



The Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, November 23, 2010

1:15 p.m. – Benjamin M. Racusin Council Chambers

REVISED 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 9, 2010
6. **Staff Report**
7. **Board Business**
Swearing in Ceremony for new DRB member, Deborah Welch
Performed by: Mayor Pro Tem Ken Heitzke
8. **Unfinished Business**
 - A) Barony Beach Bar- DR100043
9. **New Business**
 - A) Addition/Alteration- The Boardroom- DR100046
 - B) Sign- Grant's Mini-Mart/ Exxon- SIGN100175
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.

The Town of Hilton Head Island
DESIGN REVIEW BOARD
Minutes of the Tuesday, November 9, 2010 Meeting **DRAFT**
1:15pm – Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Tom Parker, Vice Chairman Todd Theodore,
Ted Behling, Scott Sodemann, and Galen Smith

Board Members Absent: None

Council Members Present: Bill Ferguson

Town Staff Present: Mike Roan, Urban Design Administrator
Sally Krebs, Natural Resources Administrator
Kathleen Carlin, Administrative Assistant

1. CALL TO ORDER

Chairman Parker called the meeting to order at 1:15pm.

2. ROLL CALL

3. FREEDOM OF INFORMATION ACT COMPLIANCE

4. APPROVAL OF THE AGENDA

The agenda was **approved** as presented by general consent.

5. APPROVAL OF THE MINUTES

The minutes of the October 26, 2010 meeting were **approved** as amended by general consent.

6. STAFF REPORT

Mr. Roan stated that the staff will provide Board training in Council Chambers immediately after today's meeting. Attendance will apply toward State mandated training requirements for 2010.

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

A) **200 Central Avenue** – DR090013

Mr. Roan presented a brief history of the application. The original plans for this project were reviewed by the Board in 2009. Mr. Roan described the original plan and provided an in depth review of today's design revisions. Today's application is quite a bit different from the original plan.

There is currently a large stucco building on the site; and this building is adjacent to a smaller building. The applicant had originally planned to connect these two buildings (for development into a restaurant). The original plan, which included a good deal of glass in the front, was well received by the Board.

Mr. Roan discussed the vicinity map, the site plan, the elevations, and the location of the building. The staff also reviewed the dormers (which appear to have wood siding on one elevation and stucco on another). All new materials and colors will match the existing structure.

The staff recommended approval of the structure; however, there are some issues with the smaller building that should be resolved. A full landscape plan (relative to the new structure) is also required before final approval can be given.

Ms. Sally Krebs, Natural Resources Division, presented statements in regard to two red oak trees on site. One of these trees is 24" in size and, therefore, not of specimen tree size. The second tree is of specimen size (28"). However, the staff has inspected this tree and has found it to be rotten. The Natural Resources Department has given permission to the applicant to remove both of these trees. The applicant has agreed to plant five new southern red oak trees in mitigation for the removal of these two trees. The applicant for this project was not present at today's meeting for comments or questions from the Board.

The Board discussed several issues regarding today's submission including the elevations and the parking. The Board stated that some details seem to be missing or drawn incorrectly on the plan. The Board also stated concern with a couple of aesthetic issues. The Board stated that today's review should be considered Conceptual, due to the vast changes from the original plan. The composition has not been given enough thought. Today's submission, although headed in the right direction, has not successfully addressed the smaller building. The smaller building needs to blend in more successfully with the plan instead of simply mimicking the larger building. Following final comments, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the 200 Central Avenue application on a Conceptual basis with the condition that the applicant shall re-study the new architectural elements of the smaller building in order to improve demonstration and to create a more unique looking building versus a copy of the existing larger building. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 6-0-0.

B) **Holy Family Church** – DR100010

Mr. Roan presented a brief review of the application. Mr. Roan discussed the site plan including the existing entry, the gabled roof structure, the elevations, and the rooflines. Mr. Roan also reviewed the updated floor plan, the materials, and the colors.

Mr. Roan stated that today's plan shows the removal of a 26" specimen red oak tree. Unless this tree is hazardous, the LMO requires that a variance be obtained for the removal of specimen trees. The addition's front walkway may need to be realigned to better protect a 28" specimen red oak tree located adjacent to it. Following the staff's presentation, Chairman Parker requested that the applicant make her presentation.

The applicant, Mrs. Mary Jo Riley, Architect, presented statements in support of the application. The Board discussed several issues including the depth of the overhang and the landscape plan. At the completion of the discussion, Chairman Parker requested that a motion be made.

Mr. Smith made a **motion** to **approve** the Holy Family Church application as submitted. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 6-0-0.

9. NEW BUSINESS

Ocean Dunes Villas Re-Roof – DR100045 Minor External Change

Mr. Roan introduced the project and stated its location, 43 South Forest Beach Road. This villa complex has a cedar shingled roof which is in need of replacement. The applicant would like to replace the cedar shingle with a bronze standing seam metal roof.

The staff recommended approval with the condition that the shingle roof on the sign be changed to match the new bronze roof material. The Board discussed the project and agreed with the staff's recommendation. At the completion of the discussion, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the Ocean Dunes Villas Re-Roof application with the condition that the applicant shall change the roof material on the sign to match the new bronze roof material. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 6-0-0.

10. APPEARANCE BY CITIZENS

None

11. ADJOURNMENT

The meeting was adjourned at 2:10pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Tom Parker
Chairman

A New Bar & Grill for:

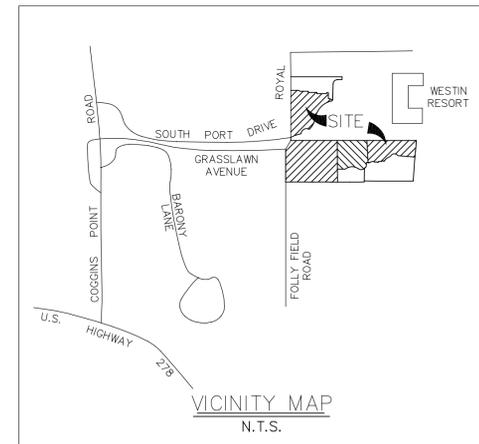
MARRIOTT'S BARONY BEACH CLUB

5 GRASSLAWN AVENUE
 PORT ROYAL PLANTATION • HILTON HEAD ISLAND • SOUTH CAROLINA

ARCHITECTS - *Architecture*

Tom Crews
 101 Professional Building Hilton Head Island, SC 29928
 843-842-6009 843-842-3561fax

LANDSCAPE ARCHITECTS - **Wood & Partners Inc.**
 7 Lafayette Place Hilton Head Island, SC 29926
 843-681-6618 843-681-7086fax



DRAWING INDEX

- A0.0 COVER SHEET
- SURVEY
- L1 SITE PLAN
- L2 PLANTING PLAN
- A2.1 FLOOR PLAN, ROOF PLAN
- A2.2 ELEVATIONS & DETAILS
- A3.1 SECTIONS & DETAILS

**PRELIMINARY
 NOT FOR
 CONSTRUCTION!**
 ISSUE DATE: 11/9/10

Scale

Scale

Date 11/9/10
 Drawn by PFB
 Checked by TZC
 Project # 0524T

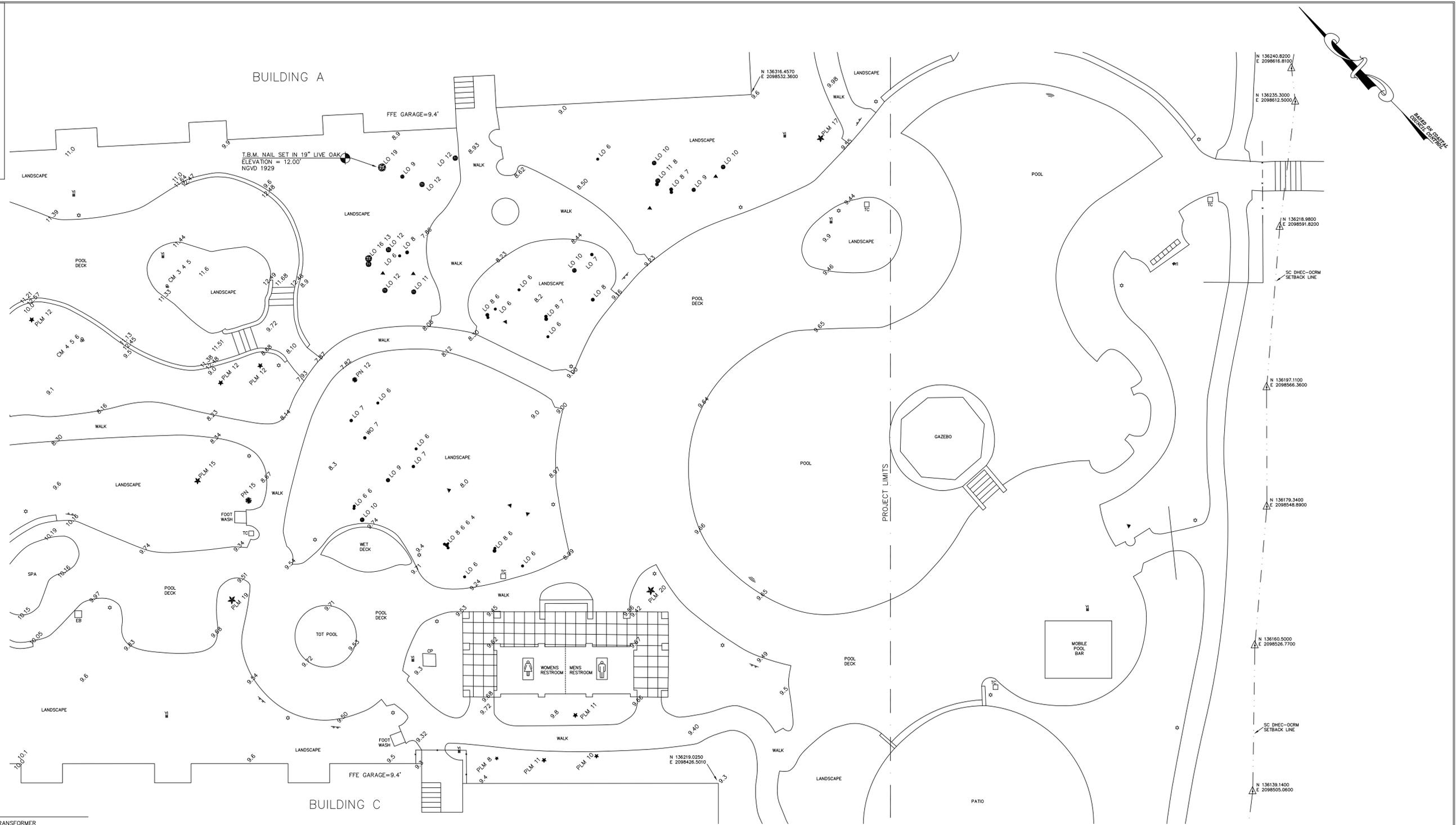
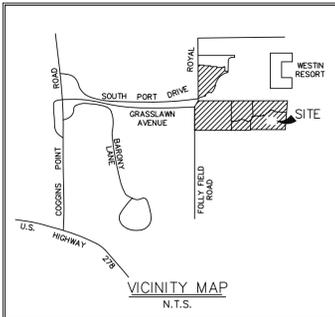
Architecture
Tom Crews Architects
 2 Corpus Christie Pl., Ste. 101 Hilton Head Island, SC 29928
 843-842-3561fax

