



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, May 14, 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 April 23, 2013
6. **Staff Report**
7. **Board Business**
8. **Unfinished Business**
 - A. Alteration/Addition
 - 1) DR 130003 – Vine
9. **New Business**
 - A. Minor External Change
 - 1) DR 130013 – Robert’s Jewelers
 - B. Alteration/Addition
 - 1) DR 130014 – Hilton Head Island Airport Commercial Service Terminal Renovations
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, April 23, 2013 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers**

DRAFT

Board Members Present: Chairman Scott Sodemann, Jake Gartner, Jennifer Moffett, Parker, Todd Theodore and Galen Smith

Board Members Absent: Vice Chairman Deborah Welch

Council Members Present: George Williams

Planning Commissioners Present: Vice Chairman Tom Lennox, Jack Docherty

Town Staff Present: Jennifer Ray, Urban Designer; Teri Lewis, LMO Official
Nicole Dixon, Senior Planner; Anne Cyran, Senior Planner
Jill Foster, Deputy Director, Community Development
Kathleen Carlin, Secretary

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

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

5. Approval of the Minutes

The Board **approved** the minutes of the April 9, 2013 meeting as presented by general consent.

6. Staff Report

None

7. Board Business

None

8. New Business

(Mr. Tom Parker recused himself from review of the following application, New Gatehouse at Palmetto Dunes, DR 120035, due to a professional conflict of interest. A Conflict of Interest form was completed and signed by Mr. Parker and attached to the record.)

A. New Development – Final Review

1. **New Gatehouse at Palmetto Dunes** – DR 120035

Ms. Ray stated that the New Gatehouse at Palmetto Dunes is located on Queen’s Folly Road

between the future Pass Office (existing Fire Station # 6) and St. Andrew's. The project received Conceptual approval from the Board on March 12, 2013.

Ms. Ray presented an in-depth overhead review of the Final application including a review of the site plan. The site plan indicates the location of the proposed gatehouse showing the existing fire station/future Pass Office, driveway access to Fire Station # 6, and the entry to St. Andrews. Proposed improvements include a one-story, 180-square foot building, two-parking spaces, a traffic calming table across Queen's Folly Road, and a pedestrian walk between the gatehouse and parking.

Paving details show the proposed 8' wide traffic calming table. Materials are a two-piece cobble Low Country Paver in the Sydney Rain color, in a herringbone pattern, to match the pavers at the Queens Folly round-a-bout with an 8" wide concrete band on each side of the pavers, set with a 1" lip over the existing adjacent asphalt for traffic calming.

The pedestrian paving detail is associated with the pathway between the gatehouse and the parking and the gatehouse entry. It has the same Low Country Paver, Sydney Rain color, on sand setting bed, in a herringbone pattern. Ms. Ray presented a photo showing the existing pavers at the Queen's Folly round-a-bout.

The gatehouse enlargement indicates that the proposed plantings are kept to a minimum as appropriate to the site and include a natural planting of Saw Palmetto and a planter with annuals for seasonal color.

The enlargement also addresses a question from the last Board meeting regarding the placement of the building relative to the roadway. The closest face of the building is approximately 4-ft. from the edge of pavement. Lighting is limited to wall lights on the building and up and down lights on the Oak trees. Cut sheets show the up and down lights and the wall lights in a rubbed bronze finish.

Architectural plans indicate that the proposed gatehouse, a 180-square foot building that will be staffed from 11:00p.m - 7:00a.m for security, is a replica of Palmetto Dunes north and south gatehouses. Elevations indicate that the materials are a standing seam copper roof with copper gutters and downspouts, cement stucco with a sand finish, hardie cement board panels, Charleston shutters, a Savannah Moss Queen Court brick water table and planter, and wood louvered service yard screen. The color palette shows the windows in a Sandstone color, the wood trim in Tony Taupe and stucco. Ms. Ray distributed hard samples of the color palette for the Board's review.

The applicant has submitted photos showing one of the existing gatehouses that is the model for the new gatehouse. Ms. Ray stated that the Palmetto Dunes ARB has reviewed and approved the plans for the new gatehouse. Staff recommends approval of the project as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicants made their presentation.

Mr. Tom Parker, Lee and Parker Architects, and Mr. Brett Krudener, Witmer-Jones-Keefer, Ltd., presented statements in support of the application. The Board reviewed the project with the applicants. Each of the Board members complimented the quality of the project. Mr. Theodore cautioned the applicant on the overhang on the building as it relates to the distance off of the curb line. At the completion of the Board's discussion, Chairman Sodemann requested that a motion be made.

Mr. Theodore made a **motion to approve** the Final Review application for the New Gatehouse at

Palmetto Dunes, DR120035, as submitted. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

(Mr. Todd Theodore recused himself from review of the following application, The Beach Club at Sea Pines Resort, DR 130012, due to a professional conflict of interest. A Conflict of Interest form was completed and signed by Mr. Theodore and attached to the record.)

B. New Development – Conceptual

1. **The Beach Club at Sea Pines Resort** – DR 130012

Ms. Ray introduced the application and stated its location, 87 N. Sea Pines Drive. The applicant is proposing to construct a new, casual beach club facility and community beach access that replaces the existing aging facility located on North Sea Pines Drive, adjacent to Marriott's Monarch Resort. The proposed beach club improvements aim to maintain the relaxed, beachside atmosphere of the current facility while updating existing amenities and providing new conveniences for patrons.

Ms. Ray presented an in-depth review of the Conceptual application including an aerial photo of the site. The 5.2 acre site is located between North Sea Pin Drive, the Monarch Hotel, the Atlantic Ocean, and a beach access corridor and single-family residential. An as-built survey of the existing conditions shows the 5.2 acre site with access from North Sea Pines Drive. The existing property has 178 parking spaces with asphalt drive aisles with crushed shell parking stalls and pavers in the drop off areas, four existing buildings of varying sizes and heights (totaling +/- 6,000 SF) and a series of outdoor decks including an open air bar and awning covered dining areas.

The context photos show neighboring uses and architectural styles. The site analysis indicates landscape buffers; 15-ft. minimum on east between beach access corridor and single-family residential, and 10-ft. minimum on south west adjacent to the Monarch Hotel. Significant trees are highlighted in green on the plan and are mostly located in or adjacent to the 50-ft. beach access corridor. Vehicular and pedestrian access and circulation routes are shown coming from North Sea Pines Drive. The site analysis shows the existing buildings in red and the outdoor gathering spaces in yellow.

The Conceptual site plan shows the proposed improvements which utilize the existing access and parking closest to North Sea Pines Drive and impact the area closest to the ocean. Some plan features include replacing the existing beach pathway with an 8-ft. wide salt-finish concrete walkway, additional bike parking, and public beach showers adjacent to the existing public beach access. The design concept was to create a 'casual destination' for families with great views of the ocean, providing open vistas and shaded areas for visitors to enjoy. Access is through open breeze ways and covered corridors, connecting visitors to the ocean. The various open outdoor dining areas and terraces provide comfortable spaces for relaxation, dining, and social gatherings. The utilitarian service areas are carefully screened from the public area.

The beach club at Sea Pines is designed as a 2-story building composed of three structures connected by open walkways and terraces overlooking the ocean that create a sense of arrival and a sense of place. Functions within the beach club will include a casual ocean grill with outdoor dining space, outdoor oceanfront bar, an upper level event space, retail shop and sales offices, public restrooms, fast casual concessions and an upper level ocean view bar and terrace.

Ms. Ray presented photos of the hardscape and finishes under consideration for the Board's review.

Building elevations indicate the retail shop and event space, concessions and ocean view terrace. Ocean side elevations show the public beach access, decks and plaza, and the covered gateway. The applicant has done several studies to show the massing of the proposed building from several views including birds-eye views from the front and the rear. The architecture of the beach club will be a relaxed Low Country aesthetic with traditional cedar siding, wood brackets, wood columns, wood shutters and louvers, and the regional Savannah grey brick used for durable base and pier detailing. The roof lines and details are inspired from the architecture found at Sea Pines. The color palette for the beach club will be a 'drift wood concept' color palette with light cream trim in harmony with the design standards of Sea Pines.

The Conceptual application and submittal also included a Parking Summary and Covenant Adherence. This information has been provided to the Board as a courtesy but the detail does not factor into the Board's review and approval of the submission. The applicant and Sea Pines Resort recognize that the proposed development impacts 20 existing parking spaces so they have submitted data to the Board to show how they plan to deal with the parking issue. Parking counts and required parking are reviewed during the Development Plan Review process, which this project will have to go through. However, the number of parking spaces and how they are used is a concern of the Development Plan Review and not the Design Review Board. If the Board does have a concern with the location of the parking on the site plan or the proposed materials, the Board should voice those concerns since they do fall under the Design Review Board's purview.

The project has received preliminary approval from the Sea Pines ARB with the comment that wood shake shingles be used instead of fiberglass shingles. The staff recommends approval of the application as submitted. At the completion of the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Steve Birdwell, President of Sea Pines Resort, and Mr. Cliff McMackin, Director of Resort Development at the Sea Pines Resort, presented statements in support of the application. Mr. Birdwell introduced the architect for the project, Mr. Manny Dominguez, Cooper Carry Architects, to the Board. The Board and the architect discussed the Conceptual review of the project.

Ms. Moffett complimented the design of the project and stated that it is harmonious with Sea Pines. Mr. Parker stated that the Conceptual plan looks very good. Details are still needed related to the tower. The front elevation tower will be very important. Mr. Parker questioned the base and middle which should be made equal. The skinny rectangular windows seem out of place. The left and right windows on the second floor do not seem to be in scale. The ribbon glass and shingles may not be a good match. The applicant should give as much detail to the front elevation that is given to the sides. Breaking up the scale may be important. The brackets should be brought around front. The scale of the board and batten siding looks a little over scaled.

Mr. Gartner stated that he likes the project including the brick column bases and rafter tails. The brackets should be brought to the front side as suggested by Mr. Parker. The project meets the intent of the Design Guide and is a nice addition to Sea Pines. The wood clad windows will be a maintenance issue; aluminum clad windows may be a better idea.

Chairman Sodemann stated that he agrees with many of the comments already presented, particularly with regard to Mr. Parker's comment regarding the element to the left of the tower; the windows are not in proportion. All metal roofing may be a better choice over the shake shingles due to weather related maintenance problems. The primary entrance from the beach should be as inviting as possible. The ribbon windows may need to be made more inviting to the public. This completed the Board's comments on the project.

Ms. Ray stated that this project has drawn a lot of interest from the public. Public comment received before the meeting was included in the posted packet. Letters received since posting were distributed to the Board members (*attached*). There are individuals present at today's meeting that would like to address the Board. Ms. Ray reminded the Board and the public that comments need to focus on the design of the conceptual application relative to aesthetics, design and compatibility with the Design Guide. If someone from the public has a specific question for staff, it should be forwarded to the staff in writing for response.

Ms. Ray stated that Vice Chairman Welch, who is absent from today's meeting, has reviewed the Conceptual plan at the Sea Pines Architectural Review Board office and she supports the project. Vice Chairman Welch requested that the Board support the Conceptual Review application. Chairman Sodemann then requested public comments and the following citizens presented statements for the record: (1) Mr. Charles Strauelt; (2) Dr. Karl Engelman; (3) Mr. Rich Stear; (4) Mr. Scott Richardson; (5) Mr. Tom Kimeny; (6) Mr. Rex Gale; and (7) Mr. Randy Smith.

Chairman Sodemann thanked the public for their comments and stated that the Board is looking forward to receiving the Final Review submission for this project. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion to approve** the Conceptual Review application for The Beach Club at Sea Pines Resort, DR 130012, as submitted with all of the comments provided by the Board to the Design Team taken into consideration. Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 5-0-0.

9. Appearance by Citizens

None

10. Adjournment

The meeting was adjourned at 1:45p.m.

Submitted By:

Approved By:

Kathleen Carlin
Secretary

Scott Sodemann
Chairman



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: VINE Company: _____
 Mailing Address: 1 N Forest Beach A-5 City: Hilton Head State: SC Zip: 29928
 Telephone: 843 686 3900 Fax: _____ E-mail: SIRHAMILE@AOL.COM
 Project Name: VINE Project Address: SAME
 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
 New Development – Final, indicate Project Number
 Alteration/Addition
 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

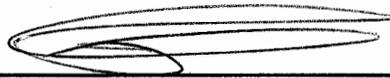
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

DATE

ARB

Hilton Head Island

Re: Vine Patio enclosure

We propose to modify the side panels in conformity with the elevations submit by costal canvas which will provide proper emergency exits , insulation and may be rolled up when not in use. We propose that the drop down panels facing the parking lot remain and drop only to the top of the rails as requested in the last meeting. This would provide some insulation while allowing the visual element of the rails to remain.

The front door enclosure will be removed on May 15th.

