



# Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, June 23, 2015

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. **Presentation of Crystal Awards to Mr. Scott Sodemann and Mr. Galen Smith**
5. **Approval of Agenda**
6. **Approval of Minutes** – Meeting of June 9, 2015
7. **Staff Report**
  - A. Farewell Reception for departing Board members
  - B. Board Training
8. **Board Business**
9. **Old Business**
10. **Unfinished Business**
11. **New Business**
  - A. Alteration/Addition
    - 1) DRB-001137-2015 – Local Pie LLC
12. **Appearance by Citizens**
13. **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, June 9, 2015 Meeting  
1:15p.m. – Benjamin M. Racusin Council Chambers**

**DRAFT**

Board Members Present: Chairman Scott Sodemann, Vice Chairman Jake Gartner,  
Galen Smith, Dale Strecker, Kyle Theodore, and Brian Witmer

Board Members Absent: Ron Hoffman

Town Council Present: None

Town Staff Present: Jennifer Ray, Urban Designer  
Richard Spruce, Floodplain Administrator  
Sally Krebs, Sustainable Practices Coordinator  
Kathleen Carlin, Administrative Assistant

---

**1. Call to Order**

Chairman Sodemann called the meeting to order at 1:20p.m.

**2. Roll Call**

**3. Freedom of Information Act Compliance**

**4. Approval of the Agenda**

The Board **approved** the agenda as submitted by general consent.

**5. Approval of the Minutes**

The Board **approved** the minutes of the May 26, 2015 meeting as submitted by general consent.

**6. Staff Report**

Ms. Ray stated that the staff will provide Board training immediately following today's meeting. The staff will also provide Board training following the June 23, 2015 meeting.

**7. Board Business**

A. Design Guide – Final draft review

Ms. Ray stated that the final draft of the updated Design Guide is being presented to the Board today for approval. Beginning last January the Board began reviewing individual sections of the updated Design Guide. The Board solicited public comments at each of these review sessions. At that time a special section was created on the Town's website to receive public comments as well. Ms. Ray stated that all of the Board's comments have been incorporated into the final draft document.

Ms. Ray stated that the Introduction page (which defines Island character) has not changed. The Goal also has not changed. It has been reformatted and additional pictures have been added. The Acknowledgements page is updated and includes the names of the current Board members. Following the staff's brief presentation, Ms. Ray requested that a motion be made to approve the updated Design Guide with a recommendation that Town Council adopt the document as the official Design Guide.

Ms. Theodore made a **motion** to **approve** the updated Design Guide as presented by staff with a recommendation that Town Council adopt the document as the official Design Guide. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 6-0-0.

## 8. Old Business

None

## 9. Unfinished Business

None

## 10. New Business

### A. Alteration/Addition

#### 1) Jakes Wayback Burgers Outdoor Dining Patio (SCTC) – DRB-001057-2015

Ms. Ray introduced the application and stated its location, Shelter Cove Towne Centre, Building 104. The applicant proposes to add covered outdoor dining space to the existing building. Ms. Ray presented an in-depth overhead review of the application. The photos show context and the neighboring architectural styles. Ms. Ray identified the area where the proposed awning will be located. The black canvas awning is used in multiple locations within Shelter Cove Towne Centre.

The applicant states that the board and batten color, SW 6071 'Popular Gray', will be used for all of the new woodwork. The east elevation has the service area screen and it was the model for the proposed planter boxes.

Ms. Ray reviewed the column detail at the Kroger location that is proposed to be used for the awning supports. The same colored concrete floor at the Poseidon is proposed to be used for the patio floor.

The applicant proposes to add 357 sq. ft. of covered patio and 432 sq. ft. of open patio. The lease plan shows Building 104 and Jakes Wayback Burgers is located on the north top side of the plan facing Francesca's and Kroger.

The site plan was previously approved by the Board when it came through in September 2014 as part of the alteration of Building 104. The proposed site plan indicates the proposed outdoor seating on either side of the entrance. The outdoor seating was on the previously approved plan; however, it was located only on the end of the building, squared off and would have provided a little bit more seating and a cleaner connection. The staff recommends considering keeping it squared off. If the curve is desired, it should be redesigned so that there is a smoother radius and tangent there instead of the jointed connection.

The patio will continue as shown on the plan and will turn right toward the other entrance. At this section it becomes the covered outdoor seating with a canvas awning. To maximize the seating, the landscape bed stops in the corner of the walk and transitions to raised planters so that it can be pulled a little bit closer to the sidewalk, but continuing to provide that separation between the seating area and the sidewalk.

The transition point between where the patio and the landscape bed and the planters all come together is a little bit awkward, and staff recommends that this be restudied to clean up that intersection. The north elevation is the elevation facing Francesca's and Kroger, and it shows the proposed addition of the black canvas awning. The west elevation is the elevation facing the central drive. Highway 278 is located on the right. Ms. Ray stated that there are no changes to the south elevation and there are no changes to the east elevation.

The approved landscape plan included the outdoor seating on the north side and consideration should be given for keeping that patio as shown so that all of the landscaping can be kept along the two sides as is. The proposed landscape plan shows some annuals and perennials in the planters (the types are not specified). The rest of the plan includes a mix of evergreen shrubs, groundcover and some trees along one side of the patio. The staff recommends that the varieties of plants be specified to match what is previously approved. The plants should be specified for consistency. Also, all of the plants used here should be selected from the previously approved plant schedule. The landscape plan should be similar to what is already going on at Shelter Cove Towne Centre.

Ms. Ray stated that no additional lighting is proposed. The Shelter Cove Harbour Company's ARB has reviewed and approved the plan as submitted. The staff recommends approval with the few conditions mentioned previously. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Don Baker, Square Feet Architects, presented statements in support of the application. Mr. Baker stated that he agrees with staff's recommendations regarding the landscaping plan. Mr. Baker presented comments regarding the integration of the two rectangular planters. Mr. Baker also presented statements regarding making the patio a little bit bigger. The Board complimented the project and stated that they agree with the staff's comments and recommendations.

The Board and the applicant discussed the North West corner of the patio. The Board recommended that this corner be squared off to allow a bit more patio space. The Board stated that the columns should be doubled up on the South West corner. Chairman Sodemann presented comments regarding the relationship of the awning to the building. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Ms. Theodore made a **motion to approve** application DRB-001057-2015 with the following conditions: (1) the applicant shall reshape the North East corner of the outdoor seating area; (2) the plant selections shall be amended to be more in keeping with the original plant palette

for the entire project; and (3) the applicant shall amend the column at the corner to double up the columns. Mr. Witmer **seconded** the motion and the motion **passed** with a vote of 6-0-0.