A New Bar For:
**MARRIOTT'S BARONY
 BEACH CLUB**
 5 GRASSLAWN AVENUE
 HILTON HEAD ISLAND, SOUTH CAROLINA

Revision # Date Description

DRAWING
 COVER SHEET
 SHEET NUMBER
A0.0
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LEGEND:

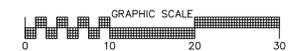
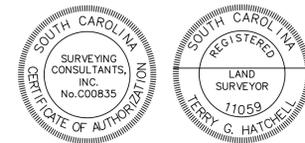
IN	IRON PIN, NEW (SET)	TRNF	TRANSFORMER
IO	IRON PIN, OLD (FOUND)	GL	GROUND LIGHT
WV	WATER VALVE	UT	UNDERGROUND PROPANE TANK
FH	FIRE HYDRANT	HTR	POOL HEATER
FM	FIRE MAIN	TC	TRASH CAN
TEL	TELEPHONE BOX	WF	WATER FOUNTAIN
CATV	CABLE TELEVISION BOX	AS	AUTOMATIC SPRINKLER
EO	ELECTRIC OUTLET	CP	CONTROL PANEL
SSMH	SANITARY SEWER MANHOLE	WM	WATER METER
GI	GRATE INLET/CATCH BASIN	IB	IRRIGATION BOX
YI	YARD INLET	EB	ELECTRICAL BOX
I	SIGN	WB	WATER BIB
LP	LIGHT POLE	EP	ELECTRICAL PANEL
SPR	SPRINKLER	PVC	POLYVINYL CHLORIDE PIPE
GB	GROUND BOX	CO	SEWER CLEAN-OUT
EMH	ELECTRIC MANHOLE	WS	WATE SPROUT
MB	MAILBOX	SMH	STORM MANHOLE
CM	CREPE MYRTLE	P	PLANTER
LO	LIVE OAK	TBM	TEMPORARY BENCHMARK
PLM	PALM		
PM	PINE		

- NOTES
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - THE BUILDINGS ON THIS PROPERTY ARE LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 15-D, COMMUNITY NO. 450250, MAP DATED 9/29/86, BASE ELEVATION 14.0'. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - ASBUILT INFORMATION SHOWN WAS TAKEN FROM REFERENCE PLAT #2.
 - BEACH ACT DISCLOSURE INFORMATION SHOWN WAS TAKEN FROM REFERENCE PLAT #3.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.

- REFERENCE PLAT:
- 4.061 & 11.529 ACRE PARCELS, PORT ROYAL PLANTATION, DATED: 12/1/95, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.
 - ASBUILT SURVEY OF BARONY BEACH CLUB HORIZONTAL PROPERTY REGIME, PHASE 5, PHASE 6, PHASE 7 & PHASE 8, BARONY TRACT, PORT ROYAL PLANTATION, DATED: 8/14/2001, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.
 - BEACH ACT DISCLOSURE SURVEY OF BARONY BEACH CLUB, HORIZONTAL PROPERTY REGIME, BARONY TRACT, PORT ROYAL PLANTATION, DATED: 5/21/2003, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.

PREPARED FOR: MARRIOTT OWNERSHIP RESORTS, INC.

TAX PARCEL I.D. NO. R510-009-000-1003-0000
 TAX PARCEL I.D. NO. R510-009-000-1082-0000
 TAX PARCEL I.D. NO. R510-009-000-1083-0000
 TAX PARCEL I.D. NO. R510-009-000-1084-0000
 TAX PARCEL I.D. NO. R510-009-000-1085-0000



PARTIAL ASBUILT, TREE & TOPOGRAPHIC SURVEY OF

PROPOSED GRILL AREA

BARONY BEACH CLUB

HORIZONTAL PROPERTY REGIME

A SECTION OF

BARONY TRACT

PORT ROYAL PLANTATION

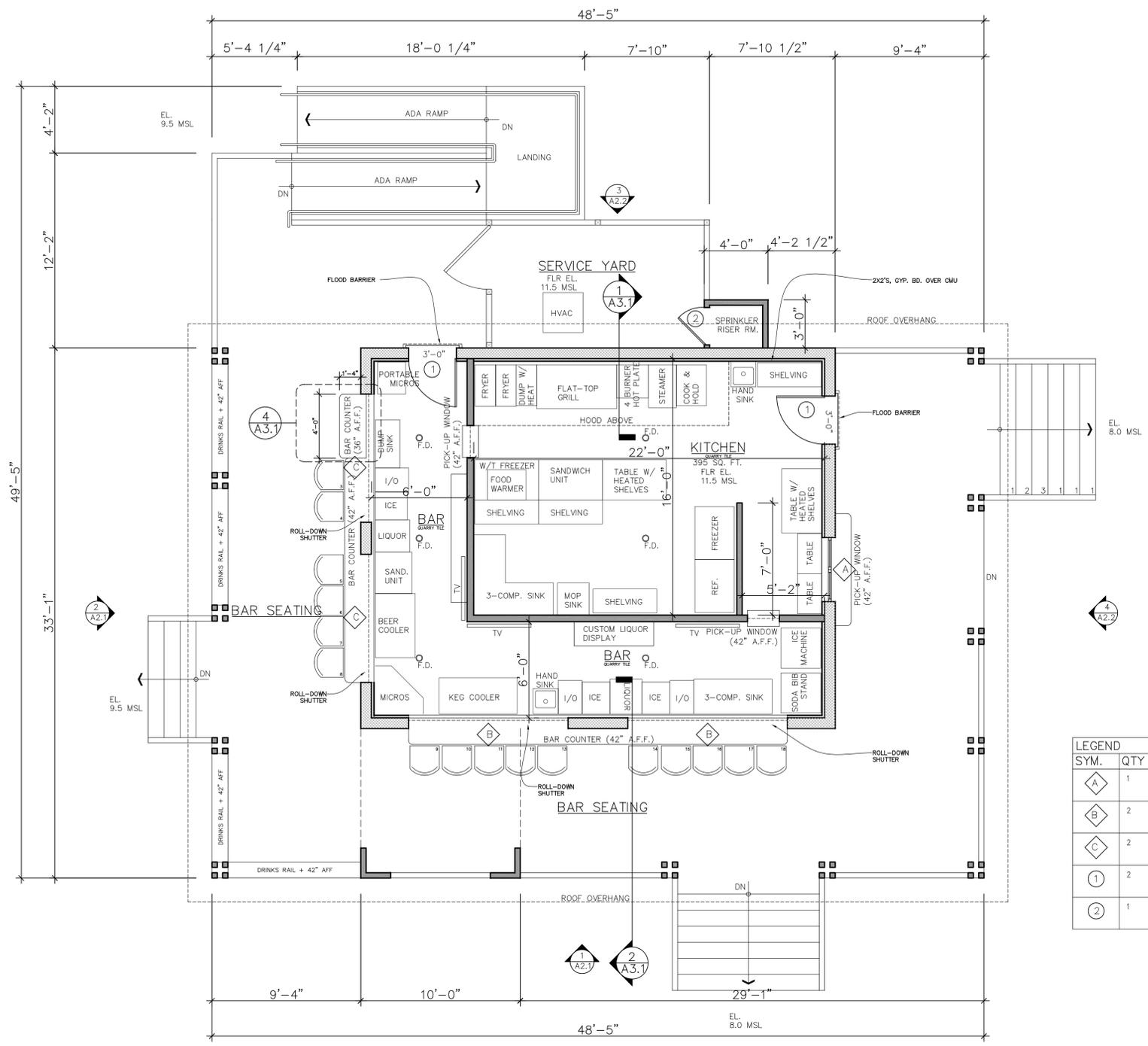
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 10' DATE: 10/27/2010 JOB NO: SC95347T.1

SG SURVEYING CONSULTANTS

17 Sherington Drive, Suite C, Bluffton, SC 29910
 SC Telephone: (843) 815-3304 FAX: (843) 815-3305
 GA Telephone: (912) 828-2775

CREATED BY: TGH/ML/KJS
 DATE: 10/27/2010



SYM.	QTY	DESCRIPTION	SIZE	HD HT	DP RATING	NOTES
Ⓐ	1	WINDOW	4'-0"X3'-0"	6'-8"		
Ⓑ	2	ROLL UP SHUTTER	10'-0"X4'-6"	8'-0"		
Ⓒ	2	ROLL UP SHUTTER	8'-0"X4'-6"	8'-0"		
①	2	EXTERIOR DOOR	3'-0"X6'-8"	6'-8"		
②	1	EXTERIOR DOOR	2'-4"X6'-8"	6'-8"		

BARONY BEACH CLUB BAR & GRILL: FLOOR PLAN
 SCALE 1/4"=1'-0" CONDITIONED: 395 SQ. FT.
 COVERED: 899 SQ. FT.
 TOTAL: 1294 SQ. FT.

PRELIMINARY
NOT FOR
CONSTRUCTION!
 ISSUE DATE: 11/9/10

Date 11/9/10
 Drawn by PFB
 Checked by TZC
 Project # 0524T

Architecture
Tom Crews Architects
 2 Corpus Christie Pl., Ste. 101 Hilton Head Island, SC 29928
 843-842-5661 fax