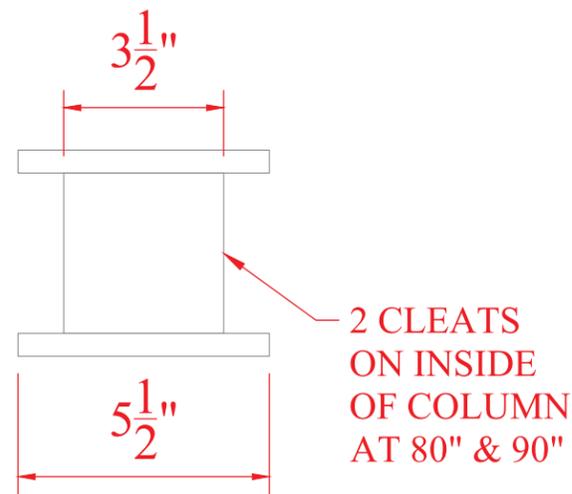
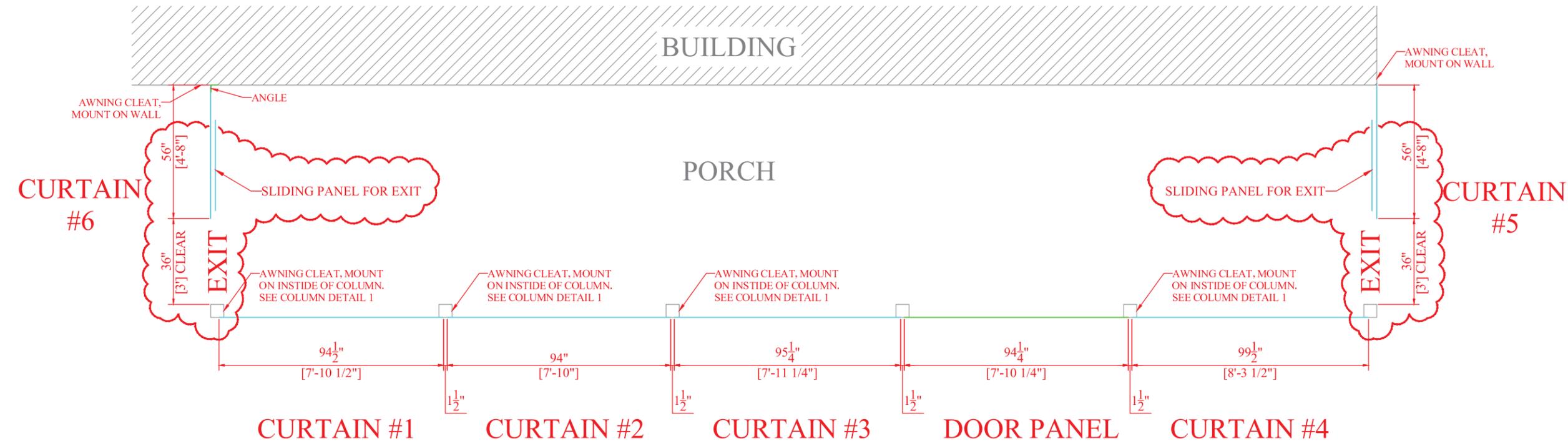
Respectfully

A handwritten signature in black ink, appearing to be "Stephen Hamile", written in a cursive style.

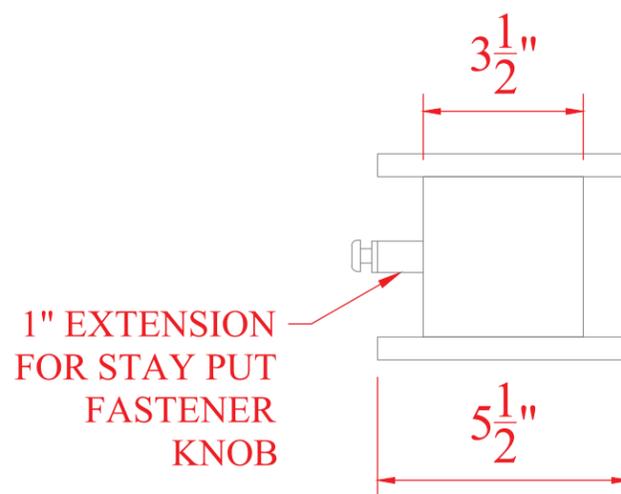
Stephen Hamile



VINE



COLUMN DETAIL 1



COLUMN DETAIL 2

REVIEWED BY

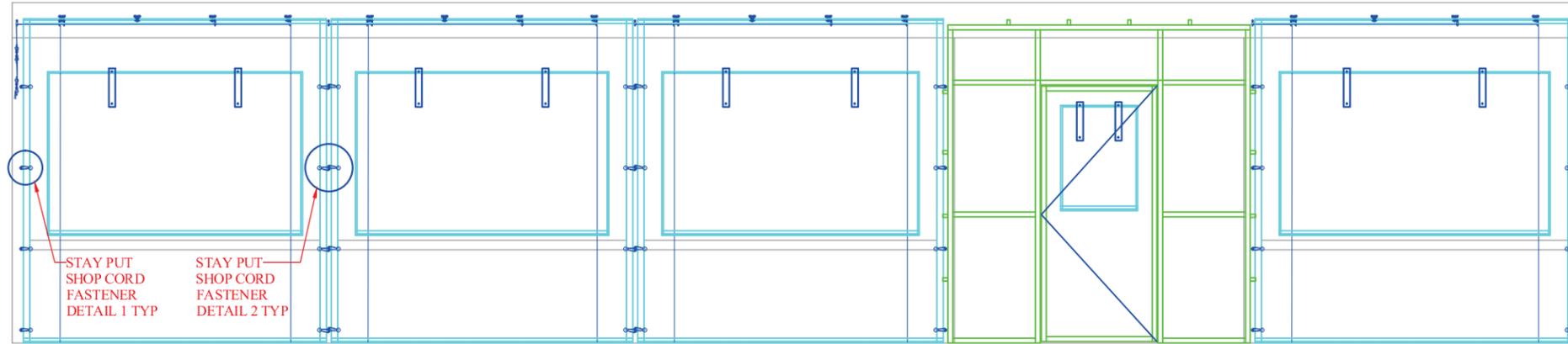
THIS DRAWING IS THE PROPERTY OF CCP CO., INC. AND MUST BE USED ONLY IN CONNECTION WITH OUR WORK, AND AS SPECIFIED BY CCP CO., INC. UNAUTHORIZED USE OR REPRODUCTION IS STRICTLY PROHIBITED.

OVERALL PLAN	DRAWN BY	ALH
	DATE	10/25/2012
	JOB NUMBER	124360
 COASTAL CANVAS PRODUCTS		
<small>73 ROSS ROAD PO BOX 2884 SAVANNAH, GEORGIA 31403 MAIN: 912.236.2416 FAX: 912.232.7884 WWW.SHADESOLUTIONEXPERTS.COM</small>		

PULL UP CURTAINS	VINE	1 NORTH FOREST BEACH HILTON HEAD ISLAND, SC 29928	BEAUFORT COUNTY	HILTON HEAD, SC	OCTOBER 2012

SCALE		
1/4"=1'-0"		
REVISION	DATE	REASON
1	4/1/2013	EXIT PANELS

SHEET NO.
E-1



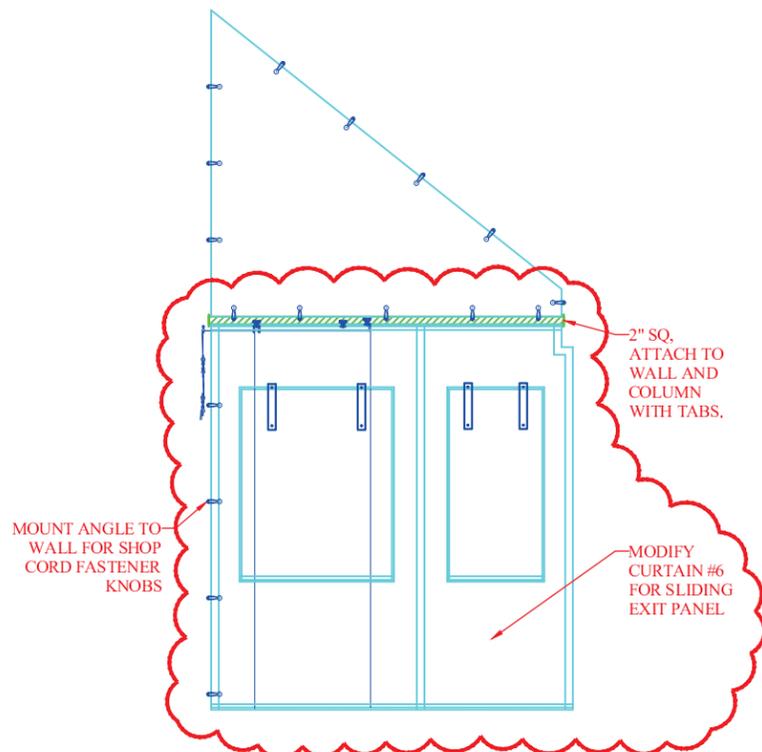
CURTAIN #1

CURTAIN #2

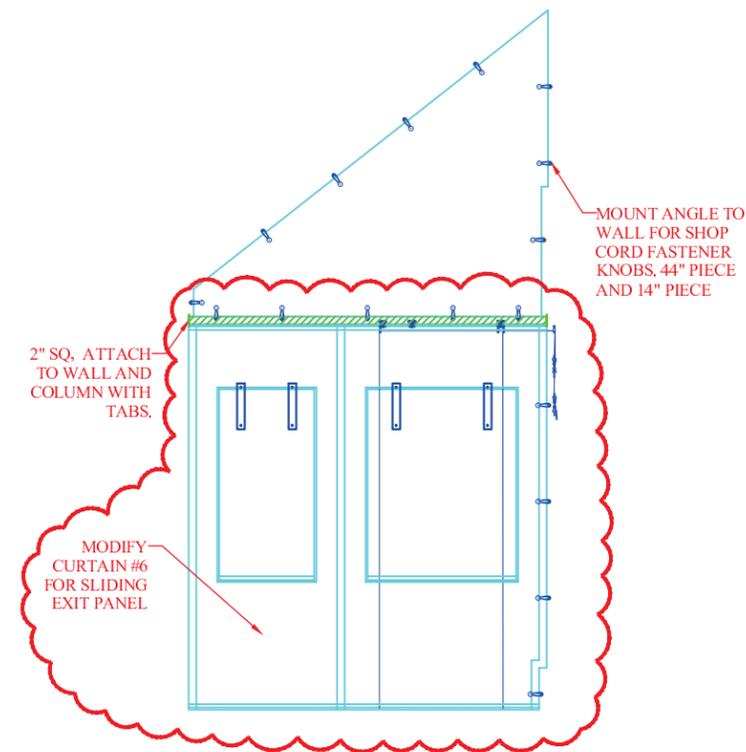
CURTAIN #3

DOOR PANEL

CURTAIN #4



CURTAIN #6



CURTAIN #5

REVIEWED BY

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

OVERALL ELEVATIONS

JOB NUMBER
124360

DATE
10/25/2012

DRAWN BY
ALH

COASTAL CANVAS
PRODUCTS

73 ROSS ROAD PO BOX 22834 SAVANNAH, GEORGIA 31403
MAIL# 912 236 2416 FAX: 912 232 7884 WWW.SHADESOLUTIONEXPERTS.COM

PULL UP CURTAINS

VINE

1 NORTH FOREST BEACH
HILTON HEAD ISLAND, SC 29928

OCTOBER 2012

HILTON HEAD, SC

BEAUFORT COUNTY

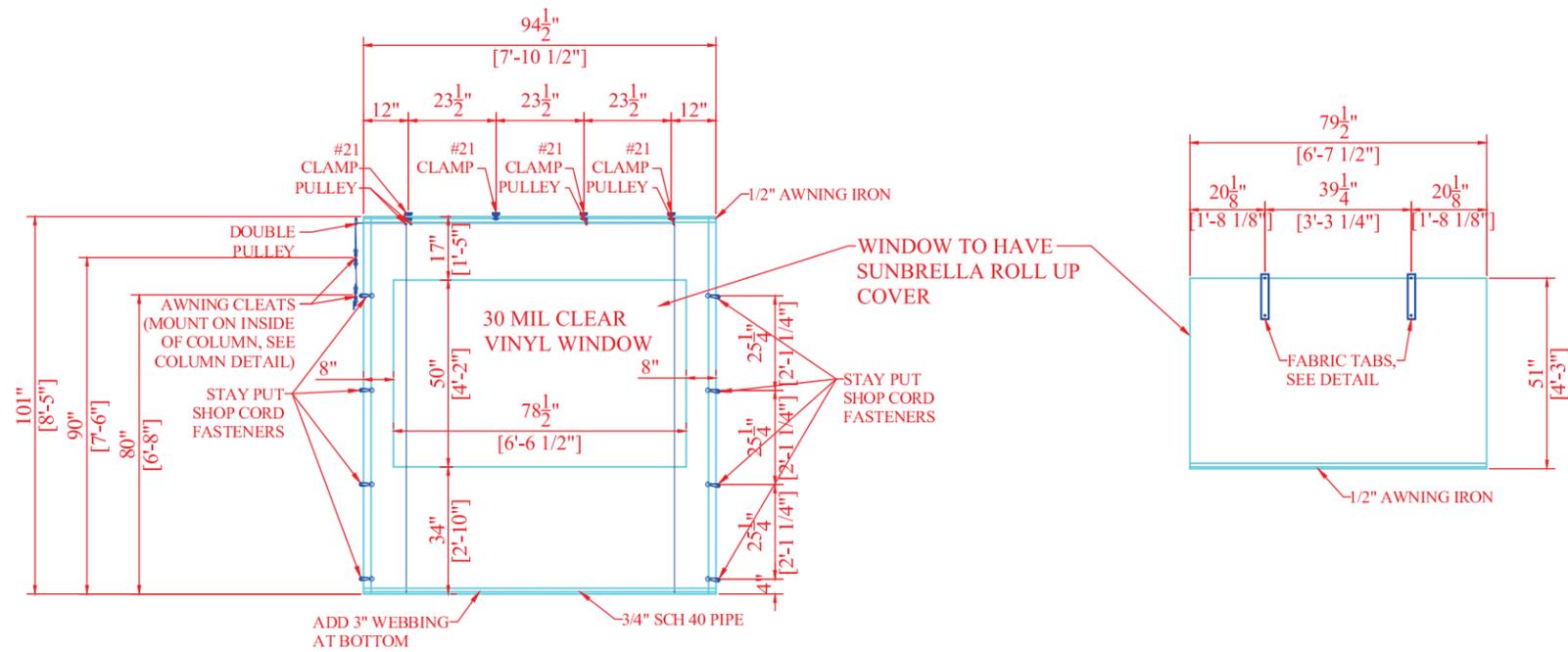
SCALE

1/4"=1'-0"

