



Town of Hilton Head Island  
**Design Review Board Meeting**  
**Tuesday, September 14, 2021 – 1:15 p.m.**  
**AGENDA**

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This meeting will be conducted virtually and can be viewed on the [Town of Hilton Head Island Public Meetings Facebook Page](#).

**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 August 24, 2021

**6. Appearance by Citizens**

Citizens who wish to address the Board concerning items on the agenda may do so by contacting the Board Secretary at 843-341-4691 no later than 12:15 p.m. the day of the meeting. Citizens may also submit written comments via the [Town's Open Town Hall Portal](#). The portal will close at 12:15 p.m. the day of the meeting. Comments submitted through the portal will be provided to the Board and made part of the official record.

**7. Unfinished Business**

a. *Alteration/Addition*

i. Wei Food Hall, DRB-001598-2021

b. *New Development – Final*

i. Airport Terminal Renovation, DRB-001860-2021

**8. New Business**

a. *New Development – Conceptual*

i. Dolphin Head Recreation Area, DRB-001997-2021

b. *Alteration/Addition*

i. Subway, DRB-002006-2021

ii. New York City Pizza Awning, DRB-002009-2021

**9. Board Business**

a. Review and Adoption of 2022 Meeting Schedule

**10. Staff Report**

a. Minor Corridor Report

**11. Adjournment**

**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**  
August 24, 2021 at 1:15 p.m. Virtual Meeting  
**MEETING MINUTES**

**Present from the Board:** Chair Cathy Foss, Vice Chair John Moleski, David McAllister, Annette Lippert, Judd Carstens, Ryan Bassett, Ben Brown

**Absent from the Board:** None

**Present from Town Council:** Bill Harkins, David Ames, Glenn Stanford

**Present from Town Staff:** Chris Darnell, Urban Designer; Chris Yates, Interim Community Development Director; Teri Lewis, Deputy Community Development Director; Nicole Dixon, Development Review Administrator; Shea Farrar, Landscape/Urban Design Associate; Rene Phillips, Web Developer; Krista Wiedmeyer, Town Clerk; Teresa Haley, Senior Administrative Assistant; Vicki Pfannenschmidt, Temporary Administrative Assistant

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**1. Call to Order**

Chair Foss 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**

Chair Foss asked if there were any changes to the agenda. Mr. Darnell explained that due to a scrivener's error the DRB number for Central Plaza was incorrectly listed as DRB 001802-2021 and the correct number is DRB 001820-2021. Mr. Brown moved to approve the agenda with the correction. Mr. Carstens seconded. By show of hands, the motion passed 6-0-1. (Mr. Moleski abstained due to technical difficulties.)

**5. Approval of Minutes**

**a. Meeting of August 10, 2021**

Chair Foss asked for a motion to approve the minutes of the August 10, 2021 regular meeting. Mr. Brown moved to approve. Mr. McAllister seconded. By show of hands, the motion passed 6-0-1. (Mr. Moleski abstained due to technical difficulties.)

**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. Unfinished Business

### a. *Alteration/Addition*

#### i. Wei Food Hall, DRB-001598-2021

Chair Foss noted the applicant submitted additional information after the posting of the agenda package. The Board unanimously accepted the additional documents into review.

Mr. Darnell presented the application as described in the Board's agenda package with the additional documents and recommended approval as submitted.

Chair Foss 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 the applicant discussed the application, and the following concerns and recommendations were made regarding the project: confirmation regarding the metal panel; discussion regarding the gap between the buildings and the size of the gap; clarification of paint colors; the lack of a sample of the awning system screen; the lack of a physical sample of the wood grain aluminum panels; and the need to define and provide a sample of the caulking between the panels.

Following discussion, Chair Foss moved to table DRB-001598-2021. Ms. Lippert seconded. By way of roll call, the motion passed by a vote of 7-0-0.

## 8. New Business

### a. *New Development – Final*

#### i. Airport Terminal Renovation, DRB-001860-2021

Chair Foss noted the applicant submitted additional information after the posting of the agenda package. The Board unanimously accepted the additional documents into review.

Mr. Darnell presented the application as described in the Board's agenda package with the additional document and recommended approval with the following conditions:

- Provide color of the integrally pigmented concrete in the crosswalks for Staff review and approval.
- Provide cut sheets for the proposed site furniture (benches, bike racks, etc.) for Staff review and approval.
- Add tabby finish to the columns for review and approval by one DRB member.
- Provide a lighting (photometric) plan for Staff review and approval.

Chair Foss 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 the applicant discussed the application and the following concerns and recommendations were made regarding the project: consideration of a covered walkway; review of the planting plan; consideration of the use of tabby for the columns; the need for a lowcountry vernacular; concern that the color choice on P-4 has too much pink; the need for the finish color for the light fixtures; consideration of true board and batten on the front and west façades; clarification of the color of gutters and downspouts; concern of the location and number of downspouts; the need for an architectural drawing of the building height reduction; and details regarding the vertical siding panels.

Following discussion, Ms. Lippert moved to table DRB-001860-2021 with the following conditions:

1. Details on the vertical siding panels reveals need to have a minimum 3/4-inch depth, otherwise an applied batten board.
2. Include large-scale tabby planters at the entry.
3. Revision to the pitch of the hip roof to meet the building height restrictions.
4. Reduce the number of downspouts at the round columns and revising them to round and bronze downspouts.
5. Review of the bracket for E-25 and a confirmation that the Hex A is a bronze fixture.

Mr. McAllister seconded. By way of roll call, the motion passed by a vote of 7-0-0.

**b. Alteration/Addition**

**i. Central Plaza Renovation, DRB-001820-2021**

Mr. Darnell presented the application as described in the Board's agenda package. He recommended the project be approved as submitted.

Chair Foss 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 the applicant discussed the application, and the following concerns and recommendations were made regarding the project: a suggestion that the HVAC units be hidden; clarification of the downspout color; and clarification of dimensions regarding Bahama shutters.

Following discussion, Mr. Brown moved to approve DRB-001820-2021 as submitted. Mr. Bassett seconded. By way of roll call, the motion passed by a vote of 7-0-0.

**ii. PSD#1 Water Tank, DRB-001868-2021**

*(Due to a potential conflict of interest, Mr. McAllister recused himself from discussion and voting regarding PSD#1 Water Tank, DRB-001868-2021. 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 recommended the project be approved as submitted.

Chair Foss 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 the applicant discussed the application, and the following concerns and recommendations were made regarding the project: inquiry as to whether the auxiliary building was included; suggestion that the walls of the tank be lighter than the top; and the need for plantings.

Following discussion, Chair Foss moved to approve DRB-001868-2021 with the following condition:

1. The ceiling of the tank is to be painted Jadite and the walls Agate Green.

Ms. Lippert seconded. By way of roll call, the motion passed by a vote of 6-0-0.

**c. Signs**

**i. Circle Center Signs, DRB-001774-2021**

*(Due to a potential conflict of interest, Mr. Carstens recused himself from discussion and voting regarding Circle Center Signs, DRB-001774-2021. The required Potential Conflict of Interest form has been completed and made part of the official record.)*

Ms. Farrar presented the application as described in the Board's agenda package. She recommended the project be approved with the following condition:

- Stamped engineered plans and landscape plans are to be submitted with the sign permit.

Chair Foss 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 the applicant discussed the application, and the following concerns and recommendations were made regarding the project: request for an explanation of halo lighting; clarification of the type of brick to be used; and assurance the lighting is 3000K or below.

Following discussion, Mr. McAllister moved to approve DRB-001774-2021 with the following condition:

1. Stamped engineered plans and landscape plans are to be submitted with the sign permit.

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

ii. Parker's Signage, DRB-001870-2021

*(Due to a potential conflict of interest, Mr. Carstens recused himself from discussion and voting regarding Parkers Signage, DRB-001870-2021. The required Potential Conflict of Interest form has been completed and made part of the official record.)*

Ms. Farrar presented the application as described in the Board's agenda package. She recommended the project be approved with the following conditions:

Parker's Monument A:

- Keep address copy.
- Reduce changeable copy to 8" and show dimensions.
- Changeable copy and gas descriptions to match address color black.
- Acrylic letters for gas descriptions to be 1" thick stud mounted to match existing.

Mathews Monument B:

- Per approved sign system, tenant panels are 1.5" HDU.
- Background color for changeable copy to remain monument color.
- Acrylic letters for gas descriptions to be 1" thick stud mounted to match existing.
- Changeable copy also in black.

William Hilton Pkwy. Common Monument C:

- Per approved sign system, tenant panels are 1.5" HDU.

Chair Foss 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 the applicant discussed the application, and the following concerns and recommendations were made regarding the project: consideration to not italicize the

prices; discussion regarding the font; consideration of eliminating the blue band at the bottom; and location of the prices.

Following discussion, Ms. Lippert moved to approve DRB-001870-2021 with the following conditions:

1. All of Staff Comments.
2. No italicized text on the club regular and club.
3. Bringing in the price signs to justify with the Parkers sign.

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

**iii. Marriott Sunset/Harbour Point, DRB-001875-2021**

*(Due to a potential conflict of interest, Ms. Lippert recused herself from discussion and voting regarding Marriott Sunset/Harbour Point, DRB-001875-2021. The required Potential Conflict of Interest form has been completed and made part of the official record.)*

Ms. Farrar presented the application as described in the Board's agenda package. She recommended the project be approved with the following conditions:

- Address moved to top and suggest adding road name for balance.

Chair Foss 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 the applicant discussed the application, and the following concerns and recommendations were made regarding the project: the thickness of the letters and the necessity of the full address as opposed to the street number.

Following discussion, Mr. Brown moved to approve DRB-001875-2021 as submitted. Chair Foss seconded. By way of roll call, the motion was approved by a vote of 6-0-0.

**9. Board Business - None**

**10. Staff Report**

- a. Minor Corridor Report - Mr. Darnell reported the following minor DRB approvals since the last meeting of the Board: the addition of a fence at 85 Arrow Road; cellular equipment replacement at 616 William Hilton Parkway and 200 Marshland Road.

**11. Adjournment**

The meeting adjourned at 4:32 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](http://www.hiltonheadislandsc.gov)

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

Applicant/Agent Name: Gretchen Fisher Company: MJM Architects  
 Mailing Address: 2948 Sidco Dr. City: Nashville State: TN Zip: 37204  
 Telephone: 615-244-8170 Fax: \_\_\_\_\_ E-mail: g.fisher@mjmarch.com

Project Name: Wei Food Hall facades Project Address: 95 Matthews Drive

Parcel Number [PIN]: R 511 008 000 0192 0000 \_\_\_\_\_

Zoning District: LC Overlay District(s): ---

\*Submittal is being made by MJM on behalf of its client, and the tenant and their design team.

**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.

Gretchen N Fisher Digitally signed by Gretchen N Fisher  
DN: C=US, E=g.fisher@mjmarsh.com,  
CN=Gretchen N Fisher  
Date: 2021.06.29 13:38:46-05'00'

06-29-21

SIGNATURE

DATE





# **TOWN OF HILTON HEAD ISLAND**

*Community Development Department*

**TO:** Design Review Board  
**FROM:** Chris Darnell, *Urban Designer*  
**DATE:** Sept. 1, 2021  
**SUBJECT:** Wei Food Hall Application for Sept. 14<sup>th</sup> DRB Meeting

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On Aug 24<sup>th</sup> the DRB tabled the review of the Wei Food Hall application in order to review additional information. The letter with the additional information requested by the DRB is included. The sample of the wood grain aluminum will be available for your review prior to the meeting. If you have any questions do not hesitate to contact me.

# TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928

(843) 341-4600 Fax (843) 842-7728

www.hiltonheadislandsc.gov

John J. McCann  
Mayor

William D. Harkins  
Mayor ProTem

\_\_\_\_\_  
Council Members

Thomas W. Lennox  
David Ames  
Tamara Becker  
Glenn Stanford  
Alexander Brown, Jr.

\_\_\_\_\_  
Marc Orlando  
Town Manager

August 30, 2021

Wei Zhu  
10 Henry Lane  
Hilton Head Island, SC 29928  
Email: okkohhi@gmail.com

Re: DRB 001598-2021 Wei Food Hall

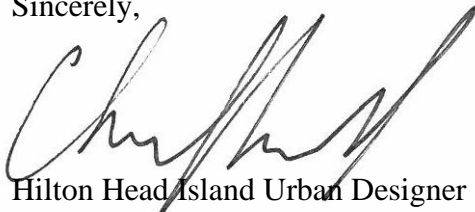
Mr. Chan,

During the August 24, 2021 Design Review Board (DRB) meeting, the DRB reviewed the information submitted for DRB 001598-2021. The DRB voted to table the issue with agreement from your representative, in order that the following additional information be provided for their review and approval:

1. The drawings or narrative shall be revised to indicate the proposed aluminum architectural panels will extent to the Planet Fitness bump out and to the end of the building (left side in Store Front Elevation 2/A-2),
2. The drawings or narrative shall be revised to indicate the grain of the proposed aluminum architectural panels will be vertical,
3. The aluminum architectural panel sample (submitted to Staff as additional information) shall be made available for review by the DRB,
4. The drawings or narrative shall be revised to indicate the proposed sign and goose neck fixtures will be relocated over the awning system,

Please provide this information as soon as possible. If you have any questions do not hesitate to contact me.

Sincerely,



Hilton Head Island Urban Designer  
Chris Darnell, RLA



# AN UNRIVALED REALISM

ALL TEXTURES ARE PRODUCED FROM PHOTOS OF ORIGINAL MATERIALS.

CHOOSE FROM A VAST ARRAY OF TEXTURES AND COLORS.

VISIT OUR WEBSITE AT [WWW.DIZAL.COM](http://WWW.DIZAL.COM).

Dizal offers the best warranty on the market, not only on the product but also on the discoloration, thanks to added layer of the Z-CLEAR.

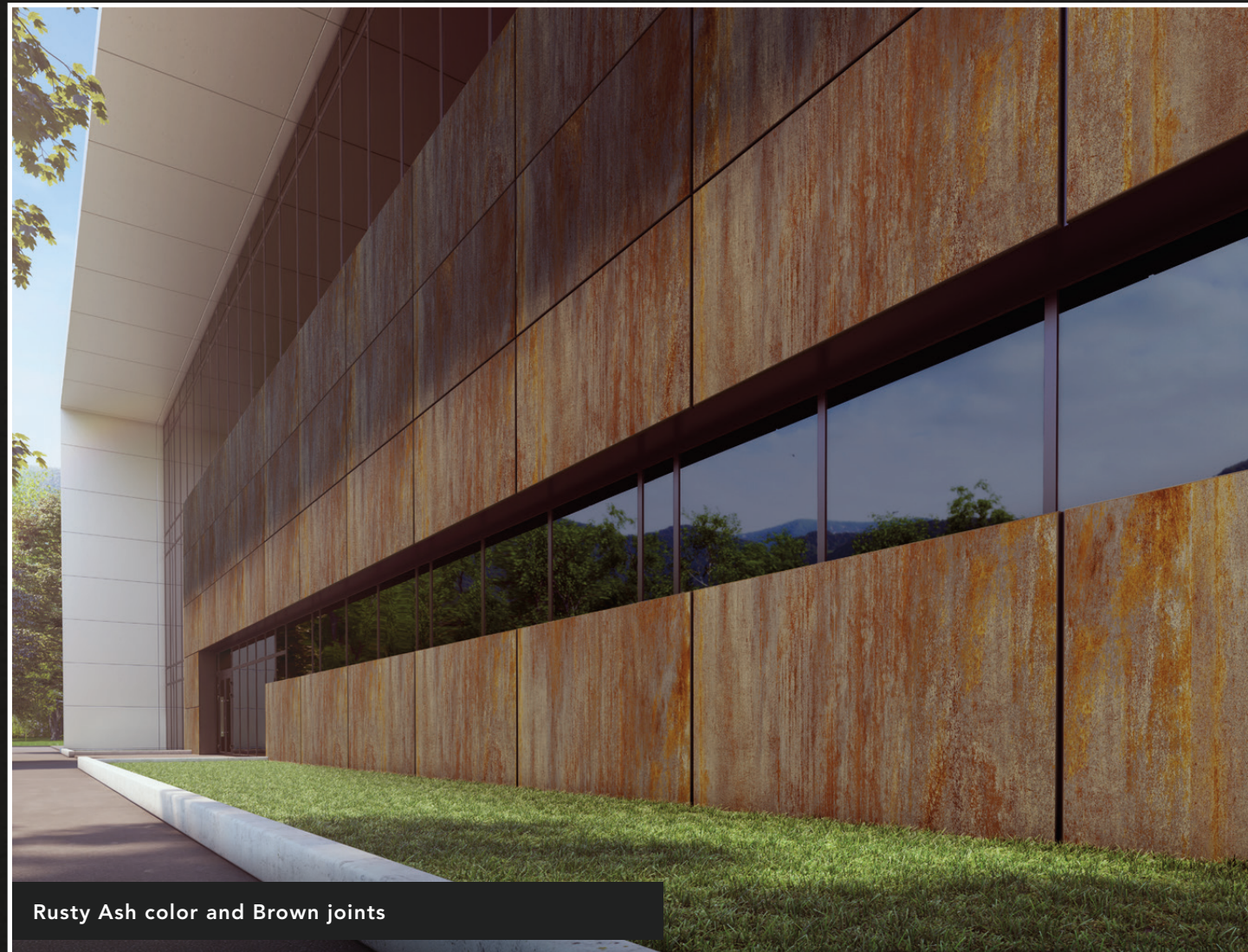
Please refer to our complete Warranty documentation on our website at [www.dizal.com](http://www.dizal.com).



# DIZAL

DIGITAL PRINTING

ALUMINUM ARCHITECTURAL PANELS



Rusty Ash color and Brown joints



Silver Travertine color and Charcoal joints



JOINTS AVAILABLE IN 3 TEXTURED COLORS.

« Pantone » colors conditionally available on demand.



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Charcoal



Silver

DIZAL

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1 855-915-9400

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DIZAL

# PANELS, PARTS AND ACCESSORIES

## FRAME

Rigid aluminum extrusion, painted to match joint color, adhered to panel with industrial grade tape with 75 lb/in<sup>2</sup> tensile strength.

## ACP

### (Aluminum Composite Panel)

Panel 4 mm thick, without fold or apparent fasteners. Class A rated Fire Resistant Core.

## PRIMER COAT

Specially formulated primer coat assures optimal adhesion between aluminum and ink.

## HD PRINTING

High definition digital inkjet print reproducing a wide range of textures and outstanding color variations.

## Z-CLEAR<sup>®</sup>

A protective clear coat is applied to provide long term protection against fading.

## SYSTEM

Dizal's system is made up of panels and rails allowing for a fast and easy installation.

Extrusions are pre-painted in order to reproduce different joint colors. These are installed to the wall first, then panels can be inserted into them.

The complete system includes 4 items:

## PANELS

- The panel, with a depth of 0.75" (1.9 cm), is available at the specified dimension up to a maximum size of 4' x 8' (121.92 cm x 243.84 cm). \*
- Spacing between panels is predetermined at 0.375" (0.95 cm).
- Panels are shipped with a protective film.

\* Other dimensions conditionally available.



## STARTER STRIP

- Aluminum extrusion with clippable screw cover strip, painted to match joint color.

## HORIZONTAL AND VERTICAL DOUBLE FASTENING STRIP

- Two piece aluminum extrusion with screw cover strip for a horizontal and vertical installation of panels.

## FINISHING STRIP

- Aluminum extrusion with clippable screw cover strip, painted to match joint color, allows for on site cutting and installation of finishing panels.



Double fastening strip in horizontal position



Double fastening strip in vertical position (A) and Starter Strip (B). Please refer to installation guide for full details.

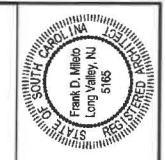
## TESTS & CERTIFICATIONS\*

- . ASTM E84 - Fire resistance
- . ASTM E283 - Static air infiltration
- . ASTM E330 - Structural performance
- . ASTM E331 - Static water contacting AWB
- . ASTM G155 - UV resistance
- . ASTM D6578 - Graffiti resistance

- . ASTM D3359 B - Adhesion testing
- . ASTM D6665 - Boiling water testing
- . ASTM D2794 - Impact resistance
- . ASTM E413 - Sound insulation
- . AAMA 501.1 - Dynamic water infiltration test
- . LEED V4

\* visit our website at [www.dizal.com](http://www.dizal.com) for more information





**FRANK D. MILETO A.I.A.**  
 14 BEAVER BROOK DRIVE, LONG VALLEY, N.J. 07863  
 Tel: 908.878.6800 Fax: 908.878.6805  
 Email: frank@frankd-mileto.com  
 ARCHITECT-PROFESSIONAL PLANNER



FOOD SERVICE CONSULTANT  
**LAM & ASSOCIATES CONSULTING, INC.**  
 11 EAST BROADWAY, SUITE 110, NEW YORK, NY 10002  
 TEL: 212.755.3450 FAX: 212.752.9145  
 EMAIL: HSLAMC@GMAIL.COM

**PROPOSED RESTAURANT**  
 PORT ROYAL PLAZA  
 88 MATTHEWS DRIVE  
 HILTON HEAD ISLAND, SC 29928

REVISIONS	
DATED:	
07/01/2021	DRB REVIEW
DATE: 05/01/2021	
SCALE: AS DRAWING	
DRAWN: JG	
JOB NO. B21-013	

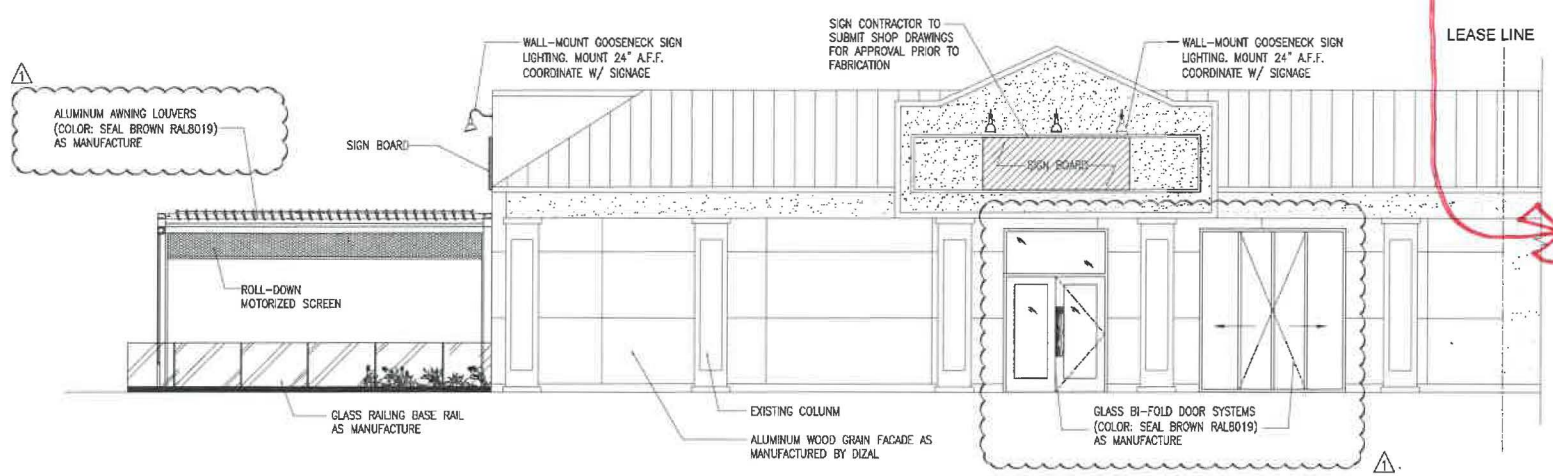
**A-2**

**GENERAL NOTES:**  
 THE SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF INTERNATIONAL BUILDING CODE SC MODIFICATIONS.

**NOTE:**  
 PHYSICAL COLOR SAMPLES SHALL BE PROVIDED BY OWNER FOR APPROVAL.

**NOTE:**  
 SIGN APPLICATION WILL BE FILED UNDER A SEPARATE APPLICATION FOR APPROVAL AND PERMIT.

**ALUMINUM PANELS WILL EXTEND TO PLANET FITNESS BUMP OUT.**

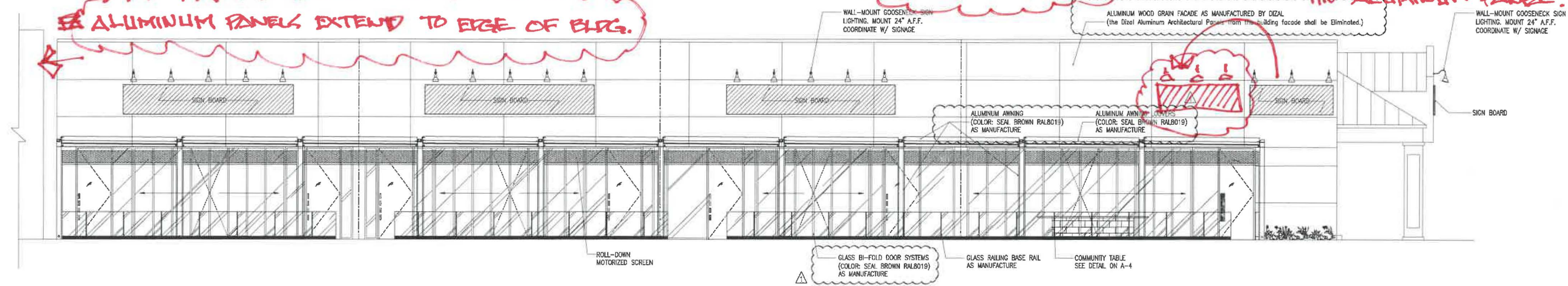


**1 STORE LEFT ELEVATION** SCALE: 3/16"=1'-0"

**NOTE: WOOD GRAIN ON ALUMINUM PANEL WILL BE VERTICAL.**

**SHIFT SIGNAGE & GOOSE NECK FIXTURES OVER AWNING CENTERED IN ALUMINUM PANEL.**

**ALUMINUM PANELS EXTEND TO EDGE OF BLDG.**



**2 STORE FRONT ELEVATION** SCALE: 3/16"=1'-0"

## DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Wei Food Hall

DRB#: DRB-001598-2021

DATE: 09/01/2021

RECOMMENDATION: Approval  Approval with Conditions  Denial   
RECOMMENDED CONDITIONS:

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

This application was tabled with a request for additional information at the Aug. 24<sup>th</sup> DRB meeting.




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

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

Applicant/Agent Name: Travis Pence Company: The Wilson Group Architects  
 Mailing Address: PO Box 5510 City: Charlotte State: NC Zip: 28299  
 Telephone: 704-331-9747 Fax: \_\_\_\_\_ E-mail: travis@twgarchitects.com  
 Project Name: HXD Terminal Improvements Project Address: 120 Beach City Road  
 Parcel Number [PIN]: R 510 004 000 0375 0000 \_\_\_\_\_  
 Zoning District: IL Light Industrial Overlay District(s): Corridor Overlay - Airport Overlay

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

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

Project Category:  
 \_\_\_\_\_ Concept Approval – Proposed Development \_\_\_\_\_ Alteration/Addition  
X 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.

N/A 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.

*Trans Walter Bura*

8/6/21

SIGNATURE

DATE



# **TOWN OF HILTON HEAD ISLAND**

*Community Development Department*

**TO:** Design Review Board  
**FROM:** Chris Darnell, *Urban Designer*  
**DATE:** Sept. 3, 2021  
**SUBJECT:** Airport Terminal for Sept. 14<sup>th</sup> DRB Meeting

---

On Aug 24<sup>th</sup> the DRB tabled the review of the Airport Terminal application in order to review additional information including changes to the roof slope to comply with LMO building height requirements. The letter requesting the additional information is included. The packet includes the revised drawings. To date, Staff has not received revisions to the color board but they are anticipated and will be available for review at Town Hall. If you have any questions do not hesitate to contact me.

# TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928

(843) 341-4600 Fax (843) 842-7728

www.hiltonheadislandsc.gov

John J. McCann  
Mayor

August 30, 2021

William D. Harkins  
Mayor ProTem

Travis Pence  
The Wilson Group Architect

P. O. Box 5510

Hilton Head Island, SC 29928 Charlotte, NC 28299

Email: travis@twgarchitects.com

\_\_\_\_\_  
Council Members

Thomas W. Lennox  
David Ames  
Tamara Becker  
Glenn Stanford  
Alexander Brown, Jr.