**11. Appearance by Citizens**

None

**12. Adjournment**

The meeting was adjourned at 1:55p.m.

Submitted By:

Approved By:

\_\_\_\_\_  
Kathleen Carlin  
Administrative Assistant

\_\_\_\_\_  
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](http://www.hiltonheadislandsc.gov)

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	<u>6/9/15</u>
Accepted by:	_____
DRB #:	<u>1137-2015</u>
Meeting Date:	_____

Applicant/Agent Name: JAMES RICHARDSON Company: THE RICHARDSON GROUP  
 Mailing Address: PO BOX 6133 City: HHL State: SC Zip: 29938  
 Telephone: 686-6929 Fax: 686-3270 E-mail: jr@richardsongrp.com  
 Project Name: LOCAL PIE LLC Project Address: 55 NEWORLEANS ROAD  
 Parcel Number [PIN]: R 522 015 00C 0112 0114  
 Zoning District: SPC Overlay District(s): COR

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

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

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

Submittal Requirements for *All* projects:

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

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

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

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

Additional Submittal Requirements:

**Final Approval – Proposed Development**

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

Additional Submittal Requirements:

**Alterations/Additions**

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

Additional Submittal Requirements:

**Signs**

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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

\_\_\_\_\_  
SIGNATURE

9 JUNE 15  
\_\_\_\_\_  
DATE



June 8, 2015

Town of Hilton Head  
Design Review Board  
Atten: Jennifer Ray

**RE: Renovations and addition to the former Vintage Prime at Fountain Center for Local Pie, LLC**

Jennifer,

This serves as a narrative to the proposed work to be performed. Our client wishes to renovate the former Vintage Prime restaurant at the Fountain Center at 55 New Orleans Road on Head Island and convert it into a new pizza restaurant. Enclosed is the existing survey, site plan, photos, proposed floor plan, elevations, colors and details.

Site:

Our proposed deck extension and renovation removes four existing parking spaces. In communicating with you earlier regarding the possibility of having to replace these parking spaces elsewhere on the site, you researched with Teri Lewis the building and found that the building requires 56 parking spaces. The existing parking lot currently has 83 parking spaces. The loss of four spaces will not require the need to replace them as the property would still be overparked.

Building:

We plan on removing the existing green canvas awnings as well as two existing storefront systems. We plan on installing aluminum and glass overhead doors where the two storefronts were removed. The color of the doors will match the other storefronts. We propose to install a shed roof on exposed rafters and brackets with a metal roof to better identify the entrance to the restaurant. We propose a hunter green color to blend into the vernacular of the building and its surroundings. We also plan on constructing an outdoor bar with a poured concrete top. We propose to construct the bar with reclaimed wood from the interior of the building. A sample of the wood will be provided at the meeting. Finally, we are proposing to install new high density polyester shade sail protection. Colors and patterns are shown on the drawings.

On the deck, we are proposing to remove the existing planters and benches as well as the existing decking. We plan on repairing the existing joists if necessary. We plan on expanding the current deck into the parking lot as described above. We are proposing to install new trex decking and cable railings to match the existing sidewalk bridge on New Orleans Road. Photos of this bridge is included in the submission package. We also will be using the reclaimed wood for the top of the railing.

Time is of the essence as the Client is already paying rent on the space and would like to begin construction as soon as possible. We understand that the Town may request some modifications, but if we could get a conditional approval we would appreciate it. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads 'Kevin Grenier'.

Kevin Grenier | AIA, NCARB  
Principal & Senior Project Manager

TLC PROPERTY MANAGEMENT  
55 NEW ORLEANS ROAD  
SUITE 204  
HILTON HEAD, SC 29928  
PHONE & FAX (843) 842-3700

June 9, 2015

To Whom It May Concern,

This letter is to inform you that a board of directors meeting of the Fountain Center HPR held on April 23, 2015, the directors voted to accept, in concept, the proposed plans presented by Local Pie LLC for changes in the layout and design of the units numbered 106-109 and 111. Included in the proposed changes were: Wood fired ovens and venting system, window changes from fixed to movable, Deck expansion and interior design changes.

If you have any questions regarding this matter, please feel free to contact me at the above address.

Sincerely,

A handwritten signature in blue ink that reads "Walt Marcinkowski". The signature is written in a cursive style with a small dot above the letter 'i' in "Marcinkowski".