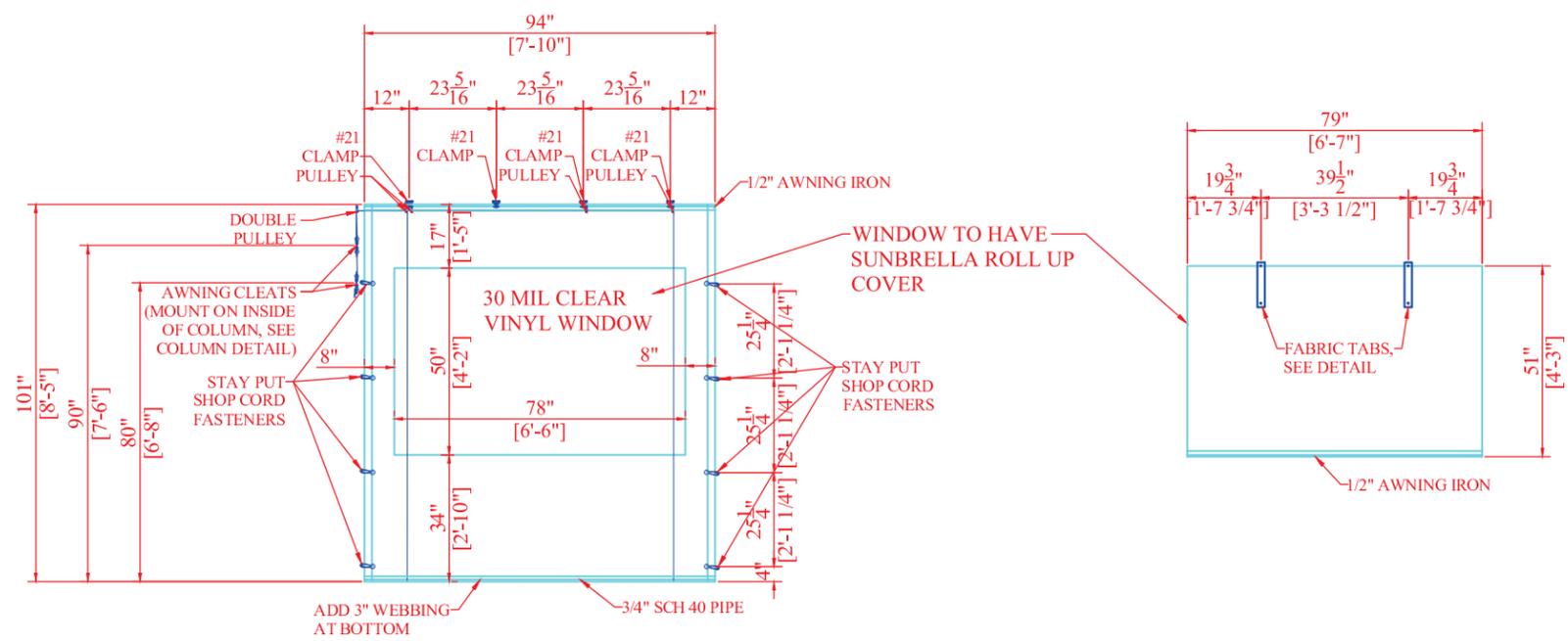
REVISION	DATE	REASON
1	4/11/2013	EXIT PANELS

SHEET NO.

E-2



CURTAIN #1



CURTAIN #2

REVIEWED BY

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

CURTAIN #1 & #2

DRAWN BY ALH
 DATE 10/25/2012
 JOB NUMBER 124360

COASTAL CANVAS PRODUCTS

73 ROSS ROAD PO BOX 22634 SAVANNAH, GEORGIA, 31403
 MAIN: 912.235.2416 FAX: 912.232.7884 WWW.HIDESOLUTIONSPEPETS.COM

PULL UP CURTAINS

VINE

1 NORTH FOREST BEACH
 HILTON HEAD ISLAND, SC 29928

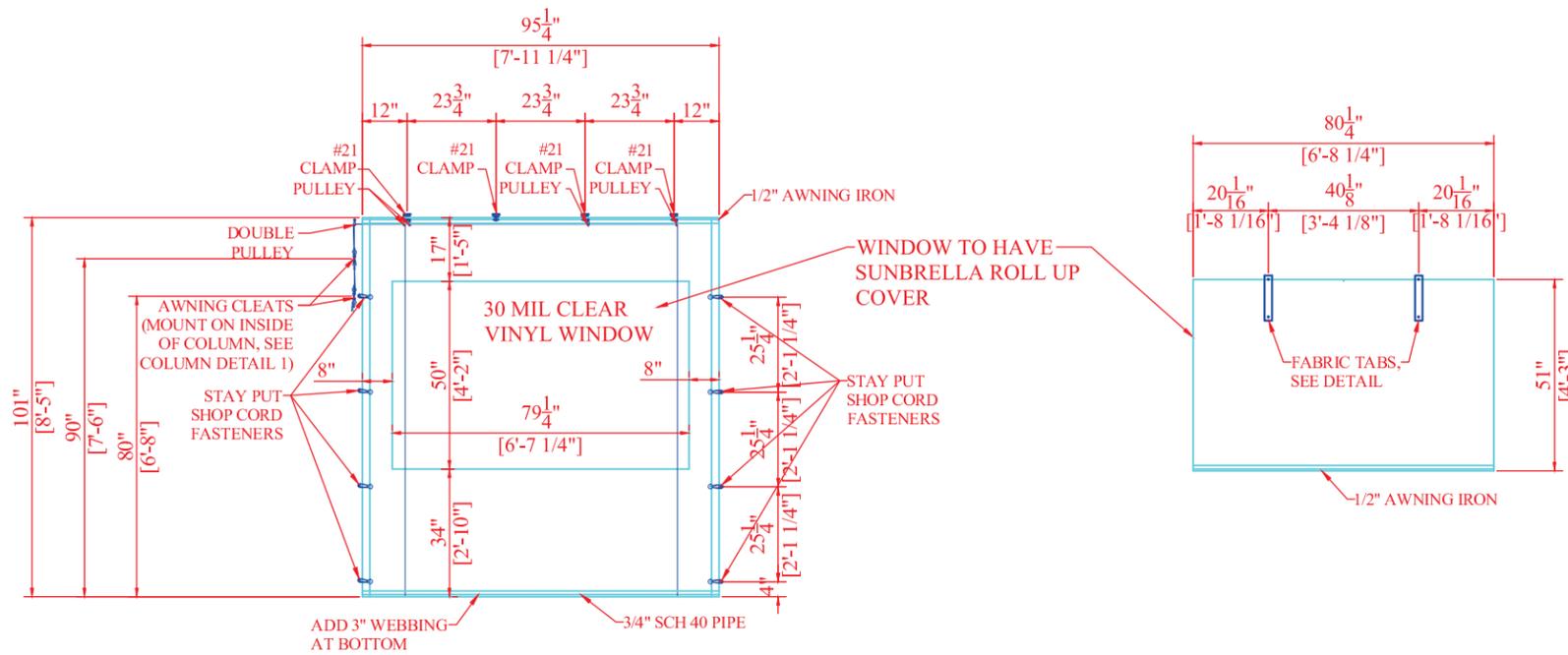
HILTON HEAD, SC
 BEAUFORT COUNTY
 OCTOBER 2012

SCALE
 1/4"=1'-0"

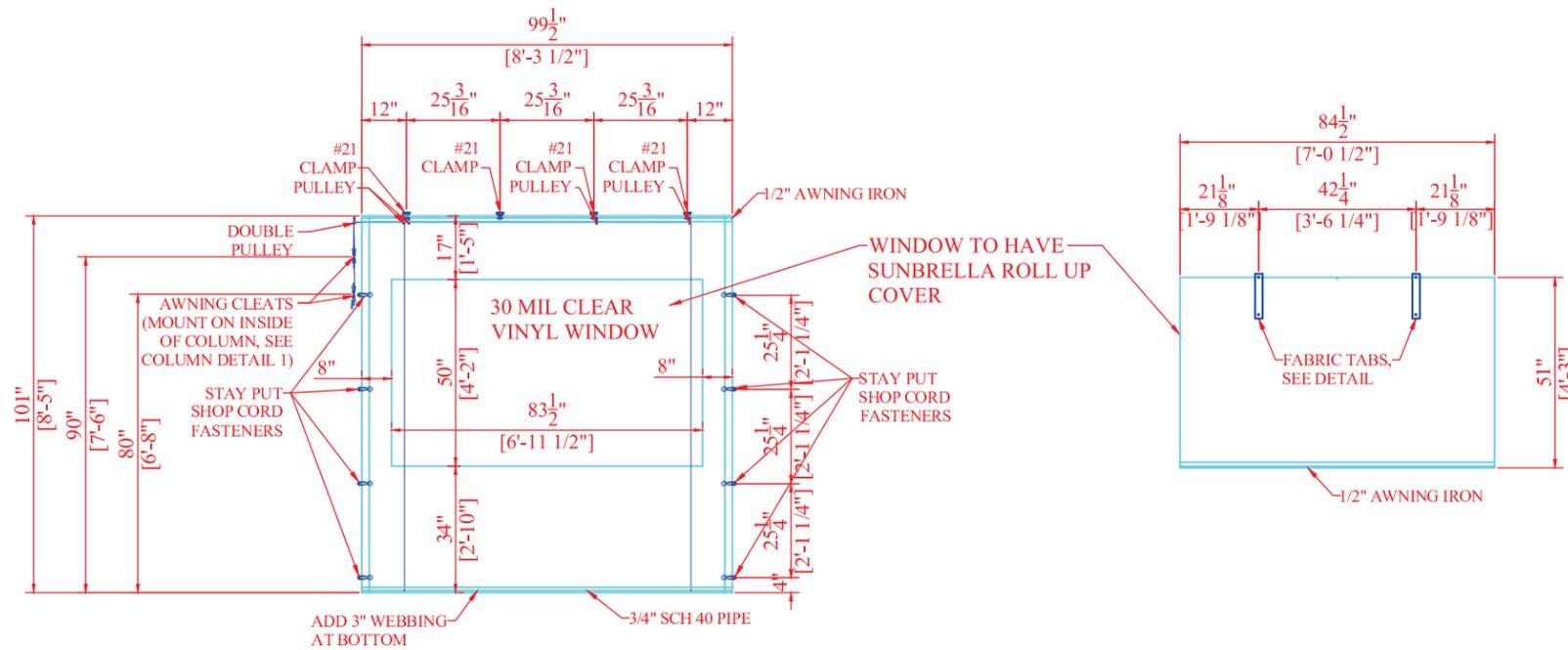
REVISION	DATE	REASON

SHEET NO.

1 of 6



CURTAIN #3



CURTAIN #4

REVIEWED BY

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

CURTAIN #3 & #4

JOB NUMBER
124360

DATE
10/25/2012

DRAWN BY
ALH

COASTAL CANVAS
PRODUCTS

73 CROSS ROAD PO BOX 22834 SAVANNAH, GEORGIA 31403
MAIN: 912.236.2416 FAX: 912.232.7884 WWW.SHAREDESOLUTIONEXPERTS.COM

PULL UP CURTAINS

VINE

1 NORTH FOREST BEACH
HILTON HEAD ISLAND, SC 29928

BEAUFORT COUNTY HILTON HEAD, SC OCTOBER 2012

SCALE

1/4"=1'-0"

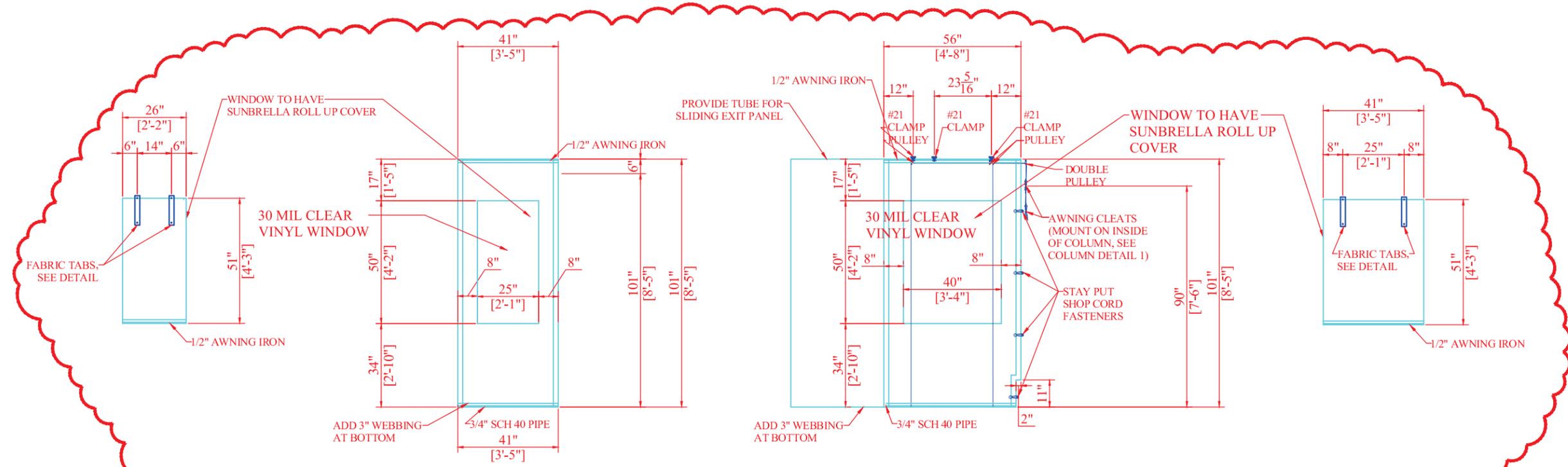
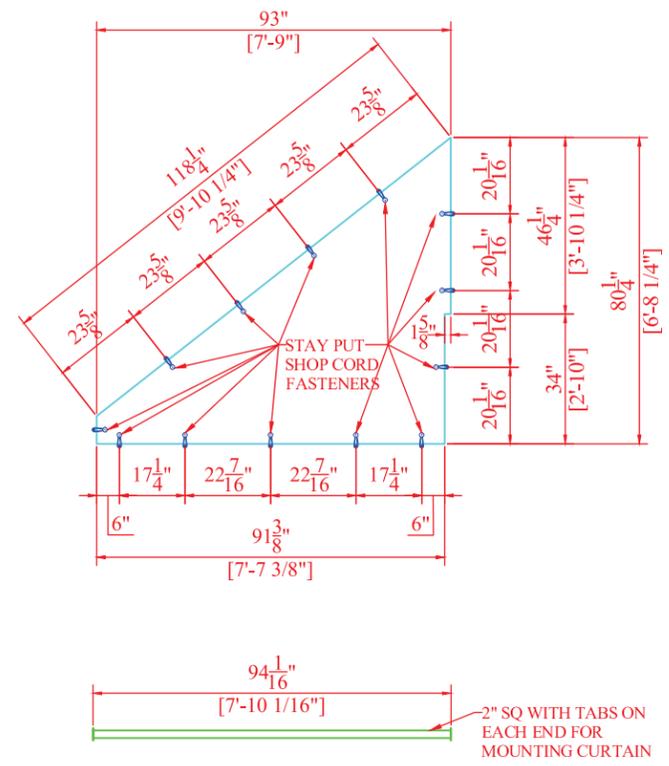
REVISION	DATE	REASON

SHEET NO.