A New Bar For:
MARRIOTT'S BARONY
BEACH CLUB
 5 GRASSLAWN AVENUE
 HILTON HEAD ISLAND, SOUTH CAROLINA

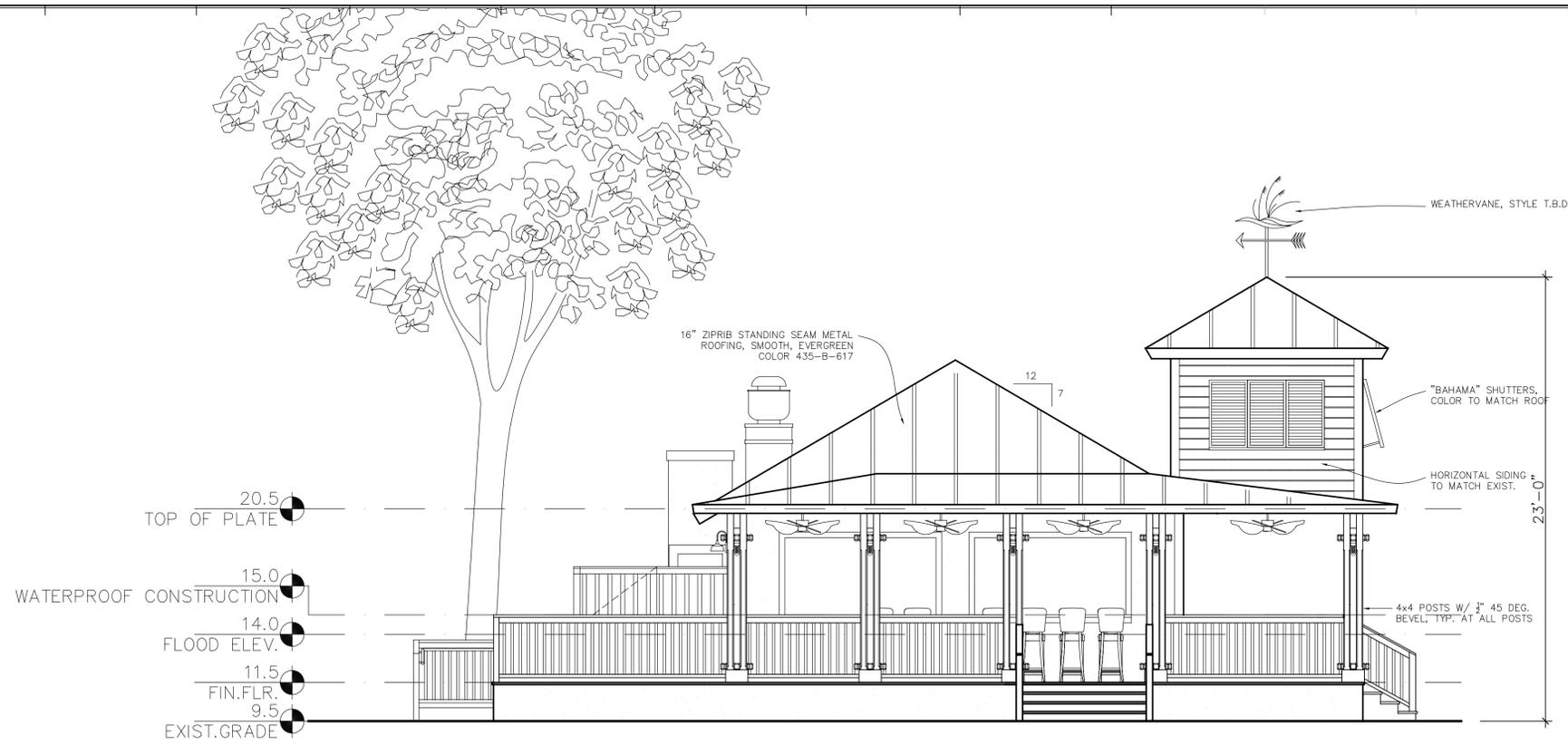
Revision # Date Description

DRAWING
 FLOOR PLAN
 ELECTRICAL PLAN

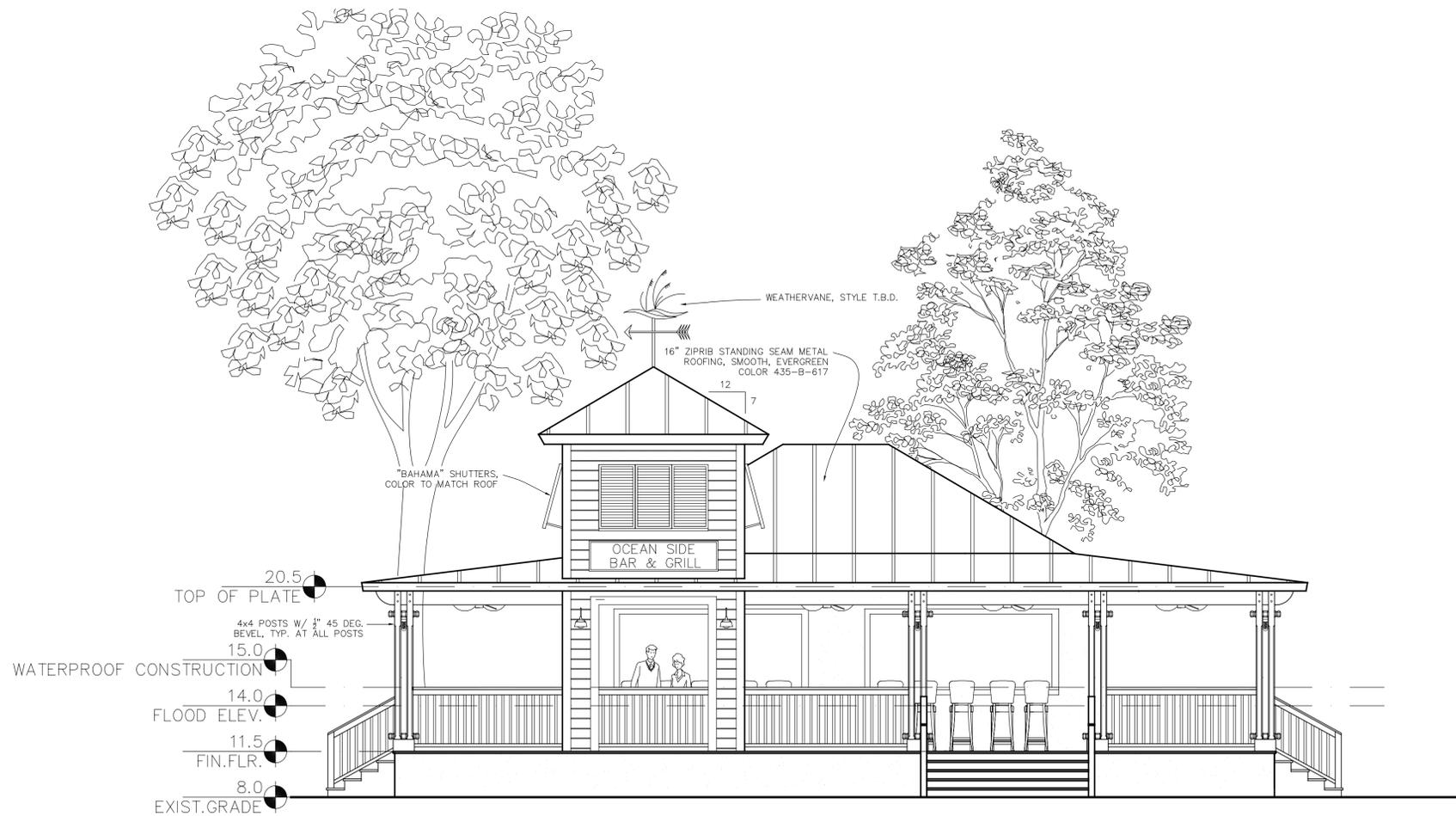
SHEET NUMBER

A1.1
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2 BARONY BEACH CLUB BAR & GRILL: ELEVATION
SCALE 1/4"=1'-0"



1 BARONY BEACH CLUB BAR & GRILL: ELEVATION
SCALE 1/4"=1'-0"

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ISSUE DATE: 10/27/2010

Soil

Soil

Date 11/9/10
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5 GRASSLAWN AVENUE
HILTON HEAD ISLAND, SOUTH CAROLINA

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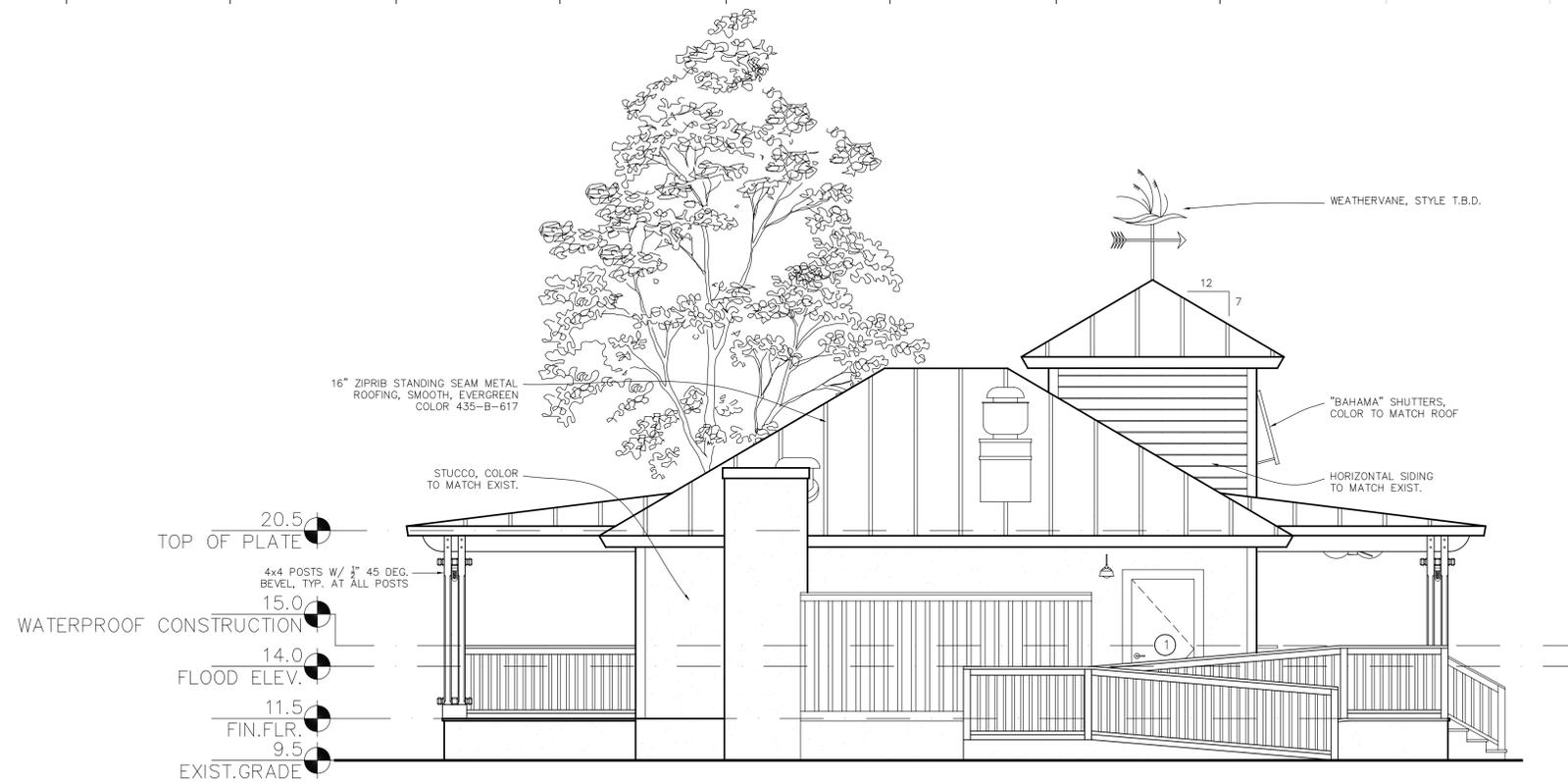
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EXTERIOR ELEVATIONS