Walt Marcinkowski  
Property Manager





VINTAGE PRIME  
STEAKHOUSE NIGHTLIFE











VINTAGE PRIME  
STEAKHOUSE NIGHTLIFE





VINTAGE PRIME  
STEAKHOUSE NIGHT LIFE

VINTAGE PRIME  
STEAKHOUSE NIGHT LIFE



VINTAGE PRIME  
STEAKHOUSE - NIGHTLIFE

VINTAGE PRIME  
STEAKHOUSE - NIGHTLIFE

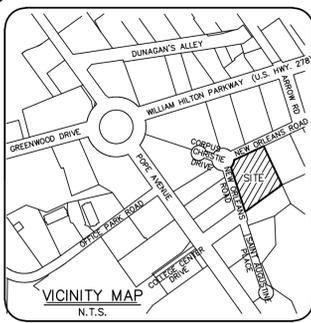
At Home  
THERAPY



VINTAGE PRIME  
STEAKHOUSE · NIGHTLIFE

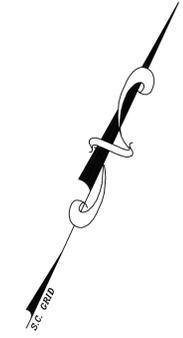
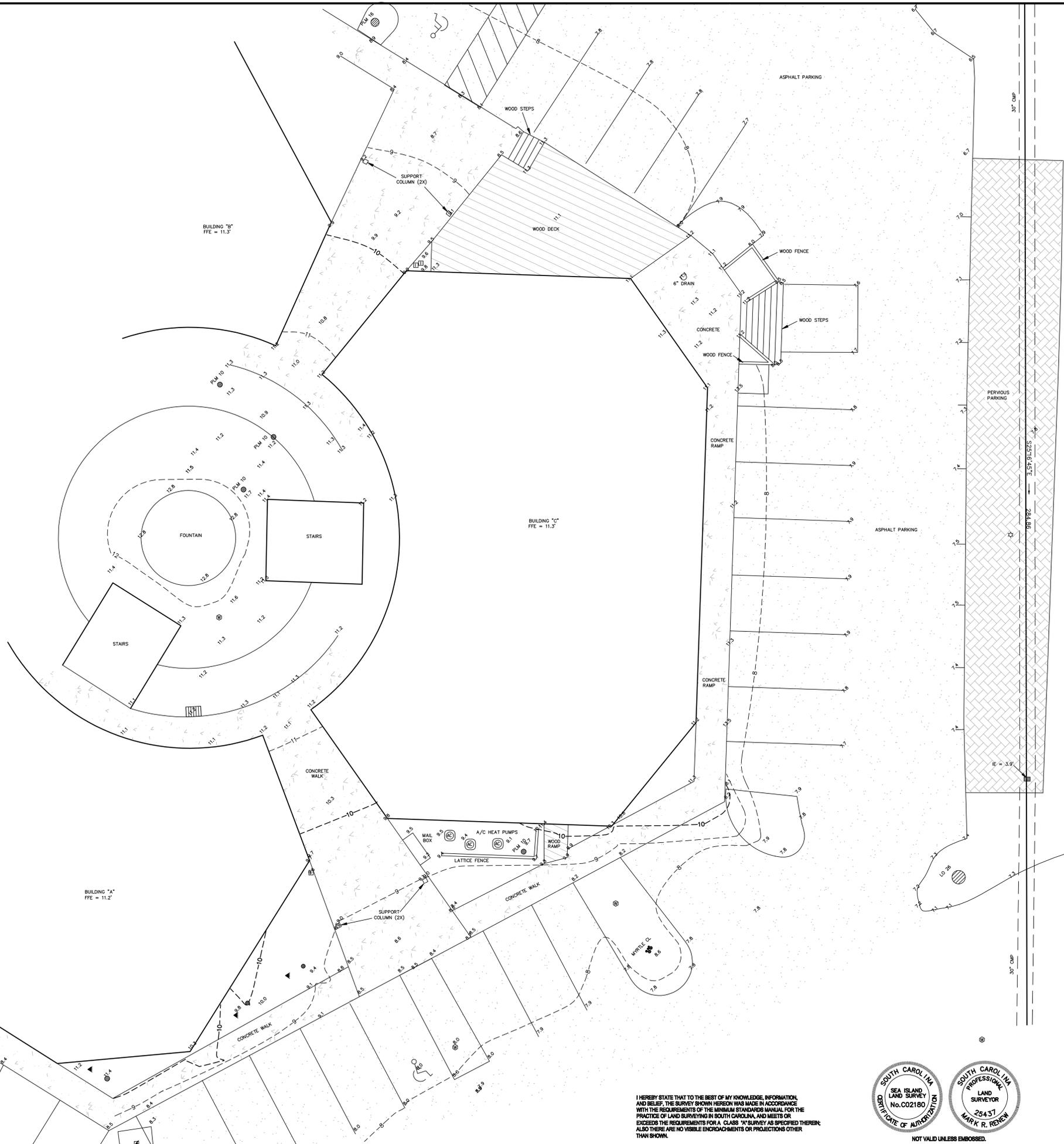
VINTAGE PRIME  
STEAKHOUSE · NIGHTLIFE





**NOTES:**

- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
- 2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM SEA ISLAND LAND SURVEY, LLC. WILL BE THE ONLY OFFICIAL DOCUMENT.
- 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
- 4) HORIZONTAL DATUM IS S.C. STATE PLANE NAD 83.
- 5) VERTICAL DATUM IS NAVD88.
- 6) CONTOUR INTERVAL IS 1'.
- 7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED COMMERCIAL DEVELOPMENT.
- 8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
- 9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 10) BOUNDARY FOR LOT 64 NOT SHOWN IN FULL.
- 11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.



**LEGEND & SYMBOLS:**

TREE SIZES ARE INCHES IN DIAMETER

○	SPOT ELEVATION
—	CONTOUR
CMF	3" CONCRETE MONUMENT FOUND
TBM	TEMPORARY BENCH MARK
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
CMP	CORRUGATED METAL PIPE
LO	LIVE OAK
PN	PINE
PLM	PALM
LAO	LAUREL OAK
⊙	MONITORING WELL
⊕	A/C HEAT PUMPS
⊖	IRRIGATION CONTROL VALVE

- REFERENCE PLAT**
- 1) A PLAT OF 53.829 ACRES, SHIPYARD PLANTATION, DRAWN: 05/13/76, REVISED: 03/24/93 RMC. BEAUFORT COUNTY, SC BY: M. A. DUNHAM, S.C.R.L.S. NO. 11590
  - 2) AN ASBLT SURVEY OF LOT 65, SHIPYARD COMMERCIAL, SHIPYARD PLANTATION, DRAWN: 03/15/02 RMC. BEAUFORT COUNTY, SC BY: JACK JONES, S.C.R.L.S. NO. 13852

**PROPERTY AREA = 1.95 AC. 85,027 S.F.**  
**ADDRESS: 51, 55, 59 NEW ORLEANS ROAD**  
**DISTRICT: 552, MAP: 15 & 15C, PARCELS: 110, 112, 114 & 197**  
**THIS PROPERTY LIES IN F.E.M.A. ZONE A7**  
**BASE FLOOD ELEVATION = 14.0'**  
**COMMUNITY NO. 450250, PANEL 0013D, DATED: 9/29/86**