2 of 6

REVIEWED BY

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



SLIDING EXIT PANEL
IN CURTAIN #5

CURTAIN #5
MODIFY CURTAIN #5 AS SHOWN
FOR SLIDING EXIT PANEL

CURTAIN #5	JOB NUMBER	124360
	DATE	10/25/2012
	DRAWN BY	ALH

COASTAL CANVAS PRODUCTS

73 ROSS ROAD PO BOX 22834 SAVANNAH, GEORGIA 31403
MAIN 912 236 2416 FAX 912 232 7884 WWW.SHADESOLUTIONEXPERTS.COM

PULL UP CURTAINS	VINE	
	1 NORTH FOREST BEACH	
	HILTON HEAD ISLAND, SC 29928	

OCTOBER 2012

HILTON HEAD, SC

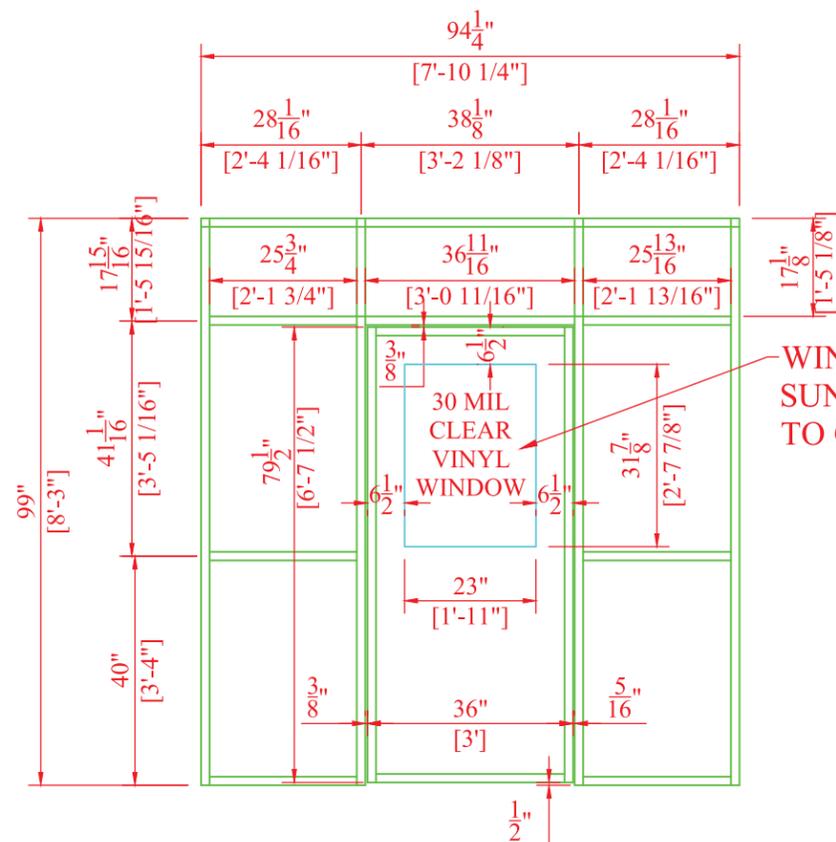
BEAUFORT COUNTY

SCALE		
1/4"=1'-0"		
REVISION	DATE	REASON
1	4/11/2013	EXIT PANELS

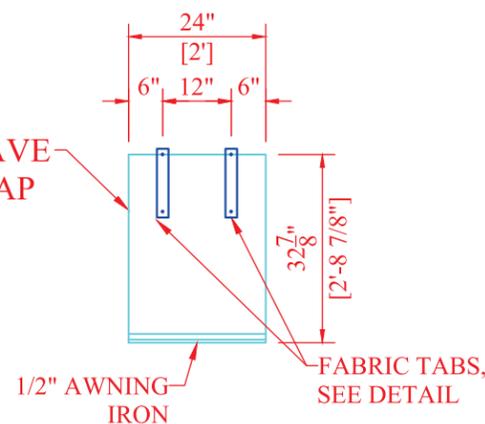
SHEET NO.
4 of 6

REVIEWED BY

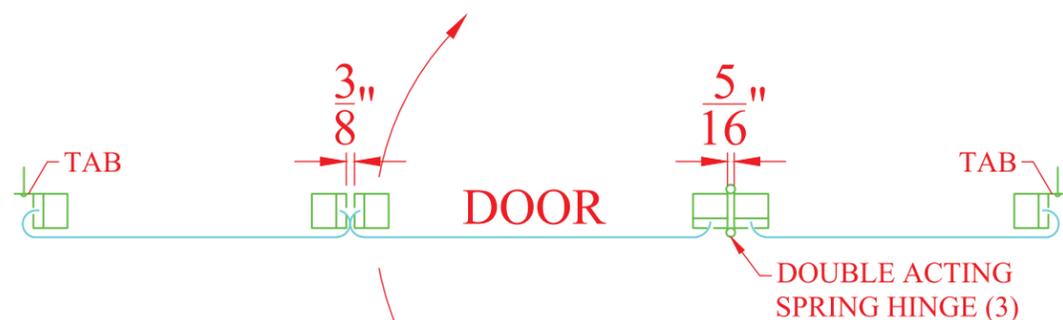
THIS DRAWING IS THE PROPERTY OF CCP CO., INC. AND MUST BE USED ONLY IN CONNECTION WITH OUR WORK, AND AS SPECIFIED BY CCP CO., INC. UNAUTHORIZED USE OR REPRODUCTION IS STRICTLY PROHIBITED.



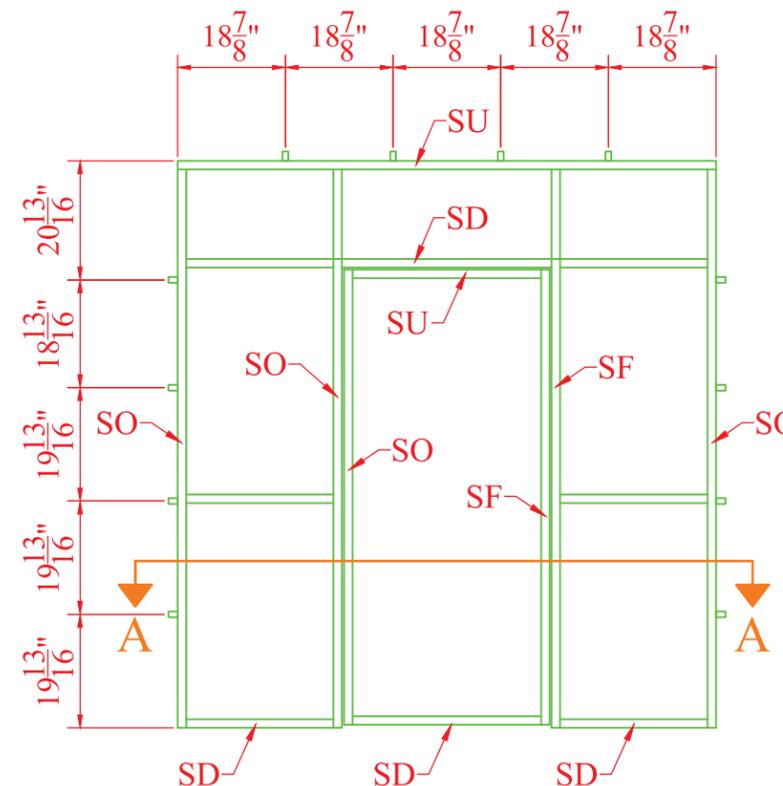
WINDOW TO HAVE SUNBRELLA FLAP TO COVER



DOOR PANEL



**SECTION A-A
NOT TO SCALE**



**DOOR PANEL
STAPLE DIRECTIONS &
TAB LOCATIONS**

DOOR PANEL

JOB NUMBER
124360

DATE
10/25/2012

DRAWN BY
ALH

COASTAL CANVAS PRODUCTS

71 CROSS ROAD PO BOX 22834 SAVANNAH, GEORGIA 31403
PHONE: 912 226 2416 FAX: 912 222 7884 WWW.SHADESOLUTIONSEXPERTS.COM

PULL UP CURTAINS

VINE

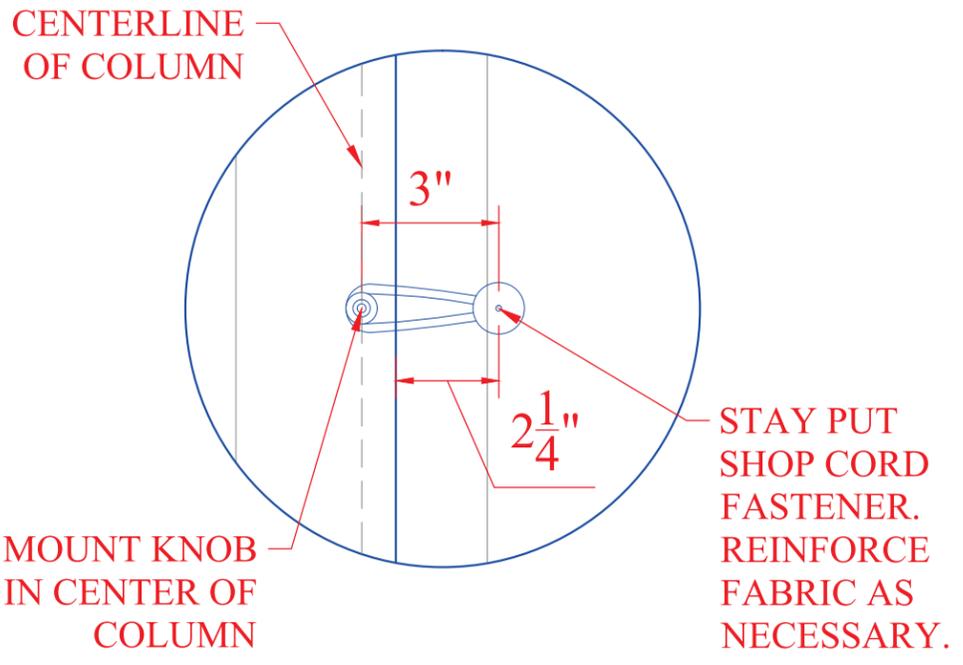
1 NORTH FOREST BEACH
HILTON HEAD ISLAND, SC 29928

BEAUFORT COUNTY HILTON HEAD, SC OCTOBER 2012

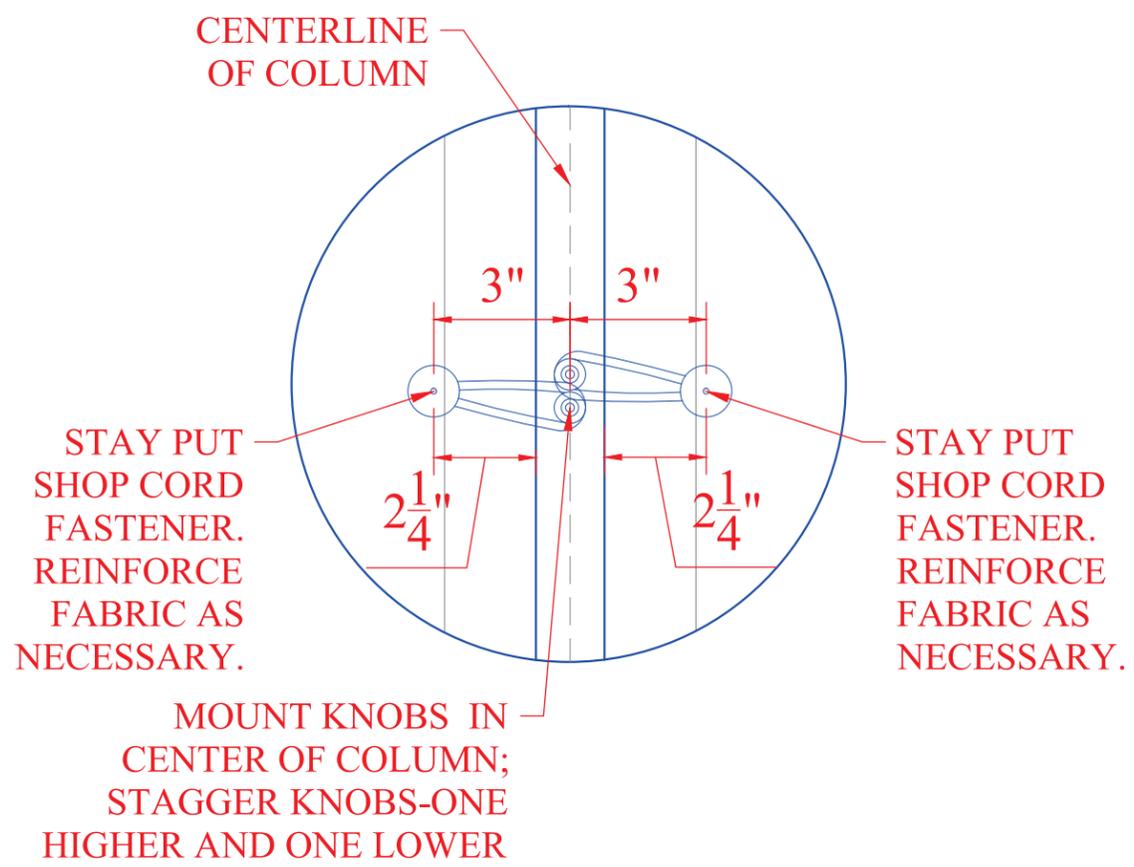
SCALE 3/8"=1'-0"		
REVISION	DATE	REASON

SHEET NO.

