



Town of Hilton Head Island  
**Design Review Board Meeting**  
**Tuesday, April 25, 2023 – 2:30 p.m.**  
**AGENDA**

---

The Design Review Board meeting will be held in person at Town Hall in the Benjamin M. Racusin Council Chambers.

**1. Call to Order**

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

**3. Roll Call**

**4. Approval of Agenda**

**5. Approval of Minutes**

a. Meeting of March 28, 2023, Regular Meeting

**6. Appearance by Citizens**

Citizens may submit written comments via the [Town's Open Town Hall Portal](#). The portal will close at 4:30 p.m., the day before the meeting. Comments submitted through the portal will be provided to the Design Review Board and made part of the official record.

**7. Unfinished Business**

a. None

**8. New Business**

- a. **Alteration/Addition - DRB-0000822-2023 Captain Woody's** – Awning addition to the building.
- b. **Alteration/Addition - DRB-0000860-2023 1036 William Hilton Parkway** – Conversion and addition to commercial building to a residential building.

**9. Board Business**

**10. Staff Report**

a. Minor Corridor Report

**11. Adjournment**

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



Town of Hilton Head Island  
**Design Review Board Meeting**

March 28, 2023, at 2:30 p.m.

## **MEETING MINUTES**

**Present from the Board:** Cathy Foss, Chair; Judd Carstens, Vice-Chair; Annette Lippert; Ryan Bassett; John Moleski, Tom Parker

**Absent from the Commission:** Todd Theodore

**Present from Town Staff:** Shea Farrar, *Senior Planner*; Karen Knox, *Senior Administrative Assistant*; Brian Glover, *Administrative Assistant*

---

### **1. Call to Order**

Chair Foss called the meeting to order at 2:35 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**

As noted above.

### **4. Approval of Agenda**

Chair Foss asked for a Motion to approve the Agenda. Mr. Parker moved to approve. Ms. Lippert seconded. By a show of hands, the Motion passed with a vote of 6-0-0.

### **5. Approval of Minutes**

#### **a) Regular Meeting of March 14, 2023**

Chair Foss asked for a Motion to approve the Minutes of March 14, 2023. Mr. Bassett moved to approve. Mr. Moleski seconded. By a show of hands, the Motion passed with a vote of 6-0-0.

### **6. Appearance by Citizens**

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. There was one comment received on the Open Town Hall Portal. No citizens spoke at the meeting.

### **7. Unfinished Business**

- a. **DRB 000039-2023 Dunes House** – This Application proposes to replace an existing awning, add a new section of awning, and modify an approved material on the building.

Ms. Farrar provided the staff's presentation as included in the packet. Staff recommended approval with the following conditions:

1. Add a note to the plans for the contractor to wrap the two new columns to match the materials, color, and dimensions of the existing columns.
2. Replace the awning on the front of the building to match.

The Applicant provided additional details and answered questions from the Board. The Board asked many questions about the project, including questions about the fire rescue inspection, tile colors, exhaust systems/vents, column details, and the front awning. The Board also expressed concerns about the tile wall/replacement done on the site as a replacement and repair. Additionally, the Board stated they did not have a clear enough picture of the whole project.

The Board recommended that the applicant withdraw. The applicant withdrew their application.

**8. New Business - None**

**9. Board Business - None**

**10. Staff Report**

a) **Minor Corridor Report**

Ms. Farrar provided the Minor Corridor Report to the Board.

**11. Adjournment**

The meeting was adjourned at 3:30 p.m.

**Submitted By:** \_\_\_\_\_

**Brian Glover  
Administrative Assistant**

**Date:**



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

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

Applicant/Agent Name: Timothy C Probst Company: Parker Design Group Architects  
 Mailing Address: 10 Palmetto Business Park Suite 201 City: Hilton Head Island State: SC Zip: 29928  
 Telephone: 843-785-5171 Fax: \_\_\_\_\_ E-mail: Tim@PDG-Architects.com  
 Project Name: New Residential Units Project Address: 1036 William Hilton Parkway  
 Parcel Number [PIN]: R 5 5 2 0 1 5 0 0 0 0 0 2 1 0 0 0 0  
 Zoning District: Sea Pines Circle District Overlay District(s): \_\_\_\_\_

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

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

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

Submittal Requirements for *All* projects:

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

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

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

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

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

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

Context photographs of neighboring uses and architectural styles.

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

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

Additional Submittal Requirements:

**Final Approval – Proposed Development**

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

Additional Submittal Requirements:

**Alterations/Additions**

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

Additional Submittal Requirements:

**Signs**

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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



\_\_\_\_\_  
SIGNATURE

04.11.23

\_\_\_\_\_  
DATE

April 11, 2023

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

## **Project Narrative for a Renovation/ Change of Occupancy at 1036 William Hilton Parkway**

The attached project consists of site and building renovation at 1036 Hilton Parkway. The proposed project is to convert the existing Ozark Bank building into a (7) unit residential building, storage for the site, and 600 sq. ft. of office space. The following changes will be made.

### **Site**

- Remove side drive on right side of the existing building to create required buffer.
- Relocate Dumpster Yard to left side.
- Add handicap parking spots.

### **Building**

- Change existing occupancy from Business to Residential R-2.
- Square off building by expanding it in the rear to allow for (7) total three bedroom/ three bath units: (3) units with storage and office on the first floor and (4) units on the second floor. The building would increase from 3,450 heated sq. ft. to 4,620 heated sq. ft.
- Sprinkle the entire building to conform to IBC and IFC. Add riser room to the rear of the building.
- Frame the first floor up to 13' MSL from the existing 11.8' MSL.
- Add new windows with shutters on hardware for the single windows.
- New downspouts on the right side of the building.
- Relocate Bahama shutters as noted on elevations.
- Doors, windows, and shutters will be Dark Bronze to match existing. Body and trim to match existing.

Thank you for your time and consideration of this project.

Timothy C Probst, AIA



---

## PROJECT NARRATIVE – 1036 WILLIAM HILTON PARKWAY

---

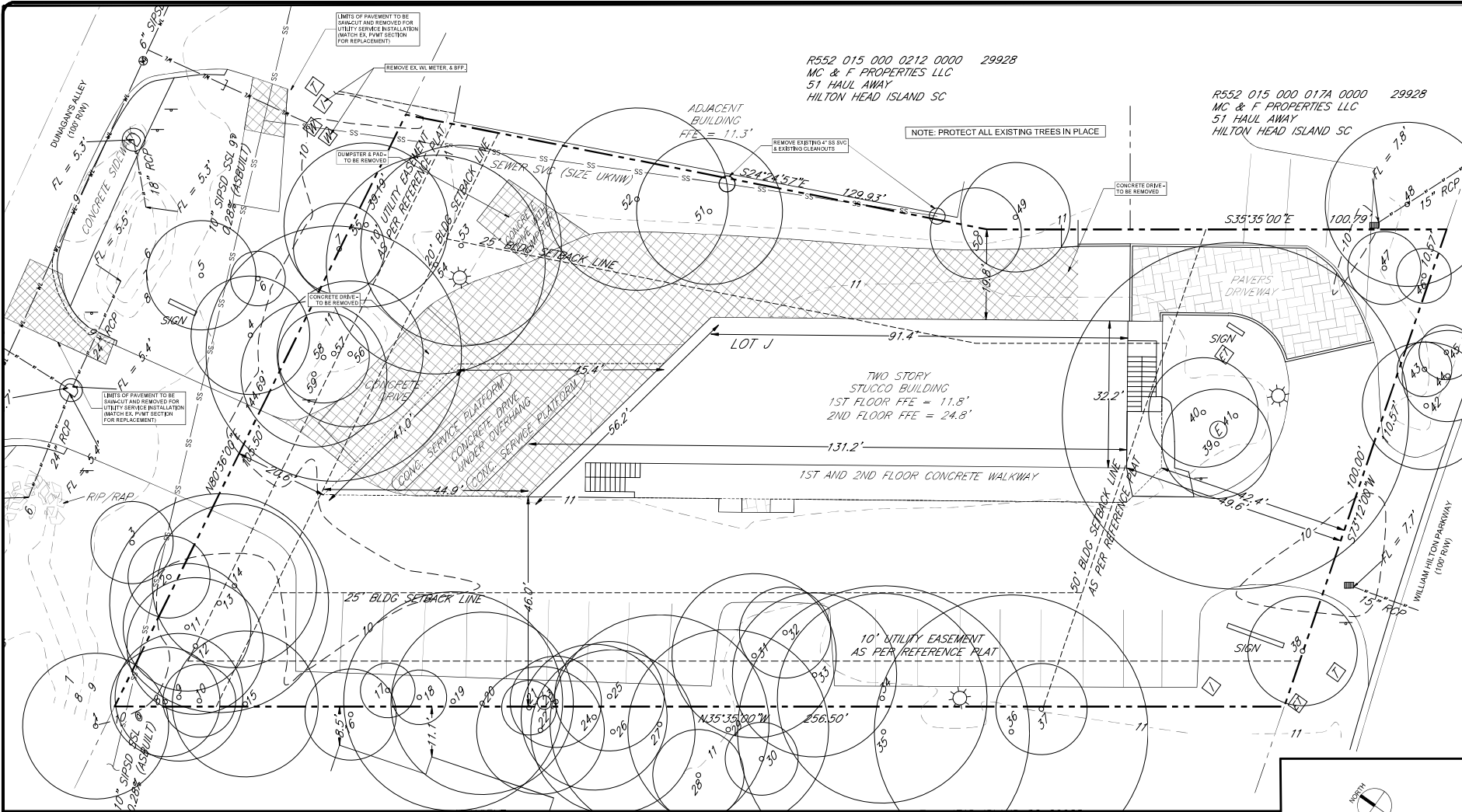
The project consists of updating buffers and adding a pervious patio area to the old Ozark bank building which is being reworked to be residential units and office space. Currently the existing drive and parking lot encroach in the William Hilton Parkway buffer and west property line buffer. We are proposing a total of 3 square feet of encroachment in the east side property line buffer by the new gravel patio.

Sincerely,

A handwritten signature in black ink that reads "Brian Witmer". The signature is written in a cursive, flowing style.

Brian Witmer  
Principal  
Witmer Jones Keefer

**23 Promenade Street, Suite 201  
Bluffton, SC 29910  
Tel: 843.757.7411**



R552 015 000 0212 0000 29928  
 MC & F PROPERTIES LLC  
 51 HAUL AWAY  
 HILTON HEAD ISLAND SC

R552 015 000 017A 0000 29928  
 MC & F PROPERTIES LLC  
 51 HAUL AWAY  
 HILTON HEAD ISLAND SC

NOTE: PROTECT ALL EXISTING TREES IN PLACE

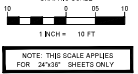
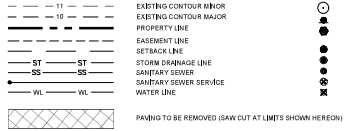
TWO STORY STUCCO BUILDING  
 1ST FLOOR FFE = 11.8'  
 2ND FLOOR FFE = 24.8'

1ST AND 2ND FLOOR CONCRETE WALKWAY

10' UTILITY EASEMENT  
 AS PER REFERENCE PLAT

- OWNER'S REPRESENTATIVE, GOVERNING AGENCIES AND UTILITY COMPANIES SHALL BE NOTIFIED 14 DAYS PRIOR TO ANY DEMOLITION OPERATIONS.
- CONTRACTOR SHALL COORDINATE WITH GOVERNING AGENCIES AND ALL UTILITY COMPANIES TO COORDINATE TIMING OF AND RESPONSIBILITY OF DEMOLITION OPERATIONS INCLUDING ANY REQUIRED PERMITS.
- CONTRACTOR SHALL REMOVE ALL BUILDINGS, FOUNDATIONS, PAVEMENT, CURB, SIGNS, LIGHTS, FENCES, TREES, SHRUBS, UTILITIES AND ANY OTHER STRUCTURES AS INDICATED AND DISPOSE OF THAT MATERIAL IN A LEGAL MANNER.
- UTILITIES TO REMAIN IN-PLACE SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
- DEMOLITION OF ASPHALT PAVING SHALL INCLUDE REMOVAL OF SURFACE AND ANY BINDER BEDDING. AFTER SIGN REMOVAL, THE SITE GEOGRAPHICAL ENGINEER SHALL INSPECT STONE BASE COURSE TO DETERMINE CONDITION. IF EXISTING STONE BASE COURSE IS ACCEPTABLE, CONTRACTOR SHALL BE RESPONSIBLE FOR REUSE. UNACCEPTABLE STONE BASE COURSE SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- ALL EXISTING PAVEMENT EDGES SHALL BE SAW CUT TO A STRAIGHT EDGE. ALL NEW PAVEMENT EDGES SHALL BE CONSTRUCTED IN A STRAIGHT AND NEAT MANNER.
- ANY HISTORICALLY SIGNIFICANT ARTICLES (CORNER STONES, ETC.) FOUND DURING CONSTRUCTION SHALL BE PRESENTED TO THE OWNER FOR CLASSIFICATION. CONTRACTOR SHALL STOP WORK IN THE AREA OF THE FIND AND IMMEDIATELY NOTIFY THE OWNER AND GOVERNING AGENCIES FOR DIRECTION. THE OWNER SHALL RETAIN ALL MATERIAL. IT CONSIDERS SIGNIFICANT. ALL OTHER MATERIAL SHALL BE DISPOSED OF OFF-SITE.
- CONTRACTOR SHALL TURN OVER ANY REMOVED PUBLIC UTILITY ITEMS, IE. WATER METERS, TO THE UTILITY DEPARTMENT. ALL OTHER MATERIAL SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- ALL DEBRIS FROM DEMOLITION OPERATIONS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- TREES TO BE SAVED SHALL BE PROTECTED FROM CONSTRUCTION DISTURBANCE PER DETAIL. TREES NOT SHOWN TO BE SAVED SHALL BE REMOVED.
- THE CONTRACTOR IS REQUIRED TO MEET ALL APPLICABLE LOCAL, STATE, OSHA AND FEDERAL REGULATIONS CONCERNING PROJECT SAFETY AND ASSUMES FULL RESPONSIBILITY FOR SAFETY ON THE PROJECT.
- CONTRACTOR IS TO VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER.
- CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AS NECESSARY AND IN THE DIRECTION OF THE OWNER OR GOVERNING AGENCIES FOR PUBLIC SAFETY AND JOB SITE SECURITY.
- CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO ANY SITE CONSTRUCTION OR DEMOLITION. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, BOTH MAIN AND SERVICE LINES FOR THE FOLLOWING:
  - POTABLE WATER LINES
  - SANITARY SEWER LINES
  - ELECTRIC LINES (OVERHEAD AND UNDERGROUND)
  - GAS LINES
  - TELEPHONE LINES
  - CABLE TELEVISION LINES
  - STORMWATER CONVEYANCE LINES
- UNLESS SPECIFICALLY NOTED ON THE PLAN TO BE ABANDONED IN PLACE OR PROTECTED, ALL UTILITIES ON SITE (OVERHEAD OR UNDERGROUND) SHALL BE ENTIRELY REMOVED TO THE PROPERTY LINE, OR SERVICE POLE ENDS OF PIPES BEYOND PROPERTY LINE TO BE ABANDONED SHALL BE PROPERLY CAPPED OR PLUGGED AS REQUIRED BY GOVERNING UTILITY COMPANY.
- DEMOLITION OF BUILDINGS SHALL INCLUDE ALL PORTIONS OF THE STRUCTURE, BOTH ABOVE GROUND AND SUBSURFACE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY TRAFFIC CONTROL MEASURES NECESSARY FOR DEMOLITION OPERATIONS.
- DEMOLITION OF CONCRETE CURB, CURBS AND GUTTERS, AND SIDEWALK SHALL BE CONSIDERED TO EXTEND TO THE NEXT CONSTRUCTION CONT' PART THE LINES SHOWN ON THE DEMOLITION PLAN.

LEGEND



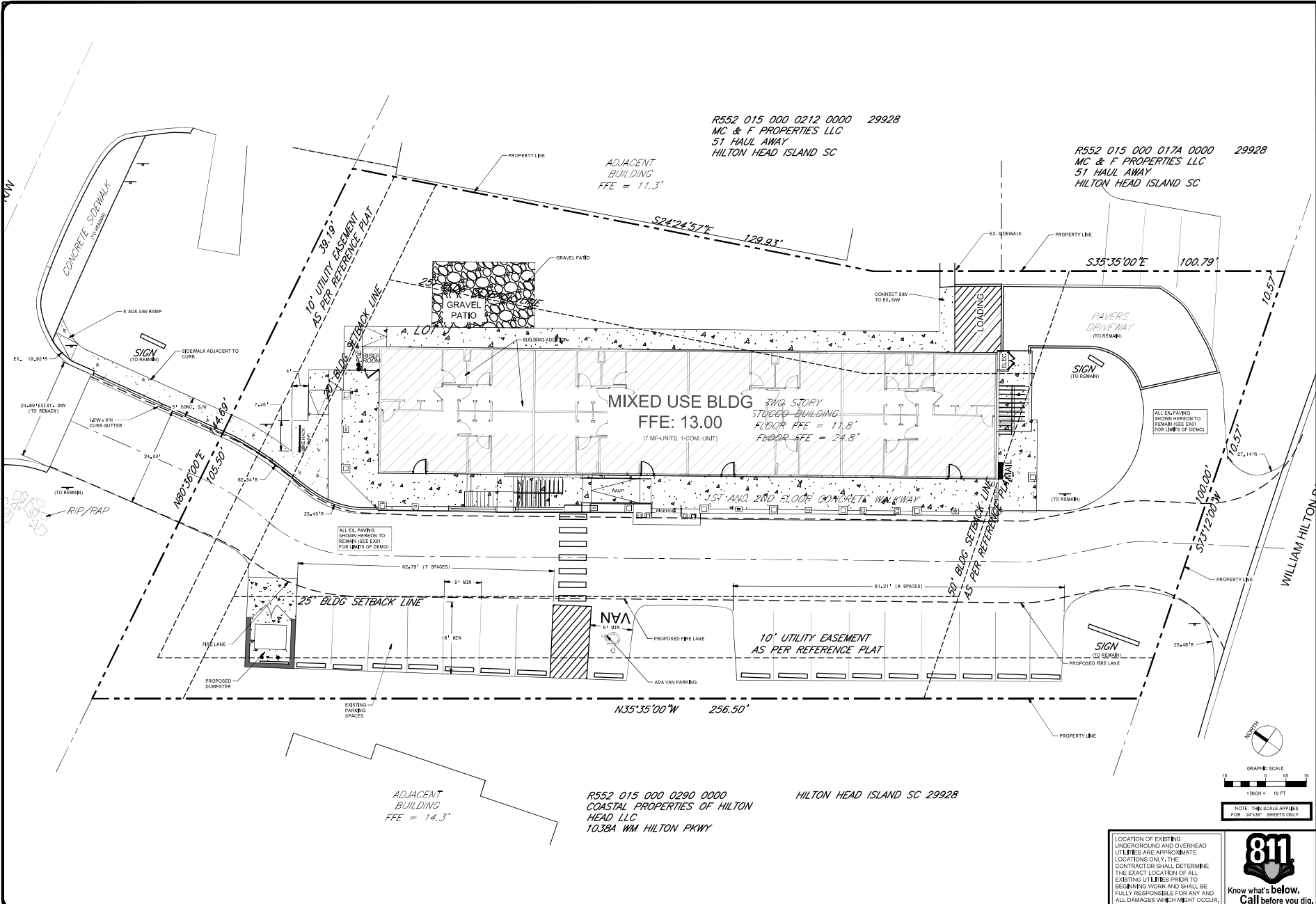
LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



DATE: 04/11/2020	BY: DATE
DESIGNED BY: MALL	DESIGNED BY: DATE
DRAWN BY: MALL	DRAWN BY: DATE
CHECKED BY: MALL	CHECKED BY: DATE
APPROVED BY: MALL	APPROVED BY: DATE
FILE PATH: \\...	FILE PATH: \\...
PROJECT NO. 0417172020	PROJECT NO. 0417172020
PROJECT NUMBER: SC193-0461	SHEET NO. C1.0



L&J ENGINEERING, INC. SHEETS USED FOR SITE PLANNING  
 PROJECT: 1036 WILLIAM HILTON PKWY.  
 DATE: 05.18.2023  
 BY: JAC/JAC



1036 WHP LLC  
 1036 WILLIAM HILTON PKWY.,  
 HILTON HEAD ISLAND, SC  
 CLIENT  
 SITE PLAN

DATE	BY	DESCRIPTION

NOT FOR CONSTRUCTION  
 FOR REVIEW  
 PURPOSES ONLY

**L&J Engineering, Inc.**  
 777 Chapel Street  
 Charleston, South Carolina 29401  
 Phone: 843.525.5100  
 www.lja.com  
 FIRM-C020103

DATE: 05.18.2023  
 DRAWN BY: JAC/JAC  
 CHECKED BY: JAC/JAC  
 APPROVED BY: JAC/JAC  
 REVISION:

SHEET NO.  
**C3.0**  
 OF SHEETS

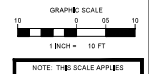
LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

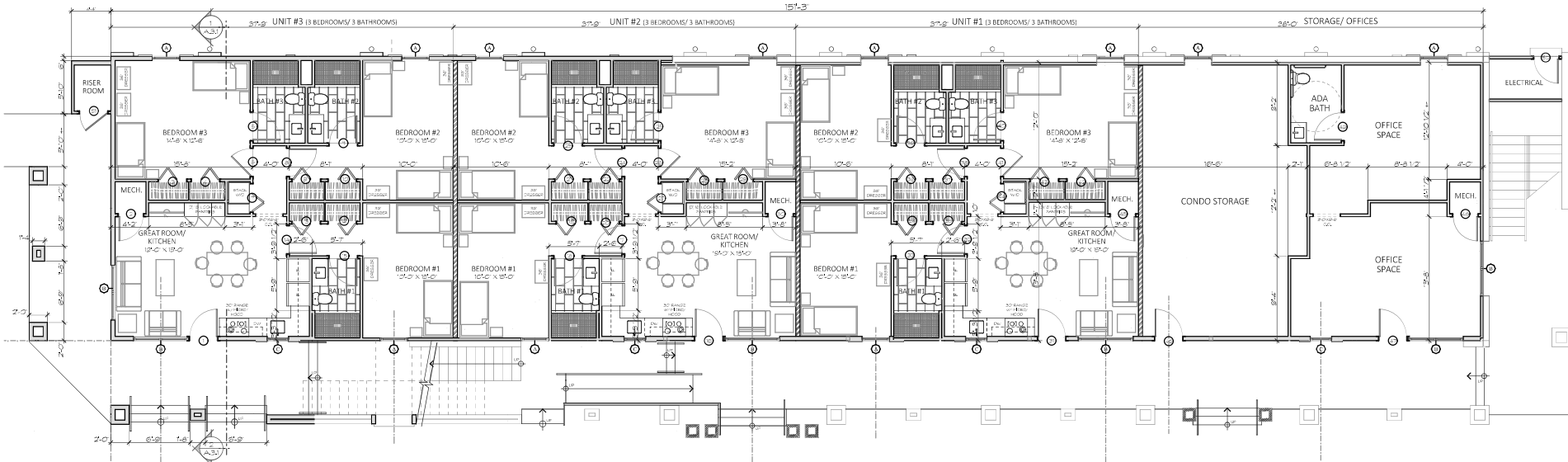
**811**  
 Know what's below.  
 Call before you dig.