Re: DRB 001860-2021 HSXD Terminal Improvements

\_\_\_\_\_  
Marc Orlando  
Town Manager


Mr. Pence,

During the August 24, 2021 Design Review Board (DRB) meeting, the DRB reviewed the information submitted for DRB 001860-2021. The DRB voted to table the issue with agreement from you, in order that the following additional information be provided for their review and approval:

1. Provide a detail of the proposed vertical siding illustrating a ¾" (minimum) deep reveal or a board & batten system,
2. Specify large tabby planters at building entrances and exits,
3. Revise the roof pitch in the elevations and/or illustrations to accommodate the building height restrictions,
4. Reduce the number of downspouts and specify a round, bronze colored downspout,
5. Confirm that the Hex A fixture is a bronze color finish,
6. Review the E25 bracket.

Please provide this information no later than 8 am. Sept 3rd. If you have any questions do not hesitate to contact me.

Sincerely,



Hilton Head Island Urban Designer  
Chris Darnell, RLA



ARCHITECTURE  
PLANNING  
INTERIORS

## THE WILSON GROUP

### ARCHITECTURAL NARRATIVE – DRB FINAL APPROVAL

#### Hilton Head Island Terminal Improvements

Owner: Beaufort County, SC  
Architect: The Wilson Group Architects  
Date: September 3, 2021

#### Project Description

Originally constructed in 1993, the existing Hilton Head Island Airport Terminal Building provides Commercial Airport Terminal Services for 3 major carriers (American Airlines, Delta Airlines and United Airlines). In the wake of recently completed airfield improvements, the facility can serve larger aircraft with greater enplanements, and has witnessed significantly increased passenger growth. This has put extreme strain on the pre-9/11 Terminal design and its parking lot.

With the financial assistance of Beaufort County, the FAA, and the SC Airport Administration, the Terminal is undertaking a substantial renovation and expansion project to right-size the facility for its current and future demands. Additional goals include updating the look, feel and functionality of the Terminal with an architectural vocabulary of scale, massing and materials that reflect the building's Low-Country setting.

The existing building is approximately 18,500 SF on a single level. Primary existing materials include a teal-colored standing seam metal roof, exposed tongue and groove wood decking, white structural steel roof trusses, painted steel tube window framing, clear window glazing, and two-toned split-faced concrete masonry unit exterior. The existing building has a compromised thermal envelope design, resulting in a significant amount of exterior rusted steel. In addition, many of the existing exterior materials are not suitable for the hot-humid marine environment and the Airport lacks the staffing and financial resources to provide any regular maintenance program to mitigate buildup of exterior mildew.

The proposed design adds approximately 42,000 SF on a single level, about half of which consists of an elevated holdroom serving aircraft with passenger boarding bridges. The other half of the new SF consists of a new circulation corridor organizing the spine of the building along its landside, presenting the opportunity to update and recreate the exterior look of the building. Flanking this circulation element is a new passenger vehicular drop-off & pick up area with two transaction lanes (one covered), a by-pass lane, and a through lane. Special attention was paid in the design of this area to ensure visual passenger safety and security.

Proposed exterior materials include a new grey-colored standing seam metal roof (non-reflective), painted fiber cement fascia & soffit, painted fiber cement panels (concealed fastener rain screen system), pre-finished fiber cement panels (concealed fastener rain screen system), marine grade aluminum clad wood windows, impact debris resistant glazing, cast-in-place concrete columns with heavily textured waterproof coating, primary entrance/exit areas with heavily textured waterproof

coating, and oyster shell concrete exterior sidewalks in public areas. Colors are muted with no use of white or black.

The scale and massing of the building were carefully considered to thematically reflect its Low Country setting. A vocabulary of hip, gable & shed dormer roofs was developed to break down the overall massing of the building and use the forms to highlight particular functions for each area.

On the landside, the building is well integrated with its heavily landscaped setting. Native plants are arranged in layers that were specifically selected based on both their inside and outside perceptions, seasonal interest, and lack of maintenance. Special attention was paid to the landscaping visible from within the holdroom for deplaning passengers to establish a strong sense of place upon their arrival.

### **Responses to Preliminary Approval Hearing**

Per feedback during our preliminary review held on 11/30/20, TWG has made the following modifications:

**Comment:** Why narrow the crosswalk on the parking lots side of the drop-off?

**Response:** The narrowing of the sidewalk has been removed. This is reflected on the civil site plans, landscape plans, and architectural site plans.

**Comment:** A lighting plan is required at final. It should include all exterior lights. Consider using light bollards in the parking lot along pedestrian paths where possible.

**Response:** All proposed exterior light fixtures are shown in the drawing binder. At the exterior sidewalks, illuminated bollards have been added. This is reflected on the architectural site plans. The exterior overhead lighting in the parking lot is reflected on the landscape plans.

**Comment:** Articulate the ground plane at pavement markings & crosswalks.

**Response:** A combination of materials and colors has been incorporated into the passenger drop-off/pick up sidewalk and at the cross-walks to the parking lot. These include the use of oyster shell concrete finish. This is reflected on the architectural site plan and site details sheets.

**Comment:** Consider use of tabby on columns.

**Response:** Architect proposes using an acrylic waterproof coating on the exterior concrete columns (Coating 1). This was chosen to provide a stucco-like appearance that is highly durable and can be recoated if necessary. This is reflected on the physical samples board.

**Comment:** Consider an outdoor hangout area.

**Response:** After consideration of available exterior areas, the design team believes that the covered passenger drop-off/pick up sidewalk with benches will meet the needs of visitors waiting on arriving passengers and will provide a safe and secure area.

**Comment:** Exterior goose-neck light fixture at canopy feels a little tight.

**Response:** As an alternative, the E25 turn-down mount (shown on the light fixture cut sheet) could be used.

### **Responses to Final Approval Hearing**

Per feedback during our Final Approval Hearing held on 8/24/21, TWG has made the following modifications:

**Comment:** Provide a detail of the proposed vertical siding illustrating a ¾" minimum deep reveal or a board & batten system.

**Response:** Architect proposed a board & batten system comprised of painted fiber cement. This has been reflected on the elevation drawings and perspectives. Attached is a sketch of the proposed system detail.

**Comment:** Specify large tabby planters at building entrances and exits.

**Response:** Large tabby planters are shown on the plans, elevations and perspectives at the entrances.

**Comment:** Revise the roof pitch in the elevations and/or illustrations to accommodate the building height restrictions.

**Response:** The elevations and perspectives have been modified to reflect the roof pitch change so that the proposed building height matches the existing building height.

**Comment:** Reduce the number of downspouts and specify a round, bronze colored downspout.

**Response:** The number of downspouts at the canopy have been reduced by half. The downspouts have been changed to round and bronze colored. These modifications are shown on the plans, elevations and perspectives.

**Comment:** Confirm that the HEX-A fixture is a bronze color finish.

**Response:** The HEX-A fixture is a bronze color finish. This has been included in the revised product binder.

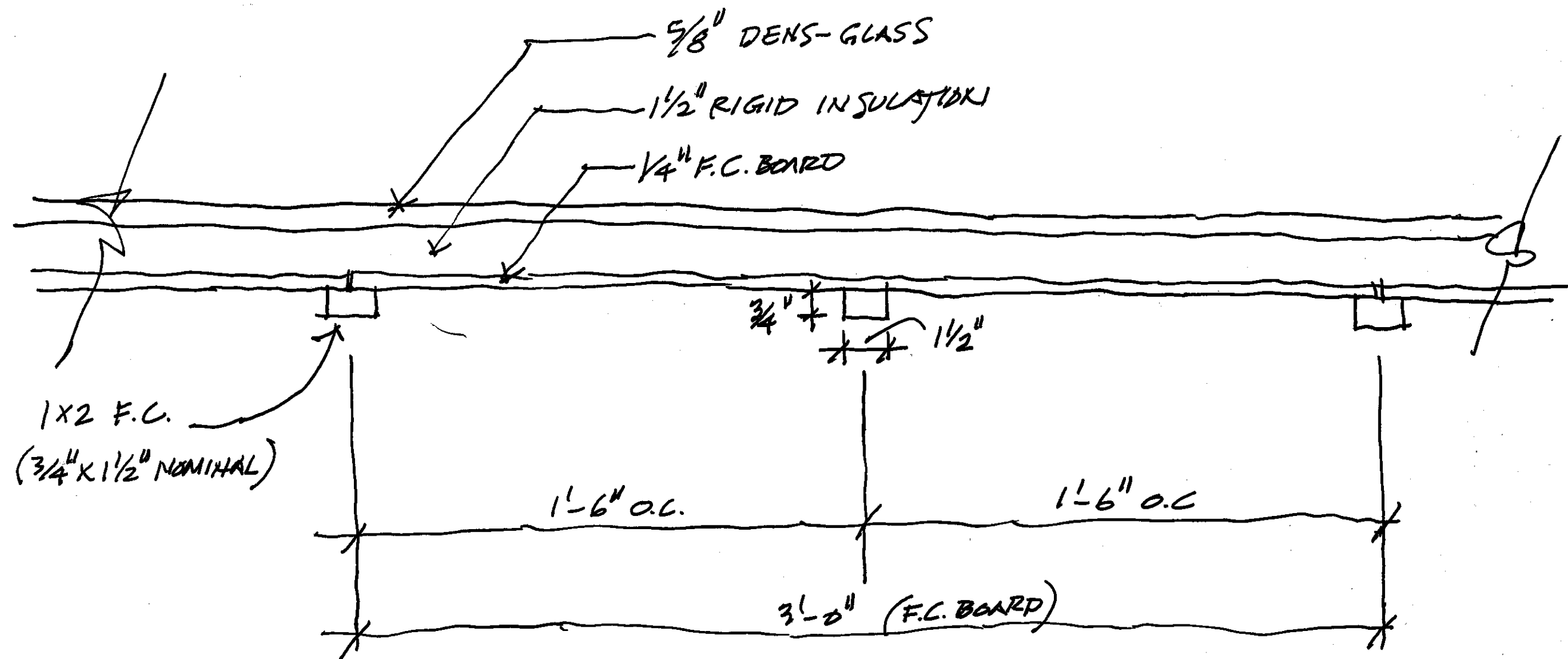
**Comment:** Review the E25 bracket.

**Response:** The E25 bracket is being proposed. This is reflected on the elevations and perspectives.

In addition, the following items have been updated in the resubmittal package:

- Paint colors for the fiber cement trim have been updated. Proposed updated colors have been updated on the sample board.
- A photograph of the proposed acrylic coating installed is provided with the proposed products package. The installed product has a smoother and more homogenous finish than on the sample board.

- The renderings were updated to reflect the articulation of the ground plane at the drop-off canopy including use of oyster shell concrete, broom finished concrete and colored concrete.
- The brackets have been enlarged from 6x6 to 8x8 and now extend beyond the fascia to provide a beefier appearance.
- The light bollards have been added to the renderings.



DETAIL AT PROPOSED FIBER CEMENT BOARD AND BATTEN SIDING SYSTEM  
 TWG ARCHITECTS  
 9/3/21





**Hartranft Lighting Design**

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**Architectural Lighting Solutions**

# **HILTON HEAD AIRPORT TERMINAL RENOVATION AND EXPANSION**

**LIGHTING CUTSHEETS UPDATE**

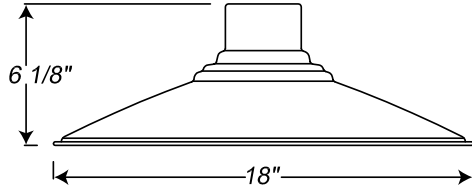
**2021-03-11**

HILTON HEAD AIRPORT

Project: TYPE HEX-A

Fixture Type: \_\_\_\_\_ Quantity: \_\_\_\_\_

Customer: \_\_\_\_\_



Specifications

**Material:**  
RLM shades are constructed of heavy duty spun aluminum. Wall back plate and driver 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.

**Electrical:**  
Universal voltage 120-277 is standard. 0-10V, TRIAC and ELV dimming to 1% protocols are standard for LED modules. (12w is 120v and TRIAC dimming only)

See page 2 table for LED module and driver specs, voltage and dimming protocols.

**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.

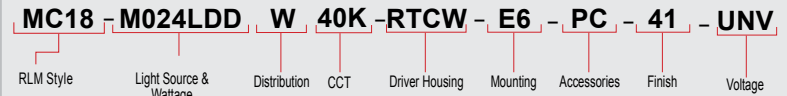
**Modifications:**  
Consult factory for custom or modified designs.

MC18 LED

Weight: 2 lbs

Architectural Bronze Finish

Catalog Logic



Catalog Number	1	2	3	4	5	6	7	8
	MC18							UNV

1 LIGHT SOURCE & WATTAGES
M012LDN (12w, 750 lumen, Cree module) Integral driver, 120V, TRIAC dimming & narrow distribution only.
M009LDD (9w, 850 lumen, Cree module)
M010LDD (10w, 1250 lumen, Cree module)
M016LDD (16w, 2000 lumen, Cree module)
<b>M024LDD (24w, 3000 lumen, Cree module)</b>

2 DISTRIBUTION
<b>W (T5 Wide Distribution with Dome LED Lens)</b>
N* (T5 Narrow Distribution with Flat LED Lens)
*12w is narrow only, select "N".

3 COLOR TEMPERATURE (CCT)
27K (2700K)
<b>30K (3000K)</b>
35K (3500K)
40K (4000K)

4 DRIVER HOUSINGS*
NA (Housing not required for 12w)
<b>Wall Mount Options Choose Arm in Box 5</b>
RTCW (Driver Housing for Wall only (E-arms); 6 1/2" OD x 5 5/8" H)
SRTCW (Smooth Driver Housing for Wall only (E-arms); 6" OD x 2 7/8" H)
RTCNCW (Driver Housing/No Spun Cover for Wall only (E-arms); 5 7/8" OD x 2 5/8" H)
<b>Cord Mount Options Choose Cord Style in Box 5</b>
CRD-RTCC (Driver Housing for Cord only; 6 1/2" OD x 5 5/8" H)
CRD-SRTCC (Smooth Driver Housing for Cord only; 6" OD x 2 7/8" H)
CRD-RTCNC (Driver Housing/No Spun Cover for Cord only; 5 7/8" OD x 2 5/8" H)
<b>Cable Mount Options Choose Cord Style in Box 5</b>
SSC-RTCC (Driver Housing for SS Cable/Cord only; 6 1/2" OD x 5 5/8" H)
SSC-SRTCC (Smooth Driver Housing for SS Cable/Cord only; 6" OD x 2 7/8" H)
SSC-RTCNC (Driver Housing/No Spun Cover for SS Cable/Cord only; 5 7/8" OD x 2 5/8" H)
<b>Stem Mount Options Choose Stem Size in Box 5</b>
ST-RTCC (Driver Housing for Stem only; 6 1/2" OD x 5 5/8" H)
ST-SRTCC (Smooth Driver Housing for Stem only; 6" OD x 2 7/8" H)
ST-RTCNC (Driver Housing/No Spun Cover for Stem only; 5 7/8" OD x 2 5/8" H)
<b>Emergency Backup Housing Options Choose EMG Driver in Box 7</b>
CRD-DCEM (Emergency Ballast Housing for Cord only; 12" OD x 1 1/2" H) Choose Cord Style in Box 5.
ST-DCEM (Emergency Ballast Housing for Stem only; 12" OD x 1 1/2" H) Choose Stem Size in Box 5.
SSC-DCEM (Emergency Ballast Housing for SS Cable/Cord only; 12" OD x 1 1/2" H) Choose Cord Style in Box 5.
*Driver Housing finish will match fixture finish.

5 MOUNTING SOURCES*
<b>Arm Mounts</b>
E3 E4 E6 E8 E9 E10 E11 E12 E15 E18 E24 E25 <b>E36</b>
<b>Wall Mounts</b>
WM40 WM54 WM74 WM317
<b>Post Mounts</b>
PM10 PM20 PM30 PM40 PM50 PM319
<b>Cord Mounts Color &amp; Style (See page 4 for color cord style)</b>
<b>SJT Cord</b>
BLC (6' Black SJT Cord)   WHC (6' White SJT Cord)
<b>Solid Fabric Colored Cords</b>
BLSF (6' Black)   ORSF (6' Orange)
GYSF (6' Gray)   LGSF (6' Lime Green)
CHSF (6' Chocolate Brown)   KGSF (6' Kelly Green)
WHSF (6' White)   CBSF (6' Cobalt Blue)
CASF (6' Cardinal)   SBSF (6' Sky Blue)
<b>Patterned Fabric Colored Cords</b>
BWHPF (6' Black/White Houndstooth)   BIHPF (6' Brown/Ivory Houndstooth)
GYCPF (6' Gray/Citrus Yellow)   MOSPF (6' Magenta/Orange Stripe)
NMTPF (6' Navy Mini Tweed)
<b>Glossy Fabric Colored Cords</b>
GMGF (6' Gun Metal)   SSGF (6' Sterling Silver)
CPGF (6' Copper Penny)   BRGF (6' Bronze)
GOGF (6' Gold)
<b>Stem Mounts</b>
1/2" (13/16" OD) Rigid Stems   3/4" (1" OD) Rigid Stems
2ST6 2ST12 2ST18   3ST6 3ST12 3ST18
2ST24 2ST36 2ST48   3ST24 3ST36 3ST48
2ST60 2ST72 2ST96   3ST60 3ST72 3ST96
*Arm mounts, Wall mounts or Stem finish will match fixture finish.

<b>*EMG-LED06</b> (6w, LED Emergency Driver, remote placement, Cree module only, Not applicable for 12w LED) <b>MUST CHOOSE DCCEM CANOPY IN BOX 4.</b>
<b>*EMG-LED10</b> (10w, LED Emergency Driver, remote placement, Cree module only, Not applicable for 12w LED) <b>MUST CHOOSE DCCEM CANOPY IN BOX 4.</b>
<b>*EMG-LED16</b> (16w, LED Emergency Driver, remote placement, Cree module only, Not applicable for 12w LED) <b>MUST CHOOSE DCCEM CANOPY IN BOX 4.</b>
<b>*EMG-LED20</b> (20w, LED Emergency Driver, remote placement, Cree module only, Not applicable for 12w LED) <b>MUST CHOOSE DCCEM CANOPY IN BOX 4.</b>
<b>GR18</b> (18" Wire Grill)**
<b>PC</b> (Button Photo Cell) Remote Only
<b>SC</b> (Scroll for Arms)**
<b>SLC</b> (Sloped Ceiling Mount Canopy, 20° Max)**
<b>SQ</b> (Square Back Plate)**
<b>SWL</b> (Adjustable Locking Swivel)**
<b>TBK</b> (Turn Buckle Kit)**
<b>*For Emergency lumen output data; see Resources section at <a href="http://www.ANPLighting.com">www.ANPLighting.com</a></b>
<b>**Accessory finish will match fixture finish.</b>

7 FINISHES					
*Marine Grade Finish has an additional charge					
Standard Colors	Standard Grade	Marine Grade*	Premium Colors	Premium Grade	Marine Grade*
Aspen Green	10	10M	High Gloss Black	01	01M
Cantaloupe	11	11M	Arctic Silver	14	14M
Lilac	12	12M	Candy Apple Red	64	64M
Putty	13	13M	Cobalt Blue	65	65M
Raw Unfinished	40	NA	Caramel	66	66M
Black	41	41M	Butterscotch	67	67M
Forest Green	42	42M	Black Silver	68	68M
Bright Red	43	43M	Gunmetal Gray	69	69M
White	44	44M	Mayan Gold	79	NA
Bright Blue	45	45M	Textured Desert Stone	80	80M
Sunny Yellow	46	46M	Extreme Chrome	81	81M
Aqua Green	47	47M	Graystone	82	82M
Galvanized	49	NA	Oil Rubbed Bronze	83	83M
Navy	50	50M	Carbon Graphite	96	96M
Architectural Bronze	51	51M			
Patina Verde	52	52M			
Copper Clay	53	53M			
Silver	56	56M			
Black Verde	61	61M			
Painted Chrome	70	70M			
Painted Copper	71	71M			
Textured Black	72	72M			
Matte Black	73	73M			
Textured Architectural	76	76M			
Textured White	77	77M			
Textured Silver	78	78M			

Consult Factory for additional paint charges and availability.

8 VOLTAGE	
UNV (120-277)	

LED MODULE SPECIFICATIONS				
LED	CCT	Typical Luminous Flux	System Wattage	Typical Efficacy
9W	2700K	850	11W	97
	3000K	850	11W	97
	3500K	850	11W	97
10W	4000K	850	11W	97
	2700K	1250	12W	125
	3000K	1250	12W	125
12W	3500K	1250	12W	125
	4000K	1250	12W	125
	2700K	750	12W	65
16W	3000K	750	12W	65
	3500K	750	12W	65
	4000K	750	12W	65
24W	2700K	2000	19W	125
	3000K	2000	19W	125
	3500K	2000	19W	125
	4000K	2000	19W	125
	2700K	3000	29W	125
	3000K	3000	29W	125
	3500K	3000	29W	125
	4000K	3000	29W	125

MODULE SPECIFICATION:
• Efficacy 65-125 lumens per watt
• Life: L70 50,000 hours
• Color temp: 2700K, 3000K, 3500K and 4000K
• CRI: >90

MODULE LISTINGS
• Fully compliant with the RoHS Directive
• Certifications: CE/UL

MODULE DRIVER SPECIFICATION:
• Input Voltage: 120-277 Volts; 50/60Hz
• Dimmable down to 1%
• 0-10V, TRIAC and ELV dimming protocols are standard. (12w is 120v and TRIAC dimming only)
• Output Current: Constant Current; 440mA to 940mA (model dependent)
• Driver Efficiency > 80%; Power Factor > 0.9
• Integral Surge Protection in conformance to ANSI C62.41 Category A.

WARRANTY
See <a href="http://www.ANPLighting.com">www.ANPLighting.com</a> for complete fixture warranty.
LED warranty information
• 5 year limited warranty*
*Limited Warranty: A typical year is defined as 4380 hours of operation

HILTON HEAD AIRPORT

Project: TYPE HEX-A

Fixture Type: \_\_\_\_\_ Quantity: \_\_\_\_\_

Customer: \_\_\_\_\_

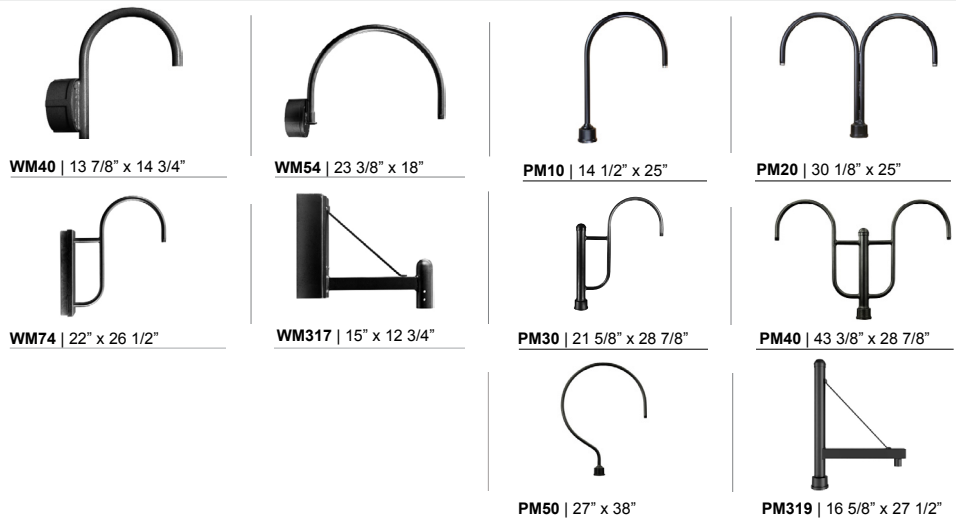
ARM MOUNTS | Dimensions are Projection x Height | CB included with all arms | Arm will match fixture finish



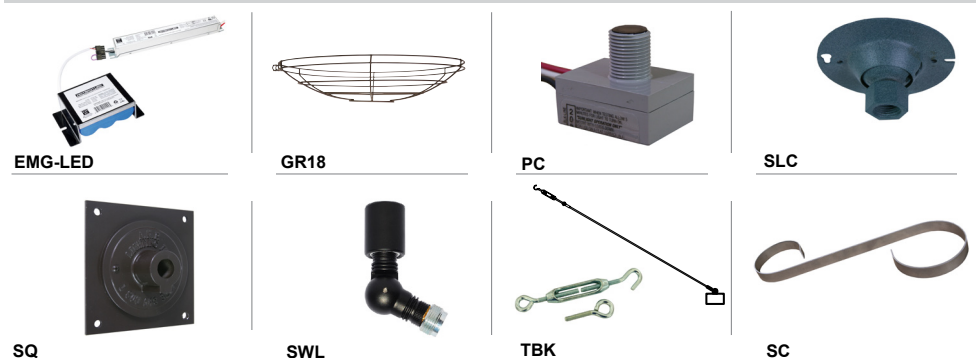
Driver Housings

	RTCW (6 1/2" OD x 5 5/8" H) Wall Only (E-arms)
	RTCNCW (5 7/8" OD x 2 5/8" H) Wall Only (E-arms)
	SRTCW (6" OD x 2 7/8" H) Wall Only (E-arms)
	ST-RTCC (6 1/2" OD x 5 5/8" H) Stem Only
	CRD-RTCC (6 1/2" OD x 5 5/8" H) Cord Only
	SSC-RTCC (6 1/2" OD x 5 5/8" H) Cable Only
	ST-RTCNC (5 7/8" OD x 2 5/8" H) Stem Only
	CRD-RTCNC (5 7/8" OD x 2 5/8" H) Cord Only
	SSC-RTCNC (5 7/8" OD x 2 5/8" H) Cable Only
	ST-SRTCC (6" OD x 2 7/8" H) Stem Only
	CRD-SRTCC (6" OD x 2 7/8" H) Cord Only
	SSC-SRTCC (6" OD x 2 7/8" H) Cable Only
	ST-DCCEM (12" OD x 1 1/2" H) Stem Only
	CRD-DCCEM (12" OD x 1 1/2" H) Cord Only
	SSC-DCCEM (12" OD x 1 1/2" H) Cable Only

WALL MOUNTS | Dimensions are Projection x Height | POST MOUNTS | Dimensions are Projection x Height



ACCESSORIES



LED ceiling mounted downlight - wide beam

BEGA

**Application**

This compact LED ceiling mounted downlight is designed for down lighting atriums, canopies, passages, and other interior and exterior locations featuring a symmetrical wide beam light distribution.

**Materials**

Luminaire housing constructed of die-cast marine grade, copper free ( $\leq 0.3\%$  copper content) A360.0 aluminum alloy  
 Clear safety glass  
 Reflector made of pure anodized aluminum  
 High temperature silicone gasket

**NRTL** listed to North American Standards, suitable for wet locations  
 Protection class IP65  
 Weight: 2.2lbs

**Electrical**

Operating voltage 120-277VAC  
 Minimum start temperature  $-30^{\circ}\text{C}$   
 LED module wattage 4.9W  
 System wattage 7W  
 Controllability 0-10V dimmable  
 Color rendering index  $Ra > 80$   
 Luminaire lumens 532 lumens (3000K)  
 Lifetime at  $T_a = 15^{\circ}\text{C}$   $> 500,000$  h (L70)  
 Lifetime at  $T_a = 40^{\circ}\text{C}$  425,000 h (L70)

**LED color temperature**

- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3 (EXPRESS)**
- 2700K - Product number + **K27**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:

Type:  
 BEGA Product:  
 Project:  
 Modified:



LED ceiling mounted downlight · wide beam

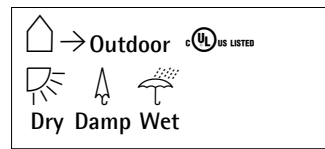
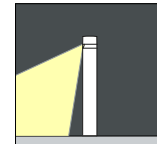
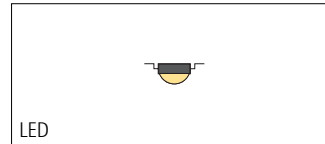
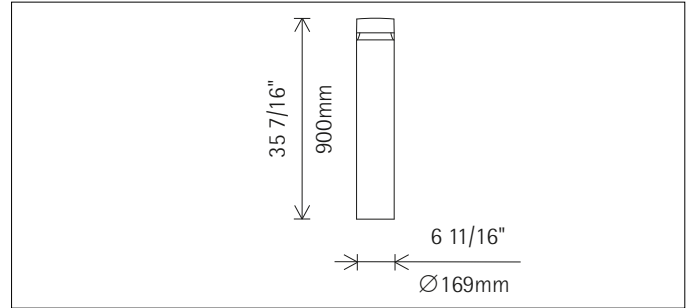
	LED	$\beta$	A	B
<b>66 977</b>	4.9W	$90^{\circ}$	5	$4\frac{3}{8}$

$\beta$  = Beam angle



**BEGA** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Floor washlight

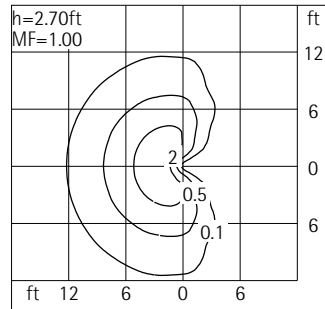


**35748.023** Graphit m  
 LED 12W 1260lm 3000K warm white  
 0-10V dimmable  
 Version 2

**Product description**

For mounting on accessories.  
 Bollard: corrosion-resistant aluminum profile, No-Rinse surface treatment. Double powder-coated. Optimized surface for reduced accumulation of dirt.  
 Upper cover and base plate: corrosion-resistant cast aluminum, No-Rinse surface treatment. Double powder-coated. Base plate for mounting on ground socket, concrete anchor or mounting plate.  
 Control gear 120V/277V, 60Hz, dimmable. 2 cable entries. Through-wiring possible. 5 terminals.  
 LED module: high-power LEDs on metal-core PCB.  
 180° light guidance ring made of optical polymer.  
 Anti-glare cone: corrosion-resistant cast aluminum, No-Rinse surface

treatment. double powder-coated and black lacquered.  
 Glare-free above the light aperture.  
 Mounting accessories to be ordered separately.  
 Suitable for wet location (IP65): dust-proof and water jet-proof.  
 Dimming with external dimmers possible (0-10V).  
 Weight 21.43lbs / 9.72kg  
 Maximum wind load area 1.61ft<sup>2</sup> / 0.15m<sup>2</sup>  
 Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.