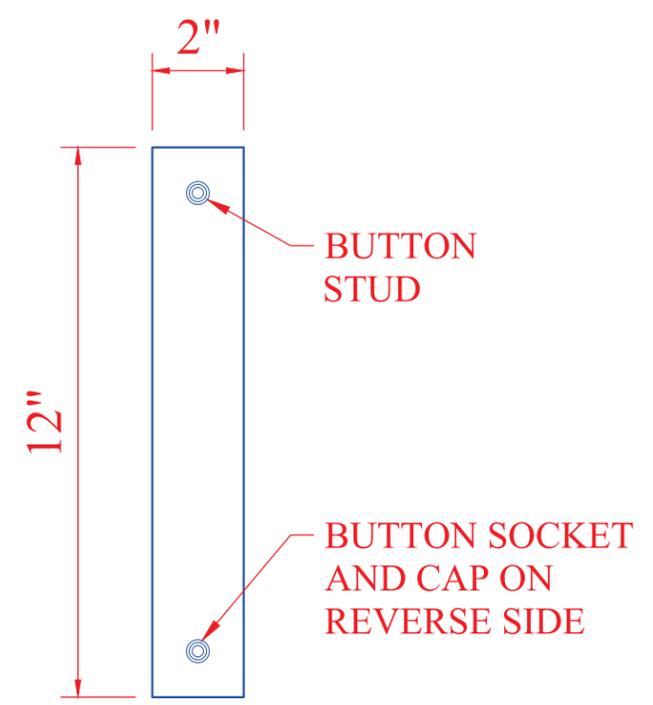
5 of 6



STAY PUT SHOP CORD FASTENER DETAIL 1



STAY PUT SHOP CORD FASTENER DETAIL 2



FABRIC TABS

REVIEWED BY

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

DETAILS	JOB NUMBER 124360
	DATE 10/25/2012
DRAWN BY ALH	 COASTAL CANVAS PRODUCTS <small>73 ROSS ROAD PO BOX 22834 SAVANNAH, GEORGIA 31403 MAIN: 912.236.2416 FAX: 912.232.7864 WWW.SHADESOLUTIONEXPERTS.COM</small>

PULL UP CURTAINS VINE 1 NORTH FOREST BEACH HILTON HEAD ISLAND, SC 29928	OCTOBER 2012
BEAUFORT COUNTY	HILTON HEAD, SC

SCALE 3"=1'-0"		
REVISION	DATE	REASON

SHEET NO.
6 of 6

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: Vine – ALTERATION/ADDITION

DRB#: DR 130003

DATE: May 14, 2013

RECOMMENDATION: Approval Approval with Conditions Denial

Vine has installed a patio enclosure for the restaurant located in Coligny Plaza. The patio enclosure consists of a permanent hinged door frame and panel as well as fabric curtains that can be drawn up/down depending on the weather. This project was reviewed by the DRB at the February 12, 2013 meeting and withdrawn at the applicant's request. Revised plans include modifying the side panels to provide emergency exists, removing the front door enclosure, and keeping the existing drop-down panels rolled to the top of the handrail.

Staff recommends approval of this application with the condition that an appropriate, complementary color be selected for the side panels.



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: 4-29-13
 Accepted by: SLH
 App. #: DR 130013
 Meeting Date: _____

Applicant/Agent Name: Tommy Rosson, Agent Company: Coastal Canvas Products
 Mailing Address: 73 Ross Rd. City: Savannah State: GA Zip: 31405
 Telephone: (912) 508-7710 Fax: _____ E-mail: (912) 232-7884

Project Name: Robert's Jewelers Project Address: 1201 Main St. Hilton Head Isle, SC

* Parcel Number [PIN]: R _____ 29926

* Zoning District: _____ Overlay District(s): CDR - 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
 New Development – Final, indicate Project Number

Alteration/Addition
 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 *(mailed along w/ check)*

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

4/24/2013

DATE



COASTAL CANVAS

PRODUCTS

April 24, 2013

Attention: Design Review Board of Town of Hilton Head Island

RE: Robert's Jewelers, Proposal of Awning (Minor External Change)

The proposed awning is to be fabricated of aluminum frame, with a vinyl-coated polyester cover material, which is consistent with all other awnings currently at the shopping center. The color is CP-2711 (Dark Green) which complies with the private ARB of the shopping center. Please refer to the attached proposal renderings and drawings for any additional details of the construction or overall appearance of the awning.

Thank you for your time and consideration on this matter, and please do not hesitate to call me with any additional questions or concerns regarding the project: (912) 508-7710.

Sincerely,

Tommy Rosson

Coastal Canvas Products
73 Ross Rd.
Savannah, GA 31405

912.236.2416 office

912.232.7884 fax



COASTAL CANVAS
PRODUCTS



Tommy Rosson

trosson@coastalcanvas.net

o) 912-236-2416 c) 912-508-7710

tf) 800-476-5174 f) 912-232-7884

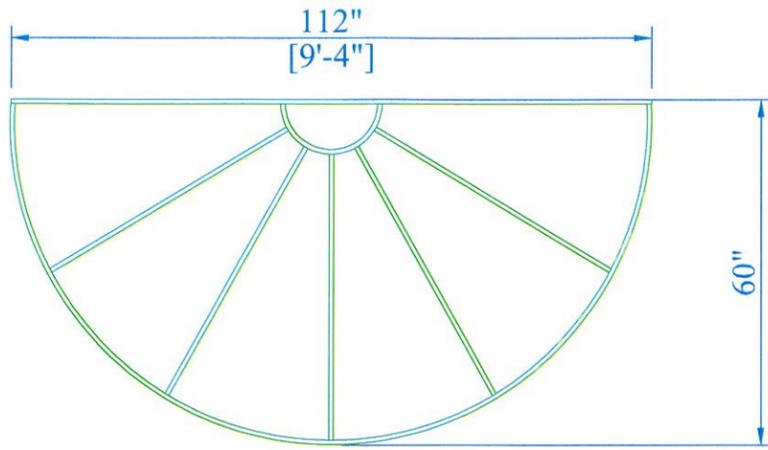
73 Ross Road Savannah, Georgia 31405

www.coastalcanvas.net

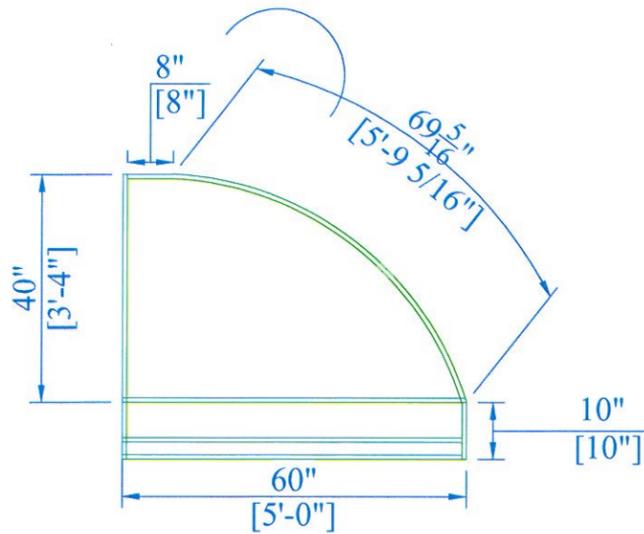


Awning Cover Material:
Coastline Plus-2711
(Vinyl-Coated Polyester)

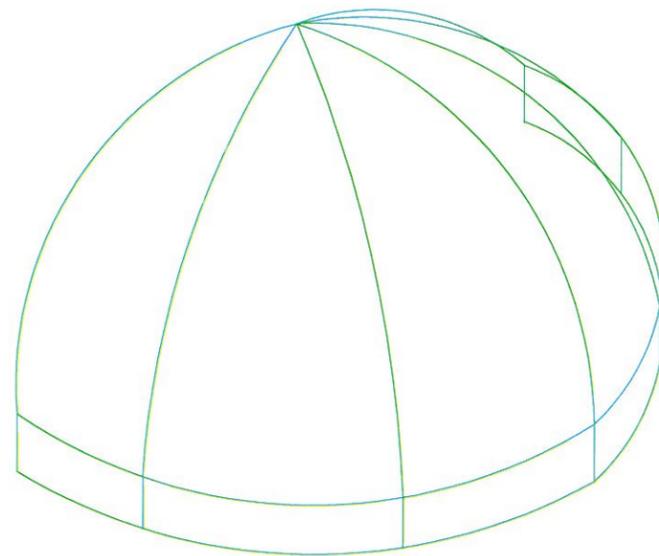




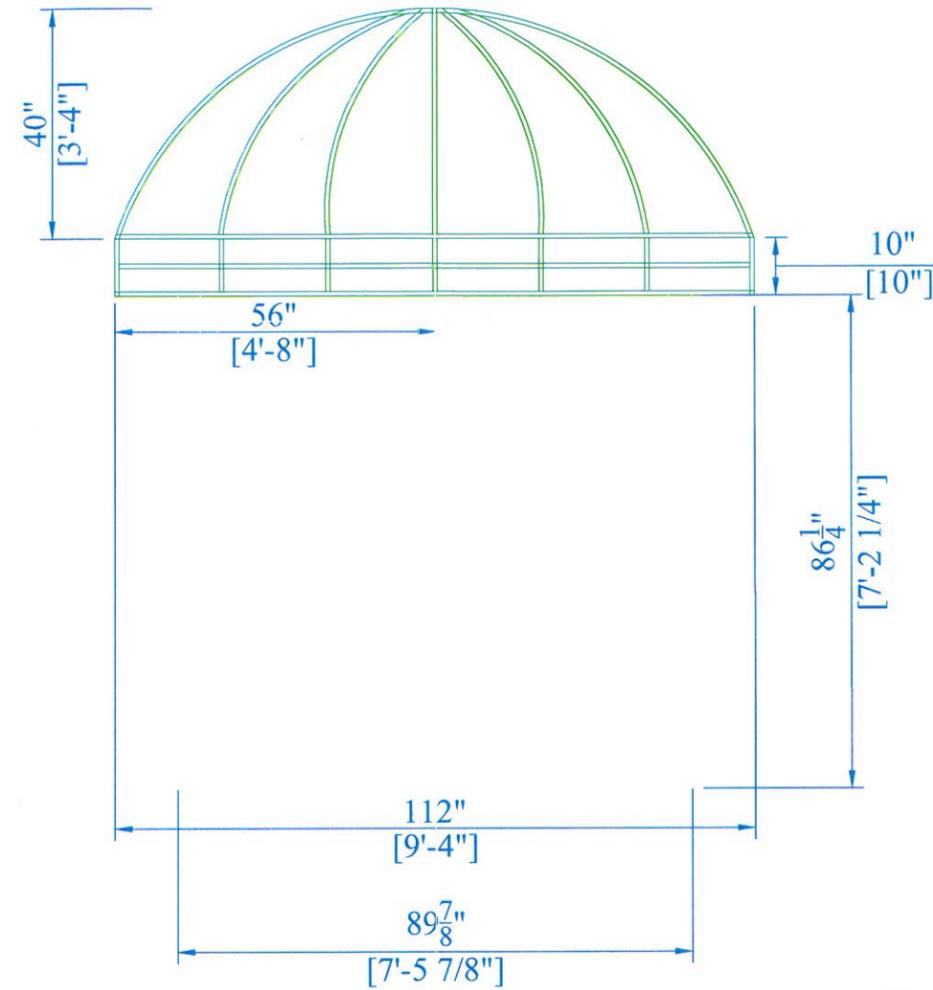
PLAN VIEW



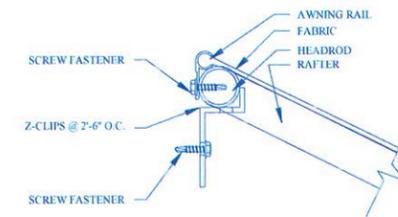
SIDE VIEW



ISOMETRIC- NOT TO SCALE



FRONT ELEVATION



HEADROD DETAIL
NOT TO SCALE

NOTE: CANVAS COVER IS REMOVABLE AND IS TO BE REMOVED BY CUSTOMER BEFORE 74 MPH (OR HIGHER) WIND EVENT.

THE FRAME AND ANCHORING METHOD IS DESIGNED TO WITHSTAND 120 MPH WINDLOADS.