SHEET NUMBER

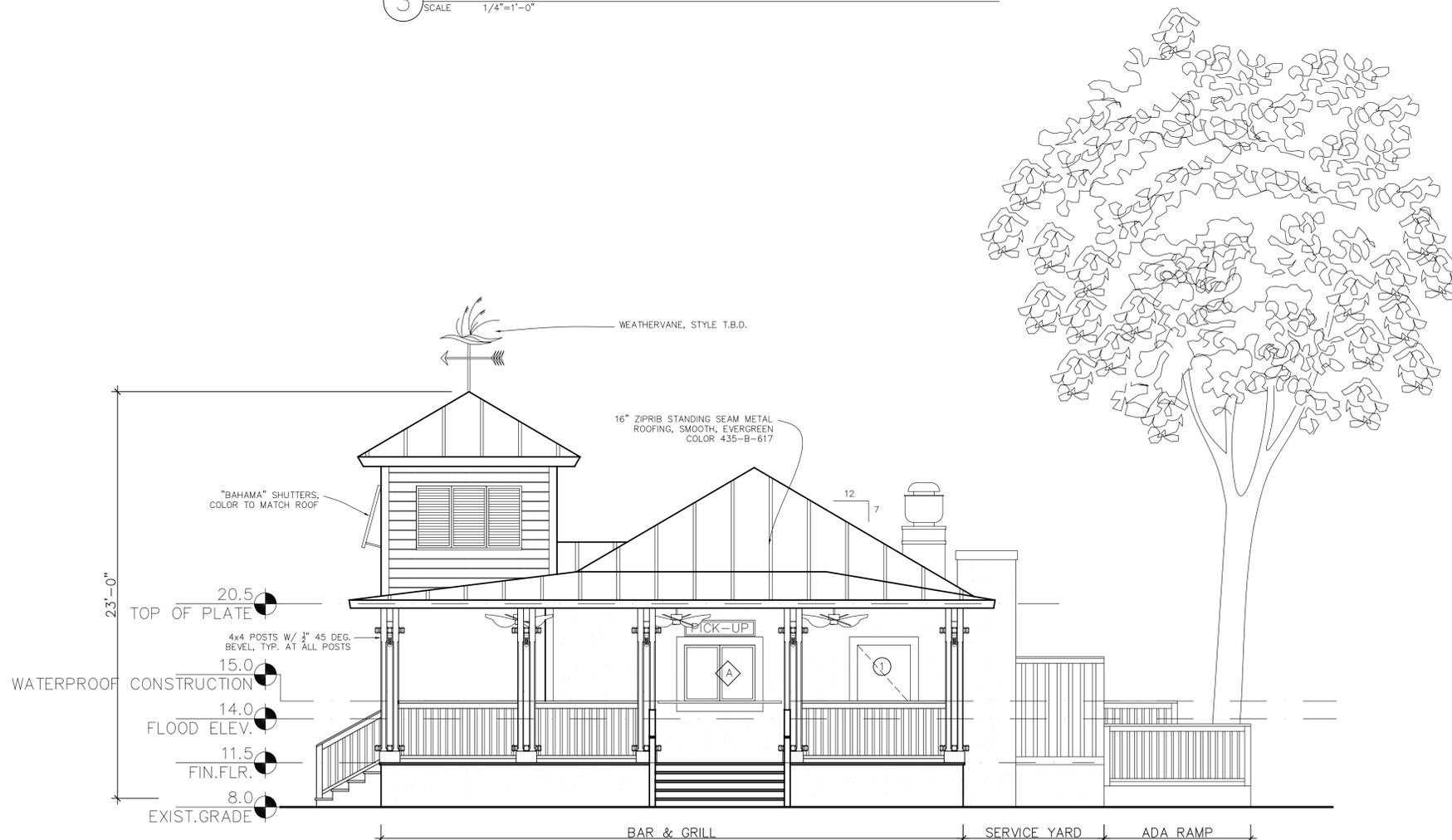
A2.1

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3 BARONY BEACH CLUB BAR & GRILL: ELEVATION
SCALE 1/4"=1'-0"



4 BARONY BEACH CLUB BAR & GRILL: ELEVATION
SCALE 1/4"=1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION!
ISSUE DATE: 11/9/10

Soil

Soil

Date 11/9/10
Drawn by PFB
Checked by TZC
Project # 0524T

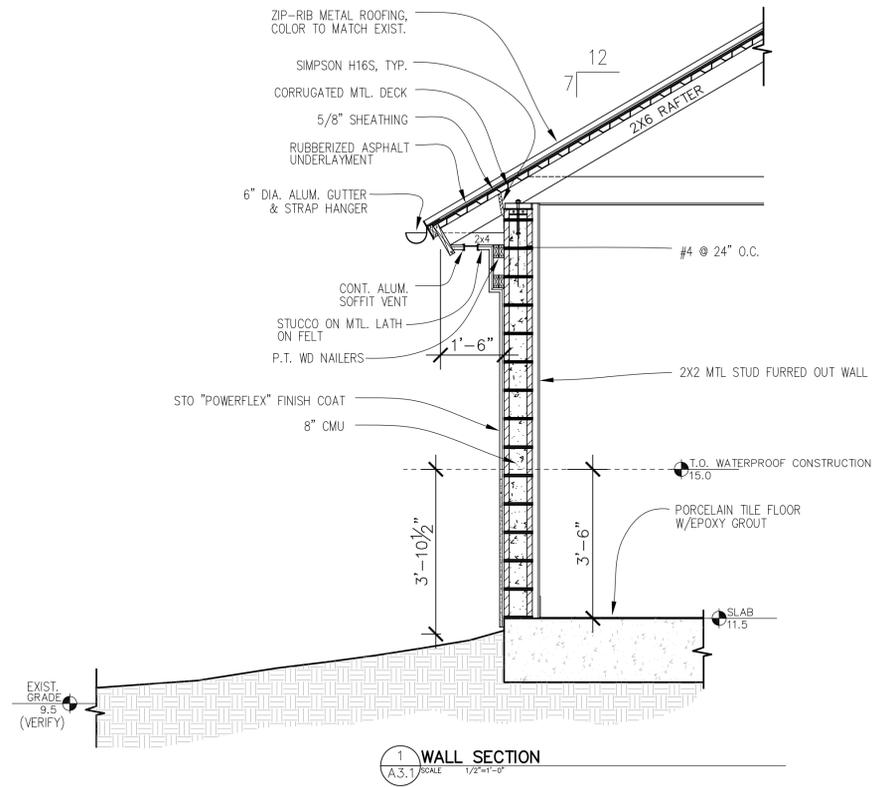
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A New Bar For:
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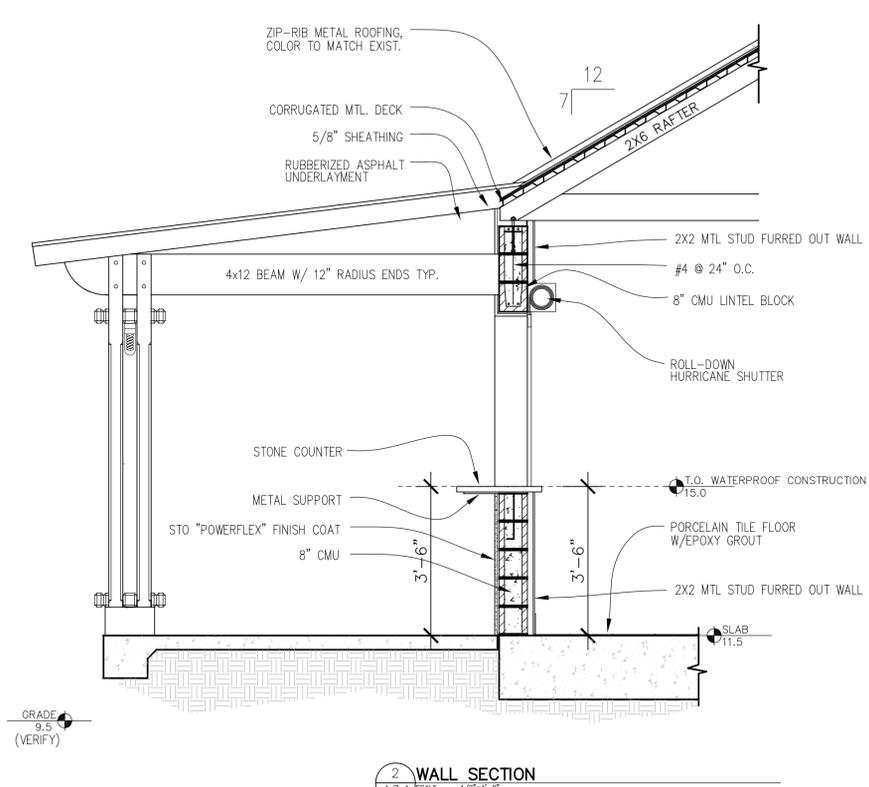
Revision # Date Description

DRAWING
EXTERIOR ELEVATIONS
SHEET NUMBER
A2.2
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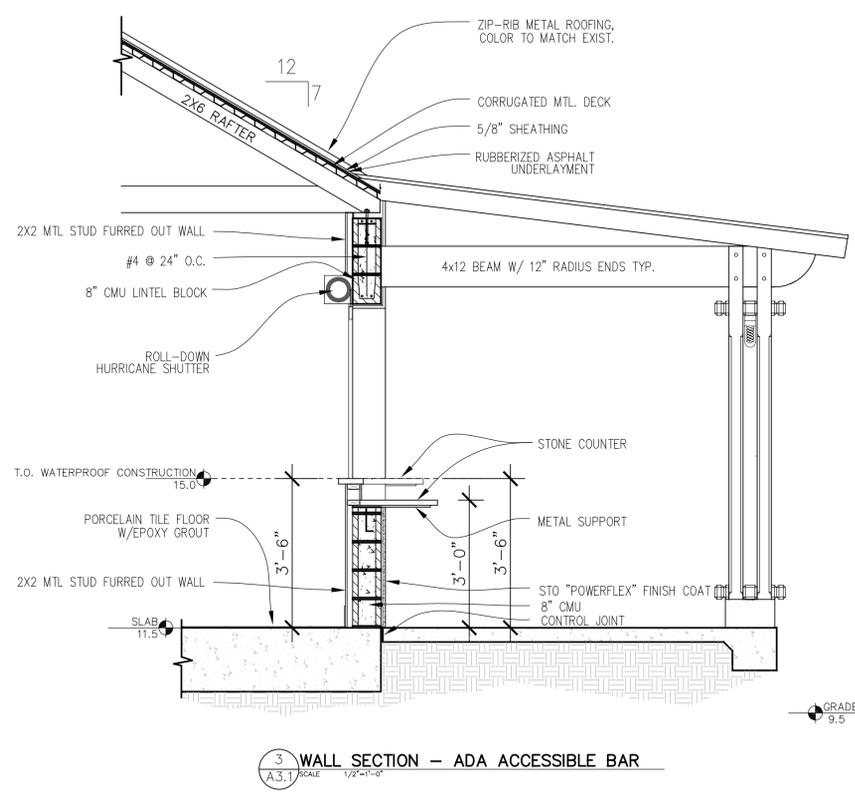
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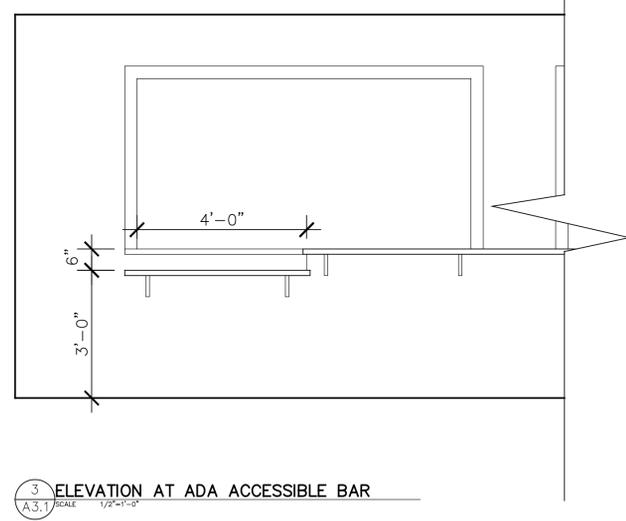
1 WALL SECTION
SCALE: 1/2"=1'-0"