R552 015 000 0212 0000 29928  
 MC & F PROPERTIES LLC  
 51 HAUL AWAY  
 HILTON HEAD ISLAND SC

R552 015 000 017A 0000 29928  
 MC & F PROPERTIES LLC  
 51 HAUL AWAY  
 HILTON HEAD ISLAND SC

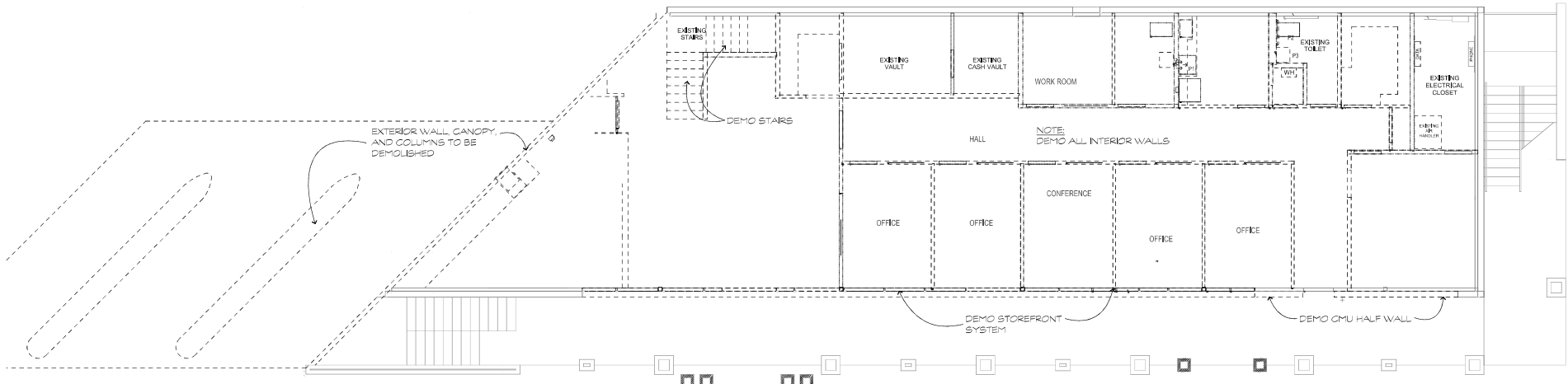
R552 015 000 0290 0000  
 COASTAL PROPERTIES OF HILTON  
 HEAD LLC  
 1038A WM HILTON PKWY  
 HILTON HEAD ISLAND SC 29928





**NEW GROUND LEVEL PLAN**

SCALE 3/16"=1'-0"



**DEMO GROUND LEVEL PLAN**

SCALE 3/16"=1'-0"



parkersdesigngrouparchitects  
ARCHITECTS

These documents and designs are the property of Parker Design Group Architects. No part of these documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Parker Design Group Architects. © 2023 copyright.

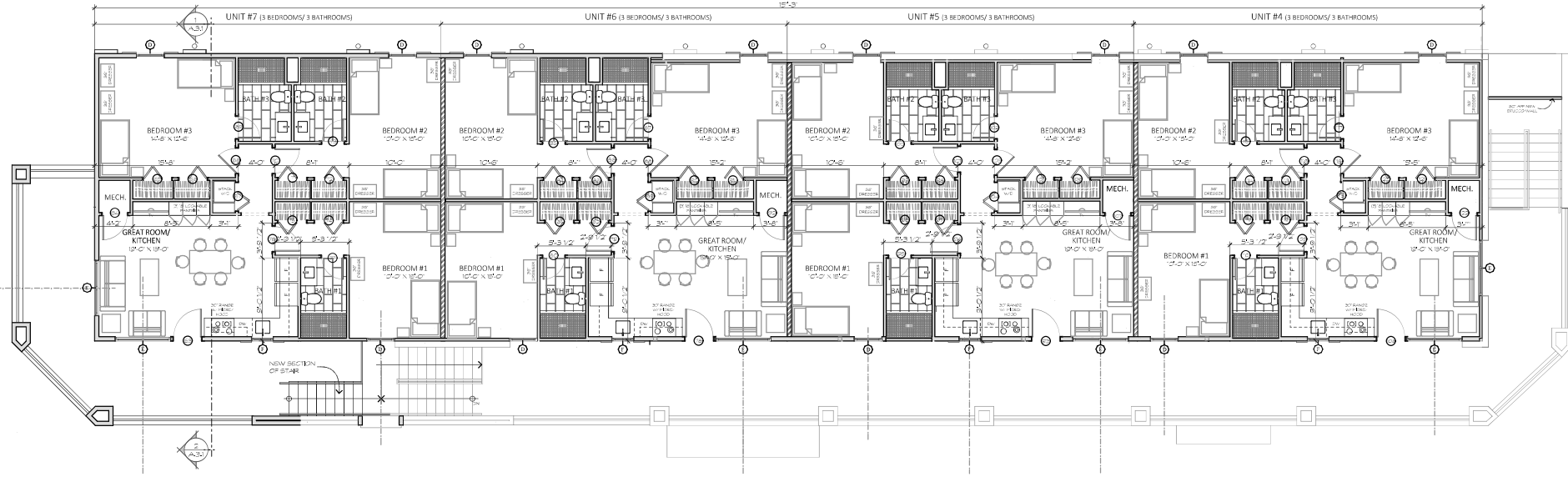
A new housing project for:  
**1036 WHP LLC**  
1036 William Hilton Pkwy.  
Hilton Head Island, SC

REVISIONS	DATE

DRAWN BY: ETD
CHECKED BY:
DATE OF ISSUE: 04/11/2023
SCALE:
RIS NO.:
SHEET:

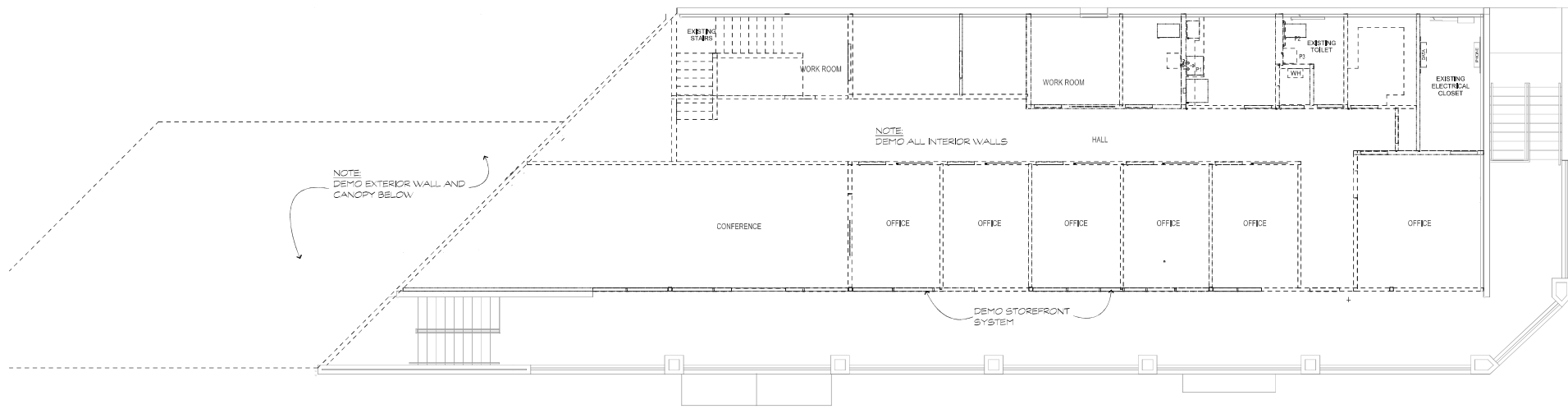
**TOTAL UNIT COUNT:**  
1st Fl. 3 BEDROOM/ 3 BATH (1,135 SQ. FT.) 3 UNITS  
2nd Fl. 3 BEDROOM/ 3 BATH (1,135 SQ. FT.) 4 UNITS  
TOTAL UNITS: 7 UNITS + STORAGE 4,540 SQ. FT. PER FL.

**A.I.I**  
OF SHEETS



**SECOND LEVEL RENO PLAN**  
SCALE 3/16"=1'-0"

1  
A.I.2



**SECOND LEVEL DEMO PLAN**  
SCALE 3/16"=1'-0"

2  
A.I.2

<b>TOTAL UNIT COUNT:</b>	
1st Fl. 3 BEDROOM/ 3 BATH (1,135 SQ. FT.)	3 UNITS
2nd Fl. 3 BEDROOM/ 3 BATH (1,135 SQ. FT.)	4 UNITS
<b>TOTAL UNITS: 7 UNITS + STORAGE 4,540 SQ. FT. PER FL.</b>	



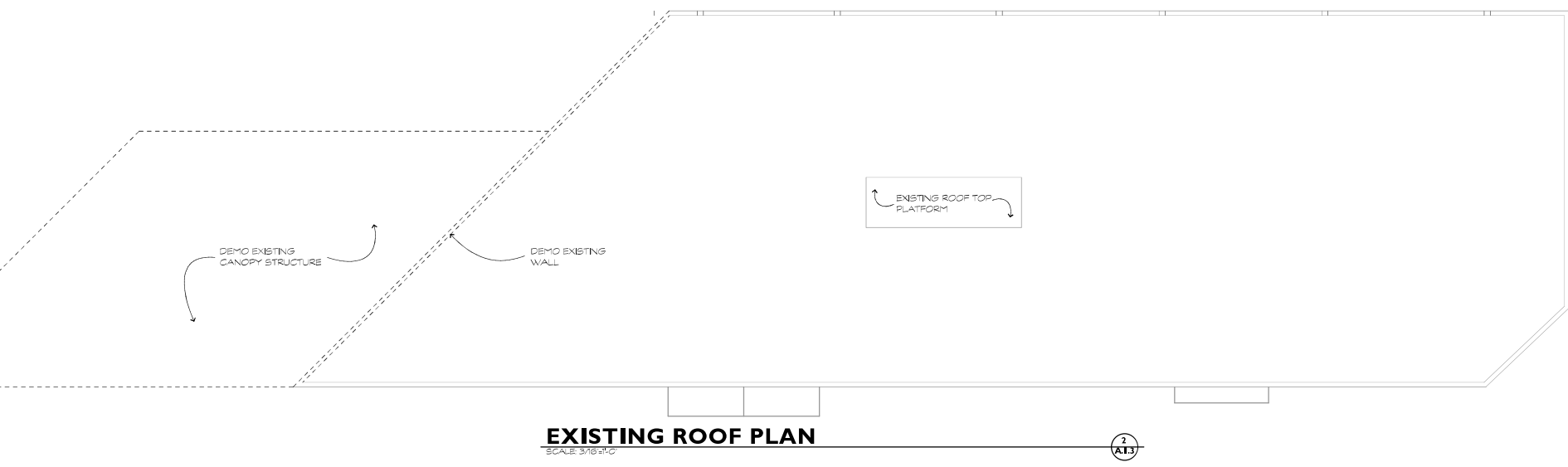
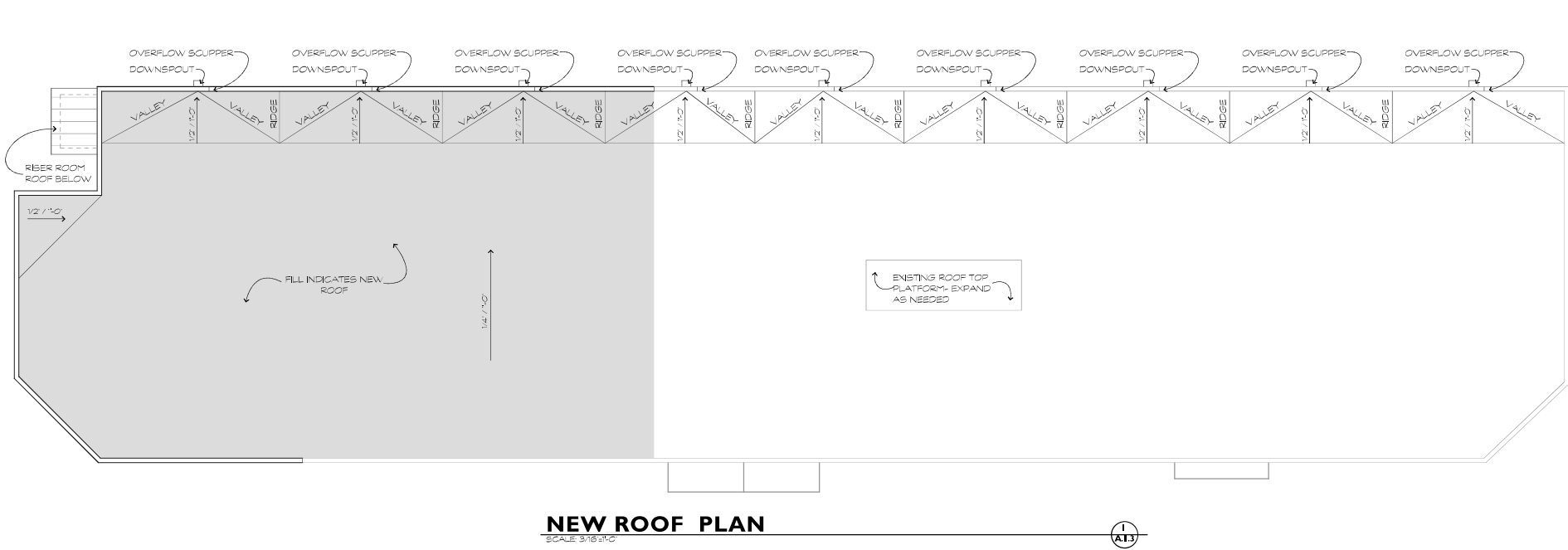
These documents & designs are the property of Parker Design Group Architects & are not to be used, copied, printed or for design, working drawings, or construction of any kind without the written authorization from the design team. Parker Design Group Architects, 2023 Copyright.

A new housing project for:  
**1036 WHP LLC**  
1036 William Hilton Pkwy.  
Hilton Head Island, SC

REVISIONS	DATE

DRAWN BY: LTP  
CHECKED BY:  
DATE OF REVISION: 04-11-2023  
SCALE:  
RIS NO:  
SHEET:

**A.I.2**  
OF SHEETS



parkerdesigngrouparchitects  
 1036 William Hilton Parkway  
 Hilton Head Island, SC 29928

**pdg** ARCHITECTS

These documents & designs are the  
 property of Parker  
 DesignGroup Architects  
 & are to be used only for the  
 project or for design, working drawings,  
 or construction of building without the  
 written authorization from the client and  
 Parker DesignGroup Architects. ©2023 copyright.

A new housing project for:  
**1036 WHP LLC**  
 1036 William Hilton Pkwy.  
 Hilton Head Island, SC

REVISIONS	DATE

DRAWN BY: EJD
CHECKED BY:
DATE OF ISSUE: 04-11-2023
SCALE:
RIS NO.:
SHEET:

A.1.3

OF SHEETS



These documents & designs are the property of Parker Design Group Architects. They may not be copied, reproduced, printed or for design, working drawings, or construction of building without the written authorization from the client and Parker Design Group Architects 2023 copyright.

A new housing project for:  
**1036 WHP LLC**  
 1036 William Hilton Pkwy.  
 Hilton Head Island, SC

**REVISIONS**      **DATE**

REVISIONS	DATE

DRAWN BY:  
 LCO  
 CHECKED BY:  
 DATE OF ISSUE:  
 04/11/2023  
 SCALE:  
 RD NO:  
 SHEET:

**A.2.1**  
OF SHEETS



**NEW PARKING LOT SIDE ELEVATION**

SCALE 3/16"=1'-0"

1  
**A.2.1**



**EXISTING PARKING LOT SIDE ELEVATION**

SCALE 3/16"=1'-0"

1  
**A.2.1**



**EXISTING PARKING LOT SIDE PHOTOS**

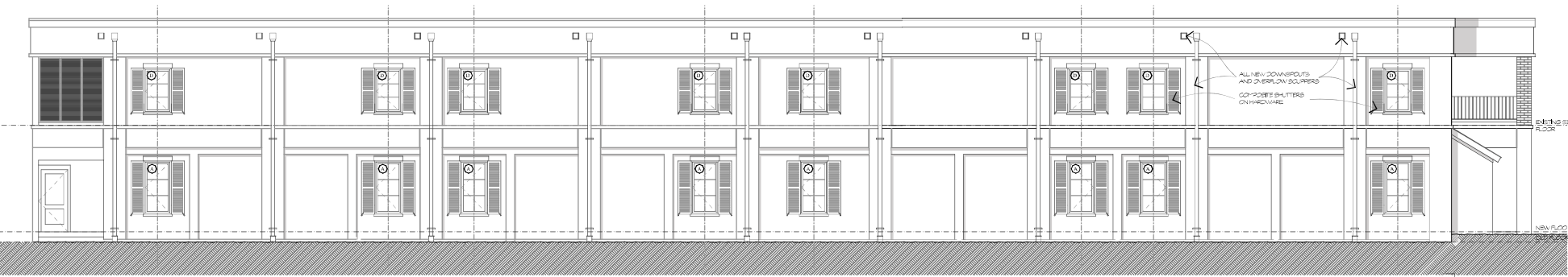
These documents & designs are the property of the Design/Constructive Services, Inc. and are to be used only for the project for which they were prepared. No reproduction or distribution of these documents is authorized without the express authorization from the design firm. PDG Architects 2023 copyright.

