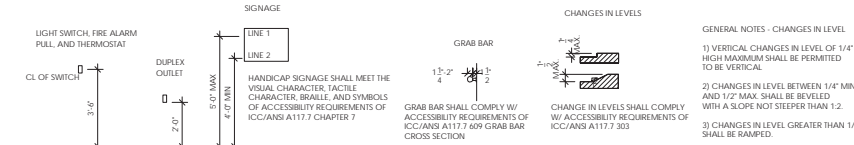
COVER

MINIMUM CRITERIA FOR TYPICAL ACCESSIBLE MOUNTING HEIGHTS
THIS INFORMATION IS FOR REFERENCE PURPOSES
PER ICC/ANSI 117.1-2017



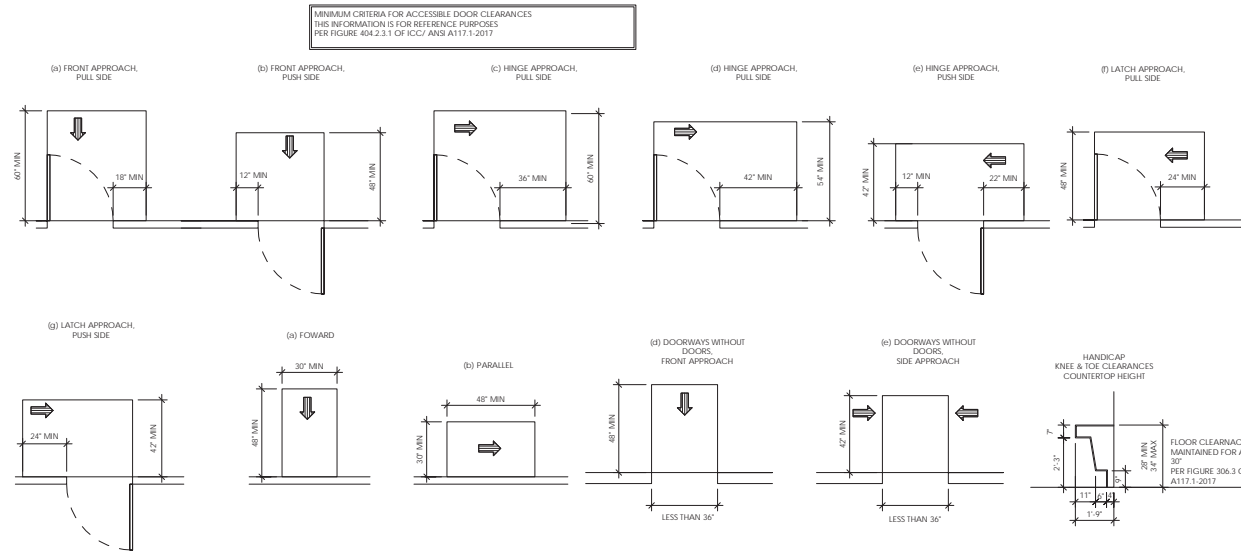
REFER TO PLAN FOR HINGED SIDE OF DOOR & ADDITION DOOR NOTES

WOOD DOOR, PAINT GRADE



GENERAL NOTES - CHANGES IN LEVEL
1) VERTICAL CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.
2) CHANGES IN LEVEL BETWEEN 1/4" MIN AND 1/2" MAX SHALL BE BELIEVED WITH A SLOPE NOT STEEPER THAN 1:2.
3) CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED.

3 ADA MOUNTING HEIGHTS
1/4" = 1'-0"



2 ADA CLEARANCES
1/4" = 1'-0"

CODE RELATED NOTES

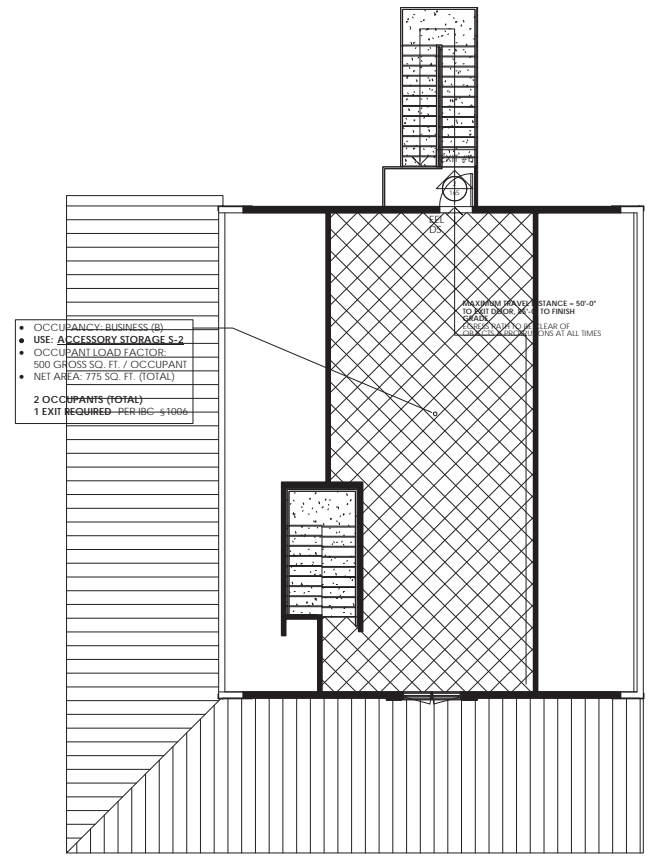
- 1010.2.1 THRESHOLDS**
THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2 INCH (12.7 MM) ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH (6.4 MM) AT DOORWAYS SHALL BE BELIEVED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50 PERCENT SLOPE).
- 1010.4 DOOR OPERATIONS**
EXCEPT AS SPECIFICALLY PERMITTED BY THIS SECTION, EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- 1010.4.1 HARDWARE**
DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 SHALL NOT REQUIRE TIGHT GRASPING, TIGHT FINCHING OR TWISTING OF THE WRIST TO OPERATE.
- 1010.4.2 HARDWARE HEIGHT**
DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES (864 MM) MINIMUM AND 48 INCHES (1219 MM) MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
- 1010.4.3 BOLT LOCKS**
MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED.
EXCEPTIONS:
1. WHERE A PAIR OF DOORS SERVES A STORAGE OR EQUIPMENT ROOM, MANUALLY OPERATED EDGE-OR SURFACE-MOUNTED BOLTS ARE PERMITTED ON THE INACTIVE LEAF.
1010.4.5 UNLATCHING
THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
- 1010.1.10 PANIC AND FIRE EXIT HARDWARE**
DOORS SERVING A GROUP H OCCUPANCY AND DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OR E OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE.
EXCEPTION: A MAIN EXIT OF A GROUP A OCCUPANCY IN COMPLIANCE WITH SECTION 1010.1.9.3, ITEM 2.
- 1010.1.11 EGRESS**
MEANS OF EGRESS DOORS SHALL MEET THE REQUIREMENTS OF THIS SECTION. DOORS SERVING A MEANS OF EGRESS SYSTEM SHALL MEET THE REQUIREMENTS OF THIS SECTION AND SECTION 1022.2. DOORS PROVIDED FOR EGRESS PURPOSES IN NUMBERS GREATER THAN REQUIRED BY THIS CODE SHALL MEET THE REQUIREMENTS OF THIS SECTION.
MEANS OF EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION AND FINISHES SUCH THAT THE DOORS ARE EASILY RECOGNIZABLE AS DOORS. MIRRORS OR SHINY REFLECTING MATERIALS SHALL NOT BE USED ON MEANS OF EGRESS DOORS. MEANS OF EGRESS DOORS SHALL NOT BE CONCEALED BY CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS.
- 1010.1.1.1.1 USE OF DOORS**
THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (813 MM). CLEAR OPENINGS OR DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN IN EGRESS (15°) RANGE. WHERE THIS SECTION REQUIRES A MINIMUM CLEAR WIDTH OF 32 INCHES (813 MM) AND A DOOR OPENING INCLUDES TWO DOOR LEAVES WITHOUT A MILLION, ONE LEAF SHALL PROVIDE A CLEAR OPENING WIDTH OF 32 INCHES (813 MM). THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES (1219 MM) NOMINAL.
- 1010.1.1.1.2 PROJECTIONS INTO CLEAR WIDTH**
THERE SHALL NOT BE PROJECTIONS INTO THE REQUIRED CLEAR WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM).
EXCEPTION: DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1980 MM) MINIMUM ABOVE THE FLOOR.
- 1010.1.2 DOOR SWING & 1010.1.2.1 DIRECTION OF SWING**
EGRESS DOORS SHALL BE OF THE PROVIDED OR SIDE-HINGED SWINGING TYPE. EGRESS DOORS SHALL BE OF THE PROVIDED OR SIDE-HINGED SWINGING TYPE. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.
- 1010.1.3 DOOR OPENING FORCE**
THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS (22 N) FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND (133 N) FORCE. THE DOOR SHALL SWING TO A FULL OPEN POSITION WHEN SUBJECTED TO A 15-POUND (67 N) FORCE.
- 1010.1.4 LOCATION OF APPLIED FORCES**
FORCES SHALL BE APPLIED TO THE LATCH SIDE OF THE DOOR.

LIFE SAFETY NOTES

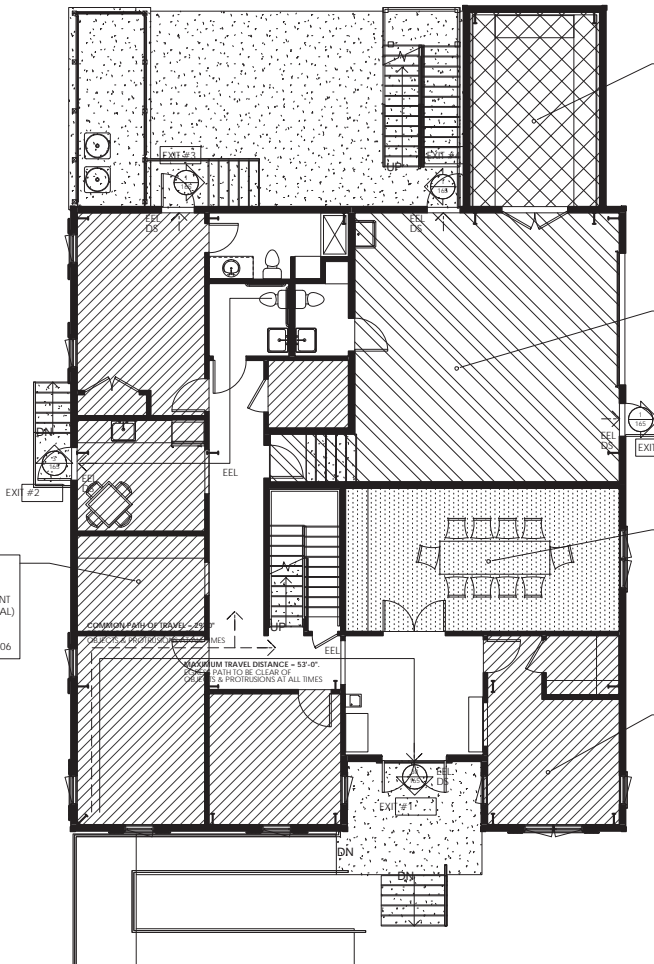
- SEE ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING LOCATIONS, CIRCUITING AND SPECIFICATIONS.
- COMMUNICATION FEATURES AND ELEMENTS THAT ARE REQUIRED TO BE ACCESSIBLE AND SILENT AND 117.1.9(2) ACCESSIBLE AUDIBLE AND VISIBLE ALARMS AND NOTIFICATION APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 §16.2.2. BE POWERED BY A COMMERCIAL LIGHT AND POWER SOURCE, BE PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES ELECTRICAL SYSTEM AND BE PERMANENTLY INSTALLED.
- EVERY OCCUPIED PORTION OF ANY BUILDING, ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT CONTAINS SEATS, TABLES, DISPLAYS, SIMILAR FEATURES OR EQUIPMENT SHALL BE PROVIDED WITH ARROWS LEADING TO EXITS OR EXIT ACCESS DOORWAYS IN ACCORDANCE WITH IBC 1029.9.
- PROVIDE ILLUMINATED EXIT SIGNAGE AND EMERGENCY LIGHTING AS REQUIRED BY THE CODES LISTED ON SHEET A001.
- PROVIDE FIRE EXTINGUISHERS PER NFPA 70, INTERNATIONAL FIRE CODE AND LOCAL JURISDICTION REQUIREMENTS, LOCATIONS AND NUMBER TO BE DETERMINED BY THE FIRE MARSHAL.