**Technical data**

Luminous flux of the luminaire	236lm
Connected load	14.0W
Luminaire efficacy	17lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90/B10 ≤50000h L90 ≤100000h
LED failure rate	0.1% ≤50000h
LMF	E

For your regional contact in the ERCO  
 Sales network click here  
[www.erco.com/contact](http://www.erco.com/contact)

Technical region: 120V/60Hz, 277V/60Hz  
 We reserve the right to make technical and design changes.  
 Edition: 13.10.2020  
 Current version under  
[www.erco.com/35748.023](http://www.erco.com/35748.023)

**Planning data**

Cleaning (a)	1				2				3			
Ambient conditions	P	C	N	D	P	C	N	D	P	C	N	D
LMF	0.96	0.94	0.90	0.86	0.93	0.91	0.86	0.81	0.92	0.90	0.84	0.79
RSMF	0.97	0.95	0.91	0.86	0.97	0.94	0.90	0.86	0.97	0.94	0.90	0.86

Hours of operation (h)	1000	5000	10000	20000	30000	40000	50000
LLMF	1.00	0.99	0.98	0.96	0.94	0.92	0.90
LSF	1	1	1	1	1	1	1

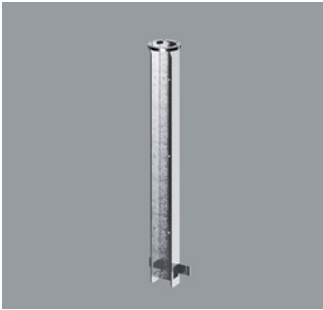
- MF LMFxRSMFxLLMFxLSF
- MF Maintenance Factor
- LMF Luminaire Maintenance Factor
- RSMF Room Surface Maintenance Factor
- LLMF Lamp Lumens Maintenance Factor
- LSF Lamp Survival Factor
- P Room pure
- C Room clean
- N Room normal
- D Room dirty

**Technical data based on international standards and directives**

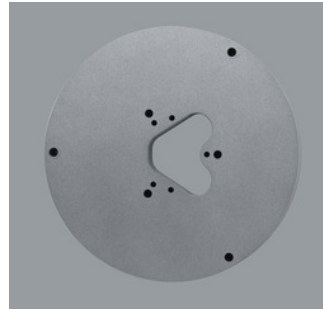
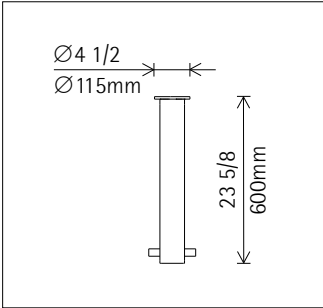
- IEC 60598 Luminaires – Parts 1 + 2: General requirements, particular requirements and tests
- IEC 62031 LED modules for general lighting – Safety specifications
- IEC 62471 Photobiological safety of lamps and lamp systems
- UL 1598 Luminaires
- UL 1574 Standard for Track Lighting Systems
- UL 8750 Standard for Light Emitting Diode (LED) Equipment for Use in Lighting Products
- IES LM-79-08 Electrical and Photometric Measurements of Solid-State Lighting Products
- IES LM-80-08 Measuring Lumen Maintenance of LED Light Sources
- CIE 13 Method of measuring and specifying color rendering properties of light sources

All technical data are subject to industry standard tolerances.  
 See also [www.erco.com/erco-led](http://www.erco.com/erco-led)

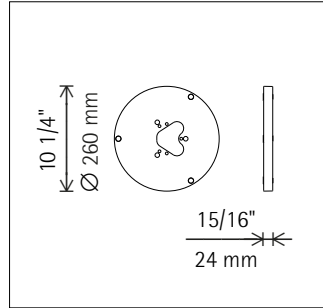
Accessories



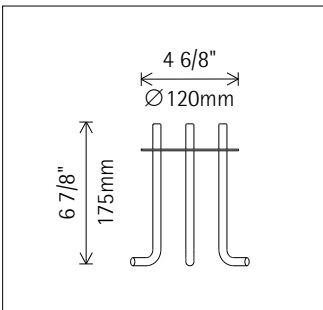
**33974.000**  
 Ground socket  
 Metal, hot-dip galvanised.  
 Weight 6.39lbs / 2.90kg



**33982.000**  
 Mounting plate  
 Corrosion-resistant cast aluminum, No-Rinse surface treatment. Graphit m, double powder-coated.  
 Weight 3.75lbs / 1.70kg  
 ☒→Outdoor ☒☒☒☒☒☒  
 Dry Damp Wet



**33981.000**  
 Concrete anchor  
 Mounting plate with threaded bar and fixing nuts M10. Individual parts to be assembled on-site.  
 Weight 1.68lbs / 0.76kg







# 4 foot & 6 foot Outdoor Benches with Back – Covington Collection – Portable/Surface Mount

Customize your Wabash Valley product by selecting from the options below. Some options are available in different materials and finishes.

Bench Color **Driftwood Gray**

Material: Recycled Plastic



Material: Recycled Plastic



OR

OR

Powder Coat Finish



Frame Color

Powder Coat Finish

**Bronze Frame**



6 ft.



Recycled Plastic L...



# Covington Series

model no:

*C01111C, C01112C, C01113C, C01114C*  
*C01115C, C01116C, C01119C*

PORTABLE & SURFACE MOUNT W/BACK BENCH  
FAUX WOOD, HORIZONTAL SLAT, VERTICAL SLAT, ROD, ROUND PERFERATED,  
SQUARE PERFERATED & POLYTUF® PLASTIC LUMBER

---

## *customer service:*

ASSEMBLERS: If you find any parts missing or damaged, or if you're having difficulty assembling your furniture/equipment, call us at:

\* Before calling, have your product model number available.

1-800-253-8619 (Inside U.S.A.)  
260-352-2102 (Outside U.S.A.)  
Monday thru Friday,  
8:00 AM - 4:30 PM Eastern Time  
(EXCEPT HOLIDAYS)

---

## *maintenance:*

Regular inspection and maintenance of all parts, and fasteners is necessary. Tighten all bolts and nuts. Inspect Tops, Seats, Legs, Braces and Fasteners periodically for wear or vandalism. Replace broken or worn parts immediately or take equipment out of service until repairs are made. Use genuine Urbanscape replacement parts.

KEEP THIS ASSEMBLY/SPECIFICATION SHEET FOR FUTURE REFERENCE.

---

## *specifications:*

NOTE: We reserve the right to change specifications without notice.

Framework assemblies are finished with powder coating; electrostatically applied and oven cured according to powder manufacturer's specifications. Fasteners are stainless steel to resist corrosion.

### BENCH LEGS:

Legs are constructed of 319 aluminum casting.

### BENCH SEAT:

The perforated panels are constructed of 12 gage sheet steel. The Vertical Slat seat is constructed of 10 gage sheet steel. Mounting brackets consists of 1/4" plate steel. The reinforcing braces consists of 10 GA sheet steel. The top and bottom tubing consists of 16 gage mechanical steel tubing.

The Faux Wood and Horizontal Slat seat is constructed of 1/2" x 2" aluminum tubing. The mounting brackets consists of 1/2" aluminum plate and the reinforcing brackets consist of 1/4" aluminum plate.

The Plastic Lumber seat's frame panel is constructed of 12 gage formed sheet steel. The mounting and reinforcing brackets are constructed of 1/4 thick plate steel. The planks are made of PolyTuf® Plastic lumber consisting of recycled plastic. The top and bottom tubing consists of 16 gage mechanical steel tubing.

### GENERAL:

Bench ground space requirements are 27 1/2" x 75". The seat is 72" long x 17 3/4" wide and 17 3/4" to the top the bench's seat. The arm height is 25 3/4".

NOTE: Minor scratches to the faux-wood furniture can be touched up using Wood Finish Touch-Up markers or pens. Some recommended touch-up markers are the MINWAX WOOD FINISH STAIN MARKERS. The cherry marker works well with the wheat faux-wood, the Provincial marker closely matches the weathered and italia, and the Dark Walnut marker matches the espresso faux-wood. The touch-up markers can be obtained at a local hardware store or may also be obtained through Urbanscape by contacting customer service.

## Finished to Look Like Wood, but Act Like Metal

Our faux-wood finishes so closely resemble the real thing that it's hard to believe it's metal and not wood. The timeless beauty and tradition of wood without any of the headaches, such as cracking, warping or rotting. For superior strength and rigidity, we add reinforcements to the aluminum extrusions for all of our faux-wood-finished products.



## AAMA 2604-05 Certification

Our seven-step powder-coat system exceeds AAMA 2604-05 (American Architectural Manufacturers Association) test specifications—one of the highest in the industry. Our coating stood up to some of the toughest test specifications, including adhesion, abrasion resistance, chemical resistance, corrosion resistance and fade resistance, to ensure that our products will last longer than anyone else's.

### AAMA 2604-05 test Procedures and Performance Requirements

Test Requirements	Compliance
<b>Salt-Spray Resistance: 3,000 hours per ASTM B 117</b>	<b>Yes</b>
<b>Weathering: Color Retention, 5-year south Florida sun, per ASTM D 2244 with a maximum 5deltaE change</b>	<b>Yes</b>
<b>Weathering: Chalk resistance, 5-year south Florida sun, per ASTM D 4214 with a max rating of 8</b>	<b>Yes</b>
<b>Weathering: Gloss Retention, 5-year south Florida sun, per ASTM D 523 with a min of 30%</b>	<b>Yes</b>
<b>Weathering: Resistance to Erosion, 5-year south Florida sun, with less than 10% film loss</b>	<b>Yes</b>
<b>Chemical Resistance: Muriatic Acid, Mortar, Nitric Acid, Detergent and Window Cleaner</b>	<b>Yes</b>
<b>Dry Film Hardness per ASTM D 3363 with no rupture</b>	<b>Yes</b>
<b>Adhesion: Dry Adhesion, Wet Adhesion and Boiling Water Adhesion using the cross hatch method with 0% failure</b>	<b>Yes</b>

## Seven Steps to Long-Lasting Furniture: Our Superior Powder-Coating Process

What's responsible for the good looks and durability of all our products? Our seven-step powder-coating process, which is unlike any other in the industry. While other companies also offer powder-coated products, our seven-step process ensures the highest quality and longevity for our products.

### STEP 1—Shot-Blasting to White Metal

First, all of our metal is cleaned to white metal. We strip it to its purest form using our state-of-the-art shot-blast system. This process removes all the impurities from the metal, especially at the weld joints. It's more effective than traditional acid cleaning and also creates a more textured surface, allowing for better adhesion of the powder coat.

### STEP 2—Five-Stage Chemical Pre-Treatment

Next, the metal goes through a five-stage chemical pre-treatment cleaning process. It is etched, rinsed and cleaned to eliminate any residue, then it's sealed—further promoting adhesion and encouraging corrosion prevention.

### STEP 3—Pre-Heating

Prior to coating, the part is pre-heated so that it can be dried, warmed and then sent directly to the spray booth. With the part heated, it draws powder into the joints, corners and hard-to-reach places to ensure complete coating of the entire surface.

### STEP 4—Zinc-Rich Epoxy Coating

After the pre-heating, a Zinc-Rich epoxy powder-coating is applied to provide the highest quality of corrosion control. It works as a prime coat to protect the metal from corrosion before it receives its topcoat.

### STEP 5—Zinc-Rich Epoxy Coating Gel-Cure

Next, the Zinc-Rich epoxy coating is cured to a gel, allowing the polyester topcoat to combine with the Zinc-Rich epoxy, promoting better adhesion.

### STEP 6—AAMA 2604-Compliant Polyester Topcoat

A polyester topcoat is then applied that's specially formulated to meet AAMA 2604 standards for fading, cracking, chalking, gloss retention, erosion resistance and chemical resistance. No one else in the industry uses this high standard of topcoat. It ensures that our products will maintain their beauty and durability for years to come.

### STEP 7—Final Cure

Finally, the metal goes through a cure oven, which hardens the topcoat and completes the integrated bonding between the Zinc-Rich epoxy and AAMA 2604-Compliant Polyester Topcoat.

**assembly procedures:** IMPORTANT: Assemblers should be reasonably skilled in the assembly of commercial grade/heavy duty fabricated steel equipment.

To ensure proper assembly, it is suggested that you take adequate time to locate and identify each part. To prevent scratching of the finished pieces, we recommend this unit to be assembled on a clean, flat, solid, surface with a drop cloth, allowing plenty of working room. Also please read the instructions and study the sketches very carefully. A little extra time spent before assembly will be well worth it in performing a complete, proper assembly. Please note that all parts have been pre-cut and pre-drilled.

During the assembly process leave all bolts and nuts "finger tight", until the entire unit is completely assembled. This allows room for movement to level or adjust all seats, tops, benches, framework and braces if necessary. After final adjustment and leveling, permanently tighten all nuts, bolts and fasteners. Glides are not to be used when surface mounting the unit.

76

**STEP 1**

Attach seat (16119,4051,68,69,70, & 16487) to leg (4007) using one 5/16" X 2" Socket Head Screw, one nut, one lock washer, and one flat washer, per each bolt hole.

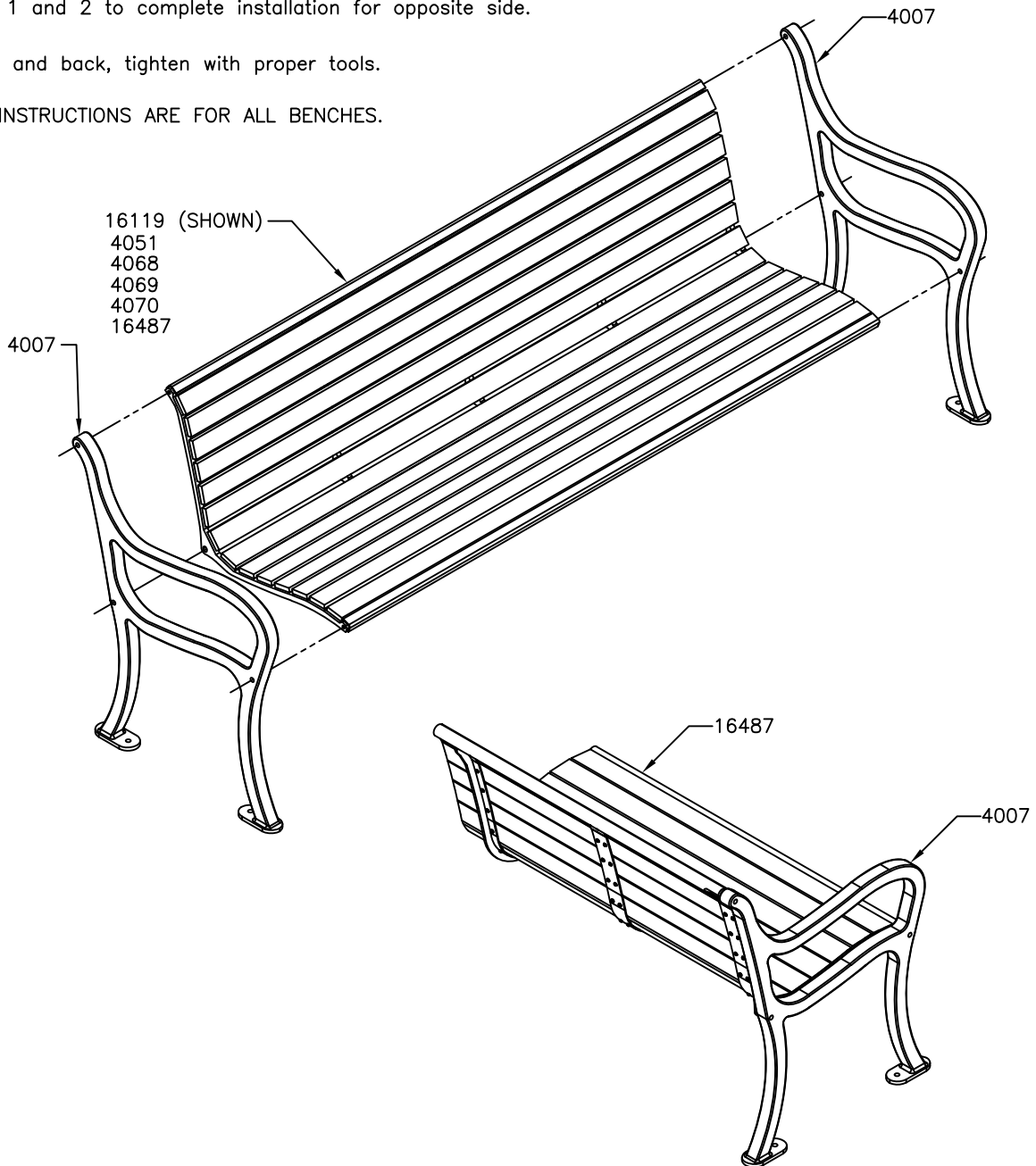
**STEP 2**

Repeat STEPS 1 and 2 to complete installation for opposite side.

**STEP 3**

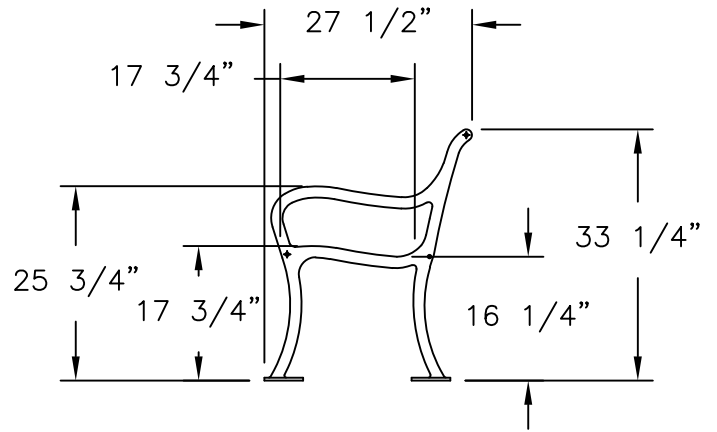
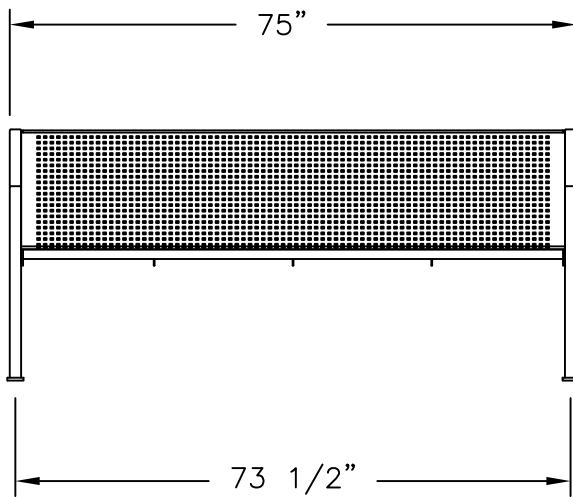
Level the seat and back, tighten with proper tools.

NOTE: THESE INSTRUCTIONS ARE FOR ALL BENCHES.



**installation:** WARNING: The proper installation for products may depend upon many factors unique to the site, location, or use of a particular product. Consult with your contractor or other professional to determine your specific installation requirements.

*product dimensions:*



- Share
- f
- t
- in
- ✉



# 9 Bike Rack One Sided – Portable

Customize your Wabash Valley product by selecting from the options below. Some options are available in different materials and finishes.

### Bike Loop Color

Powder Coat Finish



Textured Bronze Color

Clear

Additional information

CAD Drawings

Assembly

## Additional information

Weight	104 lbs
Dimensions	59.25 x 38.5 x 32 in
Bike Loop Color	Granite, Hazelnut, Hunter, Moccasin, Ocean Blue, Pewter Vein, Silver, Smoke, Straw, Textured Black, <b>Textured Bronze</b> , Yoke White
Product Line	Universal
Collection	Bike Racks



Actual installation of the proposed acrylic coating on a concrete column.



Hilton Head Island Airport Terminal Improvements

120 Beach City Rd  
Hilton Head Island, SC 29926

90% PROGRESS SET  
NOT FOR CONSTRUCTION



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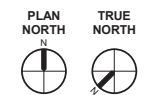
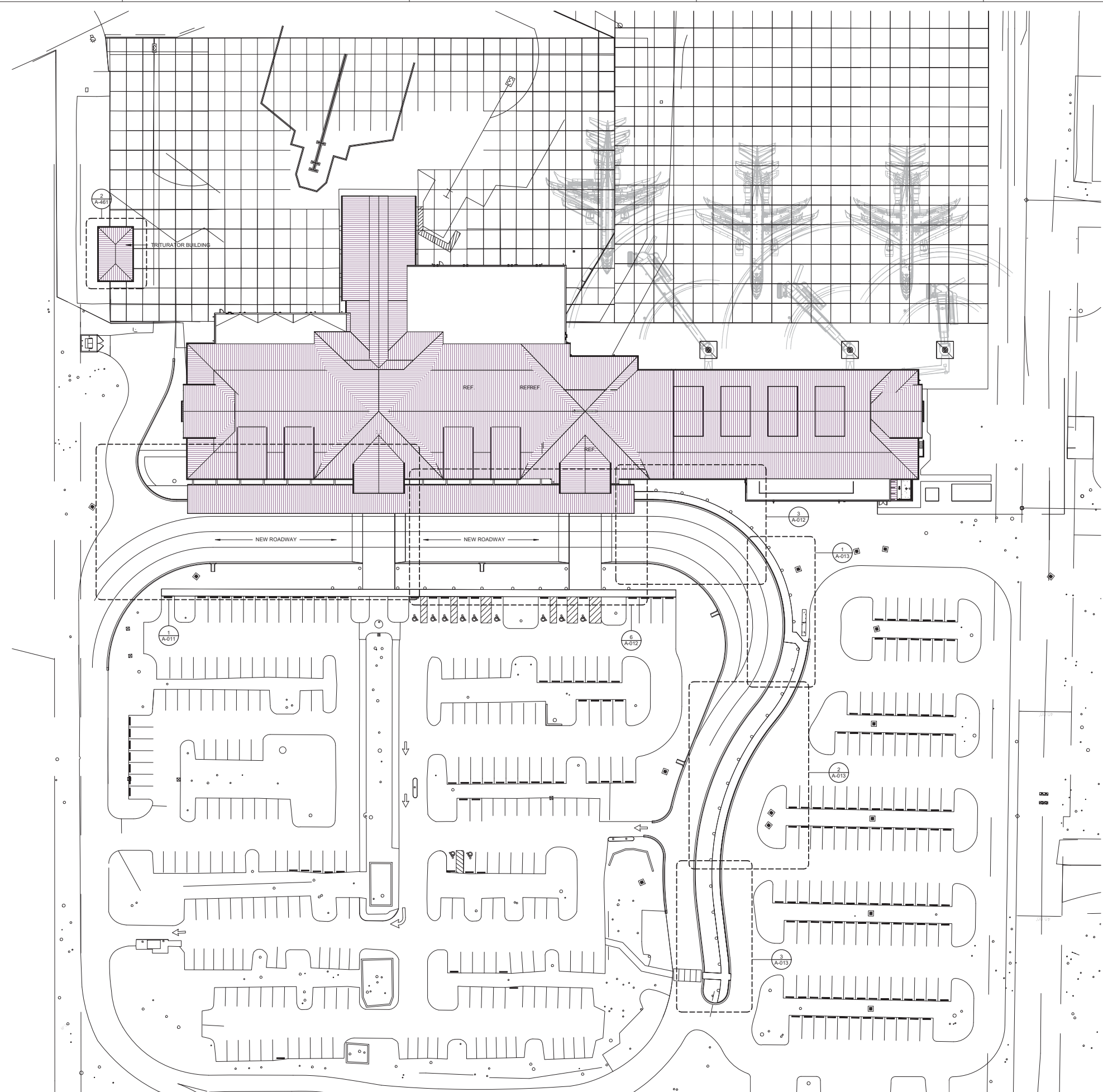
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DATE 9/14/2021  
PROJECT NUMBER 9221-000  
SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A-010



1 ARCHITECTURAL SITE PLAN  
1" = 30'-0"





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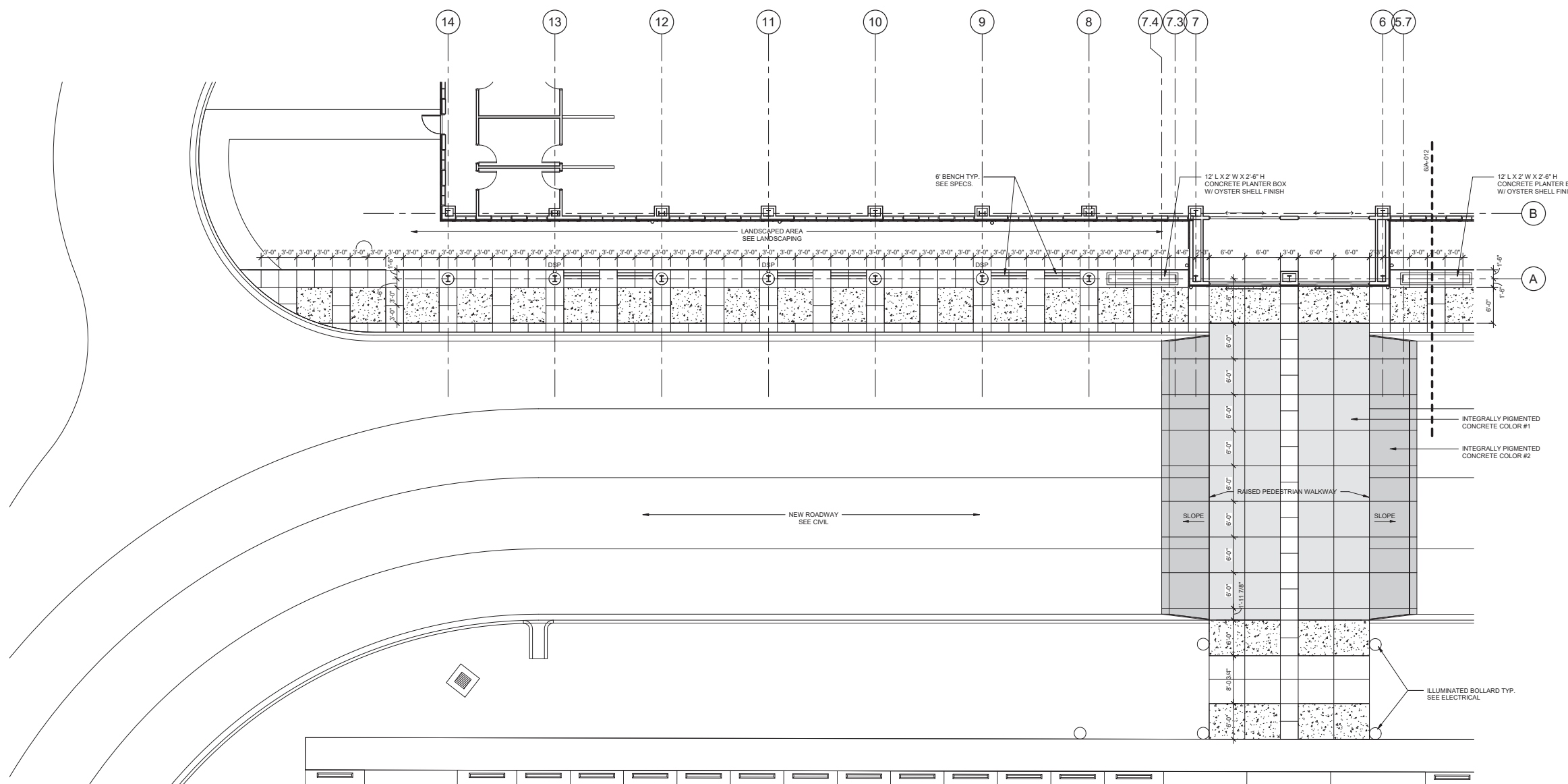
SHEET TITLE