A new housing project for:  
**1036 WHP LLC**  
1036 William Hilton Pkwy.  
Hilton Head Island, SC

REVISIONS	DATE

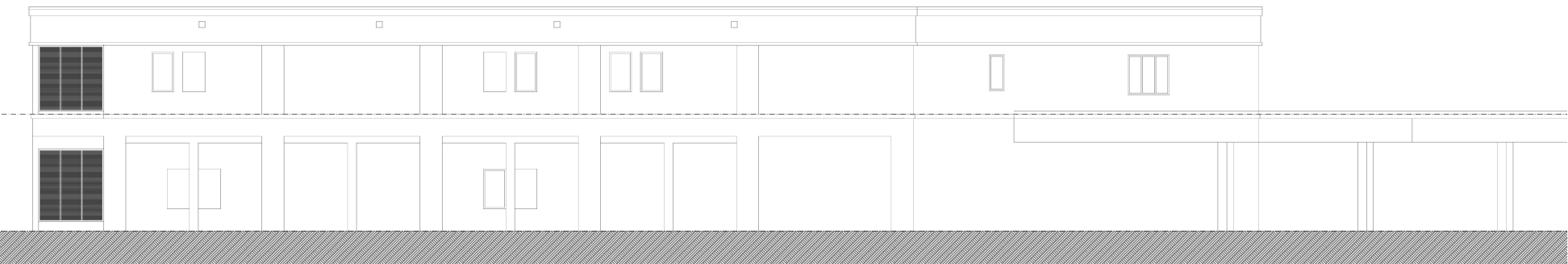
DRAWN BY:  
LTD  
CHECKED BY:  
DATE OF ISSUE:  
04-11-2023  
SCALE:  
RIS NO:  
SHEET:

**A.2.2**  
OF SHEETS



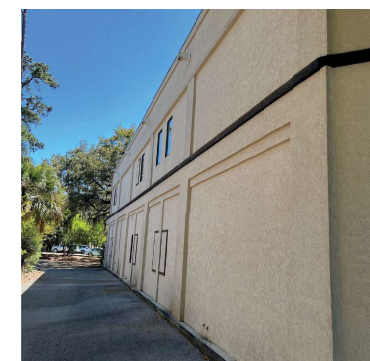
**NEW RIGHT SIDE ELEVATION**  
SCALE 3/16"=1'-0"

1  
A.2.2



**EXISTING RIGHT SIDE ELEVATION**  
SCALE 3/16"=1'-0"

2  
A.2.2



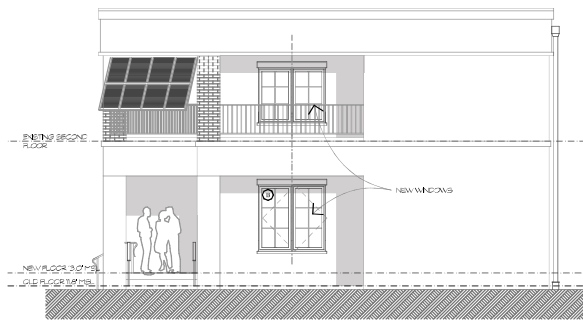
**EXISTING RIGHT SIDE PHOTOS**



**NEW DUNNIGANS ALLEY ELEV.**

SCALE: 3/16"=1'-0"

1  
A.2.3



**NEW WILLIAM HILTON PKWY. ELEV.**

SCALE: 3/16"=1'-0"

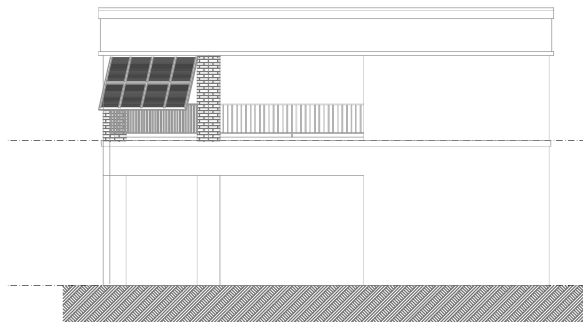
3  
A.2.3



**EXISTING DUNNIGANS ALLEY ELEV.**

SCALE: 3/16"=1'-0"

2  
A.2.3



**EXISTING WILLIAM HILTON PKWY. ELEV.**

SCALE: 3/16"=1'-0"

4  
A.2.3

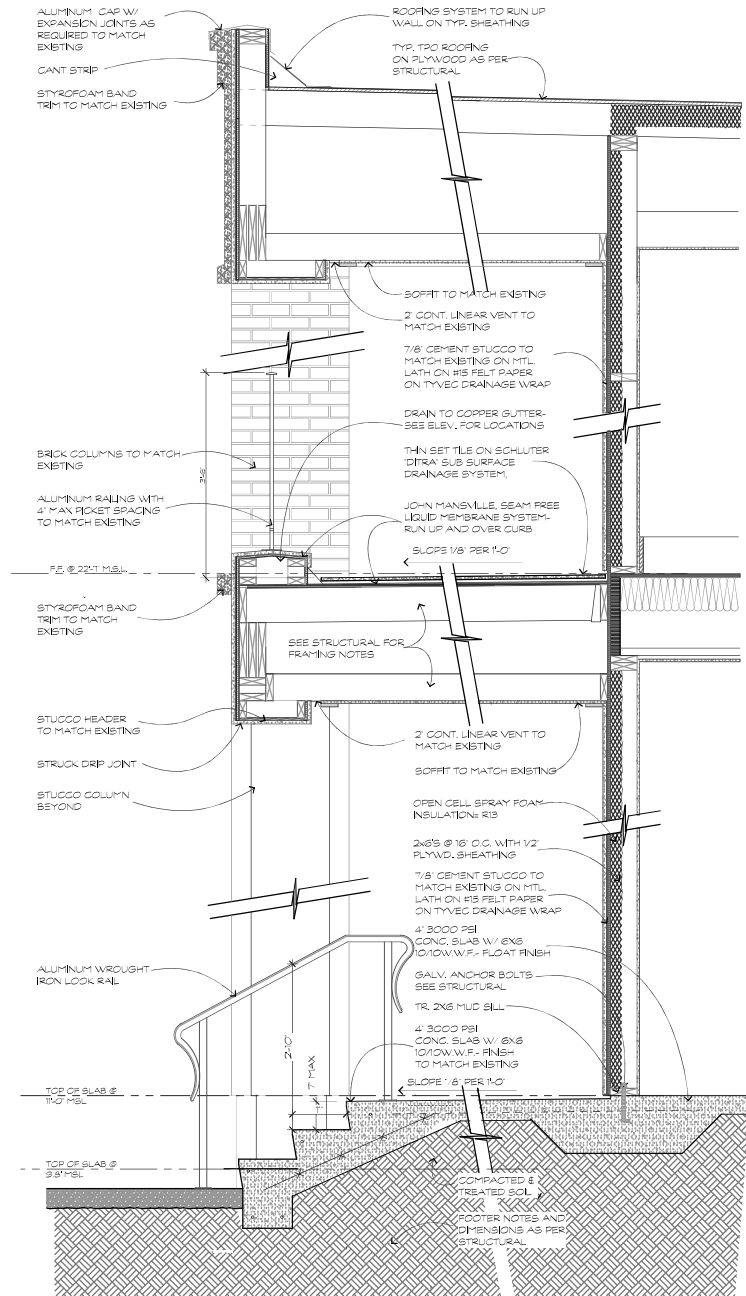
REVISIONS	DATE

DRAWN BY:  
ETP  
CHECKED BY:  
DATE OF ISSUE:  
04-11-2023  
SCALE:  
RIS NO:  
SHEET:

**A.2.3**

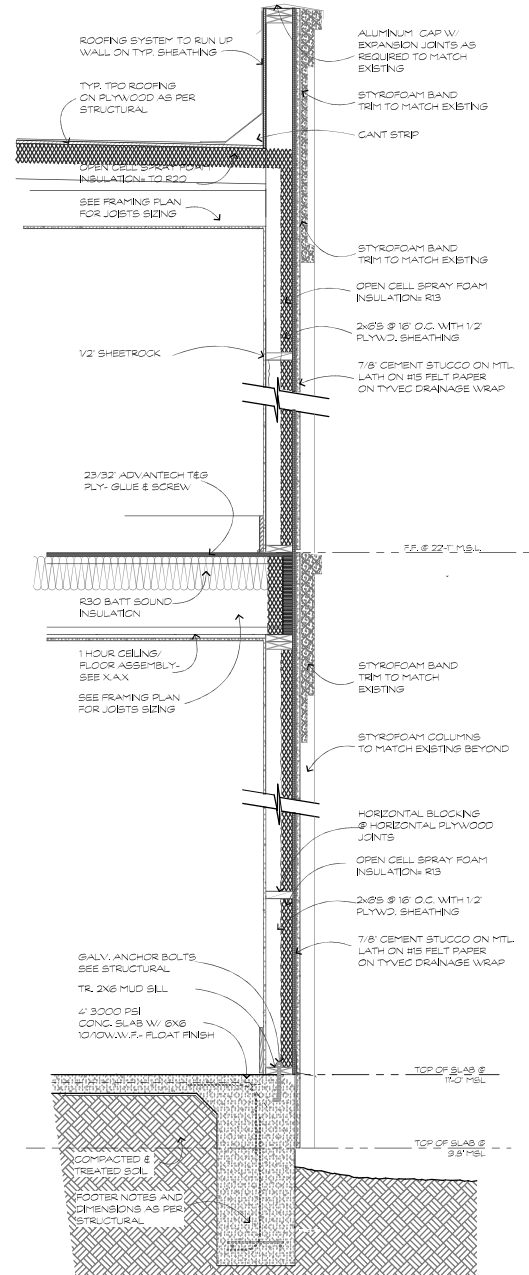
OF SHEETS





**NEW WALL SECTION**  
SCALE 1/4"=1'-0"

2  
A.3.1



**NEW WALL SECTION**  
SCALE 1/4"=1'-0"

1  
A.3.1



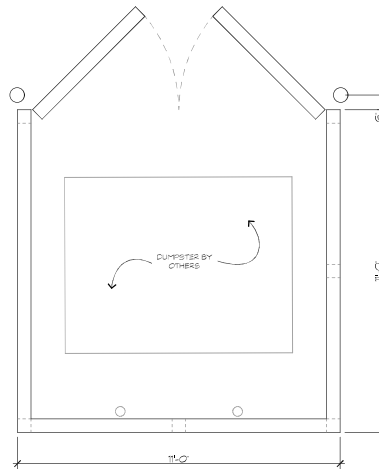
These documents & designs are the property of these Design/Constructors. No use without the written approval of the architect. No reproduction or use without the written authorization from the design firm. Rev. 10/1/2022 Copyright 2022

A new housing project for:  
**1036 WHP LLC**  
1036 William Hilton Pkwy.  
Hilton Head Island, SC

REVISIONS	DATE

DRAWN BY: ETD  
CHECKED BY:  
DATE OF REVISION: 04-11-2023  
SCALE:  
JOB NO:  
SHEET:

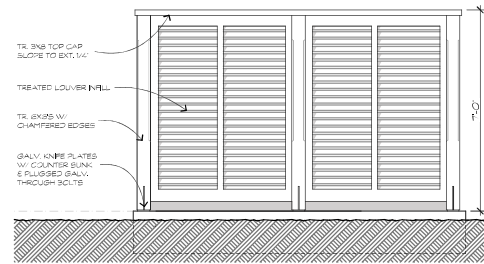
**A.3.1**  
OF SHEETS



**DUMPSTER ENCLOSURE PLAN**

SCALE: 1"=1'-0"

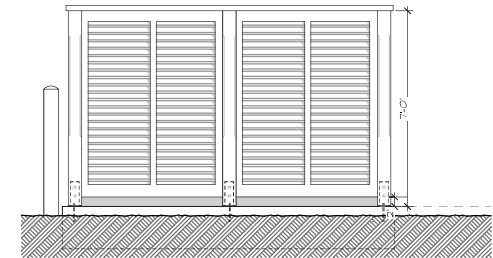
5  
A.3.3



**REAR ELEVATION**

SCALE: 1/2"=1'-0"

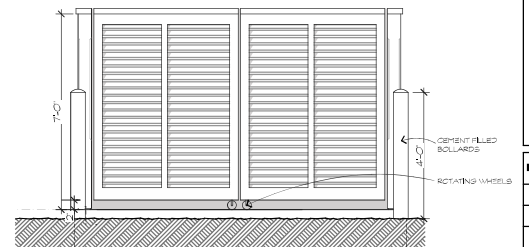
1  
A.3.3



**RIGHT SIDE ELEVATION**

SCALE: 1/2"=1'-0"

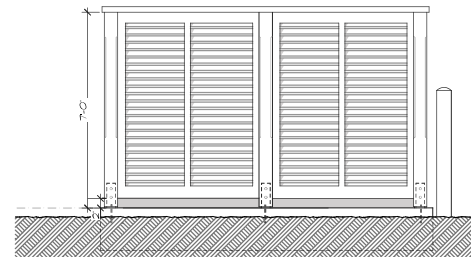
2  
A.3.3



**FRONT SIDE ELEVATION**

SCALE: 1/2"=1'-0"

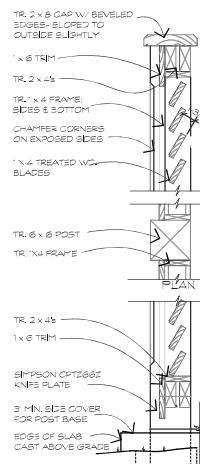
3  
A.3.3



**LEFT SIDE ELEVATION**

SCALE: 1/2"=1'-0"

4  
A.3.3



**DUMPSTER ENCLOSURE SECTION**

SCALE: 1"=1'-0"

5  
A.3.3

These documents & designs are the property of the Design Group Architects & are not to be used or reproduced for construction or building without the written authorization from the design group. © Partners Design Group, 2023. Copyright.

A new housing project for:  
**1036 WHP LLC**  
 1036 William Hilton Pkwy.  
 Hilton Head Island, SC

REVISIONS DATE

REVISIONS	DATE

DRAWN BY:

CHECKED BY:

DATE OF ISSUE:

SCALE:

RIS NO.:

SHEET:

**A.3.3**

OF SHEETS



**PLANT KEY LEGEND**

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal/Spacing
<b>TREES</b>							
1	MAGG	Magnolia grandiflora	Southern Magnolia	12'-14'	6'-7'	Cont.	-
5	QUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4'
<b>UNDERSTORY TREES</b>							
3	ILEC	Ilex cassine	Dahoon Holly	6'-7'	3'-4'	15 gal.	-
19	ILEV	Ilex vomitoria 'Pride of Houston'	Yaupon Holly	5'-6'	3'-4'	15 gal.	-
-	MAGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8'-10'	4'-5'	30 gal.	-
4	SABP	Sabal palmetto	Cabbage Palm	12'-16'	-	Cont.	-
<b>SHRUBS</b>							
-	CHAH	Chamaerops humilis	European Fan Palm	4'-5'	2'-3'	15 gal.	-
-	CYCR	Cycas revoluta	Sago Palm	30"-36"	30"-36"	15 gal.	-
7	ILLP	Illicium parviflorum	Yellow Anise	30"-36"	24"-30"	7 gal.	-
33	ILVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	18"-24"	18"-24"	7 gal.	-
-	LIGJ	Ligustrum japonicum 'Texanum'	Waxleaf Privet	30"-36"	24"-30"	7 gal.	-
5	PODM	Podocarpus macrophyllus	Podocarpus	36"-42"	24"-30"	15 gal.	-
-	VIDB	Viburnum obovatum 'Densa'	Dwarf Walter's Viburnum	24"-30"	24"-30"	7 gal.	-
17	VIBS	Viburnum suspensum	Sandankwa Viburnum	30"-36"	24"-30"	7 gal.	-
<b>GROUND COVERS, VINES &amp; PERENNIALS</b>							
375	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	4'-6"	12" runners	1 gal.	18" O.C.

**PLANTING REFERENCE NOTES:**

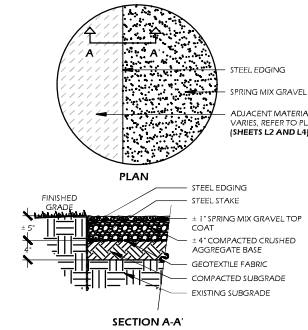
- ① EXISTING VEGETATION TO REMAIN
- ② EXISTING TREES TO REMAIN
- ③ EXISTING TREES TO BE REPLACED
- ④ CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL GRASS DAMAGED DURING CONSTRUCTION
- ⑤ MULCH DISTURBED AREAS DUE TO CONSTRUCTION.
- ⑥ CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES WITHOUT DISTURBING TREE ROOTS.
- ⑦ COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES. REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT.
- ⑧ PROTECT AREA DRAIN FROM CLOGGING DURING INSTALLATION OF PLANTS AND MULCH. MAINTAIN FUNCTIONALITY AND POSITIVE PITCH TO DRAIN.
- ⑨ COORDINATE IRRIGATION CONTROLLER LOCATION WITH CIVIL ENGINEER.

**BUFFER SUMMARY**

OVERSTORY REQUIRED	OVERSTORY EXISTING	OVERSTORY PROVIDED	UNDERSTORY REQUIRED	UNDERSTORY EXISTING	UNDERSTORY PROVIDED	SHRUBS REQUIRED	SHRUBS EXISTING	SHRUBS PROVIDED
<b>WILLIAM HILTON PARKWAY- BUFFER TYPE E, OPTION 1, 50'</b>								
4	4	0	6	4	2	22	3	19
<b>WEST PROPERTY LINE- BUFFER TYPE B, OPTION 1, 25'</b>								
6	0	12	5	7	19	3	16	16
<b>DUNIGANS ALLEY- BUFFER TYPE A, OPTION 2, 10'</b>								
3	5	0	6	1	5	15	2	13
<b>EAST PROPERTY LINE- BUFFER TYPE B, OPTION 2, 15'</b>								
7	1	6	14	2	12	20	6	14

	<b>Post-Development ACI</b>						
	<b>CAT. I</b>		<b>CAT. II</b>		<b>CAT. III</b>		
Species Abbrev.	LO		WOK		PLM	PN	
Caliper Inches	32		10		10	6	
	38		10		12	8	
			14		12	12	
			14		16	15	
			16		18	16	
			16			23	
			18			24	
			20			24	
			20			28	
			22			156	
Species Totals	70	0	0	160	0	68	
Subtotals	<b>CAT. I</b>		<b>CAT. II</b>		<b>CAT. III</b>		
	70		70		160	224	
Tree Value Factor	1		0.75		0.5		
Category ACI	70		120		112		
	<b>TOTAL ACI</b>						<b>302</b>

TOTAL SITE AREA	0.6 AC.
MAX IMPERVIOUS AREA (60%)	0.4 AC.
PERVIOUS AREA REMAINING	0.2 AC.
(900 ACI PER ACRE)	<b>180 ACI MINIMUM</b>

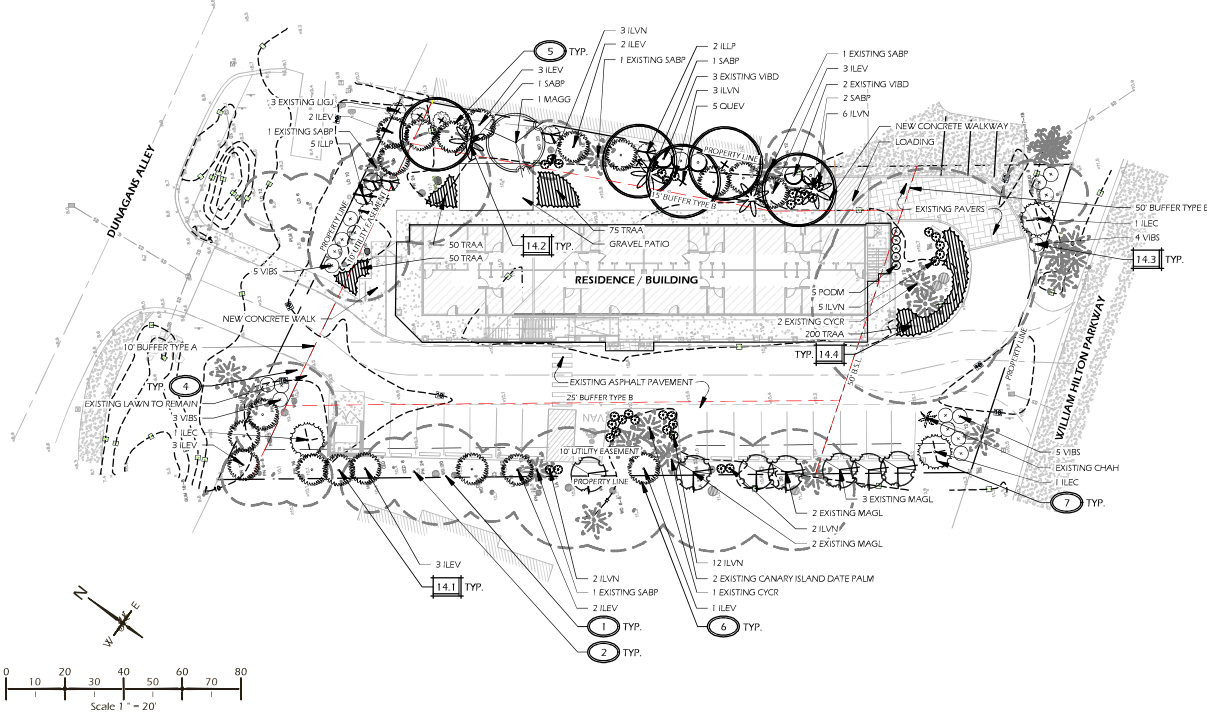


**EDGING AND STAKE INFORMATION:**  
 MANUFACTURER: BORDER CONCEPTS, INC.  
 7621 LITTLE AVE., SUITE 426  
 CHARLOTTE, NC 28276  
 PHONE: (800) 845-3343  
 WEB: WWW.BORDER-CONCEPTS.COM

STEEL EDGE: BORDER GUARD 3 1/2" X 4" X 14"  
 STAKES: STANDARD STAKE 3 1/8" THICK X 15"  
 LONG (8 PER 14')  
 COLOR: BLACK

**NOTE:** INSTALL FLUSH PER MANUFACTURER'S SPECIFICATIONS

**OTHER INFORMATION:**  
 GEOTEXTILE FABRIC TYPA33401 OR APPROVED EQUAL  
 SOIL COMPACTION: 95% STANDARD PROCTOR



© 2022 WJKLTD  
 DESIGN, CONCEPTS, DRAWINGS, SHEETS, LOGOS, SPECIFICATIONS, AND DETAILS. WRITTEN MATERIAL SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJKLTD.  
 THIS SHEET TO SCALE AS NOTED.

SITE DEVELOPMENT PLANS FOR  
**1036 WILLIAM HILTON PARKWAY**  
 HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: APRIL 12, 2023  
 PROJECT NO: 23087.01  
 DRAWN BY: MC  
 CHECKED BY: BW

**FINAL LANDSCAPE PLAN**

REVISIONS:

NO.	DESCRIPTION

DRAWING TITLE  
**PLANTING PLAN**

DRAWING NUMBER  
**L500**

## 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: 1036 William Hilton Parkway – Commercial Conversion

DRB#: DRB-000860-2023

DATE: April 20, 2023

CATEGORY: Alteration/Addition

RECOMMENDATION:    Approval             Approval with Conditions             Denial

RECOMMENDED CONDITIONS:

Provide updated plans for staff review and approval with the following:

1. Dumpster enclosure color to match building.
2. Cement bollards to be painted a color that matches the building with white reflective tape applied.

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

- |  |
|--|
| 1. This project requires a Building Permit. Please contact Toney Pierce at <a href="mailto:tonyp@hiltonheadislandsc.gov">tonyp@hiltonheadislandsc.gov</a> or at 843-341-4675 with any questions about this permit. |
| 2. This project requires a Development Plan Review.  |
|  |
|  |
|  |



Shea

**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

3/17/23 CUR

FOR OFFICIAL USE ONLY	
Date Received:	3-7-23
Accepted by:	SW
DRB #:	
Meeting Date:	

Applicant/Agent Name: WILLIAM PERIGO Company: WP CONSTRUCTION  
 Mailing Address: 200 Beech City Rd City: HHI State: SC Zip: 29926  
 Telephone: 843-422-3423 Fax: \_\_\_\_\_ E-mail: williamperigo@yahoo.com  
 Project Name: CAPTAIN WOODY'S Project Address: 14B EXECUTIVE PARK  
 Parcel Number [PIN]: RS5201500000980001  
 Zoning District: \_\_\_\_\_ Overlay District(s): \_\_\_\_\_

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

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

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

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:

**Concept Approval – Proposed Development**

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

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

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

Context photographs of neighboring uses and architectural styles.

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

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

Additional Submittal Requirements:

**Final Approval – Proposed Development**

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

Additional Submittal Requirements:

**Alterations/Additions**

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

Additional Submittal Requirements:

**Signs**

N/A Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

N/A Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.

N/A Proposed landscaping plan.

For wall signs:

N/A Photograph or drawing of the building depicting the proposed location of the sign.

N/A 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.