LEGEND

- DS DOOR SIGN, THIS DOOR IS TO REMAIN UNLOCKED DURING BUSINESS HOURS
- EEL EMERGENCY EXIT SIGN WITH BATTERY BACKUP
- EL EMERGENCY LIGHT WITH BATTERY BACKUP
- FE FIRE EXTINGUISHER (TYPE 2 & TYPE 1 (RECHARGE)) PER 2018 IBC 906
- OP OCCUPANCY POSTING



4 SECOND FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



1 FIRST FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



SEAL

SEAL

PALMETTO COASTAL
LANDSCAPING
159 DILLON RD
HILTON HEAD ISLAND | BEAUFORT COUNTY | SOUTH CAROLINA

REVISIONS

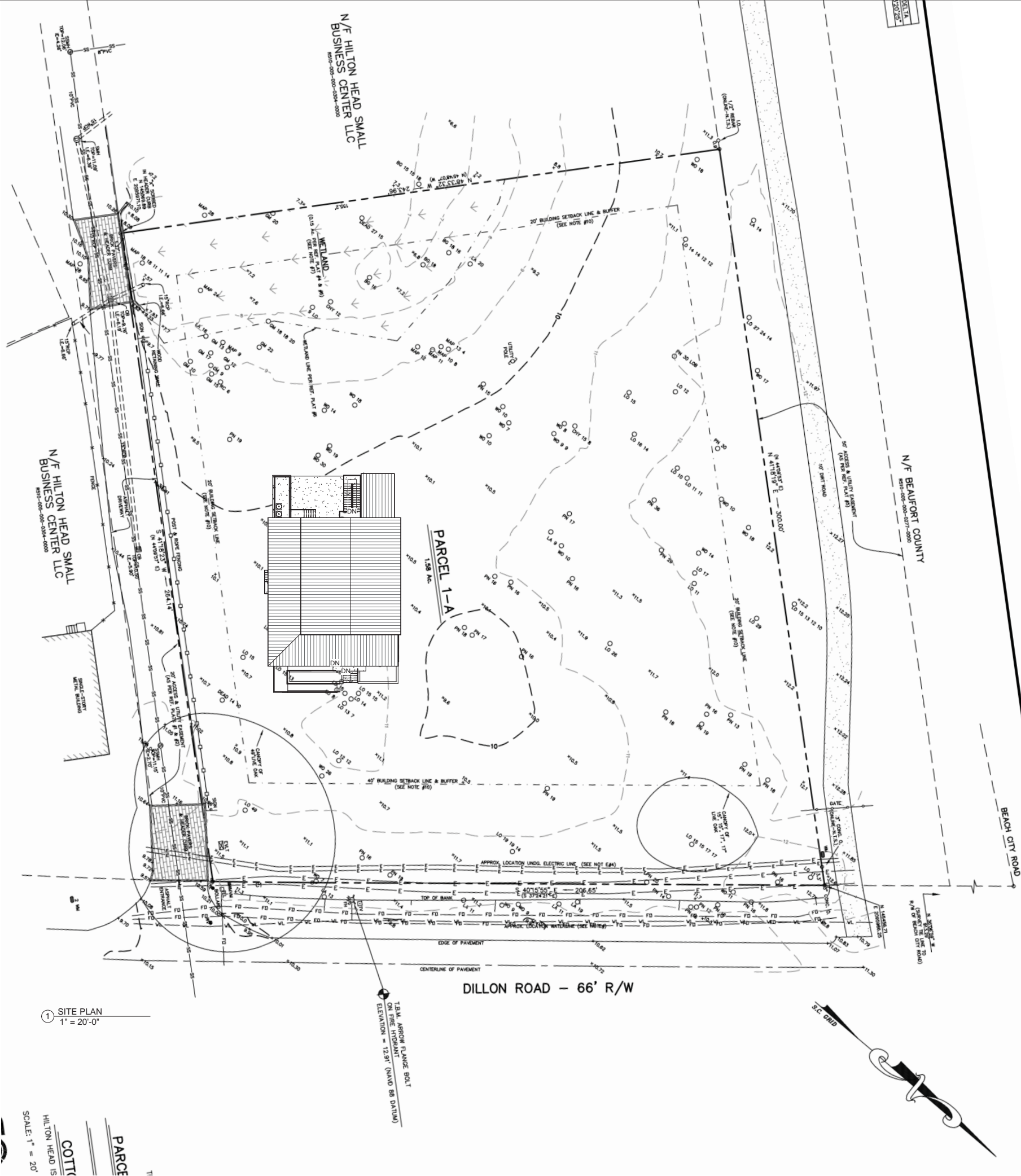
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PROJECT NO.
20048
DATE
03-29-2021
DRAWN BY
B. ROBINSON
CHECKED BY

SHEET NO.

A101

SITE PLAN



1 SITE PLAN
1" = 20'-0"

PARCEL 1-A
COTTAGE
HILTON HEAD IS
SCALE: 1" = 20'



SEAL

SEAL

PALMETTO COASTAL
LANDSCAPING
159 DILLON RD
HILTON HEAD ISLAND | BEAUFORT COUNTY | SOUTH CAROLINA

REVISIONS

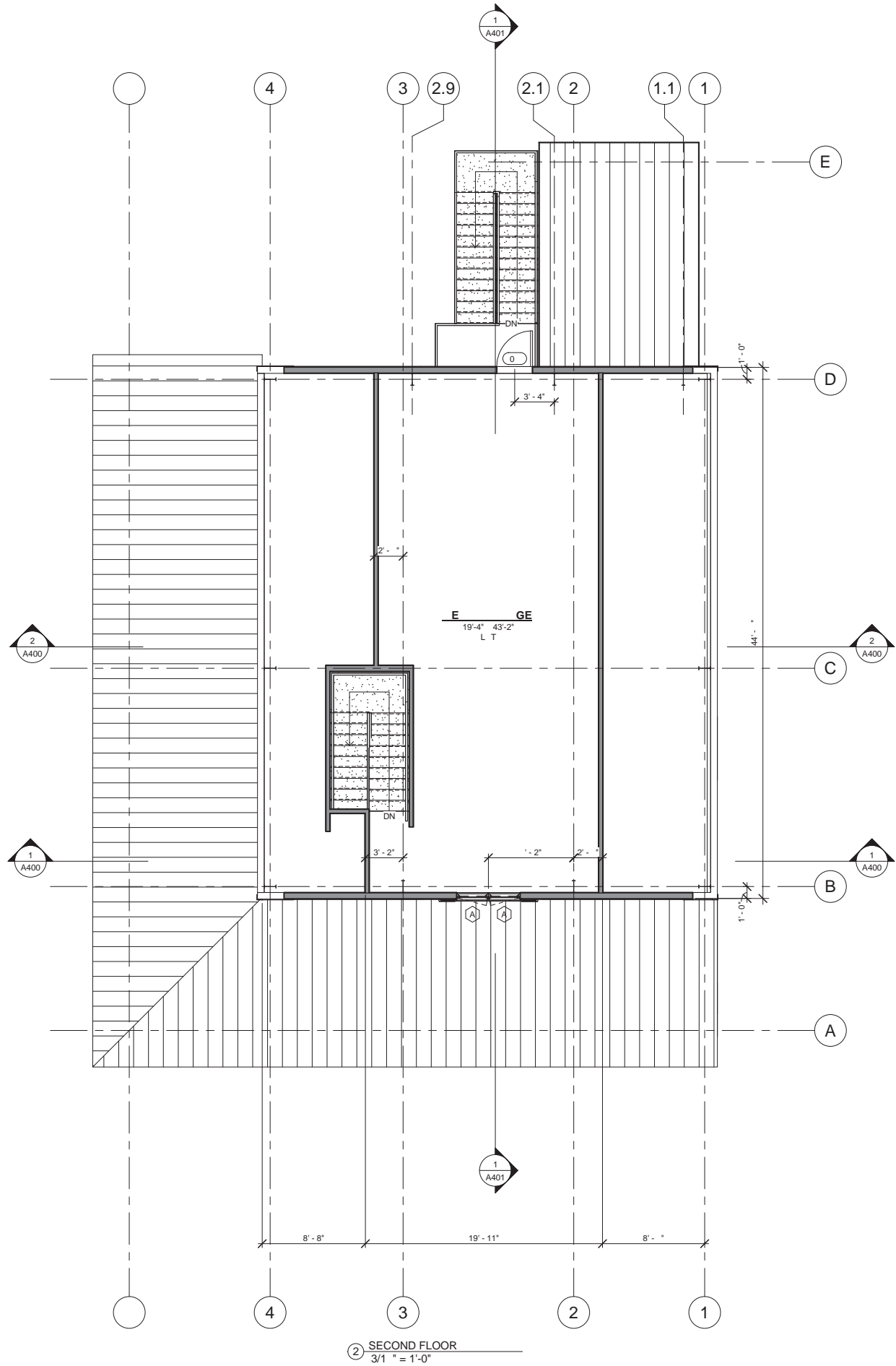
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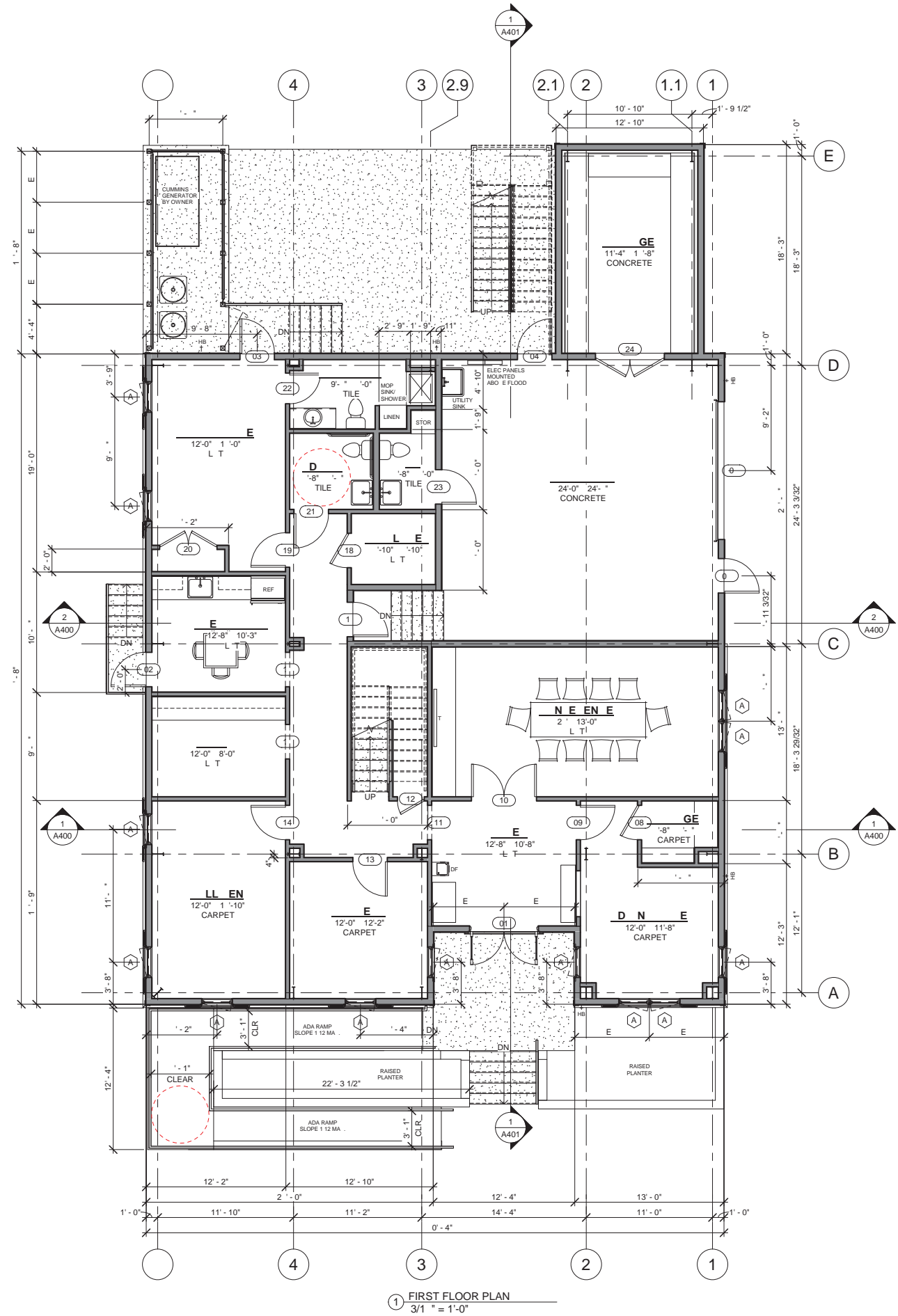
SHEET NO.