**ARCHITECTURAL SITE DETAILS**

SHEET NUMBER

**A-011**

PLAN LEGEND	
	INTEGRALLY PIGMENTED CONCRETE COLOR #1
	INTEGRALLY PIGMENTED CONCRETE COLOR #2
	OYSTER SHELL CONCRETE FINISH



1 ENLARGED SITE PLAN  
1/8" = 1'-0"



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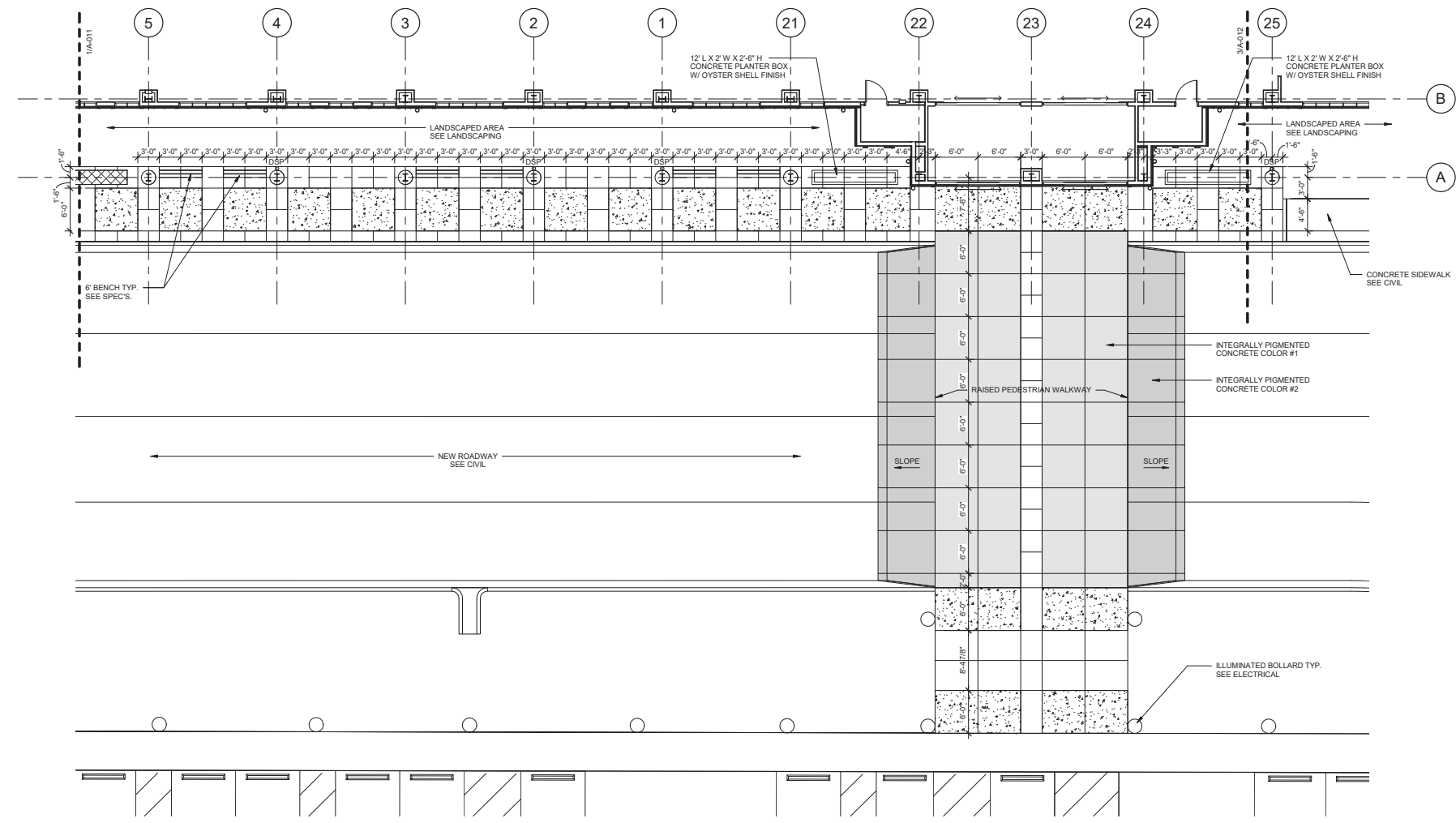
DATE 9/14/2021  
PROJECT NUMBER 9221-000  
SHEET TITLE

**ARCHITECTURAL  
SITE DETAILS**

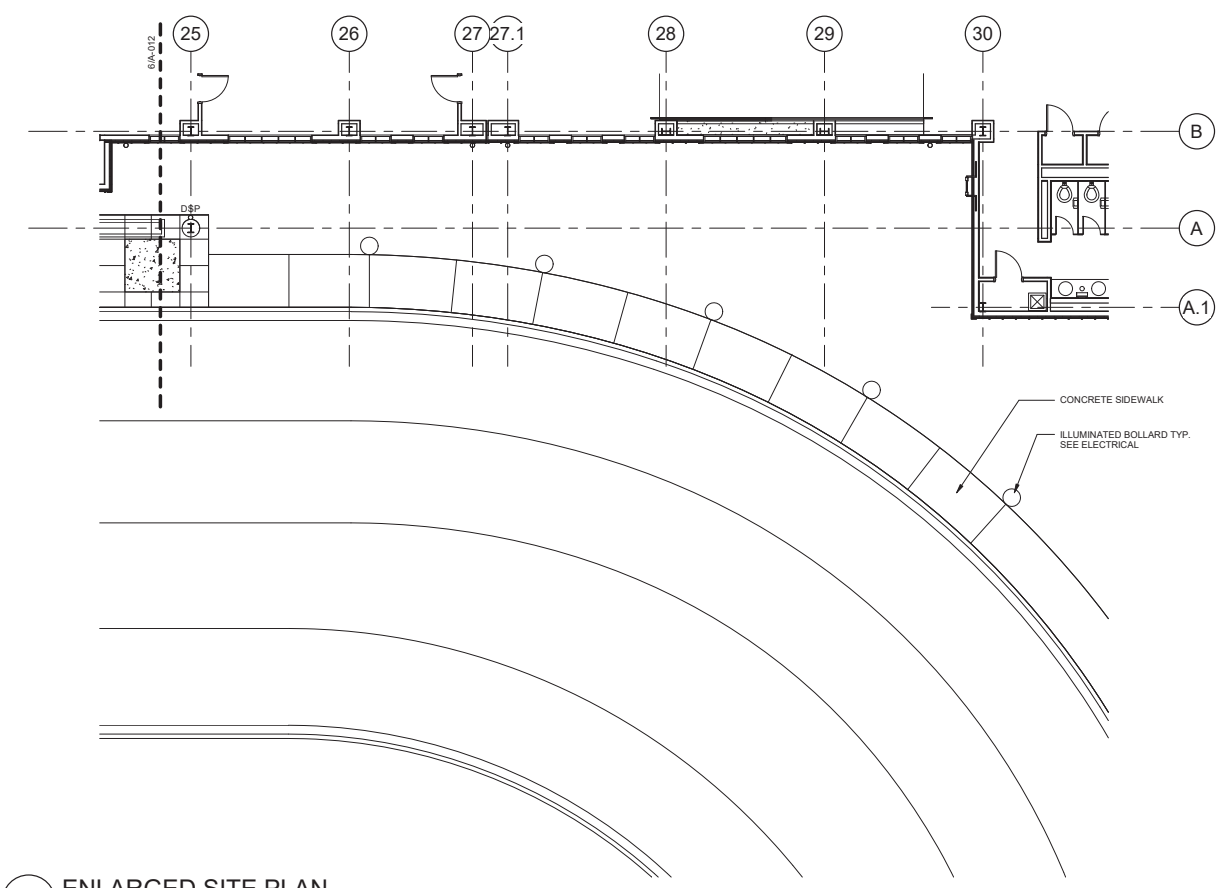
SHEET NUMBER  
**A-012**

**PLAN LEGEND**

- INTEGRALLY PIGMENTED CONCRETE COLOR #1
- INTEGRALLY PIGMENTED CONCRETE COLOR #2
- OYSTER SHELL CONCRETE FINISH



**6 ENLARGED SITE PLAN**  
1/8" = 1'-0"



**3 ENLARGED SITE PLAN**  
1/8" = 1'-0"



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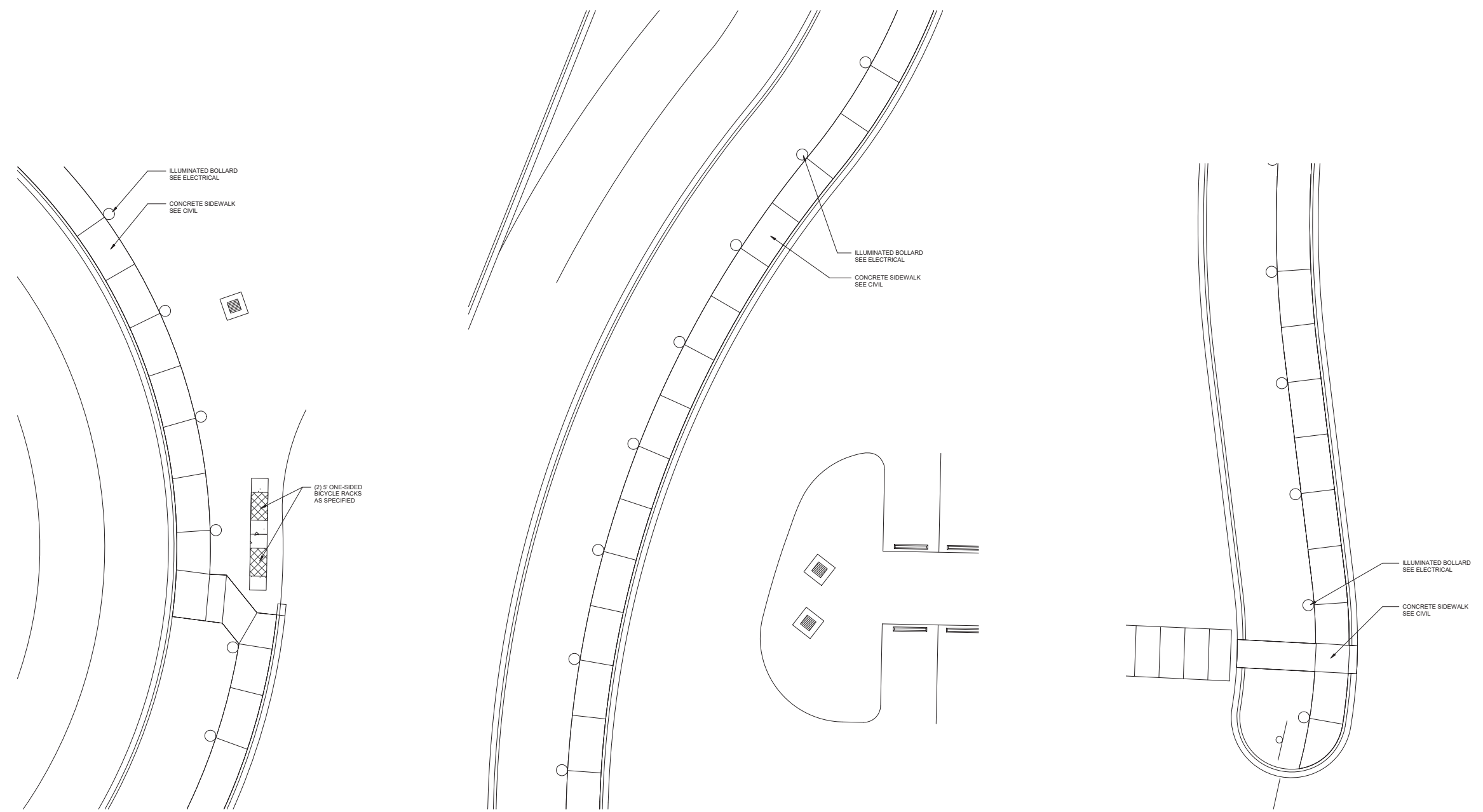
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PROJECT NUMBER 9221-000  
SHEET TITLE

## ARCHITECTURAL SITE DETAILS

SHEET NUMBER  
**A-013**

PLAN LEGEND	
	INTEGRALLY PIGMENTED CONCRETE COLOR #1
	INTEGRALLY PIGMENTED CONCRETE COLOR #2
	OYSTER SHELL CONCRETE FINISH



1 ENLARGED SITE PLAN  
1/8" = 1'-0"

2 ENLARGED SITE PLAN  
1/8" = 1'-0"

3 ENLARGED SITE PLAN  
1/8" = 1'-0"



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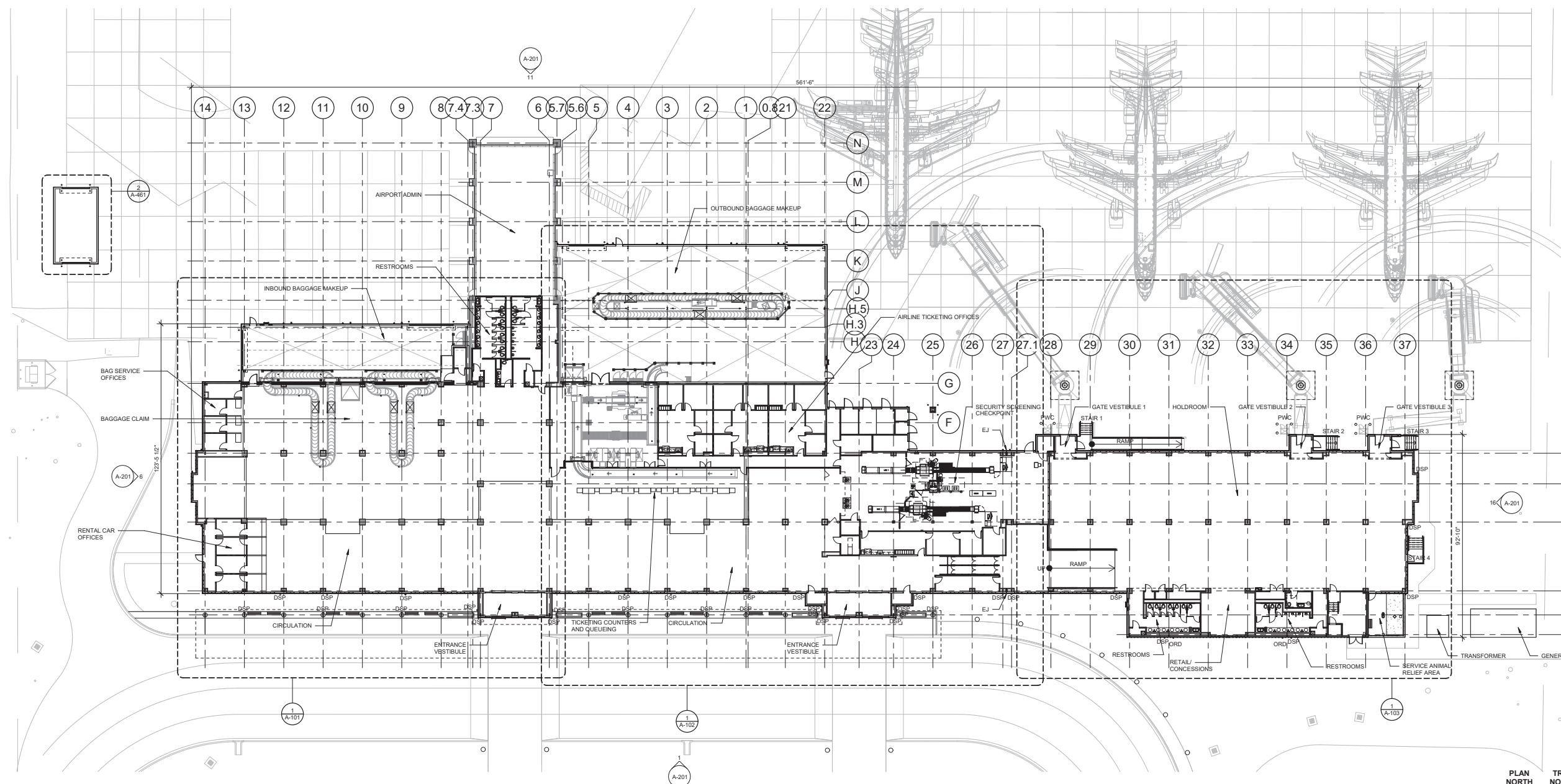
DATE 9/14/2021  
PROJECT NUMBER 9221-000  
SHEET TITLE

**FIRST LEVEL  
OVERALL FLOOR  
PLAN**

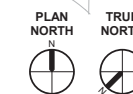
SHEET NUMBER

**A-100**

PLAN LEGEND	
	EXISTING WALL/COLUMN TO REMAIN
	REINFORCED CMU WALL
	NEW PARTITION AS SCHEDULED
	1 HOUR FIRE RATED PARTITION AS SCHEDULED
	RD = ROOF DRAIN LEADER
	ORD = OVERFLOW ROOF DRAIN LEADER



**1** FIRST LEVEL FLOOR PLAN  
1" = 20'-0"





# Hilton Head Island Airport Terminal Improvements

120 Beach City Rd  
Hilton Head Island, SC 29926

90% PROGRESS SET  
NOT FOR CONSTRUCTION



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SHEET TITLE

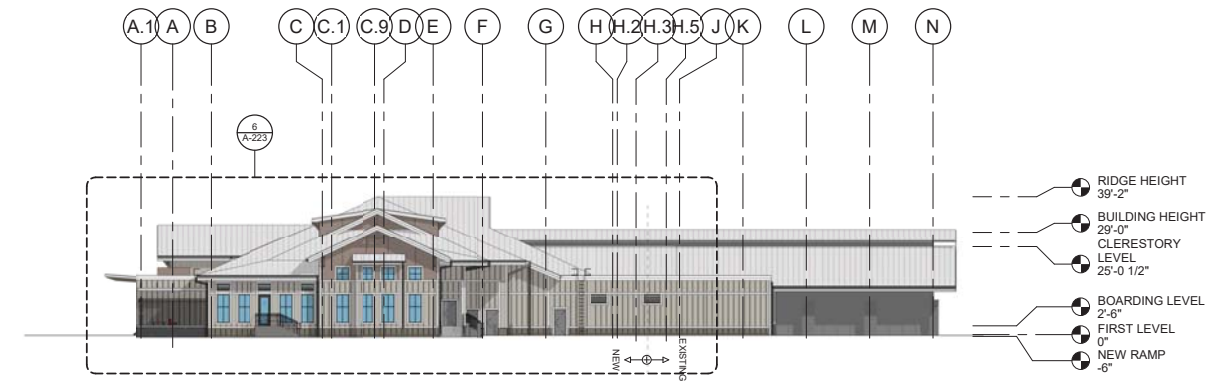
**EXTERIOR ELEVATIONS**

SHEET NUMBER

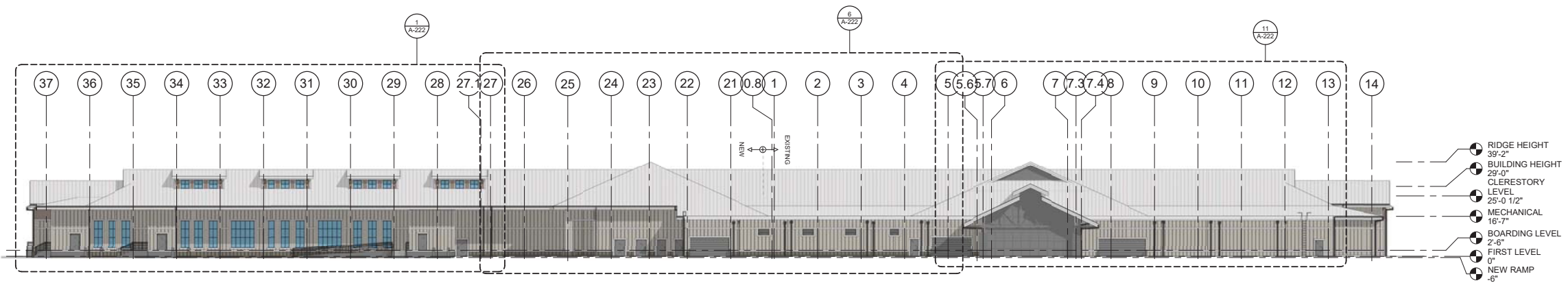
**A-201**

ELEVATION LEGEND	
	EFS W/ ACRYLIC WATERPROOF COATING COLOR #1
	EFS W/ ACRYLIC WATERPROOF COATING COLOR #2
	FC-1A
	FC-1B
	FC-2

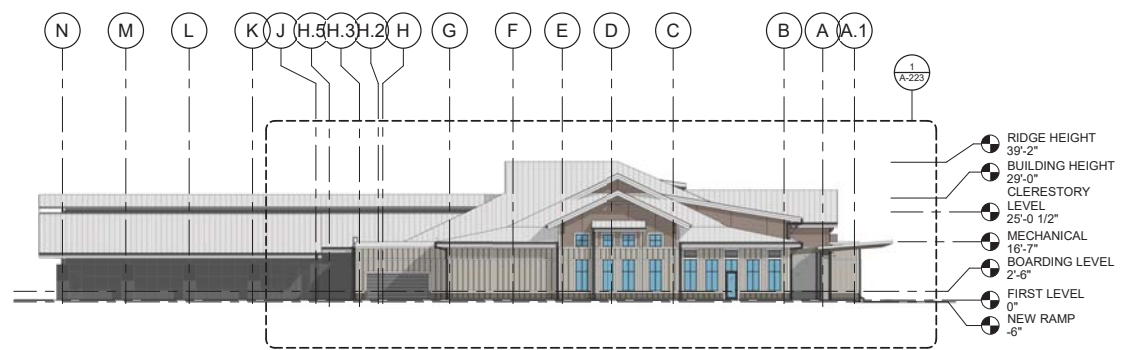
\*SEE FINISH LEGEND FOR MORE INFORMATION



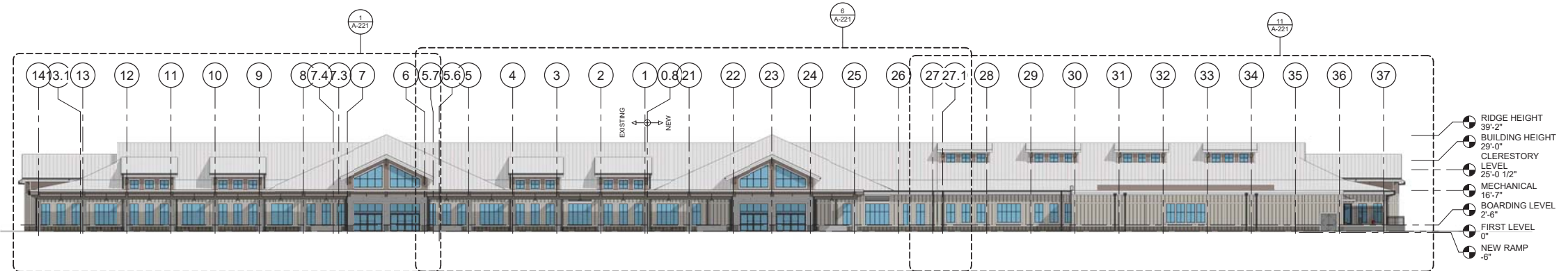
16 PLAN EAST ELEVATION  
1" = 20'-0"



11 PLAN NORTH (AIRSIDE) ELEVATION  
1" = 20'-0"



6 PLAN WEST ELEVATION  
1" = 20'-0"



1 PLAN SOUTH (LANDSIDE) ELEVATION  
1" = 20'-0"



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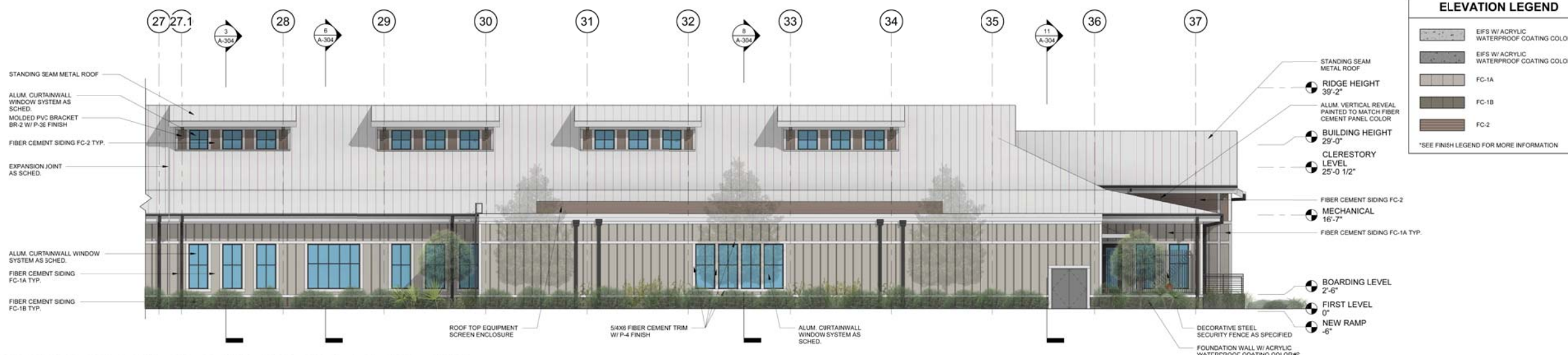
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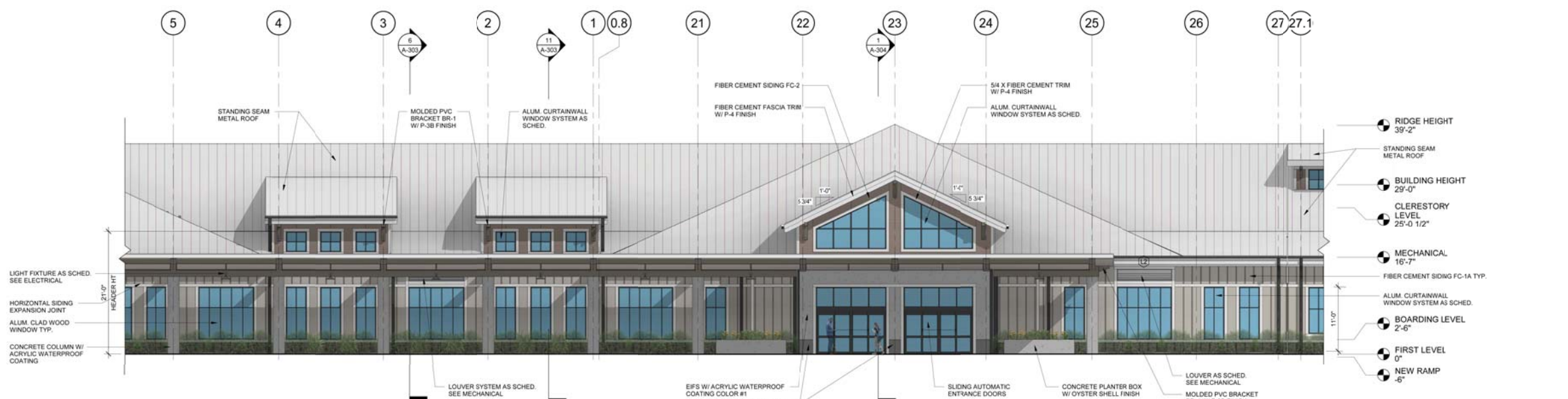
DATE 9/14/2021  
PROJECT NUMBER 9221-000  
SHEET TITLE