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



3 WALL SECTION - ADA ACCESSIBLE BAR
SCALE: 1/2"=1'-0"



3 ELEVATION AT ADA ACCESSIBLE BAR
SCALE: 1/2"=1'-0"

**PRELIMINARY
NOT FOR
CONSTRUCTION!**
ISSUE DATE: 11/9/10

Soil

Soil

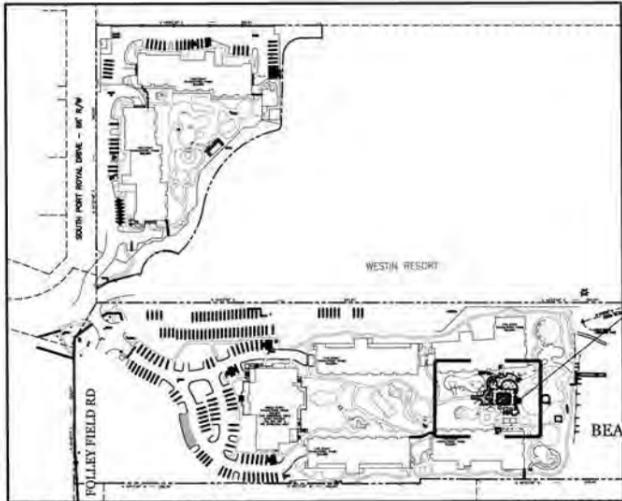
Date 11/9/10
Drawn by PFB
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Project # 0524T

Architecture
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843-842-5651 Fax

A New Bar For:
**MARRIOTT'S BARONY
BEACH CLUB**
5 GRASSLAWN AVENUE
HILTON HEAD ISLAND, SOUTH CAROLINA

Revision # Date Description

DRAWING
DETAILS
SHEET NUMBER
A3.1
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CONTEXT MAP 1"=200'



EXISTING CONDITIONS 1"=10'

GENERAL SITE PLAN AND LAYOUT NOTES:

1. THIS BUILDER'S SET HAS BEEN CREATED TO ILLUSTRATE THE GENERAL DESIGN INTENT OF THE PROJECT. THE CONTRACTOR SHALL WORK CLOSELY WITH THE OWNER'S REP. AND NOTIFY HIM AS ADDITIONAL INFORMATION IS NEEDED TO PROPERLY CONSTRUCT/INSTALL/BUILD ELEMENTS DEPICTED HEREIN.
2. TEMPORARY EROSION & SEDIMENT CONTROLS (HAY BALES, SILT FENCES, ETC.) SHALL BE INSTALLED AT INLETS, PIPES, & LIMITS OF WORK AREAS WHERE SURFACE RUN-OFF OCCURS UNTIL SOIL STABILIZATION IS COMPLETE.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES AND UNUSUAL CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
5. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION INSIDE OR OUTSIDE THE LIMIT OF WORK SHALL BE REPAIRED, GRADED AND GRASSED AT THE CONTRACTOR'S EXPENSE.
6. TREE PROTECTION FENCES SHALL BE MAINTAINED IN PLACE AT ALL TIMES UNTIL WORK IS COMPLETED.
7. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND ALL LOCAL, STATE, AND FEDERAL AGENCIES AND REGULATIONS.
8. ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL STAKE ALL WORK TO BE COMPLETED AND OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONSTRUCTION.
10. ALL CONCRETE SHALL BE 3000 PSI UNLESS OTHERWISE NOTED.
11. CONSTRUCT EXPANSION JOINTS WHERE WALKS MEET CURBS, STEPS, WALLS, OR FIXED SLABS OR AS NOTED.
12. CONTRACTOR SHALL PROTECT THE PUBLIC FROM CONSTRUCTION AREAS AND ASSOCIATED ACTIVITY DURING CONSTRUCTION.

ADD (1) PATH LIGHT. PATH LIGHT TO MATCH EXISTING

SAVE EXISTING TREES

NOTE:
CONTRACTOR TO STAKE WALK LAYOUT PRIOR TO CONSTRUCTION. WALKS TO BE FIELD ADJUSTED (WITH ARCH APPROVAL) BASED ON TREE/LIMB CLEARANCES)

EXISTING RAISED DECK

CONCRETE WALKS TO BE FORMED ON GRADE THIS AREA TO MINIMIZE DISTURBANCE TO TREE ROOT ZONES. WALKS TO TIE IN FLUSH WHERE MEETS EXISTING. MAXIMUM 2% SLOPE/CROSS SLOPE ON ALL WALKS. CONTRACTOR TO INSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES

NEW 4" COLOR CONCRETE WALK (COLOR & FINISH TO MATCH EXISTING)

NEW 4" COLOR CONCRETE WALK (COLOR & FINISH TO MATCH EXISTING) TIE INTO EXISTING WALK AT EXPANSION JOINT (TYP)

EXISTING TREES TO BE REMOVED (TYP)

TIE NEW WALK INTO EXISTING WALK. CUT EXISTING AS REQUIRED.

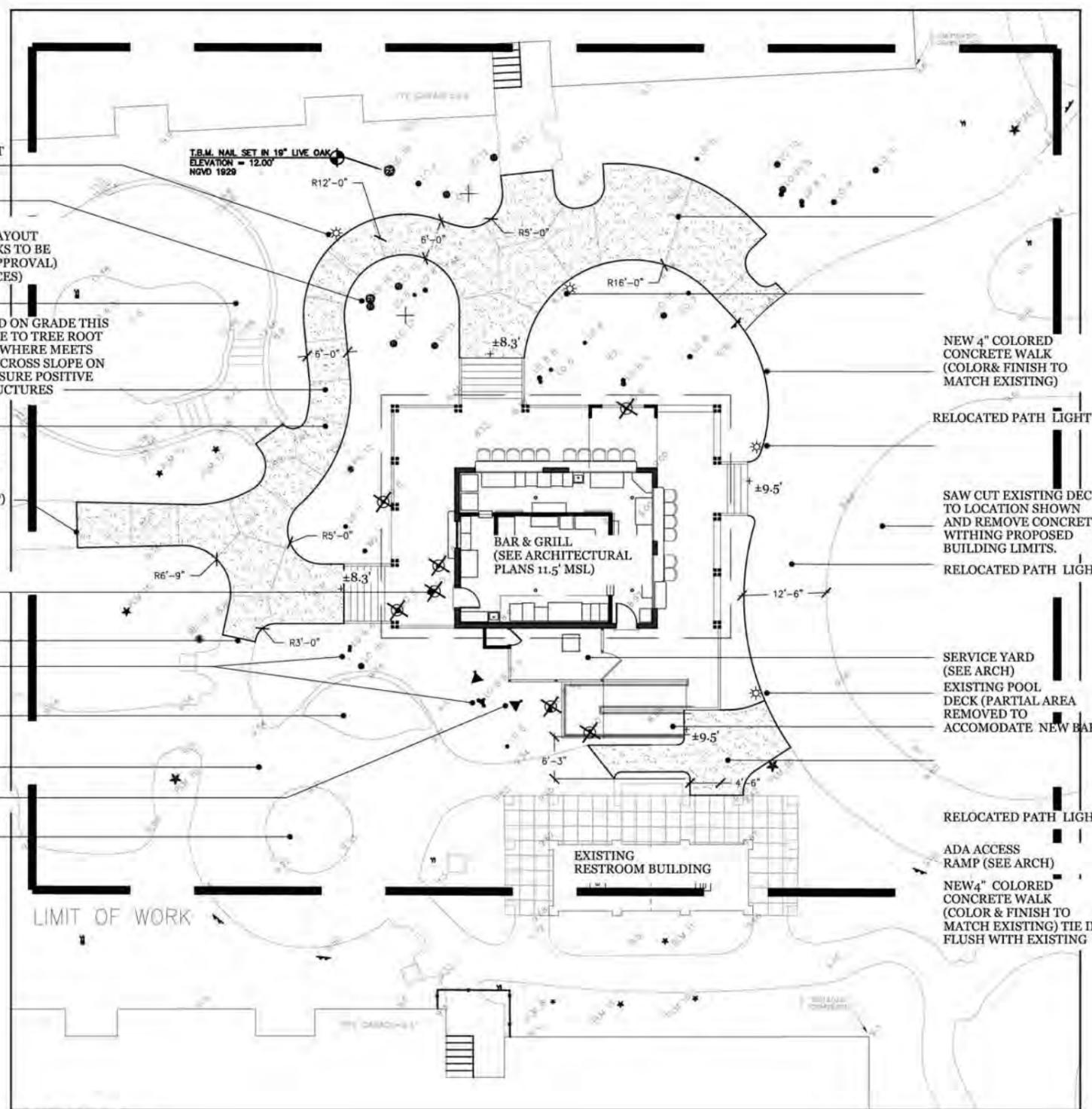
SAVE EXISTING TREES

EXISTING SPLASH PAD

EXISTING CONCRETE DECK (TO REMAIN)

RELOCATE ADJACENT ACCENT LIGHTS AS SHOWN

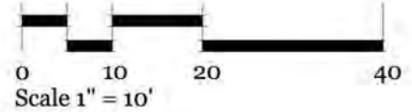
EXISTING TOT POOL



SITE PLAN

LEGEND

- ☒ TREE TO BE REMOVED
- ☀ PATH LIGHT TO MATCH EXISTING (1) NEW, (3) RELOCATED
- ▼ RELOCATED ACCENT LIGHTS



PLAN IS SUBJECT TO CHANGE.



70 Duane Street, Hilton Head Island, SC 29925
843.661.9310 • Fax 843.661.7265 • www.woodpartners.com

MARRIOTT'S BARONY BEACH CLUB
BAR & GRILL
HILTON HEAD ISLAND, SC

DRAWN BY: TG
INITIALS
CHECKED BY: SR/PROJ/MGR
TT

#	REVISION	DATE	BY

DATE
NOVEMBER 9, 2010
PROJECT NUMBER
01-10015
SHEET TITLE
SITE PLAN

SHEET NUMBER

L1 of 2

SHRUBS/GROUNDCOVERS

QUAN	ABBV	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
10	ALZV	Alpinia zerumbet 'variegata' Variegated Shell Ginger	12-18"	10-12"	1 GAL	AS SHOWN	FULL POT
2	CAMS	Camelia sassanqua 'Yuletide' Yuletide camelia	24-36"	18-24"	CONT.	AS SHOWN	FULL - VARIETY TO MATCH EXISTING
2	CYRE	Cycus revoluta Sago Palm	24-36"	24-36"	CONT.	AS SHOWN	FULL - VARIETY TO MATCH EXISTING
60	CYRF	Crytomium falcatum Holly Fern	12-18"	10-12"	1 GAL	AS SHOWN	use plants relocated from disturbed areas first
25	DIIR	Dietyes iridioides African Iris	12-18"	10-12"	1 GAL	AS SHOWN	WHITE/FULL POT
10	LIME	Liriope muscari Evergreen giant' Evergreen Giant Liriope	12-18"	10-12"	1 GAL	AS SHOWN	FULL POT
7	PHSE	Philodendron selloum Cut-leaf Philodendron	18-24"	18-24"	3 GAL	AS SHOWN	FULL
37	PITV	Pittosporum Tobira 'Variegata' Variegated Pittosporum	18-24"	18-24"	3 GAL	AS SHOWN	FULL
2000 SF	MULCH	PINESTRAW					3" MIN DEPTH

NOTE: *
PLANTING SCHEME TO MATCH EXISTING BARONY VARIETIES AND IS INTENDED TO BLEND WITH SURROUNDING RESORT CHARACTER.

