



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, December 10, 2013
1:15 p.m. – Benjamin M. Racusin Council Chambers

AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

1. **Call to Order**
2. **Roll Call**
3. **Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements
4. **Approval of Agenda**
5. **Approval of Minutes** – Meeting of November 12, 2013
6. **Staff Report**
7. **Board Business**
8. **Unfinished Business**
 - A. Alteration/Addition
 - 1) DR 130040 – Group 3/Pyramids
9. **New Business**
 - A. New Development – Conceptual
 - 1) DR 130050 – Palmetto Dunes POA Office
 - B. Alteration/Addition
 - 1) DR 130049 – Exchange Street ATM
 - 2) DR 130051 – South Beach Racquet Club
 - 3) DR 130052 – Reilley’s Grill & Bar (South HHI Location)
 - 4) DR 130053 – Whole Foods Market at Shelter Cove
 - C. Minor External Change
 - 1) DR 130048 – Jos A Bank Awning
10. **Appearance by Citizens**
11. **Adjournment**

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

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, November 12, 2013 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers**

DRAFT

Board Members Present: Chairman Scott Sodemann, Jake Gartner, Tom Parker and Todd Theodore

Board Members Absent: Vice Chairman Deborah Welch, Jennifer Moffett and Galen Smith

Town Council Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Nicole Dixon, Senior Planner
Richard Spruce, Floodplain Administrator
Kathleen Carlin, Administrative Assistant

1. Call to Order

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

2. Roll Call

3. Freedom of Information Act Compliance

4. Approval of the Agenda

Ms. Ray reported that Blanchard & Calhoun, applicant representing Jos. A. Bank, DR 130048, has requested that their application be removed from today's agenda and postponed to a later meeting. The Board **approved** the agenda as revised by general consent.

5. Approval of the Minutes

The Board **approved** the minutes of the October 22, 2013 meeting as presented by general consent.

6. Staff Report

Ms. Ray reminded the Board that the DRB meeting on Tuesday, November 26, 2013 is canceled. The next DRB meeting will be held on Tuesday, December 10, 2013.

Ms. Ray also presented an update on the Town's Christmas lights. Last year the Board presented comments and recommendations with regard to the Town's Christmas lights. This year the Town is replacing the blue lights with all white LED lights. The Town is testing out some solar panels in select locations that will charge the batteries that power some of the lights. Ms. Ray reviewed the locations for the Christmas lights.

The mast arms will continue to have the wreaths with large bows. The Christmas wreaths and the Christmas lights should be up and ready on or about November 28, 2013. The staff looks forward to receiving the Board's thoughts on the new white LED lights.

7. Board Business

Chairman Sodemann stated his concern with the shade of green shown on the building exterior entry way into Jos. A. Banks. The color was approved by the Board but the Board may wish to reconsider its use on future building exteriors. The shade of green may be too bright.

8. Unfinished Business

None

9. New Business

A. New Development – Conceptual

1. Hilton Head Zaxby's – DR 130044

Ms. Ray introduced the application and stated its location, 4 Marina Side Drive. Ms. Ray presented an in-depth overhead review of the application including a site plan and site photos.

The applicant proposes to construct a Zaxby's Restaurant with a drive-thru. A special exception for the drive-thru was granted on June 24, 2013. The existing site is mostly cleared with a few trees along the edges. The survey of existing conditions shows the 1.3 acre site bordered by William Hilton Parkway, Marina Side Drive, and Yacht Cove Drive.

The site plan for the development includes a 3,800 sq. ft. restaurant with a drive-thru and approximately 40 parking spaces. Access is from Yacht Cove Drive from a new right in right out intersection close to the intersection to William Hilton Parkway. The existing shared access will be retained.

The roofs incorporated in the design are of medium to low pitch, utilizing galvanized metal roofing with ample overhangs and eaves, as well as decorative bracket at the eave lines - all corresponding to traditional Hilton Head Island character. The roof style is also complemented by the use of a separate style of cornice treatment along the remainder of the buildings parapet walls; including cornices with a decorative stepped profile that provides contrast to the broad, expansive eaves and decorative painted wood brackets. The building's massing is varied with slightly higher elements including gabled roofs providing prominence to features such as main and side entry points, as well as a dining nook.

Details include decorative painted 4 x 4 wood brackets with chamfered, beveled ends, low shed roof canopies for decoration and sun protection at the window locations, and decorative metal railings to accent the drive-thru entry door. Additional details include synthetic stucco cornices and a board and batten look with decorative galvanized gooseneck light fixtures.

Storefront windows utilize divided light mullions to break up the expanse of glass. Mullions are of a lighter contrasting color to stucco trim or wall color. High vertical windows/storefront accent the main entrances and dining nook while framed window openings, indicative of traditional architectural trim work, are used throughout. The wall finishes consist of synthetic stucco walls with brick articulated bases and banding accent trim, or board and batten style treatments.

Ms. Ray reviewed the elevations. The rear elevation is Marina Side Drive and the front elevation faces William Hilton Parkway. Building elements include a galvanized metal roof, synthetic stucco with brick base, and red brick with tan accents. The materials and detailing are all well within the Town's Design Guide. The staff is concerned, however, with bold

color palette particularly the shade of red. Staff recommends that the colors be toned down to be more in keeping with island character.

Ms. Ray distributed hard samples of the proposed colors and materials for the Board's review. Staff recommended that the application be approved with the condition that the colors be restudied, particularly the shade of red. Staff also recommended that sufficient landscaping be added to sufficiently screen the views. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Victor Talley, architect, Hill Foley Rossi, presented statements in support of the application. The applicant and the Board discussed several issues including the color palette, design, parking arrangements, and landscaping. Following the applicant's presentation, Chairman Sodemann requested comments from the Board.

Mr. Gartner stated that he likes the project particularly the roof lines and exposed rafter tails. Mr. Gartner agrees with staff's concerns with the bold colors as they are not in keeping with island character.

Mr. Parker stated that he likes the over scaled windows on the front corner. He agrees with staff's concerns regarding the color palette. Mr. Parker and the applicant discussed a standing seam metal roof vs. a galvanized roof. More roof structure is needed and the elements should be connected together better with a flat roof. The building design is 'pop up' architecture.

Mr. Theodore stated that he agrees with Mr. Parker's comments regarding the roof - it feels out of scale. The details look nice but the red color is wrong. The applicant should save as many trees as possible and look at the remaining landscaping including outside edges for view ability, especially along William Hilton Parkway.

Chairman Sodemann stated that he agrees with many of the comments already presented by the Board. The applicant should incorporate the roof details considering the roof detail on the adjacent Verizon building. Incorporating these roof elements, including the standing seam metal, may be a good idea. The red color needs to be changed and the roof color needs to be toned down too because it is out of character for the island.

Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion** to **approve** the Conceptual application for Hilton Head Zaxby's, DR 130044, with the comments provided today by the Board. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 4-0-0.

B. Alteration/Addition

1. The Beach House – DR 130042

Ms. Ray introduced the application and stated its location, 1 South Forest Beach Drive. The applicant proposes to make some improvements to the property to protect and improve the hotel guest's privacy and experience while accommodating public access to the Tiki Hut. Ms. Ray presented an in-depth overhead review of the application including a review of the site plan and aerial photos of the site.

Ms. Ray described the existing conditions shown on the as-built survey. Staff reviewed the two buildings, the parking, the amenity area, and the beach access.

The demolition plans show the areas of proposed improvement. Ms. Ray reviewed plans to

transplant some palms. The focus for the pool area will be landscape and hardscape improvements including the removal of old shrubs, removal of wood planters and removal of concrete. The civil plans show the proposed improvements to the entry area including adjusting parking islands and paving material which will increase parking by four additional spaces and decrease impervious coverage.

Tiki Hut improvements include adding decomposed granite to the existing sand area at the Tiki Hut, replacing site furniture, and adding flame tables. Pool area improvements include adding a louver fence partition to screen restroom entrances, removing foundation plantings and replacing with pavers on sand, adding a gas log fire pit, and converting store front windows to pull down glass doors. The adjacent landscaped area is proposed to be removed and converted to a decomposed granite screening surface. The existing landscaped area adjacent to the kiddie pool is proposed to be reconditioned and two arbor swings will be added. The multi-function area is to remain and receive new plantings.

The applicant proposes to remove pickets on a portion of the fence and convert to cable rail fence. The landscape plan includes liriope, sago palms miscanthus, and pringles dwarf podocarpus, and palms at the parking area. Liriope, sago palm miscanthus and muhly grass will be placed at the Tiki Hut. The lighting plan shows uplights, both flood and spot on palms along the drive and at select oaks, and tree mounted up/down lights on palms. All lighting is LED in bronze finish. The Forest Beach Association has approved the project. The staff recommended approval with the condition that the landscaping near the building not be removed without supplementing another area with additional landscaping, and that cable rail not be just only on the back section of fence. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Pat Rooney, Patrick Rooney Associates, presented statements in support of the application. Mr. Rooney presented statements regarding the picket fence and the landscaping. Mr. Rooney discussed the landscape plan and staff's recommendations for additional landscape material. Mr. Rooney also presented statements regarding their desire to increase the outdoor seating a bit. The Board and the applicant discussed details regarding the landscape plan, the picket fence and the cable railing. Mr. Jeff Elseser, The Beach House, presented additional comments in support of the application. Following the applicant's presentation, Chairman Sodemann invited comments from the Board.

Mr. Theodore presented statements regarding landscaping that should be supplemented at the two pathway connections found on back of the building (refresh the corridors). Mr. Theodore stated that he prefers grass, etc. instead of decomposed granite. Over time, the decomposed granite will begin to look unkept. Cable rail would be a better choice than the picket fence and consistency is important.

Mr. Parker stated that he prefers the cable railing all around. Mr. Parker also presented statements regarding the landscape plan including the planters. The plan is a big improvement over the existing.

Mr. Gartner agreed with many of the comments already presented particularly regarding a preference for the cable railing.

Chairman Sodemann stated that he agrees with many of the comments already presented. The cable railing is preferred and fence consistency is important to the project. Following final comments, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion to approve** The Beach House application, DR 130042, with the following conditions: (1) The cable can be used to replace the pickets but must be complete on the entire fence on the north side; (2) The garage doors will complement the rest of the building in color and materials. The cut sheets are to be reviewed and approved by staff. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 4-0-0.

2. Zip Line Hilton Head – DR130046

Ms. Ray introduced the application and stated its location, 33 Broad Creek Marina. The applicant proposes to add an aerial tree challenge course at Broad Creek Marina, the current location of Zipline Hilton Head. Ms. Ray presented an in-depth overhead review of the application including site plan and site photos.

The preliminary site layout indicates five courses (green, blue, light blue, orange, and red) with four different levels of challenges. The park will have a single entry tower and each course will have 10 events and be connected to trees and telephone poles. The entry tower will be painted to match the four zipline towers. The platforms and challenges will be constructed of treated wood. The site photos indicate existing conditions including the existing tower. The survey shows existing conditions including Broad Creek Marina, Dry Stack Storage, existing Zipline and proposed aerial tree challenge course location. Staff recommended approval of the application as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Roger Freedman presented statements in support of the application. The applicant stated the activities are consistent with Hilton Head Island. Following the applicant's presentation, Chairman Sodemann requested comments from the Board.

Each Board member stated that they like the project. The Board stated that the towers should be the same color as the zipline tower. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Theodore made a **motion to approve** the application for Zip Line Hilton Head, DR 130046, as submitted. Mr. Gartner **seconded** the motion and the motion **passed** with a vote of 4-0-0.

3. Aunt Chilada's – DR 130047

Ms. Ray introduced the application and stated its location, 69 Pope Avenue. Ms. Ray presented an in-depth overhead review of the application including a vicinity map, site plan and landscaping plan.

The site photos show the existing Mexican-theme building with stucco finish, cast columns supporting large arches, a 22-ft. tall bell tower, and an antique, arched-top wood door. The applicant proposes to make improvements including additional landscaping, improvements to impervious-pervious ratios, adding outdoor serving/seating area for the existing restaurant with indoor and outdoor dining.

The vicinity map shows the project's location on Pope Avenue. The survey indicates existing conditions on the "L" shaped lot. The architectural site plan indicates proposed outdoor seating near Pope Avenue, property's entrance, and outdoor seating for seafood restaurant and proposed parking area changes.

The floor plan shows separation of the two dining areas – both indoor and outdoor. The Aunt Chilada's side has new ramp up and new concrete walk to entry, a new concrete patio

with seating, and bar area and planter and new wood deck with additional seating. The seafood restaurant side has new entrance, landscape and outdoor seating area.

The landscaping plans show additional landscape islands and a palette of palms, shrubs include dwarf variegated ginger, bottlebrush, osmanthus, Indian hawthorne, and yucca. The elevations show the existing photo, and existing elevations and the proposed elevations. Ms. Ray reviewed the plan showing the seam where Aunt Chilada's will stop and the seafood restaurant will start.

The applicant plans to add a serving bar, capacity 18, at Aunt Chilada's. It will be under a 390-sq.ft. roof, which will be an extension of the existing structure. The roof will be supported by stucco finished columns designed to match the building. Patrons will approach the new area from the existing tower by a new path with dense plantings with some Mexican theme, such as yucca and prickly pear cactus.

The existing dining room will become a new seafood restaurant. The existing exterior will be completely gutted of its stucco, Mexican columns, arches and too-tall parapet. It will be replaced with board and batten siding, standing seam metal roofing elements with the same 2/12 slope as the front of the building, with shutters, other elements, and a range of colors belonging in the Hilton Head Lowcountry. The colors will also be changed at Aunt Chilada's to make the project blend well.

A new outdoor dining experience is proposed at the northwest corner of the building. It is positioned so that its presence is visible to cars coming in the driveway from Pope Avenue. This south side facing Pope Avenue and the west side will have a perimeter wainscot of 1 x 6 with an inscribed fish profile, punctuated by round drums fabricated to look like Intercoastal Waterway daymarkers. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Don Baker, architect, presented statements in support of the application including the goals of the project. The applicant discussed the proposed improvements as well as plans for the new indoor seafood restaurant. Mr. Brendan Riley, owner of the property, presented comments with regard to existing site conditions. Following the applicant's presentation, Chairman Sodemann requested comments from the Board.

Mr. Gartner stated that he supports the plans to remove the existing arches. He also likes the applicant's plans for the outdoor dining, the floor and the decks. He is concerned, however, with the break in the roofline which should be improved. Mr. Gartner stated that he would like to see a color rendering showing how the colors go together.

Mr. Theodore presented statements regarding the landscaping around the edge of the patio. Mr. Parker complimented the thoughtful submission and stated that he would like to see actual samples of the blue and red colors. Mr. Parker stated some concern with how the solid cheek wall interior elevation will come together. The rake should project on roof over supporting elevation in front. The blue roof color may be an issue. The parking may be an issue.

Chairman Sodemann stated that he also is concerned with the color of the blue metal roof and the roof structure. Chairman Sodemann and the applicant discussed the roof element. At the completion of discussion by the Board, Chairman Sodemann requested that a motion be made.

Mr. Parker **made** a motion to **approve** the application for Aunt Chilada's, DR 130047, with the following conditions: (1) the new seafood restaurant outdoor seating area should be pulled away from the parking lot to allow landscaping around the outside of it; (2) actual

samples of the blue metal roof should be provided to the staff for their review and approval; (3) the raked element of the front canopy over the new bar will be extended over the supporting structure to be more in keeping with the existing building's roofline; (4) the submitted decorating elements that are shown on the exterior patio that are visible from the outside be resubmitted for review and approval. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 4-0-0.

10. Appearance by Citizens

None

11. Adjournment

The meeting was adjourned at 3:00p.m.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistance

Scott Sodemann
Chairman

DRAFT



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

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: Michael Rurgamer Company: Group 3
 Mailing Address: 1600 Main St. City: Hilton Head State: SC Zip: 29926
 Telephone: 843-689-9060 Fax: 843-689-9072 E-mail: mikee group 3 designs.net
 Project Name: Group 3/ pyramids Project Address: 1600 Main St. #4, SC 29926
 Parcel Number [PIN]: R _____
 Zoning District: _____ Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- | | |
|---|---|
| <input type="checkbox"/> New Development – Conceptual | <input type="checkbox"/> Alteration/Addition |
| <input type="checkbox"/> New Development – Final, indicate Project Number | <input checked="" type="checkbox"/> Minor External Change |

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 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, 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:

New Development – Final Approval

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- _____ Final site development plan meeting the requirements of Sec. 16-3-303.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- _____ 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 *and* Minor External Changes

- _____ A written narrative describing how project conforms to design guidelines of Section 16-4-503.
- _____ Photographs and/or drawings of existing development.
- _____ Drawings of the proposed development – 11"x 17".
- _____ Material/color samples of existing and proposed changes - 8 1/2"X 14" *Maximum*; Stating manufacturer and material name

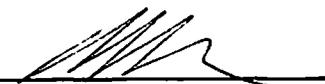
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

12/2/13

DATE



ARCHITECTURE

INTERIOR DESIGN

DESIGN STUDIO

WRITTEN NARRATIVE

1600 Main Street

Addition of wood fence for confederate jasmine

This is a revision to an original submittal of September 2013 as requested by the Review Board to provide a more aesthetically pleasing design. We propose to remove the existing grid wire and posts and replace it with the attached wood design. This will be painted a dark "Charleston Green" to match existing sign posts. Existing confederate jasmine will be re-attached to this structure.

TAKE A STROLL THROUGH OUR GALLERY AT
GROUP 3 DESIGNS.NET

843-689-9060 / 1600 MAIN STREET / HILTON HEAD ISLAND, SC 29926



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: Group 3/Pyramids – MINOR EXTERNAL CHANGE

DRB#: DR 130040

DATE: December 10, 2013

RECOMMENDATION: Approval Approval with Conditions Denial

Group 3/Pyramids has installed a fence consisting of 6x6 posts with welded wire mesh, planted with confederate jasmine along their property line. Based on the DRB comments at their September 24, 2013 meeting, the applicant proposes a more decorative fence including 6x6 posts with a decorative cap, horizontal top & bottom rails, and pickets, all stained Charleston Green to match other wood posts on site.



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FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: BRIAN WITMER Company: WITMER JONES KEESER
 Mailing Address: 14A PALMETTO WAY City: BLUFFTON State: SC Zip: 29910
 Telephone: 757 7411 Fax: 843 278 9181 E-mail: BRIAN@WJKLTD.COM
 Project Name: PALMETTO DUNES POA OFFICE Project Address: 16 QUEEN'S FOLLY ROAD
 Parcel Number [PIN]: R520 012 000 0346 0000
 Zoning District: PD-1 Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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 New Development – Final, indicate Project Number Minor External Change

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- _____ 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.
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Additional Submittal Requirements:

Alterations/Additions *and* Minor External Changes

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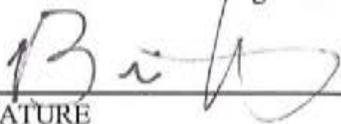
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I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.



SIGNATURE

11/19/13

DATE



November 18, 2013

Palmetto Dunes POA Office Project Narrative:

This project consists of a new POA office along Queens Folly Road in Palmetto Dunes. The proposed POA office's goal is to bring administrative, security and community pass services together in one centralized facility. After studying renovating the existing fire station, Palmetto Dunes concluded it is cost prohibitive and utilizing the redevelopment floating zone could bring the project within budget with a more efficient building and site plan. It would also eliminate concerns regarding the condition of the existing fire station's structure. Redeveloping allows a more efficient plan reducing the impervious area by +/-1,600 square feet lessening the current nonconforming nature of the site. Currently the existing building footprint is 7,840 sf. The proposed new footprint is 7,001 sf. The existing impervious area is +/-24,900 square feet and the proposed impervious area is +/-24,100 square feet. The new plan utilizes existing access and exit points and the existing setbacks. The new building and associated parking and drives also utilize similar disturbed areas as currently exists. The areas surrounding the proposed redevelopment are compatible uses and the reorientation of the building and associated drives and parking provides better safety and efficiency.

Sincerely,
Witmer♦Jones♦Keefer, Ltd.

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

Brian Witmer, ASLA,
Principal

cc: Andrew Schumacher
Daniel Keefer
Attachment

14 Palmetto Way, Suite A
Bluffton, SC 29910
Tel: 843-757-7411



REAL ESTATE INFORMATION

OWNER
MAY BE CONTACTED
BY VISITING
THE REAL ESTATE
MANAGER

TION

Palmetto Dunes
Real Estate
Specialist

Dunwoody
Marketing
Group

Call
for more information
on this property
or to schedule a
private tour.