A201

FLOOR PLAN



② SECOND FLOOR
3/1" = 1'-0"



① FIRST FLOOR PLAN
3/1" = 1'-0"

ALL DIMENSIONS AND MEASUREMENTS SHALL BE CHECKED IN THE FIELD BY THE CONTRACTOR AT THE SITE. CONTRACTOR TO CHECK DIMENSIONS AGAINST STEEL SHOP DRAWINGS FOR ACCURACY PRIOR TO ERECTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES



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20048

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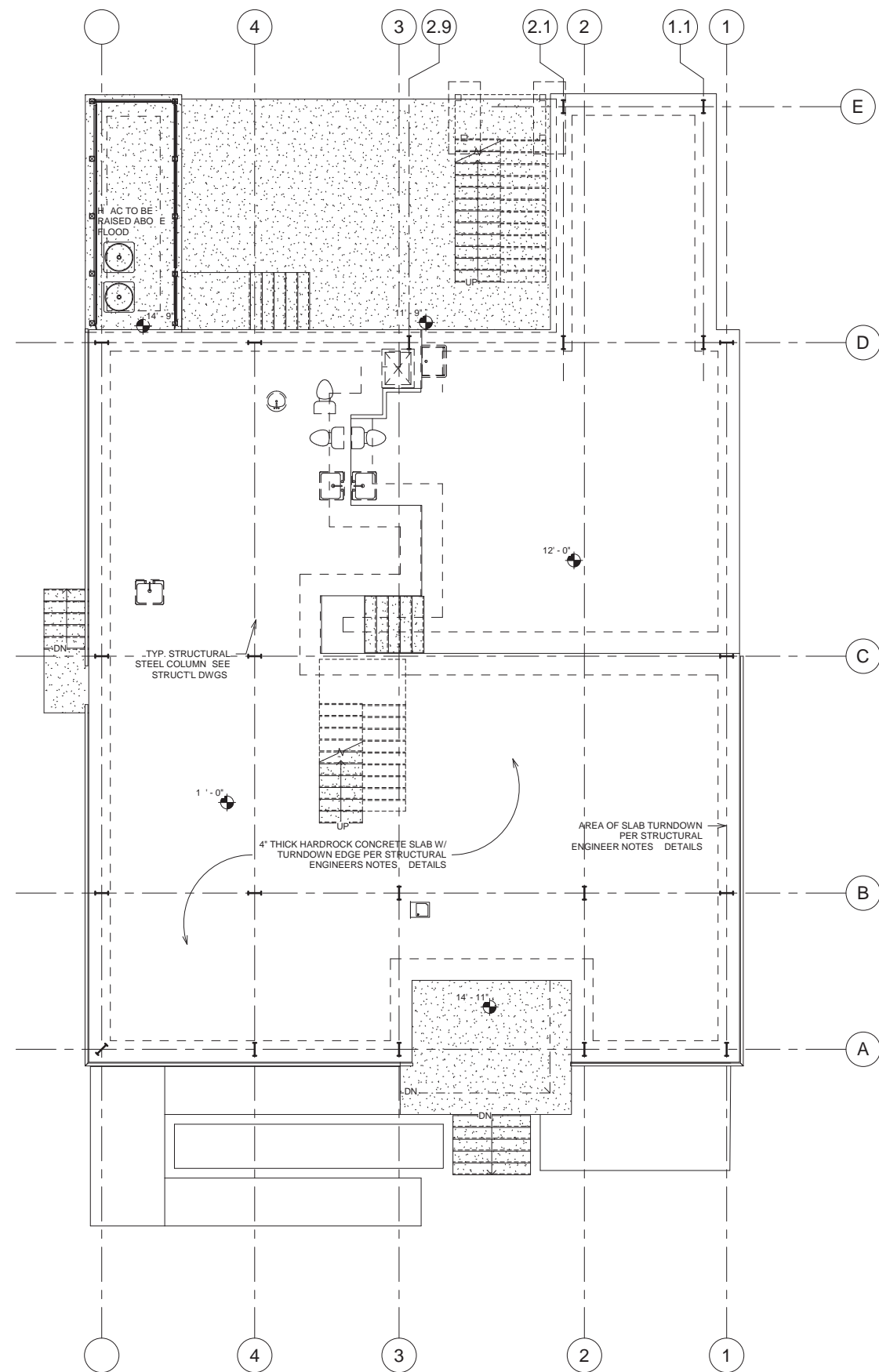
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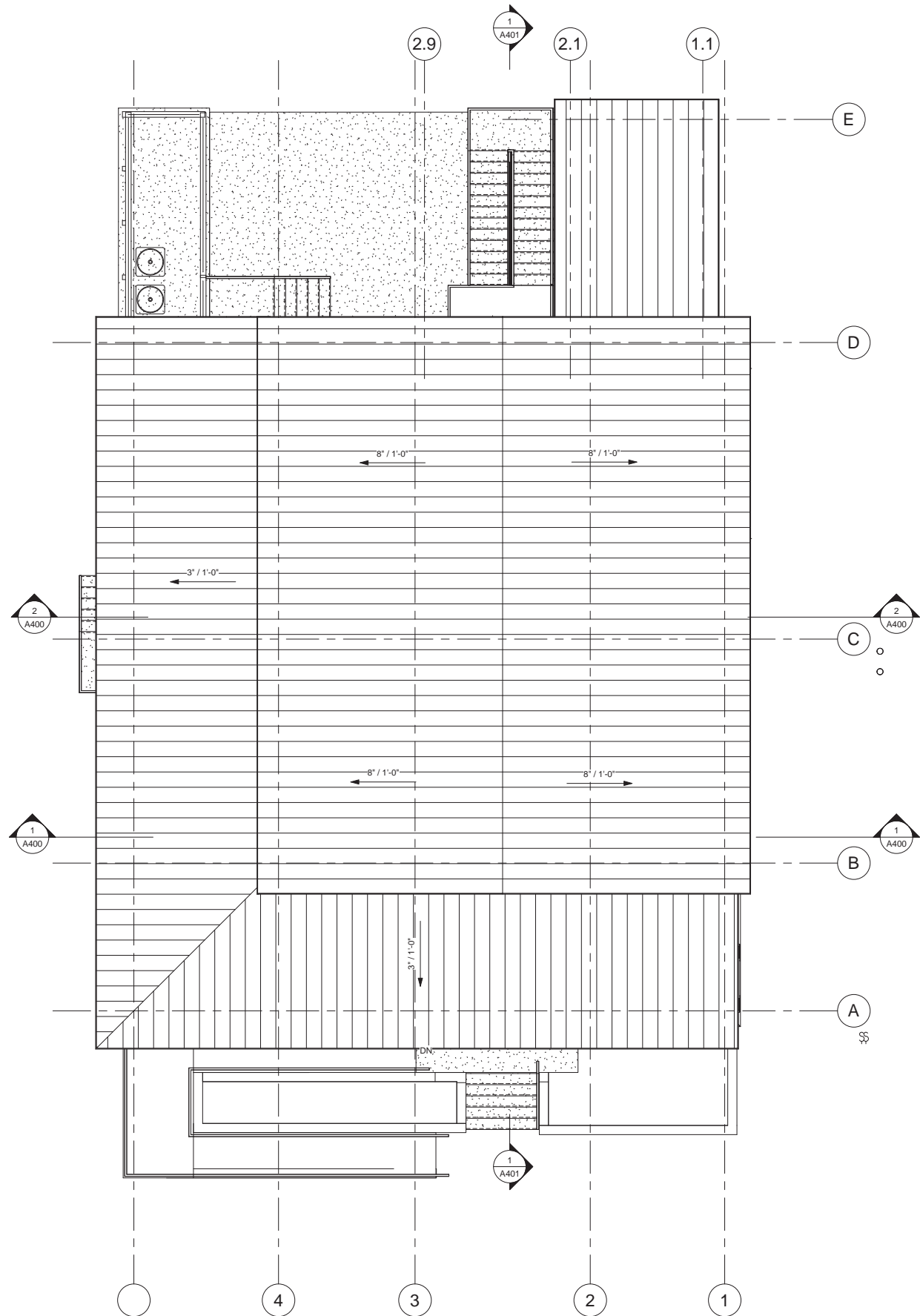
A202

FOUNDATION PLAN
ROOF PLAN

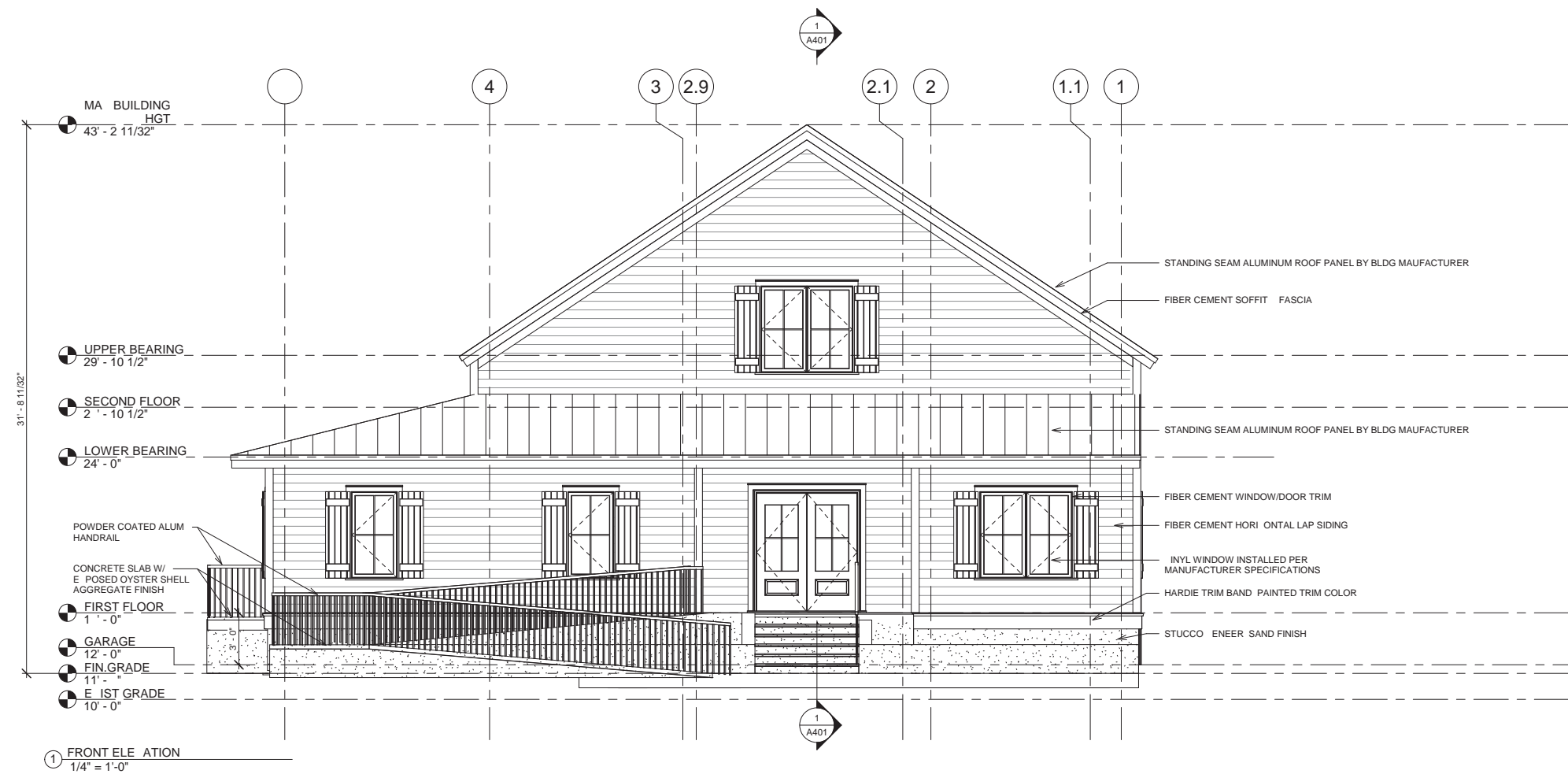
ALL DIMENSIONS AND MEASUREMENTS SHALL BE CHECKED
IN THE FIELD BY THE CONTRACTOR AT THE SITE.
CONTRACTOR TO CHECK DIMENSIONS AGAINST STEEL SHOP
DRAWINGS FOR ACCURACY PRIOR TO ERECTION AND
NOTIFY THE ARCHITECT OF ANY DISCREPANCIES