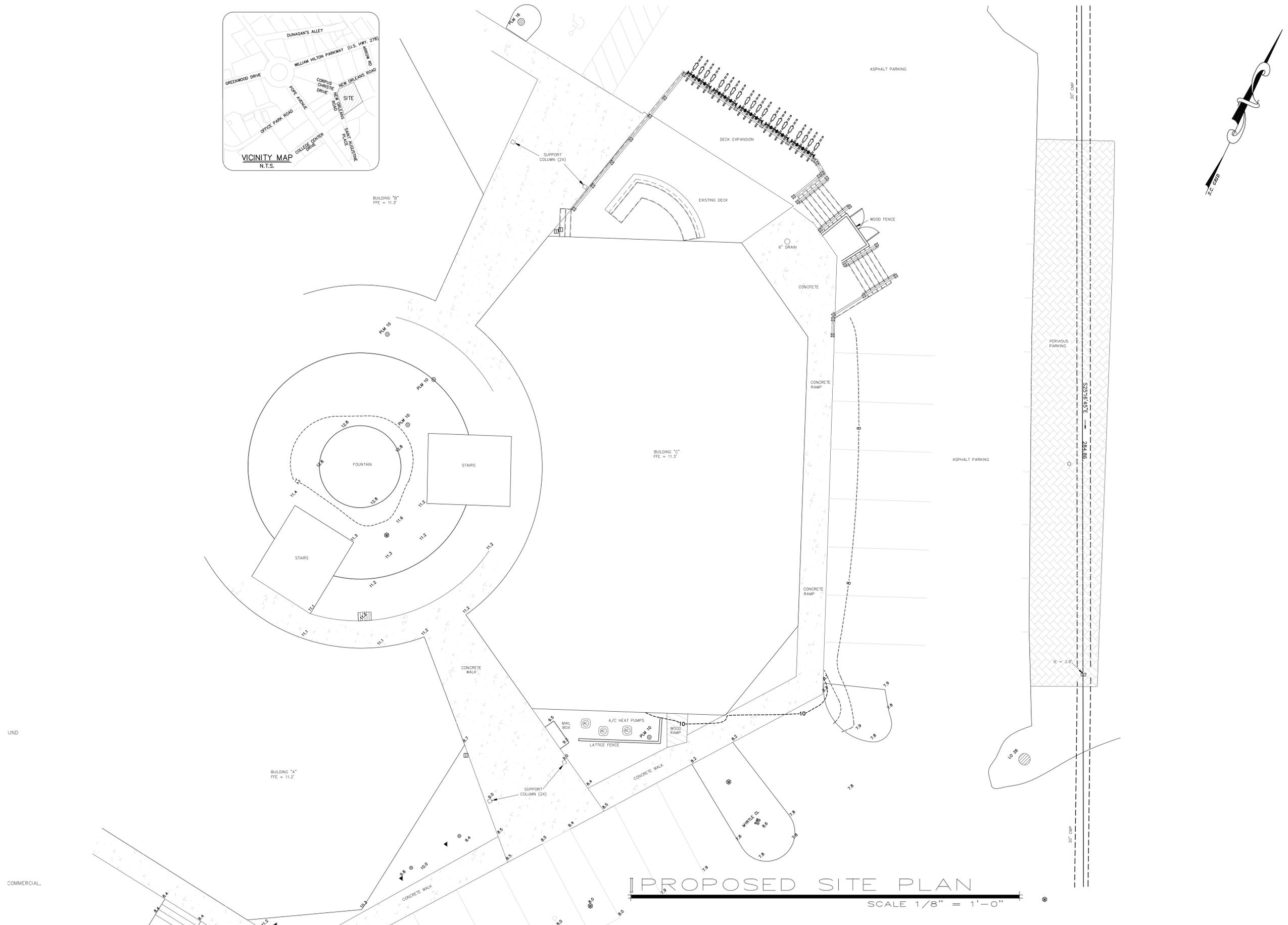
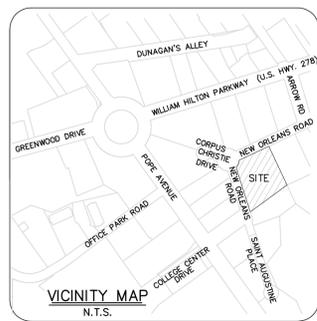
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED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



**PARTIAL ASBLT, TREE AND TOPOGRAPHIC SURVEY OF:**  
**LOT 64, SHIPYARD COMMERCIAL,**  
**NEW ORLEANS ROAD, HILTON HEAD ISLAND,**  
**BEAUFORT COUNTY, SOUTH CAROLINA**  
**PREPARED FOR: LOCAL PIE**

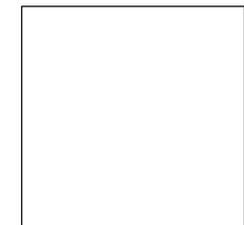
**DATE: 6/08/15**      **SCALE: 1" = 8'**

**SILS** Sea Island Land Survey, LLC.  
 4D Mathews Court, Hilton Head Island, SC 29926  
 Tel (843) 681-3248  
 Fax (843) 689-3871  
 E-mail: sils@sprynet.com  
**FILE No: 03034/3**      **DWG No.: 2-1749**



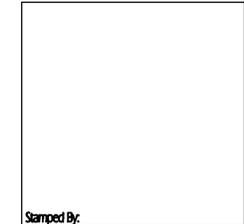
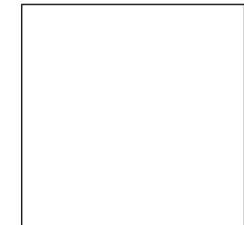
Exterior Modifications for:  
**LOCAL PIE, LLC**  
 formally Vintage Prime

Fountain Center Building "B"  
 Hilton Head Island, SC



KRA architecture + design

KRA architecture + design  
 2 Verdier Plantation Road  
 Bluffton, SC 29910  
 t 843.815.2021  
 f 843.705.9460  
 www.krasc.com



Stamped By: \_\_\_\_\_  
 Drawn By: KRG  
 Checked By: KRG  
 Date: 06.09.15

Revisions

No.	Description

Project No. \_\_\_\_\_  
 File Name: \_\_\_\_\_  
 Drawing Title: \_\_\_\_\_

**PROPOSED  
 SITE PLAN**

Sheet No. **AS1.0**

Scale: \_\_\_\_\_

Exterior Modifications for:  
**LOCAL PIE, LLC**  
 formerly Vintage Prime  
 Fountain Center Building "B"  
 Hilton Head Island, SC



FIESTA FRESH PHOTO  
 LOOKING SOUTH



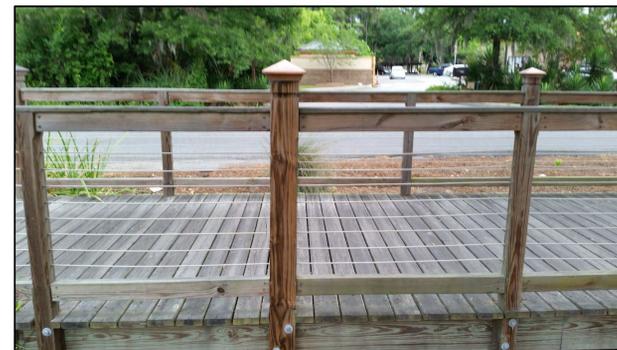
JADE BUILDING PHOTO  
 LOOKING EAST



PARKING LOT PHOTO  
 LOOKING NORTH



FOUNTAIN CENTER PHOTOS  
 LOOKING WEST FACING NEW ORLEANS ROAD



FOUNTAIN CENTER PHOTOS  
 LOOKING NORTH FACING FIESTA FRESH

SIDEWALK BRIDGE  
 LOOKING EAST



KRA architecture + design

t 843.815.2021  
 f 843.706.9460  
 www.krasc.com  
 2 Verdier Plantation Road  
 Bluffton, SC 29910

Stamped By:

Drawn By: KRQ

Checked By: KRQ

Date: 06.09.15

Revisions


Project No.