Willie Poy  
SIGNATURE

3/6/23  
DATE





SUBMITTAL FOR:



COASTAL CANVAS  
PRODUCTS

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

THIS DRAWING IS THE PROPERTY OF CCP CO., INC. AND  
MUST BE USED ONLY IN CONNECTION WITH OUR WORK.  
AND AS SPECIFIED BY CCP CO., INC. UNAUTHORIZED  
USE OR REPRODUCTION IS STRICTLY PROHIBITED.

REVIEWED BY

A NEW AWNING  
FOR  
CAPTAIN WOODIES

14B EXECUTIVE PARK RD  
HILTON HEAD ISLAND, S.C. 29928

FRONT, SIDE, PLAN  
&  
ISOMETRIC FRAME VIEW

DRAWN BY  
J CORBIN

DATE  
23-02-07

JOB NUMBER  
230107



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

A NEW AWNING  
FOR  
CAPTAIN WOODIES

14B EXECUTIVE PARK RD  
HILTON HEAD ISLAND, S.C. 29928

FEBRUARY 2023

BEAUFORT

SUBMITTAL REVIEW

- APPROVED  
EXECUTION MAY PROCEED AS SHOWN.
- APPROVED AS NOTED  
EXECUTION MAY PROCEED BASED ON NOTES INDICATED.
- APPROVED AS NOTED WITH FILE COPY  
EXECUTION MAY PROCEED BASED ON NOTES INDICATED.  
CORRECT SUBMISSION TO RESUBMIT FOR RECORD PURPOSES ONLY.
- NOT APPROVED  
RESUBMIT FOR APPROVAL.
- REVIEW FOR INFORMATION  
APPROVAL NOT REQUIRED. ACCEPTED FOR INFORMATION ONLY.

SIGNATURE:

DATE:

GENERAL NOTES:

A.

SCALE

NONE

REVISION	DATE	REASON

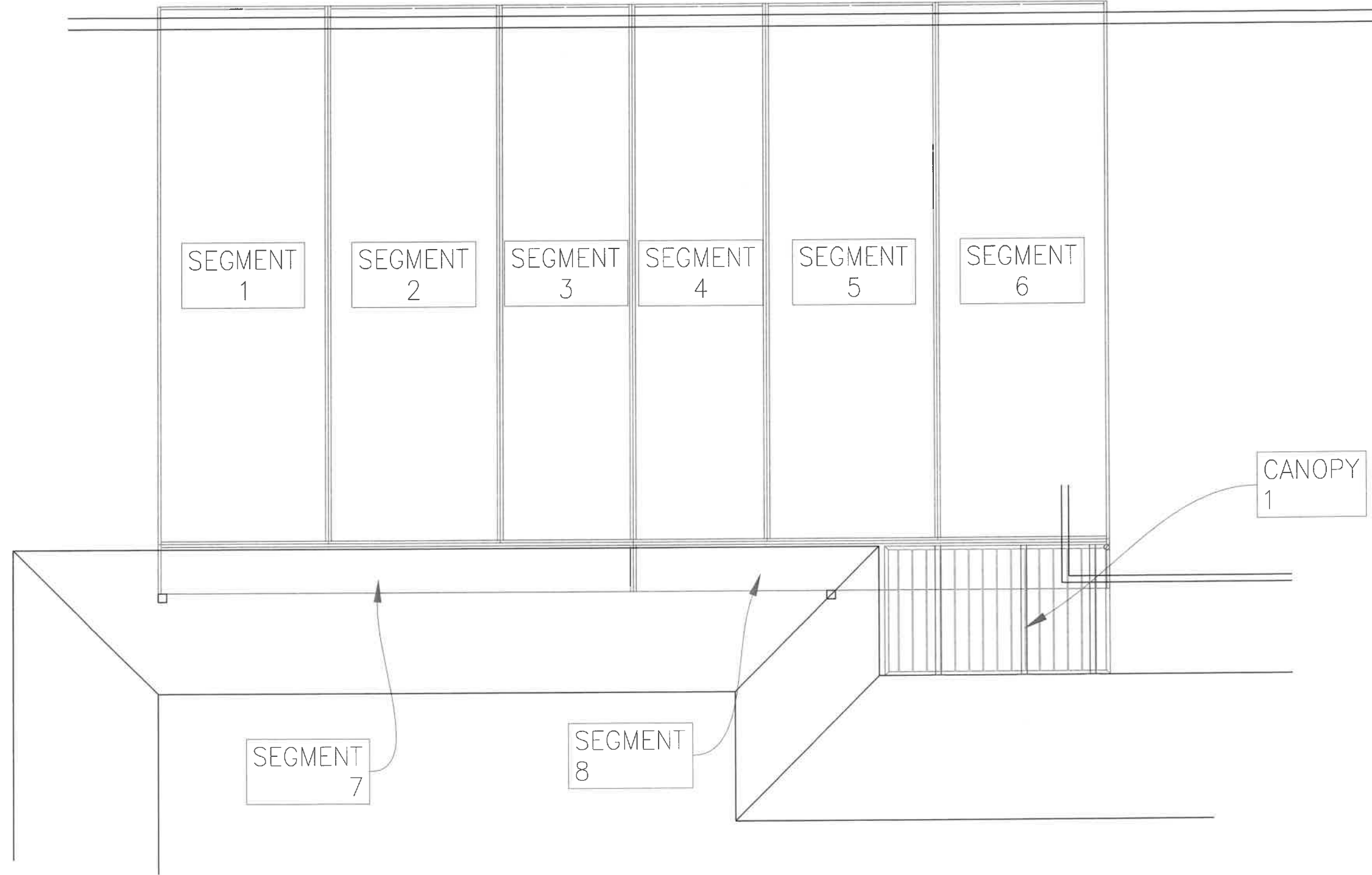
SHEET NO.

COVER

# PLAN VIEW

THIS DRAWING IS THE PROPERTY OF CCP CO., INC. AND MUST BE USED ONLY IN CONNECTION WITH OUR WORK. AND AS SPECIFIED BY CCP CO., INC. UNAUTHORIZED USE OR REPRODUCTION IS STRICTLY PROHIBITED.

REVIEWED BY



FRONT, SIDE, PLAN  
&  
ISOMETRIC FRAME VIEW

DRAWN BY  
J CORBIN

DATE  
23-02-07

JOB NUMBER  
230107



COASTAL CANVAS  
PRODUCTS  
1674 CHATHAM PARKWAY SAVANNAH, GEORGIA 31405  
MAIN: 912 236 2418 FAX: 912 232 7884 WWW.COASTALCANVAS.NET

A NEW AWNING  
FOR  
**CAPTAIN WOODIES**

14B EXECUTIVE PARK RD  
HILTON HEAD ISLAND, S.C. 29928

BEAUFORT

FEBRUARY 2023

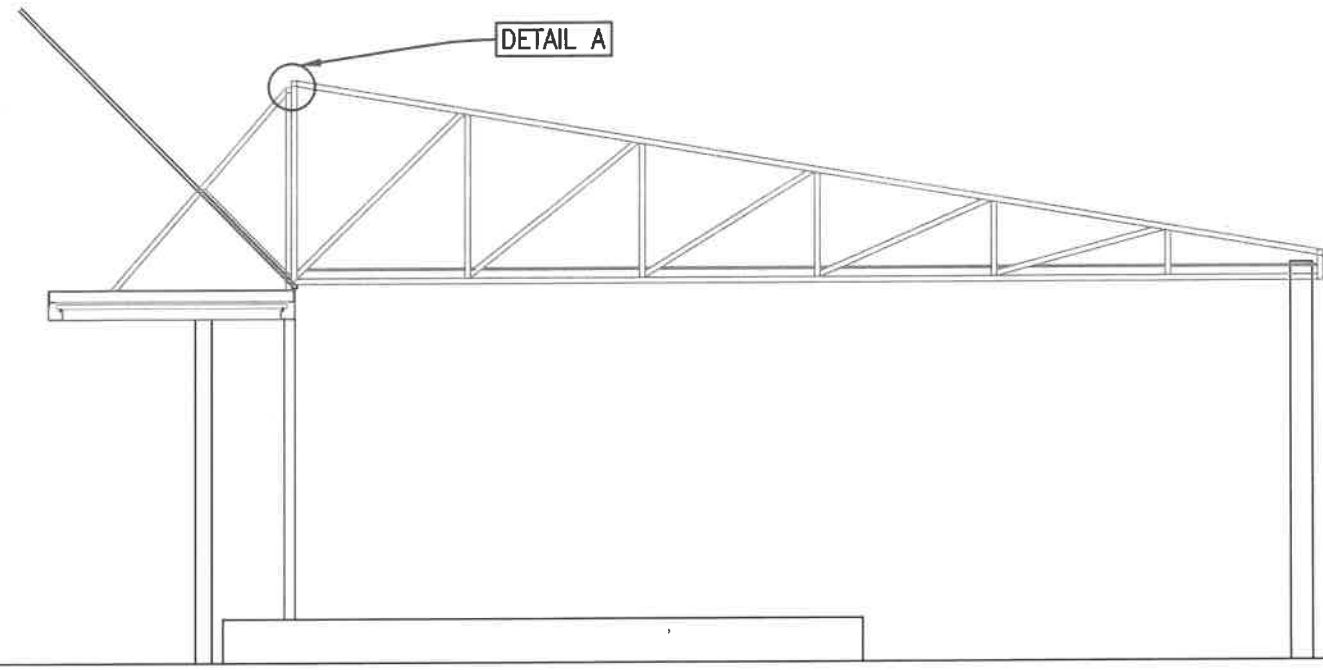
SCALE

NONE

REVISION	DATE	REASON

SHEET NO.

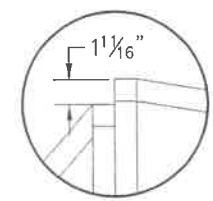
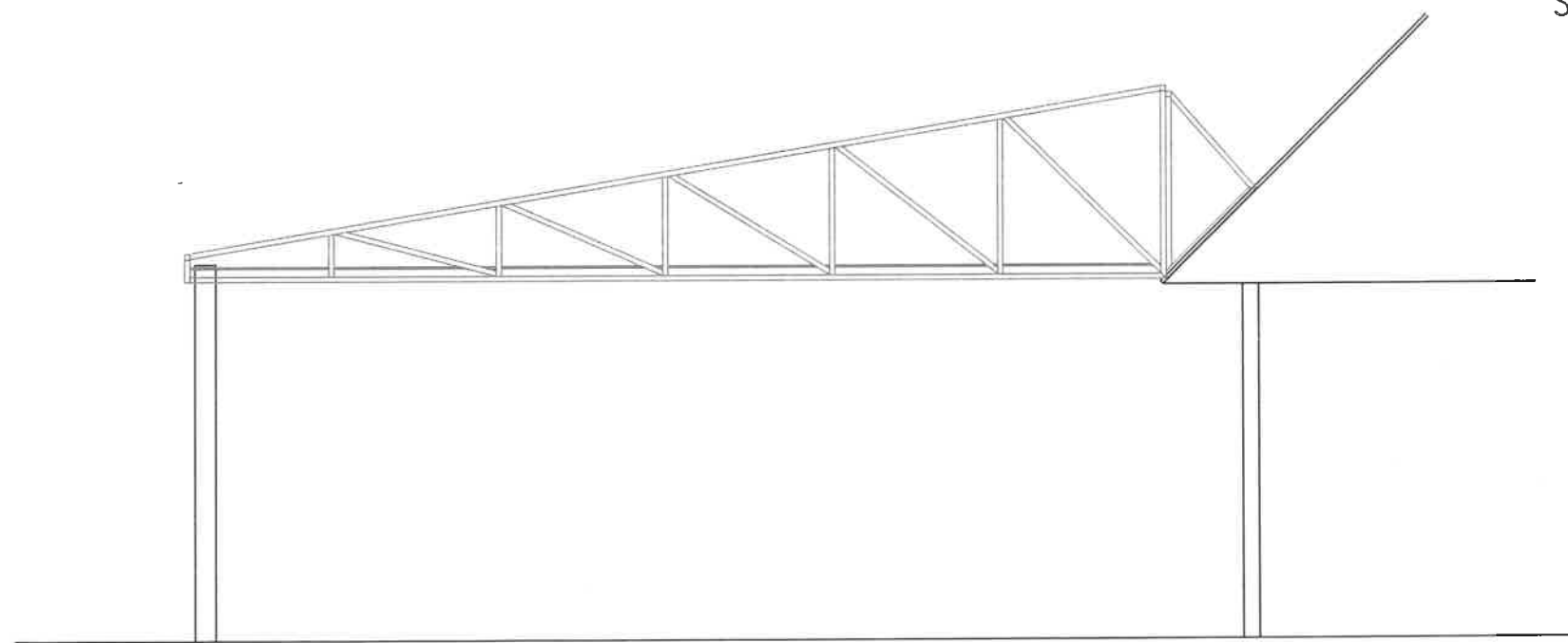
E1



# SIDE ELEVATIONS

**INSTALL NOTES:**

- SECURE FRAME TOGETHER WITH  $\frac{3}{8}$ "x $3\frac{1}{2}$ " HEX HEAD BOLTS
- ATTACH FRAME TO ROOF WITH  $\frac{3}{8}$ "x3" DeWALT ULTRACONS
- ATTACH COLUMN TO CANOPY AND FOOT WITH  $\frac{3}{8}$ "x $3\frac{1}{2}$ " HEX HEAD BOLT
- DRILL HOLE IN PORCH FOR WATER DRAINAGE
- CAULK COLUMN FOOT
- SECURE CANOPY WITH  $\frac{3}{8}$ "x8" LAG SCREWS



DETAIL A

THIS DRAWING IS THE PROPERTY OF COP CO., INC. AND MUST BE USED ONLY IN CONNECTION WITH OUR WORK. AND AS SPECIFIED BY COP CO., INC. UNAUTHORIZED USE OR REPRODUCTION IS STRICTLY PROHIBITED.

REVIEWED BY

FRONT, SIDE, PLAN & ISOMETRIC FRAME VIEW

DRAWN BY J CORBIN  
DATE 23-02-07  
JOB NUMBER 230107



1674 CHATHAM PARKWAY SAVANNAH, GEORGIA 31405  
MAIN: 912.236.2416 FAX: 912.232.7884 WWW.COASTALCANVAS.NET

A NEW AWNING FOR CAPTAIN WOODIES

14B EXECUTIVE PARK RD  
HILTON HEAD ISLAND, S.C. 29928

BEAUFORT FEBRUARY 2023

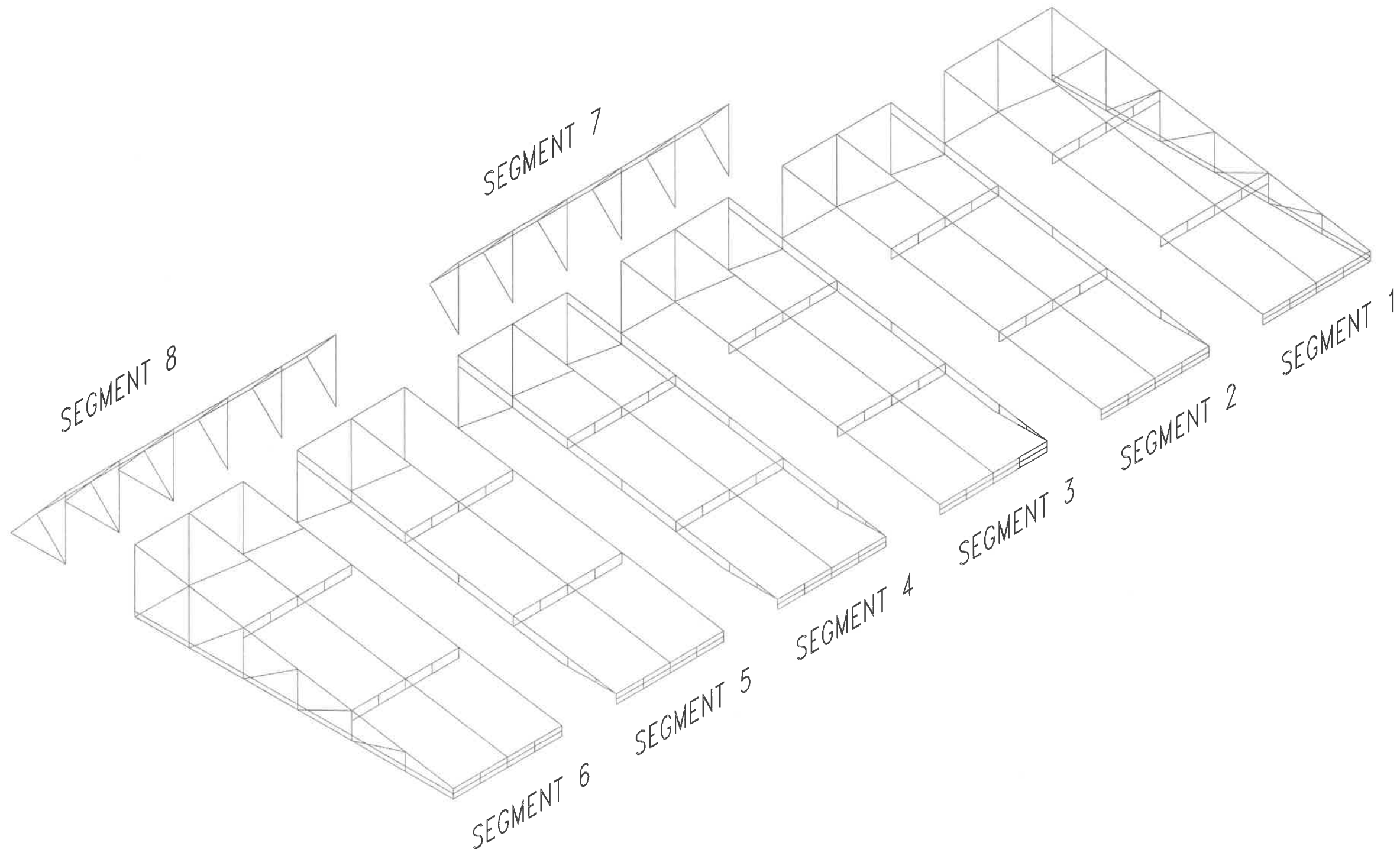
SCALE

NONE

REVISION	DATE	REASON

SHEET NO.

E2



THIS DRAWING IS THE PROPERTY OF CSP CO., INC. AND MUST BE USED ONLY IN CONNECTION WITH OUR WORK. AND AS SPECIFIED BY CSP CO., INC. UNAUTHORIZED USE OR REPRODUCTION IS STRICTLY PROHIBITED.

REVIEWED BY

FRONT, SIDE, PLAN  
&  
ISOMETRIC FRAME VIEW

DRAWN BY	DATE	JOB NUMBER
J CORBIN	23-02-07	230107



1674 CHATHAM PARKWAY SAVANNAH, GEORGIA 31405  
MAIN: 912 236 2418 FAX: 912 232 7884 WWW.COASTALCANVAS.NET

A NEW AWNING  
FOR  
**CAPTAIN WOODIES**

14B EXECUTIVE PARK RD  
HILTON HEAD ISLAND, S.C. 29928

BEAUFORT FEBRUARY 2023

SCALE

NONE

REVISION	DATE	REASON

SHEET NO.

ISO

THIS DRAWING IS THE PROPERTY OF CCP CO., INC. AND MUST BE USED ONLY IN CONNECTION WITH OUR WORK. AND AS SPECIFIED BY CCP CO., INC. UNAUTHORIZED USE OR REPRODUCTION IS STRICTLY PROHIBITED.

REVIEWED BY

FRONT, SIDE, PLAN & ISOMETRIC FRAME VIEW

DRAWN BY J CORBIN DATE 23-02-07 JOB NUMBER 230107

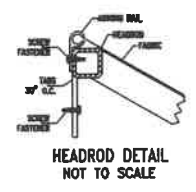
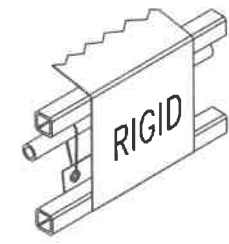
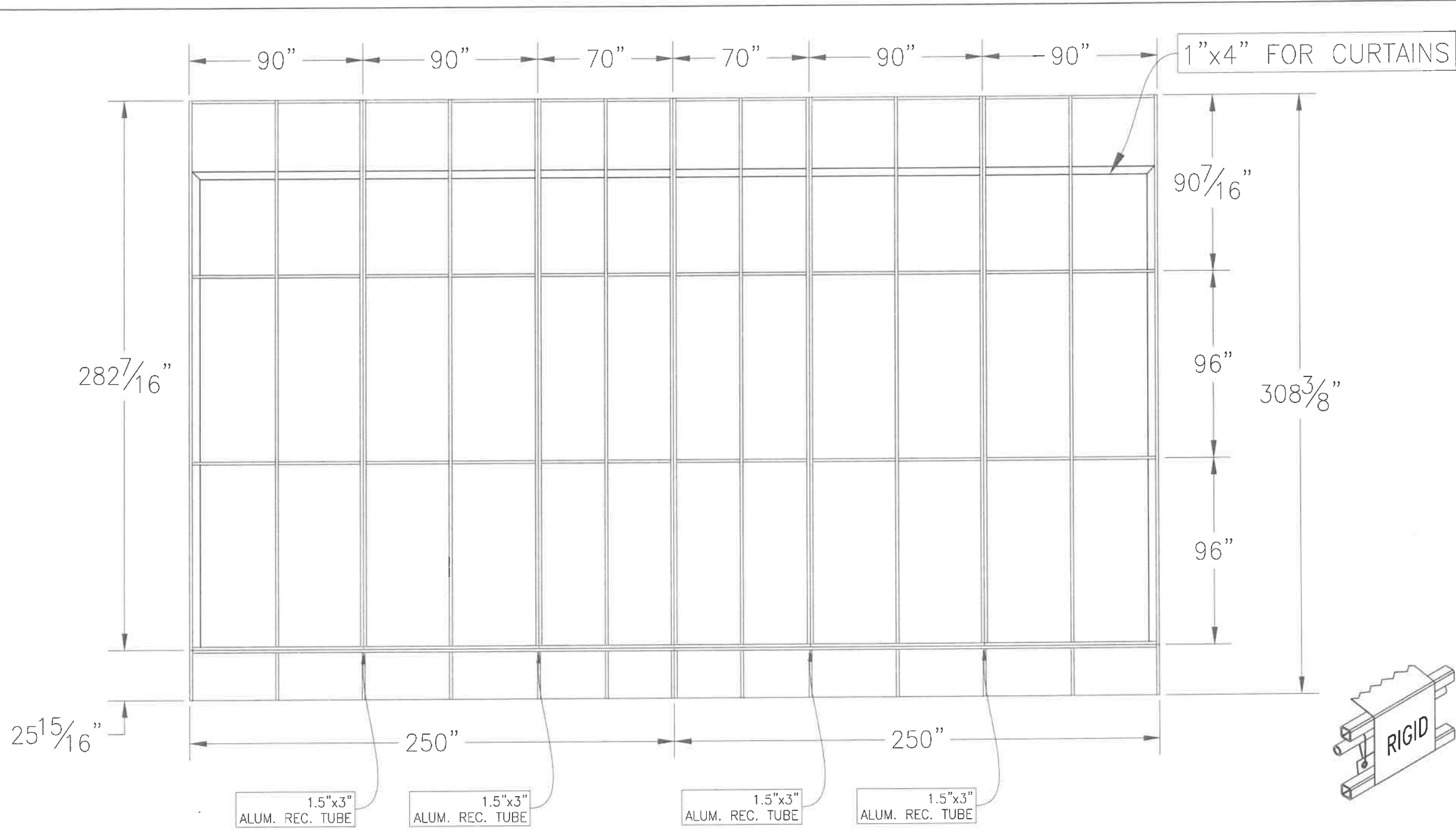


1674 CHATHAM PARKWAY SAVANNAH, GEORGIA 31405  
MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS.NET

A NEW AWNING FOR CAPTAIN WOODIES

14B EXECUTIVE PARK RD  
HILTON HEAD ISLAND, S.C. 29928

BEAUFORT FEBRUARY 2023



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.