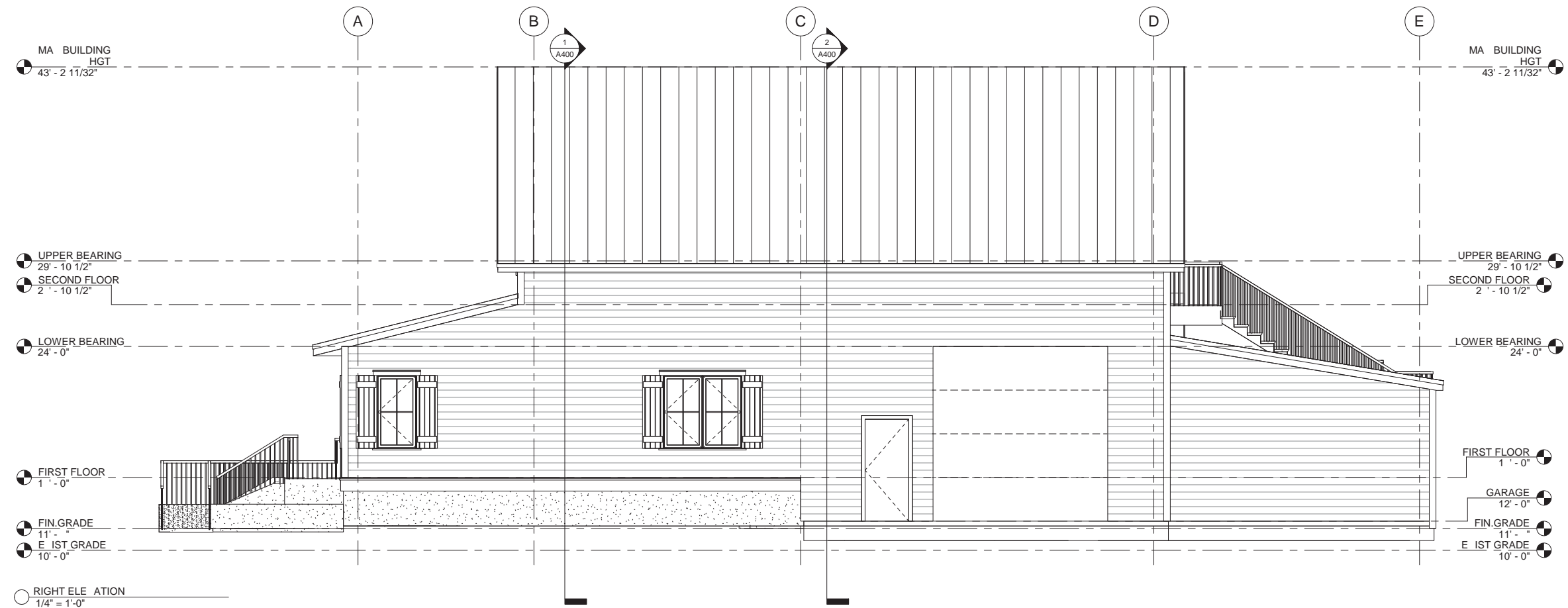
1 FOUNDATION PLAN
3/16" = 1'-0"



2 ROOF PLAN
3/16" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



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

SEAL

SEAL

**PALMETTO COASTAL
LANDSCAPING**
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20048

DATE
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SHEET NO.

A300

ELEVATIONS

SEAL

SEAL

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**PALMETTO COASTAL
LANDSCAPING**

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DATE
03-29-2021

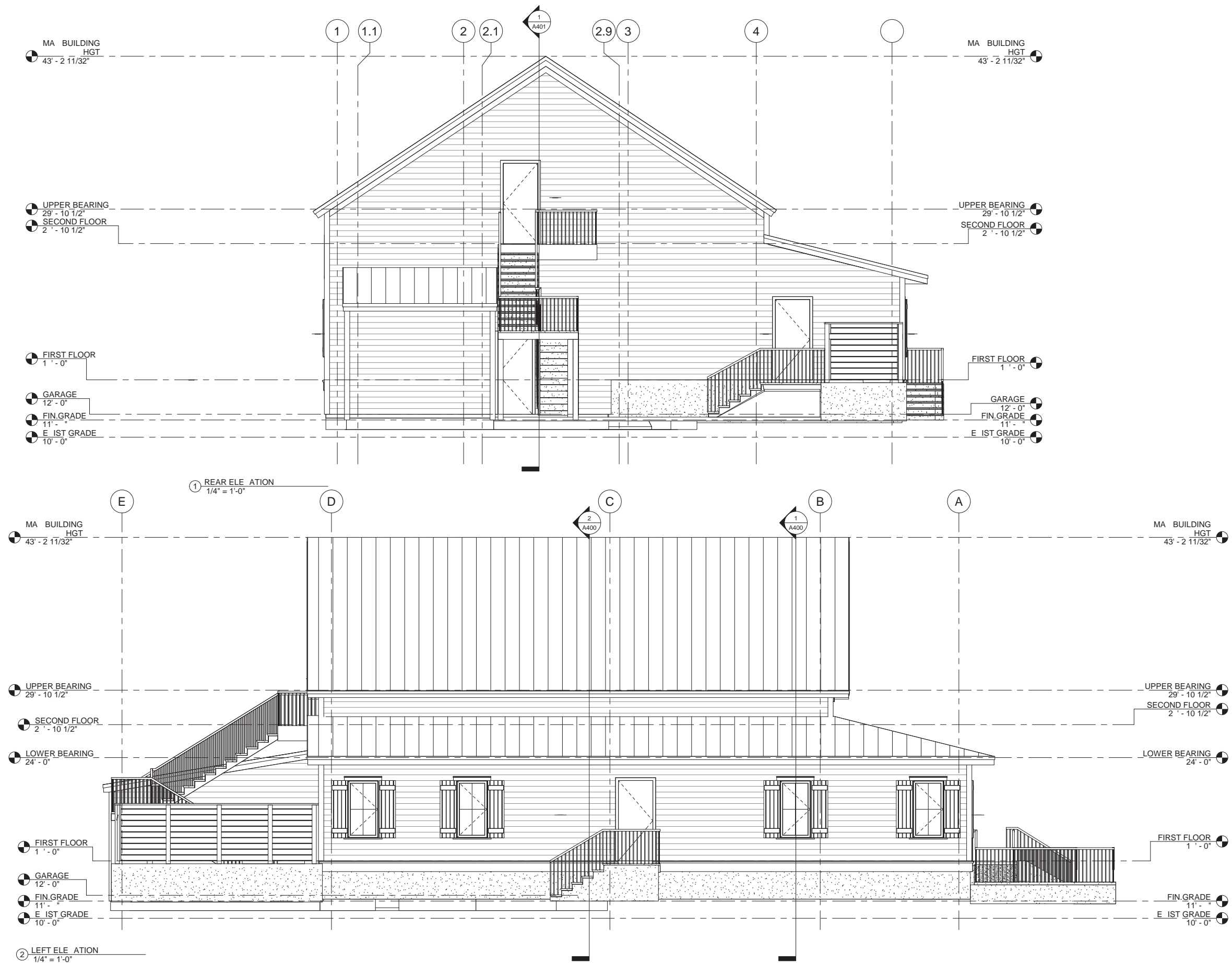
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SHEET NO.

A301

ELEVATIONS



SEAL

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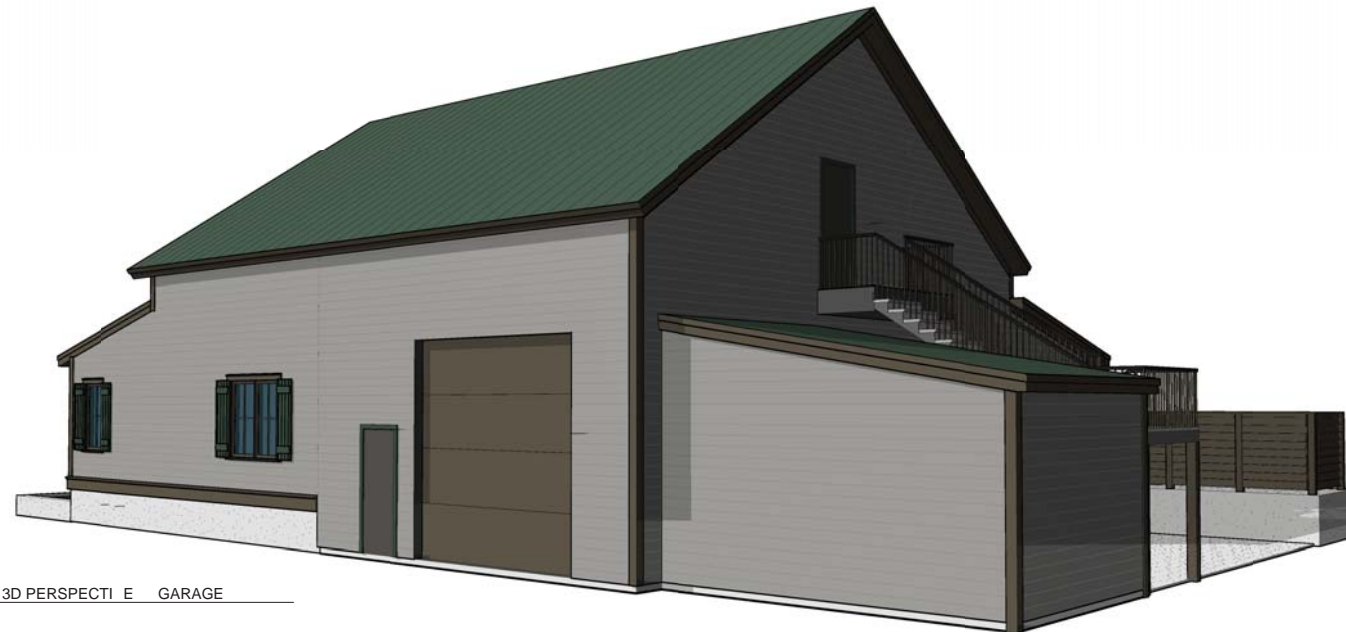
PERSPECTIVES