### ENLARGED ELEVATIONS

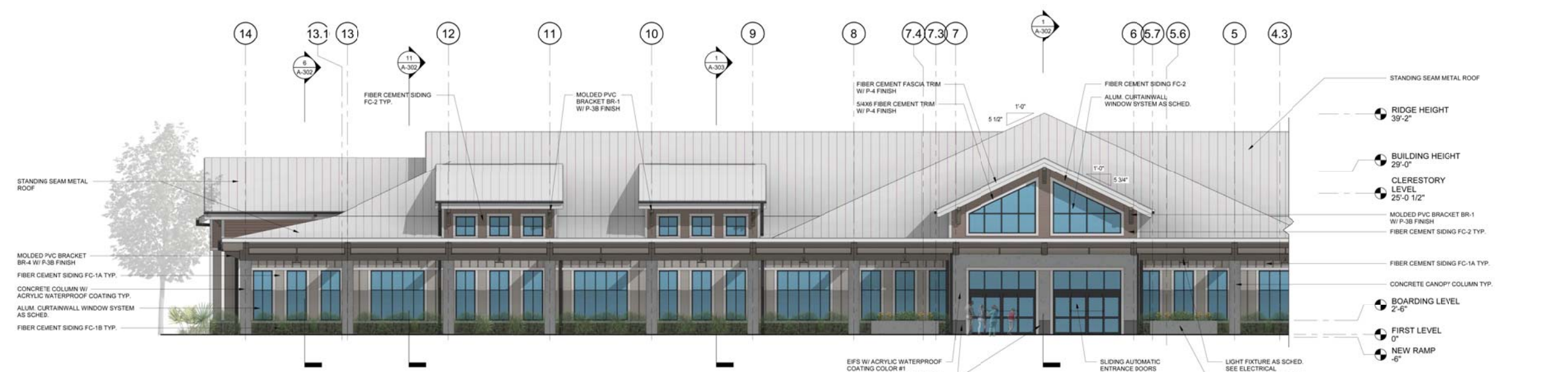
SHEET NUMBER  
**A-221**



11 ENLARGED LANDSIDE ELEVATION - ZONE 3 PLAN SOUTH  
1/8" = 1'-0"



6 ENLARGED LANDSIDE ELEVATION - ZONE 2 PLAN SOUTH  
1/8" = 1'-0"



1 ENLARGED LANDSIDE ELEVATION - ZONE 1 PLAN SOUTH  
1/8" = 1'-0"



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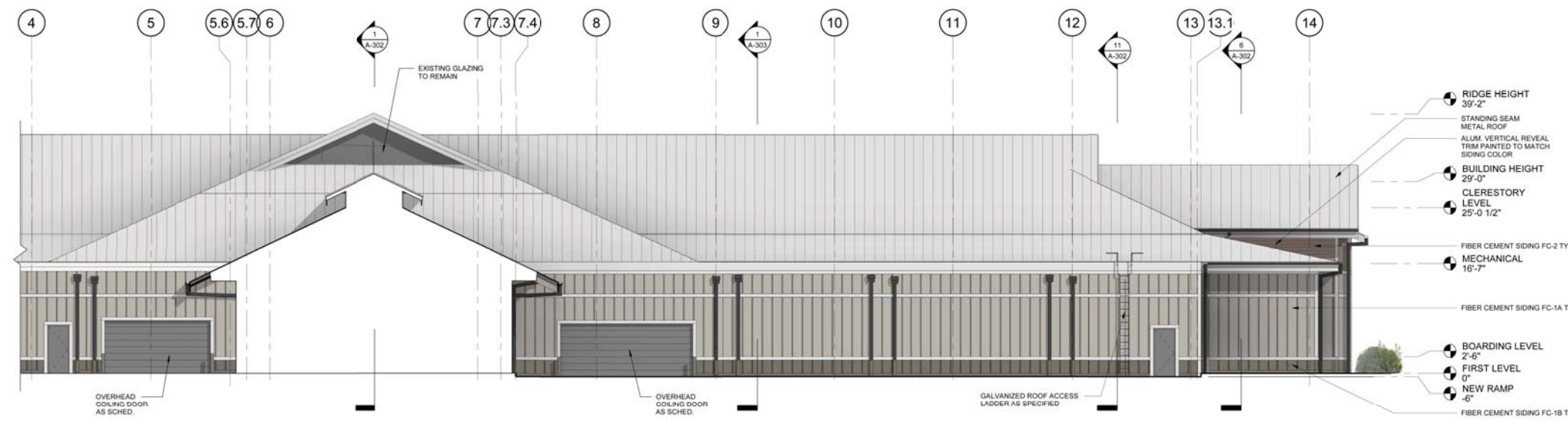
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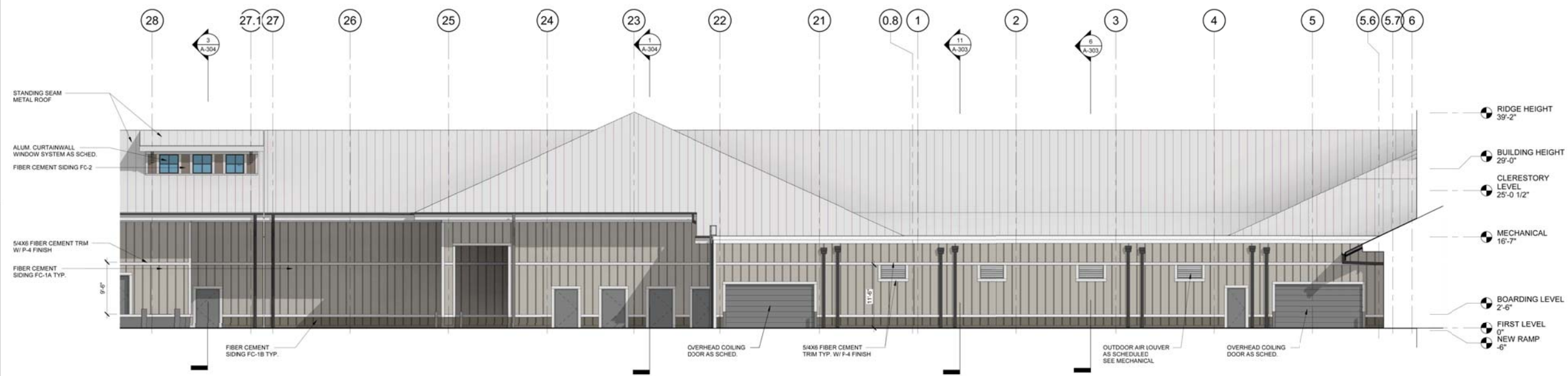
DATE 9/14/2021  
PROJECT NUMBER 9221-000  
SHEET TITLE

### ENLARGED ELEVATIONS

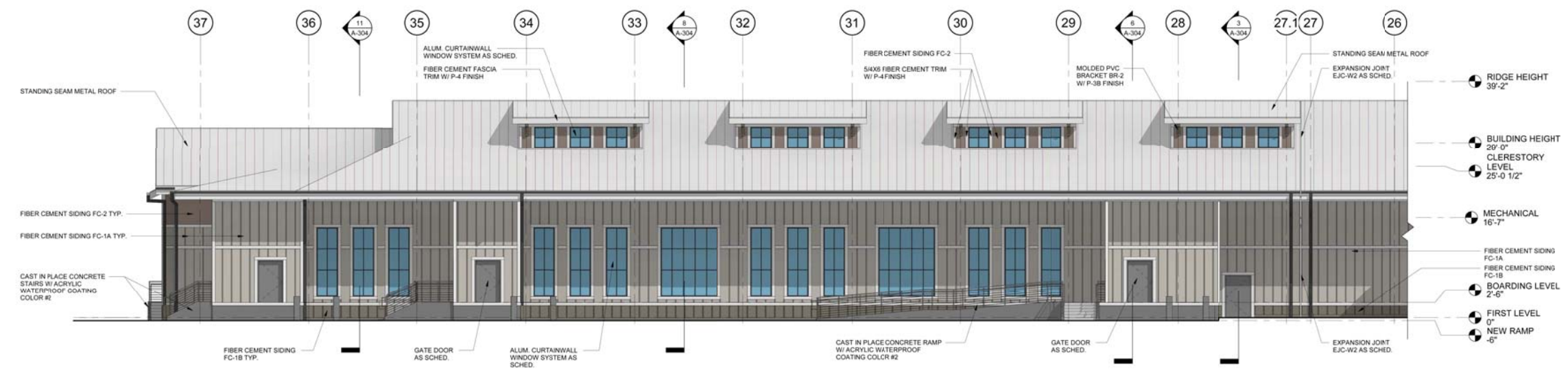
SHEET NUMBER  
**A-222**



**11** ENLARGED AIRSIDE ELEVATION - ZONE 1 PLAN NORTH  
1/8" = 1'-0"



**6** ENLARGED AIRSIDE ELEVATION - ZONE 2 PLAN NORTH  
1/8" = 1'-0"



**1** ENLARGED AIRSIDE ELEVATION - ZONE 3 NORTH  
1/8" = 1'-0"



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REVISIONS

DATE 9/14/2021

PROJECT NUMBER 9221-000

SHEET TITLE

ENLARGED ELEVATIONS

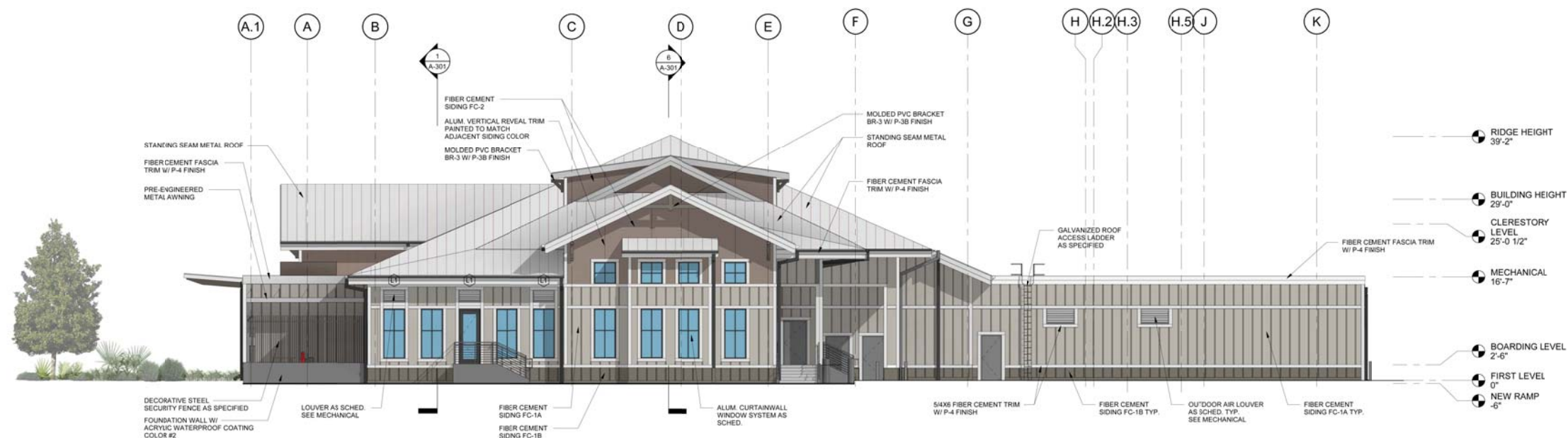
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A-223

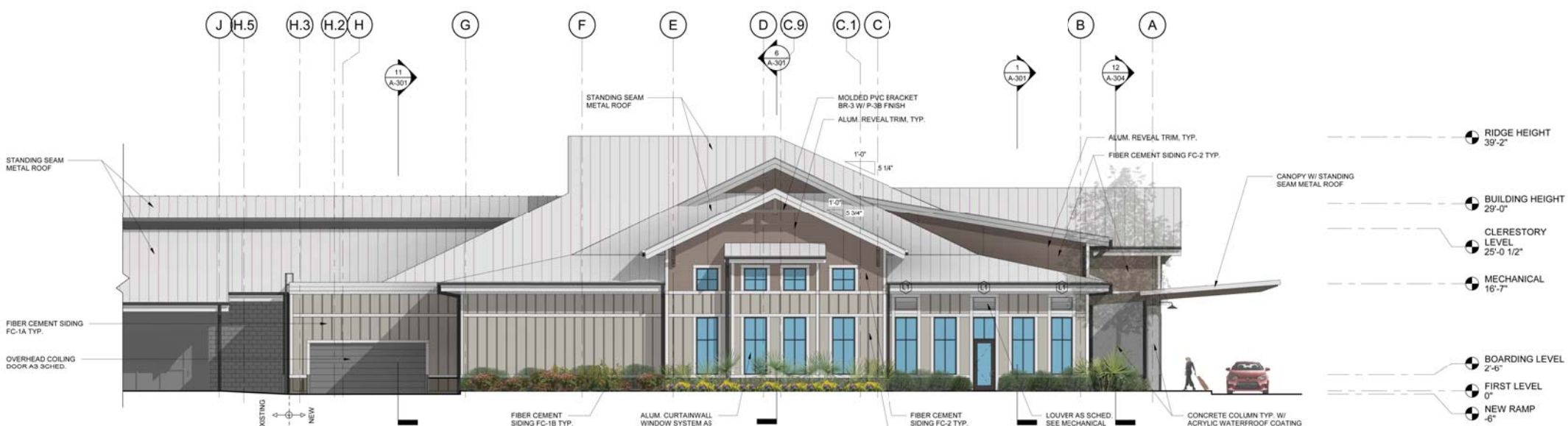
ELEVATION LEGEND	
	EFS W/ ACRYLIC WATERPROOF COATING COLOR #1
	EFS W/ ACRYLIC WATERPROOF COATING COLOR #2
	FC-1A
	FC-1B
	FC-2
*SEE FINISH LEGEND FOR MORE INFORMATION	



11 ENLARGED ELEV. ZONE 2 PLAN EAST  
1/8" = 1'-0"



6 ENLARGED ELEV. ZONE 3 PLAN EAST  
1/8" = 1'-0"



1 ENLARGED ELEV. ZONE 1 PLAN WEST  
1/8" = 1'-0"





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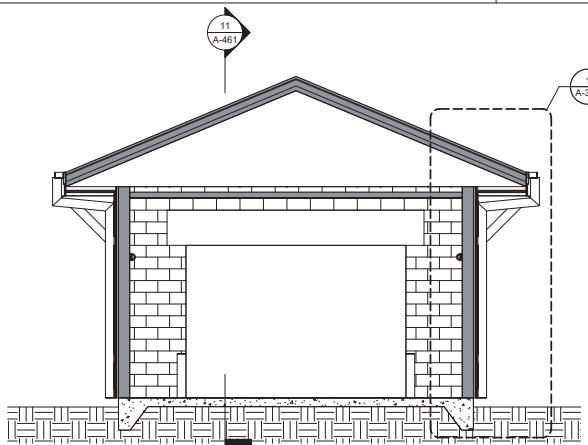
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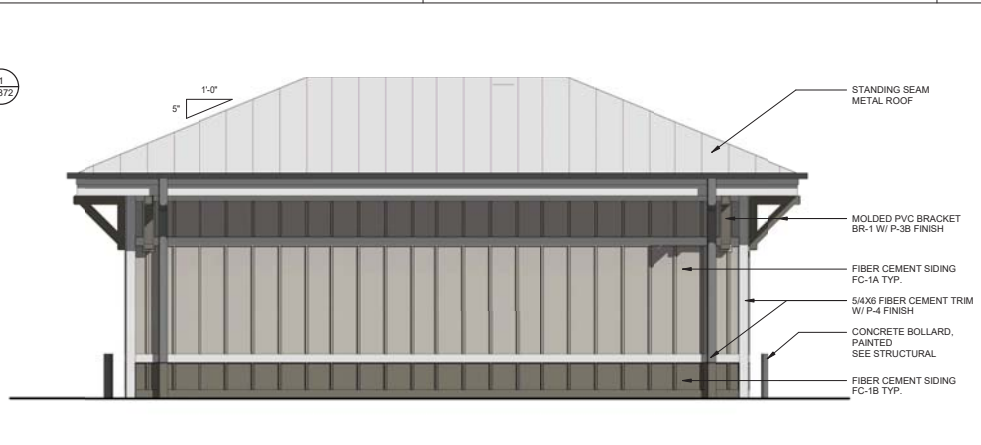
DATE 9/14/2021  
PROJECT NUMBER 9221-000  
SHEET TITLE

ENLARGED FLOOR PLANS AND ELEVATIONS

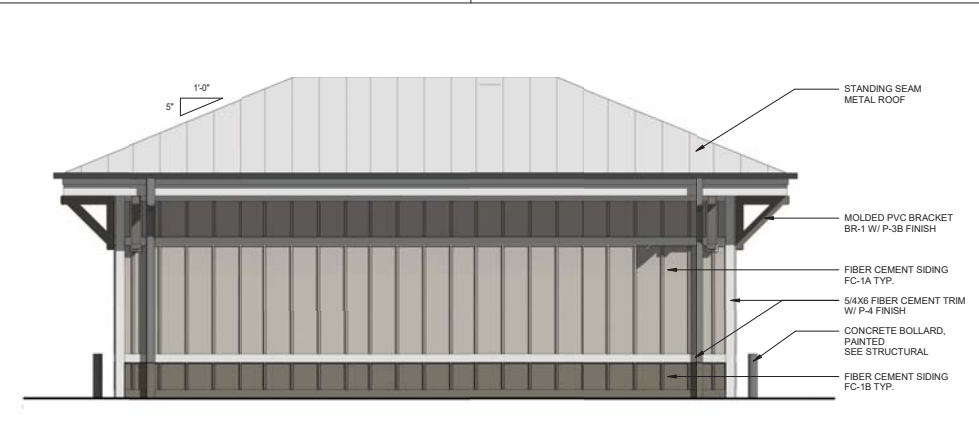
SHEET NUMBER  
A-461



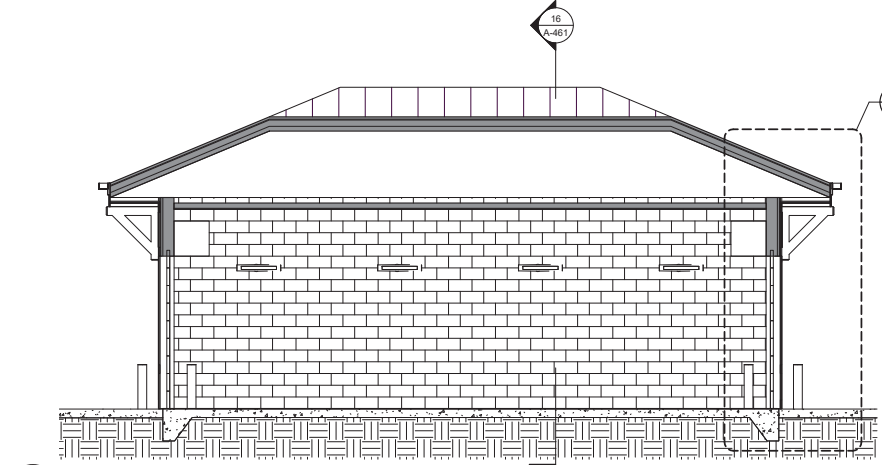
16 BUILDING SECTION  
1/4" = 1'-0"



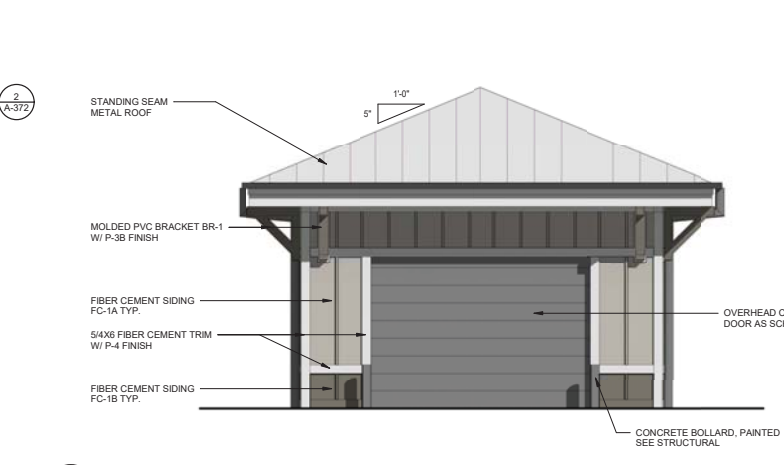
17 ELEVATION  
1/4" = 1'-0"



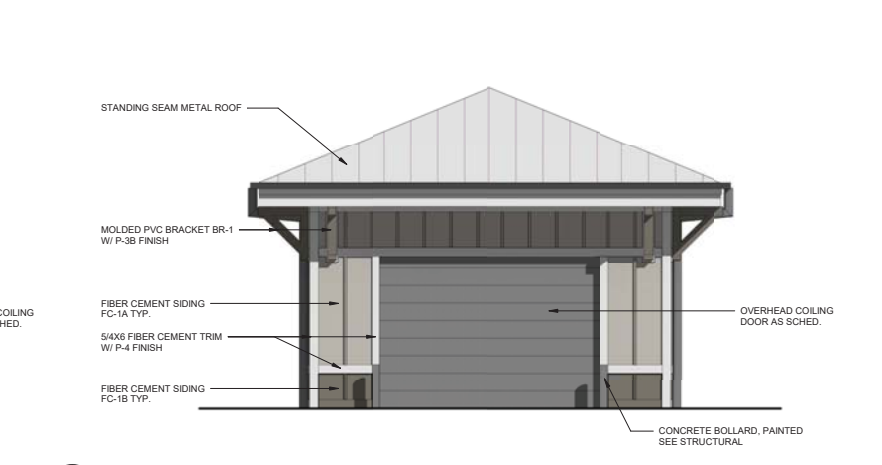
18 ELEVATION  
1/4" = 1'-0"



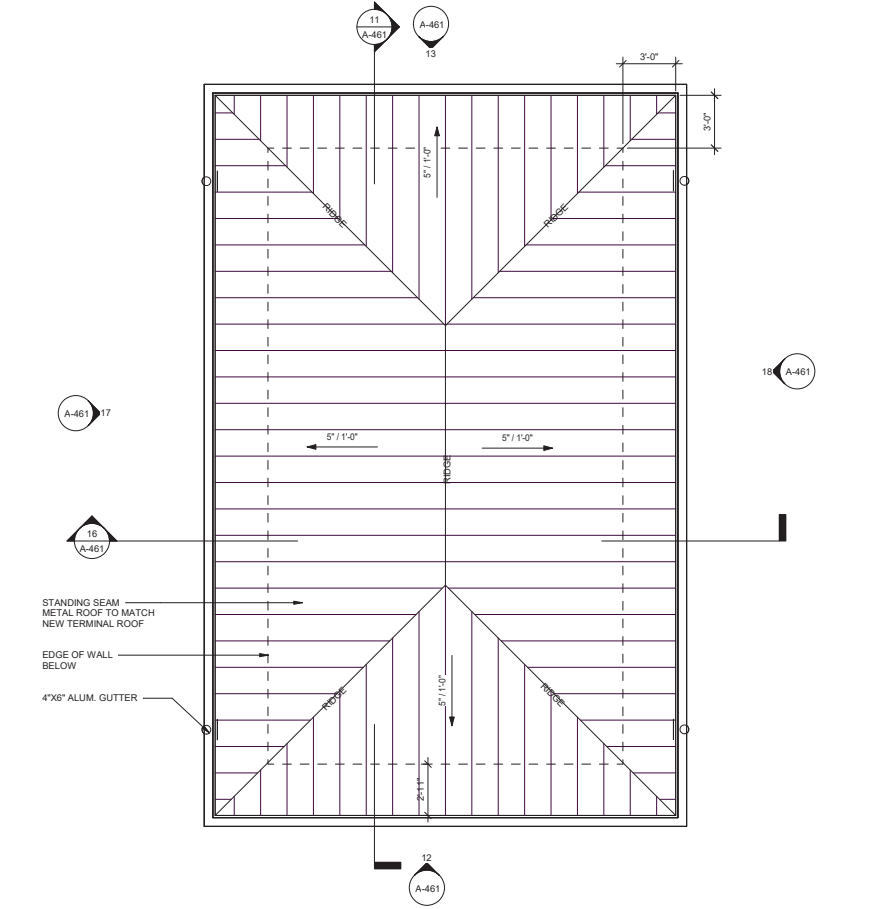
11 BUILDING SECTION  
1/4" = 1'-0"



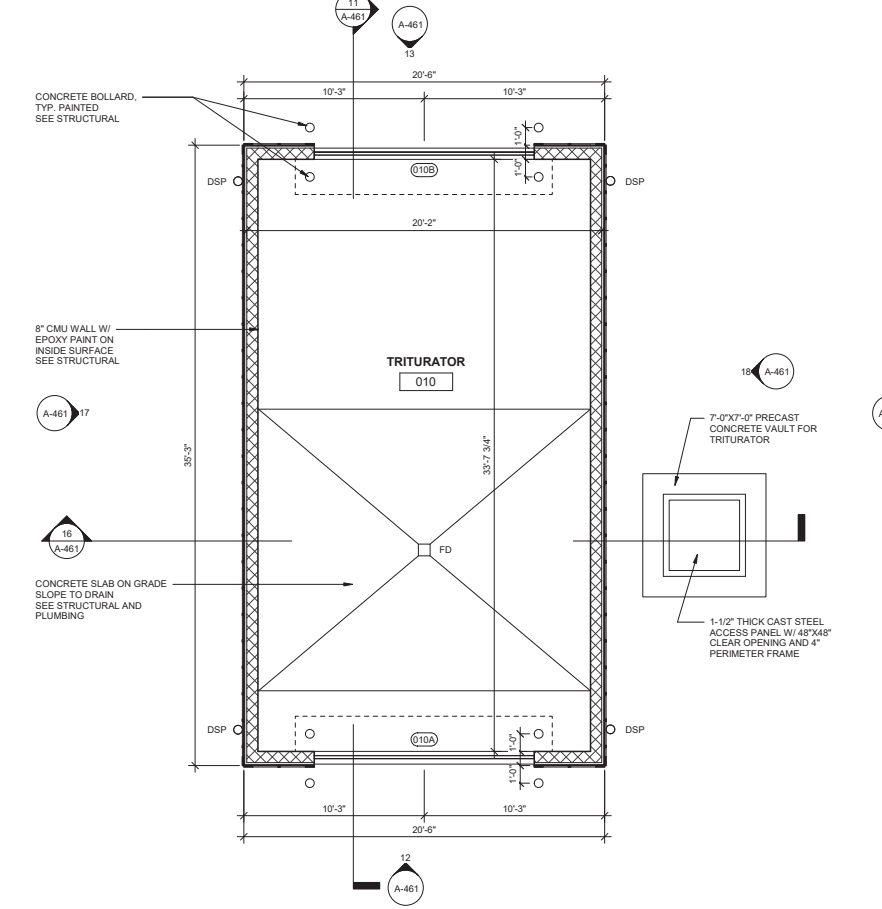
12 ELEVATION  
1/4" = 1'-0"



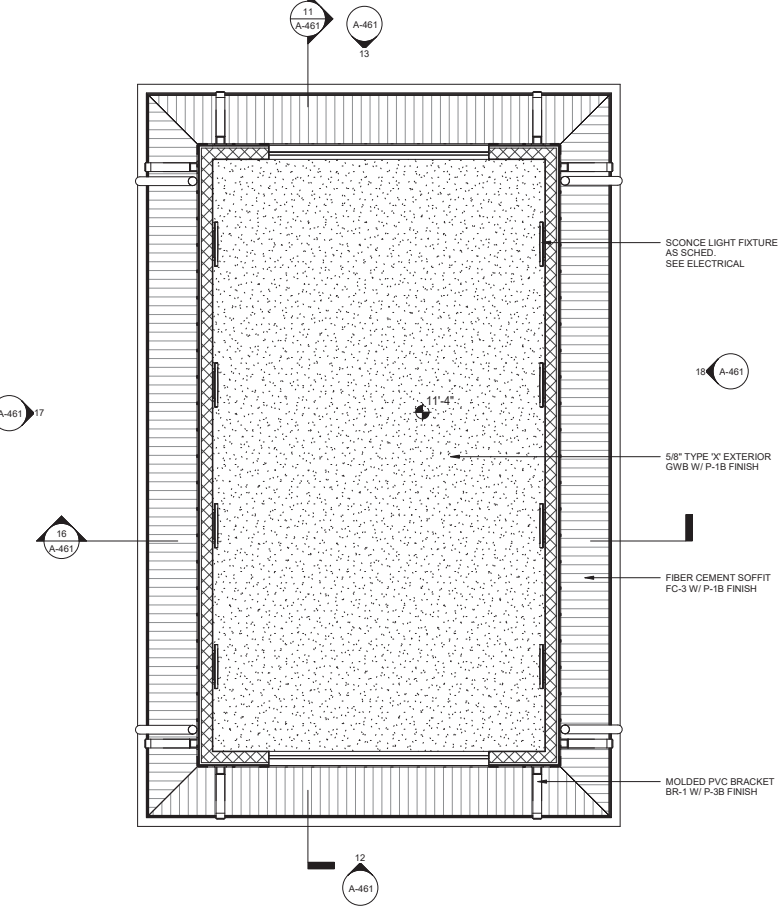
13 ELEVATION  
1/4" = 1'-0"



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



2 ENLARGED FLOOR PLAN  
1/4" = 1'-0"



3 ENLARGED RCP  
1/4" = 1'-0"



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DATE 8/10/2021

PROJECT NUMBER 9221-000

SHEET TITLE

FINISH LEGEND

SHEET NUMBER

A-752

FINISH LEGEND

Table with columns for Architectural Wood Casework, Liquid Densifying Sealant, Solid Surfaces, Plastic Paneling, Fiber Cement Siding, and Luxury Vinyl Tile. Includes sub-sections like Pre Engineered Interior Wall Panel Systems and Exterior Painting.