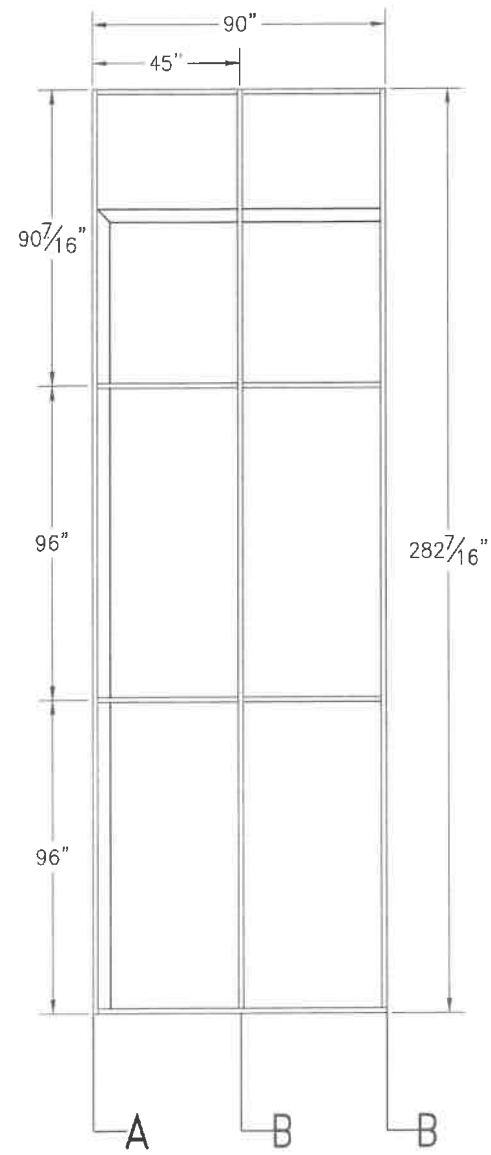
- NOTES:
- A. COVER MATERIAL: FERRARI 502S CHAMPAGNE
  - B. BINDING: NONE
  - C. THREAD: TENERA WHITE
  - D. LACE COLOR: WHITE
  - E. FRAME: ALUMINUM 1" SQUARE
  - F. POWDERCOAT: DARK BRONZE
  - G. VALANCE: 8" RIGID

PART #	1 OF 1	QUANTITY	1 REQUIRED
DROP	47.5"	BRACE	1.5" sq
PROJ	282 7-16"	PROJ	1.5" sq
WIDTH	500"	H/R	1.5" sq
VAL	8"	F/B	1.5" sq
VAL PAT	RIGID	RAF/BOW	1.5" sq

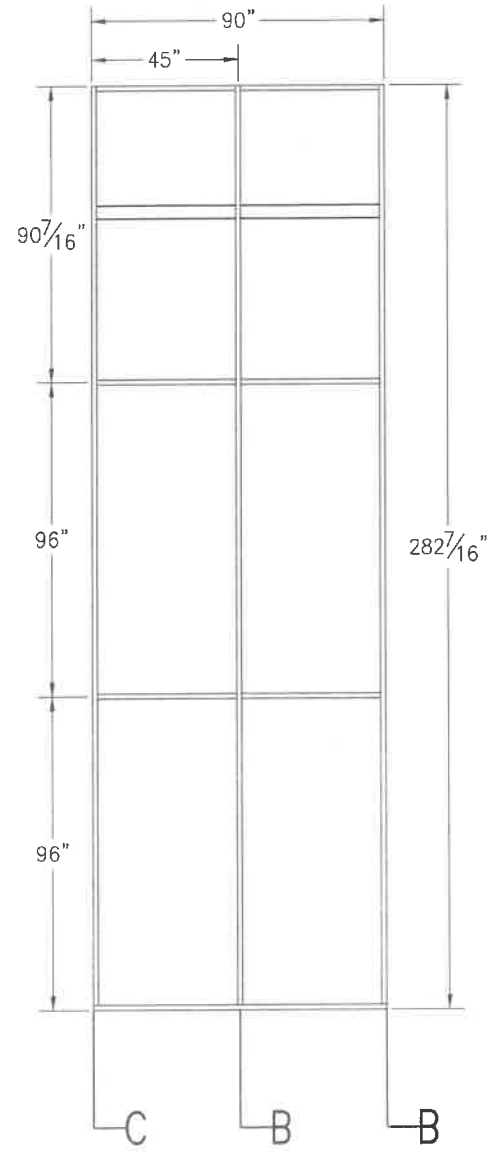
FB-02SQ STANDARD  
DETAIL OF FRAME TRUSS AND VAL ATTACHMENT SIZE MAY VARY, REF TO WORK ORDER  
VALANCE

SCALE		
NONE		
REVISION	DATE	REASON

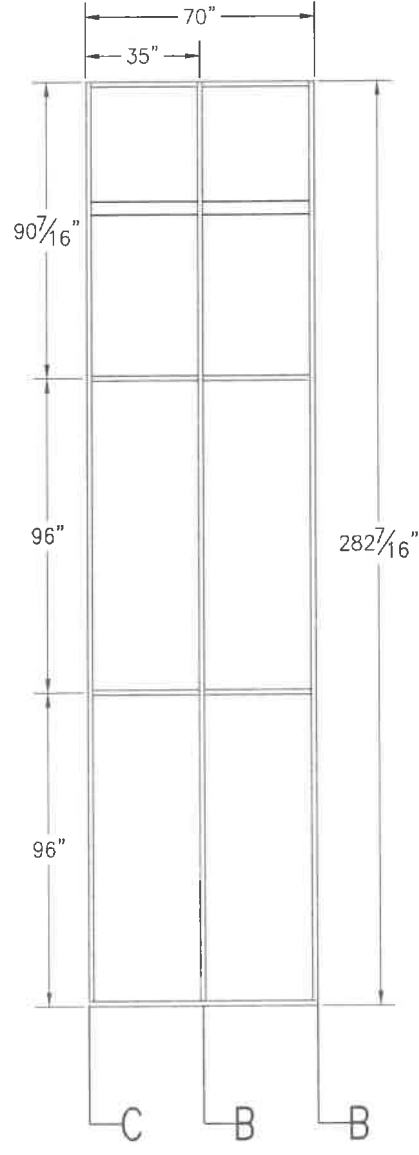
SHEET NO.  
1 OF 7



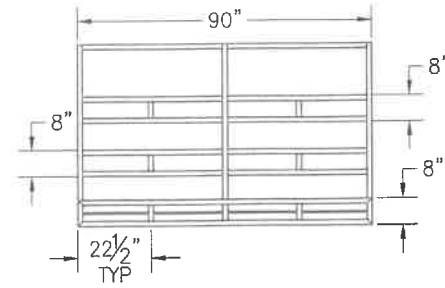
SEGMENT 1  
TOP VIEW



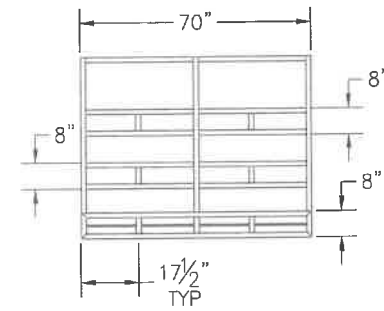
SEGMENT 2  
TOP VIEW



SEGMENT 3  
TOP VIEW



FRONT VIEW  
SEGMENT 1, 2



FRONT VIEW  
SEGMENT 3

THIS DRAWING IS THE PROPERTY OF COP CO., INC. AND MUST BE USED ONLY IN CONNECTION WITH OUR WORK. AND AS SPECIFIED BY COP CO., INC. UNAUTHORIZED USE OR REPRODUCTION IS STRICTLY PROHIBITED.

REVIEWED BY

FRONT, SIDE, PLAN  
&  
ISOMETRIC FRAME VIEW

DRAWN BY  
J CORBIN

DATE

23-02-07

JOB NUMBER

230107

COASTAL CANVAS  
PRODUCTS

1674 CHATHAM PARKWAY SAVANNAH, GEORGIA 31405  
MAIN: 912 236 2415 FAX: 912 232 7884 WWW.COASTALCANVAS.NET

A NEW AWNING  
FOR

CAPTAIN WOODIES

14B EXECUTIVE PARK RD  
HILTON HEAD ISLAND, S.C. 29928

BEAUFORT

FEBRUARY 2023

SCALE

NONE

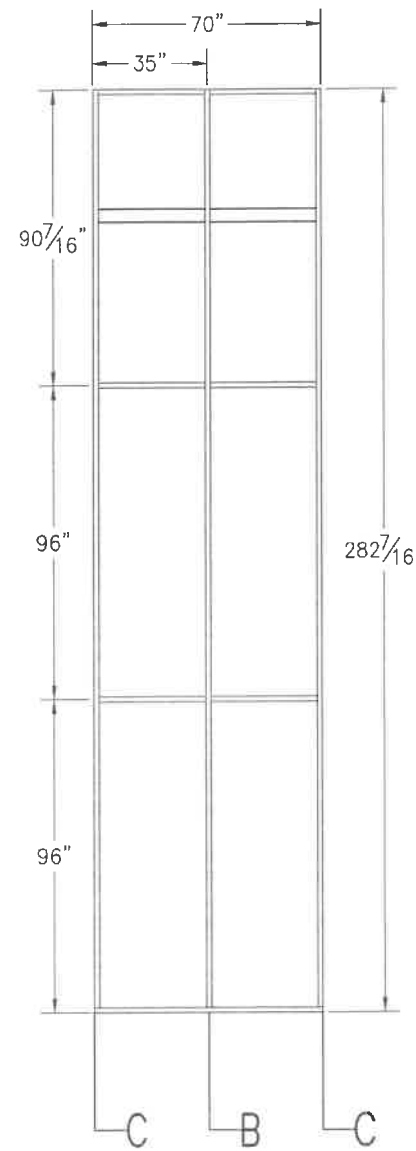
REVISION	DATE	REASON

SHEET NO.

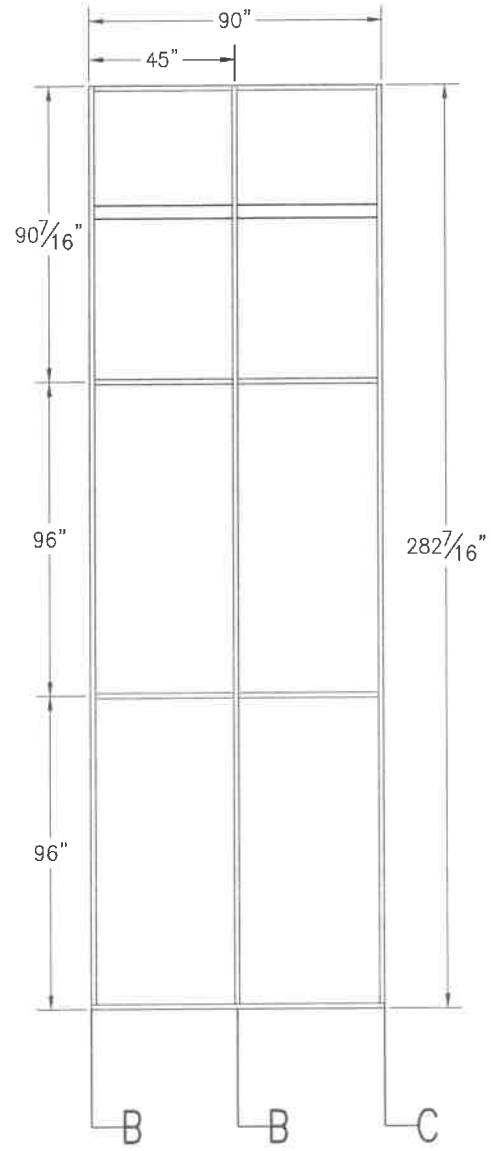
2 OF 7

THIS DRAWING IS THE PROPERTY OF CCP CO., INC. AND MUST BE USED ONLY IN CONNECTION WITH OUR WORK AND AS SPECIFIED BY CCP CO., INC. UNAUTHORIZED USE OR REPRODUCTION IS STRICTLY PROHIBITED.

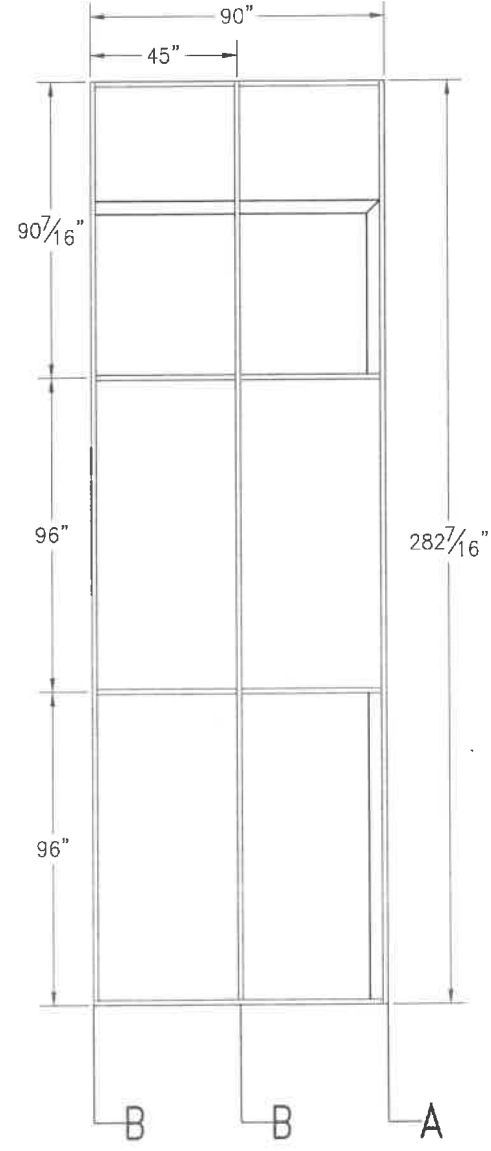
REVIEWED BY



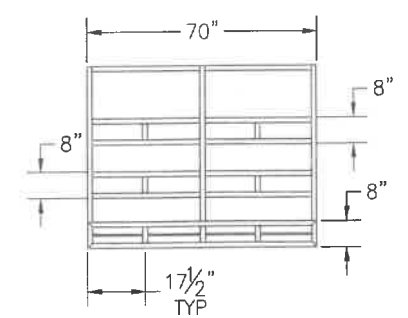
SEGMENT 4  
TOP VIEW



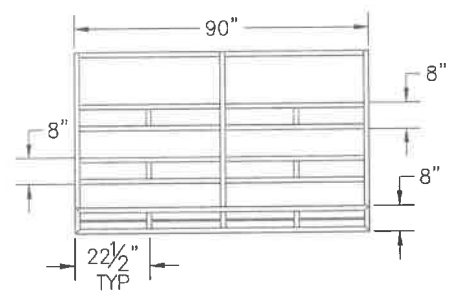
SEGMENT 5  
TOP VIEW



SEGMENT 6  
TOP VIEW



FRONT VIEW  
SEGMENT 4



FRONT VIEW  
SEGMENT 5, 6

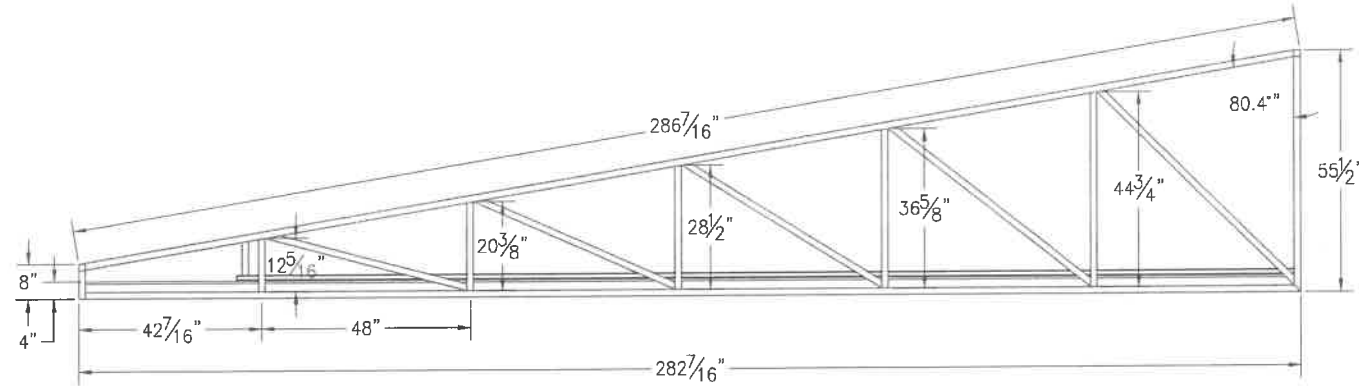
FRONT, SIDE, PLAN & ISOMETRIC FRAME VIEW		DATE	23-02-07	JOB NUMBER	230107
DRAWN BY	J CORBIN	COASTAL CANVAS PRODUCTS			
1674 CHATHAM PARKWAY SAVANNAH, GEORGIA 31405 MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS.NET					

A NEW AWNING FOR CAPTAIN WOODIES		DATE	FEBRUARY 2023
14B EXECUTIVE PARK RD HILTON HEAD ISLAND, S.C. 29928		LOCATION	BEAUFORT

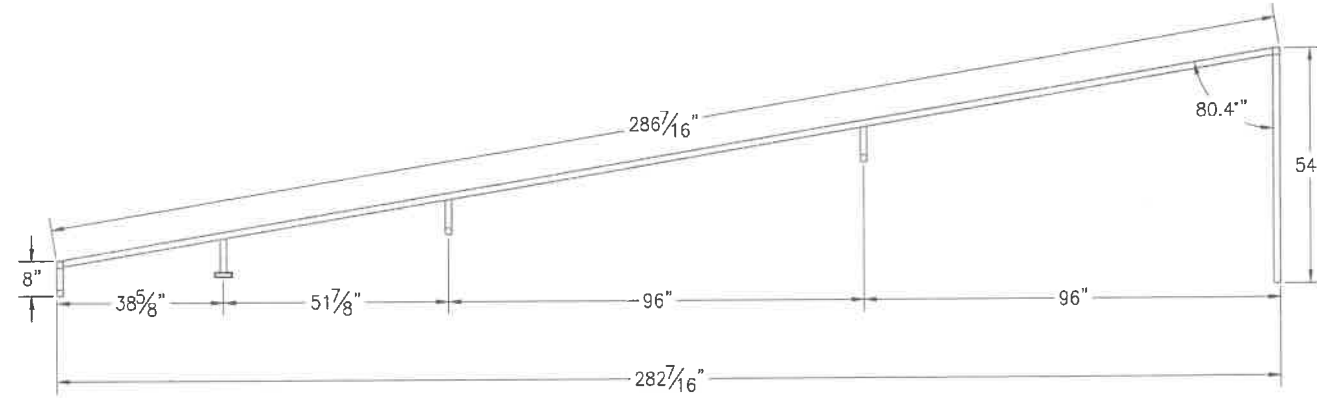
SCALE		
NONE		
REVISION	DATE	REASON

SHEET NO.  
**3 OF 7**

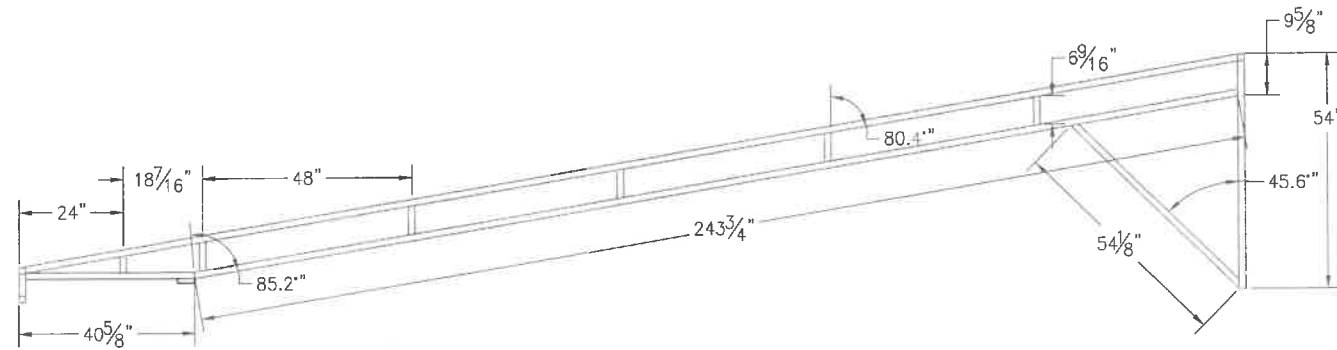
SECTION VIEW  
A-A



SECTION VIEW  
B-B



SECTION VIEW  
C-C



THIS DRAWING IS THE PROPERTY OF CCP CO., INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CCP CO., INC. UNAUTHORIZED USE OR REPRODUCTION IS STRICTLY PROHIBITED.