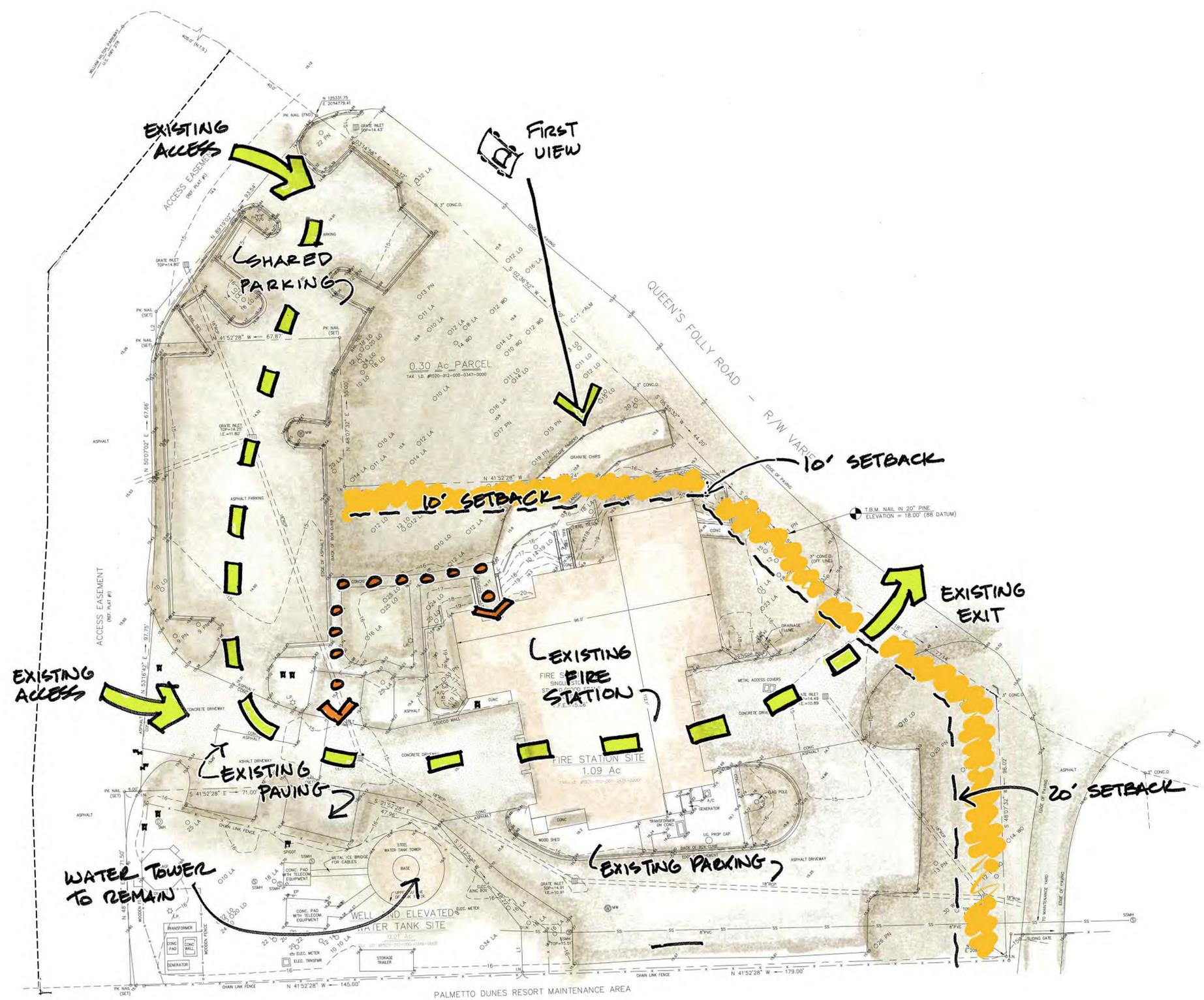
WELCOME TO
PALM BEACH GOLF COURSE
PLEASE PROCEED
AHEAD

BIKE
LANE

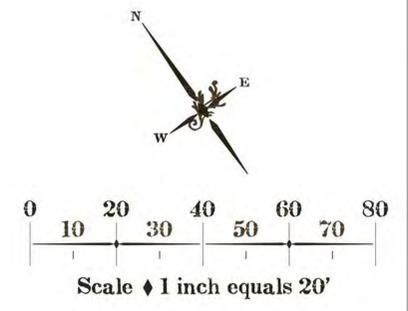


WELCOME TO
PALMVIEW PARK
PLEASE PROCEED
AHEAD

SITE ANALYSIS
 FOR
POA OFFICE
 PALMETTO DUNES
 HILTON HEAD ISLAND, SOUTH CAROLINA



SITE ANALYSIS



DRAWING TITLE: SITE ANALYSIS
DATE:
PROJECT NO.: 104213
DRAWN BY: BW
CHECKED BY: BW/DK
REVISIONS:
DRAWING NUMBER: L1 OF 2



PALMETTO DUNES ADMINISTRATION & PASS OFFICE

CONCEPTUAL PLAN
 FOR
POA OFFICE
 PALMETTO DUNES
 HILTON HEAD ISLAND, SOUTH CAROLINA

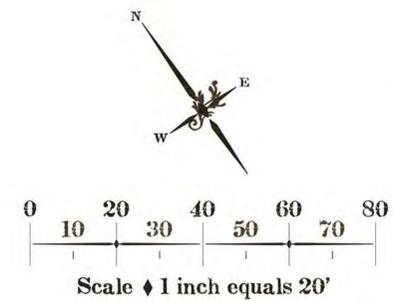


DRAWING TITLE:
 CONCEPTUAL PLAN

DATE:
 PROJECT NO.: 104213
 DRAWN BY: BW
 CHECKED BY: BW/DK

REVISIONS:

DRAWING NUMBER:
L2 of 2



DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Palmetto Dunes POA Office – NEW DEVELOPMENT
CONCEPTUAL

DRB#: DR 130050

DATE: December 10, 2013

RECOMMENDATION: Approval Approval with Conditions Denial

<i>ARCHITECTURAL DESIGN</i>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utilizes existing disturbed areas
Utilizes natural materials and colors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids distinctive vernacular styles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhangs are sufficient for the façade height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forms an details are sufficient to reduce the mass of the structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Human scale is achieved by the use of proper proportions and architectural elements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Incorporates wood or wood simulating materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conceptual Landscape Plan includes shade trees in parking lot, palms with seasonal color or groundcover as accents in parking lot and building entrance, and hedgerow to separate parking from drive aisle and as a screen.
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape is designed so that it may be maintained in its natural shape and size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of species is selected for texture and color	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides overall order and continuity of the Landscape plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Large grassed lawn areas encompassing a major portion of the site are avoided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

MISC COMMENTS/QUESTIONS

Applicant is pursuing the redevelopment floating zone to bring the project within budget with a more efficient building and site plan. Use of the redevelopment floating zone requires approval of the conceptual landscape plan by DRB prior to submittal of a ZMA for redevelopment to PC, P&DS, & TC. Following approval of the ZMA, the applicant will prepare detail plans including building elevations for review/approval by DRB.



Town of Hilton Head Island
Community Development Department

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

FOR OFFICIAL USE ONLY	
Date Received:	11/19/13
Accepted by:	DH
App. #. DR:	130049
Meeting Date:	

Applicant/Agent Name: Chris DeVoter Company: SCBT
 Mailing Address: 4132 Forest Drive City: Columbin State: SC Zip: 29209
 Telephone: 803-231-2572 Fax: 803-790-4125 E-mail: Chris.devoter@scbtonline.com
 Project Name: Exchange Street ATM Project Address: 100 Exchange Street HHI
 Parcel Number [PIN]: R510 008 000 0477 0000
 Zoning District: OM Overlay District(s): Corridor

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- New Development – Conceptual Alteration/Addition
 New Development – Final, indicate Project Number Minor External Change

Submittal Requirements for *All* projects:

- 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 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, 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:

New Development – Final Approval

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- _____ Final site development plan meeting the requirements of Sec. 16-3-303.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- _____ 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 *and* Minor External Changes

- _____ A written narrative describing how project conforms to design guidelines of Section 16-4-503.
- _____ Photographs and/or drawings of existing development.
- _____ Drawings of the proposed development - 11"x 17" .
- _____ Material/color samples of existing and proposed changes - 8 1/2" X 14" *Maximum*;
Stating manufacturer and material name

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

11-15-13

DATE



SOUTH CAROLINA
BANK AND TRUST®

November 15, 2013

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

Dear Town of Hilton Head:

SCBT is in the process of requesting the relocation of the ATM unit at the 100 Exchange Street from its current location to the proposed new location just in front of the Drive Thru teller lanes. The ATM move is based on increased customer transactions and the need for one additional teller tube lane to keep up with the customer demands of the banking center. The relocation of the ATM will result in two Laurel Oak trees to be removed and a very small addition to the asphalt area to improve the flow to the proposed ATM Drive Lane within a current parking stall area that isn't used. The parking for the building will be reduced by 5 parking spaces in order to lessen the impact to the current site. I have attached pictures and drawing of the proposed ATM location.

Please review and let me know if you should have any questions or concerns.

Thank you,

A handwritten signature in blue ink, appearing to read 'Chris DeVoter'.

Chris DeVoter
SCBT
AVP Corporate Real Estate



SCB SOUTH CAROLINA
BANK AND TRUST



CLEARANCE 10'0"

SOUTH CAROLINA
BASE AND TRUST





SCB SOUTH CAROLINA
BANK AND TRUST

SOUTH CAROLINA
BANK AND TRUST







First Federal Financial Center

FIRST SOUTHEAST
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Since 1964

 Greg Bennett CPA
TAXES • ACCOUNTING • CPAs

HILTON HEAD REGIONAL
OB/GYN PARTNERS





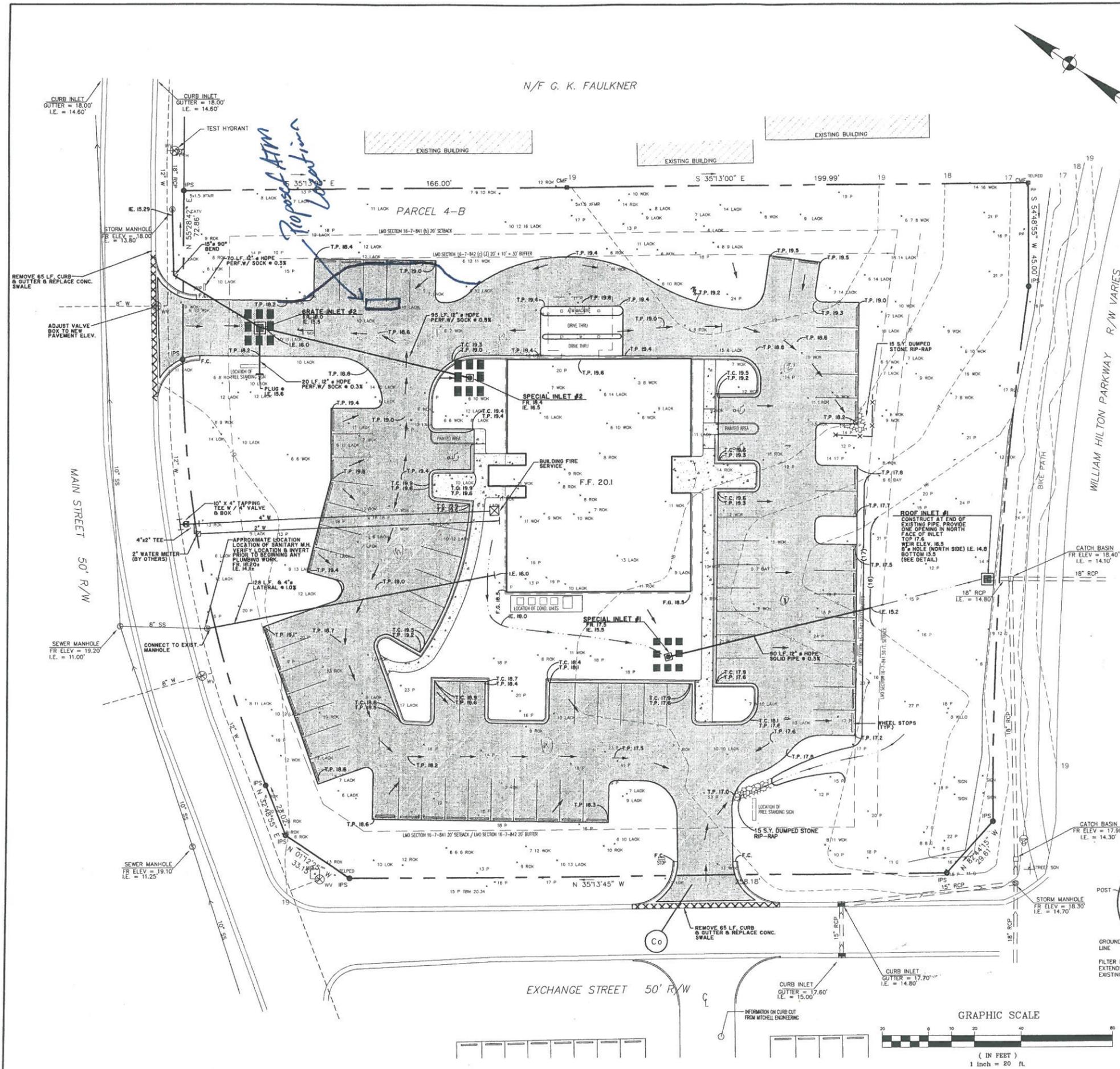












SOIL EROSION & SEDIMENT CONTROL LEGEND

- Ds2 — DISTURBED AREA STABILIZATION, WITH PERMANENT SEEDING.
- Sd1 — SEDIMENT TRAP, TEMPORARY
- St1 — STORM DRAIN OUTLET PROTECTION
- — SEDIMENT BARRIER (HAY BALE)
- — SEDIMENT BARRIER (SILT FENCE)
- Co — CONSTRUCTION EXIT

SOIL EROSION & SEDIMENT CONTROL NOTES

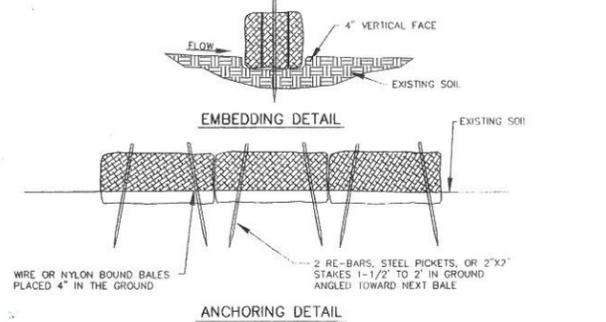
1. ALL ELEVATIONS REFER TO FEET ABOVE MEAN SEA LEVEL.
2. ALL DISTURBED AREAS OUTSIDE OF PAVED AREAS SHALL BE GRASSED AND MULCHED IMMEDIATELY AFTER GRADING IS COMPLETED.
3. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED.
4. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE BUILT IN ACCORDANCE WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN SOUTH CAROLINA.
5. ALL EROSION AND SEDIMENT CONTROL DEVICES SHOWN SHALL BE SEDIMENT BARRIERS (SILT) CONSTRUCTED OF APPROVED MATERIALS.
6. EGRESS FROM SITE SHALL BE CONTROLLED SUCH THAT VEHICLES LEAVING SITE MUST TRAVERSE CONSTRUCTION EXITS TO REMOVE MUD FROM TIRES.
7. BALES OF HAY TO BE PLACED AROUND ALL STORM INLETS AND OUTLETS TO CONTROL SEDIMENT DEPOSITS FROM ENTERING NEW PIPES OR DRAINAGE WAYS RESULTING FROM NEW EXCAVATION WORK. ALL BALES OF HAY ARE TEMPORARY.

LEGEND

- FC = FEATHER CURB
- TC = TOP OF CURB
- TP = TOP OF PAVEMENT
- FF = FINISH FLOOR
- FR = FRAME
- I.E. = INVERT

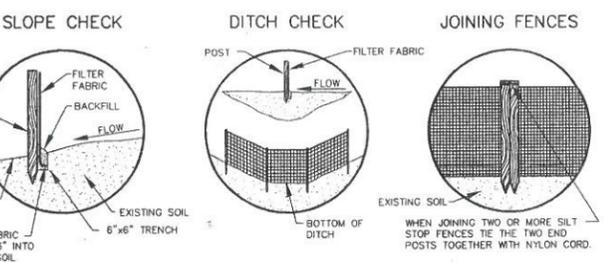
NOTES

1. TOPOGRAPHIC & TREE SURVEY PROVIDED BY 1-SQUARE.
2. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCORDANCE WITH HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT.
3. BUILDING & PARKING LAYOUT BY KEANE-ROBINSON ARCHITECT



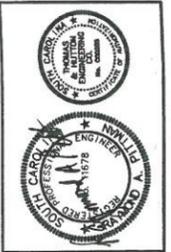
- NOTES:**
1. ANCHOR AND EMBED INTO SOIL TO PREVENT WASHOUT OR WATER WORKING UNDER BARRIER
 2. REPAIRS OR REPLACEMENT MUST BE MADE PROMPTLY AS NEEDED

HAY BALE DETAIL SEDIMENT BARRIER
NOT TO SCALE



36" BLACK FILTER FABRIC ATTACHED TO 1-1/8"x1-1/8"x5/8" CURED OAK POST. POSTS ARE SPACED APPROXIMATELY 7'-8" APART. EACH FENCE IS REINFORCED WITH HEAVY DUTY NYLON CORD. TWO OR MORE SILT STOP FENCES TIE THE TWO END POSTS TOGETHER WITH NYLON CORD.

SILT FENCE DETAIL SEDIMENT BARRIER
NOT TO SCALE



NO.	REVISIONS	DATE
1	ADDED DETENTION BASIN	10/27/98
2	RELOCATED WATER METER	10/27/98
3	REVISED PAVEMENT LAYOUT	10/27/98
4	ADDED DETENTION BASIN	10/27/98

THOMAS & HUTTON ENGINEERING CO.
50 PARK OF COMMERCE WAY
POST OFFICE BOX 2727
SAVANNAH, GA. 31402-2727 (912)234-5300
935 HILTON NORTHCHURCH BOULEVARD, SUITE 100
MOUNT PLEASANT, S.C. 29664 (803)849-0200

FIRST FEDERAL OF CHARLESTON
HILTON HEAD, SOUTH CAROLINA
PALMETTO HEADLANDS COMMERCIAL PARCEL 4-B
SITE DEVELOPMENT PLAN

JOB NO: J-1684
DATE: 6/9/98
DRAWN: CGC
DESIGNED: BW
REVIEWED: BW
SCALE: 1" = 20'

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: Exchange Street ATM – Alteration/Addition

DRB#: DR 130049

DATE: December 10, 2013

RECOMMENDATION: Approval Approval with Conditions Denial

SCBT proposes to relocate the ATM from its existing location (adjacent to drive-thru teller lanes) to a new location (in front of the drive-thru teller lanes) in order to accommodate the need for an additional teller tube lane. The existing ATM will be relocated and a structure similar to other SCBT ATM structures will be added. The structure should have a better relationship to the building in color (beige versus yellow), materials (asphalt shingle roof or metal roof in color complimentary to building, not green), and style (building accents are linear/angular versus the round columns on the proposed ATM structure).



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

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: Don Baker, AIA Company: Square Feet Island Architects
 Mailing Address: 10 E Garrison Place City: HHI State: SC Zip 29928
 Telephone: 290 6666 Fax: _____ E-mail: don@squarefeethi.com
 Project Name: South Beach Racquet Club Project Address: 230 So Sea Pines Drive
 Parcel Number [PIN]: R 5 5 0 0 1 7 0 0 0 1 1 2 7 0 0 0 0
 Zoning District: _____ Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- New Development – Conceptual
 New Development – Final, indicate Project Number
 Alteration/Addition
 Minor External Change

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 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, 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:

New Development – Final Approval

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- _____ Final site development plan meeting the requirements of Sec. 16-3-303.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- _____ 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 *and* Minor External Changes

- ✓ _____ A written narrative describing how project conforms to design guidelines of Section 16-4-503.
- ✓ _____ Photographs and/or drawings of existing development.
- ✓ _____ Drawings of the proposed development – 11"x 17".
- ✓ _____ Material/color samples of existing and proposed changes - 8 1/2"X 14" *Maximum*; Stating manufacturer and material name

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

21 NOV 2013

DATE

NARRATIVE



SOUTH BEACH RACQUET CLUB

South Beach Racquet Club is applying to construct two structures on their property at 230 S. Sea Pines Dr. The first is an 806 sf deck adjoining the existing pro shop and the second is a 2,280 sf bicycle storage facility (see next page). The current South Beach Racquet Club facility began in 1986 when the property was acquired from the Sea Pines Company. In 1987, South Beach Racquet Club constructed six tennis courts and the existing pro shop. Its long term intent was to help fulfill the requirement of the long range plan to provide for this community's needs per the Sea Pines Master Plan. The club expanded to a total of 13 courts in the 1990s. As the popularity for tennis has continued to rise, demands upon the facility have also risen. Now with the popular USTA teams, local Interclub Tennis Teams, and member round robin aspect of play comes the social time after play. On many days, there are just too many people gathering on the facility's deck adjoining the pro shop building.