① 3D PERSPECTIVE FRONT



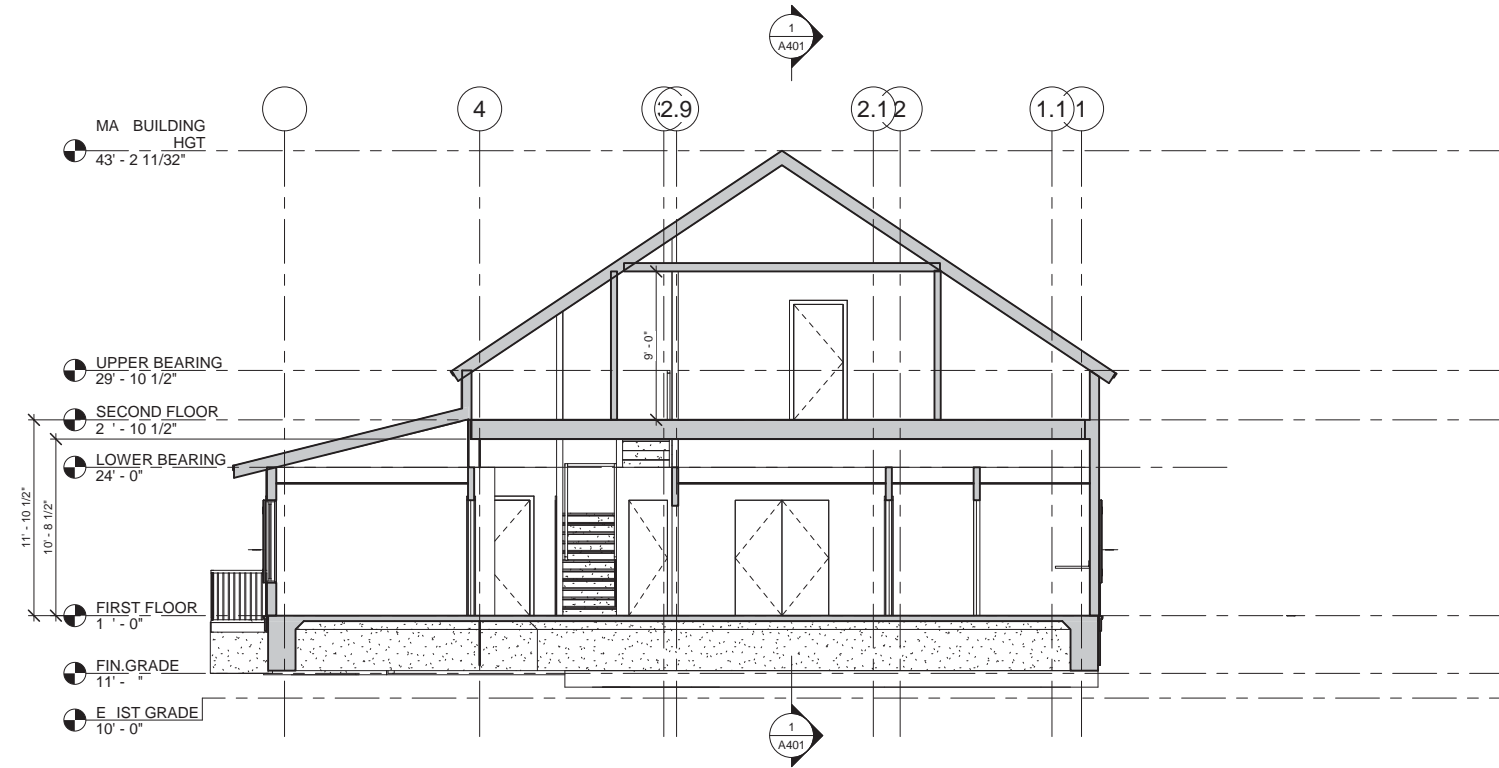
② 3D PERSPECTIVE FRONT RIGHT



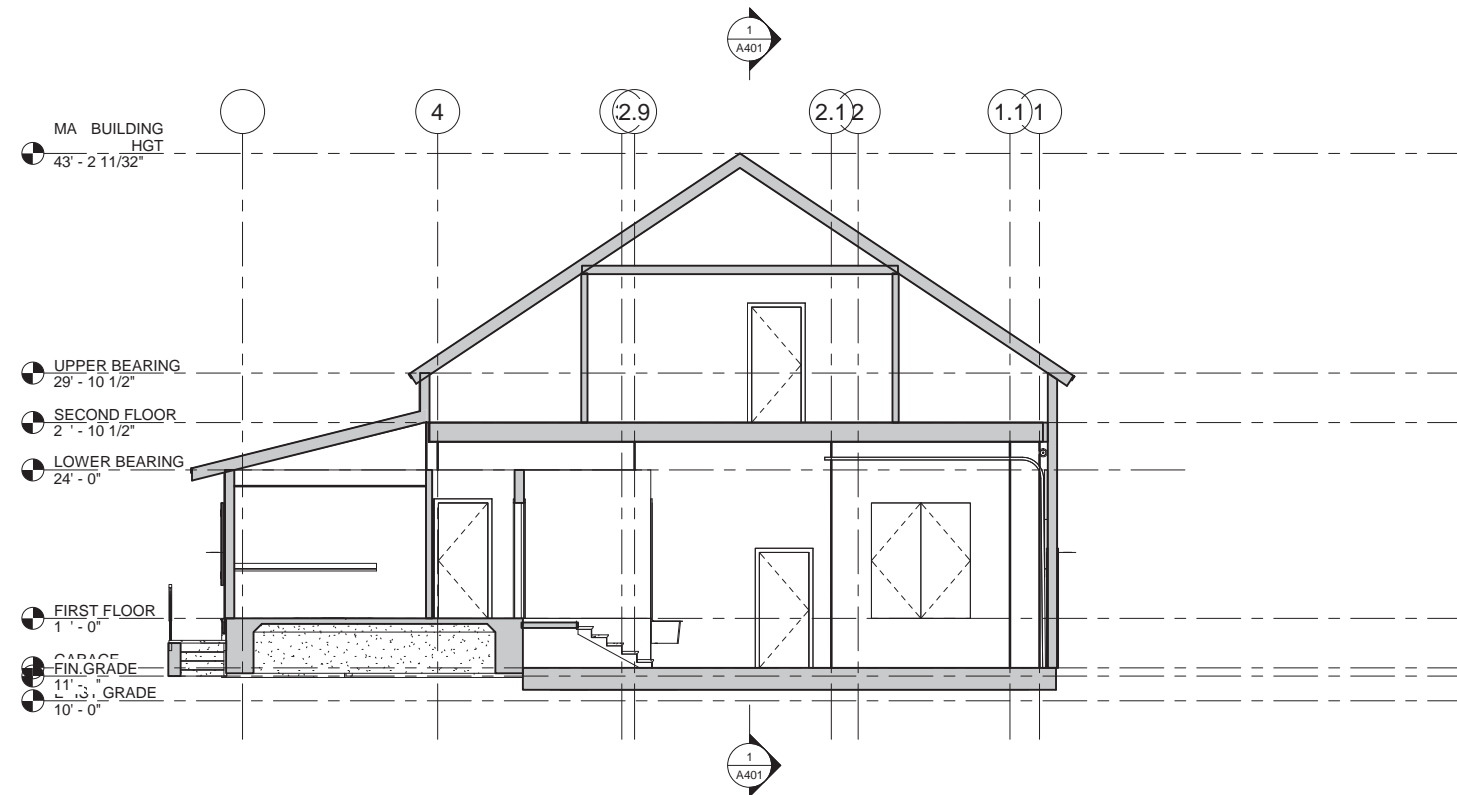
④ 3D PERSPECTIVE GARAGE



③ 3D PERSPECTIVE CARPORT



① BUILDING SECTION FRONT HALL
3/1" = 1'-0"



② BUILDING SECTION OFFICE/HALL/GARAGE
3/1" = 1'-0"

SEAL

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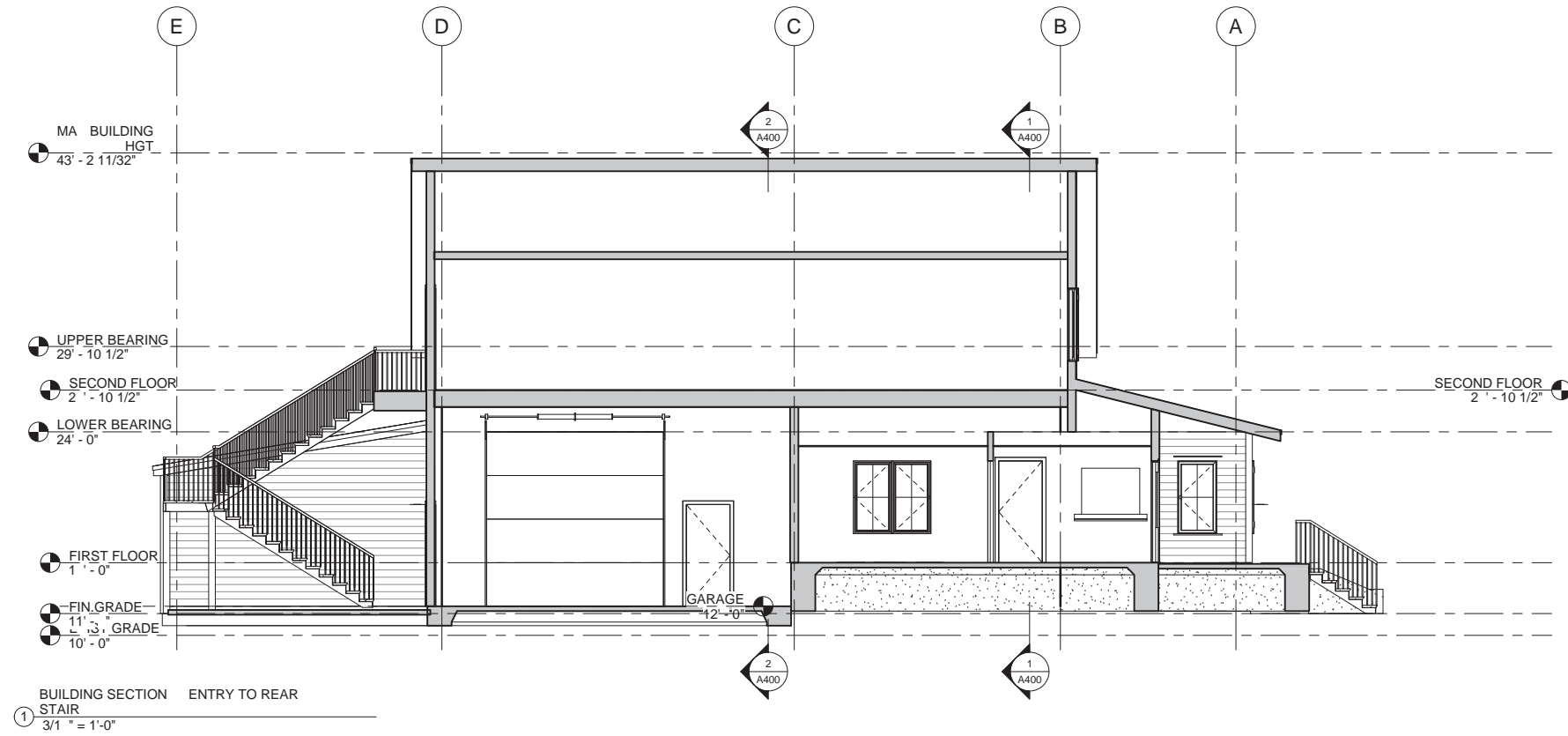
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B. ROBINSON

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SHEET NO.