LANDSIDE PERSPECTIVE AT APPROACH



VIEW AT TICKETING ENTRANCE



LANDSIDE PERSPECTIVE AT MAIN ENTRANCE



VIEW AT CURBSIDE PICK UP & DROP OFF



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SHEET TITLE

**PERSPECTIVES**

SHEET NUMBER

**A-900**



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SHEET TITLE

PERSPECTIVES

SHEET NUMBER

A-901



VIEW AT CURBSIDE PICK UP & DROP OFF



LANDSIDE PERSPECTIVE AT FRONT ENTRY VESTIBULE



VIEW AT BAG CLAIM END OF TERMINAL



VIEW AT BAG CLAIM END OF TERMINAL



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PROJECT NUMBER 9221-000  
SHEET TITLE

**PERSPECTIVES**

SHEET NUMBER

**A-902**



AERIAL VIEW AT LANDSIDE



AERIAL PERSPECTIVE

## 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: Airport Terminal

DRB#: DRB-001860-2021

DATE: 009/03/2021

RECOMMENDATION: Approval  Approval with Conditions  Denial

RECOMMENDED CONDITIONS:

1. Reconsider the choice of the bike rack and submit for Staff review and approval.
2. Provide a lighting (photometric) plan for Staff review and approval.

### ***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"/>	The proposed parking does not preserve any of the existing trees.

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

This project received Conceptual DRB Approval on Dec. 8, 2020.

Provide a lighting (photometric) plan.

Reconsider the choice of the bike rake. Select a rack or bollard style rack that better coordinates with the renovations.



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

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

Applicant/Agent Name: KYLE THEODORE Company: WOOD + PARTNERS INC.  
 Mailing Address: 7 LAFAYETTE PLACE City: HHI State: SC Zip: 29926  
 Telephone: 843-691-6618 x236 Fax: - E-mail: ktheodore@woodandpartners.com  
 Project Name: DOLPHIN HEAD REC AREA Project Address: 171 DOLPHIN HEAD LANE  
 Parcel Number [PIN]: R510 004 000 0210 0000  
 Zoning District: HILTON HEAD PLANTATION PD-1 Overlay District(s): \_\_\_\_\_  
RECREATION

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

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

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

Submittal Requirements for *All* projects:

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

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

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

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

Additional Submittal Requirements:

**Final Approval – Proposed Development**

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

Additional Submittal Requirements:

**Alterations/Additions**

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

Additional Submittal Requirements:

**Signs**

- \_\_\_\_\_ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.
- For freestanding signs:
- \_\_\_\_\_ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
  - \_\_\_\_\_ Proposed landscaping plan.
- For wall signs:
- \_\_\_\_\_ Photograph or drawing of the building depicting the proposed location of the sign.
  - \_\_\_\_\_ Location, fixture type, and wattage of any proposed lighting.

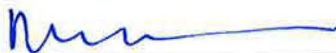
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

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

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

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

  
\_\_\_\_\_  
SIGNATURE

8.31.21  
\_\_\_\_\_  
DATE



# Dolphin Head Recreation Area

*Prepared for: Hilton Head Island Design Review Board  
Conceptual Design Submittal*

## Project Narrative

*August 31, 2021*

### **Project Background:**

The Hilton Head Plantation Property Owner's Association (HHPPOA) is proposing renovation of the existing Dolphin Head Recreation Area (Parcel ID # R510 004 000 0210 0000) consisting of 10.17 acres located at 171 Dolphin Head Lane. The property is currently developed as a Property Owner's recreation area consisting of a recreation building, restroom building, decks, playground, basketball court, roads and parking, walking trails, a Bluff Walk and access to a beach boardwalk. The area was originally developed in the 1970s and is heavily used for private and public events such as a sunrise Easter service held there annually. The facilities have served the community well, but are aged and in need of an update. The POA plans to demolish the buildings, playground and basketball court in order to expand and update the facilities. A new event lawn adjacent to the building is also proposed. Infrastructure related to the building will be adjusted to serve the new building

### **Zoning & Flood Elevation:**

The property is currently zoned as PD-1 (Hilton Head Plantation PUD). The building site lies in FEMA Zone X, BFE – N/A. The new recreation building FFE is proposed at 18'-8", with existing grades in that area ranging from approximately 15' to 16'.

### **Building & Decks:**

The existing buildings consist of a 663 SF recreation building and a 214 SF restroom building connected by open air deck. The existing deck abutting/attaching the building is approximately 3,450 SF in size. Proposed development includes a new recreation building consisting of approximately 1,891 square feet of conditioned area plus approximately 525 square feet of covered area (screened porch); all under one roof. New decking is proposed at approximately 4,600 SF. The new building includes a main recreation room, catering kitchen, restrooms, storage, and screened porch with attached deck space.

The building architecture will be single story, understated and harmonious with the island's natural environment in form and color. It will feature the following:

- More energy efficient and easier to maintain
- A multipurpose space with trussed cathedral ceilings
- A main recreation space that opens onto a wrap-around screened porch
- An overall look inspired by traditional Lowcountry cottage vernacular that is more reflective of the Hilton Head Plantation brand
- A service area will be provided on the west side of the building to include a concrete "catering pad" suitable for staging a catering vehicle. This area will also house condensing units for the recreation building.
- Exterior materials consisting of brick, shiplap + board and batten siding with standing seam metal roofing.

**Parking:**

Existing recreation building parking will be renovated to provide an asphalt drive aisle with adequate backup space and pervious parking spaces denoted by curb stops. A total of 30 pervious and 2 paved ADA spaces will be provided. East of the recreation building an existing pine straw overflow area will remain for use during special events. This area is currently used for overflow parking by the POA and there are no plans to change or improve the way it is used. The drive loop serving the Pine Island boardwalk and beach area will also be renovated. As with the main parking area, that asphalt drive aisle will be renovated and 12 pervious parking spaces will be denoted by curb stops.

**Tree Protection:**

The existing site is covered by a mature tree canopy including 32 specimen and 26 significant trees. Great efforts have been taken to minimize impacts to specimen and significant trees. Alternative site plans have been explored- including rebuilding the proposed structure in its current location, which would require the removal of a specimen oak. The site plan as proposed provides a balanced approach, avoiding removal of any specimen trees and limiting development impacts to them. The current plan calls for preservation of all 32 specimen trees (100%); preservation of 25 significant trees; with removal of one (1) significant tree- a 34" laurel oak. Detailed tree calculations utilizing the ACI method and demonstrating the plans meet the LMO will be provided at a later date.

**Site Improvements:**

General site improvements will include walks connecting parking to the building as well as to the existing Bluff Walk, a popular destination for walkers. Adjacent to the Bluff Walk are planned sunrise/sunset overlooks as well as informal picnic areas and a fire pit.

West of the recreation building a new playground is planned featuring a pair of towers for viewing the Port Royal Sound. Additional playground features include spinning elements, rope climbers, an inclusive climbing dome and swings, all set in a poured-in-place rubber safety surface. Playground equipment and surfacing colors will focus on shades of blue and green. For safety and access control, the play area will be partially enclosed with a low post and rope fence; and permanent seating will be provided. In order to mark the primary entry to the playground, an entry feature will be placed over the entrance walk.

West of the playground, the displaced basketball court will be relocated and constructed as a new multi-purpose court. No enclosure fence is proposed for this element; however a nearby picnic structure is planned between the playground and the court. Walks and trails will connect the playground and multi-purpose court to the drive loop & parking area that serves the Pine Island boardwalk and beach. If funds allow, a dog wash and bicycle parking area are planned at the Pine Island trailhead as well.

East of the recreation building is an artificial turf event lawn. This area will be used for small outdoor events such as weddings and will tie to deck stairs planned on the east end of the recreation building. Framing the water side of the event lawn will be a timber arbor that aesthetically ties to the recreation building in design style and materials.

**Other Critical Project Information:**

The POA has received a new plat for the property. As approved, the new property line is the mean high water mark. This information was submitted separately for Town review. The new property line has been recorded by the County.

Electrical service will continue to be provided by Palmetto electric. Cable television services will be provided by Hargray or Time Warner Cable. Water and sewer services will continue to be provided by HH PSD and main service lines are located along Dolphin Head Drive within the right-of-way.

The POA will be responsible for maintaining the development in accordance with all Town of Hilton Head requirements and guidelines. All proposed improvements will be owned and maintained accordingly.

**Applicant:**

Kyle Theodore, PLA

Wood + Partners Inc.

[ktheodore@woodandpartners.com](mailto:ktheodore@woodandpartners.com)

843-681-6618 ext. 236



# Hilton Head Plantation Property Owners' Association, Inc.

PO Box 21940, 7 Surrey Lane  
Hilton Head Island, SC 29925-1940

---

August 26, 2021

Hilton Head Plantation Property Owner's Association  
7 Surrey Lane  
Hilton Head Island, SC 29926

RE: Lot 171 Dolphin Head Recreation Renovation Project

Dear Mr. Kristian,

The Hilton Head Plantation Architectural Review Board wishes to inform you the **Preliminary Plans** submitted for the renovation of the Dolphin Head Recreation was approved.

Comments from the Board:

The Board encourages you to move forward with final review. The final plans must be full working drawings with a site plan (1/8-inch scale), tree and topo survey, elevation drawings of all four (4) sides, culvert inert elevations, finish floor elevations, spot grade elevations, adjacent property elevations if applicable, roof plan, drainage plan, window schedules, structure details, cross section details, wall section details, electrical plans, exterior colors, and materials (color board), landscaping plan and all that applies.

The next ARB Meeting is scheduled for September 23, 2021, all submissions are due at the ARB Office by noon Monday, September 20, 2021.

Sincerely,

Michele Chisolm  
Administrator, ARB and Covenant Department  
Email: [mchisolm@hhppoa.org](mailto:mchisolm@hhppoa.org)  
Phone: 842-681-8800, ext. 231

Cc: Brad Hix; Wood + Partner, Inc.  
Chrissy Kristian; HHP Director of Activities  
Hilton Head Plantation Board of Directors

# Dolphin Head Recreation Area

## Existing Photos



# Dolphin Head Recreation Area

## Existing Photos



Open area / high tree canopy



Existing sports court

# Dolphin Head Recreation Area

## Existing Photos



# Dolphin Head Recreation Area

## Existing Photos





# Dolphin Head Recreation Area

## Existing Photos



Existing building



Existing building

# Dolphin Head Recreation Area

## Existing Photos



Existing views out to the sound / walk along bluff



Existing views out to the sound / walk along bluff

# Dolphin Head Recreation Area

## Existing Photos



# Dolphin Head Recreation Area

Existing Photos



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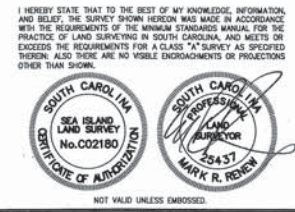
- REFERENCE PLAT**
- 1) A PLAT OF DOLPHIN HEAD RECREATION AREA PHASE II, HILTON HEAD PLANTATION, SITE IMPROVEMENT, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA. DRAWN: 10/25/93. ROD: BEAUFORT COUNTY, SC. BY: THOMAS & HUTTON ENGINEERING COMPANY.
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- NOTES:**
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PROPERTY AREA = 7.81 AC. 340,038 S.F.  
 ADDRESS: 171 DOLPHIN HEAD DRIVE  
 DISTRICT: 510, MAP: 4, PARCEL: 210  
 THIS PROPERTY LIES IN F.E.M.A. ZONES X, VE, AE  
 BASE FLOOD ELEVATION = N/A; 13.0'; 9.0'; 10.0'; 11.0'  
 COMMUNITY NO. 450250, PANEL 0313G & 0314G, DATED: 3/23/2021

**LEGEND & SYMBOLS:**  
 TREE SIZES ARE INCHES IN DIAMETER

- |                                |                          |
|--------------------------------|--------------------------|
| SPOT ELEVATION                 | ELECTRIC SERVICE         |
| CONTOUR                        | ELECTRIC TRANSFORMER     |
| 3" CONCRETE MONUMENT FOUND     | TELEPHONE SERVICE        |
| 1/2" IRON PIN FOUND            | TELEVISION SERVICE       |
| TEMPORARY BENCH MARK           | WATER METER              |
| INVERT ELEVATION               | VALVE BOX                |
| FINISHED FLOOR ELEVATION       | VALVE BOX                |
| POLYVINYL CHLORIDE             | IRRIGATION CONTROL VALVE |
| CORRUGATED PLASTIC PIPE        | SANITARY MANHOLE         |
| REINFORCED CONCRETE PIPE       | STORM MANHOLE            |
| HIGH DENSITY POLYETHYLENE PIPE | FIRE HYDRANT             |
| LIVE OAK                       | UTILITY POLE             |
| LAUREL OAK                     | GUY                      |
| MAGNOLIA                       | SIGN                     |
| RED OAK                        | LIGHT POLE               |
| PINE                           | CATCH BASIN              |
| PALM                           | MAIL BOX                 |
| WATER OAK                      |                          |
| WAX MYRTLE                     |                          |
| CEDAR                          |                          |
| TURKEY OAK                     |                          |
| GUM                            |                          |
| TUPELO                         |                          |
| BIRCH                          |                          |
| HOLLY                          |                          |
| HICKORY                        |                          |



**SHEET 2 of 2 SHEETS**  
 ASBUILT, TREE AND TOPOGRAPHIC SURVEY OF:  
 DOLPHIN HEAD RECREATION AREA,  
 HILTON HEAD PLANTATION, HILTON HEAD ISLAND,  
 BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:  
 HILTON HEAD PLANTATION P.O.A.

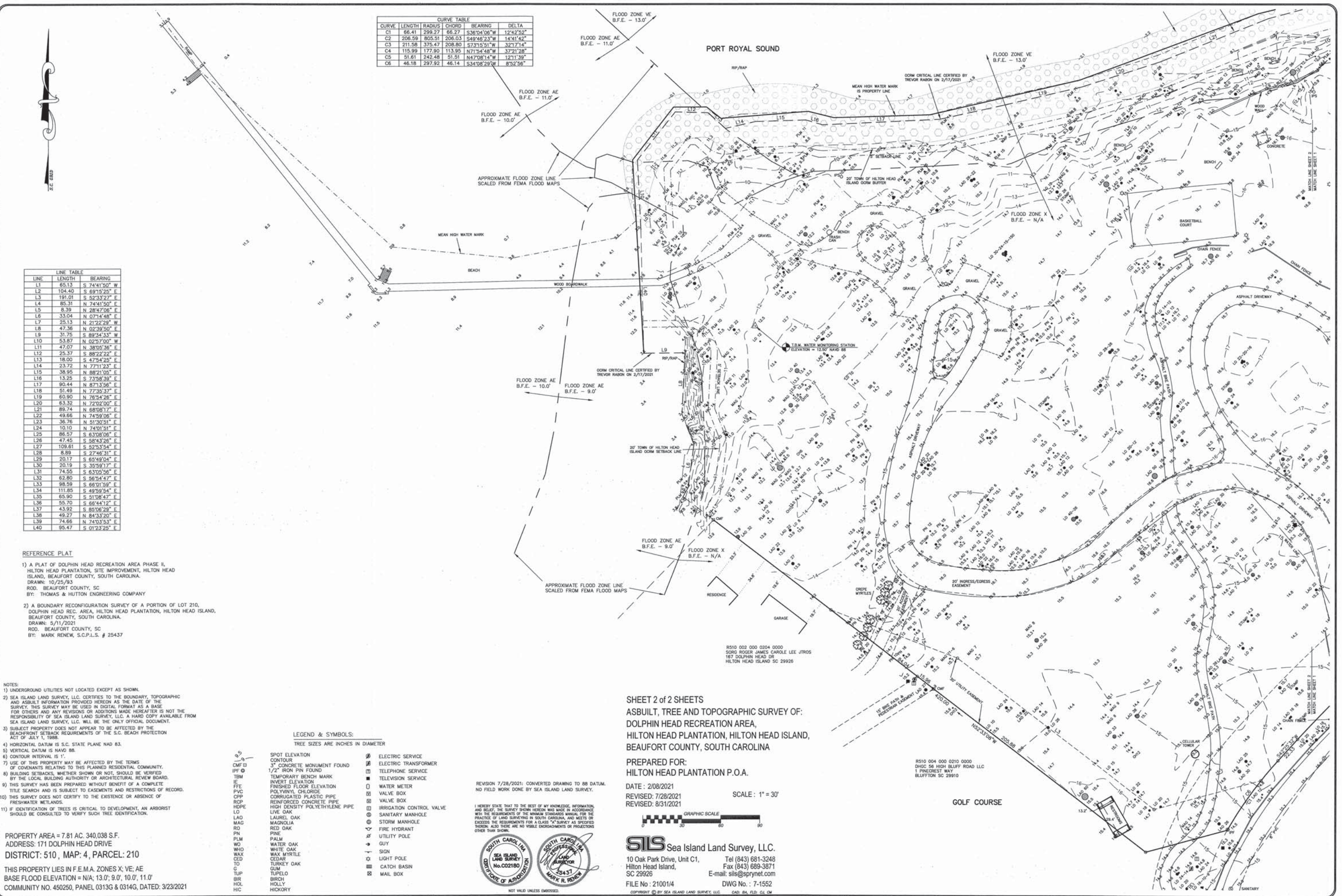
DATE: 2/08/2021  
 REVISED: 7/28/2021  
 REVISED: 8/31/2021

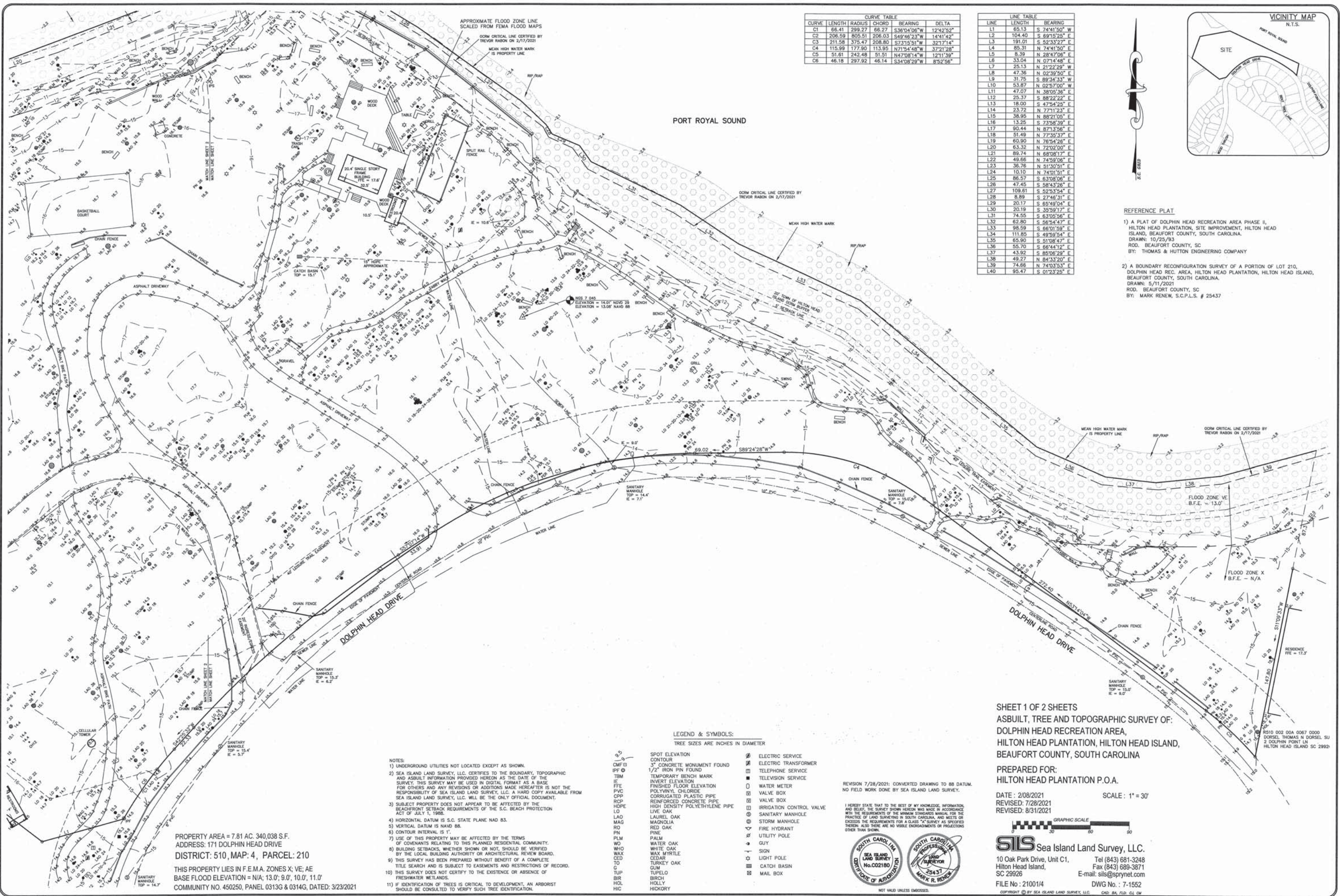


**SIS** Sea Island Land Survey, LLC.  
 10 Oak Park Drive, Unit C1, Hilton Head Island, SC 29926  
 Tel (843) 681-3248 Fax (843) 689-3871  
 E-mail: sis@sprynet.com  
 FILE No.: 210014 DWG No.: 7-1552  
 COPYRIGHT © BY SEA ISLAND LAND SURVEY, LLC. CAD: SA, FLD: CL, CM

REVISION 7/28/2021: CONVERTED DRAWING TO 88 DATUM.  
 NO FIELD WORK DONE BY SEA ISLAND LAND SURVEY.

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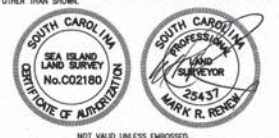
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I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANNUAL STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

NOT VALID UNLESS EMBOSSED.



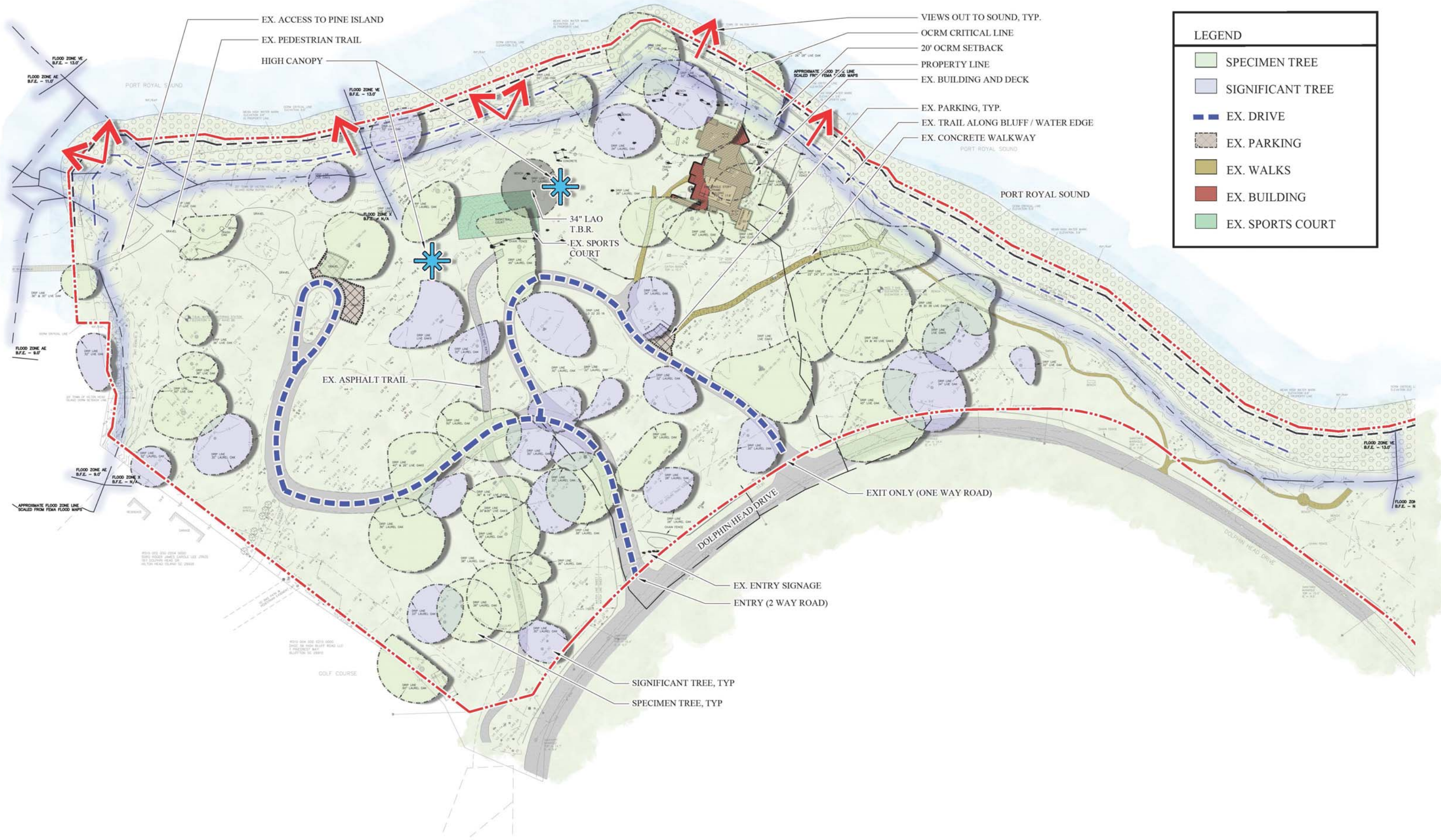
SHEET 1 OF 2 SHEETS  
 ASBLUIT, TREE AND TOPOGRAPHIC SURVEY OF:  
 DOLPHIN HEAD RECREATION AREA,  
 HILTON HEAD PLANTATION, HILTON HEAD ISLAND,  
 BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:  
 HILTON HEAD PLANTATION P.O.A.