REVIEWED BY

FRONT, SIDE, PLAN  
&  
ISOMETRIC FRAME VIEW

DRAWN BY  
J CORBIN

DATE  
23-02-07

JOB NUMBER  
230107



1674 CHATHAM PARKWAY SAVANNAH, GEORGIA 31405  
MAIN: 912.236.2416 FAX: 912.232.7884 WWW.COASTALCANVAS.NET

A NEW AWNING  
FOR  
CAPTAIN WOODIES

14B EXECUTIVE PARK RD  
HILTON HEAD ISLAND, S.C. 29928

BEAUFORT FEBRUARY 2023

SCALE

NONE

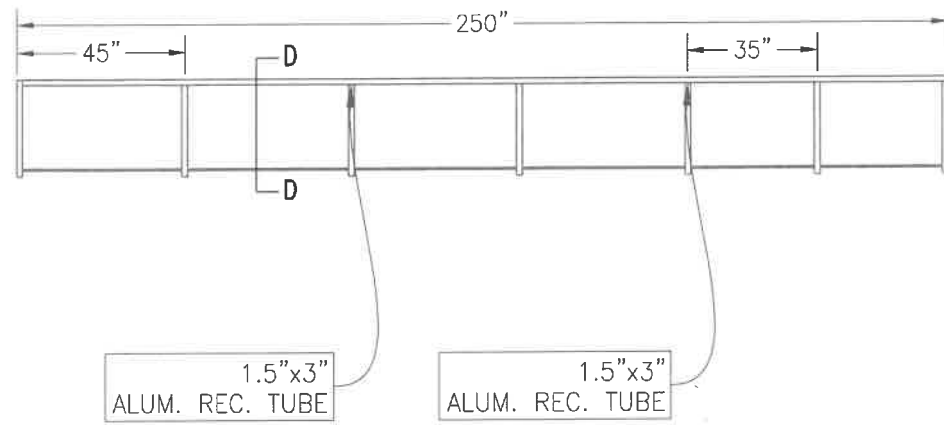
REVISION	DATE	REASON

SHEET NO.

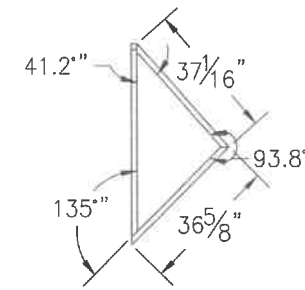
4 OF 7



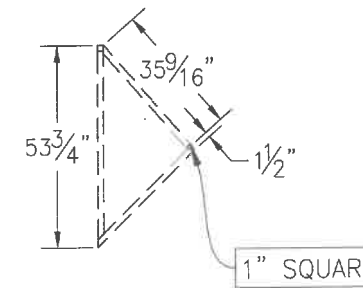
SEGMENT 7  
TOP VIEW



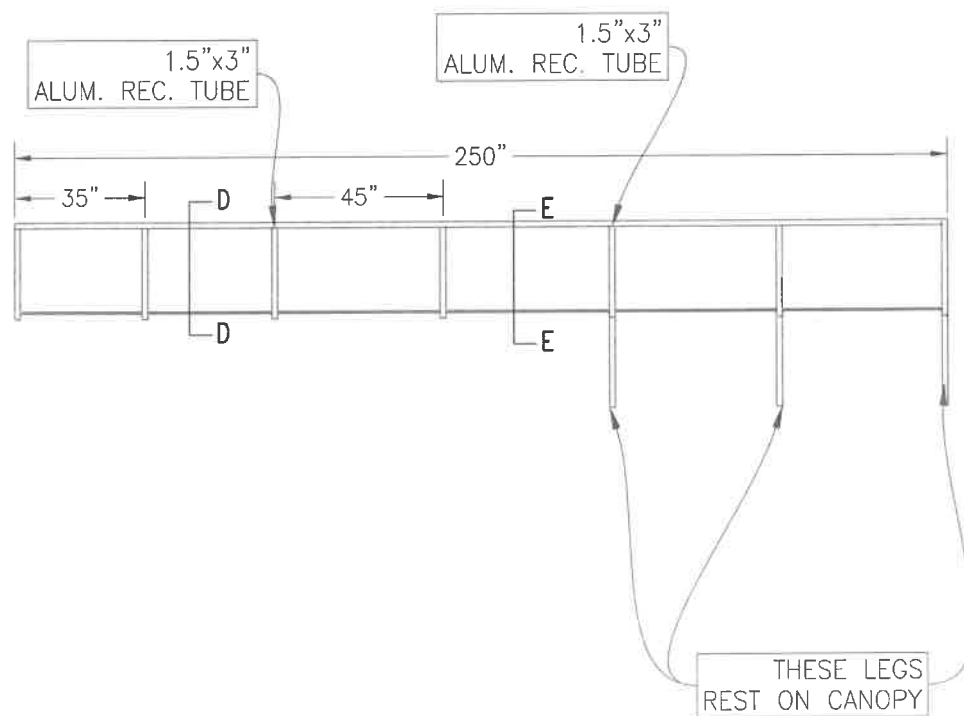
SEGMENT 7  
SIDE VIEW



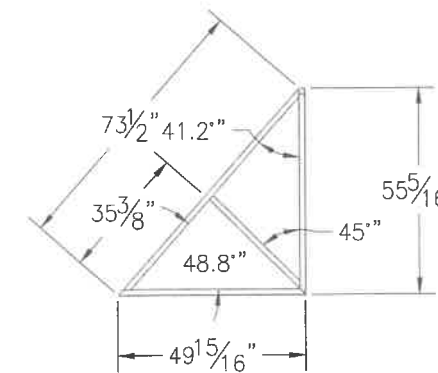
SECTION VIEW  
D-D



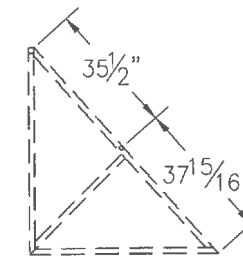
SEGMENT 8  
TOP VIEW



SEGMENT 8  
SIDE VIEW



SECTION VIEW  
E-E



THIS DRAWING IS THE PROPERTY OF CCP CO., INC. AND  
MUST BE USED ONLY IN CONNECTION WITH OUR WORK.  
AND AS SPECIFIED BY CCP CO., INC. UNAUTHORIZED  
USE OR REPRODUCTION IS STRICTLY PROHIBITED.

REVIEWED BY

FRONT, SIDE, PLAN  
&  
ISOMETRIC FRAME VIEW

DRAWN BY  
J CORBIN

DATE  
23-02-07

JOB NUMBER  
230107

COASTAL CANVAS  
PRODUCTS

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

A NEW AWNING  
FOR  
CAPTAIN WOODIES

14B EXECUTIVE PARK RD  
HILTON HEAD ISLAND, S.C. 29928

FEBRUARY 2023

BEAUFORT

SCALE

NONE

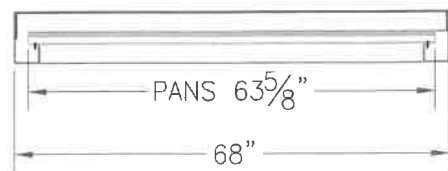
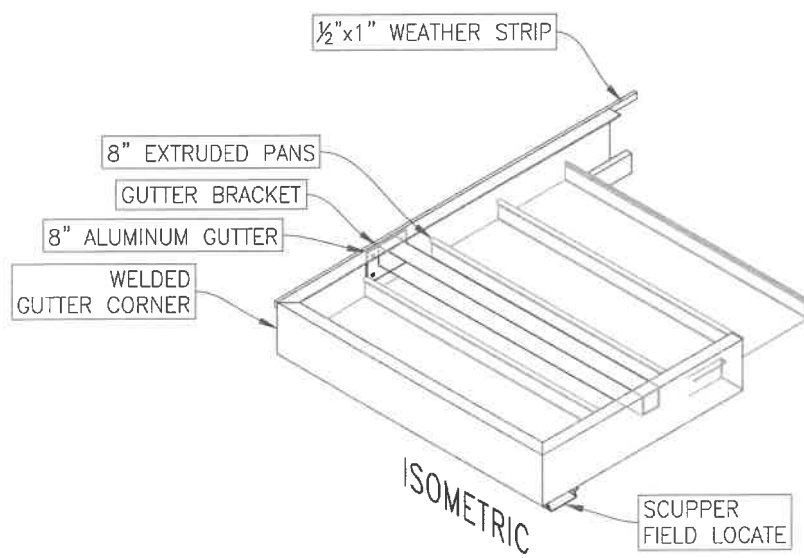
REVISION	DATE	REASON

SHEET NO.

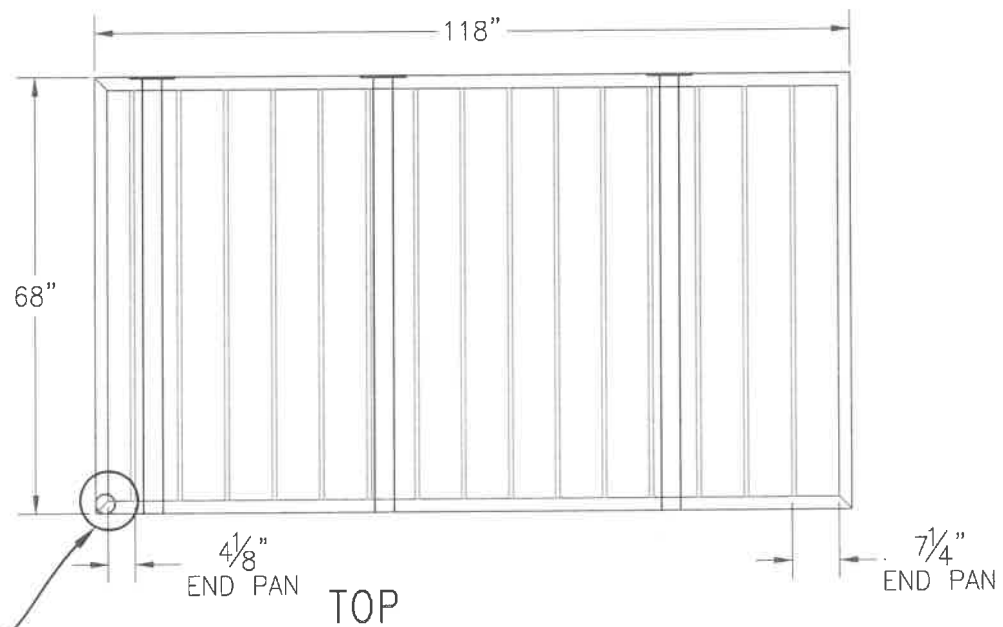
5 OF 7

**CANOPY 1 NOTES:**

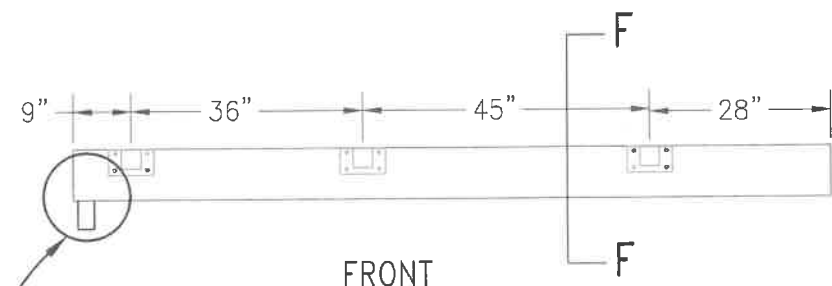
- QTY: 1
- WELD CAP ON CANTILEVER ARMS
- ARMS LINE UP WITH SEGMENT 8 LEGS TO SUPPORT AWNING
- POWDER COAT COLOR: DARK BRONZE



SECTION F-F



DETAIL A



DETAIL B

THIS DRAWING IS THE PROPERTY OF CCP CO., INC. AND MUST BE USED ONLY IN CONNECTION WITH OUR WORK, AND AS SPECIFIED BY CCP CO., INC. UNAUTHORIZED USE OR REPRODUCTION IS STRICTLY PROHIBITED.

REVIEWED BY

FRONT, SIDE, PLAN & ISOMETRIC FRAME VIEW

DATE: 23-02-07  
JOB NUMBER: 230107  
DRAWN BY: J CORBIN



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

A NEW AWNING FOR CAPTAIN WOODIES

14B EXECUTIVE PARK RD  
HILTON HEAD ISLAND, S.C. 29928

BEAUFORT

FEBRUARY 2023

SCALE

NONE

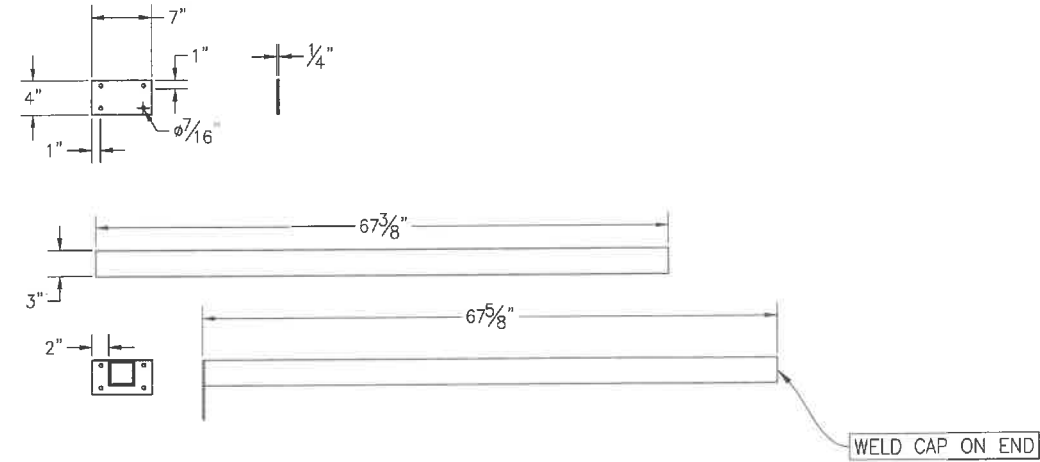
REVISION	DATE	REASON

SHEET NO.

6 OF 7

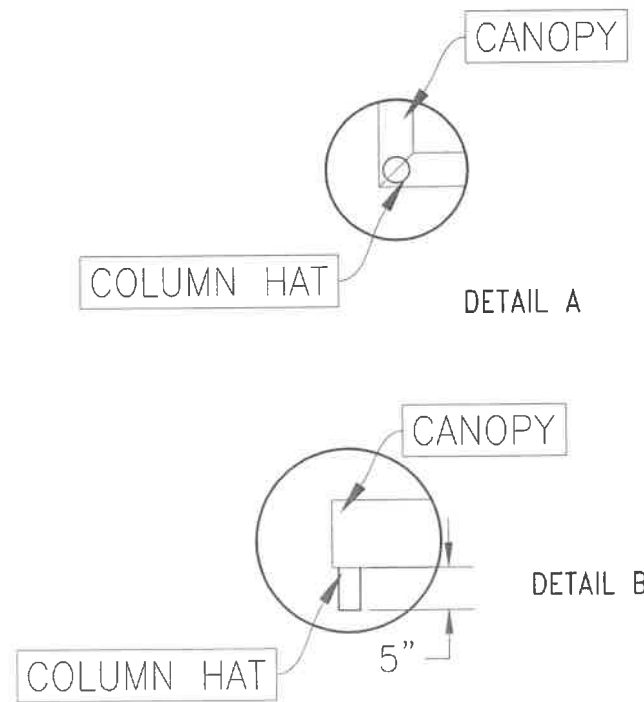
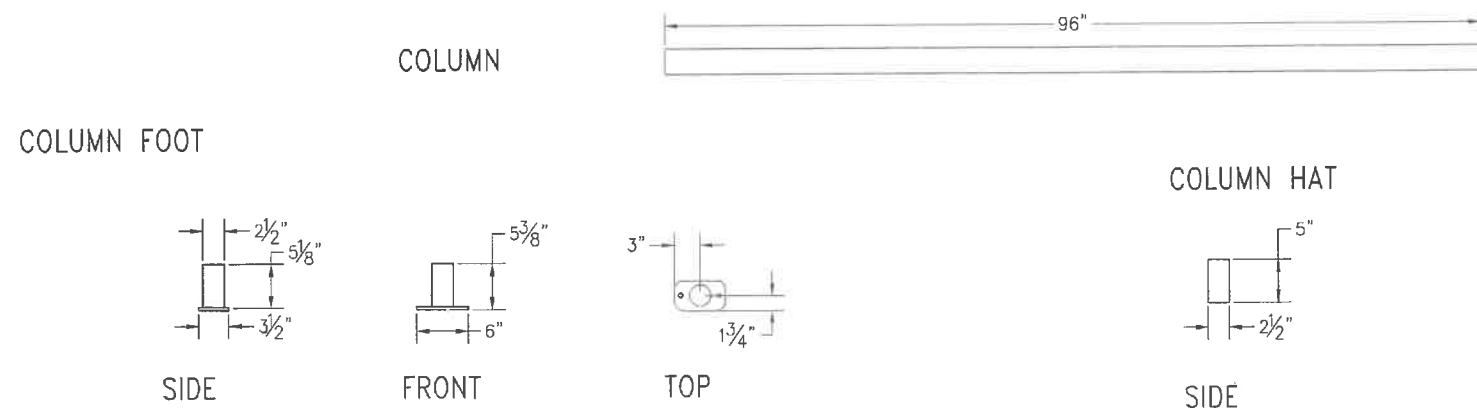
**NOTES HANGER ARMS:**

- QTY: 3
- USE STEEL CONSTRUCTION
- CNC PLATE FOR MOUNTING
- POWDERCOAT TO MATCH CANOPY



**NOTES COLUMN:**

- QTY: 1 EACH
- USE ALUMINUM
- USE 2 1/2" OD SCH. 40
- CNC PLATE FOR HAT AND FEET
- WELD COLUMN HAT TO CANOPY
- TROUGH BOLT TO 3"x3" COLUMN IN FIELD USING 5/16"x3 1/2" HEX HEAD BOLTS
- CONNECT FEET TO PATIO WITH 5/16"x3" LAG SCREWS
- USE COLUMN AS SCUPPER
- POWDERCOAT TO MATCH CANOPY



THIS DRAWING IS THE PROPERTY OF CCP CO., INC. AND MUST BE USED ONLY IN CONNECTION WITH OUR WORK AND AS SPECIFIED BY CCP CO., INC. UNAUTHORIZED USE OR REPRODUCTION IS STRICTLY PROHIBITED.

REVIEWED BY

FRONT, SIDE, PLAN & ISOMETRIC FRAME VIEW

DOWN BY J CORBIN  
DATE 23-02-07  
JOB NUMBER 230107



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

A NEW AWNING FOR CAPTAIN WOODIES

14B EXECUTIVE PARK RD  
HILTON HEAD ISLAND, S.C. 29928

BEAUFORT FEBRUARY 2023

SCALE

REVISION	DATE	REASON

SHEET NO.

7 OF 7

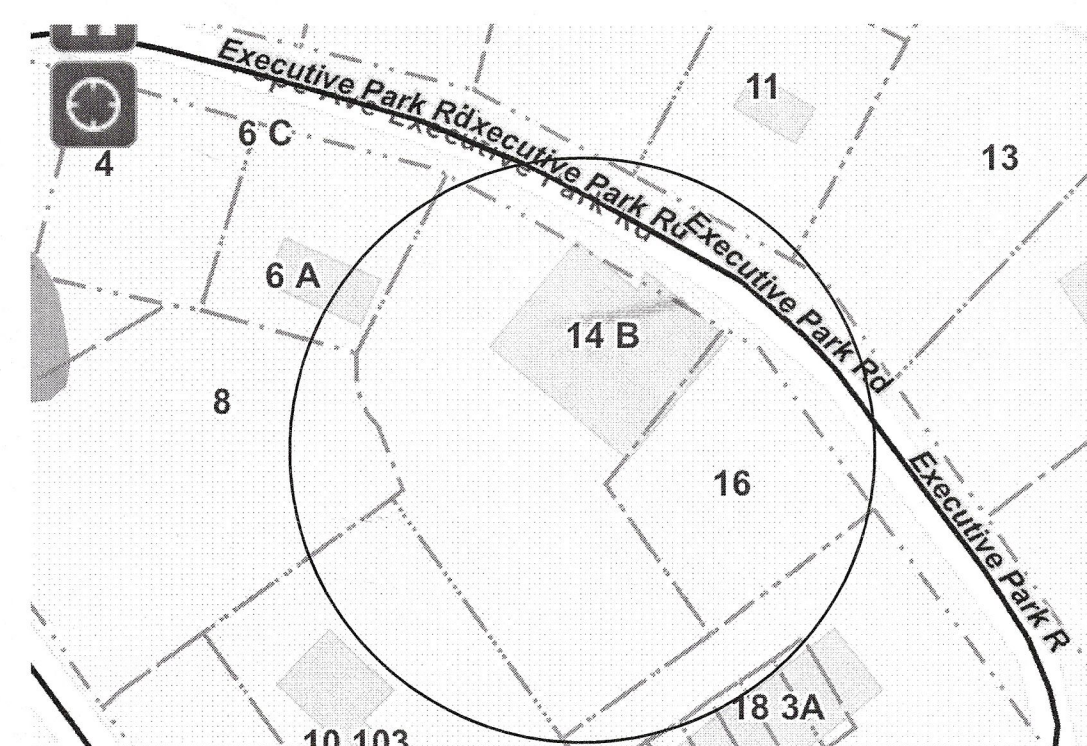
**HILTON HEAD ISLAND ADOPTED CODES:**

THE TOWN OF HILTON HEAD ISLAND ADOPTED CODES AND MODIFICATIONS IN FORCE ARE AS FOLLOWS:

- 2018 INTERNATIONAL BUILDING CODE WITH SC MODIFICATIONS
- 2018 INTERNATIONAL RESIDENTIAL CODE WITH SC MODIFICATIONS
- 2018 INTERNATIONAL FIRE CODE WITH SC MODIFICATIONS
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE WITH SC MODIFICATIONS
- 2018 INTERNATIONAL FUEL GAS CODE WITH SC MODIFICATIONS
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH SC MODIFICATIONS
- 2017 NATIONAL ELECTRICAL CODE (NFPA 70) WITH SC MODIFICATIONS

THE INTERNATIONAL CODES ARE TO BE USED IN CONJUNCTION WITH THE LATEST CODE MODIFICATIONS APPROVED BY THE COUNCIL AND LISTED ON THE COUNCIL'S WEBSITE.