The purpose of the addition to the deck adjoining the building will be to provide a place for the players and their families to gather before and after their matches. This portion of their land was chosen because, while being attached to the current building, it has a direct view onto the first and second clay court, and it also enjoys a direct view onto the lagoon opposite the courts. It is the owners' and architect's intent that all new construction and materials match existing conditions. The new deck construction includes a total of 806 square feet, of which 480 sf will be open air but under roof.

It should also be mentioned that the water feature between South Sea Pines Drive and the Tennis Building was originally a detention pond. Through time, however, unknowing third parties allowed the pond to be tied into the Sea Pines drainage system, which could have prevented the construction of this project. As such, the LMO would not have allowed this construction. But through application, review, and process through Hilton Head Island, Beaufort County, and South Carolina Agencies, all approvals have been requested and [as of 25 November] received, and all that remains is the approval of the DRB.

NARRATIVE



SOUTH BEACH BICYCLE RENTALS

The Racquet Club facility evolved into the bicycle rental business during the late 80's and has continued to grow as the popularity of bicycling has expanded as a family pastime around the country. As a result of the increase in business, South Beach Bicycle's inventory has grown and now includes an incredible number of

bicycles of all types and sizes. Accordingly, bicycle storage has become a challenge as many bikes are kept off-site in a warehouse storage facility, which is a costly and inconvenient drain to the Owner, while other bikes are kept on site. The many bikes kept on site, and without a proper facility, are exposed to damage caused by sun and rain. Also, these hundreds of bikes, some under tarpaulin, are unsightly to passers-by.



At the suggestion of Sea Pines CSA, the Owners desire to construct an 1140 sf building with storage below to solve the problem. They have chosen an out-of-the way area of on their site because it meets these criteria: 1. It is as far back from Sea Pines Drive as possible within the site. 2. No trees will need to be removed. 3. It is accessible from an existing paved road.

The building is designed to blend with the three properties it abuts: The South Beach Racquet Club, South Beach Village to the north, and Port Side homes to the east. Each of the properties was photographed and studied. Elements of these studies were brought together to help design the building's main elements such as siding, roof form, colors, windows, and details. The building is to have a slab on grade plus an elevated floor. Access to the upper floor is by an exterior stair. Midway up the stairs is a 195 sf deck situated to be able to view tennis.

Most importantly, both structures have been approved by the Sea Pines ARB.

Submitted by

A handwritten signature in black ink that reads 'Don Baker'.

Don Baker, AIA
Square Feet Island Architects



November 13, 2013

SCANNED INTO FILE

NOV 15 2013

Mr. Donald Sigmon
c/o South Beach Racquet Club
230 South Sea Pines Drive
Hilton Head Island, SC 29928

Re: SOUTH BEACH RACQUET CLUB

Dear Don:

The Sea Pines Architectural Review Board approved the revised plans you submitted for the bicycle storage building.

Please call me if you have any questions.

Sincerely,


Ken Rabon
Administrator

SCANNED INTO FILE

OCT 17 2013

Approved: OCTOBER 15, 2013
Serial Number: N/A
Legal address: SOUTH BEACH RACQUET CLUB

Donald Sigmon
c/o South Beach Racquet Club
230 South Sea Pines Drive
Hilton Head Island, SC 29938

The Sea Pines Architectural Review Board has this date approved your application for construction at the above referenced legal address.

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

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

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

Sincerely,



Suzanne Sherman
Assistant Administrator

Enclosure



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment.

November 21, 2013

Mr. Don Baker
Square Feet
10 East Garrison Place
Hilton Head Island, SC 29928

Re: Proposed work at South Beach Racquet Club, 220 South Sea Pines Drive, Sea Pines Plantation, Hilton Head Island, SC 29928

Dear Mr. Baker:

According to the attached site plans submitted by you, the proposed renovations to the South Beach Racquet Club all occur landward of the SC DHEC OCRM Critical Area Line. Therefore, it has been determined that the work will not impact any critical areas and does not require a critical area permit. If the scope of the work changes, or if there is any impact to the critical area, you stop work and notify the Department to obtain the proper authorization.

This letter does not relieve you of your responsibility to obtain any local government or federal permits the may be required. Therefore, we strongly encourage you to check with any local government or other municipalities before beginning work.

If you have any questions please contact me at wojoskpa@dhec.sc.gov or 803-896-9400

Sincerely,

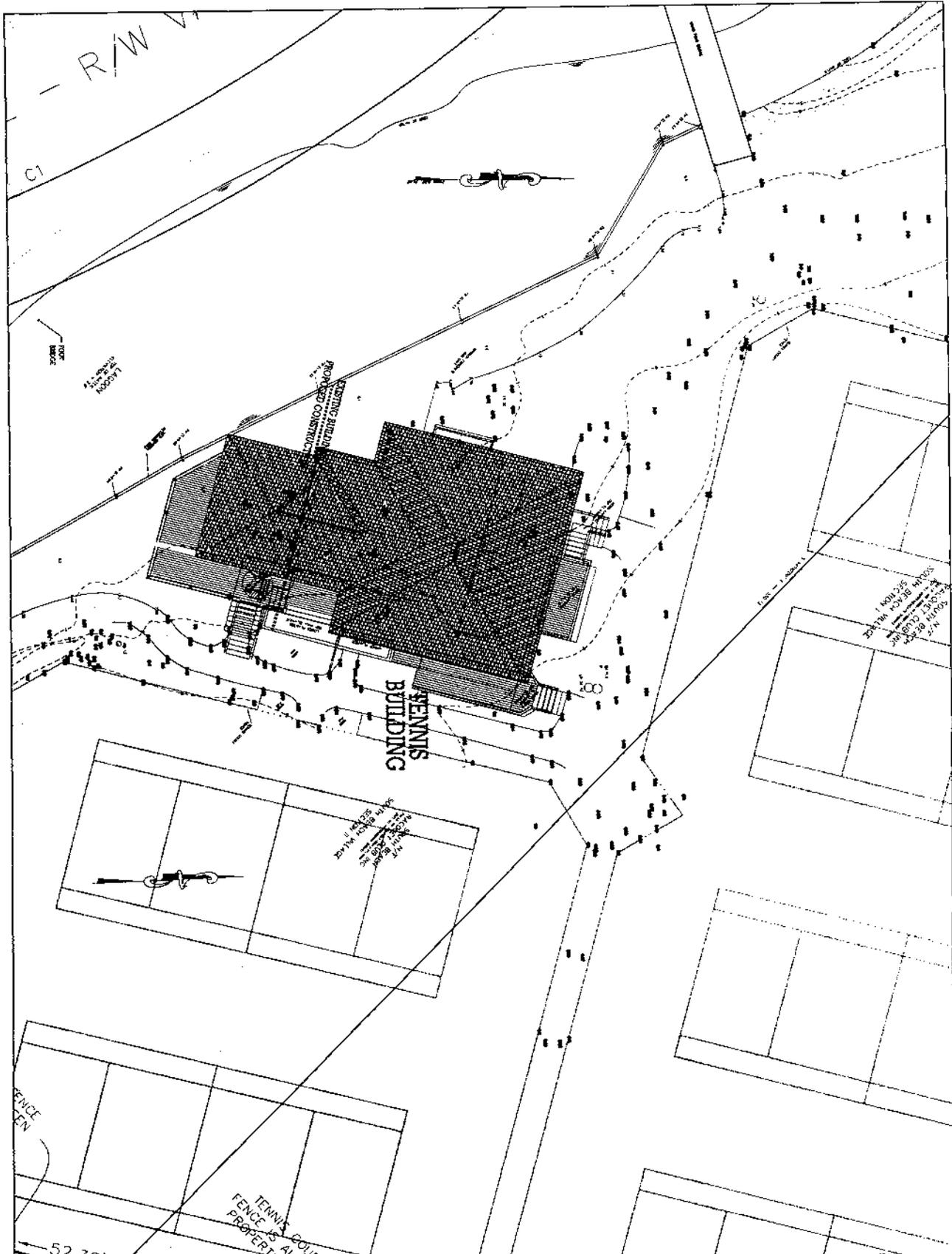
Paul Wojoski
Wetland Project Manager

Enclosure

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

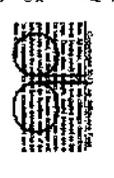
Ocean and Coastal Resource Management

Beaufort Office • 104 Parker Drive • Beaufort, SC 29906 • Phone: (843) 846-9400 • Fax: (843) 846-9810 • www.scdhec.gov



SHEET
TENNIS FACILITY
SP-T

Project Number: 2004000
 Date: 11/10/03
 Scale: AS SHOWN



Improvements to:
 South Beach Racquet Club
 South Beach Bicycle Rental
 220 South Sea Pines Drive
 Sea Pines Plantation
 Hilton Head Island, SC 29928
 PROP. I.D.: 8580 017 000 1127 0000



don@sqsquare.com
 10 East Garrison Place
 Hilton Head, SC 29928
 843-363-3863
 843-290-8868
 843-363-0888





COLOR SELECTIONS

ROOF SHINGLES
WEATHERED WOOD

BODY and FASCIA COLOR
CABOT OPAQUE CAPE COD GRAY

TRIM, DOOR, and SHUTTER
CABOT OPAQUE SHALE

HORIZONTAL DECKING and STAIRS
CABOT OPAQUE DUNE GRAY



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HHI Bus Lic. # BLN0400739



Improvements to:
South Beach Racquet Club
South Beach Bicycle Rental
220 South Sea Pines Drive
Sea Pines Plantation
Hilton Head Island, SC 29928
PROP. I.D.: R650 017 000 1.127 0000

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Project Number SoBeRaQ
Issue Date 21 NOV 2013
Issuance HHI DRB

Drawing History:
1. 16 SEPT 2013 HHI BZA
2. 26 SEPT 2013 SEA PINES REVIEW
3. 14 OCT 2013 SEA PINES REVIEW 2
4. 21 OCT 2013 SEA PINES REVIEW 3
5. 21 NOV 2013 HHI DRB

Sheet Title:
EXTERIOR
FINISH
SELECTIONS

SHEET

COLORS



VIEW ONTO SITE FROM ADJACENT TENNIS COURT

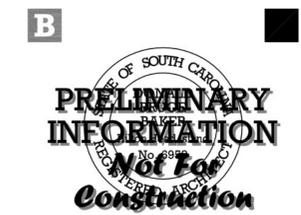


INTERNAL VIEW ONTO SITE



VIEW ONTO SITE FROM SOUTH BEACH COMMERCIAL VILLAGE

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Improvements to:
 South Beach Racquet Club
 South Beach Bicycle Rental
 220 South Sea Pines Drive
 Sea Pines Plantation
 Hilton Head Island, SC 29928
 PROP. I.D.: R550 017 000 1127 0000

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Project Number SoBeRaQ
 Issue Date 21 NOV 2013
 Issuance HHI DRB

Drawing History:
 1. 16 SEPT 2013 HHI BZA
 2. 26 SEPT 2013 SEA PINES REVIEW
 3. 14 OCT 2013 SEA PINES REVIEW 2
 4. 21 OCT 2013 SEA PINES REVIEW 3
 5. 21 NOV 2013 HHI DRB

Sheet Title:
 PICTURES OF EXISTING CONDITIONS

SHEET
PICTURES



2

6

7

8



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B

PRELIMINARY
INFORMATION
*Not For
Construction*



C
Improvements to:
South Beach Racquet Club
South Beach Bicycle Rental
220 South Sea Pines Drive
Sea Pines Plantation
Hilton Head Island, SC 29928
PROP. I.D.: R590 017 000 1127 0000

D

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Project Number SoBeFoO
Issue Date 21 NOV 2013
Issuance HHI DRB

E
Drawing History:
1, 16 SEPT 2013 HHI EZA
2, 26 SEPT 2013 SEA PINES REVIEW
3, 14 OCT 2013 SEA PINES REVIEW 2
4, 21 OCT 2013 SEA PINES REVIEW 3
5, 21 NOV 2013 HHI DRB

Sheet Title:
AERIAL VIEW

SHEET
AERIAL

8



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Improvements to:
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 South Beach Bicycle Rental
 220 South Sea Pines Drive
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Project Number: SoBeRaO
 Issue Date: 21 NOV 2013
 Issuance: HHI DRB

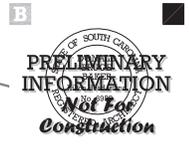
Drawing History:
 1, 16 SEPT 2013 HHI EZA
 2, 26 SEPT 2013 SEA PINES REVIEW
 3, 14 OCT 2013 SEA PINES REVIEW 2
 4, 21 OCT 2013 SEA PINES REVIEW 3
 5, 21 NOV 2013 HHI DRB

Sheet Title:
 SURVEY/SITE PLAN

SHEET
SP



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 843-290-8666
 843-363-6868
 don@squarefeethi.com
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Improvements to:
 South Beach Racquet Club
 South Beach Bicycle Rental
 220 South Sea Pines Drive
 Sea Pines Plantation
 Hilton Head Island, SC 29928
 PROP. I.D.: R590 017 000 1127 0000

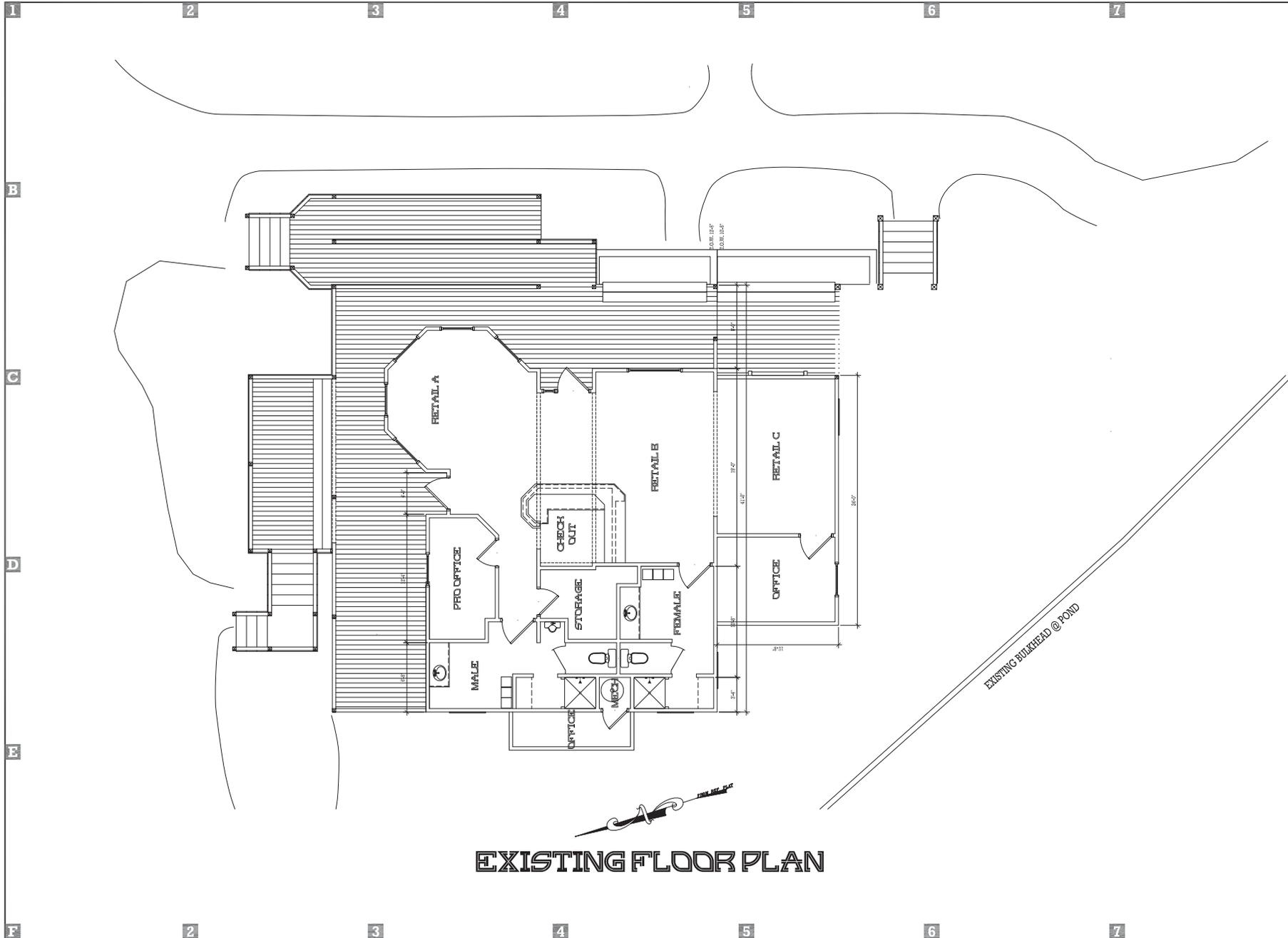
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Project Number: SoBeRaO
 Issue Date: 21 NOV 2013
 Issuance: HHI DRB

Drawing History:
 1, 16 SEPT 2013 HHI BZA
 2, 26 SEPT 2013 SEA PINES REVIEW
 3, 14 OCT 2013 SEA PINES REVIEW 2
 4, 21 OCT 2013 SEA PINES REVIEW 3
 5, 21 NOV 2013 HHI DRB

Sheet Title:
 SITE PLAN: TENNIS

SHEET
TENNIS FACILITY
SP.T



EXISTING FLOOR PLAN



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 ☎ 843-290-8666
 ☎ 843-363-6888
 don@squarefeethi.com
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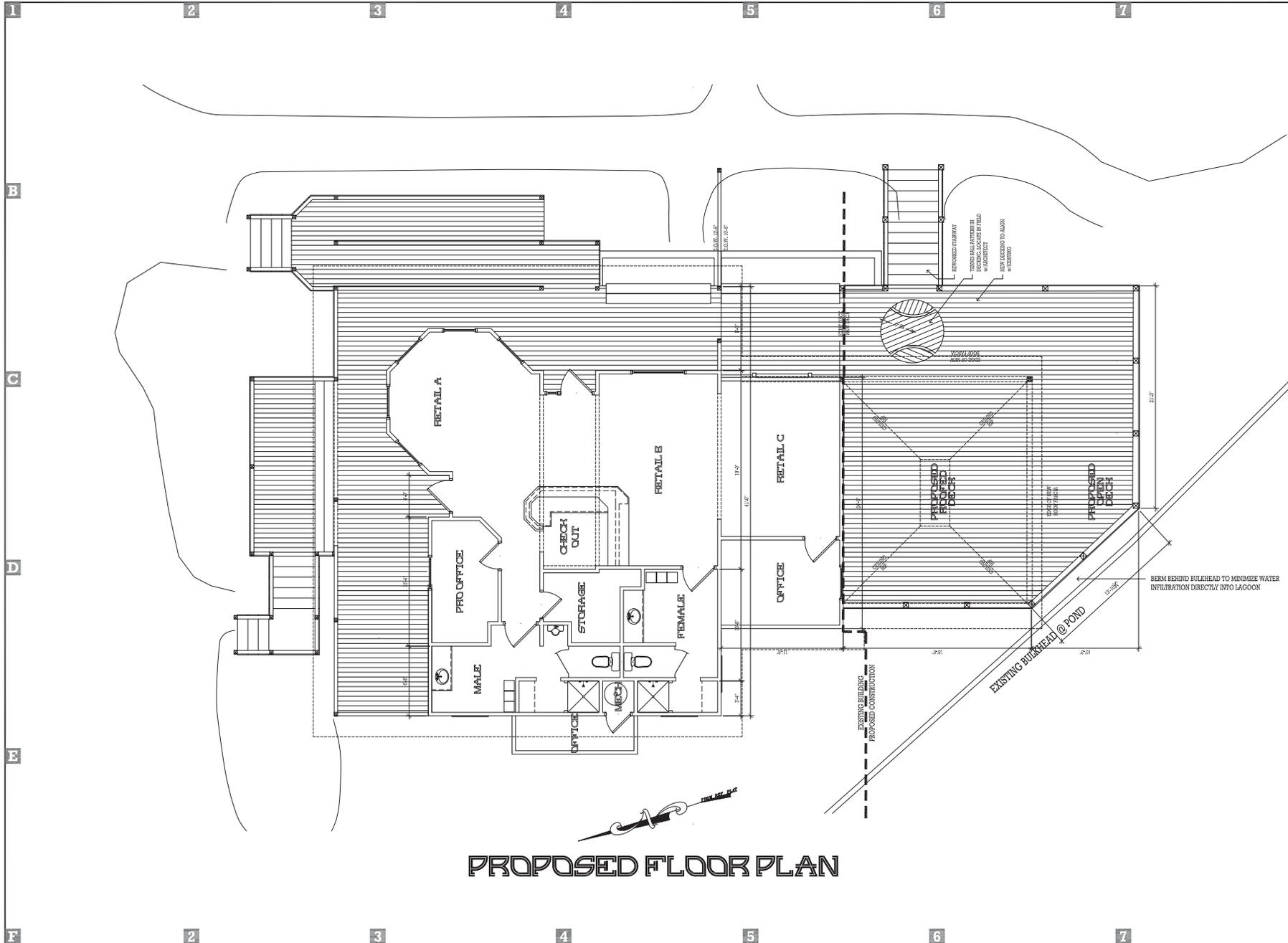
Improvements to:
 South Beach Racquet Club
 South Beach Bicycle Rental
 220 South Sea Pines Drive
 Sea Pines Plantation
 Hilton Head Island, SC 29928
 PROP. I.D.: R590 017 000 1127 0000