A400

BUILDING SECTIONS



BUILDING SECTION ENTRY TO REAR STAIR
 1 3/1" = 1'-0"



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 LANDSCAPING
 159 DILLON RD
 HILTON HEAD ISLAND | BEAUFORT COUNTY | SOUTH CAROLINA

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PROJECT NO. 20048
 DATE 03-29-2021
 DRAWN BY B. ROBINSON
 CHECKED BY

SHEET NO.

A401

BUILDING SECTIONS

SEAL

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DATE
03-29-2021

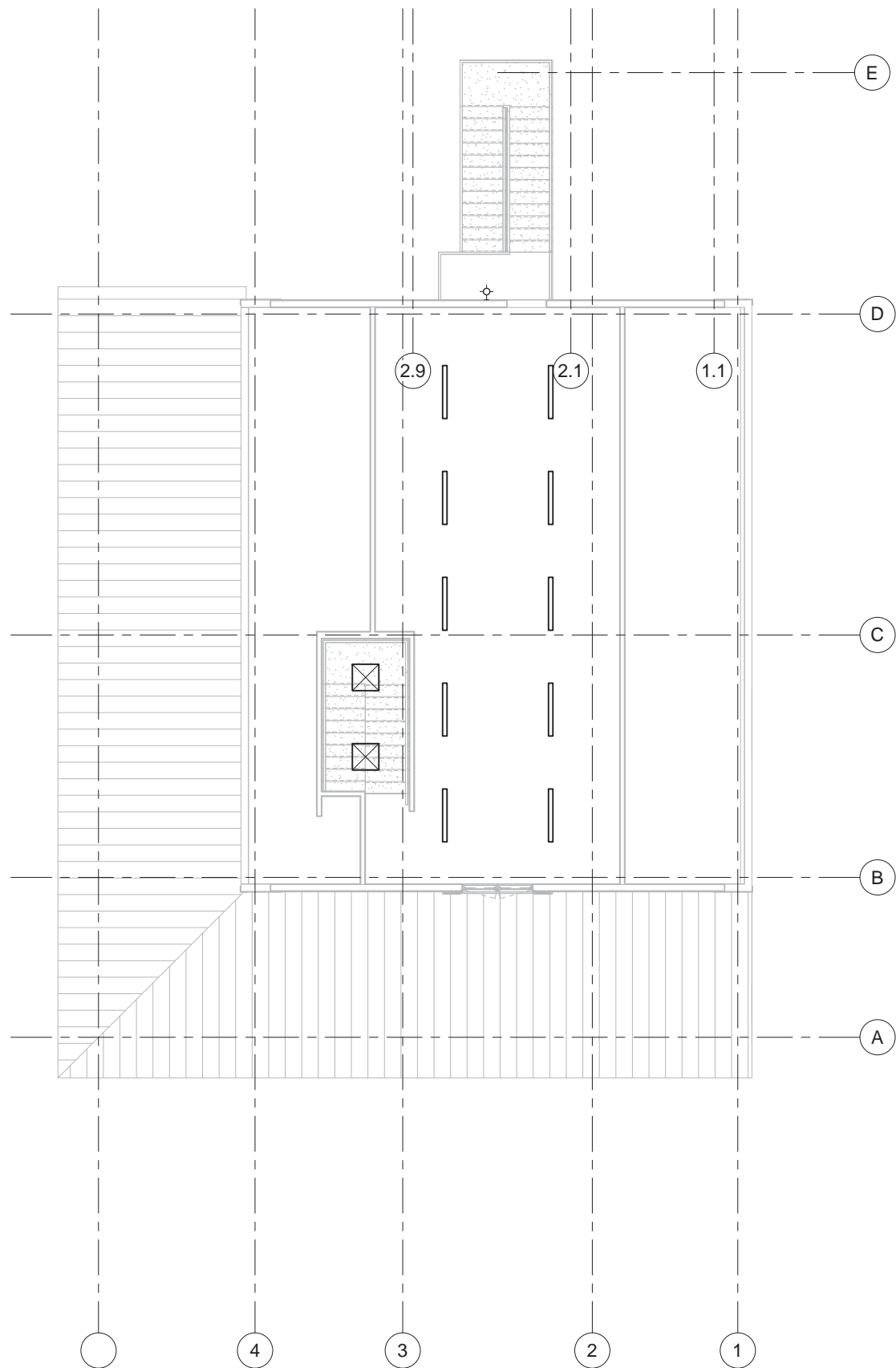
DRAWN BY
B. ROBINSON

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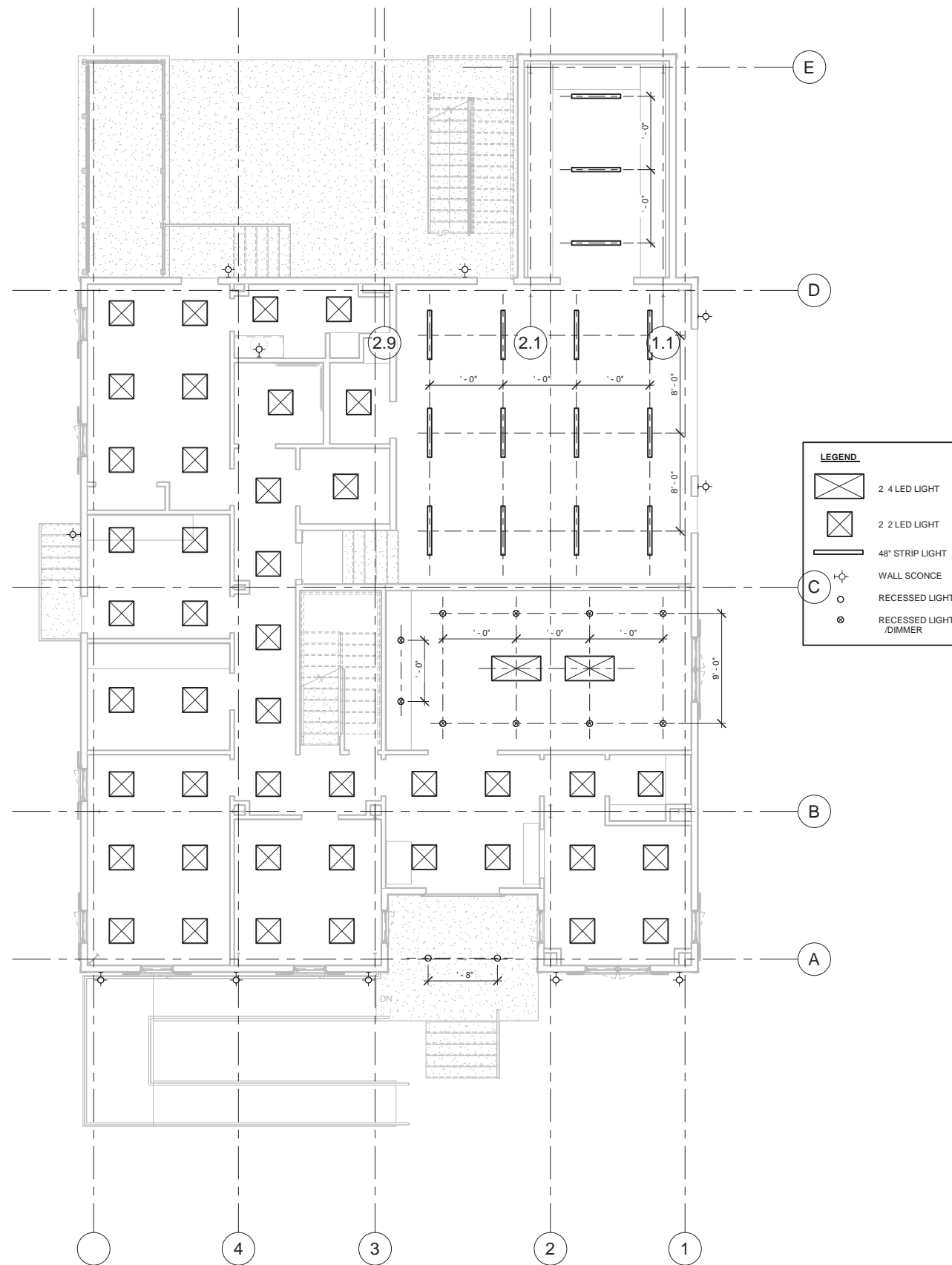
SHEET NO.

E201

LIGHTING PLAN



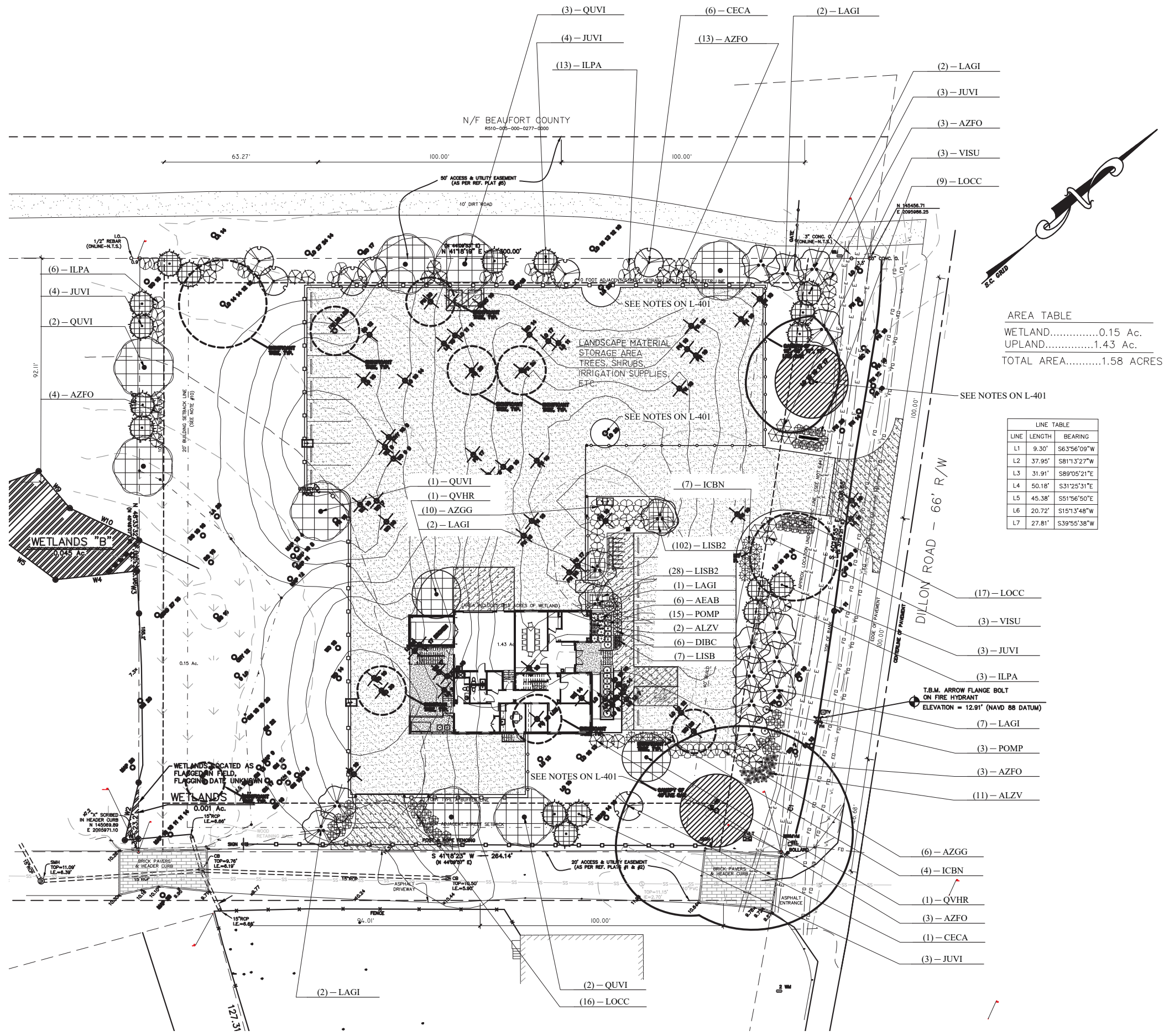
② SECOND FLOOR LIGHTING PLAN
3/1" = 1'-0"