THE LATEST EDITION OF ICC/ANSI A117.1, ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES, AS ADOPTED BY THE ACCESSIBILITY ACT, S.C. CODE 10-5-210 IS MANDATORY FOR USE IN ALL MUNICIPALITIES AND COUNTIES WITHIN THE STATE. THE BUILDING ENERGY EFFICIENCY STANDARDS ACT IS ADOPTED BY



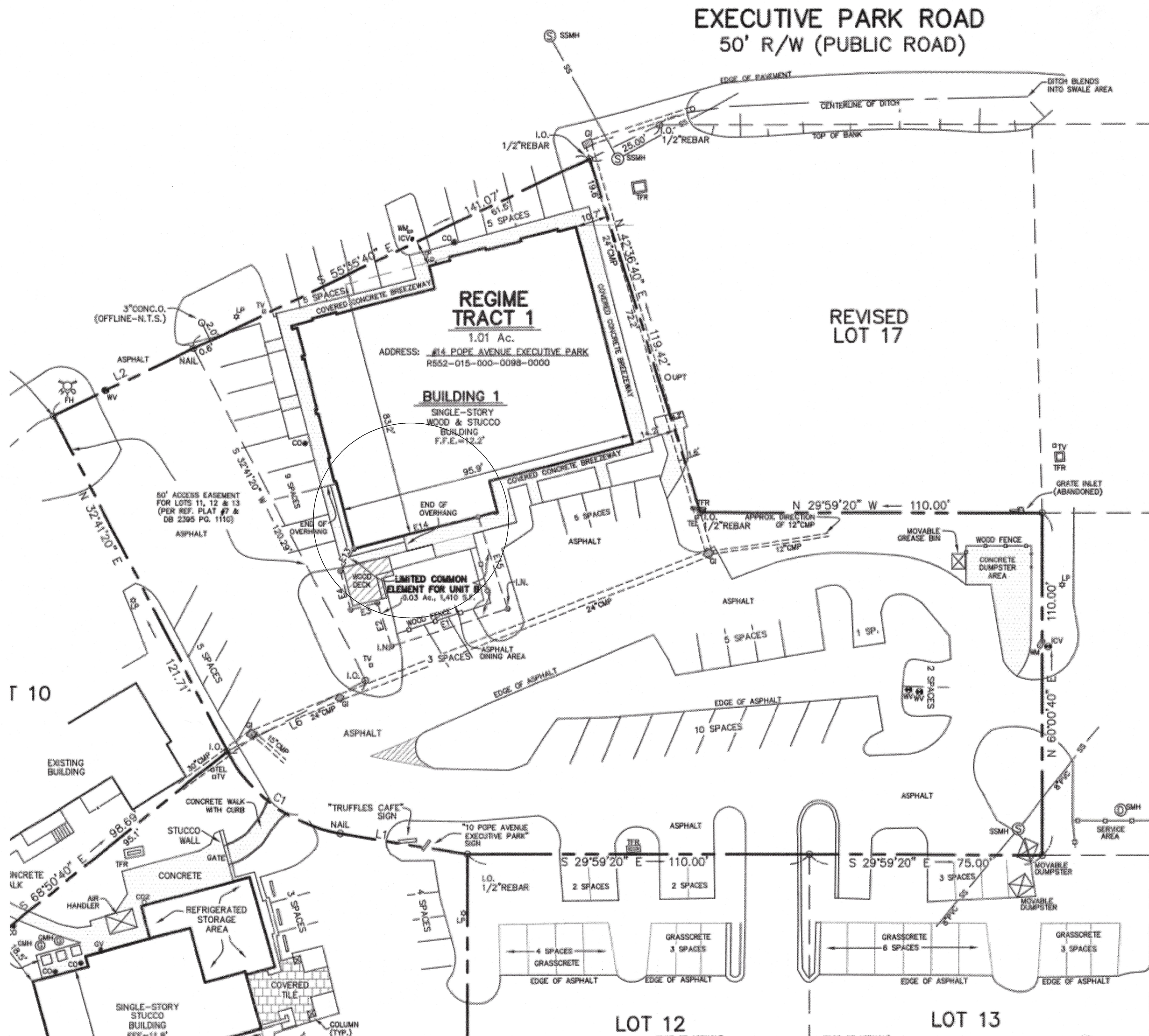
**LOCATION MAP**

**SITE DATA**  
 14B 1.65 ACRES R552 015 000 0098 0000  
 16 0.36 ACRES 097  
 TOTAL 2.01 ACRES

**NOTE:**

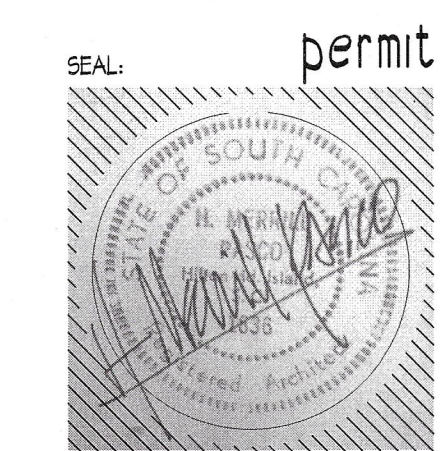
NO ADDITIONAL PARKING WILL BE REQUIRED FOR THIS OUTDOOR FACILITY AS INTERIOR SEATING WILL BE REDUCED ACCORDINGLY

FUTURE PARKING, IF NEEDED, CAN BE PROVIDED ON PARCEL 16 UNDER SAME OWNERSHIP



**EXECUTIVE PARK ROAD  
 50' R/W (PUBLIC ROAD)**

H MERRILL PASCO  
 (843) 301-2416  
 MERRILL.PASCO@PALM.COM  
 CHARLES E VIENNE  
 (843) 842-4021  
 CEVIENNE@ROADRUNNER.COM



COMMERCIAL

Captain Woody's Bar & Grill  
 POPE AVE MALL

OWNER  
 RUSSELL ANDERSON  
 RUSSEKOW@YAHOO.COM  
 843 240-1856

CONTRACTOR  
 xxx

**SURVEY**

PROJECT FILE: CAPTAIN WOODY'S COPY.AEC

SUBMITTALS:  
 ARB  
 ARB  
 ARB

BLDG PERMIT

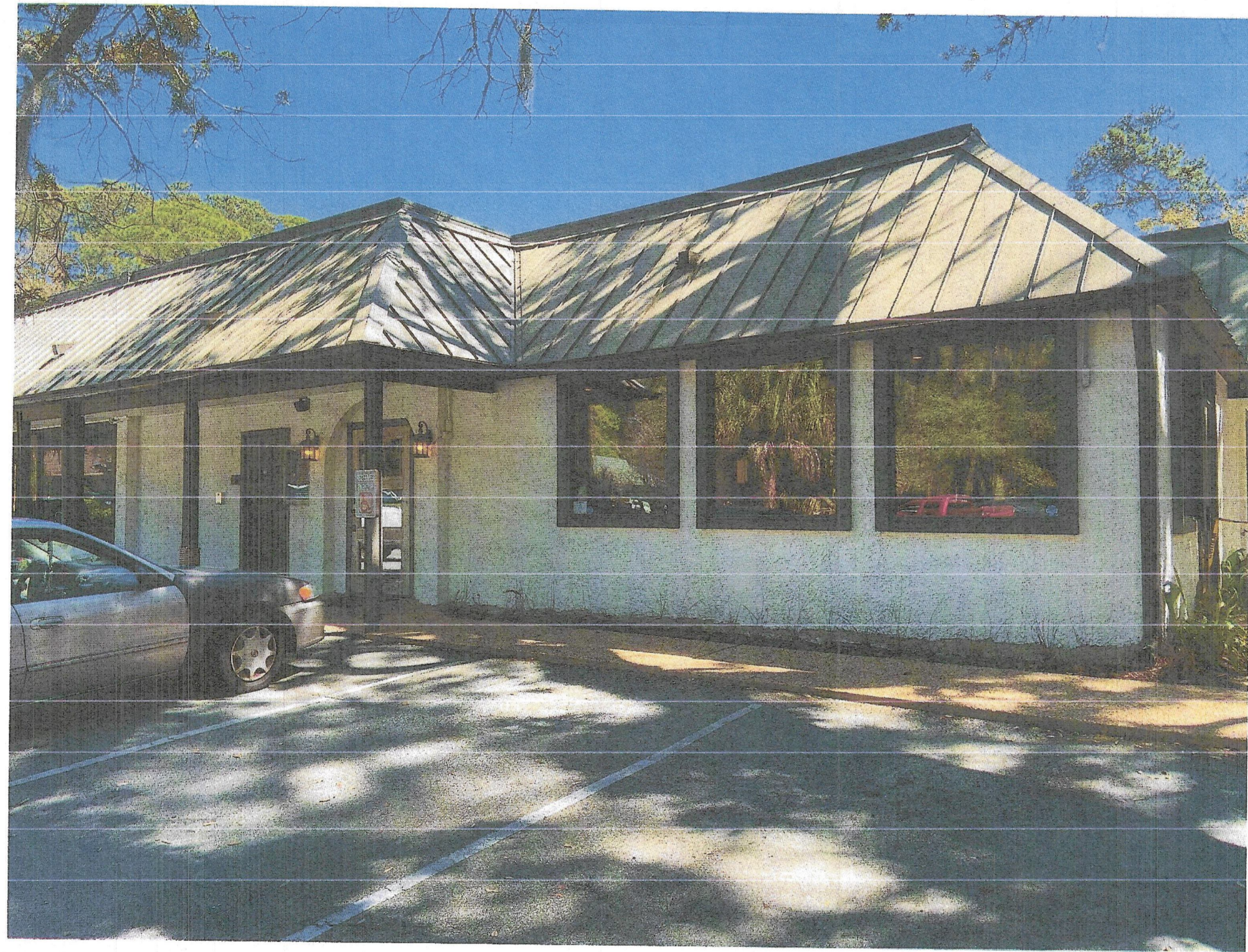
REVISIONS:  
 1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_  
 4. \_\_\_\_\_  
 5. \_\_\_\_\_  
 6. \_\_\_\_\_

ISSUE: 2/16/2023

FRIGINS  
 BIDDING  
 CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT UNDER COPYRIGHT PROTECTION. THEY MAY NOT BE USED OR REPRODUCED WITHOUT HIS WRITTEN APPROVAL AND SIGNATURE.

SHEET: OF:  
 A.O



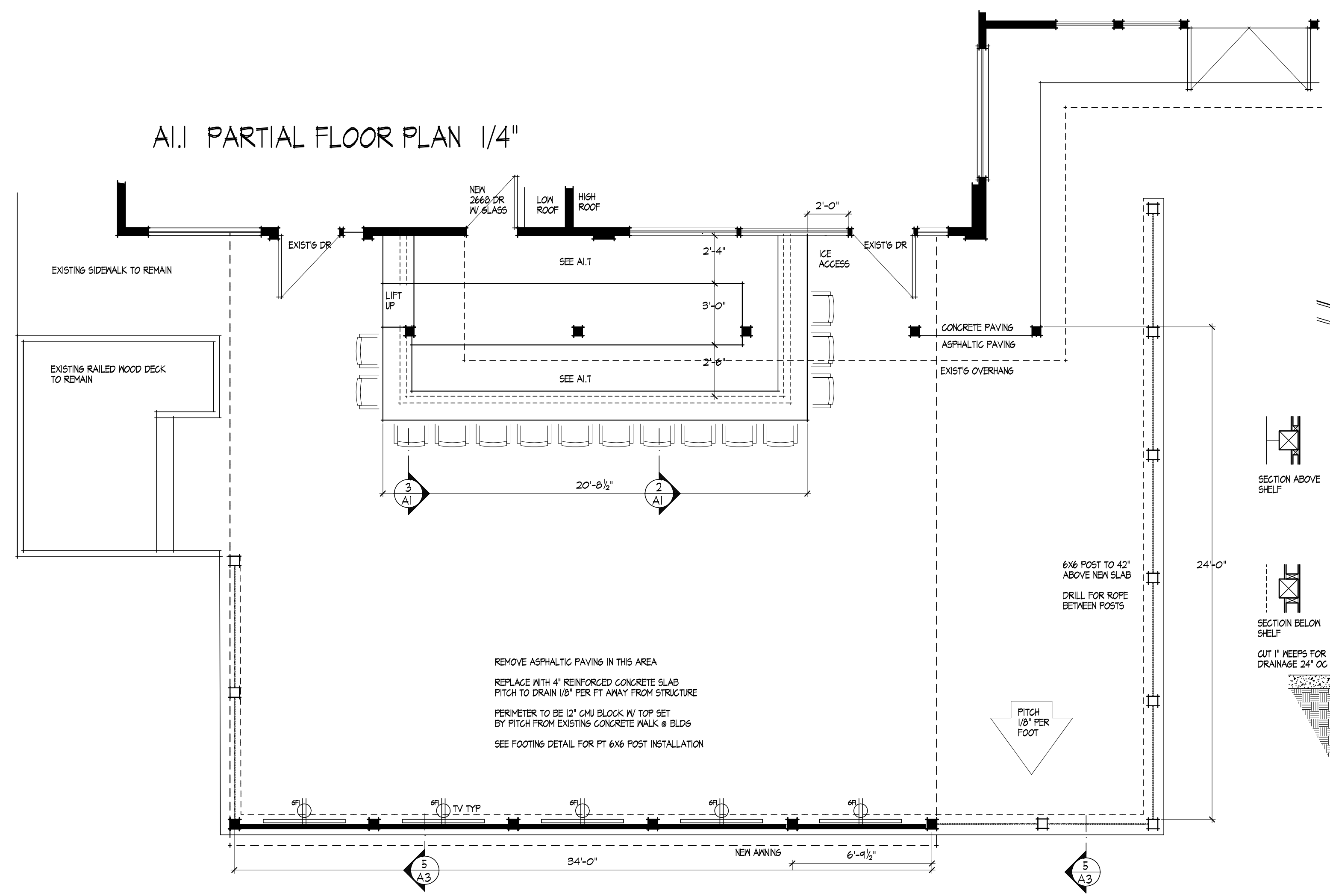


COMMERCIAL  
**Captain Woody's Bar & Grill**  
 POPE AVE MALL  
 OWNER: RUSSELL ANDERSON & RUSSELL@YAHOO.COM 843 288-1886  
 CONTRACTOR: xxx