GENERAL PLANTING NOTES:

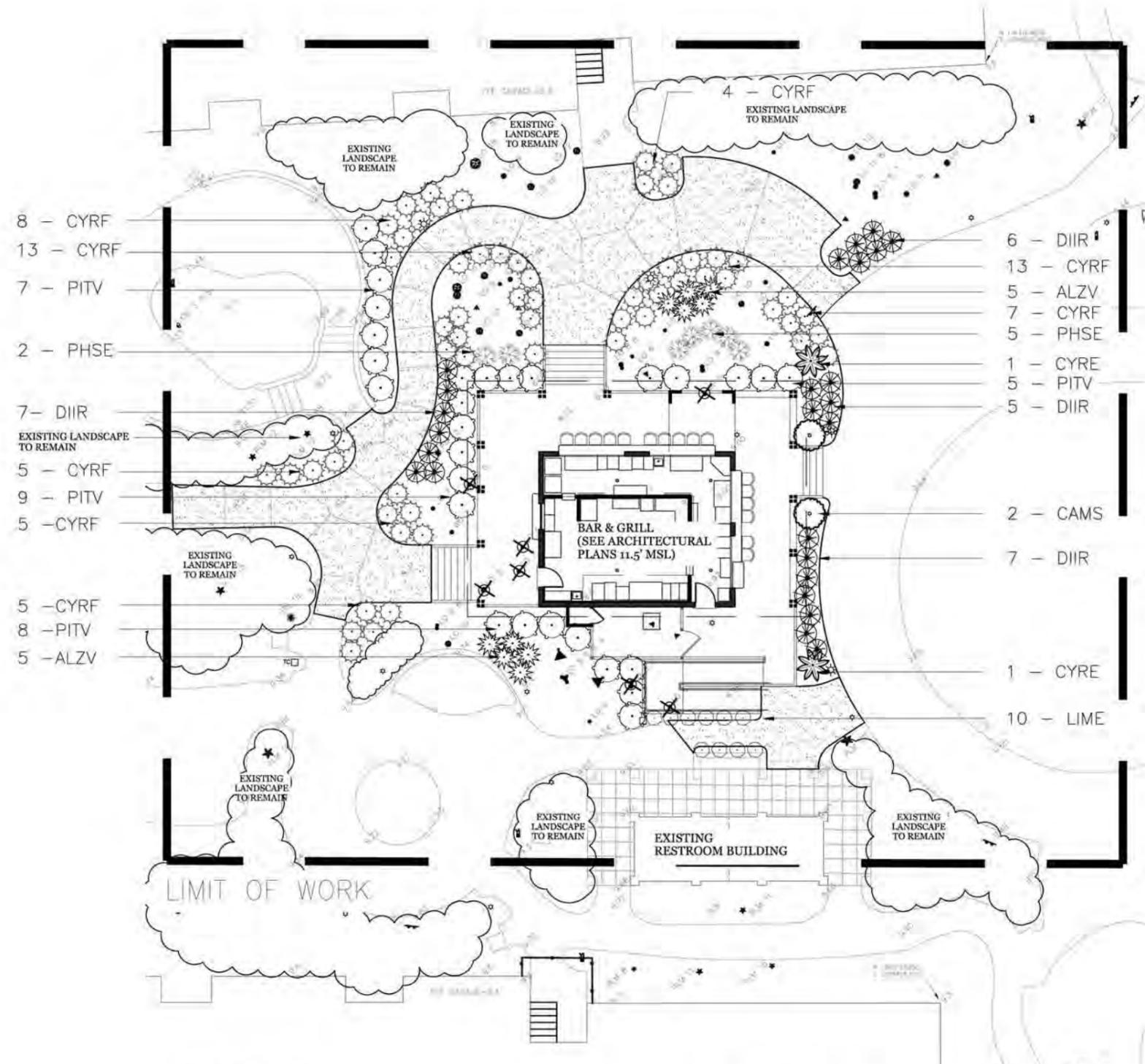
1. ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
2. NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".
3. FINE GRADING SHALL CONSIST OF HAND RAKED SMOOTH, FREE OF DEBRIS, ALL AREAS TO RECEIVE LANDSCAPE PLANTING AND/OR PINE STRAW MULCH.
4. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES. CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY.
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND ANY DAMAGE HE IS RESPONSIBLE FOR THAT MAY OCCUR TO EXISTING UTILITIES.
6. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITIES TAKEOFF USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
7. WARRANT EXTERIOR PLANTS, FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE, OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
8. FURNISH NURSERY-GROWN EXTERIOR PLANT MATERIALS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
9. ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR EQUAL

IRRIGATION NOTES

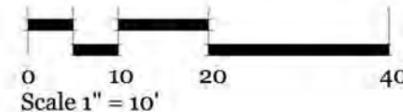
1. ALL PLANT BEDS AND AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
2. IRRIGATION SYSTEM TO MEET ALL LOCAL AND NATIONAL PLUMBING AND ELECTRICAL CODES.
3. INCORPORATE ZONES THAT SEPERATE GRASS AREAS FROM PLANT BEDS.
4. AVOID SPRAYING ROADS, PARKING AND WALKS.
5. CONTRACTOR TO TIE SYSTEM INTO EXISTING SYSTEM AS NECESSARY. COORDINATE WITH OWNER.
6. CONTRACTOR SHALL PROVIDE 3 SETS OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY BY THE OWNER.

MULCHING NOTES

1. MULCH ALL PLANTING BEDS WITH PINE STRAW TO A 3" DEPTH.



PLANTING PLAN



PLAN IS SUBJECT TO CHANGE.

Wood+Partners Inc. WPI
Landscape Architects
Landscape Planners

70 Bow Drive
843.961.0630 • Fax 843.667.7200 • www.woodpartners.com

MARRIOTT'S BARONY BEACH CLUB
BAR & GRILL
HILTON HEAD ISLAND, SC

DRAWN BY: TG
INITIALS
CHECKED BY: SRPROJMG
TT

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

#	REVISION	DATE BY

DATE
NOVEMBER 9, 2010
PROJECT NUMBER
01-10015
SHEET TITLE
PLANTING PLAN

SHEET 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 Barony Beach Club

DRB# DR100043

DATE 11/23/2010

RECOMMEND APPROVE

RECOMMEND APPROVE W/COND.

RECOMMEND DENY

ARCHITECTURAL DESIGN

All conceptual comments have been addressed. Kitchen exhaust should be painted to match proposed roof color.

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood	Y	
Promotes pedestrian scale and circulation	Y	
Design is unobtrusive and set into the natural environment	Y	
Utilizes natural materials and colors	Y	
Avoids distinctive vernacular styles	Y	
Design is appropriate for its use	Y	
All facades are have equal design characteristics	Y	
Avoids monotonous planes or unrelieved repetition	Y	
Has a strong roof form with enough variety to provide visual interest	Y	
Minimum roof pitch of 6/12	Y	
Overhangs are sufficient for the façade height.	Y	
Forms an details are sufficient to reduce the mass of the structure	Y	
Human scale is achieved by the use of proper proportions and architectural elements	Y	
Utilizes a variety of materials, textures and colors	Y	
Incorporates wood or wood simulating materials	Y	
Windows are in proportion to the facade	Y	
Details are clean, simple and appropriate while avoiding excessive ornamentation	Y	
Utilities and equipment are concealed from view	Y	

Decorative lighting is limited and low wattage and adds to the visual character	Y	
Accessory elements are design to coordinate with the primary structure	Y	

LANDSCAPE DESIGN

Sidewalk has been re-routed to eliminate tree removal concerns. Very good planting plan

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project	Y	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	Y	
Landscape is designed so that it may be maintained in its natural shape and size	Y	
Preserves a variety of existing native trees and shrubs	Y	
Provides for a harmonious setting for the site's structures, parking areas or other construction	Y	
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)	Y	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	Y	
A variety of species is selected for texture and color	Y	
Provides overall order and continuity of the Landscape plan	Y	
Native plants or plants that have historically been prevalent on the Island are utilized		
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	Y	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	Y	

Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	Y	
Proposed groundcovers are evergreen species with low maintenance needs	Y	
Large grassed lawn areas encompassing a major portion of the site are avoided	Y	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	Y	
Ornamentals and Annuals are limited to entrances and other focal points	Y	

NATURAL RESOURCES PROTECTION

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants		Design is much improved for tree protection. NR has no further comments.
Supplemental and replacement trees meet LMO requirements for size, species and number		
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

MISCELLANEOUS 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 East Garrison Place City: HHL State: SC Zip: 29928
 Telephone: 290 6666 Fax: 363 6888 E-mail: don@squarefeethi.com

Project Name: The Boardroom Exter. Improvements Project Address: Hilton Head Plaza / Greenwood Drive
 Parcel Number [PIN]: R552 015 000 0003 0000
 Zoning District: CC Overlay District(s): Conradon

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 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.
- \$100. 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

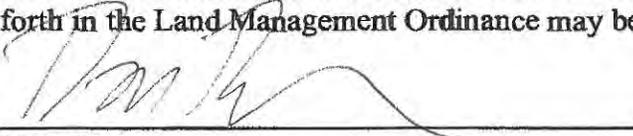
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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 November 2010
DATE



The BOARDROOM

NARRATIVE

The Intent of the Owner and Architect in this project is to create a distinctive outdoor place for the Boardroom. Working in conformance with the HHI Design guide, we offer these features:

1. Materials have been carefully selected which complement the existing materials, and use a vocabulary familiar to the customers of Hilton Head Island.
2. The concrete-based paving materials are to be set in a permeable fashion, and set on a sandwich concrete and sand, to make the system as permeable as possible. The most-used material, the pavers, are to be laid in a distinctive pattern, this is effect make the outdoor space feel as intimate as possible.
3. All landscaping will be indigenous. All efforts will be made to keep the large palm tree. Another large palm tree will be brought in. Additional shrubbery will be planted to soften and enhance the overall effect.
4. The round-shaped planter and round community table are used to further soften the overall feeling. Their stucco walls are purposely kept low to enhance the desired intimate scale.
5. The sign for the business is to be raised letters set upon the planter wall.
6. The lighting is to be minimal. Uplighting will enhance and outline the palm trees, landscaping, and business sign on the planter wall. Additional lighting will include soffit mounted lighting at the service bar and lanterns, both hung and post-mounted, placed at strategic locations throughout the site.
7. There are 3 unsightly roof drains that will be cleaned up during the execution of this project. And while so-doing, a proposed screen wall will be used to hide some of the back-of house equipment and services located at the back service door of the adjacent Lodge.