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Project Number: SoBeRaO
 Issue Date: 21 NOV 2013
 Issuance: HHI DRB

Drawing History:
 1, 16 SEPT 2013 HHI EZA
 2, 26 SEPT 2013 SEA PINES REVIEW
 3, 14 OCT 2013 SEA PINES REVIEW 2
 4, 21 OCT 2013 SEA PINES REVIEW 3
 5, 21 NOV 2013 HHI DRB

Sheet Title:
 FLOOR LAYOUT PLAN



PROPOSED FLOOR PLAN



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 843-290-8666
 843-363-6888
 don@squarefeethi.com
 HHI Bus Lic. # BLN0400739



Improvements to:
 South Beach Racquet Club
 South Beach Bicycle Rental
 220 South Sea Pines Drive
 Sea Pines Plantation
 Hilton Head Island, SC 29928
 PROP. I.D.: R550 017 000 1127 0000

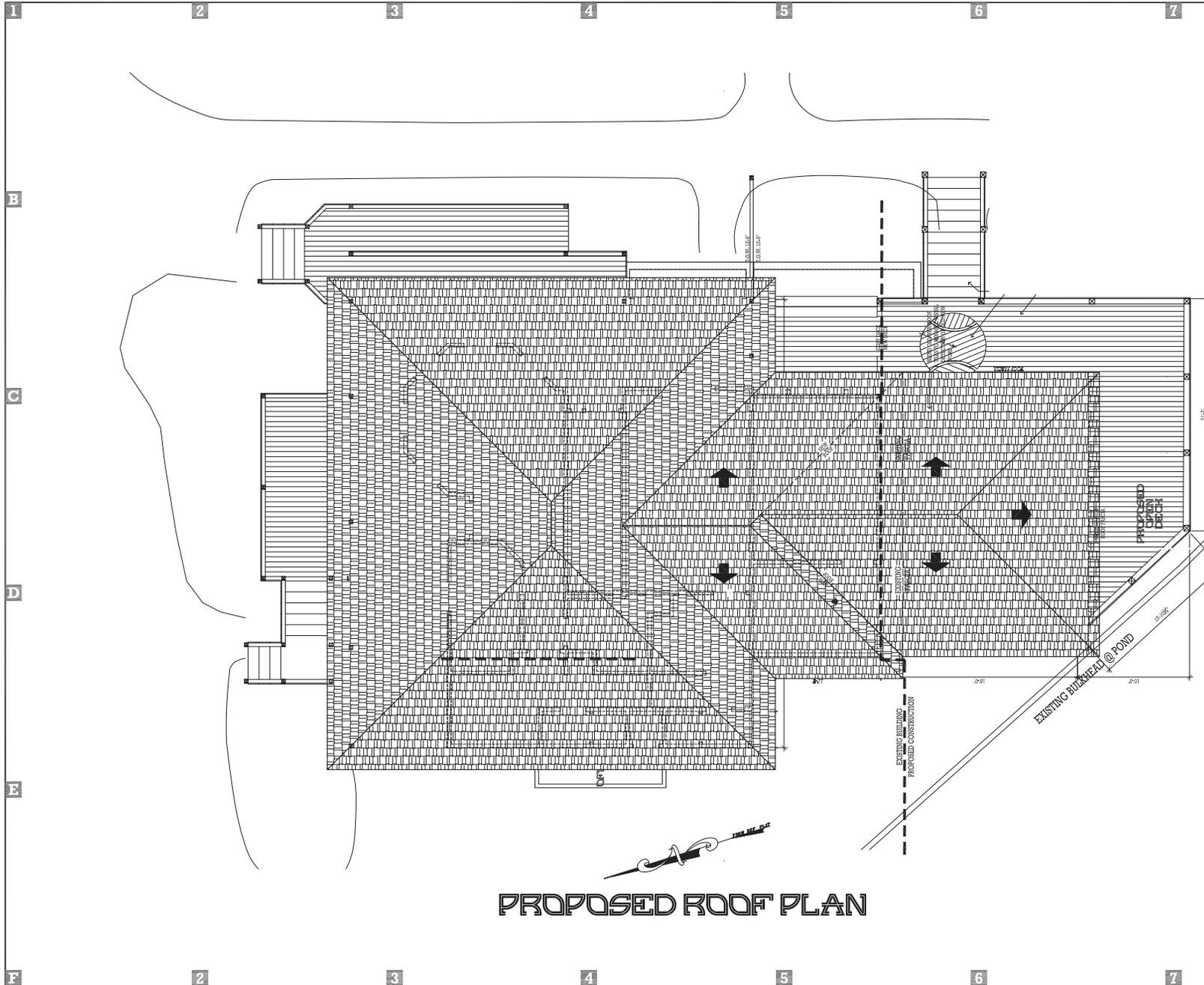
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Project Number: SoBeRaO
 Issue Date: 21 NOV 2013
 Issuance: HHI DRB

Drawing History:
 1, 16 SEPT 2013 HHI EZA
 2, 26 SEPT 2013 SEA PINES REVIEW
 3, 14 OCT 2013 SEA PINES REVIEW 2
 4, 21 OCT 2013 SEA PINES REVIEW 3
 5, 21 NOV 2013 HHI DRB

Sheet Title:
 FLOOR LAYOUT PLAN





PROPOSED ROOF PLAN



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Improvements to:
 South Beach Racquet Club
 South Beach Bicycle Rental
 220 South Sea Pines Drive
 Sea Pines Plantation
 Hilton Head Island, SC 29928
 PROP. I.D.: R590 017 000 1127 0000

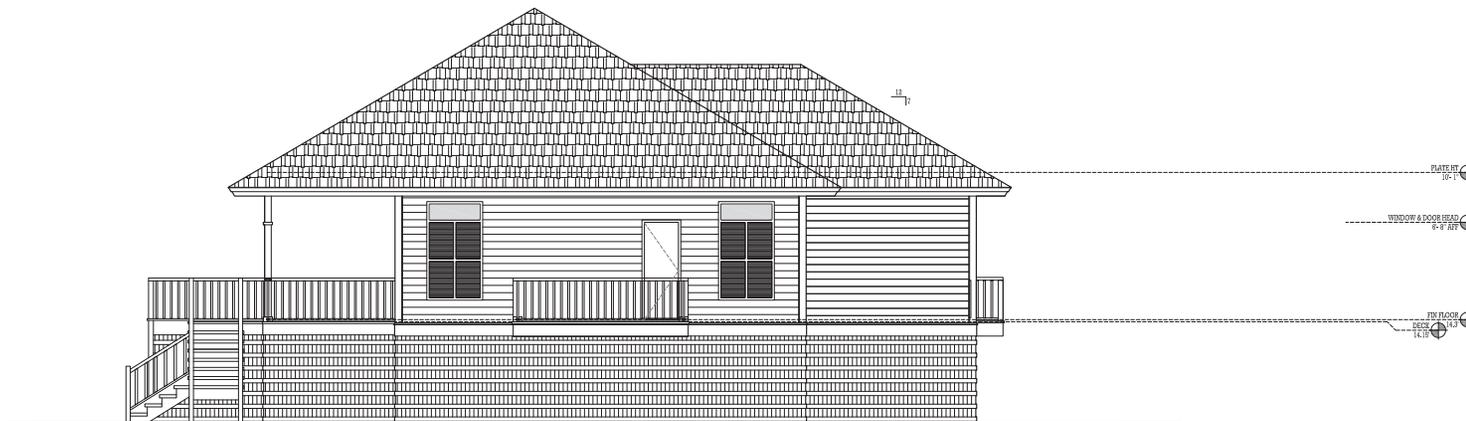
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 Issue Date: 21 NOV 2013
 Issuance: HHI DRB

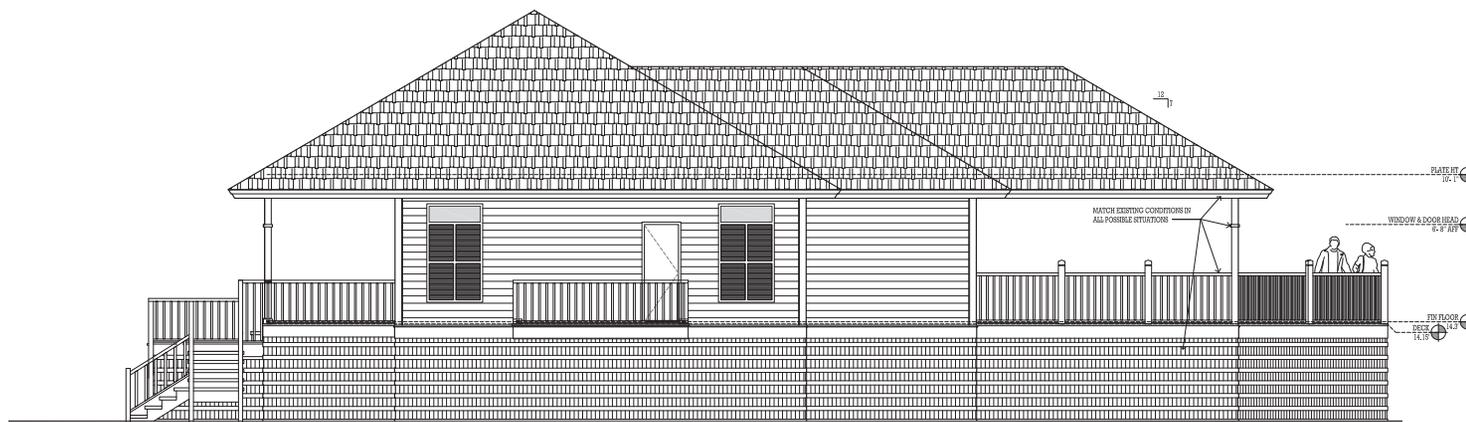
Drawing History:
 1, 16 SEPT 2013 HHI EZA
 2, 26 SEPT 2013 SEA PINES REVIEW
 3, 14 OCT 2013 SEA PINES REVIEW 2
 4, 21 OCT 2013 SEA PINES REVIEW 3
 5, 21 NOV 2013 HHI DRB

Sheet Title:
 ROOF PLAN

EAST ELEVATION
(FACES 90 SEA PINES DRIVE)



EXISTING ELEVATION



PROPOSED ELEVATION



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Improvements to:
South Beach Racquet Club
South Beach Bicycle Rental
220 South Sea Pines Drive
Sea Pines Plantation
Hilton Head Island, SC 29928
PROP. I.D.: R590 017 000 1127 0000

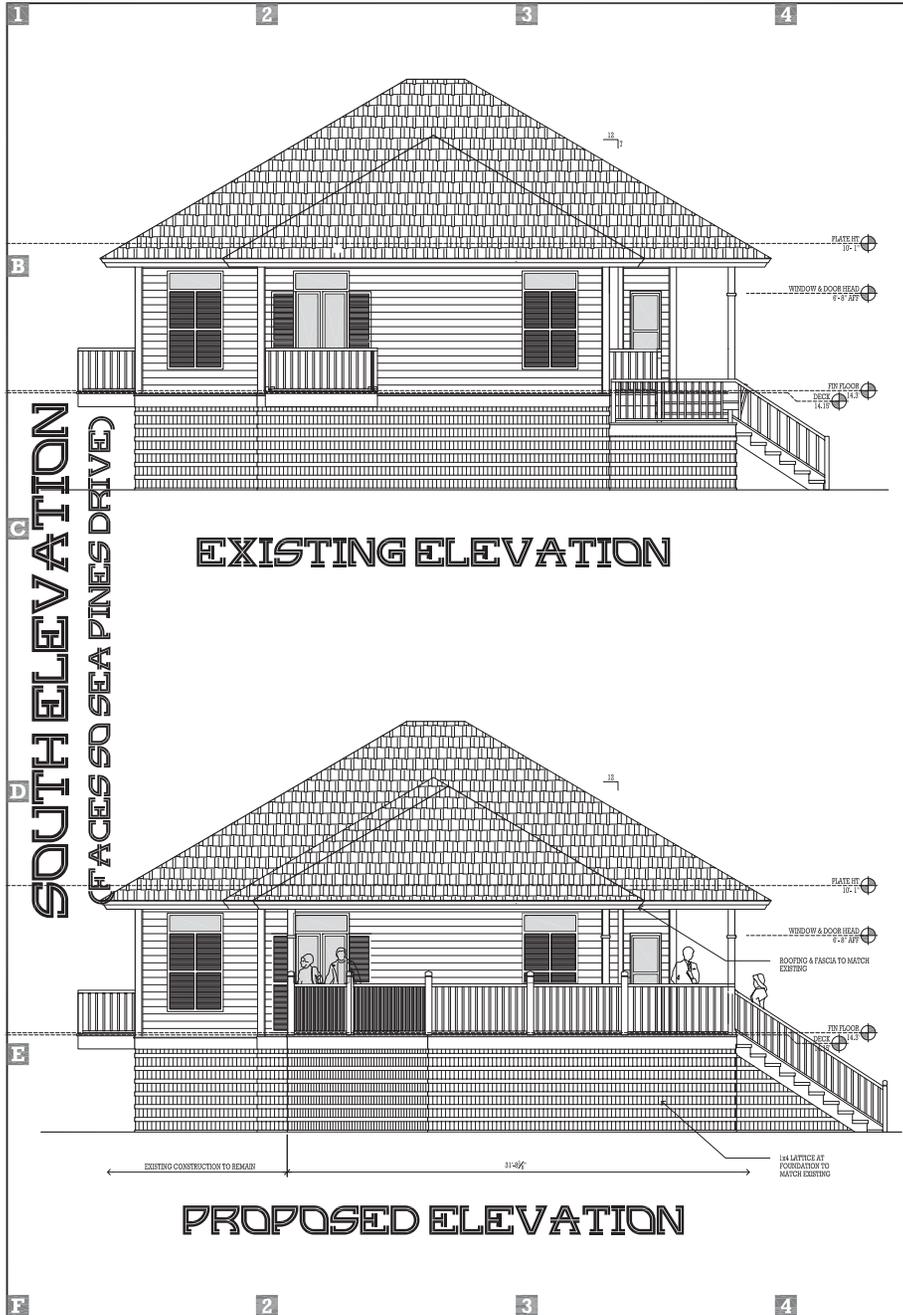
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Project Number: SoBeRaO
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Issuance: HHI DRB

Drawing History:
1, 16 SEPT 2013 HHI EZA
2, 26 SEPT 2013 SEA PINES REVIEW
3, 14 OCT 2013 SEA PINES REVIEW 2
4, 21 OCT 2013 SEA PINES REVIEW 3
5, 21 NOV 2013 HHI DRB

Sheet Title:
EXTERIOR ELEVATION:
FRONT (FACES 90 SEA PINES DR)

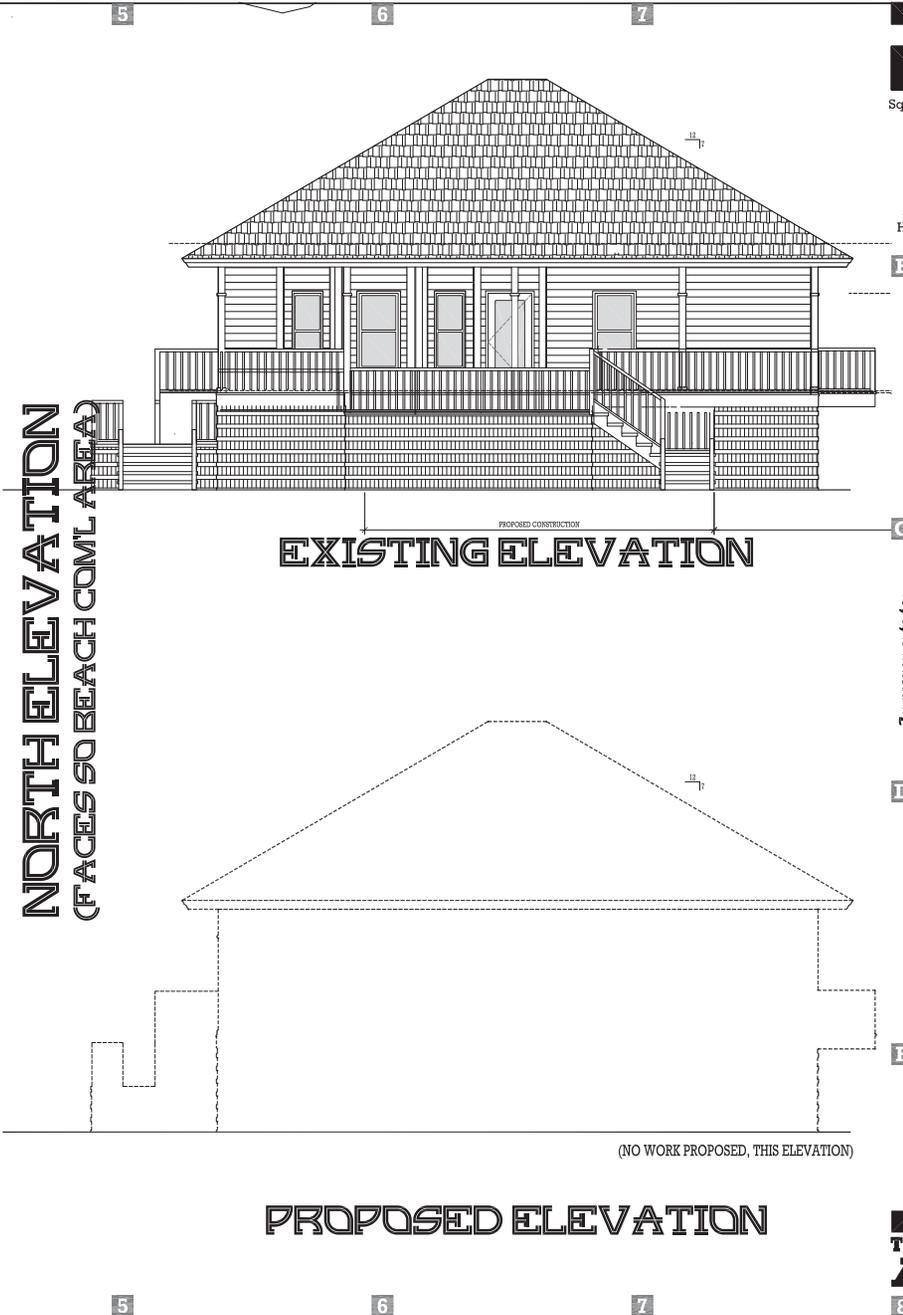
SHEET
TENNIS FACILITY
A2.1



SOUTH ELEVATION
(FACES 50 SEA PINES DRIVE)

EXISTING ELEVATION

PROPOSED ELEVATION



NORTH ELEVATION
(FACES 50 BEACH COML AREA)