File Name:

Drawing Title:

**EXISTING PHOTOGRAPHS**

Sheet No. **EX1**

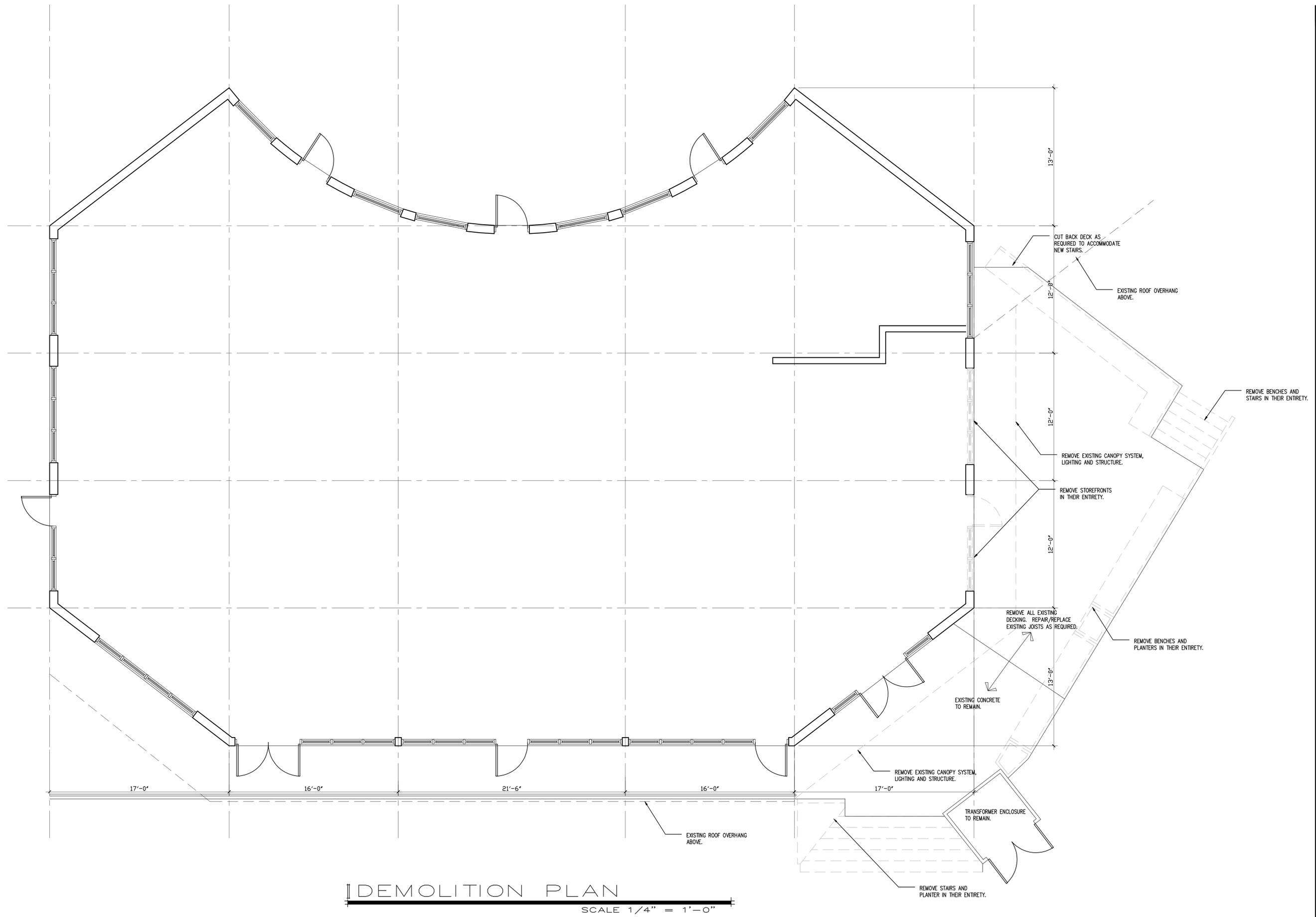
Scale:

Exterior Modifications for:  
**LOCAL PIE, LLC**  
 formally Vintage Prime  
 Fountain Center Building "B"  
 Hilton Head Island, SC



KRA architecture + design

t 843.815.2021  
 f 843.708.9460  
 www.kraac.com  
 KRA architecture + design  
 2 Verdier Plantation Road  
 Bluffton, SC 29910



**DEMOLITION PLAN**  
 SCALE 1/4" = 1'-0"

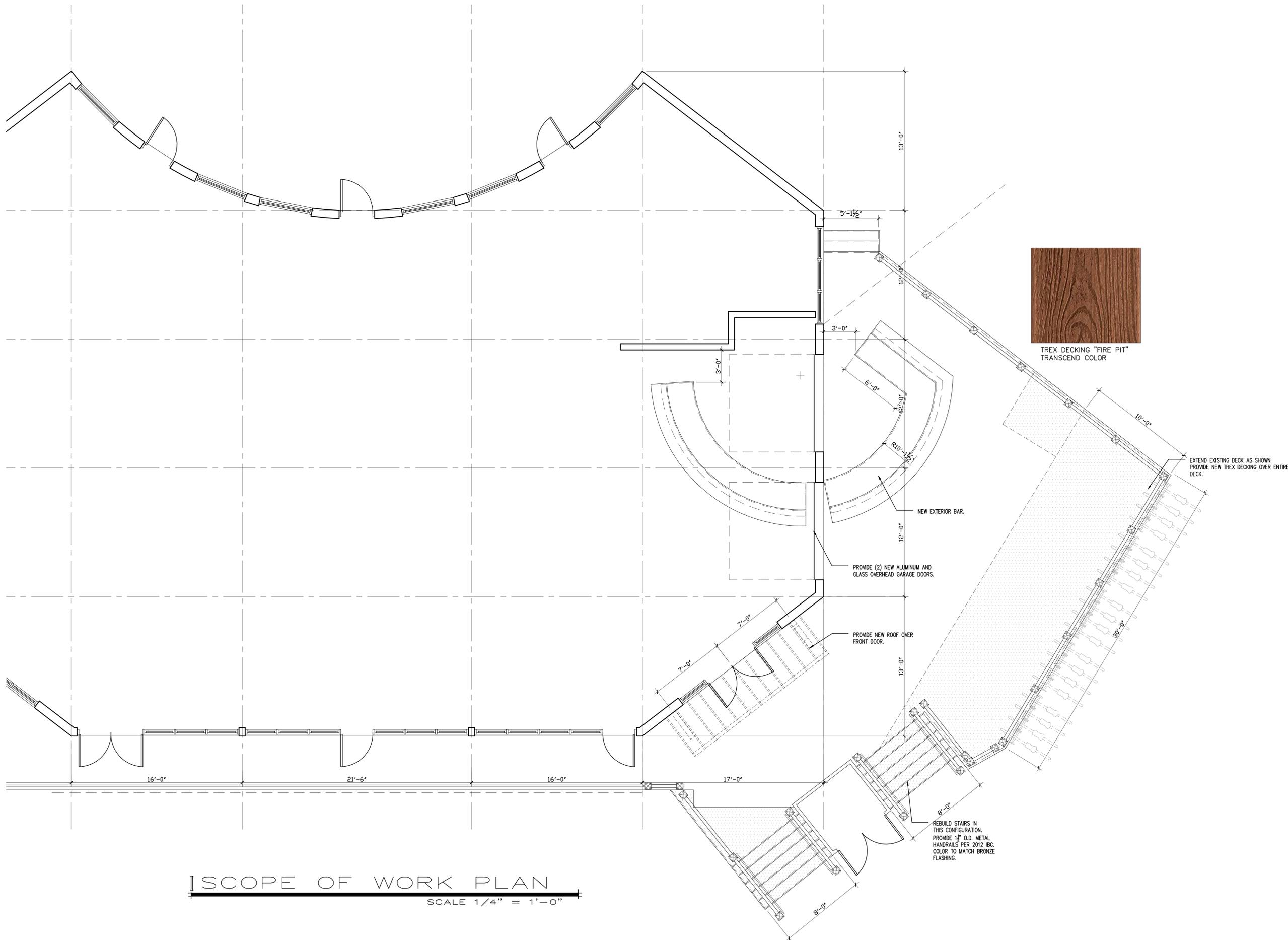
Stamped By:  
 Drawn By: KRA  
 Checked By: KRA  
 Date: 06.09.15  
 Revisions  