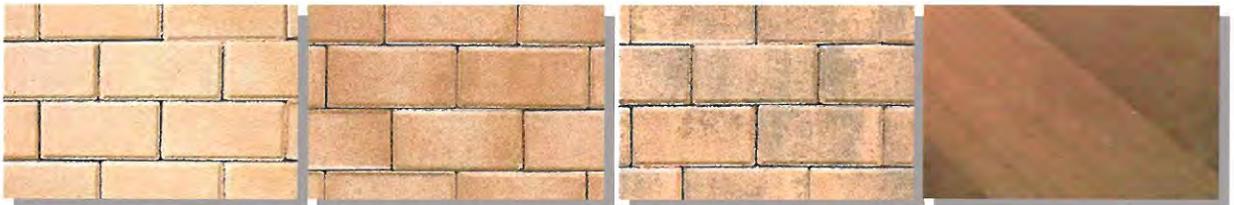


The BOARDROOM

COLOR SAMPLE BOARD



Photo of existing premises



Spartina Blend

(Key #1 on drawing)

Hampton Blend

(Key #2 on drawing)

Bluffton Blend

(Key #3 on drawing)

IPE wood

Pavers by Lowcountry Pavers

Finishes notes:

1. New stucco will match existing.
2. New pavers color selections will blend with stucco and mansard roof.
3. IPE wood will also be used to soften the overall look.

(Sample colors are as accurate as conditions allow)



The BOARDROOM
 Hilton Head Plaza
 Greenwood Drive @ Sea Pines Circle
 Hilton Head Island, SC 29928

Exterior Improvements to:

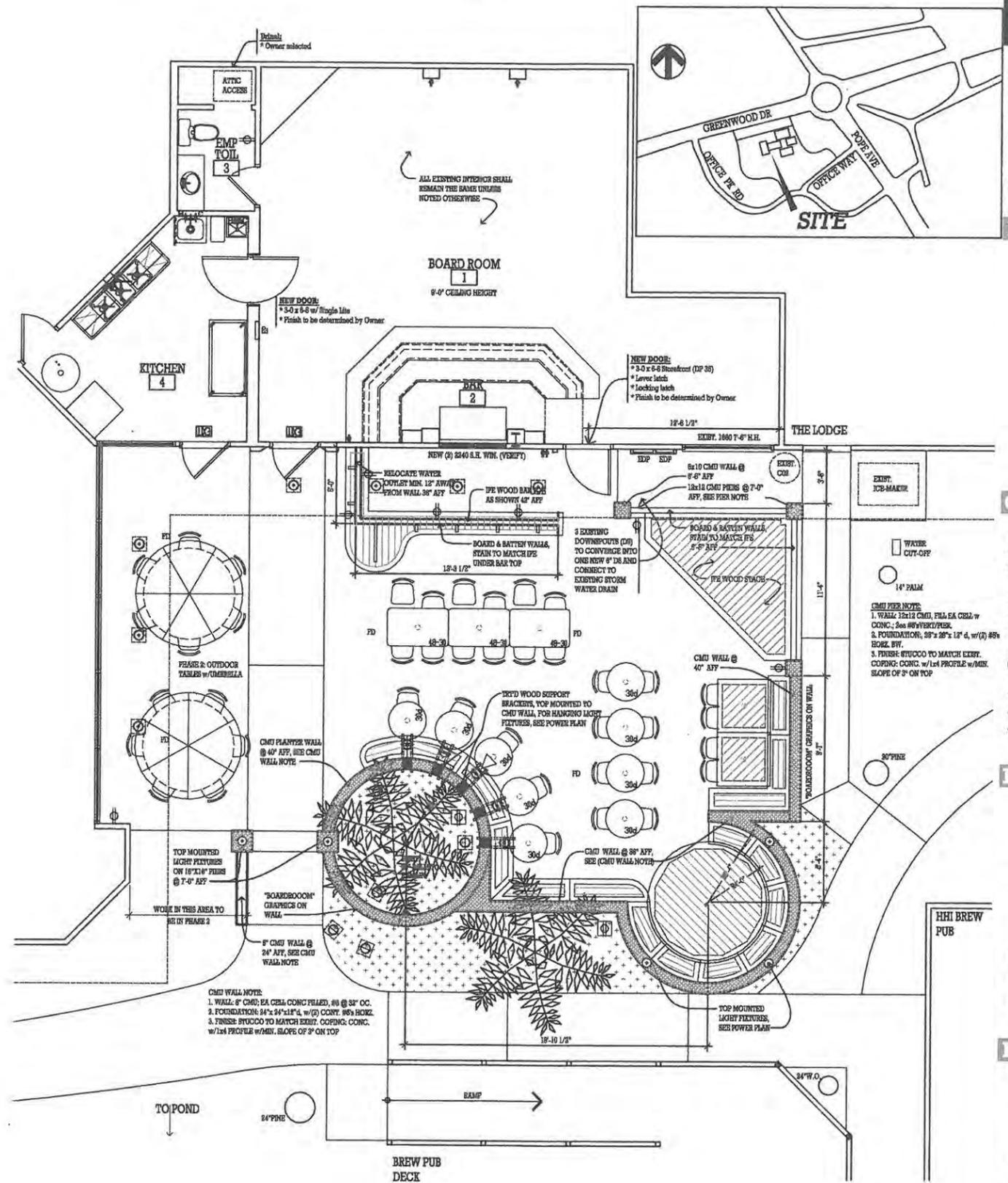
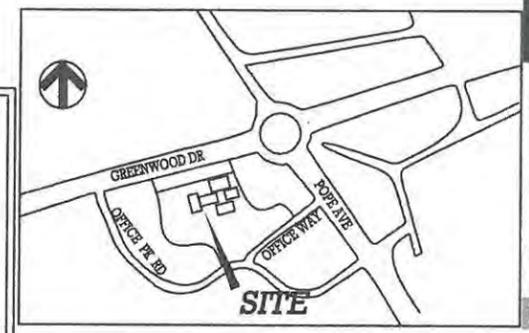
Copyright 2010 by Square Feet
 Note: All ideas, concepts, and designs described herein belong solely to the designer named on this page. These ideas, concepts, and designs are to be used only for the project and site conditions noted, and the use of these drawings will constitute a violation of the terms of the contract. The client agrees to indemnify and hold the designer harmless from any and all claims, damages, and expenses, including reasonable attorney's fees, arising from the use of these drawings.

Project Number: R BdExt
 Issue Date: 12 November 2010
 Issuance: HHI DRB

Revisions:
 1. 12 Nov 2010 HHI DRB
 2.
 3.
 4.
 6.

Sheet Title:
 PLANS

Vicinity Map

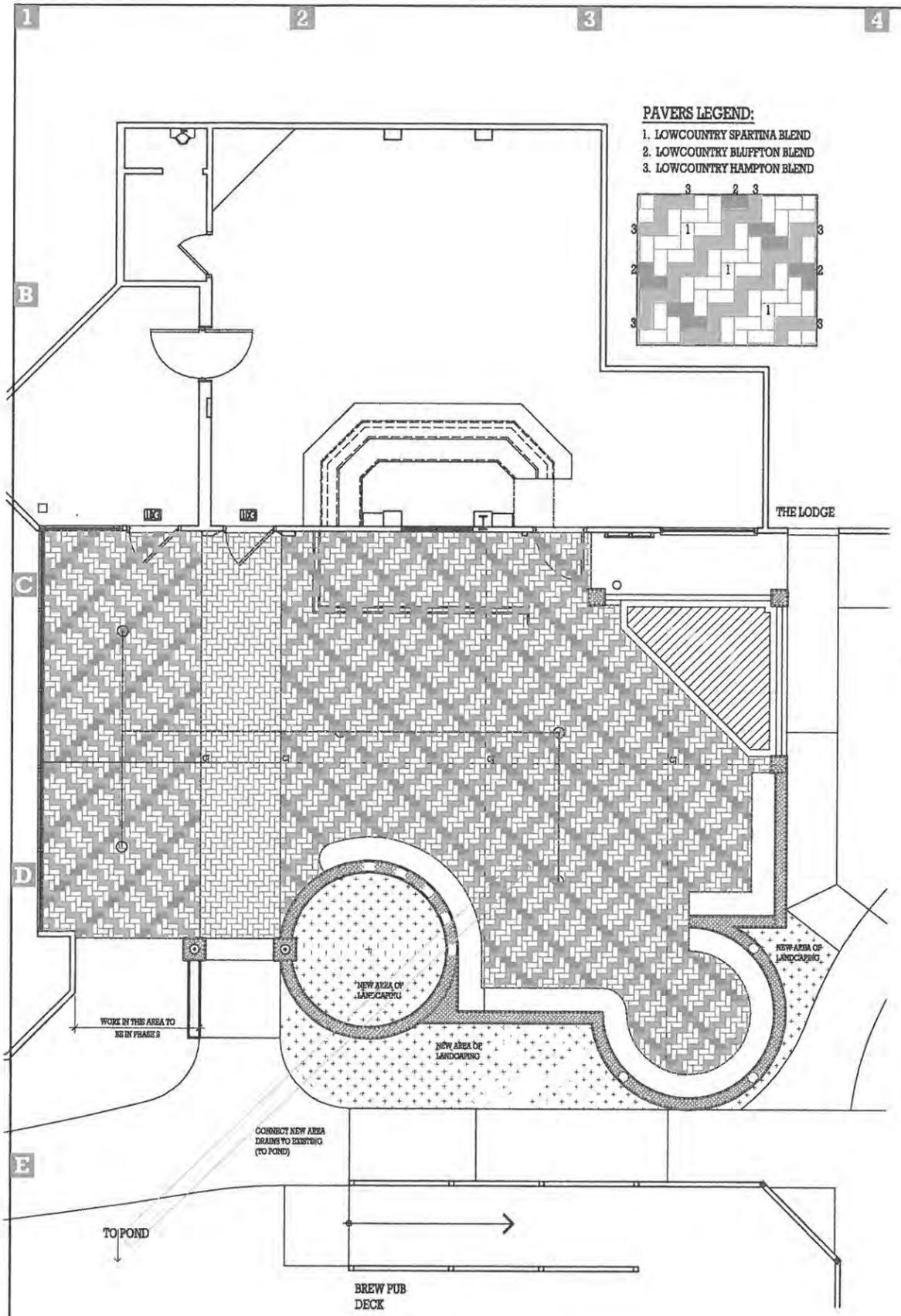
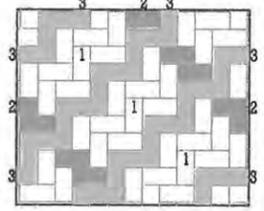


SITE PLAN

SCALE: 1/4" = 1'-0"

PAVERS LEGEND:

- 1. LOWCOUNTRY SPARTINA BLEND
- 2. LOWCOUNTRY BLUFFTON BLEND
- 3. LOWCOUNTRY HAMPTON BLEND



PAVERS PLAN

SCALE: 1/4" = 1'-0"



EXISTING CONDITIONS

SCALE: 1/4" = 1'-0"