EXISTING ELEVATION

PROPOSED ELEVATION

(NO WORK PROPOSED, THIS ELEVATION)

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 843-290-6666
 843-363-6868
 don@squarefeethi.com
 HHI Bus Lic. # BLN0400739



Improvements to:
 South Beach Racquet Club
 South Beach Bicycle Rental
 220 South Sea Pines Drive
 Sea Pines Plantation
 Hilton Head Island, SC 29928
 PROP. I.D.: R590 017 000 1127 0000

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Project Number: SoBeRvO
 Issue Date: 21 NOV 2013
 Issuance: HHI DRB

Drawing History:
 1, 16 SEPT 2013 HHI EZA
 2, 26 SEPT 2013 SEA PINES REVIEW
 3, 14 OCT 2013 SEA PINES REVIEW 2
 4, 21 OCT 2013 SEA PINES REVIEW 3
 5, 21 NOV 2013 HHI DRB

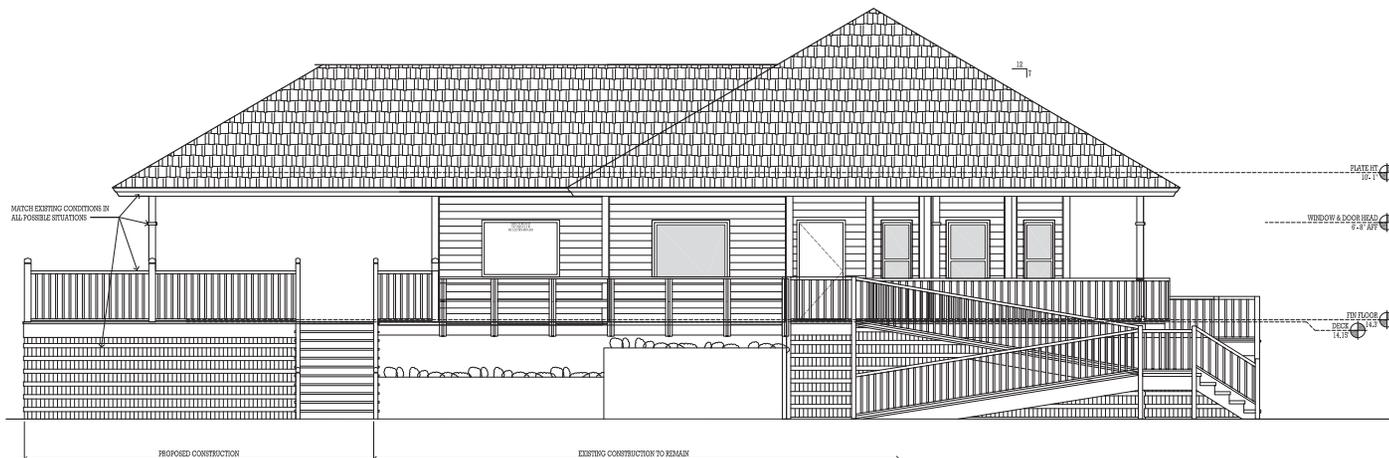
Sheet Title:
 EXTERIOR ELEVATIONS

SHEET
TENNIS FACILITY
A2.3

WEST ELEVATION
(FACES TENNIS COURTS)



EXISTING ELEVATION



PROPOSED ELEVATION



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Improvements to:
South Beach Racquet Club
South Beach Bicycle Rental
220 South Sea Pines Drive
Sea Pines Plantation
Hilton Head Island, SC 29928
PROP. I.D.: R590 017 000 1127 0000

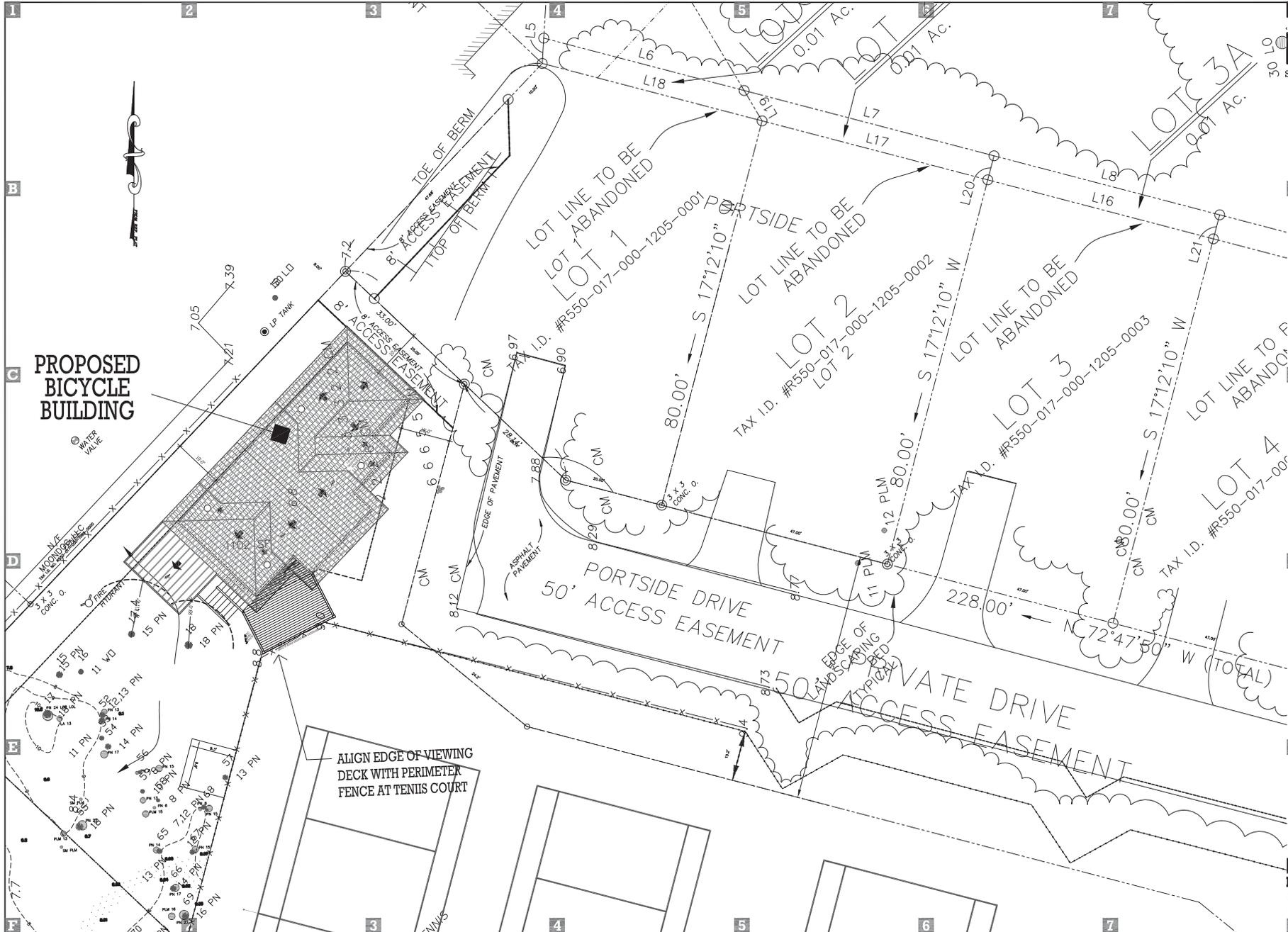
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Issue Date: 21 NOV 2013
Issuance: HHI DRB

Drawing History:
1, 16 SEPT 2013 HHI EZA
2, 26 SEPT 2013 SEA PINES REVIEW
3, 14 OCT 2013 SEA PINES REVIEW 2
4, 21 OCT 2013 SEA PINES REVIEW 3
5, 21 NOV 2013 HHI DRB

Sheet Title:
EXTERIOR ELEVATION:
FACES TENNIS COURT

SHEET
TENNIS FACILITY
A2.2



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Improvements to:
 South Beach Racquet Club
 South Beach Bicycle Rental
 220 South Sea Pines Drive
 Sea Pines Plantation
 Hilton Head Island, SC 29928
 PROP. I.D.: R550 017 000 1127 0000

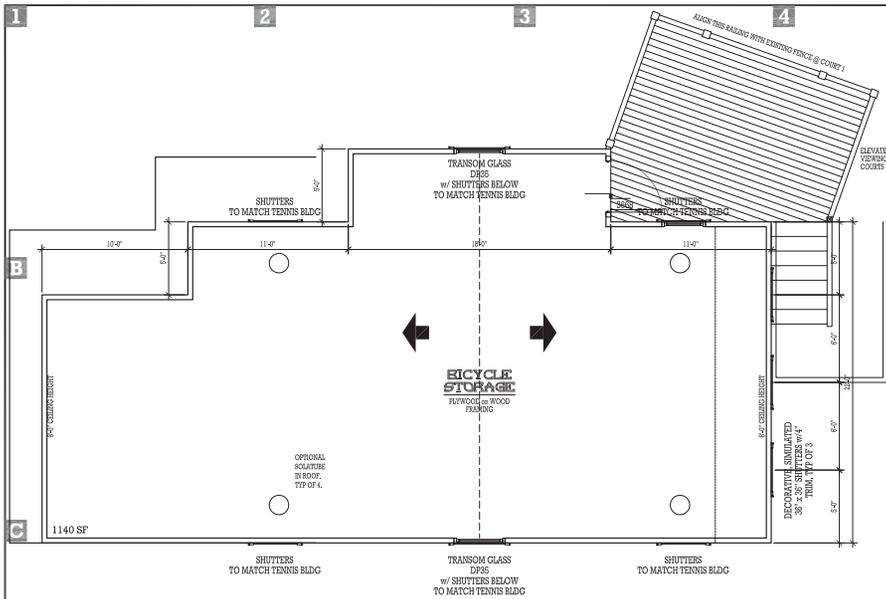
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Project Number: SoBeRaO
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 Issuance: HHI DRB

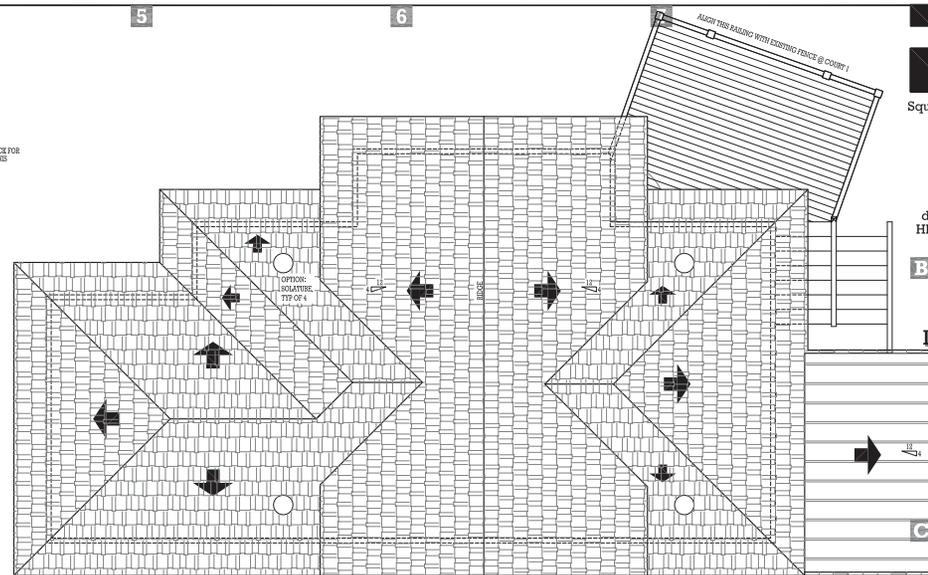
Drawing History:
 1, 16 SEPT 2013 HHI EZA
 2, 26 SEPT 2013 SEA PINES REVIEW
 3, 14 OCT 2013 SEA PINES REVIEW 2
 4, 21 OCT 2013 SEA PINES REVIEW 3
 5, 21 NOV 2013 HHI DRB

Sheet Title:
 SITE PLAN: BICYCLE

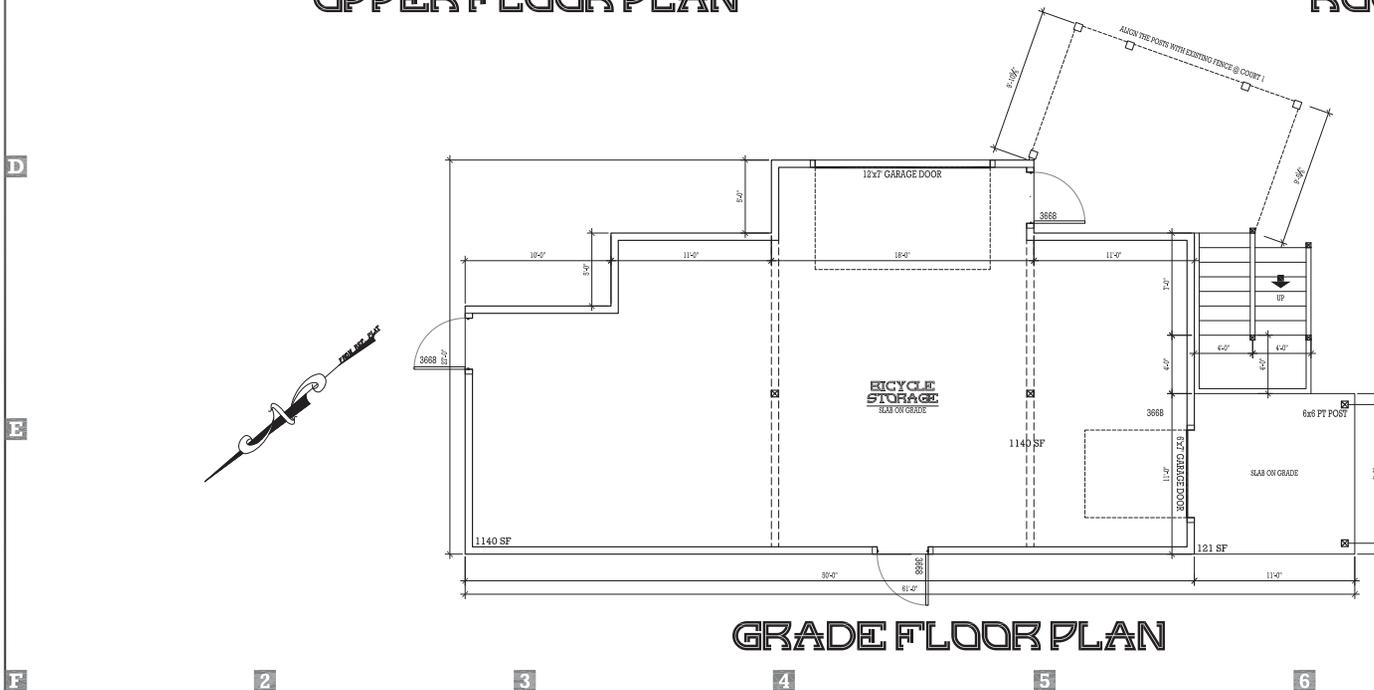
SHEET
BICYCLE FACILITY
SP.B



UPPER FLOOR PLAN



ROOF PLAN

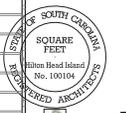


GRADE FLOOR PLAN



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PRELIMINARY INFORMATION
 Not For Construction



Improvements to:
South Beach Racquet Club
South Beach Bicycle Rental
 220 South Sea Pines Drive
 Sea Pines Plantation
 Hilton Head Island, SC 29928
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Project Number: SoBeRaO
 Issue Date: 21 NOV 2013
 Issuance: HHI DRB

Drawing History:
 1, 16 SEPT 2013 HHI EZA
 2, 26 SEPT 2013 SEA PINES REVIEW
 3, 14 OCT 2013 SEA PINES REVIEW 2
 4, 21 OCT 2013 SEA PINES REVIEW 3
 5, 21 NOV 2013 HHI DRB

Sheet Title:
 ROOF PLAN
 SECTIONS





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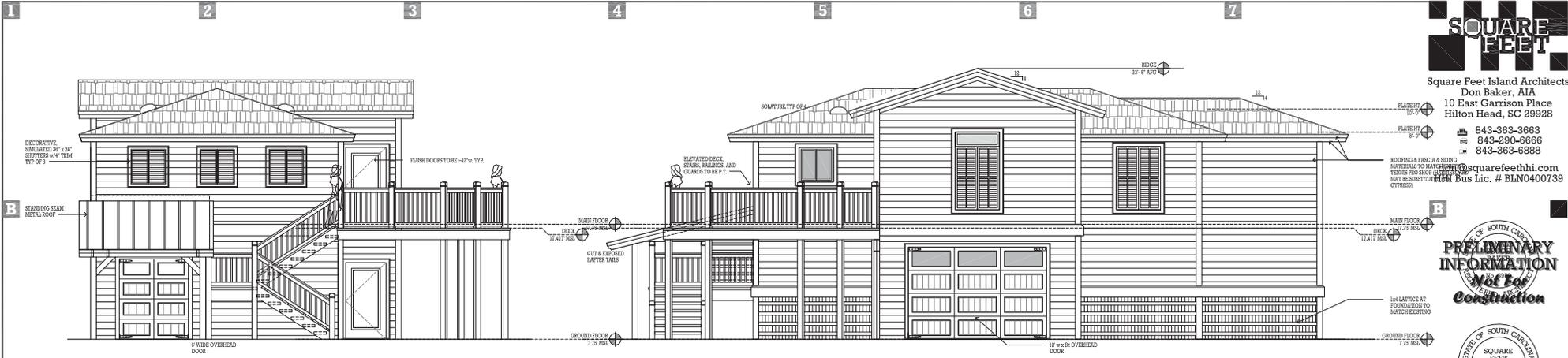
Improvements to:
 South Beach Racquet Club
 South Beach Bicycle Rental
 220 South Sea Pines Drive
 Sea Pines Plantation
 Hilton Head Island, SC 29928
 PROP. I.D.: R590 017 000 1127 0000

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Project Number: SoBeRaO
 Issue Date: 21 NOV 2013
 Issuance: HHI DRB

Drawing History:
 1, 14 SEPT 2013 HHI BZA
 2, 26 SEPT 2013 SEA PINES REVIEW
 3, 14 OCT 2013 SEA PINES REVIEW 2
 4, 21 OCT 2013 SEA PINES REVIEW 3
 5, 21 NOV 2013 HHI DRB
 Sheet Title: EXTERIOR ELEVATIONS

SHEET
 BICYCLE FACILITY
 A2B



PROPOSED ELEVATION
 (FACES So SEA PINES DRIVE)
 SCALE: 1/4"=1'-0"

PROPOSED FRONT ELEVATION
 (FACES TENNIS COURT)
 SCALE: 1/4"=1'-0"



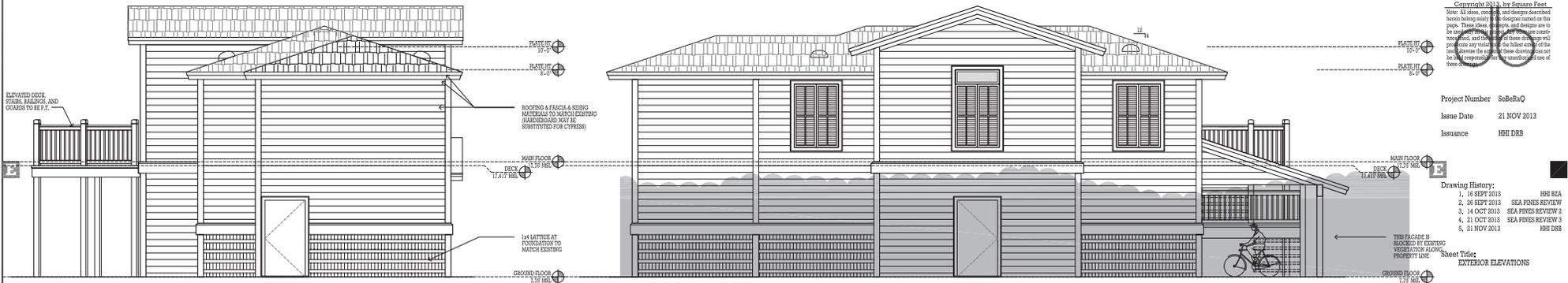
EXISTING TENNIS PRO SHOP BUILDING: HORIZONTAL SIDING, FOUNDATION LATTICE, ROOF SLOPE & FASCIA



VIEW TOWARDS BUILDING PAD FROM ADJACENT SOUTH BEACH VILLAGE



VIEW TOWARDS BUILDING PAD FROM TENNIS COURT #6



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

PROPOSED REAR ELEVATION
 (FACES So BEACH VILLAGE)
 SCALE: 1/4"=1'-0"

1 2 3 4 5 6 7 8

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: South Beach Racquet Club – ALTERATION/ADDITION

DRB#: DR 130051

DATE: December 10, 2013

RECOMMENDATION: Approval Approval with Conditions Denial

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Minimum roof pitch of 6/12	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7/12 at Racquet Club and 4/12 at Bicycle Building
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forms an details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

and architectural elements				
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide cut sheets for any proposed lighting,
Accessory elements are design to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A landscape plan should be provided for both the new bicycle building as well as the addition to the racquet club. Berming/landscaping between bulkhead and expanded deck was condition of variance approval.
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Landscape is designed so that it may be maintained in its natural shape and size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of species is selected for texture and color	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides overall order and continuity of the Landscape plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Large grassed lawn areas encompassing a major portion of the site are avoided	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

MISC COMMENTS/QUESTIONS



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

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: Don Baker, AIA Company: Square Feet Island Architects
 Mailing Address: 10 E Garrison Place City: HHI State: SC Zip 29928
 Telephone: 290 6666 Fax: _____ E-mail: don@squarefeethi.com
 Project Name: Reilleys Grill & Bar (So HHI Location) Project Address: 7 Glenwood Drive
 Parcel Number [PIN]: R 5 5 2 0 1 5 0 0 0 0 0 0 3 0 0 0 0
 Zoning District: _____ Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- New Development – Conceptual Alteration/Addition
 New Development – Final, indicate Project Number Minor External Change

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 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, 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:

New Development – Final Approval

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- _____ Final site development plan meeting the requirements of Sec. 16-3-303.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- _____ 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 *and* Minor External Changes

- ✓ _____ A written narrative describing how project conforms to design guidelines of Section 16-4-503.
- ✓ _____ Photographs and/or drawings of existing development.
- ✓ _____ Drawings of the proposed development – 11"x 17".
- ✓ _____ Material/color samples of existing and proposed changes - 8 1/2"X 14" *Maximum*; Stating manufacturer and material name

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

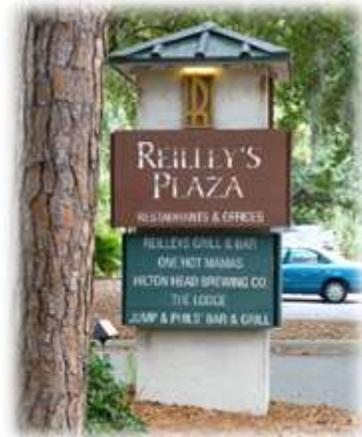
21 NOV 2013

DATE

NARRATIVE



Reilley's GRILL & BAR



Reilley's has enjoyed an outdoor service area for many years. The bar and its environs are functionally and aesthetically worn out. With this submission to the HHI DRB, we propose to make improvements for bar service that will affect comfort, equipment, seating, and product storage and selection.