PART #		QUANTITY
1 of 1		1 EACH
DROP	BRACE	 <p>FB-02 RIGID WRAP</p> <p>DETAIL OF FRAME TRUSS AND VAL. ATTACHMENT VAL. SIZE MAY VARY, REF TO WORK ORDER</p>
40"	3/4"	
PROJ	PROJ	
60"	3/4"	
WIDTH	H/R	
112"	3/4" AR	
VAL.	F/B	
1"	3/4" & 1/2"	
VAL PAT.	RAF./BOW	
Rigid wrap	3/4"	

REVIEWED BY

FRONT, SIDE, PLAN
&
ISOMETRIC FRAME VIEW

DRAWN BY
DAM

DATE
4 / 22 / 2013

JOB NUMBER
0131780

COASTAL CANVAS
PRODUCTS

73 ROSS ROAD PO BOX 22834 SAVANNAH GEORGIA 31403
MAIN 912 235 2415 FAX 912 232 7864 WWW.SHADESOLUTIONS-EXPERTS.COM

APRIL, 2013

A NEW AWNING

ROBERTS JEWELER'S

301 CENTRAL AVE., SUITE 381

HILTON HEAD, SC 29926

BEAUFORT COUNTY HILTON HEAD, SC

SCALE

3/8"=1'-0"

REVISION	DATE	REASON

SHEET NO.

1 of 1

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

MAIN STREET VILLAGE SHOPPING CENTER

April 29, 2013

David Staley
Main Street Commercial Association
200 Main Street
Suite 201 B
Hilton Head Island, SC 29926

Mr. Staley,

This letter is to ask MS Commercial Association to approve three new awnings in the shopping center for Main Street.

Roberts Jewelers is requesting an awning over the double doors. We have chosen a dark green to match the approved colors in the center.

Salon 5200 has asked for awnings on the 278 side of her shop. They are a dark oxford brown which are also approved colors.

Last, Munchies would like an awning over their entrance. They will be within the approved colors but have not been determined as yet.

Thank you for your assistance in helping us move forward with these requests.

Sincerely,


Merrelyn Rogers

Operations Manager
Main Street Village Shopping Center
1517A Main Street
Hilton Head Island, SC 29926
843-290-9750



David W. Staley, President MS Commercial Assoc.

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: Robert's Jewelers – MINOR EXTERNAL CHANGE

DRB#: DR 130013

DATE: May 14, 2013

RECOMMENDATION: Approval Approval with Conditions Denial

Robert's Jewelers proposes to add a dark green vinyl-coated polyester awning at their Main Street Village location. The shape of the awning (dome) is consistent with other awnings in Main Street (both dome and traditional); however, most awnings over double doors are traditional. The color is consistent with the existing hanging sign (which is in need of repainting). An alternate color (i.e. black) would be more in keeping with the building color (blue-gray).



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: Judy Elder Company: Talbert, Bright & Ellington, Inc.

Mailing Address: 2000 Park Street, Suite 101, Columbia, SC 29201

Telephone: (803) 933-9290 Fax: (803) 933-9205 E-mail: jelder@tbeclt.com

Project Name: Hilton Head Island Airport Commercial Service Terminal Renovations

Project Address: 120 Beach City Road, Hilton Head Island, SC 29926

Parcel Number [PIN]: R510-008-000-0085-0000

Zoning District: IL (Light Industrial/Commercial Distribution) Overlay District(s): Airport Overlay

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

- X A written narrative describing how project conforms to design guidelines of Section 16-4-503.
- X Photographs and/or drawings of existing development.
- X Drawings of the proposed development – 11”x 17”.
- X 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

4/26/2013

DATE

TOWN OF HILTON HEAD ISLAND DESIGN REVIEW BOARD SUBMITTAL MAY 14, 2013

PROJECT SUMMARY

Project consists of renovation and expansion of the existing holdroom, bathrooms, and security screening checkpoint to accommodate current TSA design guidelines. There is the possibility that there may be some repairs made at the exterior of the building to mediate surface rusting on structural steel elements, replace rotten wood roof decking, and replacing existing gutters at the drop-off canopy.

There are 2 future phases of work (renovate airline & TSA office/screening areas, and renovate bag claim & front drop-off canopy areas) but they are not being submitted for DRB consideration at this time.

PROJECT SCHEDULE

- 4/30/2013 Submit DRB Application
- 5/8/2013 60% Quality Control meeting (Internal – TWG Offices)
- 5/14/2013 DRB Meeting Date
- 5/14/2013 60% Review meeting (Beaufort County)
- 5/30/2013 90% Review meeting (Beaufort County)
- 6/8/2013 Comments back
- 6/13/2013 100% CDs
- 6/17/2013 Submit for permit
- 6/30/2013 Advertise for bid
- 7/1/2013 Incorporate permit comments via addendum
- 7/9/2013 Pre-bid conference
- 7/15/2013 Receive permit
- 7/29/2013 Receive bids
- 8/1/2013 Apply for grant
- 9/15/2013 Award contract – start construction

BUILDING CODE SUMMARY

- Occupancy Type A-3, Construction Type 3B, Sprinklered (wet and dry)
- Exterior bearing walls non-combustible, other materials of any material permitted by code
- Existing building design 1993, completion 1995, 1991 SBC
- 0 HR rated structural frame, 2 hour exterior bearing walls
- Existing building area 22,480 SF (measured per code – includes canopies)
- New building area 33,439 SF (10,959 SF expansion) (measured per code – includes canopies)
- Allowable area 45,125 SF (per building code)
- Using 2012 SC Codes taking affect on July 1, 2013 (except stays 2009 IECC & ICC/ANSI)
- LMO Sec. 16-4-503- Design Review Guidelines
 - The compatible relationship of proposed development in the Corridor Overlay District is of critical public concern for any buildings or site improvements. The intent of the design review is not to stifle innovative architecture but to assure respect for and reduce incompatible and adverse impacts on the visual experience. To accomplish this the

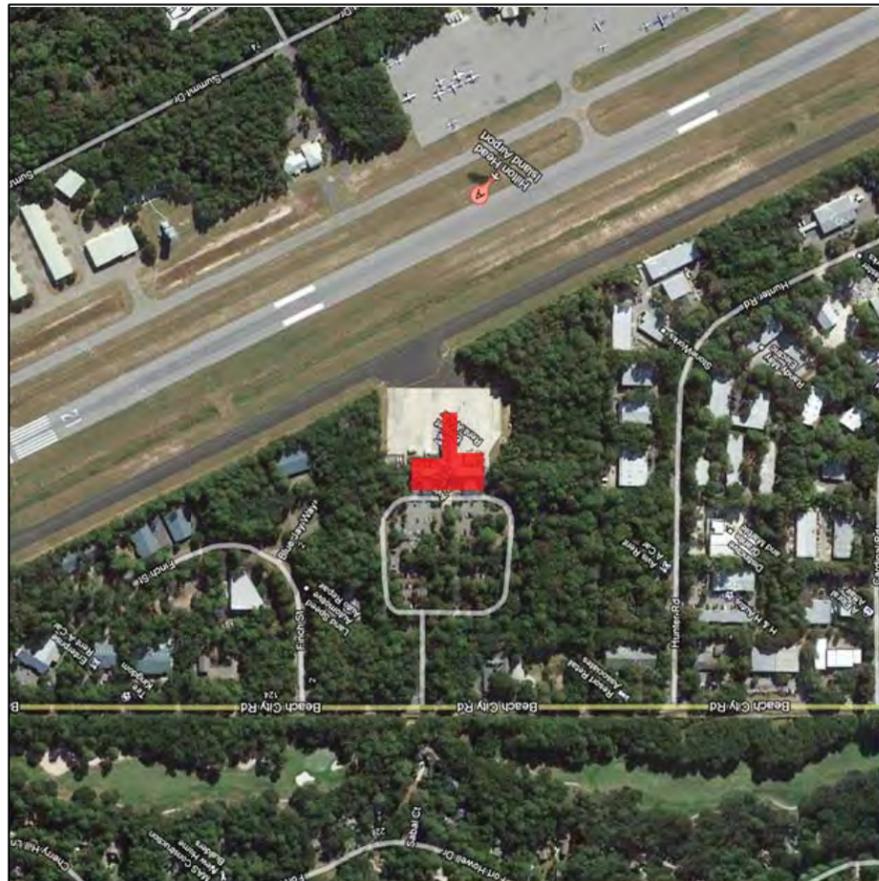
Design Review Board shall utilize the latest edition of the Hilton Head Island Design Guide.

- Hilton Head Island Design Guide

EXTERIOR PROJECT WORK NARRATIVE

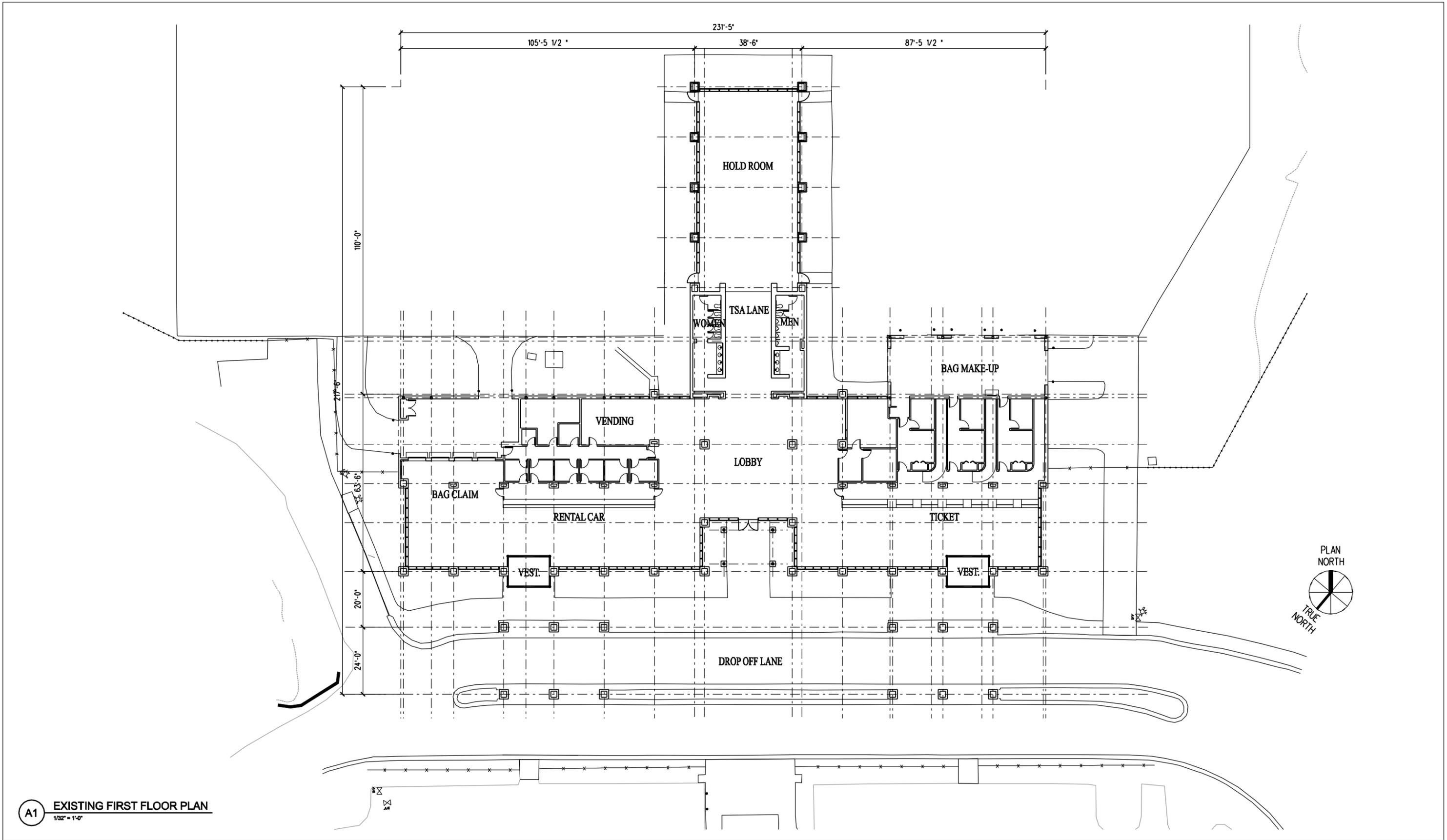
- Civil / Landscape
 - Remove landscaped areas adjacent to terminal on ramp, no landscaped areas to be provided adjacent to airfield due to FAA & TSA requirements
 - No other modifications to landscape
 - Depending on location of toilet trailers there may be some replacement landscaping – not determined at this point
 - Identify underground utilities in construction area(s)
 - Coordinate with electrical for building mounted ramp lighting requirements
 - Review taxi stand area
 - Need to review existing FDC location with AHJ
 - Contractor lay-down area will be on existing paved ramp areas
- Architectural
 - Roof, Decking & Insulation
 - Replace existing standing seam metal roof with new roof to match existing color as best as possible (only work areas will be replaced)
 - New 2x6 heart pine wood decking to match existing at new roof areas, underside exposed at interior only, covered at exterior
 - Soffit cladding methods include fiber cement, GFRG, and/or metal panel
 - Exposed trim to match roof & existing
 - New shed roof forms roof pitch 1.5/12 – existing pitched roofs <5/12 – pitch angle determined by area to tie in structurally
 - No new flat roof areas
 - Overhangs consistent with existing dimension +/- 7'
 - Gutters & Downspouts
 - No gutters except at pedestrian circulation areas
 - Gutters to be formed painted aluminum to match roof with exposed downspouts
 - No internal downspouts
 - No underground storm drainage system
 - Exterior materials
 - 4" split-faced block to match existing
 - Painted glazed aluminum curtainwall system (not storefront & structural tube steel system like existing), color and pattern to match existing
 - Miscellaneous
 - No new accessory structures (signs, awnings, sculpture, fountains)
 - No change to existing dumpster location
 - No new or modified fencing
- Structural
 - No exposed structural steel at exterior
 - Remove surface rust to exposed structural steel
 - Repair / replace deteriorated and/or rotten wood
- Mechanical
 - Replace 2 each existing 20 ton rooftop units which serve the Holdroom.
- Electrical