DATE: 2/08/2021  
 REVISED: 7/28/2021  
 REVISED: 8/31/2021



**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.: 21001/4 DWG No.: 7-1552  
 COPYRIGHT © BY SEA ISLAND LAND SURVEY, LLC. CAD: BA, FLG: CL, CM



LEGEND	
	SPECIMEN TREE
	SIGNIFICANT TREE
	EX. DRIVE
	EX. PARKING
	EX. WALKS
	EX. BUILDING
	EX. SPORTS COURT

CONSTRUCTION DOCUMENTS  
**DOLPHIN HEAD  
 RECREATION AREA**  
 HILTON HEAD PLANTATION  
 HILTON HEAD ISLAND, SC 29926

PROFESSIONAL SEAL:

DRAWN BY:  
 BH  
 CHECKED BY:  
 KT

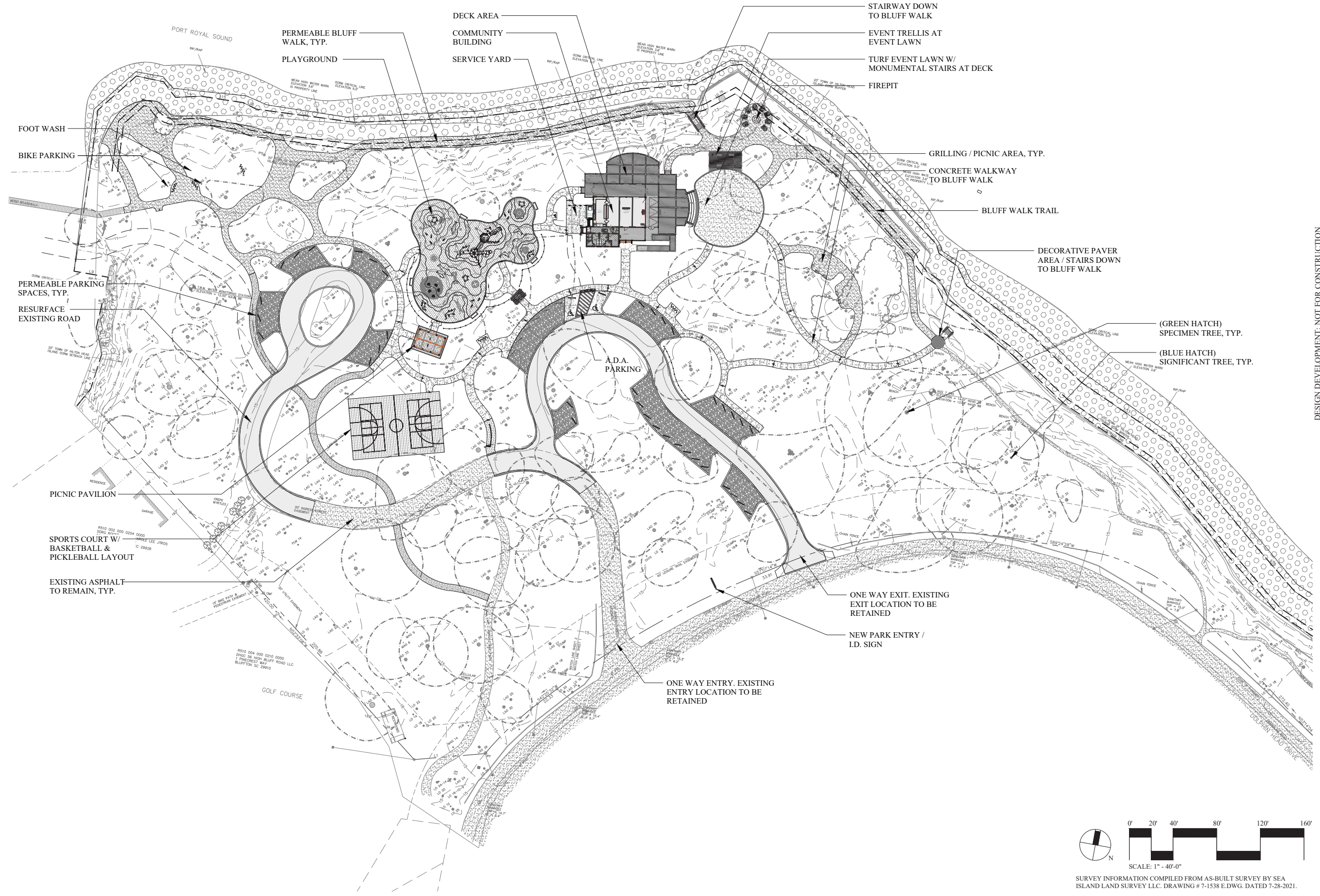
This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

#	REVISION	DATE	BY

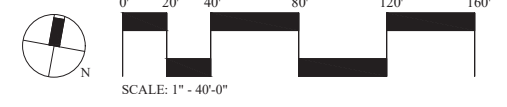
DATE  
 8-30-2021  
 PROJECT NUMBER  
 01-20046  
 SHEET TITLE

**Preliminary  
 Site Plan**

SHEET  
 NUMBER  
**L-100**

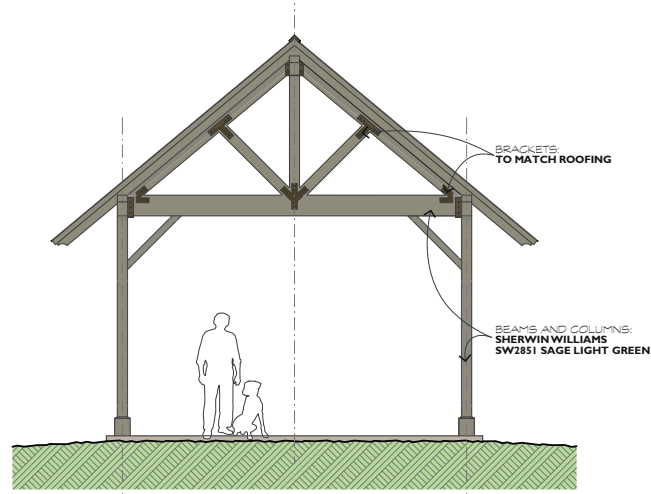


DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SEA ISLAND LAND SURVEY LLC. DRAWING # 7-1538 E.DWG. DATED 7-28-2021.

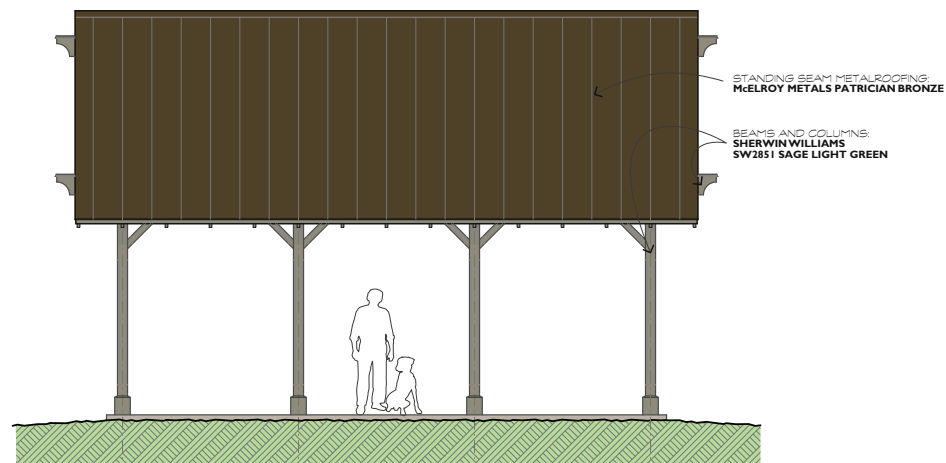




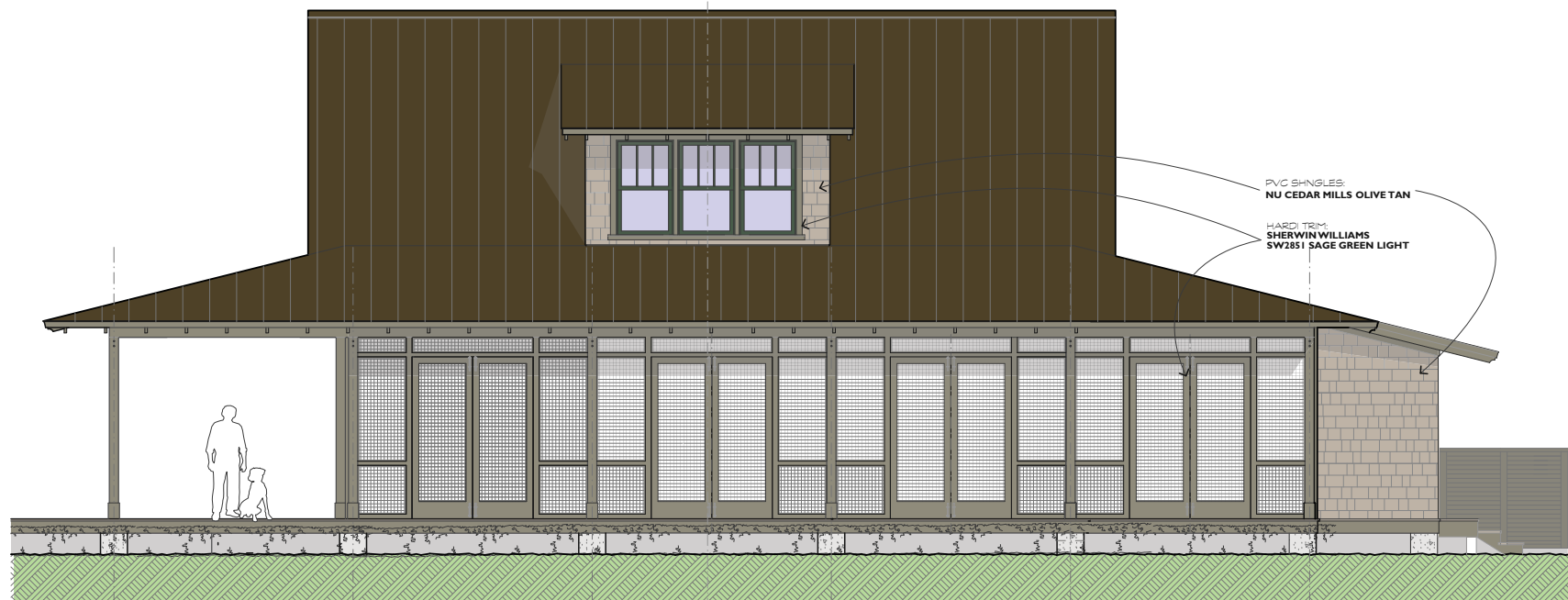
**PARKING LOT ELEVATION** 3  
SCALE: 1/4"=1'-0" A.2.4



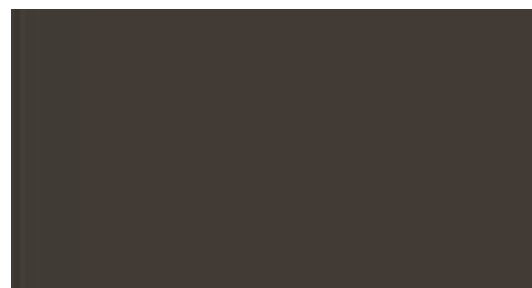
**WATERFRONT COLOR ELEVATION** 1  
SCALE: 1/4"=1'-0" A.2.4



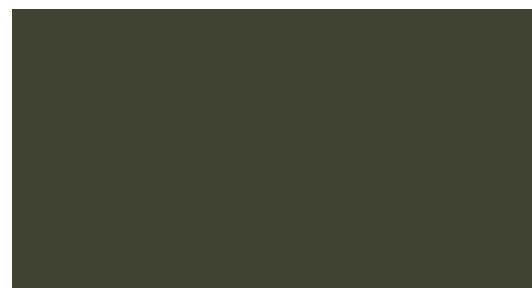
**PLAYGROUND ELEVATION** 4  
SCALE: 1/4"=1'-0" A.2.4



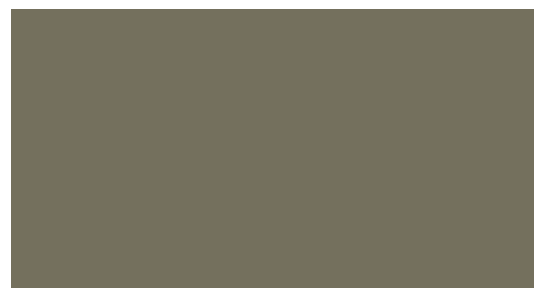
**RIGHT SIDE COLOR ELEVATION** 2  
SCALE: 1/4"=1'-0" A.2.4



**STANDING SEAM METAL ROOFING**  
MCELROY METALS PATRICIAN BRONZE



**ALUM CLAD WINDOWS & DOORS**  
SIERRA PACIFIC GREEK OLIVE



**BOARD & BATTEN SIDING**  
SHERWIN WILLIAMS SW2851 SAGE LIGHT GREEN



**PVC SHINGLES**  
NUCEDAR MILLS OLIVE TAN



**FOUNDATION**  
CEMENT TABBY STUCCO

**PROGRESS SET- NOT FOR CONSTRUCTION**

A NEW COMMUNITY BUILDING FOR:  
**DOLPHIN HEAD PARK**  
 HILTON HEAD PLANTATION  
 Hilton Head Island, SC

REVISIONS	DATE

DRAWN BY  
 TP  
 CHECKED BY  
 DATE OF ISSUE:  
 7/28/2021  
 SCALE  
 JOB NO.  
 2001  
 SHEET

## 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: Dolphin Head Rec Area

DRB#: DRB-001996-2021

DATE: 09/01/2021

RECOMMENDATION: Approval  Approval with Conditions  Denial

**RECOMMENDED CONDITIONS:**

1. Provide a tree protection plan that specify 3-4" post construction mulch, mycor and pre & post construction fertilization for significant and specimen trees near parking improvements, walks and buildings.
2. Show 15' "no construction" zone around specimen tree trunks.
3. Provide study of picnic structure in relation to adjacent tree branches.
4. Provide hardscape construction details that reduce impact to tree feeder roots.
5. Replace the artificial turf with another pavement.

### ***ARCHITECTURAL DESIGN***

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Utilizes natural materials and colors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	To be provided at final approval.

### ***LANDSCAPE DESIGN***

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Planting Plan to be provided at final.
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Planting Plan to be provided at final.

**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"/>	<ol style="list-style-type: none"> <li>1. Shift the grill areas away from the trunks of trees. Staff suggest 10' away from the trunk to assure the health of the tree.</li> <li>2. How will the height of the picnic shelter impact the adjacent 28-26" and 27" live oaks.</li> <li>3. Show 15' no construction zone around specimen trees.</li> <li>4. Provide a tree protection plan.</li> </ol>
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Planting Plan to be provided at final.

**MISC COMMENTS/QUESTIONS**

1. Final should include detail of construction of walks with specific attention to adjacent trees.
2. Specify 3-4" post construction mulch, mycor and pre & post construction fertilization for significant and specimen trees near walks and buildings.
3. "Generally, materials common to the area or historically present should be selected." (DG page 15). Similarly, the DRB has been reluctant to approve sign structures constructed on HDU (foam). The use of artificial turf is not in keeping with Island Character and there are other paving options that are more appropriate for this use.



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

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

Applicant/Agent Name: Anthony Gerovere Company: Pew Pro Inc  
 Mailing Address: PO Box 7045 City: Hilton Head State: SC Zip: 29938  
 Telephone: 843 263 4068 Fax: NO E-mail: tyer17@hotmail.com  
 Project Name: Subway Project Address: 437 William Hilton Parkway  
 Parcel Number [PIN]: R 511 008 000 2644 0000  
 Zoning District: CC 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:  
 Concent 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.

175<sup>00</sup> 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:

*Amendments/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**

*Done Separately*

- 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]*  
SIGNATURE

8/30/21  
DATE

August 30, 2021

To the Design Review Board,

This request is for the approval of the exterior painting of the building with the Subway franchise located in it near the intersection of Mathews Drive and 278. The address is: 437 William Hilton Parkway.

My husband and I are the owners of the Subway franchise. We have been doing business in Beaufort County, and more specifically, in the town of Hilton Head since 1987. Hilton Head Island is our home and we care very much about this island.

In owning a franchise, we are subject to the rules and regulations that Subway corporate sets forth. Currently they are in a re-branding phrase called Subway Refresh. This is necessary to keep the franchise relevant and fresh and therefore successful. They work with the the top marketing companies in the United States to determine the look that they feel will best promote and update the franchise. It is these new color requirements that we are submitting for your consideration.

SW 7567 Natural Tan (Main body of the building)

SW 7024 Functional Gray (Accent stripe on bottom of the building and a few other places)

BM 2033-10 Yellow Green (This is for a very minimal stripe and also for a small accent wall on the drive-thru side only)

This building sits pretty far back from the road with a lot of tree coverage so anything darker does not allow it to be very visual from the road. The Shopping center across the street, where the former Stein Mart was located has no tree coverage, is very visible, and is as light as what we are requesting. SW 7024 Functional Gray appears to be the exact color that was used as a trim color. The out buildings next to 278 in front of the Stein Mart, West Marine, and PetsMart have many areas where a lighter color than the SW 7567 Natural Tan has been used. This includes the building and the signage.

We hope to be a positive accent to the 278 Corridor. It is with this in mind that I respectfully ask your consideration of our required Subway colors.

Kind regards,

Karla Remegi

843-384-2489



# **TOWN OF HILTON HEAD ISLAND**

*Community Development Department*

**TO:** Design Review Board  
**FROM:** Chris Darnell, *Urban Designer*  
**DATE:** Sept. 1, 2021  
**SUBJECT:** Subway

---

In an effort to maintain the applicant's construction timeline, elimination of the arches and a modification to a door location was recently approved as a Minor Corridor. Staff always works to put all the elements of any given project before the DRB for their consideration but in this case by splitting those less controversial elements out it allowed the applicant to continue construction uninterrupted. This application is only for consideration of the proposed building repaint. If you have any questions about this decision, do not hesitate to contact me.

# 437 William Hilton Parkway Subway building



Top + Bottom  
TRIM BAND



Main Body  
Color



BENJAMIN MOORE®  
COLOR PREVIEW® 2033

Accent wall



DIST. 511, MAP 8, PARCEL 254

#435



NEW DRIVE THRU LOCATION INSTALL PER MANUFACTURER SEE DETAIL DRAWING PAGE A 103

N79°02'32"E 79.49'

NOTES

- ZONING DISTRICT - CC
- OVERLAY DISTRICT - COD
- USE OF PROPERTY - EATING ESTABLISHMENT / OTHER COMMERCIAL SERVICE
- GROSS SITE ACRES - 0.66 ACRES
- NET SITE ACRES (GROSS ACRES - TIDAL WETLANDS) - 0.66 ACRES
- ALLOWED TOTAL DENSITY (NET ACRES X 10000 GFA) - 6600
- EXISTING BUILDING SQUARE FOOTAGE -
- PROPOSED BUILDING SQUARE FOOTAGE -
- MAX. BUILDING HEIGHT ALLOWED - 45'
- PROPOSED BUILDING HEIGHT - N/A
- MAX. ALLOWED IMPERVIOUS AREA AND PERCENTAGE (MAX ALLOWED IS 60% BUT PROVIDE SQ. FT. FOR SITE ALSO)
- CURRENT IMPERVIOUS AREA AND PERCENTAGE
- PROPOSED IMPERVIOUS AREA AND PERCENTAGE
- MIN. NUMBER OF PARKING SPACES REQUIRED (1 PER EVERY 100SF OF GFA OUTDOOR EATING AREA)
- EXISTING NUMBER OF PARKING SPACES ON SITE
- PROPOSED ADDITIONAL PARKING (IF NEEDED)

N/F  
TC HILTON HEAD LLC  
DIST. 511, MAP 8, PARCEL 264  
#439

N12°02'32"E

PARCEL 264A  
#437  
28,605 sq. ft.  
0.657 acres

NO TREES TO BE REMOVED OR LANDSCAPE TO BE ALTERED

EXISTING PARKING TO REMAIN

S06°33'52"W

PK SET

N77°57'28"W

117.71'

WILLIAM

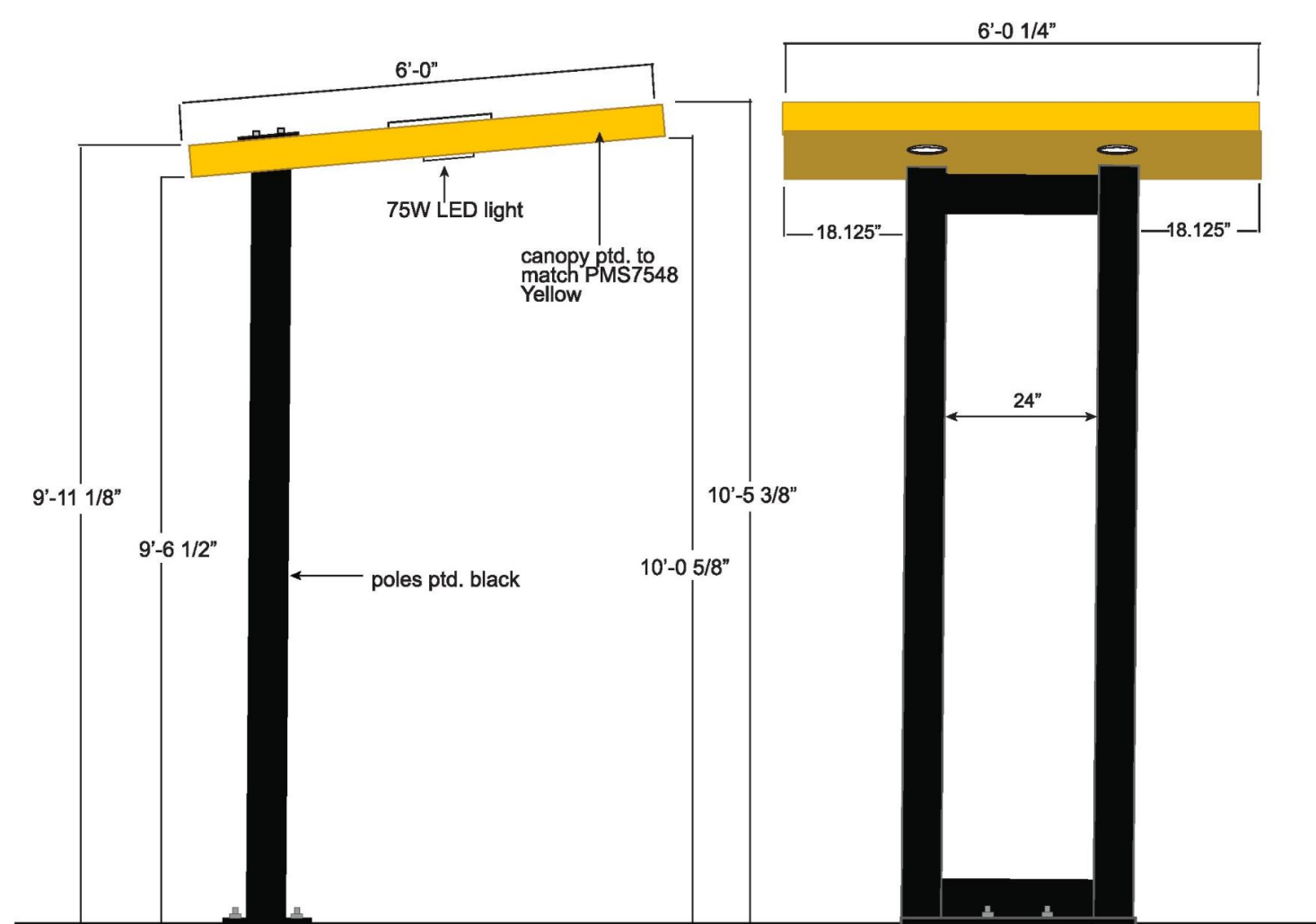
EXTERIOR MODIFICATIONS TO:  
437 WILLIAM HILTON PARKWAY  
HILTON HEAD ISLAND, SC

SITE PLAN

S1

07.19.21

1	1/16" = 1'-0"
	SITE PLAN



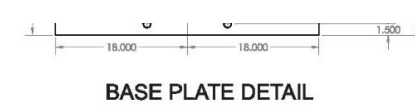
**Materials:**  
Welded steel frame; Aluminum canopy

**Approx. Weight:**  
1055.883 lbs.

**Lighting:**  
(2) 75WATT LED bulbs

**Electrical Service:**  
3.50 AMPS 120V 60 HZ- (1) 10 AMP circuit required

**Colors:**  
PMS 7548 Yellow (Canopy)  
Black (Poles)

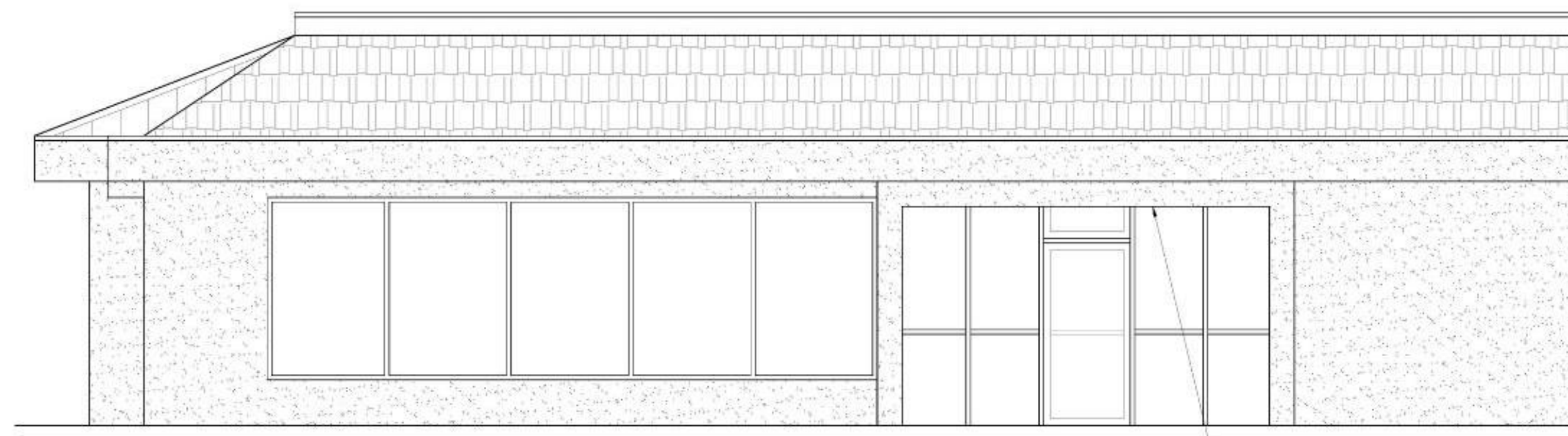


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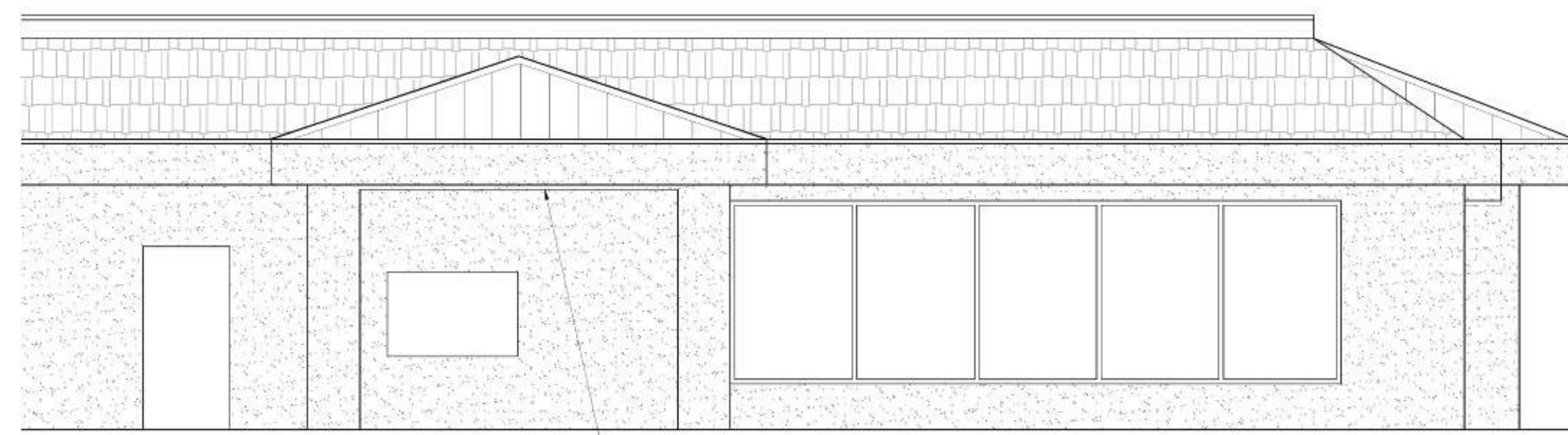
	Everbrite LLC 4949 S 110th Street, Greenfield, WI 53220 Phone: 414-529-3500 • Fax: 414-529-7191 Website: www.everbrite.com	Part No: <b>E031752</b> Description: FREESTANDING DRIVE THRU CANOPY	Project No: 375719-3 Date: 3/16/18 Drawn By: CH	
	<p>Project No: 375719-3</p>			



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



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



REMOVE ARCH & SQUARE UP OPENING

3 1/4" = 1'-0"  
PROPOSED LEFT ELEVATION

EXTERIOR MODIFICATIONS TO:

437 WILLIAM HILTON PARKWAY  
HILTON HEAD ISLAND, SC

PROPOSED ELEVATIONS

A103

08.08.20

NOT TO SCALE

New Channel Letter sign. Size determined by space height & width. (Acquired locally).  
*Check with city/county to see if a new sign permit is required.*

FUNCTIONAL GRAY - Sherwin Williams #7024  
Below window level—all the way around building. Downspouts should also be Functional Gray. (Black outline on center front shown only to mark front section.)

NATURAL TAN Sherwin Williams #7567  
Above Functional Gray to the roof, including boxing and trim. All the way around building.

Repaint curbing & caution areas & bollards.  
Parking lot to be resealed and restriped.