There are currently three canvas roofed structures in the outdoor service area. The largest one, located over the bar, is 508 s.f. and supported by 15 columns and a maze of tubular steel. This is to be replaced by a roof system designed of the same materials and color as the mansard that encompasses all of Reilley's Plaza. It will be supported by only 4 columns which will be trimmed to be similar to existing construction. An opaque wall facing towards the east will also be built and finished to resemble Reilley's front fascia which is stained wood with picture framing. The bar top will be a synthetic material such as corian finished dark to blend with the exterior materials.

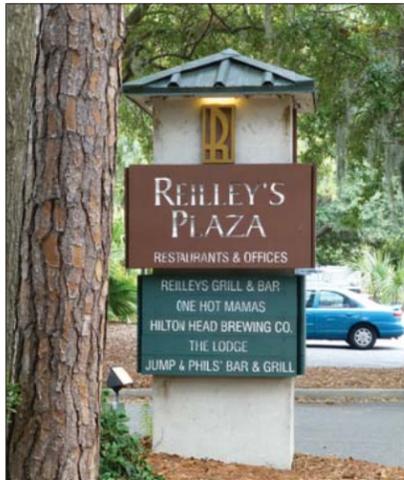


Submitted by

A handwritten signature in black ink, appearing to read 'Don Baker'.

Don Baker, AIA
Square Feet Island Architects





ENTRY SIGN



PICTURES OF THE CANOPY AT OTHER RESTAURANTS IN REILLEY'S PLAZA



REILLEY'S PLAZA AS SEEN FROM SEA PINES CIRCLE



EXISTING CONDITIONS AT OUTDOOR SERVICE AREA

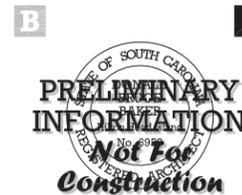


INSIDE PICTURE



Don Baker, AIA
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Hilton Head, SC 29928
843-363-3663
843-290-6666
843-363-6888

squarefeet@adelphia.net
HHI Bus Lic. # BLN0400739



Minor Improvements to:
REILLEY'S SOUTH
7D Greenwood Drive
Hilton Head Plaza
Hilton Head Island, SC 29928



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Project Number RSoFB
Issue Date 25 NOV 2013
Issuance HHI DRB Submit

Revisions:
1. 25 NOV 2013 HHI DRB Submit
2.
3.
4.
5.

Sheet Title:
PICTURES OF EXISTING CONDITIONS

SHEET

PICTURES

8



SQUARE FEET

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 843-363-6888

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Minor Improvements to:

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 7D Greenwood Drive
 Hilton Head Plaza
 Hilton Head Island, SC 29928



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Project Number RSoFB
 Issue Date 26 NOV 2013
 Issuance HHI DRB Submit

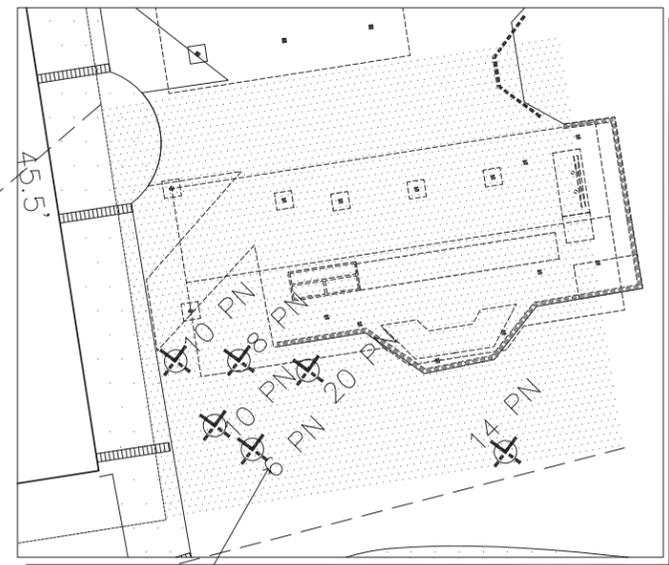
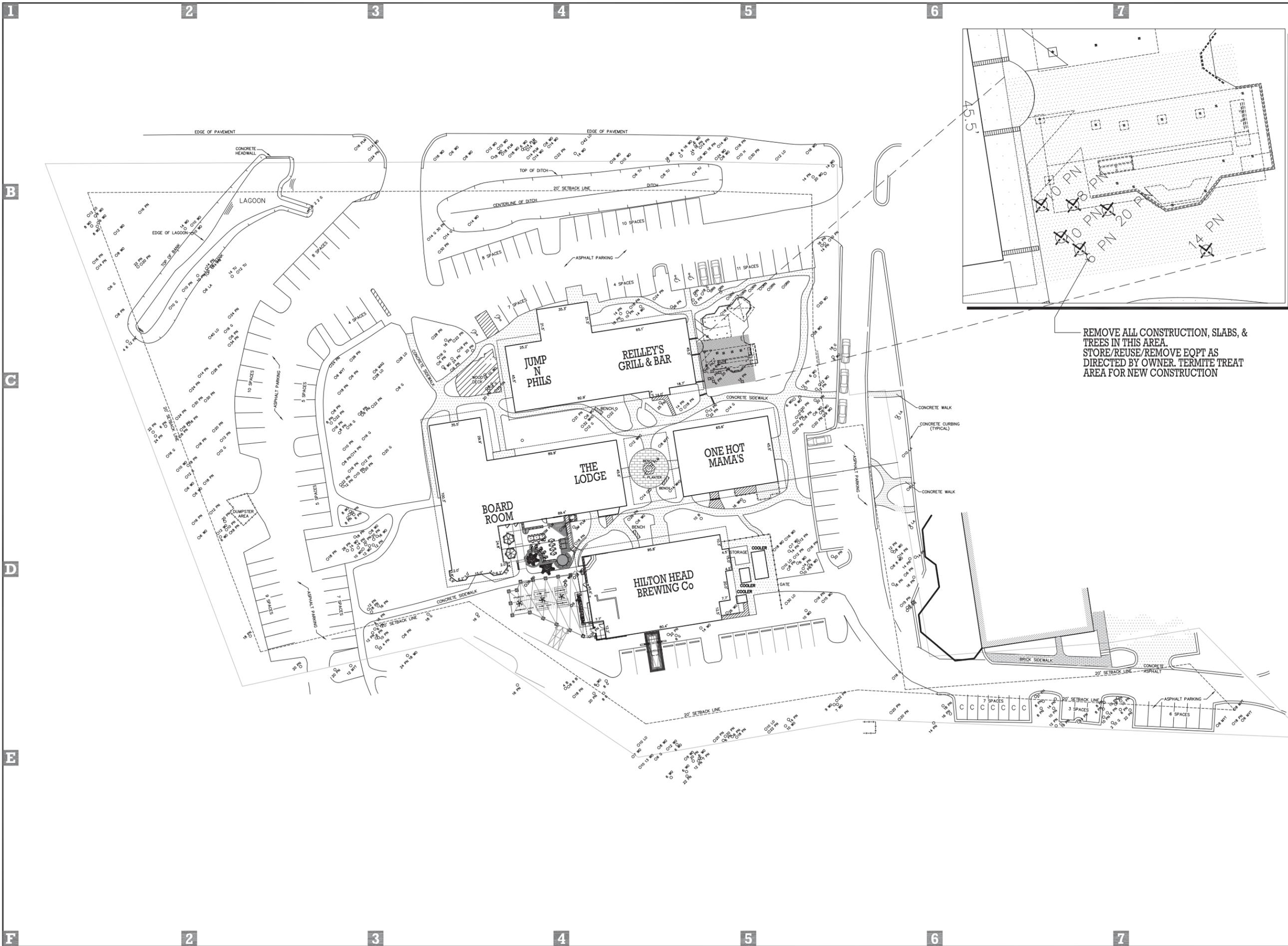
Revisions:
 1. 25 NOV 2013 HHI DRB Submit
 2.
 3.
 4.
 5.

Sheet Title:
 AERIAL VIEW

SHEET

AV

8



REMOVE ALL CONSTRUCTION, SLABS, & TREES IN THIS AREA. STORE/REUSE/REMOVE EOPT AS DIRECTED BY OWNER. TERMITE TREAT AREA FOR NEW CONSTRUCTION



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Minor Improvements to:

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 7D Greenwood Drive
 Hilton Head Plaza
 Hilton Head Island, SC 29928



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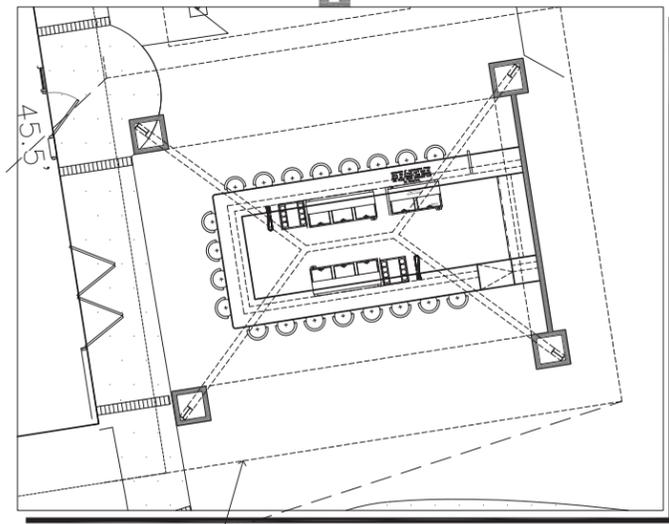
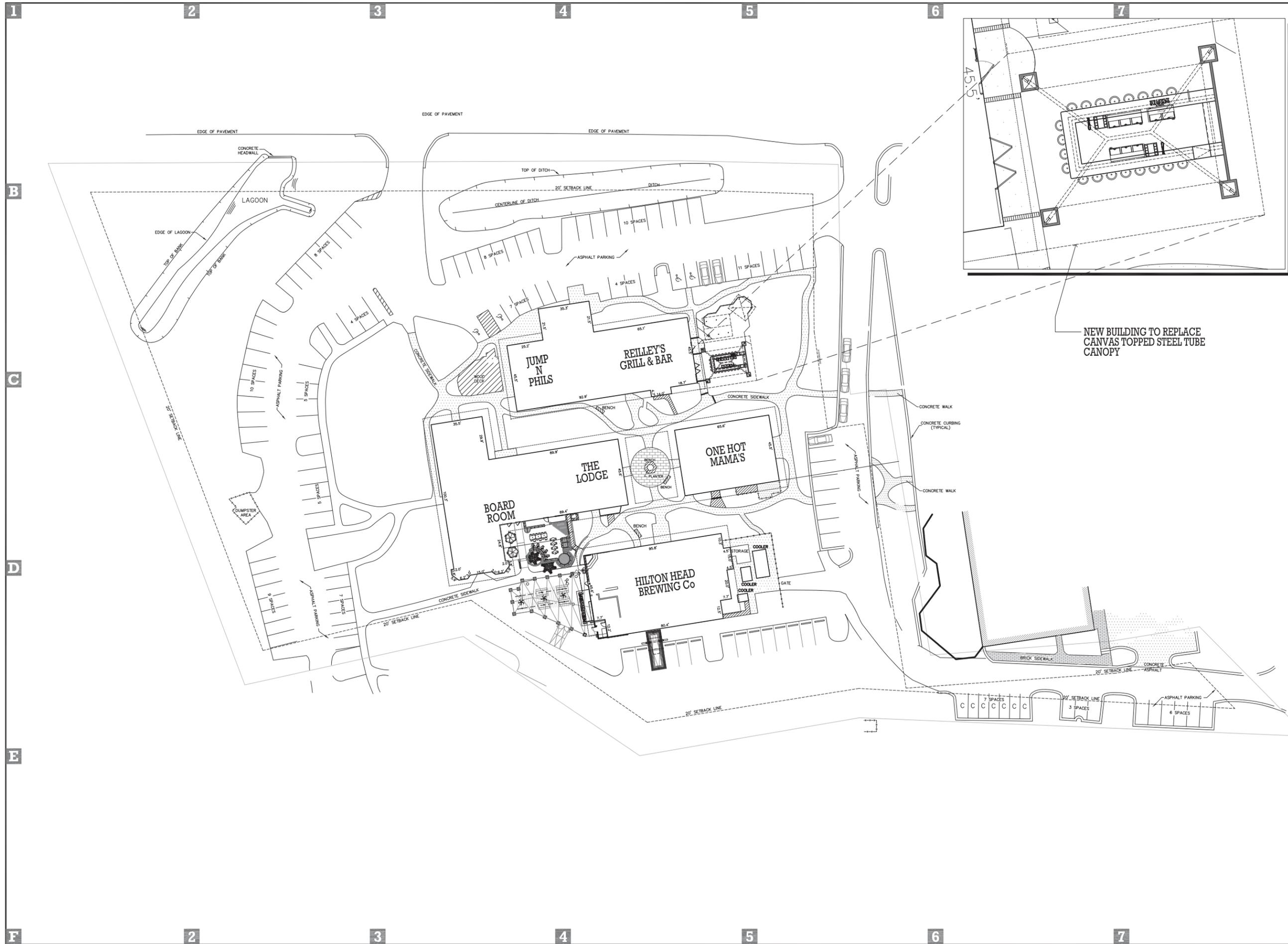
Project Number RSoFB
 Issue Date 25 NOV 2013
 Issuance HHI DRB Submit

Revisions:

1.	25 NOV 2013	HHI DRB Submit
2.		
3.		
4.		
5.		

Sheet Title:
 PROPOSED SITE
 DEMOLITION PLAN





SQUARE FEET

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 843-363-6888

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Minor Improvements to:
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 7D Greenwood Drive
 Hilton Head Plaza
 Hilton Head Island, SC 29928



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Project Number RSoFB
 Issue Date 25 NOV 2013
 Issuance HHI DRB Submit

- Revisions:
1. 25 NOV 2013 HHI DRB Submit
 - 2.
 - 3.
 - 4.
 - 5.

Sheet Title:
 SITE PLAN

SHEET PROPOSED SITE PLAN



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Minor Improvements to:
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 7D Greenwood Drive
 Hilton Head Plaza
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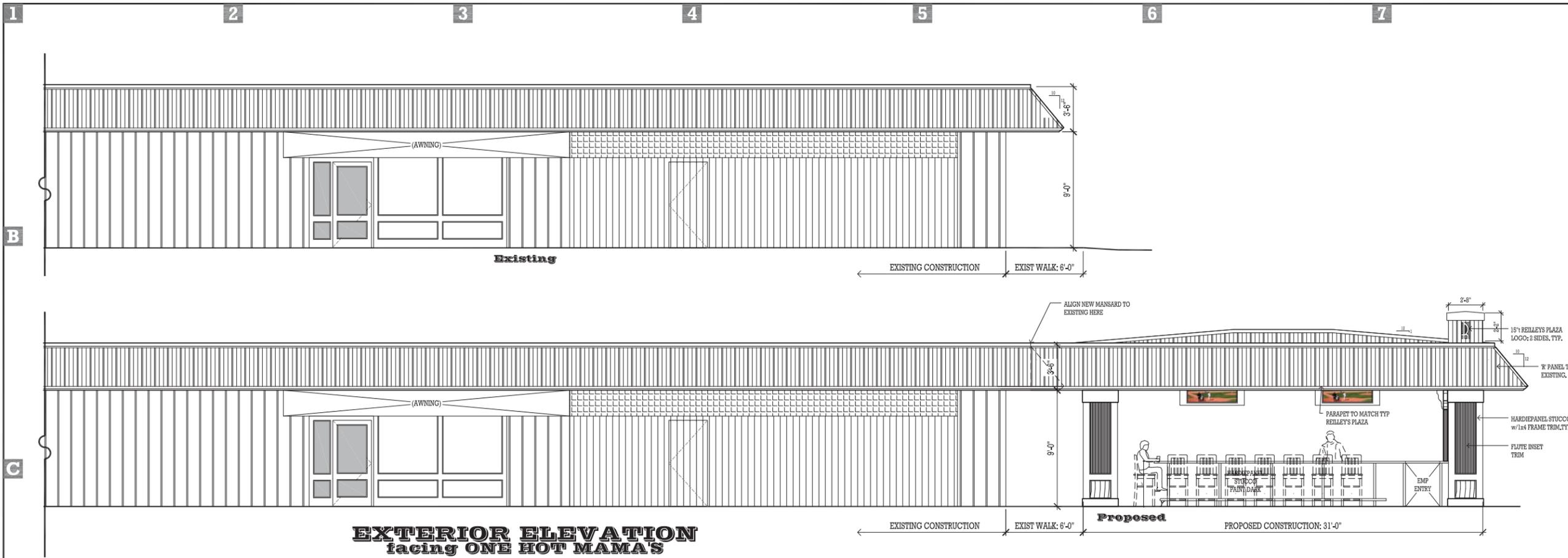
Project Number RSoFB
 Issue Date 25 NOV 2013
 Issuance HHI DRB Submit