- Replacing soffit-mounted lights used to illuminate airfield operations adjacent to Terminal
- No other modifications to site lighting
- No new transformers or above ground utility items anticipated
- Plumbing / Fire Protection
 - Fire Department has requested relocation of FDC to front of building
- Phasing
 - Temporary toilet trailers used during remodeling of toilets
 - Temporary holdroom on ramp during holdroom renovation/expansion



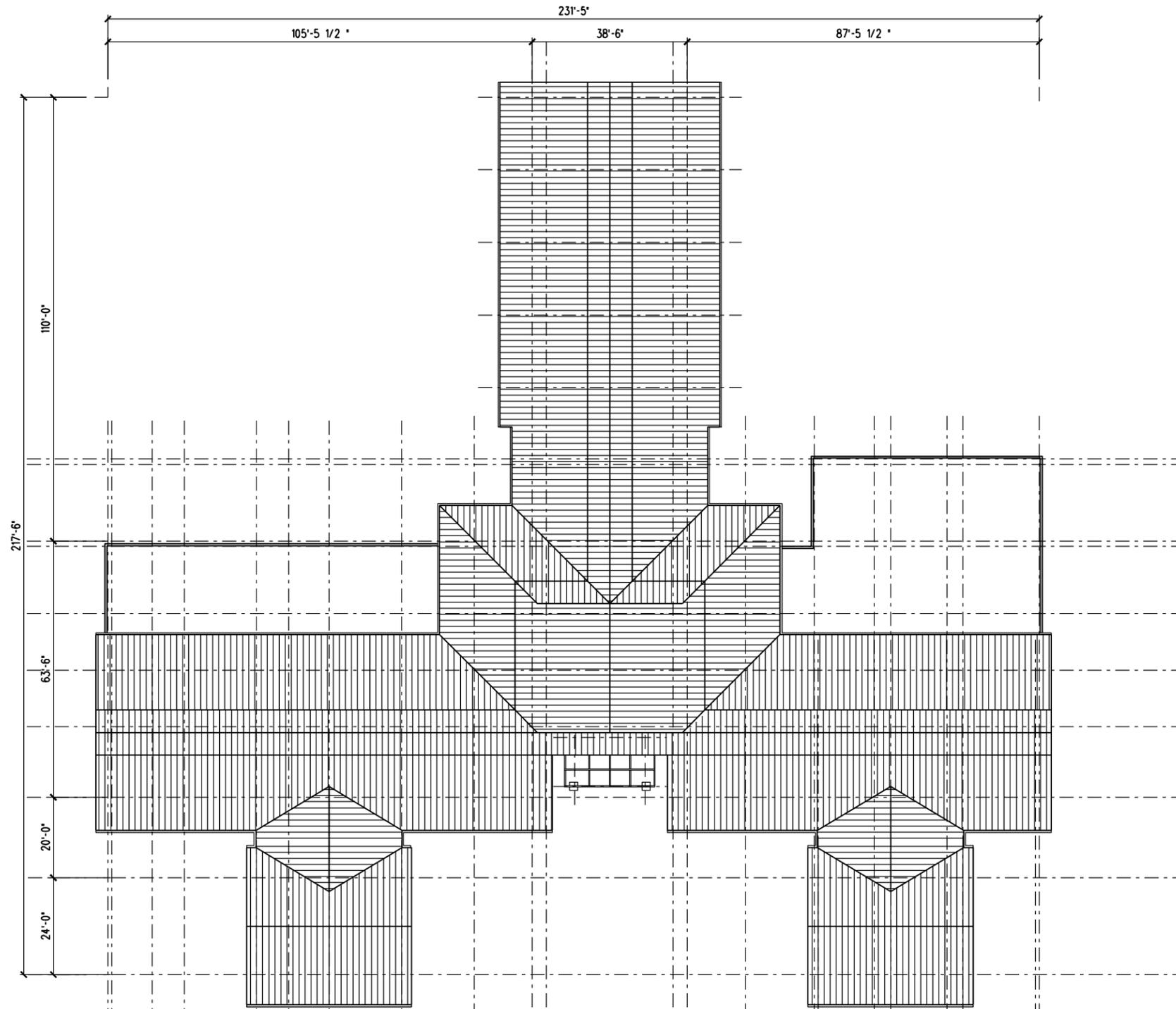
A1 OVERALL EXISTING PLAN



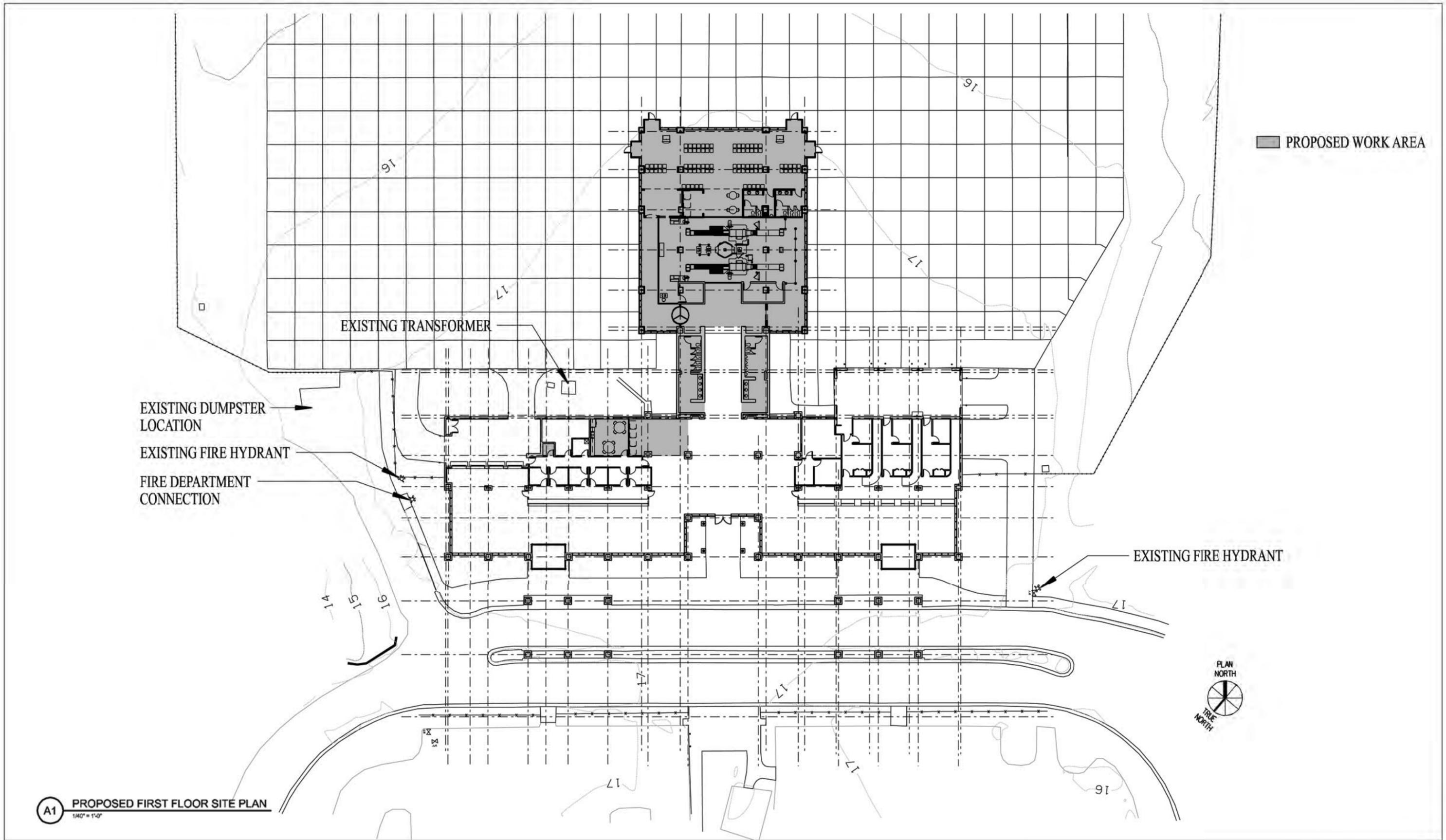


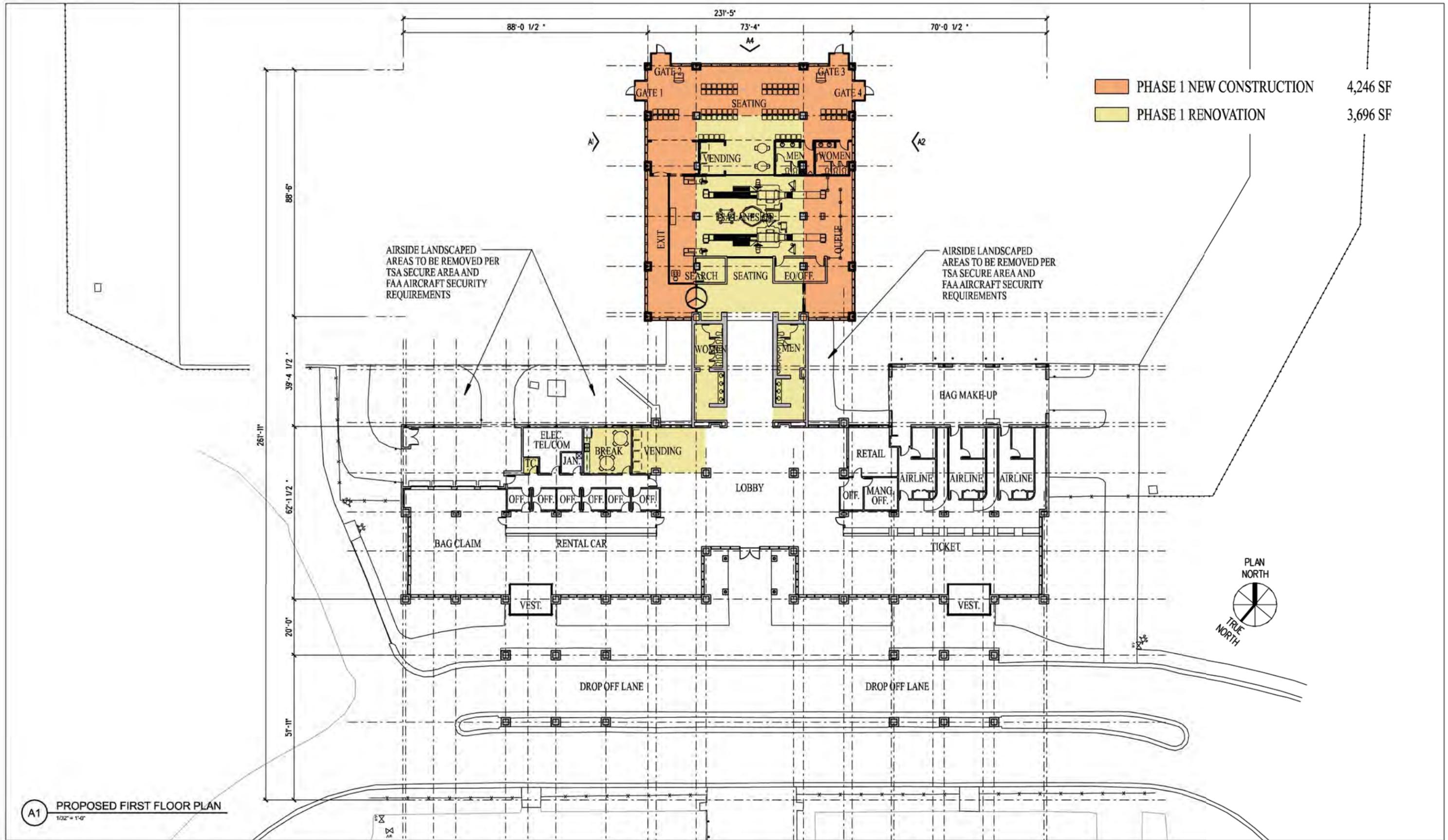
A1 EXISTING FIRST FLOOR PLAN
1/32" = 1'-0"