① FIRST FLOOR LIGHTING PLAN
3/1" = 1'-0"

LEGEND	
	2 4 LED LIGHT
	2 2 LED LIGHT
	48" STRIP LIGHT
	WALL SCONCE
	RECESSED LIGHT
	RECESSED LIGHT / DIMMER

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AREA TABLE

WETLAND.....	0.15 Ac.
UPLAND.....	1.43 Ac.
TOTAL AREA.....	1.58 ACRES

LINE TABLE

LINE	LENGTH	BEARING
L1	9.30'	S63°56'09"W
L2	37.95'	S81°13'27"W
L3	31.91'	S89°05'21"E
L4	50.18'	S31°25'31"E
L5	45.38'	S51°56'50"E
L6	20.72'	S15°13'48"W
L7	27.81'	S39°55'38"W

DESIGN REVIEW BOARD: NOT FOR CONSTRUCTION

LANDSCAPE DEVELOPMENT PLANS
**PALMETTO COASTAL COMMERCIAL
 NEW DEVELOPMENT - FINAL**
 SAVANNAH, GEORGIA

PROFESSIONAL SEAL:

DRAWN BY:
EW
 CHECKED BY:
EW

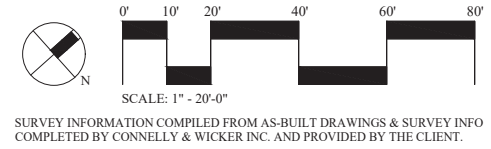
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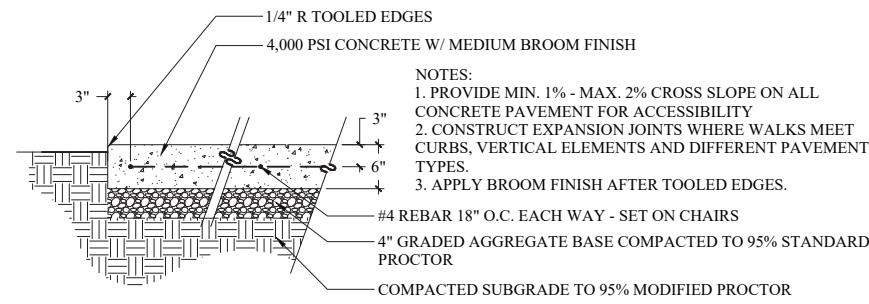
DATE
4-12-21
 PROJECT NUMBER
01-20029
 SHEET TITLE

**Landscape
 Plan**

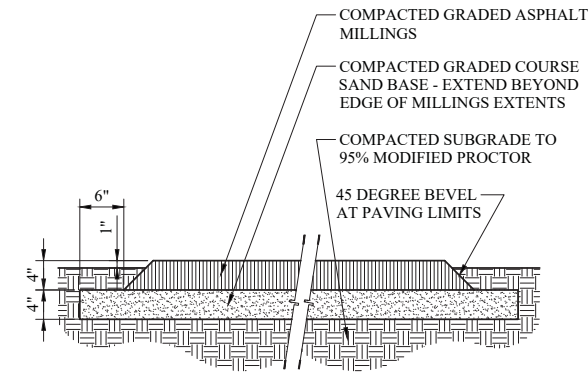
SHEET
 NUMBER
L-400



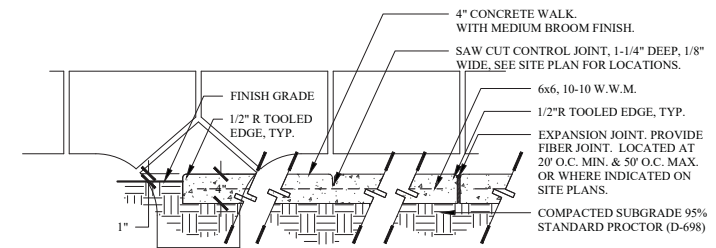
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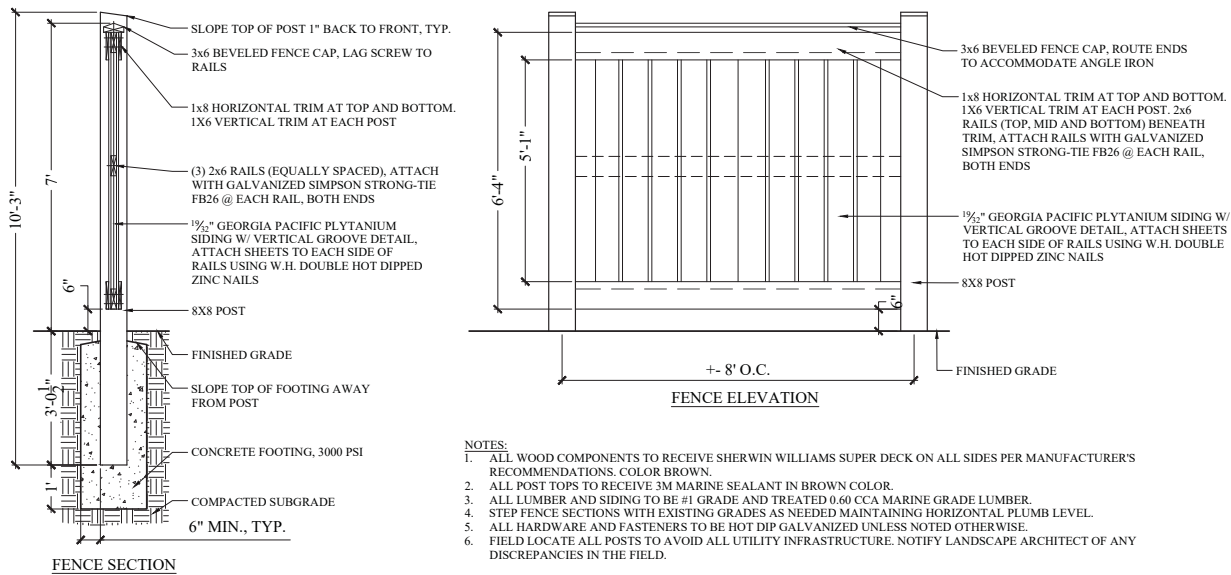
1 HEAVY DUTY CONCRETE VEHICULAR PAVING
 L-300 SCALE: 1"=1'-0"



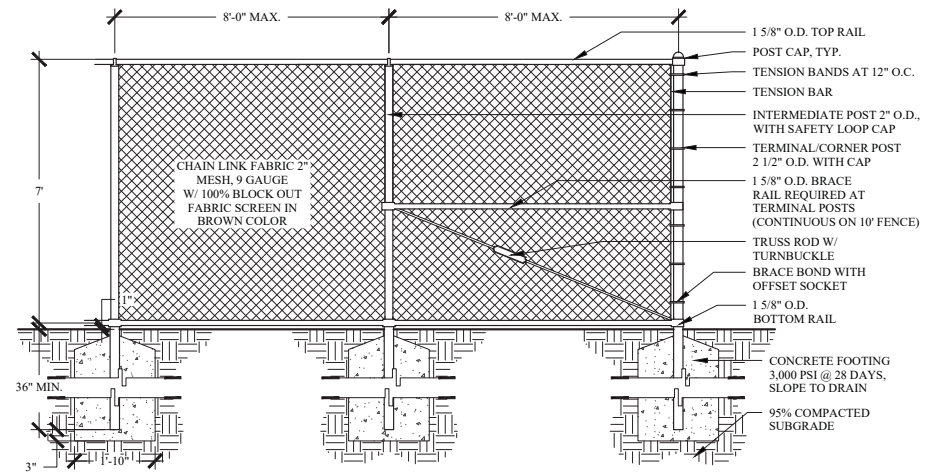
2 ASPHALT MILLINGS PAVEMENT
 L-300 SCALE: 1"=1'-0"



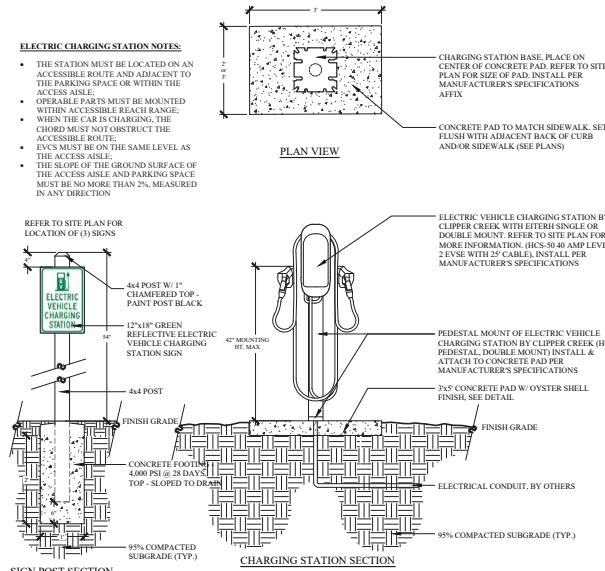
3 CONCRETE SIDEWALKS
 L-300 SCALE: 1"=1'-0"



4 WOOD FENCE
 L-300 SCALE: 1/2"=1'-0"



5 CHAIN LINK FENCE
 L-300 SCALE: 1/2"=1'-0"



7 ELECTRIC VEHICLE CHARGING STATION
 L-300 SCALE: 1/2"=1'-0"

8 DETAIL NAME
 L-300 SCALE:

DESIGN REVIEW BOARD: NOT FOR CONSTRUCTION

LANDSCAPE DEVELOPMENT PLANS

PALMETTO COASTAL COMMERCIAL
 NEW DEVELOPMENT - FINAL
 SAVANNAH, GEORGIA

PROFESSIONAL SEAL:

DRAWN BY:
 EW
 CHECKED BY:
 EW

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DATE:
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 01-20029
 SHEET TITLE

SHEET
 NUMBER
 L-300



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	HEIGHT	REMARKS
CECA	7	Cercis canadensis	Eastern Redbud	B & B or Cont.	1" Cal Min.		6' Min.	Multi-trunk
JUVI	17	Juniperus virginiana	Eastern Red Cedar	B & B or Cont.	1" Cal Min.		6' Min.	Multi-trunk
LAGI	16	Lagerstroemia indica	Crape Myrtle	B & B or Cont.	1" Cal Min.		6' Min.	Strong Central Leader
QUVI	8	Quercus virginiana	Southern Live Oak	B & B or Cont.	2" Cal (Min.)		10' Min.	Strong Central Leader
QVHR	2	Quercus virginiana 'High Rise'	High Rise Live Oak	B & B or Cont.	2" Cal (Min.)		10' Min.	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	FIELD4	REMARKS
ALZV	13	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	3 gal	12"-18"	12"-18"		
AEAB	6	Azalea Encore 'Autumn Bravo' TM	Autumn Bravo Encore Azalea	3 gal.	15" - 18"	12"-18"		Red
AZFO	26	Azalea indica 'Formosa'	Formosa Azalea	7 gal	30"-36"	24"-36"		
AZGG	16	Azalea indica 'Mrs. G.G. Gerbing'	Mrs. G.G. Gerbing Azalea	7 gal	30"-36"	24"-30"		
DIBC	6	Distylium x 'Blue Cascade'	Blue Cascade Distylium	3 gal	12"-18"	18"-24"		
ICBN	11	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	3 gal	12"-18"	12"-18"		
ILPA	22	Illicium parviflorum	Florida Anise	7 gal	30"-36"	24"-36"		
LISB	7	Liriope muscari 'Super Blue'	Lily Turf	1 gal	8"-12"	6" - 10"		
LOCC	42	Loropetalum chinense 'Crimson Fire'	Crimson Fire Loropetalum	3 gal	12"-18"	12"-18"		
POMP	18	Podocarpus macrophyllus 'Pringles'	Dwarf Podocarpus	3 gal	12"-18"	12"-18"		
VISU	6	Viburnum suspensum	Sandankwa Viburnum	7 gal	36"-42"	30"-36"		

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPACING	REMARKS	
LISB2	130	Liriope muscari 'Super Blue'	Lily Turf	1 gal	8"-12"	6"-8"	15" o.c.	