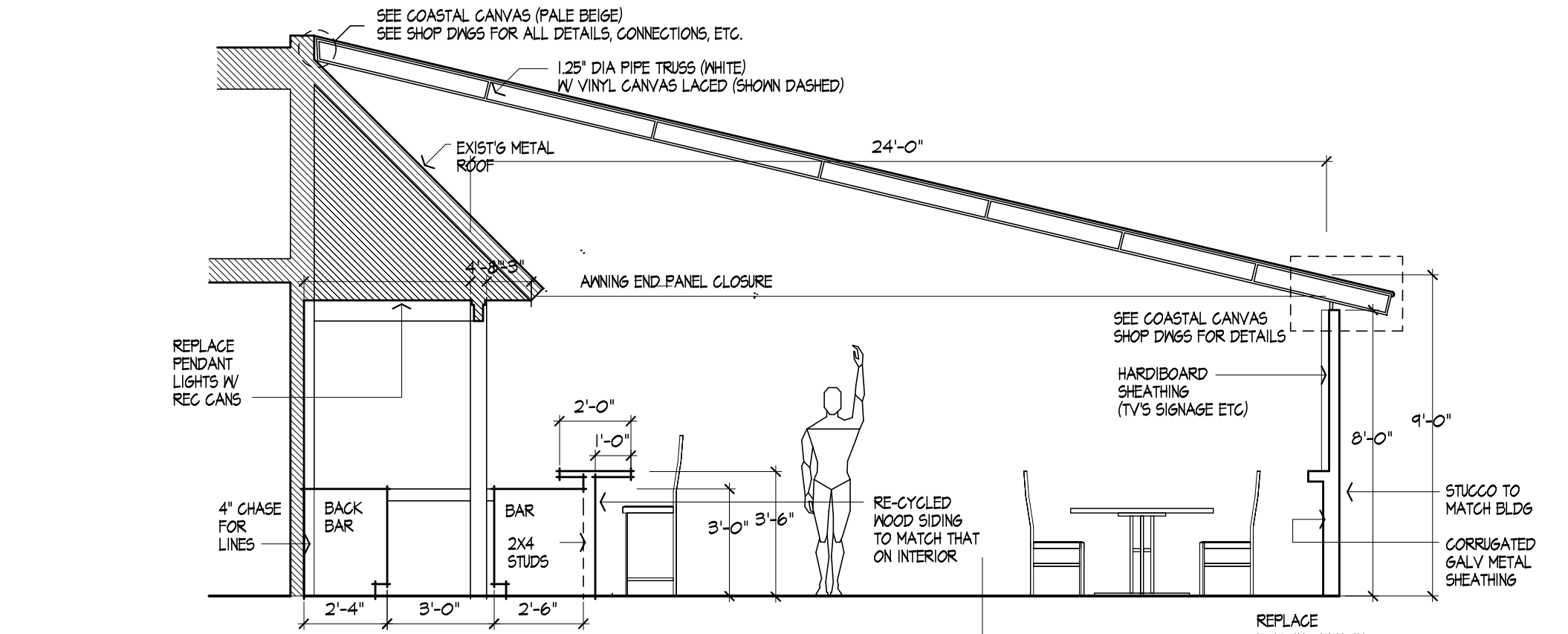
Addition:  
 Exterior Bar

PLANS &  
 SECTION  
 ELEVATION

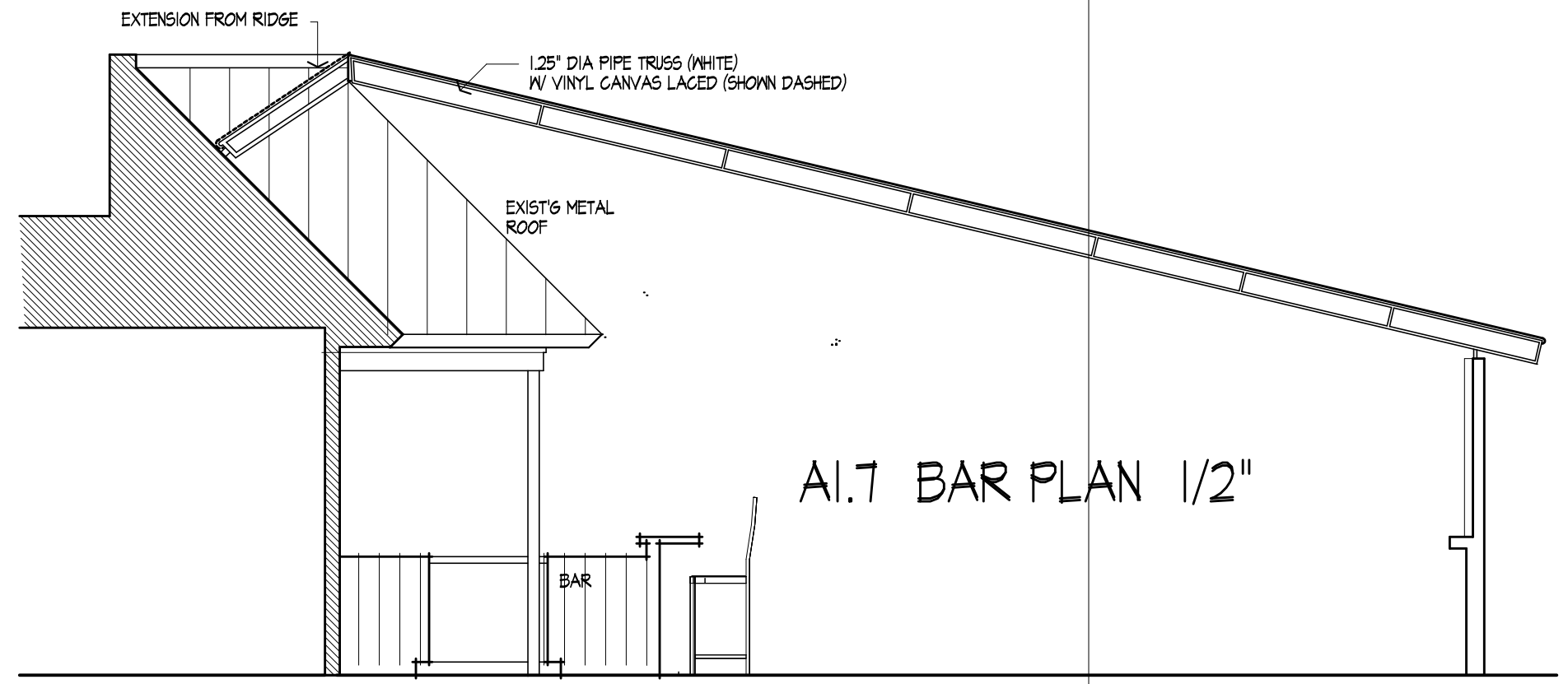
**A1.1 PARTIAL FLOOR PLAN 1/4"**



**A1.2 PROPOSED CROSS SECTION 1/4"**

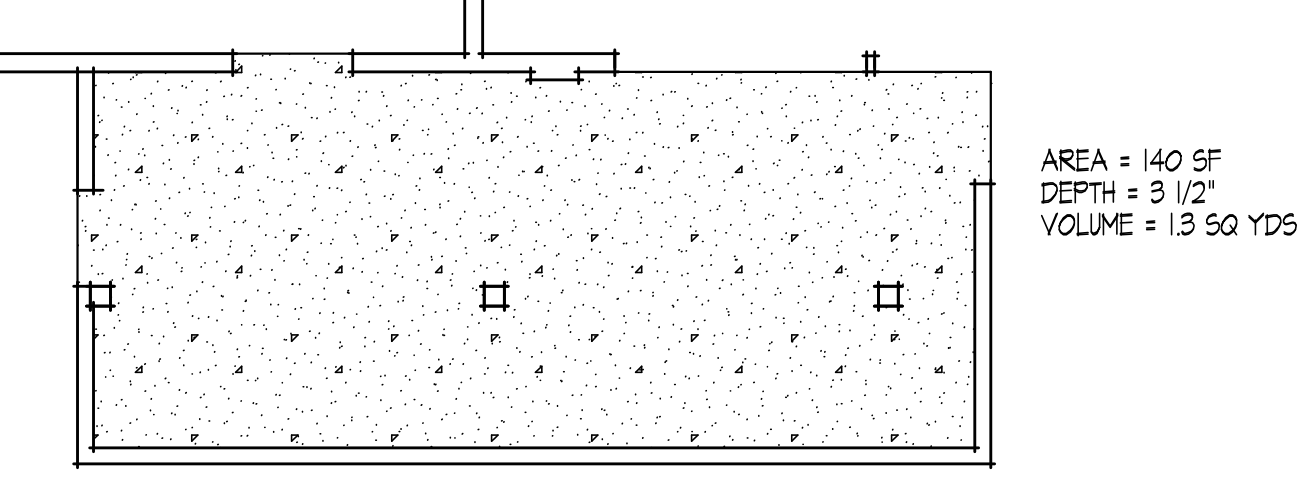


**A1.7 BAR PLAN 1/2"**

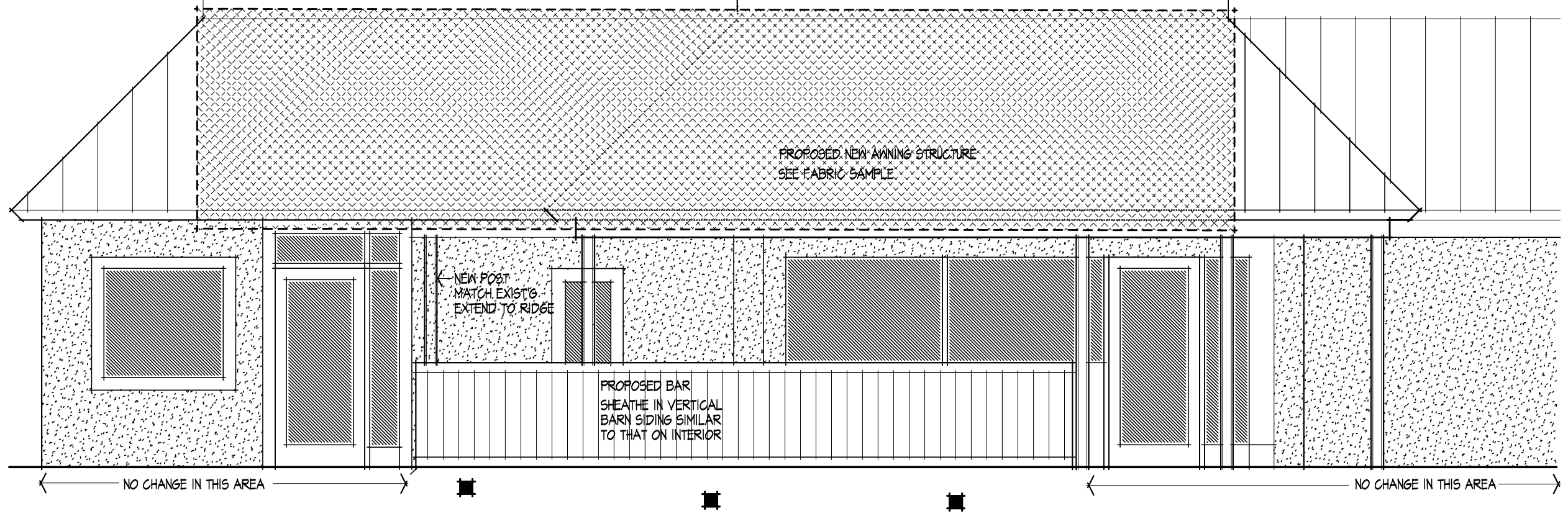


**A1.3 CROSS SECTION @ DOOR 1/4"**

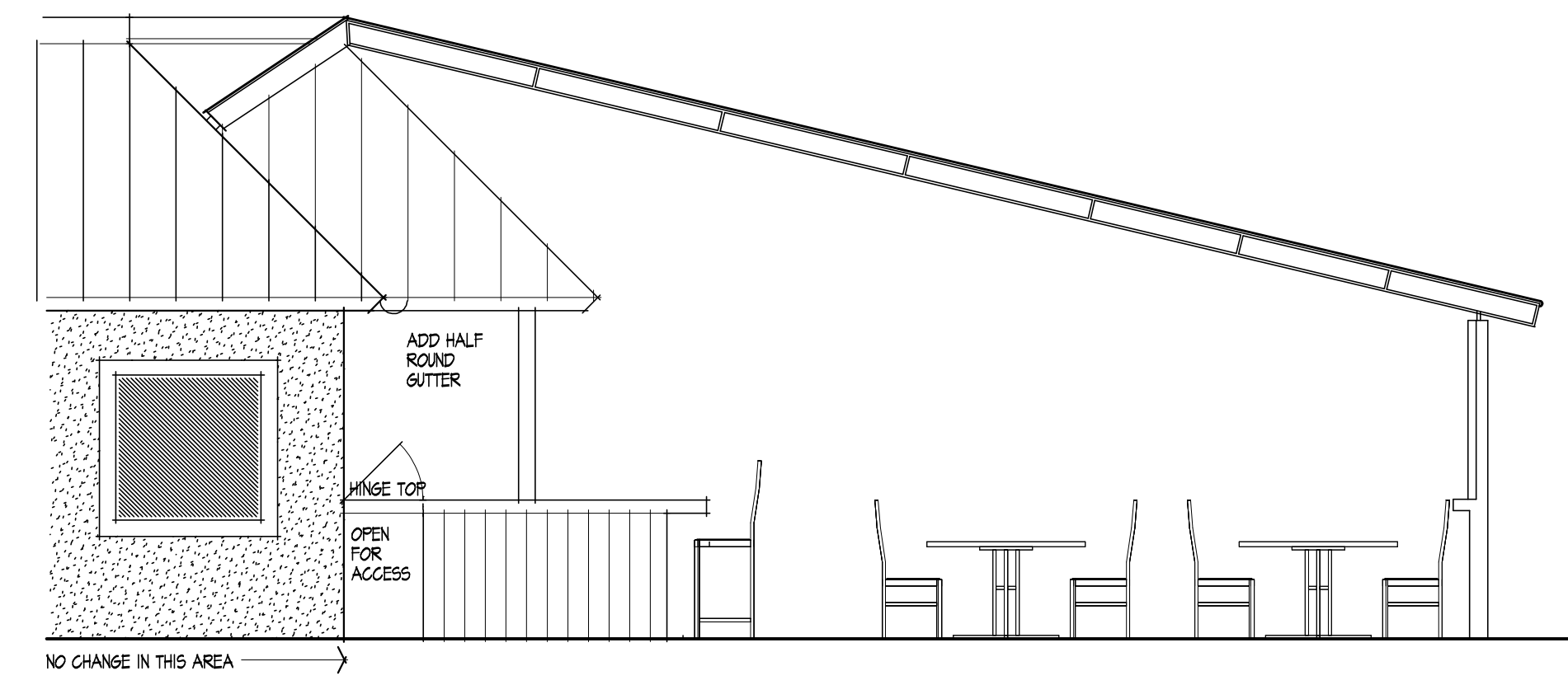
**A1.3 NEW TOPPING SLAB 1/4"**



**A1.4 PROPOSED SOUTH ELEVATION 1/4"**



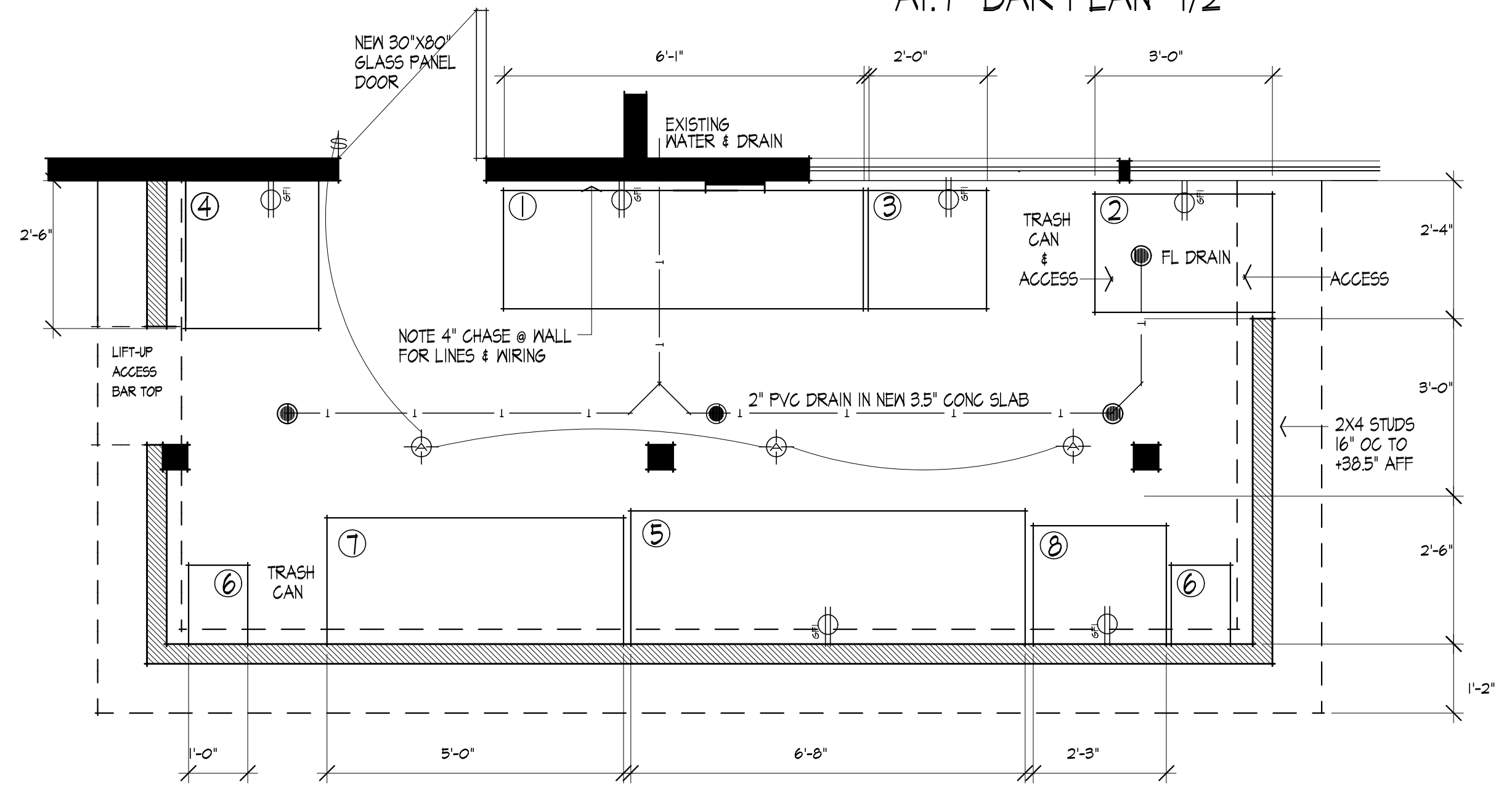
**A1.5 PARTIAL SIDE ELEVATION**



**EQUIPMENT SCHEDULE**

- 1 3-DRAWER COOLER
  - 2 ICE COOLER
  - 3 ICE MACHINE
  - 4 STAND-UP COOLER
  - 5 3-DOOR COOLER
  - 6 HAND SINKS
  - 7 ICE BIN (TO FIT)
  - 8 DRAFT COOLER
- SEE OWNER FOR CUT-SHEETS WITH ELECTRICAL AND WATER SUPPLY REQUIREMENTS, EXACT DIMENSIONS

**A1.7 BAR PLAN 1/2"**



PROJECT FILE: CAPTAIN WOODS COPY 28.AEC  
 SUBMITTALS:  
 ARE :  
 ARE :  
 ARE :  
 BLDG PERMIT :  
 REVISIONS:  
 1. APRIL 5  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_  
 4. \_\_\_\_\_  
 5. \_\_\_\_\_  
 6. \_\_\_\_\_  
 ISSUE: 4/5/2023  
 PRICING :  
 BIDDING :  
 CONSTRUCTION :  
 THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. UNDER COPYRIGHT PROTECTION & MAY NOT BE USED OR REPRODUCED WITHOUT HIS WRITTEN APPROVAL AND AUTHORIZATION.  
 SHEET: OF:  
 OF:

**RESPONSE TO ISSUES RAISED BY CORRIDOR DESIGN REVIEW**

1. PLEASE NOTE THAT COASTAL CANVAS SHOP DRAWINGS SUBMITTED SHOW ALL STRUCTURAL CONNECTIONS AND DETAILS OF JOINERY; 5 SHEETS. NOTE ALSO THAT THESE SHOP DRAWINGS CALL OUT ALL COLORS/FINISHES.
2. PLEASE NOTE THAT THE BELOW-BAR EXTERIOR CLADDING WILL BE DISTRESSED VERTICAL BOARD MATCHING THAT ON INTERIOR.
3. PLEASE NOTE THAT ALL EXPOSED FINISHES ON SUSPENDED DEVICES UNDER THE AWNING WILL HAVE BRONZE FINISH (MATCHING GUTTERS ON METAL ROOF)
4. NOTE THAT ARCHITECTURAL CONSIDERATIONS GOVERN EXTENSION OF CANVAS ROOF STRUCTURE TO TOP COPING OF EXISTING METAL ROOF, AS WELL AS ADEQUATE PITCH TO INSURE PROPER DRAINAGE.
5. NOTE THAT EXTERIOR "TV-MALL" AT THE PARKING LOT HAS BEEN RAISED TO MATCH HEIGHT OF EXISTING SOFFIT (APPROX 2'), AND THAT EXTERIOR OF WALL WILL BE IN MATCHING STUCCO.
6. NOTE THAT AWNING COLOR SUBMITTED IS A NEUTRAL PALE BEIGE COMPATIBLE WITH THE PALETTE OF THE RESTAURANT STRUCTURE.

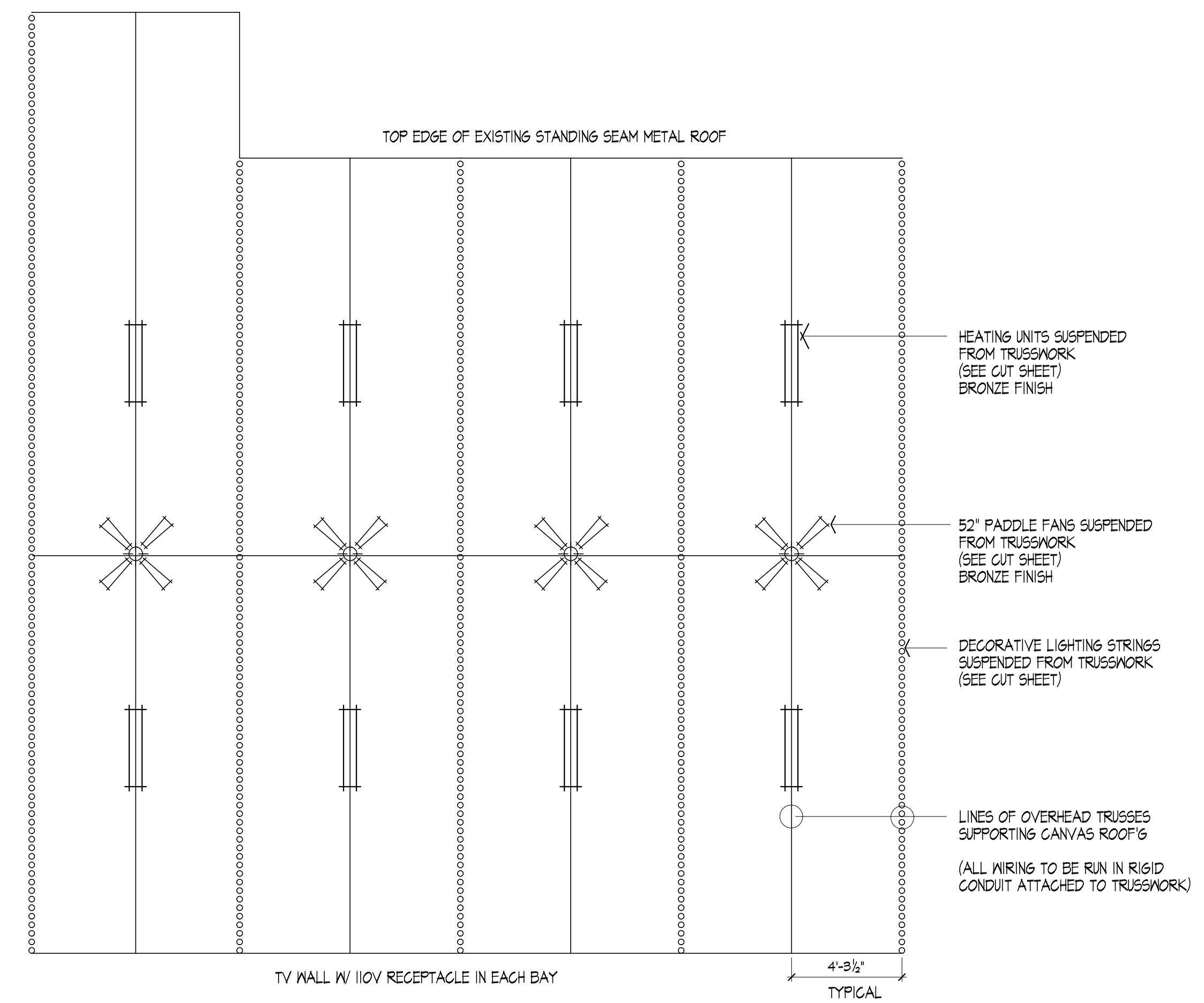
PASCO / VIENNE ARCHITECTURE  
 H. MERRILL PASCO  
 (843) 301-2146  
 MERRILL.PASCO@GMAIL.COM  
 CHARLES E. VIENNE  
 (843) 842-4021  
 CEVIENNE@ROADRUNNER.COM



COMMERCIAL  
**Captain Woody's Bar & Grill**  
 POPE AVE MALL

OWNER  
 RUSSELL ANDERSON  
 % RUSSEPAK@YAHOO.COM  
 843 248-0866  
 CONTRACTOR  
 xxx

**Reflected Ceiling Plan w/electrical**



**A2.1 REFLECTED CEILING PLAN OF AWNING W/ ELECTRICAL FIXTURES AND LIGHTING**

NOTE: ALL DEVICE FINISHES TO BE BRONZE

PROJECT FILE:  
 CAPTAIN WOODY'S COPY 28.AEC  
 SUBMITTALS:  
 ARE :  
 ARE :  
 ARE :  
 BLDG PERMIT \_\_\_\_\_  
 REVISIONS:  
 1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_  
 4. \_\_\_\_\_  
 5. \_\_\_\_\_  
 6. \_\_\_\_\_  
 ISSUE: 4/5/2023  
 PRICING \_\_\_\_\_  
 BIDDING \_\_\_\_\_  
 CONSTRUCTION \_\_\_\_\_

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT, UNDER COPYRIGHT PROTECTION, & MAY NOT BE USED OR REPRODUCED WITHOUT HIS WRITTEN APPROVAL AND AUTHORIZATION.  
 SHEET: OF:











# Gallery



Double Tap or Pinch to Zoom



# Gallery



Double Tap or Pinch to Zoom



## PRODUCT DIMENSIONS

Select the fan that is best suited for your space.



NEW CUSTOMER OFFER! Take 10% off your first order! Enter promo code at checkout.



Commercial Grade String Lights & S14 Clear Bulbs (medium/E26 base)

★★★★★ (5 reviews)

Write a Review

Our best selling outdoor string light set! Perfect for year-round use around the backyard, above the patio, for bars and restaurants and more! Weatherproof sockets and heavy duty wire make these outdoor string lights ha



**CAUTION**  
**STEP UP**



## 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: Captain Woody's

DRB#: DRB-000822-2023

DATE: April 20, 2023

CATEGORY: Alteration/Addition

RECOMMENDATION:    Approval             Approval with Conditions             Denial

RECOMMENDED CONDITIONS:

Provide updated plans for staff review and approval with the following:

1. Lighting is to be 3500K or less.
2. Provide a planting bed along the outside of the proposed stucco wall that is a minimum of 5 feet in width. Submit a planting plan for staff review and approval.
3. Canvas to wrap edges to cover the sides of the awning.

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

- |  |
|--|
| 1. This project requires a Building Permit. Please contact Toney Pierce at <a href="mailto:tonyp@hiltonheadislandsc.gov">tonyp@hiltonheadislandsc.gov</a> or at 843-341-4675 with any questions about this permit. |
| 2. This project requires a Development Plan Review.  |
|  |
|  |
|  |