 Project No.  
 File Name:  
 Drawing Title:

**DEMOLITION PLAN**

Sheet No. **D1.0**

Scale:



SCOPE OF WORK PLAN  
SCALE 1/4" = 1'-0"

Exterior Modifications for:  
**LOCAL PIE, LLC**  
formally Vintage Prime  
Fountain Center Building "B"  
Hilton Head Island, SC



KRA architecture + design

t 843.815.2021  
f 843.706.9460  
www.kraac.com

KRA architecture + design  
2 Verdier Plantation Road  
Bluffton, SC 29910



TREX DECKING "FIRE PIT"  
TRANSCEND COLOR

EXTEND EXISTING DECK AS SHOWN  
PROVIDE NEW TREX DECKING OVER ENTIRE  
DECK.

REBUILD STAIRS IN  
THIS CONFIGURATION.  
PROVIDE 1" O.D. METAL  
HANDRAILS PER 2012 IBC.  
COLOR TO MATCH BRONZE  
FLASHING.

Stamped By:

Drawn By: KRA

Checked By: KRA

Date: 06.09.15

Revisions

No.	Description

Project No.

File Name:

Drawing Title:

**PROPOSED  
FLOOR PLAN**

Sheet No.

**A1.1**

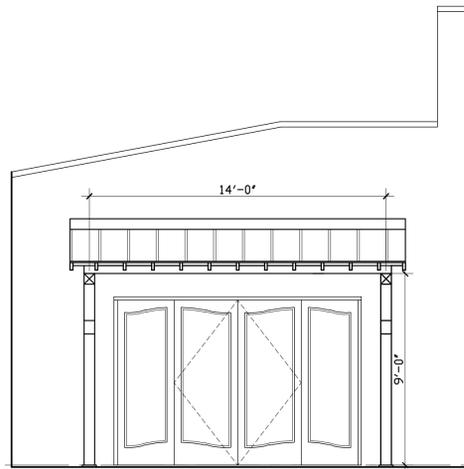
Scale:



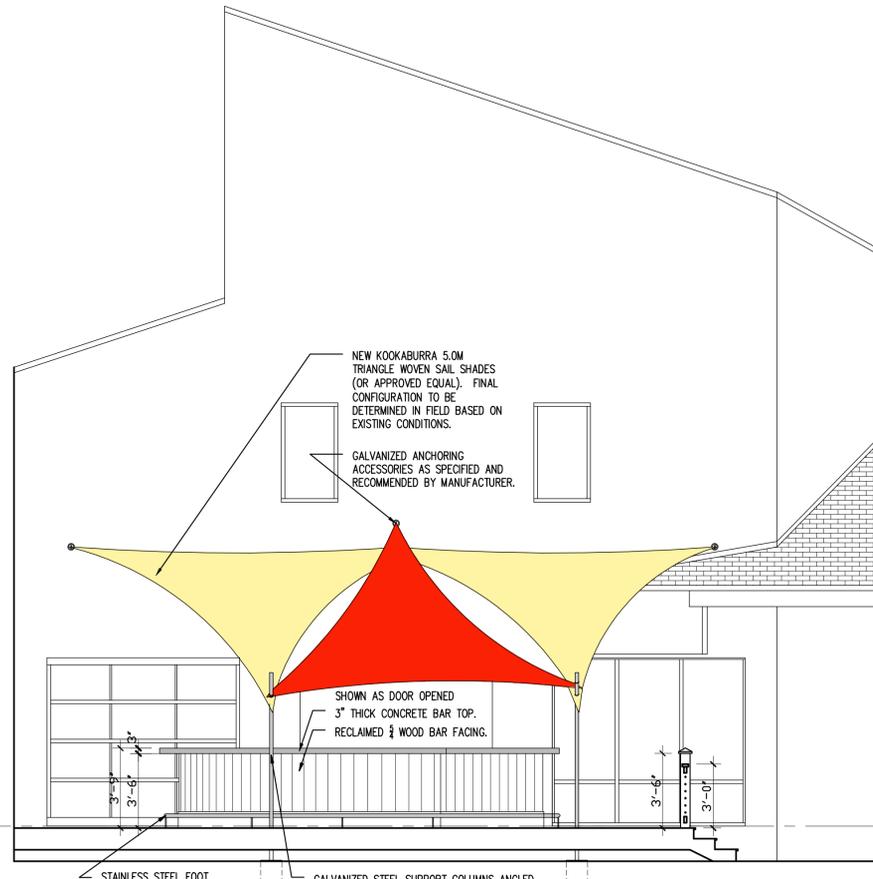
FOREST GREEN METAL ROOFING AND FLASHING COLOR