CONTRACTOR RESPONSIBILITIES FOR FEEDING PROGRAM FOR NOTED TREES:

ALL WORK (FEEDING PROGRAM, PRUNING, INSECTICIDE TREATMENTS, ETC.) TO BE PERFORMED BY CERTIFIED ARBORIST. CONTRACTOR TO SUPPLY CERTIFICATES FROM LICENSED ARBORIST TO CONFIRM THE SERVICES LISTED BELOW WERE PERFORMED AS SPECIFIED.

- AT A MINIMUM, THE FOLLOWING (4) TREES ARE TO RECEIVE PRECONSTRUCTION TREATMENT WITH CAMBISTAT. THEY ARE AS FOLLOWS AND ALSO DENOTED ON THE PLANTING PLAN: LO 29, LO 26, LO 49, LO 15 15 17 17.
- THIS GROWTH INHIBITOR LIMITS CANOPY DEVELOPMENT, ALLOWING THE TREES TO REDIRECT ITS ENERGY TOWARD ROOT GROWTH. THE RESULT IS A MORE VIGOROUS ROOT SYSTEM CAPABLE OF WITHSTANDING THE STRESS OF CONSTRUCTION ACTIVITIES.
- CERTIFIED ARBORIST SHALL ASSESS THE HEALTH OF THE TREES AND DETERMINE THE APPROPRIATE TIMING OF THE TREATMENT.
- INJECT CAMBISTAT DIRECTLY INTO THE SOIL PER MANUFACTURER'S RECOMMENDATIONS.
- UNDER THE DIRECTION OF A CERTIFIED ARBORIST AND A TOWN OF HILTON HEAD ISLAND REPRESENTATIVE, PRUNE ANY WEAK OR SEVERLEY DAMAGED ENDS OR BRANCHES AS NECESSARY.
- MULCH WITHIN THE DRIP LINE OF ALL PRESERVED TREES SHALL BE LIGHTLY PLACED WITH CARE. KEEP THE MULCH 3" MINIMUM OFF THE ROOT FLARES OF TREES.
- A POST CONSTRUCTION CARE PROGRAM SHALL BE DEVELOPED BY A CERTIFIED ARBORIST FOR THE ABOVE NOTED TREES AND MAY INCLUDE MYCOR TREATMENT, ADDITIONAL CAMBISTAT TREATMENTS AND / OR A WATERING PROGRAM.

PINE TREE - BEETLE PROTECTION NOTES:

- A CERTIFIED ARBORIST HIRED BY THE CONTRACTOR SHALL GENERALLY ASSESS THE HEALTH OF ALL PINES PRESENT ON THE PROPERTY AND DETERMINE IF PINE BEETLES ARE PRESENT AND / OR FUTURE ACTION NEEDS TO BE TAKEN TO MITIGATE THE POTENTIAL NEGATIVE EFFECTS OF PINE BEETLES.
- A PRE CONSTRUCTION INSECTICIDE TREATMENT TO STOP HARMFUL BEETLES BEFORE THEY ATTACK WILL BE COMPLETED WITH NOTICE TO THE TOWN OF HILTON HEAD OF SAID ACTIONS WHEN COMPLETED.

LANDSCAPE NOTES:

- The landscape architect shall approve all plant substitutions prior to purchase or installation.
- The plant schedule included in this drawing was prepared for estimating purposes & for the contractors convenience only, and its accuracy is not guaranteed. The contractor shall perform his or her own quantity take-offs using the drawings to determine the quantities to his or her satisfaction. The contractor shall report any discrepancies to the landscape architect prior to submitting a final bid.
- Contractor shall warranty all exterior plants for one year from the date of substantial completion, against defects including but not limited to death and unsatisfactory growth. Defects associated with a lack of adequate maintenance, neglect, or abuse by the owner or incidents that are beyond contractor's control will not be covered by the one-year warranty.
- The contractor shall verify that all selected plant species are determined available at their specified sizes when the time of bidding. The contractor shall not make plant substitutions. If there are difficulties locating plant material as specified, contact the landscape architect prior to submitting the bid.
- All plant material shall have a well formed head with the minimum caliper, height, spread as shown in the plant schedule. trunks shall be undamaged and shape shall be typical of the species.
- All plant material shall be subject to approval by the landscape architect or owners representative before, during and after installation.
- All planting techniques shall conform to approved industry standards.
- The contractor shall coordinate with the owner's representative to establish a planting schedule that prioritizes the planting of all trees and lawn areas.
- All plant beds shall be mulched with double ground hardwood mulch to a depth of 4".
- All plant beds shall receive a weed inhibitor application at installation.
- All landscape material shall be correctly laid out and installed per the plans. The contractor is responsible by any means (survey, staking, etc.) to insure the correct plant layout and may seek the landscape architects approval for landscape material layouts prior to installation. The contractor shall coordinate with the landscape architect for these approvals and shall have all required plant material placed in their proposed locations prior to the landscape architects on-site approval. All plant material placement is subject to re-placement and layout per the landscape architects discretion if the layout does not follow the plans.
- The landscape contractor shall leave all plant identification hangtag's on each plant until final approval has been granted per the Landscape Architects final punch / field report. Once the final approval is obtained, the hangtag's may be removed.

IRRIGATION NOTES:

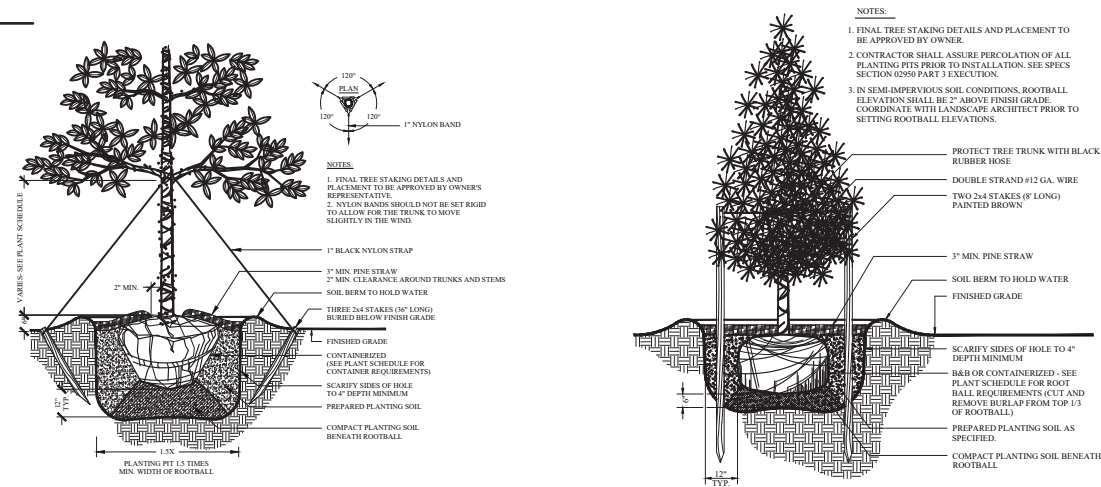
- Contractor to supply automatic irrigation system, complete and installed. System shall include all valves, pipes, heads, fittings, back-flow, & controllers. The installed system shall provide 100% coverage of all sod, hydro-seed and planting beds.

GRADING NOTES:

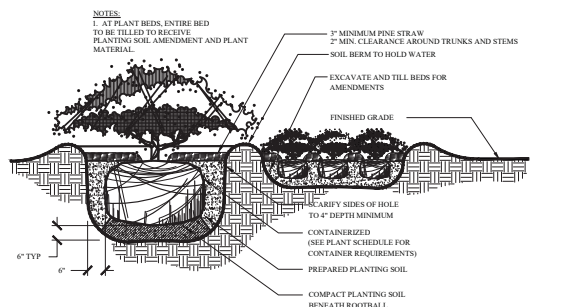
- Contractor to perform fine grading within all turf and plant beds. Fine grading shall consist of a hand raked, smooth soil free of rocks, roots, and debris.

GENERAL NOTES:

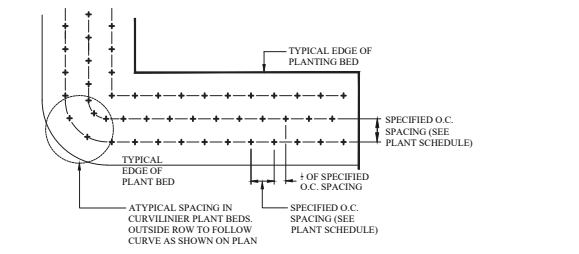
- Contractor is responsible for locating existing utilities and is responsible for any damage that may occur to existing utilities.
- Contractor is responsible for inspection of existing conditions and promptly reporting any discrepancies. Contractor to perform soil tests as specified.
- Notify landscape architect of any site conditions which may necessitate a modification to the plans. Landscape architect shall, if necessary, make "in-field modifications".
- Any deviation from these plans must be specifically approved by the landscape architect or owner's representative.



SHADE TREE
SCALE: NOT TO SCALE

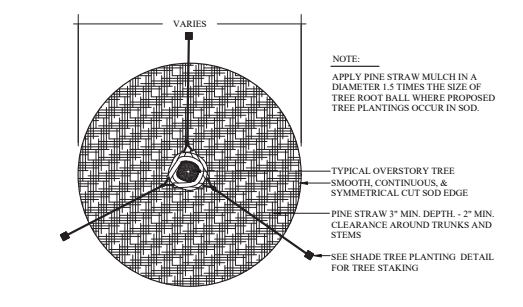


SHRUB PLANTING
SCALE: NOT TO SCALE



GROUND COVER SPACING
SCALE: NOT TO SCALE

PINE TREE
SCALE: NOT TO SCALE



MULCH TREE RING
SCALE: NOT TO SCALE

DESIGN REVIEW BOARD: NOT FOR CONSTRUCTION



LANDSCAPE DEVELOPMENT PLANS
PALMETTO COASTAL COMMERCIAL
NEW DEVELOPMENT - FINAL
SAVANNAH, GEORGIA

PROFESSIONAL SEAL:

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CHECKED BY:
EW

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#	REVISION	DATE	BY

DATE:
4-12-21
PROJECT NUMBER:
01-20029
SHEET TITLE:
Landscape Schedule

SHEET NUMBER:
L-401

SURVEY INFORMATION COMPILED FROM AS-BUILT DRAWINGS & SURVEY INFO COMPLETED BY CONNELLY & WICKER INC. AND PROVIDED BY THE CLIENT.

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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: Palmetto Coastal Commercial

DRB#: DRB-000950-2021

DATE: 04/15/2021

RECOMMENDATION: Approval Approval with Conditions Denial
RECOMMENDED CONDITIONS:

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a lighting plan compliant with the LMO.

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"/>	Provide bollards to protect the 29" and 26" Live Oaks in the service yard.

MISC COMMENTS/QUESTIONS

Conceptual Approval March 23, 2021 see included NOA
7' fence cannot extend into the Dillon Road setback at the entrance drive.
The proposed fueling station tanks appear to be shown within the required adjacent use setback and buffer, please note that this is not allowable. Please see LMO Section 16 5 102.E for a list of allowable setback encroachments and LMO Section 16 5 103.J for allowable buffer encroachments. This
Gates shall be located at least 100' from any arterial or collector street, and shall comply with the stacking distance standards in Sec.16 5 105.A.5.f
Demonstrate the site meets the access separation requirements between the proposed drives and the nearest drive aisles in both directions of Dillon Road.
Demonstrate the parcel has legal access to the side access drive. It appears that drive may already exceed allowed ADT.