NOT TO SCALE

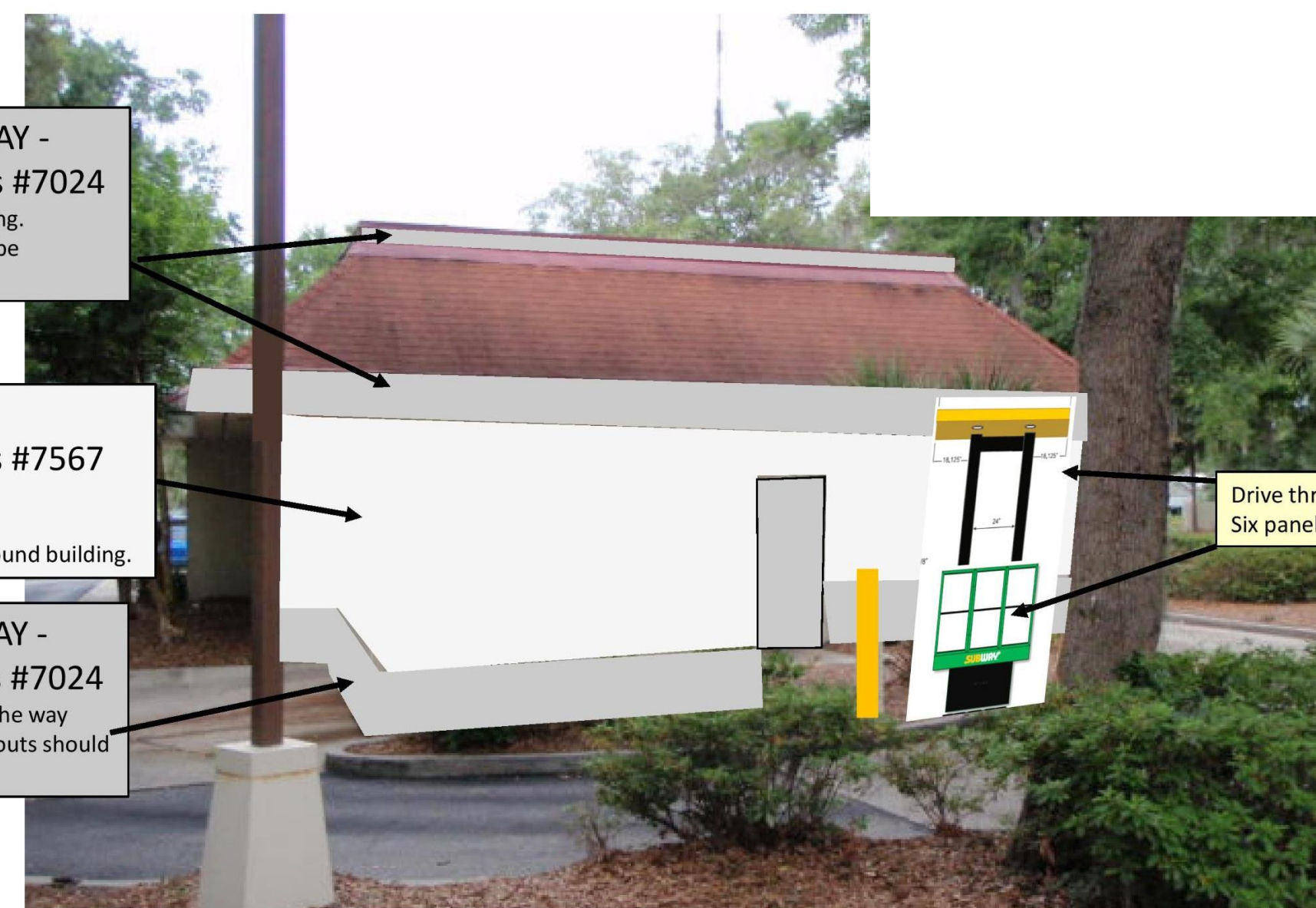
NOT TO SCALE

FUNCTIONAL GRAY - Sherwin Williams #7024  
All the way around building. Downspouts should also be Functional Gray.

NATURAL TAN Sherwin Williams #7567  
Above Functional Gray to the roof, including boxing and trim – All the way around building.

FUNCTIONAL GRAY - Sherwin Williams #7024  
Below window level—all the way around building. Downspouts should also be Functional Gray.

Drive thru canopy, Six panel drive thru menuboard.



NOT TO SCALE

NOT TO SCALE

NATURAL TAN Sherwin Williams #7567  
Above Functional Gray to the roof, including boxing and trim – All the way around building.

FUNCTIONAL GRAY - Sherwin Williams #7024  
Below window level—all the way around building. Downspouts should also be Functional Gray.

YELLOW/GREEN #2033-10 BENJAMIN MOORE

FUNCTIONAL GRAY - Sherwin Williams #7024  
All the way around building. Downspouts should also be Functional Gray.



NOT TO SCALE

## 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: Subway

DRB#: DRB-002006-2021

DATE: 09/01/2021

RECOMMENDATION:    Approval             Approval with Conditions             Denial   
RECOMMENDED CONDITIONS:

<b><i>ARCHITECTURAL DESIGN</i></b>				
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"/>	1. “Colors shall not be used to cause the structure to stand out from others or its background.” (DG page 16). The proposed BM 2033-10 Yellow Green and the yellow drive-thru canopy are not consistent with this requirement. 2. “The use of black, white or off-white is typically avoided...” (DG page 16). The black drive-thru canopy structure is not in keeping with this requirement.

<b><i>MISC COMMENTS/QUESTIONS</i></b>
1. This project received Minor Corridor approval to eliminate the arched window and relocate a door.
2. Signage is under a separate permit.



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

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

Applicant/Agent Name: Andrew Barber Company: Coastal Canvas  
 Mailing Address: 1674 Chatham Parkway City: Savannah State: GA Zip: 31405  
 Telephone: 912 236 2416 Fax: \_\_\_\_\_ E-mail: Abarber@coastalcanvas.net  
 Project Name: New York City Pizza Project Address: 81 Pope Ave Unit 119  
 Parcel Number [PIN]: R55201800003190000  
 Zoning District: CR Overlay District(s): Coligny Resort

**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

\_\_\_\_\_  
DATE

We propose to fabricate and install one standard awning at 81 Pope Ave Hilton Head Island, SC 29928 with the overall dimensions as follows: 580" wide, 44" tall, and 48" deep. The awning is to be installed with 93" of clearance to the sidewalk below and will be supported by 3" square aluminum columns and anchored into the concrete sidewalk using 5/16"x3" wedge bolts. The awning frame will be 1" aluminum square to be powder coated dark bronze to match the building's gutters and window mullions. The fabric cover will be Sunbrella Jockey Red (6003) to match the restaurant's previous awning and logo colors. The cover will have a white printed design to give the fabric a patterned appearance. The valance will depict the 5" tall wording: "HOUSEMADE | FRESH INGREDIENTS | ALL-NATURAL | NO PRESERVATIVES" to convey the use of the building. The roof will have a print of the restaurant's logo covering approximately 40"x92" (25.6sqft). The nearest substantial tree is approx. 43' away from the nearest portion of the awning. The nearest public roadway is approx. 71' away from the nearest portion of the awning.



EXISTING CONDITIONS



PLAN VIEW

PERMIT 1

SHEET NO.

REVISION	DATE	REASON

A NEW AWNING  
FOR  
**NEW YORK CITY PIZZA**  
81 POPE AVE  
HILTON HEAD ISLAND, SC 29928

SCALE: NONE

JULY 2021

FRONT, SIDE, PLAN & ISOMETRIC FRAME VIEW

DRAWN BY J DEDIC	DATE 07-15-21	JOB NUMBER 210480
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**COASTAL CANVAS**  
PRODUCTS

1674 CHATHAM PARKWAY SAVANNAH, GEORGIA 31405  
MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS.NET

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REVIEWED BY





NEW YORK CITY PIZZA  
BAR/RESTAURANT  
EST. 1986  
NEWYORKCITYPIZZA.COM

RESTAURANT AND RETAIL PARKING ONLY



RESTAURANT AND RETAIL PARKING ONLY

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RESTAURANT AND RETAIL PARKING ONLY



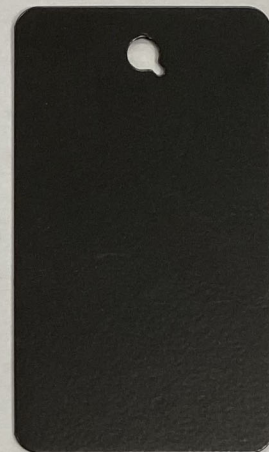
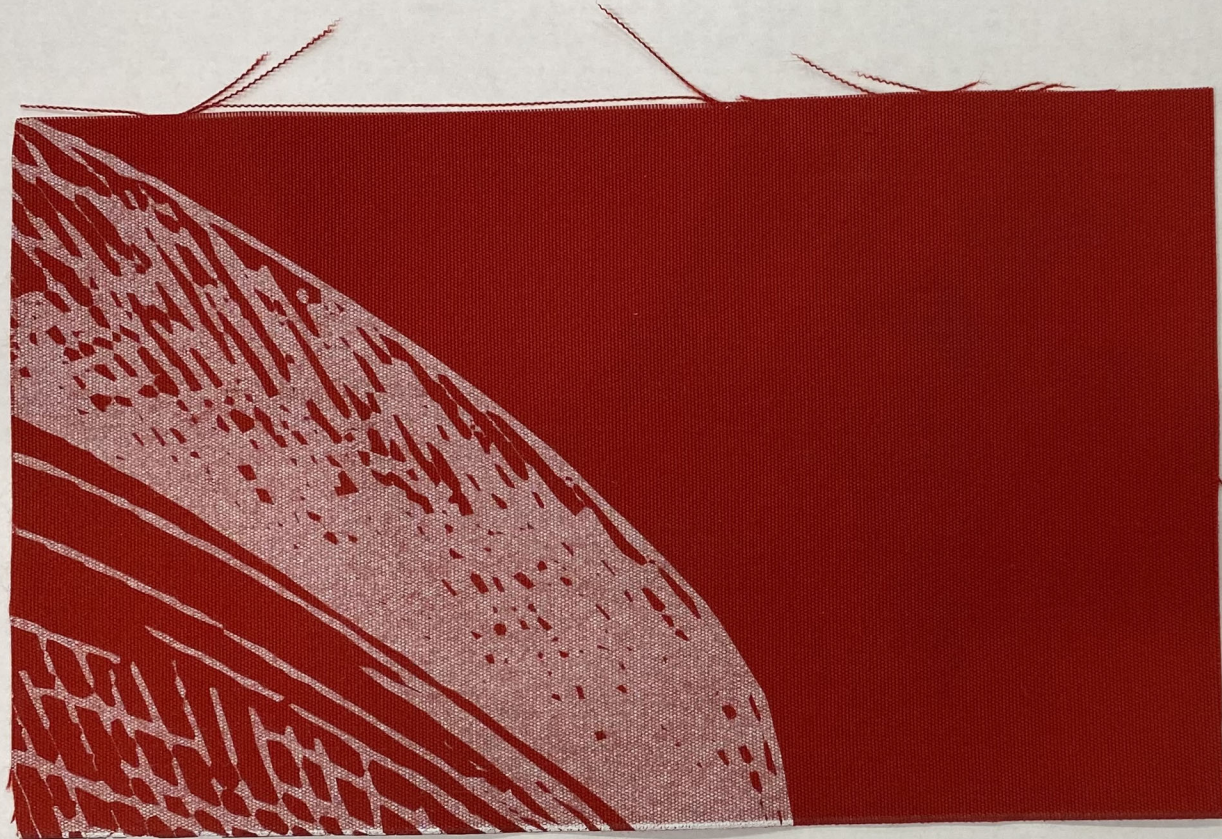
NEW YORK CITY PIZZA  
NEWYORKCITYPIZZA.COM



Report a privacy concern with this image

SUNBRELLA JOCKEY RED  
FABRIC WITH WHITE INK SET PRINTING

QUAKER BRONZE  
FRAME + POST



SUBMITTAL FOR:



1674 CHATHAM PARKWAY  
 SAVANNAH, GEORGIA 31405  
 MAIN: 912 236 2416 FAX: 912 232 7884  
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A NEW AWNING  
 FOR  
 NEW YORK CITY  
 PIZZA

81 POPE AVE  
 HILTON HEAD ISLAND, SC 29928

GENERAL NOTES:

SUBMITTAL REVIEW	
<input type="checkbox"/>	<b>APPROVED</b> EXECUTION MAY PROCEED AS SHOWN.
<input type="checkbox"/>	<b>APPROVED AS NOTED</b> EXECUTION MAY PROCEED BASED ON NOTES INDICATED.
<input type="checkbox"/>	<b>APPROVED AS NOTED WITH FILE COPY</b> EXECUTION MAY PROCEED BASED ON NOTES INDICATED. CORRECT SUBMISSION TO RESUBMIT FOR RECORD PURPOSES ONLY.
<input type="checkbox"/>	<b>NOT APPROVED</b> RESUBMIT FOR APPROVAL.
<input type="checkbox"/>	<b>REVIEW FOR INFORMATION</b> APPROVAL NOT REQUIRED. ACCEPTED FOR INFORMATION ONLY.
SIGNATURE: _____	
DATE: _____	

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FRONT, SIDE, PLAN  
 &  
 ISOMETRIC FRAME VIEW

DRAWN BY  
 J DEDIC

DATE  
 07-15-21

JOB NUMBER  
 210480



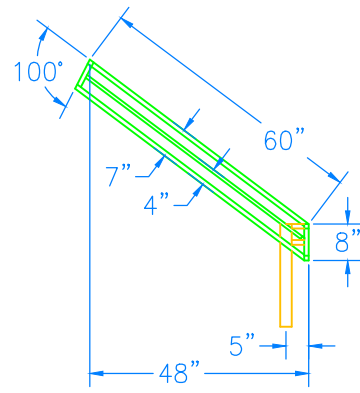
1674 CHATHAM PARKWAY SAVANNAH, GEORGIA 31405  
 MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS.NET

A NEW AWNING  
 FOR  
 NEW YORK CITY  
 PIZZA  
 81 POPE AVE  
 HILTON HEAD ISLAND, SC 29928

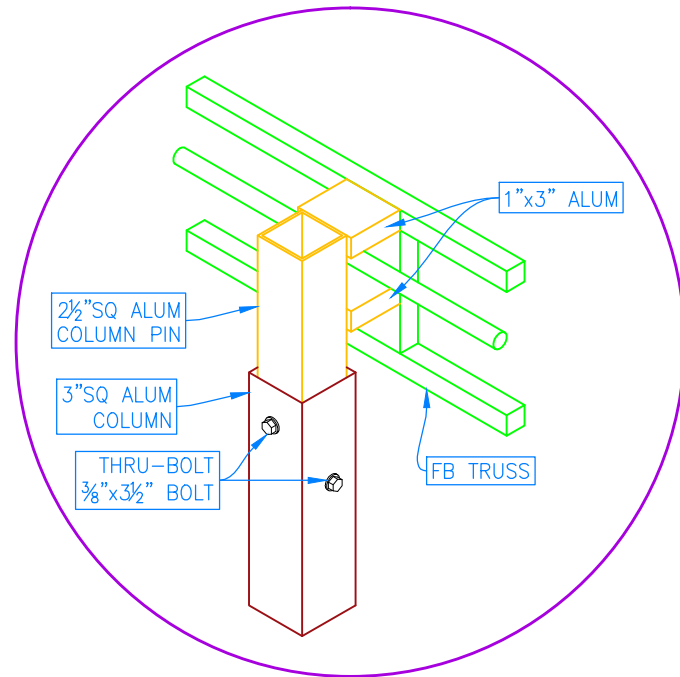
JULY 2021

SCALE		
NONE		
REVISION	DATE	REASON

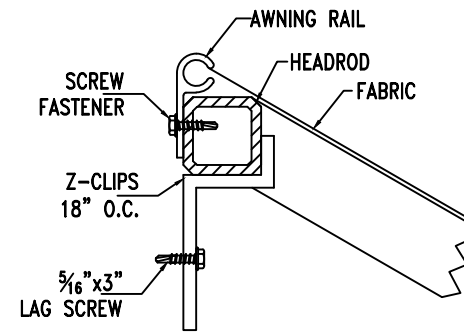
SHEET NO.  
 COVER



SIDE



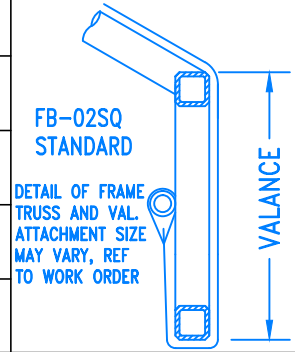
COLUMN PIN DETAIL



HEADROD DETAIL  
NOT TO SCALE

- NOTES:
- A. COVER MATERIAL: SUNBRELLA JOCKEY RED 6003
  - B. THREAD: CLEAR TENARA
  - C. LACE: WHITE
  - D. FRAME: ALUM SQ, POWDER COAT DARK BRONZE

PART #	1/1	QUANTITY	1 REQUIRED
DROP	36"	BRACE	1" SQ
PROJ	48"	PROJ	1" SQ
WIDTH	580"	H/R	1" SQ
VAL	8"	F/B	1" SQ
VAL PAT	RIGID	RAF/BOW	1" SQ



NOTE: CANVAS COVER IS REMOVABLE AND IS TO BE REMOVED BY CUSTOMER BEFORE 74MPH (OR HIGHER) WIND EVENT. THE FRAME AND ANCHORING METHOD IS DESIGNED TO WITHSTAND 135MPH WINDLOADS.

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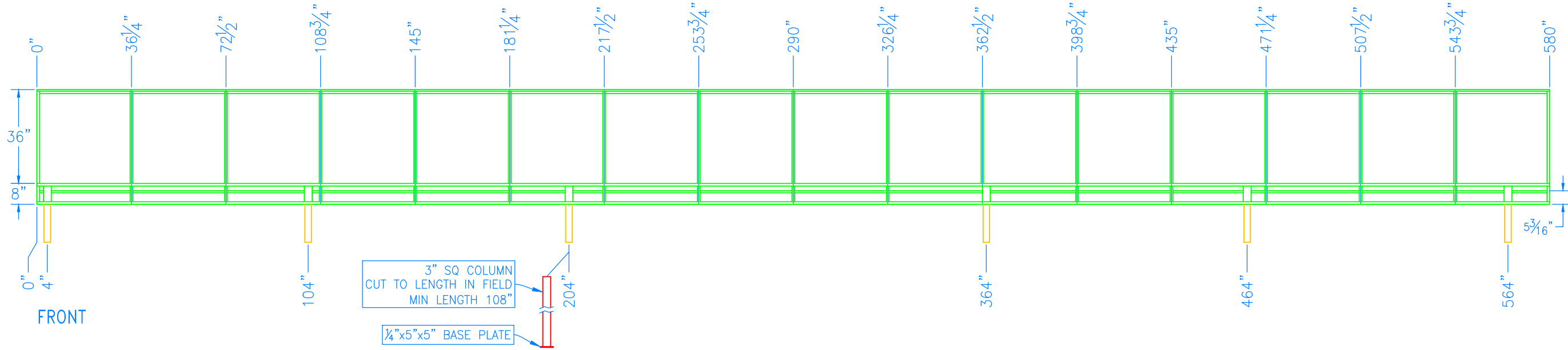
REVIEWED BY

FRONT, SIDE, PLAN & ISOMETRIC FRAME VIEW

DRAWN BY J DEDIC  
DATE 07-15-21  
JOB NUMBER 210480



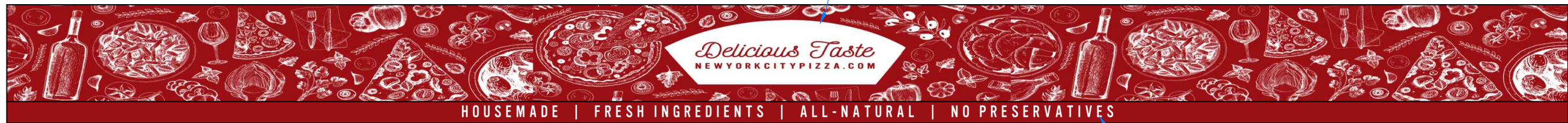
1674 CHATHAM PARKWAY SAVANNAH, GEORGIA 31405  
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FRONT

3" SQ COLUMN CUT TO LENGTH IN FIELD MIN LENGTH 108"  
1/4" x 5" x 5" BASE PLATE

GRAPHICS PRINTED ON ROOF



FRONT RENDERING

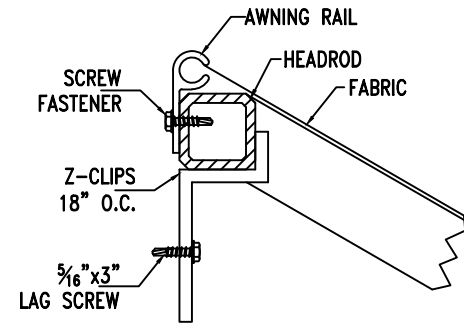
5" TALL VALANCE TEXT CENTERED ON VALANCE

A NEW AWNING FOR  
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81 POPE AVE  
HILTON HEAD ISLAND, SC 29928

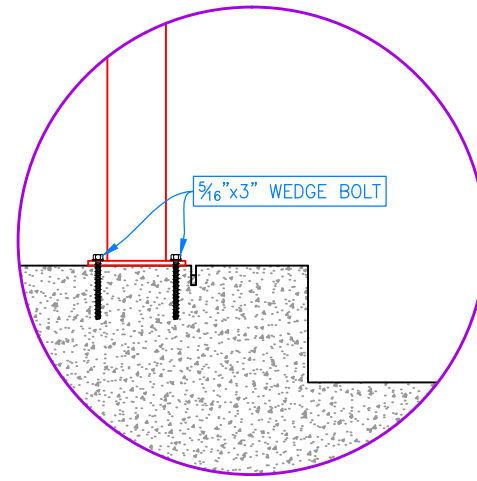
JULY 2021

SCALE		
NONE		
REVISION	DATE	REASON

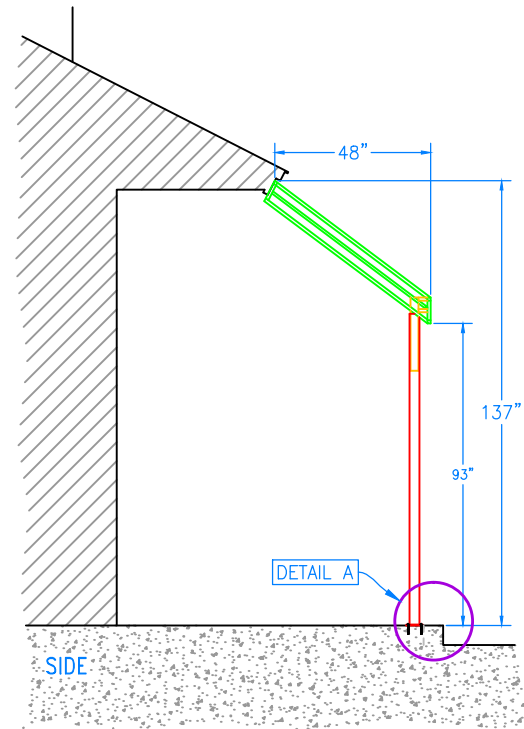
SHEET NO.  
**1 OF 1**



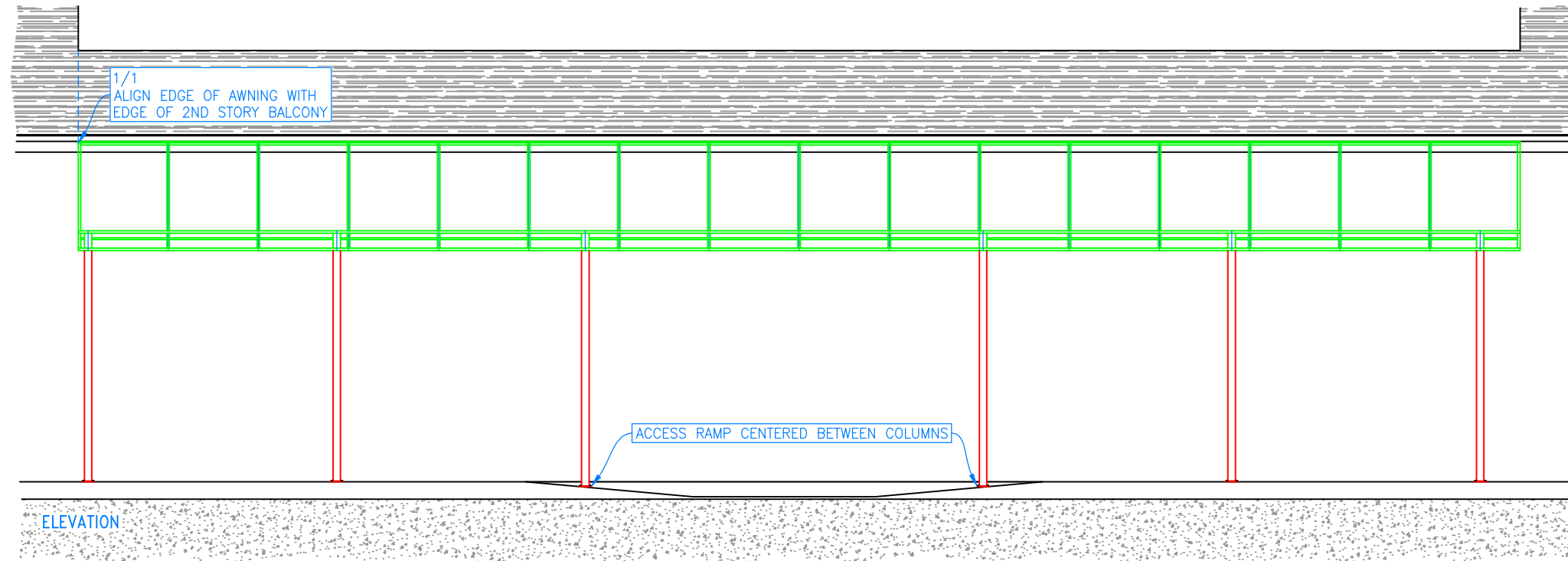
HEADROD DETAIL  
NOT TO SCALE



DETAIL A



SIDE



ELEVATION

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REVIEWED BY

FRONT, SIDE, PLAN & ISOMETRIC FRAME VIEW

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1674 CHATHAM PARKWAY SAVANNAH, GEORGIA 31405  
MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS.NET

A NEW AWNING FOR  
**NEW YORK CITY PIZZA**  
81 POPE AVE  
HILTON HEAD ISLAND, SC 29928

JULY 2021

SCALE

NONE

REVISION	DATE	REASON

SHEET NO.

E1



NEW YORK CITY PIZZA  
BAR/RESTAURANT  
NEWYORKCITYPIZZA.COM

Delicious Taste  
NEWYORKCITYPIZZA.COM  
HOUSEMADE | FRESH INGREDIENTS | ALL-NATURAL | NO PRESERVATIVES



## 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: NYC Pizza Awning

DRB#: DRB-002009-2021

DATE: 09/02/2021

RECOMMENDATION: Approval  Approval with Conditions  Denial

**RECOMMENDED CONDITIONS:**

1. Change the location and or size of the awning to be consistent with the architectural features of the building. Provide a dimensioned plan of the awning and window locations for Staff review and approval.
2. Cantilever the awning off the building and eliminate the columns.
3. Eliminate the graphic print on the awning material (other than the signage which is approved under a separate permit).

**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"/>	Staff is concerned the proposed columns will congest an already narrow space between parked cars and the building.
Utilizes natural materials and colors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed awning color is allowed because there was a red awning prior to building renovations.
Incorporates wood or wood simulating materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff suggest the columns architecturally reference the columns on the building.
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff suggest the columns architecturally reference the columns on the building.

**MISC COMMENTS/QUESTIONS**

1. The location of the awning on the structure does not relate to the architectural features of the structure, i.e., the windows or the entrance door. "Details should be consistent with the design concept for the entire structure." (DG page 15). Avoid ending the awning in the middle of window.
2. The sign, wording and graphics are permitted under a sign permit and not part of this DRB submittal.
3. The graphic on the proposed canvas material is essentially a sign, making the entire awning a sign. LMO limits the size of signs.



The Town of Hilton Head Island  
**Design Review Board**  
**Proposed 2022 Meeting Schedule**

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

PUBLIC MEETING DATES	APPLICATION DEADLINES
January 11, 2022	December 28, 2021
January 25, 2022	January 11, 2022
February 8, 2022	January 25, 2022
February 22, 2022	February 8, 2022
March 8, 2022	February 22, 2022
March 22, 2022	March 8, 2022
April 26, 2022	April 12, 2022
*May 10, 2022	April 26, 2022
May 24, 2022	May 10, 2022
June 14, 2022	May 31, 2022
June 28, 2022	June 14, 2022
July 12, 2022	June 28, 2022
July 26, 2022	July 12, 2022
August 9, 2022	July 26, 2022
August 23, 2022	August 9, 2022
September 13, 2022	August 30, 2022
September 27, 2022	September 13, 2022
October 11, 2022	September 27, 2022
October 25, 2022	October 11, 2022
November 8, 2022	October 25, 2022
December 13, 2022	November 29, 2022

**Notes:** \*The May 10 meeting will begin at 9:00 a.m. due to the Town Council Budget Workshop in the afternoon.

There is only one meeting in April, November, and December. The April 12 meeting is cancelled due to the RBC Heritage. The November 22 and December 27 meetings are cancelled due to the holidays.

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