SITE IMPROVEMENTS

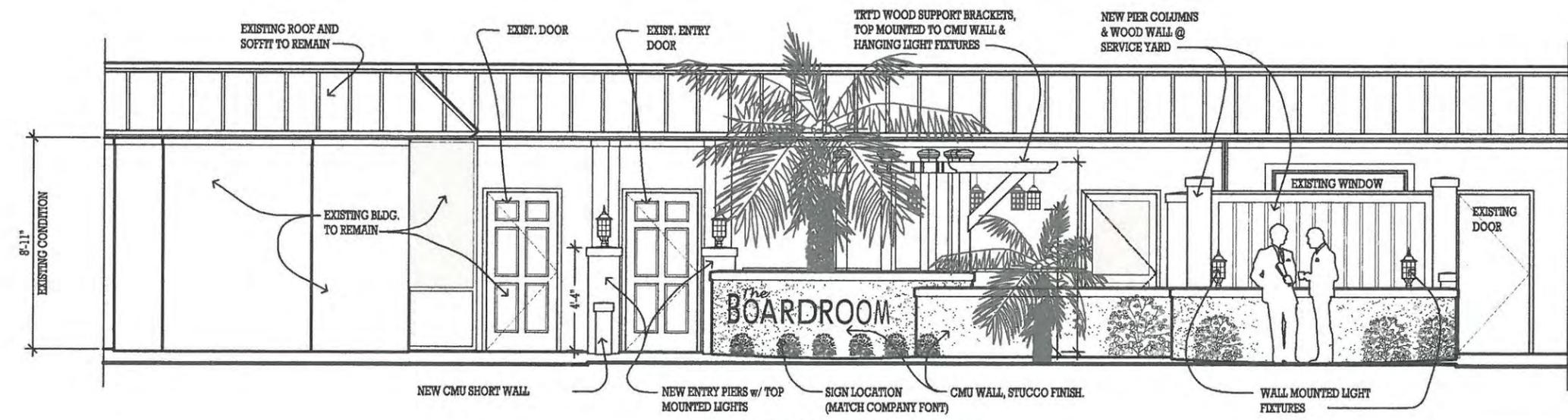
- HIDE / INTEGRATE ROOF AND SITE STORMWATER COLLECTION.
- REGRADE SITE, PUT DOWN PERVIOUS PAVERS IN A DISTINCTIVE PATTERN; ADD INTEGRATED AREAS OF LANDSCAPING.
- REPLACE SELECTED AREAS OF WORN OR BROKEN CONCRETE.
- ADD DEFINITION TO ENTRANCE.

BUILDING IMPROVEMENTS

- MAKE IMPROVEMENTS TO THE TENANT SPACE SO IT CAN FUNCTION AS AN OUTDOOR BUSINESS.
- HIDE 'BACK OF HOUSE' FUNCTION BEHIND SERVICE WALL.



Exterior Improvements to:
The BOARDROOM
 Hilton Head Plaza
 Greenwood Drive @ Sea Pines Circle
 Hilton Head Island, SC 29928



ELEVATION

SCALE: 3/8" = 1'-0"

Copyright 2010, by Square Feet
 Note: All ideas, concepts, and designs described herein belong solely to the designer named on this page. These ideas, concepts, and designs are to be used only for the project and site conditions stated, and the use of these drawings will constitute any violation of the fullest extent of the law. The user of these drawings can not be held responsible for any unauthorized use of these drawings.

Project Number: R BdExt
 Issue Date: 12 November 2010
 Issuance: HHI DRB

Revisions:
 1. 12 Nov 2010 HHI DRB
 2.
 3.
 4.
 6.

Sheet Title:
 EXTERIOR ELEVATION

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 DRB#

DATE RECOMMEND APPROVE RECOMMEND APPROVE W/COND. RECOMMEND DENY

ARCHITECTURAL DESIGN		
The further expansion of outdoor seating at Reilley's Plaza. Material selection and detailing create a humanly scaled space. Per Building and Fire Codes, the added exterior seating will have to be calculated into the existing occupant load to ensure the plumbing fixtures are the proper number for the presumed loading. Any usable space created under the roof overhang will require a sprinkler system.		
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood	Y	
Promotes pedestrian scale and circulation	Y	
Design is unobtrusive and set into the natural environment	Y	
Utilizes natural materials and colors	Y	
Avoids distinctive vernacular styles	Y	
Design is appropriate for its use	Y	
All facades are have equal design characteristics	NA	
Avoids monotonous planes or unrelieved repetition	NA	
Has a strong roof form with enough variety to provide visual interest	NA	
Minimum roof pitch of 6/12	NA	
Overhangs are sufficient for the façade height.		
Forms an details are sufficient to reduce the mass of the structure	Y	
Human scale is achieved by the use of proper proportions and architectural elements	Y	
Utilizes a variety of materials, textures and colors	Y	
Incorporates wood or wood simulating materials	Y	
Windows are in proportion to the facade	Y	
Details are clean, simple and appropriate while avoiding excessive ornamentation	Y	
Utilities and equipment are concealed from view	Y	

Decorative lighting is limited and low wattage and adds to the visual character	Y	
Accessory elements are design to coordinate with the primary structure	Y	

LANDSCAPE DESIGN
A full landscape plan will be required for the areas designated on the plan. A schedule using the ferns, dwarf yaupon holly, etc. existing in the field would integrate the addition of the seating area

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project		
Provides Landscaping of a scope and size that is in proportion to the scale of the development		
Landscape is designed so that it may be maintained in its natural shape and size		
Preserves a variety of existing native trees and shrubs		
Provides for a harmonious setting for the site's structures, parking areas or other construction		
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)		
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project		
A variety of species is selected for texture and color		
Provides overall order and continuity of the Landscape plan		
Native plants or plants that have historically been prevalent on the Island are utilized		
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth		
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots		

Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning		
Proposed groundcovers are evergreen species with low maintenance needs		
Large grassed lawn areas encompassing a major portion of the site are avoided		
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood		
Ornamentals and Annuals are limited to entrances and other focal points		

NATURAL RESOURCES PROTECTION

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants		Narrative says that outdoor seating area will be pervious, but that it will be set on a “concrete and sand sandwich”. The concrete would then make it impervious.
Supplemental and replacement trees meet LMO requirements for size, species and number		
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

MISCELLANEOUS 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: 11.16.10
 Accepted by: ADD/MR
 App. #: DR 100175-
 Meeting Date: _____

Applicant/Agent Name: Moses Grant Company: Grant's New Mart
 Mailing Address: 673 Colonial Dr. City: H.H. State: SC Zip: 29926
 Telephone: 843-341-7536 Fax: _____ E-mail: _____

Project Name: Grant's New Mart Project Address: 673 William Hilton Hwy
 Parcel Number [PIN]: R 511 012 000 0004 0000 500ft of
 Zoning District: NC Overlay District(s): COR - OCRM - Critical

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 Paint

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.

November 16, 2010

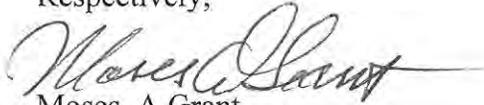
643 William Hilton Parkway
Hilton Head Island, SC 29928

RE: Exxon Sign
Re-painting

Narrative:

I am requesting approval to paint the canopy fascia and poles supporting the canopy at Grants Mini Mart, Exxon Sign at the above address. This will not involve any material change. But will only restore the canopy to its original condition.

Respectively,


Moses A Grant

ExxonMobil

Monday, July 19, 2010

Digital Image



Digital Image



Digital Image



Digital Image



Digital Image



Digital Image

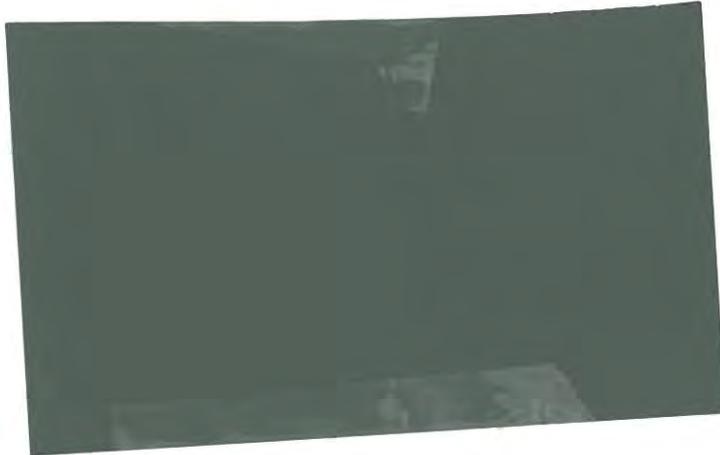


643 Wm. Hilton Parkway - 842-5002
Mr. Grant 505-0821 - call

~~Wm. Hilton~~ Wood

#643 Wm. Hilton Parkway

Dark Grey



DESIGN TEAM/ SIGN COMMENT SHEET

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

PROJECT	Grant's Mini-Mart Exxon	DRB#	S100175
DATE	11/23/2010	RECOMMEND APPROVE	X
		RECOMMEND APPROVE W/COND.	
		RECOMMEND DENY	

FREE STANDING SIGNS		
A removal of the under-canopy sign panel and a repaint of the canopy and posts. Staff recommends approval		
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
SIGN FACE IS 3 DIMENSIONAL		
TENANT PANELS LIMITED TO 3 OF SAME SIZE, FONT AND COLOR AND COMPRISE NO MORE THE 1/3 OF THE SIGN FACE		
LOGOS DO NOT EXCEED 10% OF SIGN FACE AND VIVID COLORS ARE LESS THAN 10% OF LOGO		
LIGHTING IS SHIELDED BY THE SIGN OR PLANT MATERIAL		
LANDSCAPING IS ADEQUATE FOR SIZE OF SIGN		
FAÇADE SIGNS		
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
MEETS LMO 16-5-1309 SIZE CRITERIA		
ONLY 2 SIGNS PER FAÇADE (EXCEPT FOR SHOPPING CENTERS)		
COMPLIES WITH SIGN SYSTEM IF SHOPPING CENTER		
CONTAINED WITHIN AN ARCHITECTURAL ELEMENT OF THE BUILDING		
IS SIMILAR IN DESIGN AND CONTENT OF FREE STANDING SIGN(S)		
SIGN HAS 3 DIMENSIONAL FACE		
LOGOS DO NOT EXCEED 10% OF SIGN FACE AND VIVID COLORS ARE LESS THAN 10% OF LOGO		
LIGHTING IS SHIELDED FROM THE PUBLIC WAY		
MISCELLANEOUS LMO REQUIREMENTS (REQUIRED)		
CRITERIA	YES/NO/NA	
DOES NOT CONTAIN MORE INFORMATION THAN NECESSARY TO PROVIDE REASONABLE IDENTIFICATION OF THE BUSINESS	YES	
MATERIALS, COLORS, SHAPES AND DETAILS REFLECT THOSE OF THE BUILDING	YES	
SIZE AND PROPORTION DOES NOT DOMINATE SITE	YES	
SIZE AND PROPORTION IS COMPATIBLE WITH NEARBY AND ADJACENT PROPERTIES	YES	