BRONZE POST CAP, HAND RAIL AND BRACKETS



MAIN ENTRANCE  
SCALE 1/4" = 1'-0"



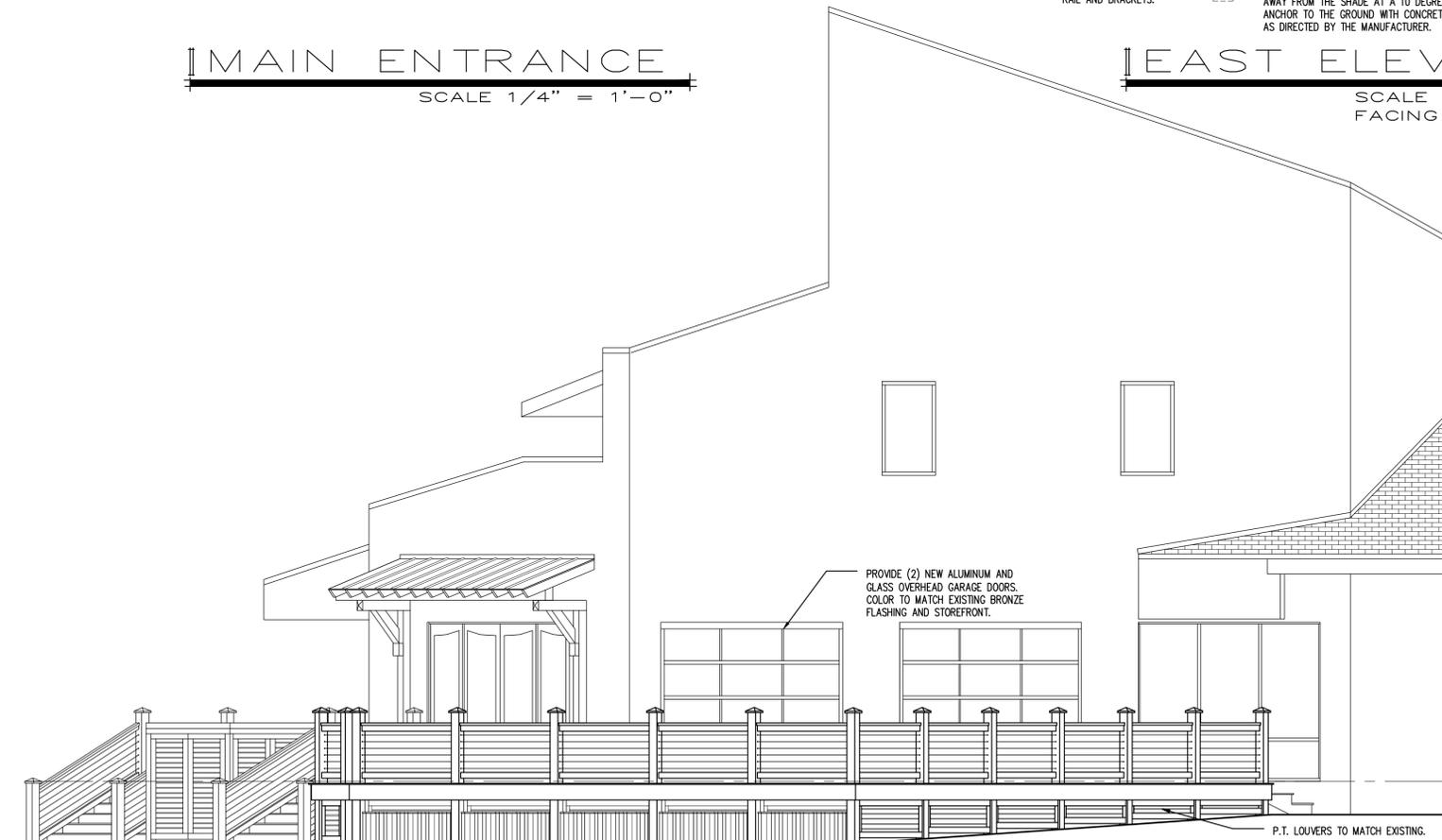
EAST ELEVATION  
SCALE 1/4" = 1'-0"  
FACING NEW ORLEANS ROAD



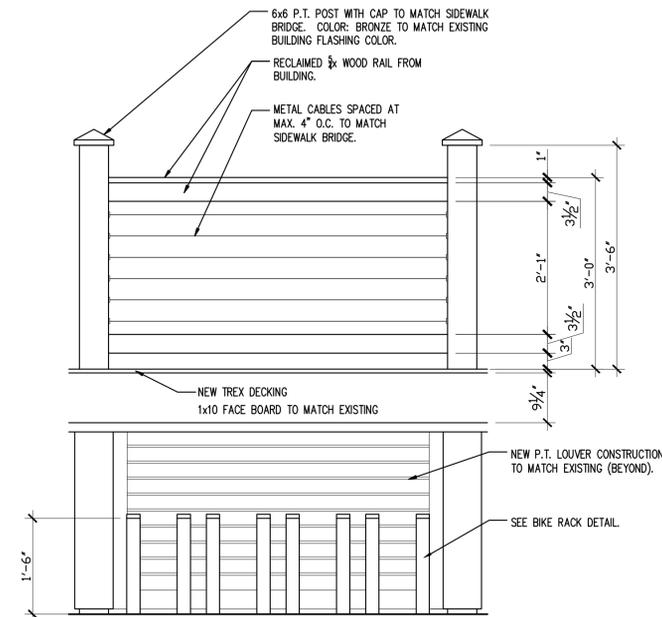
SAIL SHADE COLOR EXAMPLE



GARAGE DOOR EXAMPLE



EXTENDED DECK ELEVATION  
SCALE 1/4" = 1'-0"



ENLARGED SECTION  
SCALE 3/4" = 1'-0"

Exterior Modifications for:  
**LOCAL PIE, LLC**  
formally Vintage Prime  
Fountain Center Building "B"  
Hilton Head Island, SC



KRA architecture + design

t 843.815.2021  
f 843.706.9460  
www.krasc.com

KRA architecture + design  
2 Verdier Plantation Road  
Bluffton, SC 29910

Stamped By:

Drawn By: krs

Checked By: krs

Date: 06.09.15

Revisions

No.	Description

Project No.

File Name:

Drawing Title:

**EXTERIOR ELEVATIONS**

Sheet No.