- Revisions:
- 25 NOV 2013 HHI DRB Submit
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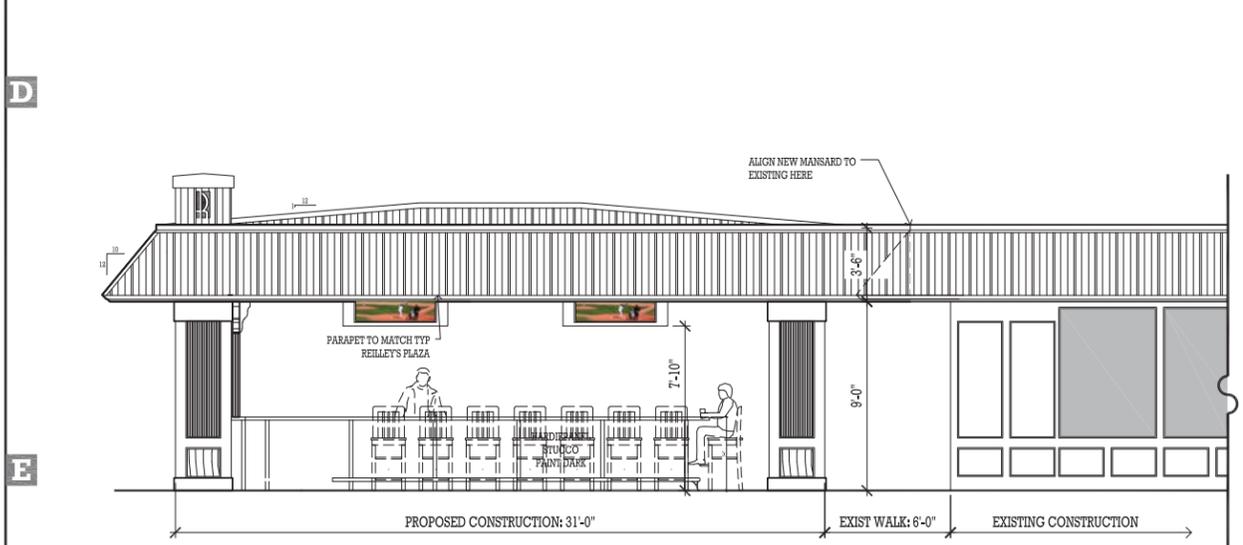
Sheet Title:
 EXTERIOR ELEVATIONS
 1/4" = 1 Foot

SHEET

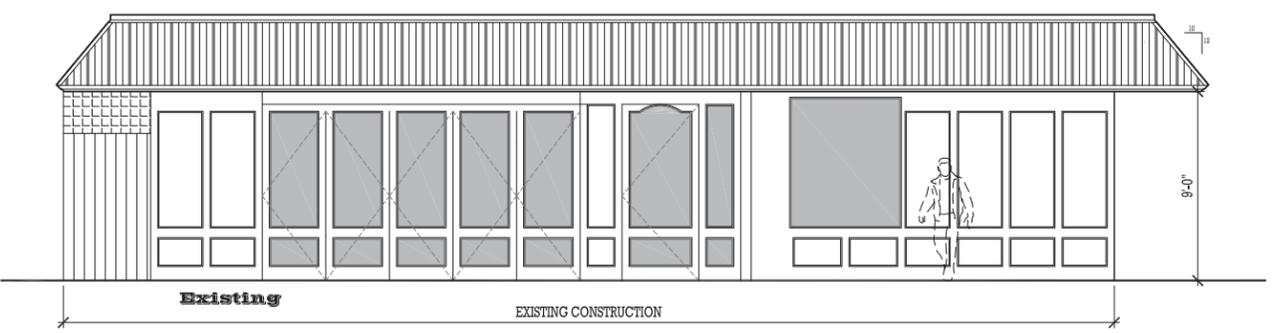
ELEVATIONS



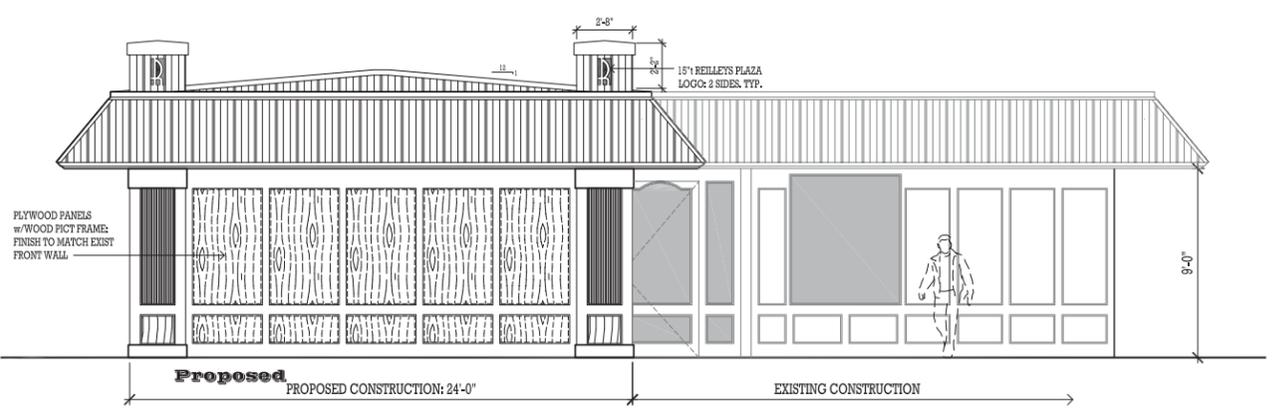
EXTERIOR ELEVATION facing ONE HOT MAMA'S



EXTERIOR ELEVATION facing GREENWOOD DRIVE



Existing



EXTERIOR ELEVATION facing WELLS FARGO BANK

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: Reilleys Grill & Bar – Alteration/Addition

DRB#: DR 130052

DATE: December 10, 2013

RECOMMENDATION: Approval Approval with Conditions Denial

Reilley's south island location proposes to replace the existing bar area including the canvas roof structures with a roof system designed of the same materials and color as the mansard that encompasses all of Reilley's Plaza. An opaque wall will be added to the end of the bar facing east. A landscape plan should be prepared and submitted for review/approval that addresses the treatment around the edges of the bar area, specifically at the new wall.



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

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: Tom Patrick Company: Whole Foods Market
 Mailing Address: 1180 Upper Hembree City: Roswell State: GA Zip: 30076
 Telephone: (678) 638-5874 Fax: _____ E-mail: Tom.Patrick@wholefoods.com
 Project Name: Whole Foods Market @ Shelter Cove Project Address: 32 Shelter Cove Ln
 Parcel Number [PIN]: R 5 2 0 0 1 2 0 0 B 0 0 2 0 0 0 0 0
 Zoning District: PD-1 Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- New Development – Conceptual
 New Development – Final, indicate Project Number
 Alteration/Addition
 Minor External Change

Submittal Requirements for **All** projects: ***We have submitted to the Shelter Cove ARB and should have approval on 12/2/2013***

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 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, 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:

New Development – Final Approval

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- _____ Final site development plan meeting the requirements of Sec. 16-3-303.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- _____ 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 *and* Minor External Changes

- A written narrative describing how project conforms to design guidelines of Section 16-4-503.
- Photographs and/or drawings of existing development.
- Drawings of the proposed development – 11"x 17".
- Material/color samples of existing and proposed changes - 8 ½"X 14" *Maximum*; Stating manufacturer and material name

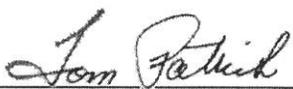
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

11/26/2013

DATE



DESIGN NARRATIVE

November 26, 2013

To	Community Development Department Town of Hilton Head Island One Town Center Court Hilton Head Island, SC 29928	Project	Whole Foods Market Hilton Head Island
		Project #	20130461.0
		From	Cyle Cox

This Design Narrative references the Whole Foods Market (WFM) alteration/addition in Hilton Head Island, South Carolina submission to the Town of Hilton Head Island and the Community Development Department as a part of our Design Review Board submittal. GreenbergFarrow is submitting on behalf of Whole Foods Market the written narrative, existing photographs and drawings, proposed addition development including site plan, renderings, plans, and elevations so we conform and follow the design guidelines.

Whole Foods Market is leader in every community it touches and brings a standard of quality from its people to its produce that Hilton Head Island and Shelter Cove Harbour will hopefully be glad to bring into its home. Along these lines, the WFM planning, design and construction team brings this passion and service into every project from start to finish. Each WFM building's site selection, initial design, and store opening take into account the local flavor and feel. Material selection and store layout is researched thoroughly seeing how to bring each location to the company's high expectations and presented to the Whole Foods management staff and designing architects for a comprehensive submission.

The Whole Foods Market renovation at Hilton Head Island is a prime example of our total team's effort to bring the town the best quality supermarket in a site specific fashion. The WFM renovation shall match the existing conditions The Plaza at Shelter Cove Shopping Center emulates as well as all the beach community natural colors and tones with the beige and tan brickwork, the island stucco natural tan, Santiago rose Spanish tile at the overhanging canopy, classic bronze aluminum storefront prefinished, dark brown metal coping at the parapets, and painted steel channel gray accent bands of caviar and knitting needles which all come together in harmony with the existing site design theme while emulating the "natural" core values of Whole Foods Market. The design does blend into the existing plaza and conforms to a subtle visual impact while utilizing natural materials, textures, colors, and maintains the islands historical appearance and heritage. Whole Foods shows flowing form, minimal massing, personal scale, local materials, clean & simple details, and corresponding natural colors.

Design Review Board Submittal Requirements:

ALTERATION/ADDITION:

Photographs/Images of Existing Development:

- Panoramic picture collage of existing The Plaza at Shelter Cove Shopping Center.

Drawings of Proposed Development, Site Plan 1/Entry Perspective 2/Perspective 3:

- Site plan at The Plaza at Shelter Cove Shopping Center; Main entry perspective sketch; Side corner perspective.

Drawings of Proposed Development, SK-001, Demolition Plan & SK-002 Floor Plan:

- Overall shell building floor plan for Whole Foods Market (WFM) indicating existing structure and new interior layout.
- New design updates to WFM front façade, added entry/exit vestibules, and cooler low wall side addition.

Drawings of Proposed Development, SK-003, Exterior Elevations & SK-004, Front Entry Wall Sections:

- Newly renovated front elevation design for Whole Foods Market with materials noted to match existing conditions.
- Main entry/exit tower element vestibules accentuated as front façade materials continue around side end wall.

Material/Color Samples of Existing and Proposed Changes, Materials Board 1:

- Material/color samples of proposed development alterations matching existing conditions and new accents.
- Field brick and accent brick to match existing; Stucco "Natural Tan" (SW 7567) to match existing; Spanish Tile canopy to match existing; new Steel beams painted "Knitting Needles" (SW 7672) & "Caviar" (SW 6990); and new 8" wide Douglas Fir wood plank siding with a natural oak stain finish.

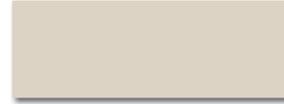
1 8" Douglas Fir Plank Siding
Natural Oak Stain Finish



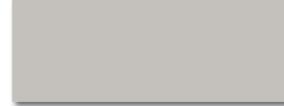
2 Spanish Tile Roof
Match Existing Spanish Tile



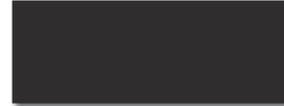
3 Plaster
SW 7567 "NATURAL TAN"



4 Steel Beam
SW 7672 "KNITTING NEEDLES"



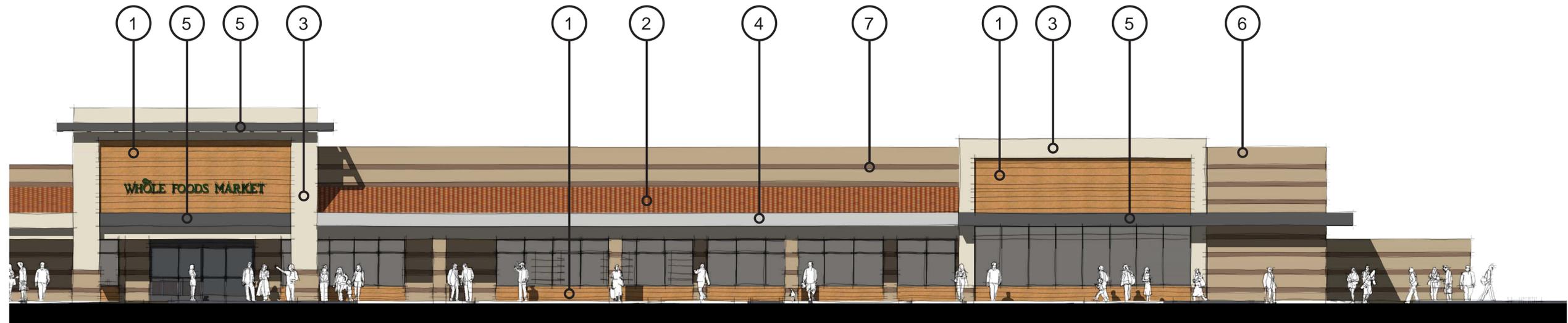
5 Steel Beam
SW 6990 "CAVIAR"

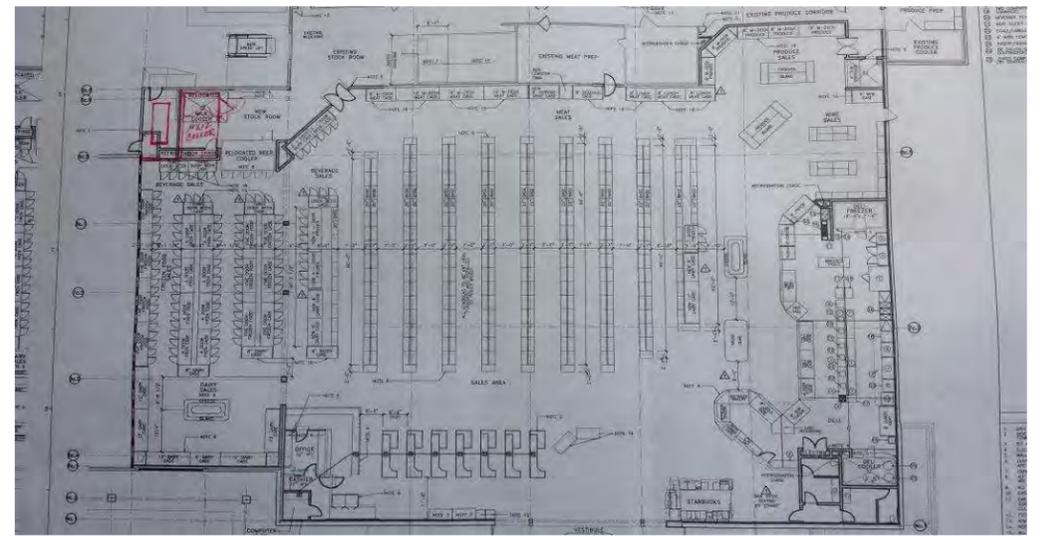


6 Brick
BRICK TO MATCH EXISTING



7 Accent Brick
BRICK TO MATCH EXISTING







SITE DATA

PARKING: 221 SPACES

WF AREA: 33,000 SF +/-

SHELTER COVE LN

MALL BLVD

**WHOLE
FOODS
MARKET**

141

80

WILLIAM HILTON PKWY



Site Plan



Whole Foods Market

Hilton Head Island, SC

November.15.2013

20130461.0

GreenbergFarrow



Entry Perspective

Whole Foods Market

Hilton Head Island, SC

November.15.2013

20130461.0

GreenbergFarrow

2



Persepctive

Whole Foods Market

Hilton Head Island, SC

November.15.2013

20130461.0

GreenbergFarrow

3

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
11/22/13	SCM SUBMITTAL
11/26/13	DRB SUBMITTAL

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
HUGHES THOMPSON
PROJECT MANAGER
MITCH DEUTSCH
QUALITY CONTROL
MITCH DEUTSCH
DRAWN BY
JEREMY ANDERSON

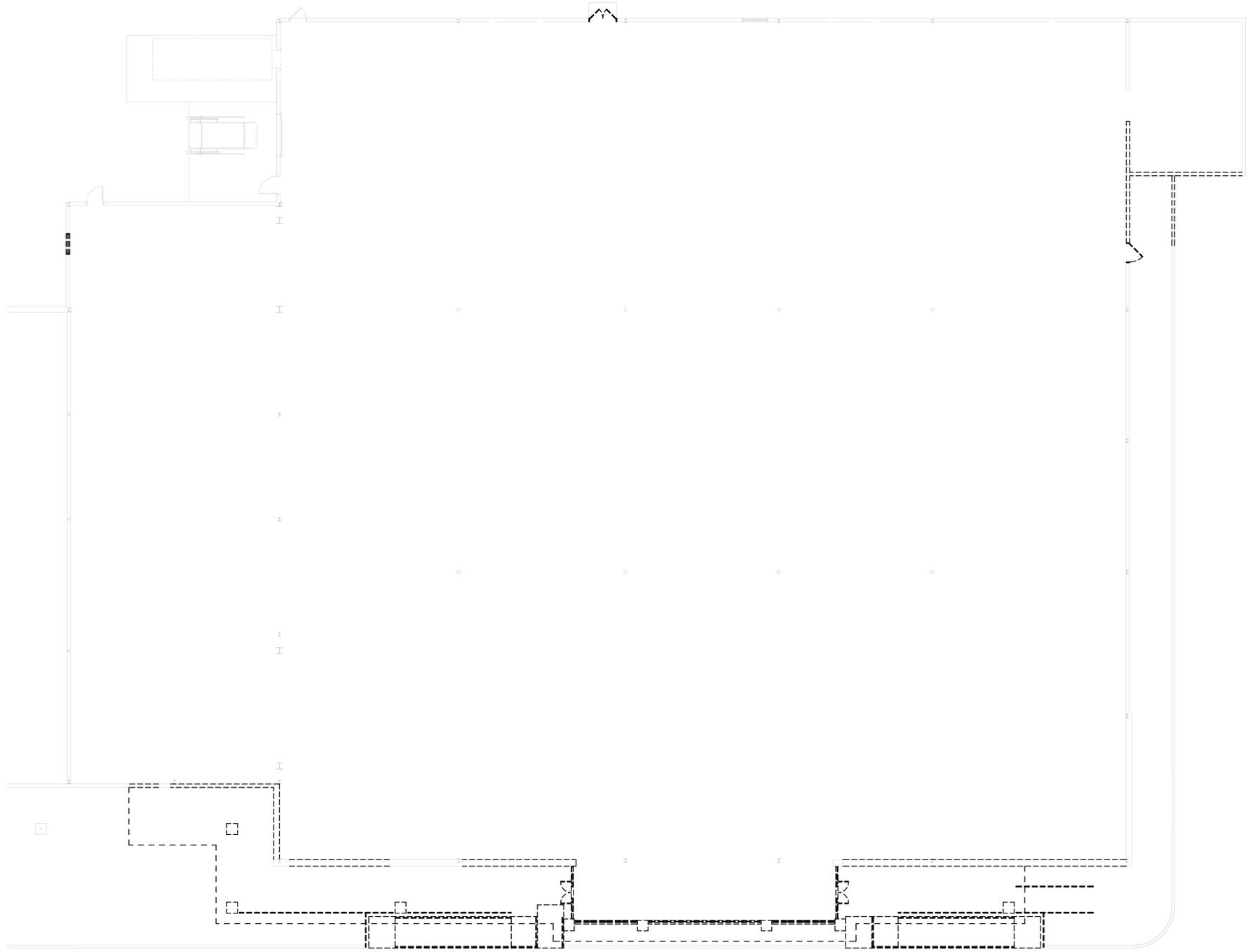
PROJECT NAME
**RENOVATION
WHOLE FOODS
MARKET
HILTON HEAD
ISLAND, SC**



PROJECT NUMBER
20130461
SHEET TITLE

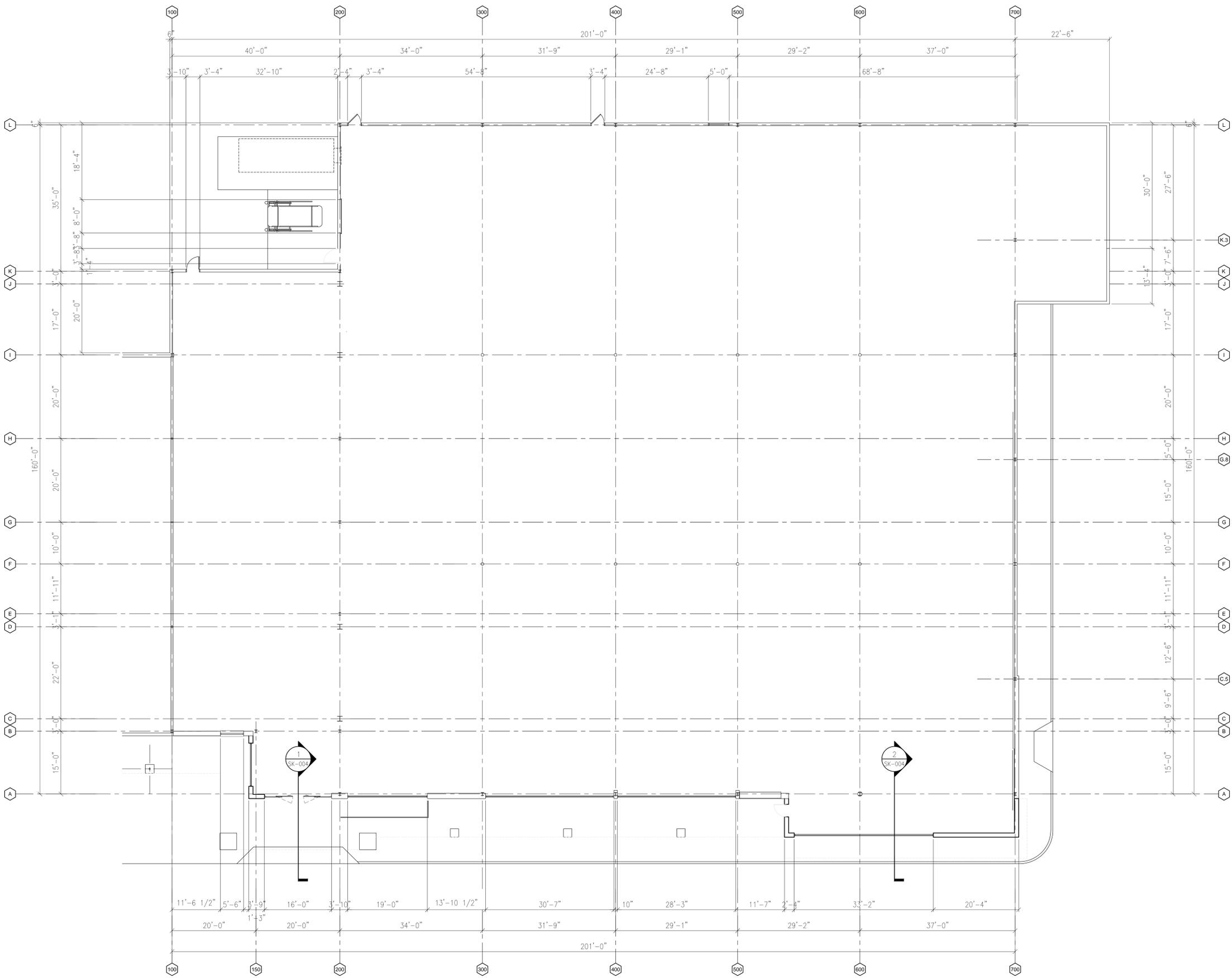
DEMOLITION PLAN

SHEET NUMBER
SK-001



1 DEMOLITION PLAN
SK-001 SCALE: 1/8"=1'-0"

Drawn: Name: P:\2013\20130461\001_Demolition_Plan.dwg (Printed) P:\2013\11-13_08\001\001_Demolition_Plan.dwg (Plot) Date: 11/26/13 10:00 AM