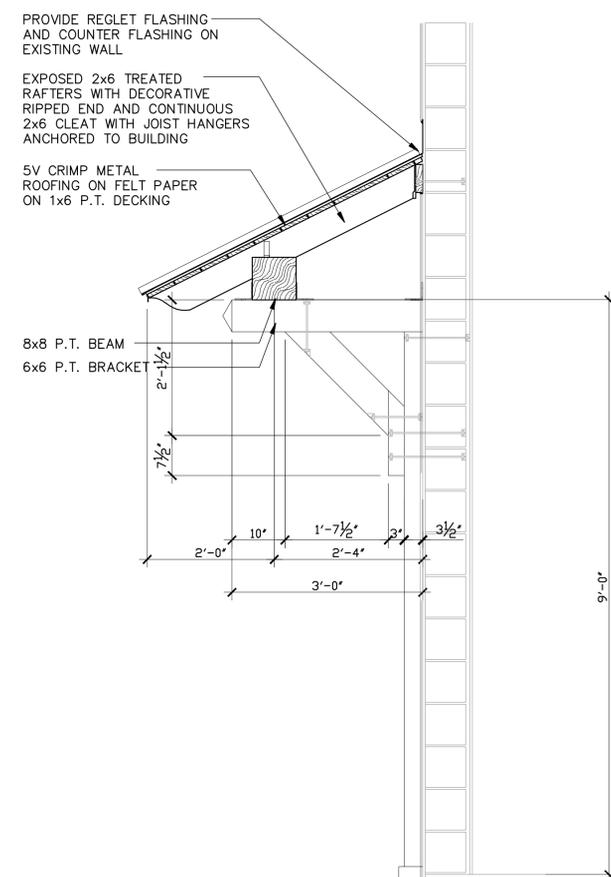
**A2.0**

Scale:

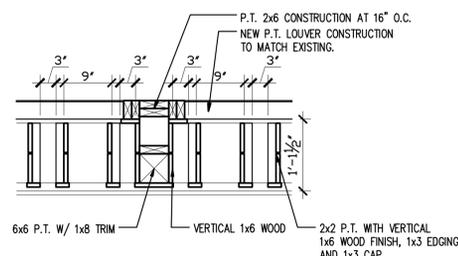


KRA architecture + design

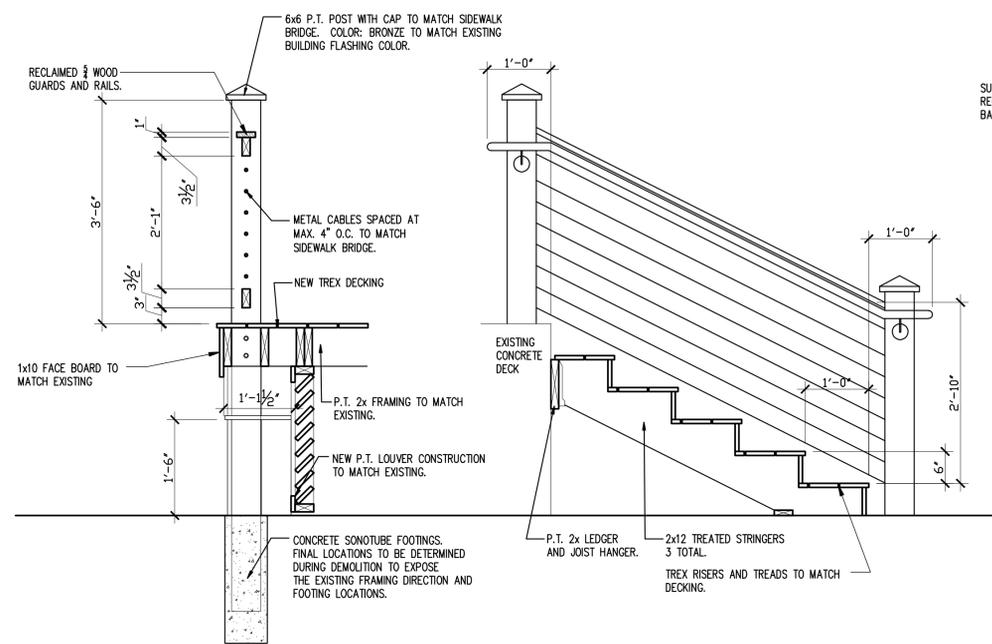
KRA architecture + design  
 2 Verdier Plantation Road  
 Bluffton, SC 29910  
 t 843.815.2021  
 f 843.706.9460  
 www.krasc.com



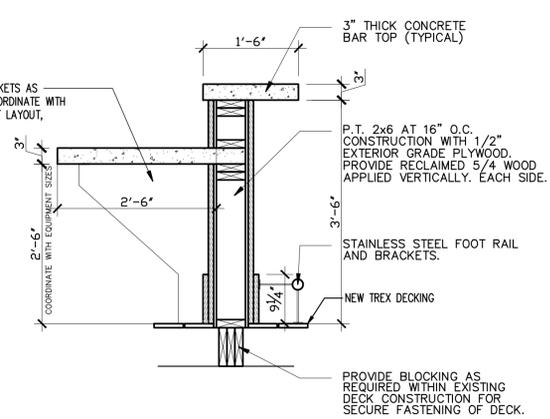
**BRACKET DETAIL**  
 SCALE 3/4" = 1'-0"



**BIKE RACK DETAIL**  
 SCALE 3/4" = 1'-0"



**DECK / RAILING DETAIL**  
 SCALE 3/4" = 1'-0"



**BAR DETAIL**  
 SCALE 3/4" = 1'-0"

Stamped By: \_\_\_\_\_  
 Drawn By: krs  
 Checked By: krs  
 Date: 06.09.15

Revisions

No.	Description

Project No. \_\_\_\_\_  
 File Name: \_\_\_\_\_  
 Drawing Title: \_\_\_\_\_

**DETAILS**

Sheet No. **A3.0**  
 Scale: \_\_\_\_\_

## DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Local Pie LLC - ALTERATION/ADDITION

DRB#: DRB-00137-2015

DATE: March 24, 2015

RECOMMENDATION:    Approval             Approval with Conditions             Denial

### RECOMMENDED CONDITIONS:

1. Consider dark green for shade sail canvas versus red/cream to be more in keeping with green canvas awnings existing in Fountain Center.
2. Specify color of exposed wood at shed roof.
3. Consider painting existing louvered wood fence between proposed stairs to be more in keeping with alterations/additions.
4. Consider addition of landscaping where possible (i.e. to left of proposed steps/existing fence) to soften building.

Applicant proposes to renovate the former Vintage Prime restaurant at the Fountain Center. Proposed materials (aluminum/glass overhead doors, shed roof with exposed rafters and brackets with metal roof, trex decking, cable railings) differ from those existing in the plaza but are consistent with the Design Guide.