1 FLOOR PLAN
 SK-002 SCALE: 1/8"=1'-0"

DISCLAIMER
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DATE	DESCRIPTION
11/22/13	SCHE. SUBMITTAL
11/26/13	DRG. SUBMITTAL

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
 PROJECT MANAGER
 QUALITY CONTROL
 DRAWN BY

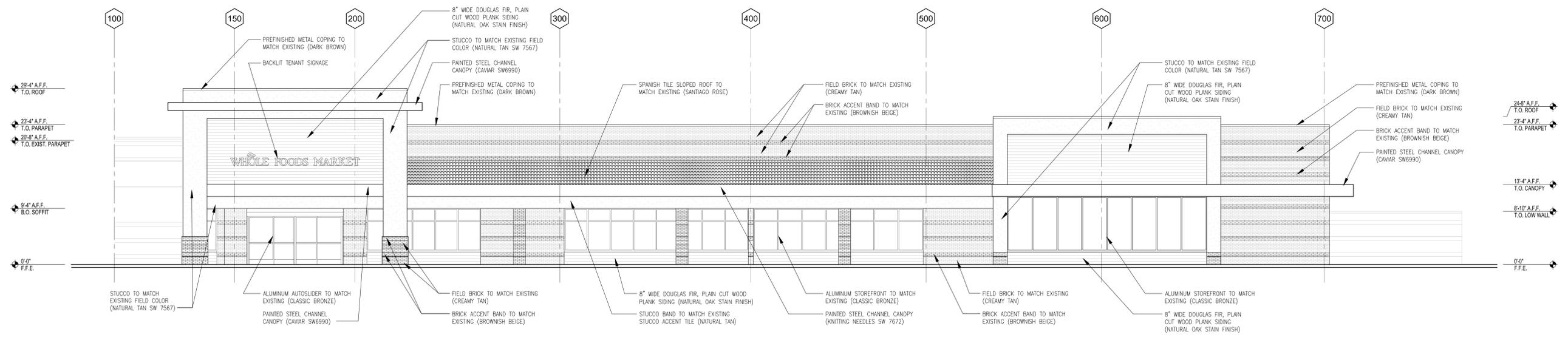
PROJECT NAME
**RENOVATION
 WHOLE FOODS
 MARKET**
**HILTON HEAD
 ISLAND, SC**



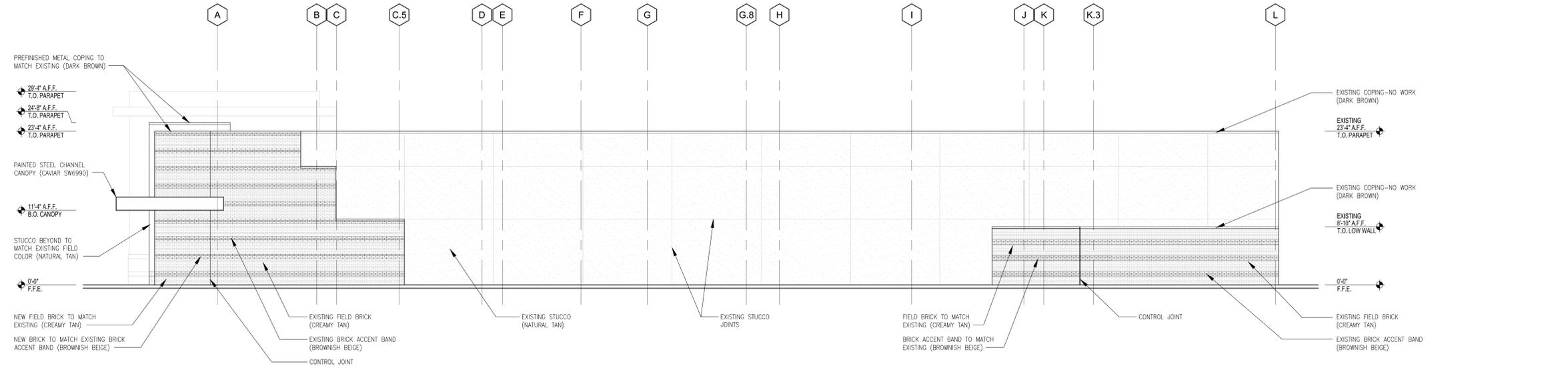
PROJECT NUMBER
 20130461
 SHEET TITLE

FLOOR PLAN

SHEET NUMBER
SK-002



1 FRONT ELEVATION
 SK-003 SCALE: N.T.S.



2 SIDE ELEVATION
 SK-003 SCALE: N.T.S.



3A SHOPPING CENTER FRONT ELEVATION - NEW
 SK-003 SCALE: N.T.S.



3B SHOPPING CENTER FRONT ELEVATION - EXISTING
 SK-003 SCALE: N.T.S.

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
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11/26/13	DRG SUBMITTAL

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
 HUGHES THOMPSON
PROJECT MANAGER
 MITCH DEUTSCH
QUALITY CONTROL
 MITCH DEUTSCH
DRAWN BY
 JEREMY ANDERSON

PROJECT NAME
RENOVATION
WHOLE FOODS MARKET
HILTON HEAD ISLAND, SC



PROJECT NUMBER
 20130461
SHEET TITLE
 EXTERIOR ELEVATIONS

SHEET NUMBER
SK-003

Drawing Name: P:\2013\20130461\03 Design Development\Project\2013-11-26_0803\03 drawings\WHI Hilton Head Island - SK-003 - Exterior Elevations.dwg User: janderson Date: 11/26/13 11:26:00 AM

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: Whole Foods Market at Shelter Cove –
ALTERATION/ADDITION

DRB#: DR 130053

DATE: December 10, 2013

RECOMMENDATION: Approval Approval with Conditions Denial

<i>ARCHITECTURAL DESIGN</i>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Consider site improvements for better pedestrian circulation from parking lot to building and between sites.
Design is unobtrusive and set into the natural environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mostly flat roof – existing pitched entrance feature eliminated and replaced with flat roof element. Other pitched roof elements remain; consider overall

				elevation.
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forms and details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide cut sheets for any proposed lighting,
Accessory elements are design to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

MISC COMMENTS/QUESTIONS
Project requires written NOA from Shelter Cove ARB.



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

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: MATT MILLS Company: SHELTER COVE TOWN CENTRE LLC
 Mailing Address: 2743 Perimeter Pkwy City: AUGUSTA State: GA Zip: 30909
 Telephone: 706 373 9007 Fax: 706 722 6960 E-mail: mmills@bccommercial.com
 Project Name: SHELTER COVE TOWN CENTRE Project Address: SHELTER COVE LANE
 Parcel Number [PIN]: R _____
 Zoning District: _____ Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:
 New Development – Conceptual Alteration/Addition
 New Development – Final, indicate Project Number Minor External Change

Submittal Requirements for *All* projects:

- 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 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

- _____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, 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:

New Development – Final Approval

_____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.

_____ Final site development plan meeting the requirements of Sec. 16-3-303.F.

_____ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.

_____ 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 *and* Minor External Changes

A written narrative describing how project conforms to design guidelines of Section 16-4-503.

Photographs and/or drawings of existing development.

Drawings of the proposed development - 11"x 17". *PREVIOUSLY SUBMITTED*

Material/color samples of existing and proposed changes - 8 1/2" X 14" *Maximum*;
Stating manufacturer and material name

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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.

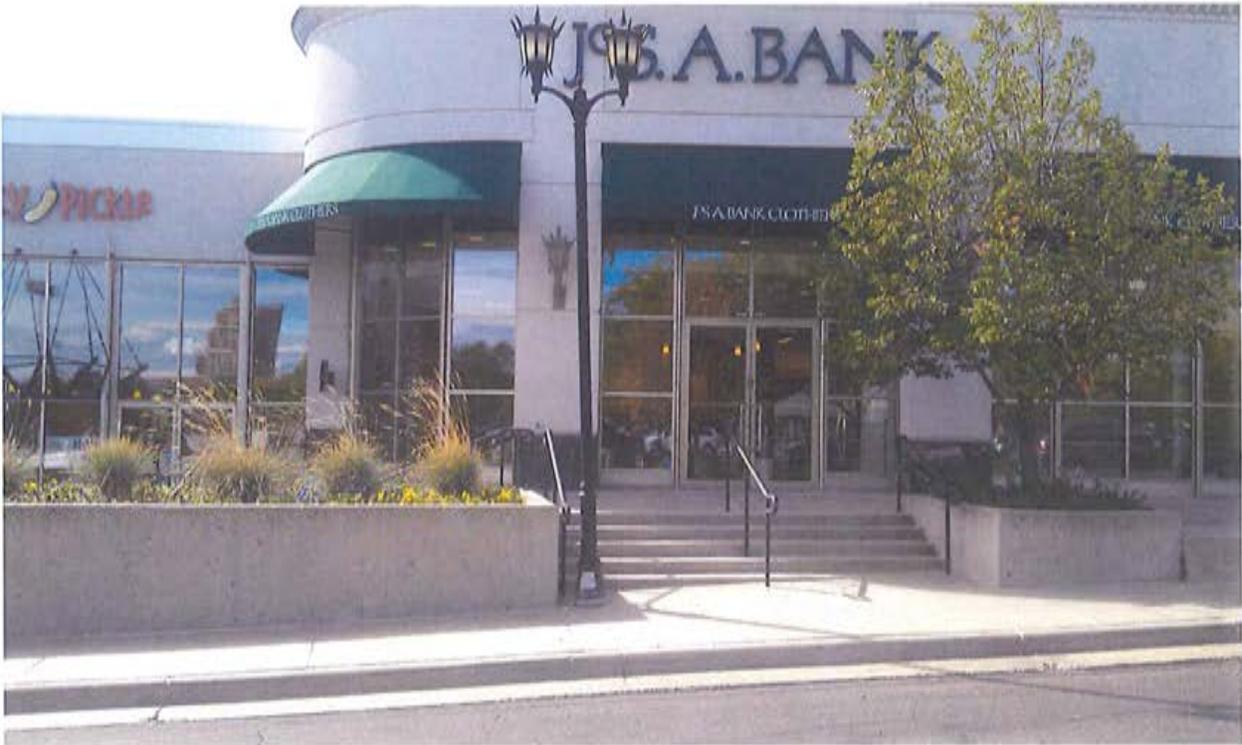
SIGNATURE

DATE

10/29/13

Owner wishes to substitute the material approved for the awnings on Building 102 (Jos. Banks Building) with Jos. Bank's standard green awning

Requested substitute material:





MSTSD

MSTSD, INC.
1716 Poplarwood Road, Suite 200
Savannah, Georgia 31404
912.428.1000

Issue Date
01-28-2013
Revised 01-29-13

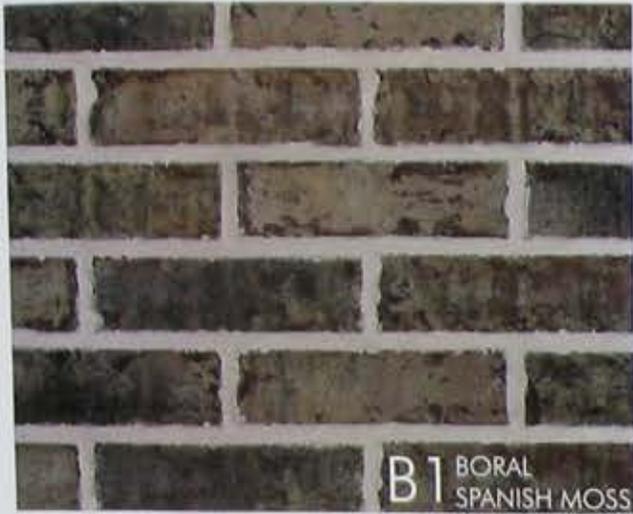
DESIGN REVIEW BOARD
FINAL APPROVAL
SUBMITTAL

SHELTER COVE
TOWNE CENTRE

BLANCHARD &
CALHOUN

TOWN OF HILTON HEAD
ISLAND

EXTERIOR MATERIALS



B1 BORAL SPANISH MOSS



B2 BORAL OUTER BANKS



B3 BORAL BASTILLE



AWNING FABRIC



B4 BORAL SAVANNAH GRAY



B6 GENERAL SHALE MORNING SMOKE



B7 BORAL SANTA FE



B8 BORAL CORDOBA



BK1 CAROLINA CERAMICS SHADOW GREY VELOUR



BK2 CAROLINA CERAMICS SABLE VELOUR



KB5 CHEROKEE OXFORD



KB6 CHEROKEE FRENCH COUNTRY GRAY

MARK	ITEM	COLOR	COLOR NAME & NUMBER
R1	Shingle Roof		Natural grey
B1	Rustic brick		Boral_Spanish Moss
TB	Tabby Stucco		
P4	Structure		SW 6471 Hazel
P3	Fascia, trim		SW 6172 Hardware
P14	Wall		SW 6115 Total Tan



R1 Shingle Roof



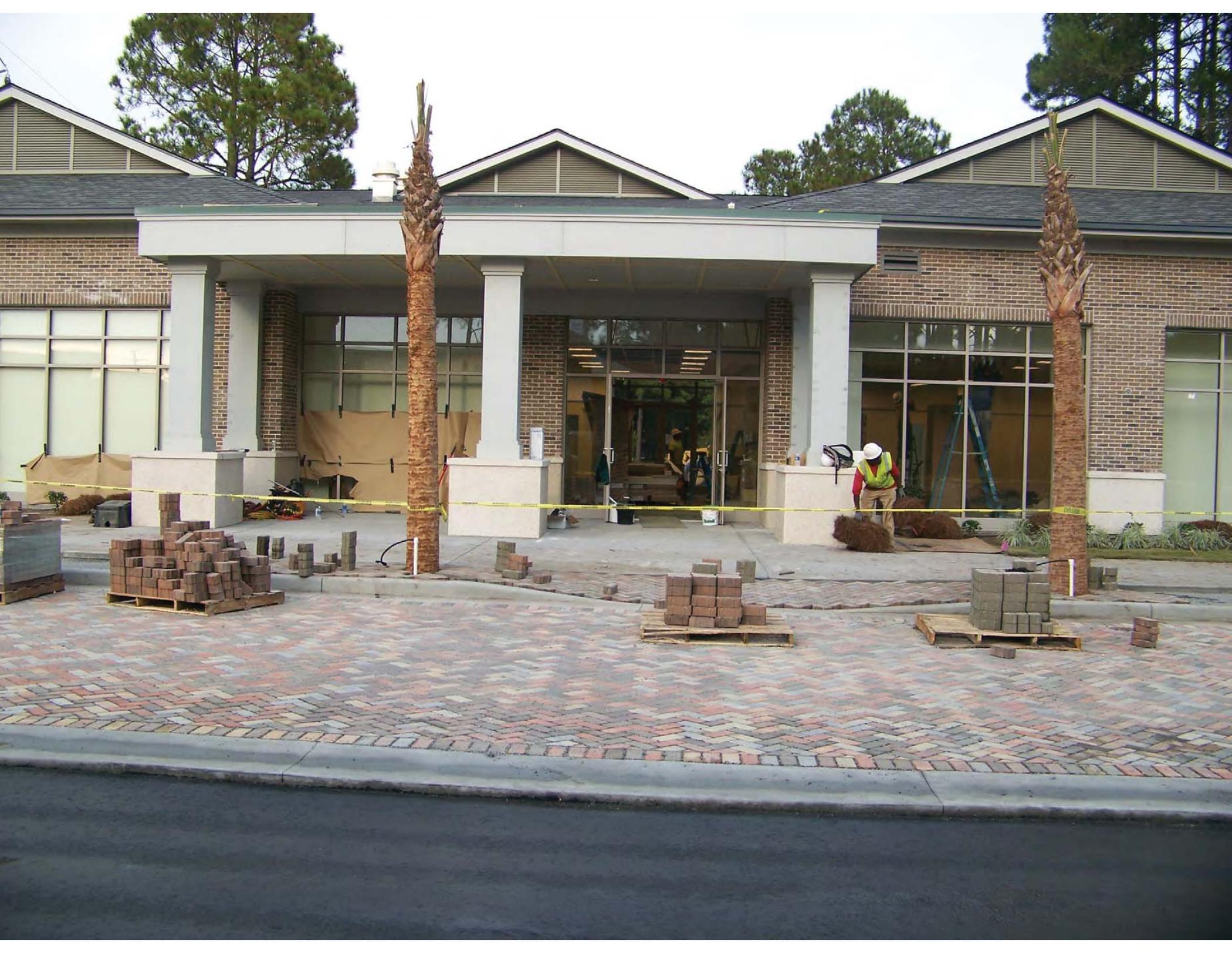
TB Tabby Stucco



B1 Boral_Spanish Moss



West Elevation, Building 102





y PICKLE

J.S.A. BANK

J.S.A. BANK CLOTHIERS

J.S.A. BANK CLOTHIERS

J.S.A. BANK CLOTHIERS



JOS A BANK

J'S.A. BANK CLOTHIERS

PICKUP

NO
OP





J.S.A. BANK CLOTHIERS

J.S.A.

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Jos. A. Bank Awning – MINOR EXTERNAL CHANGE

DRB#: DR 130048

DATE: November 12, 2013

RECOMMENDATION: Approval Approval with Conditions Denial

Shelter Cove Town Centre proposes to change the awning fabric on building 102 from striped to Jos. A. Bank’s “standard green awning” - Sunbrella “Forest Green” #6037. A fabric sample is required to ensure the green fabric complements the building colors (brick, stucco, and paint trim). Additionally, four awning fabrics (all striped) were chosen, and approved, to provide both variety and consistency throughout the project. Consideration should be given to how a solid fabric on one building works with striped fabric on all of the other buildings with awnings.