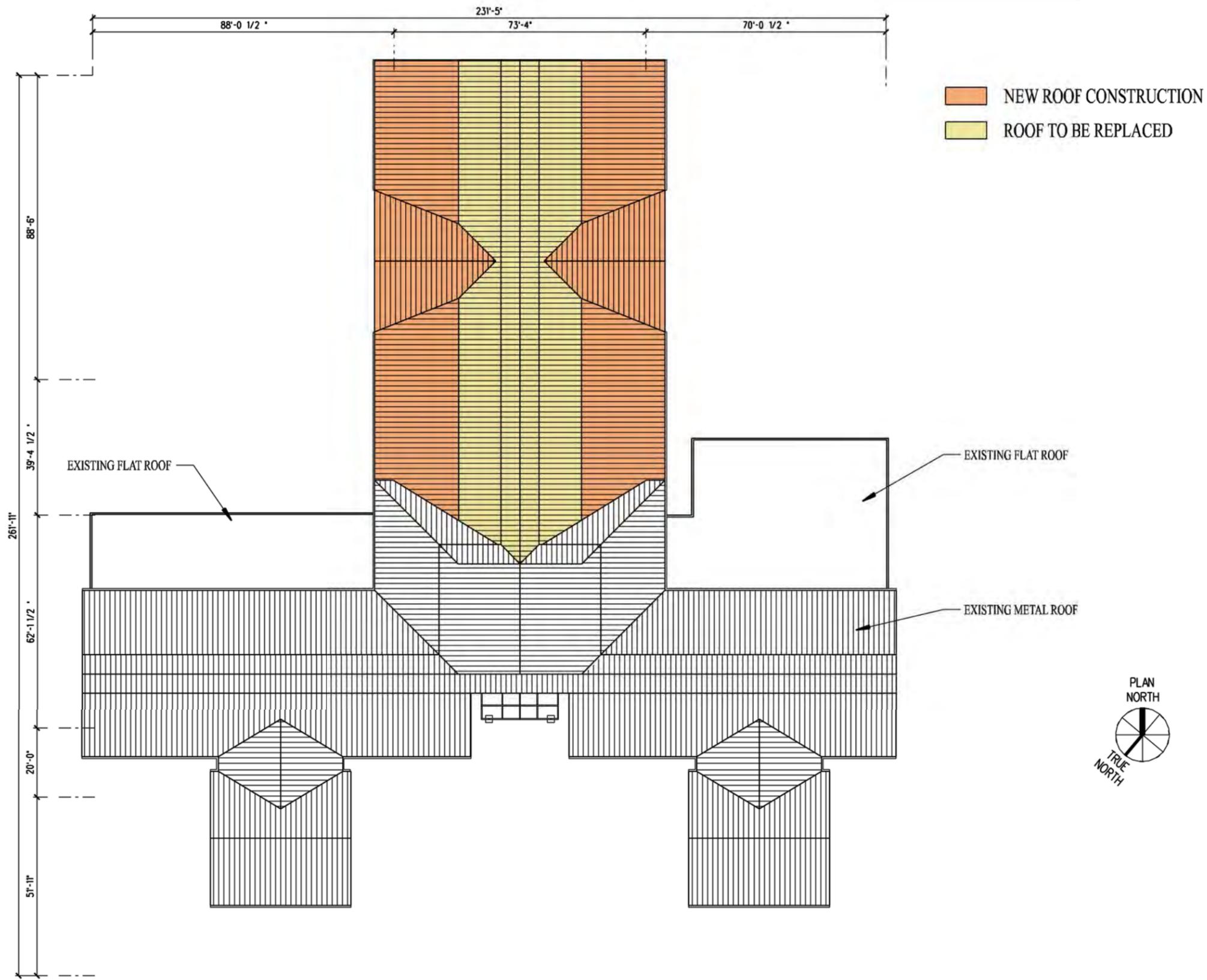




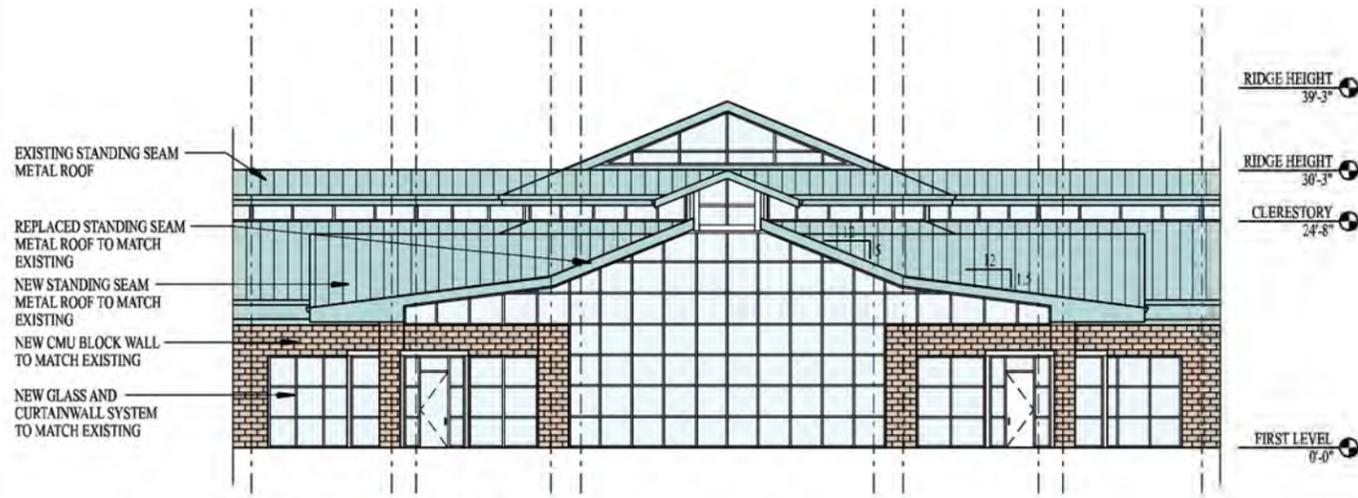
A1 EXISTING ROOF PLAN
1/32" = 1'-0"



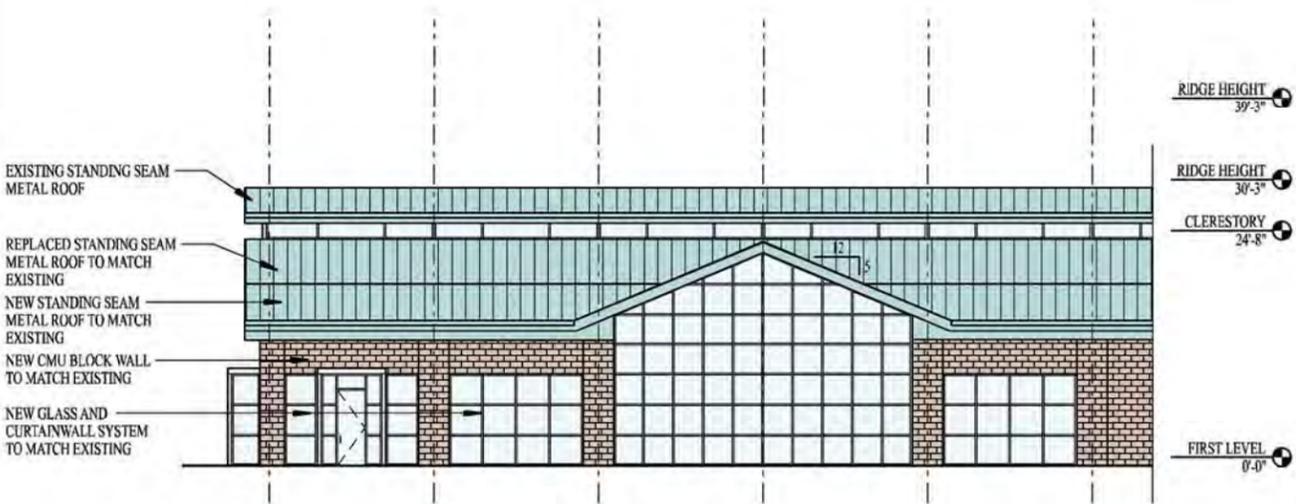




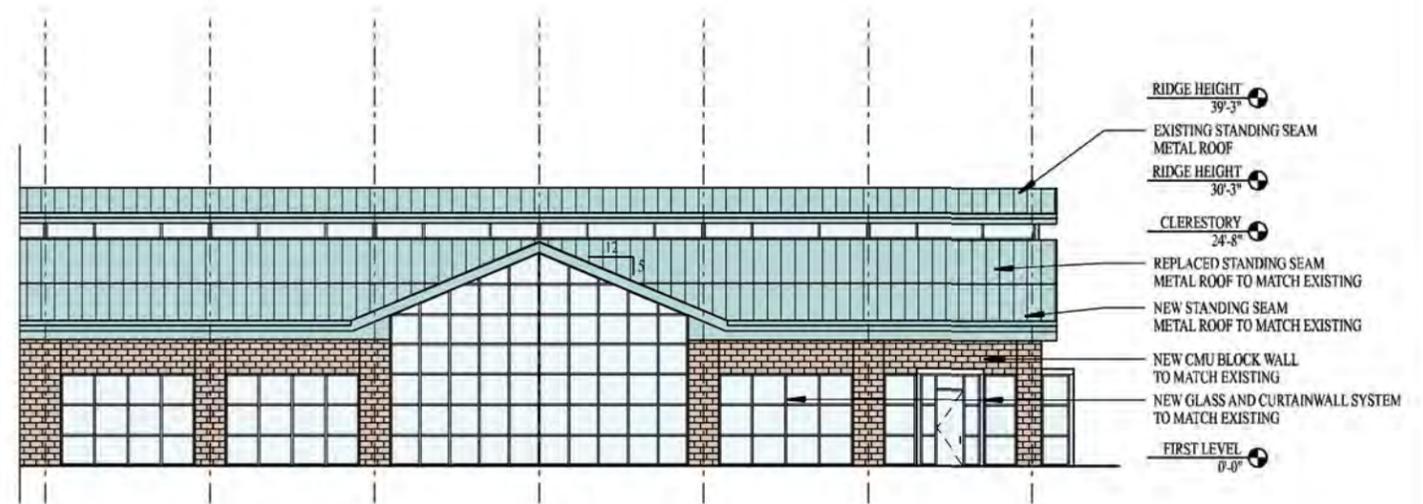
A1 PROPOSED ROOF PLAN
1/32" = 1'-0"



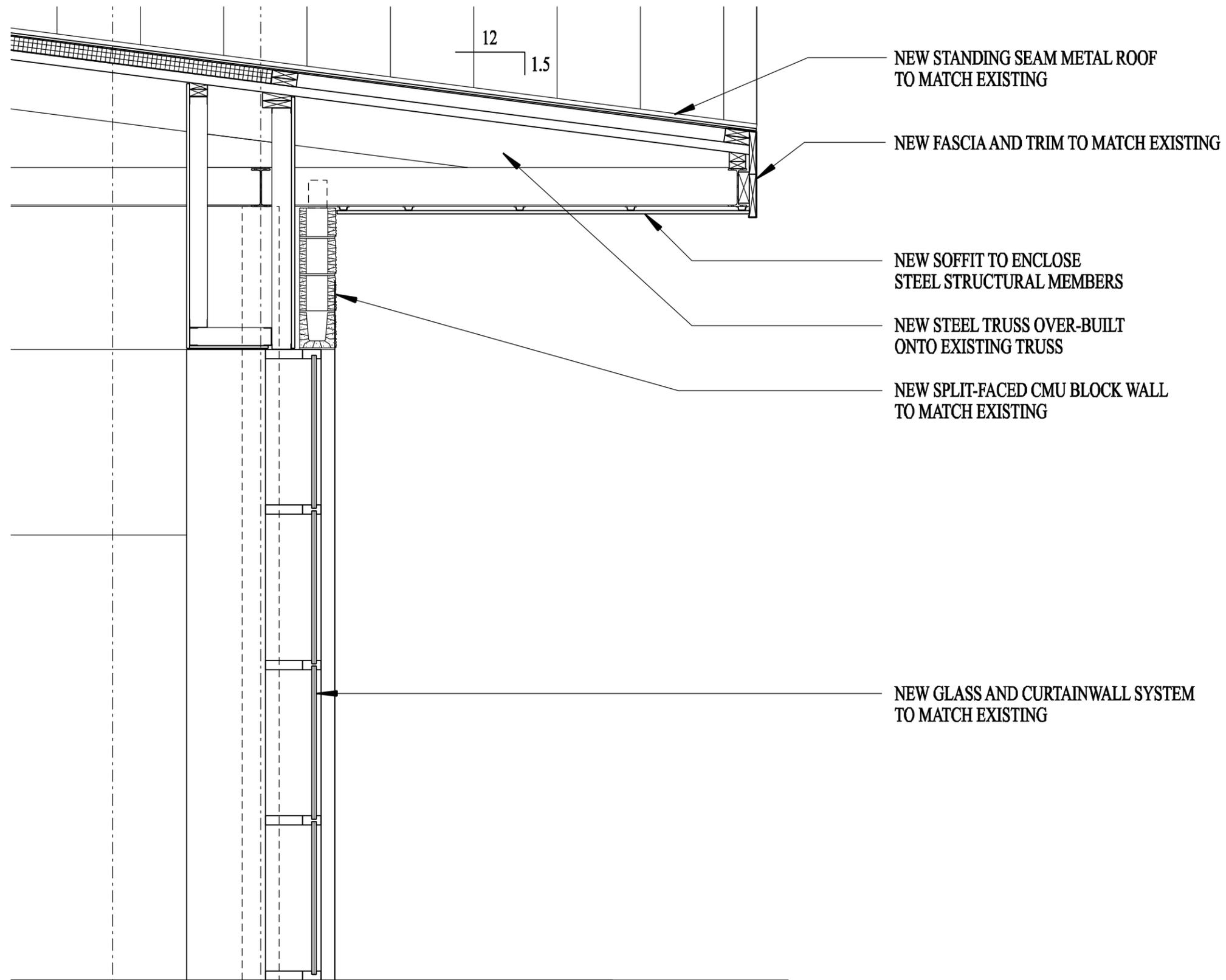
A4 PROPOSED AIRSIDE ELEVATION
1/20" = 1'-0"



A1 PROPOSED SIDE ELEVATION
1/20" = 1'-0"



A2 PROPOSED SIDE ELEVATION
1/20" = 1'-0"



A1 WALL SECTION THROUGH NEW EXTERIOR WALL
 1/2" = 1'-0"



A1 EXISTING AIRSIDE PERSPECTIVE

A2 PROPOSED AIRSIDE PERSPECTIVE



A1 EXISTING AIRSIDE VIEW FROM SOUTHWEST



A2 EXISTING AIRSIDE VIEW FROM SOUTHEAST



MATCH EXISTING ROOF COLOR AT NEW FORMED PAINTED ALUMINUM GUTTER AND DOWNSPOUTS. NO GUTTERS EXCEPT AT PEDESTRIAN CIRCULATION AREAS. NO INTERNAL DOWNSPOUTS

AIRSIDE LANDSCAPED AREAS TO BE REMOVED PER TSA SECURE AREA AND FAA AIRCRAFT SECURITY REQUIREMENTS

MATCH COLOR AND PATTERN AT EXISTING STANDING SEAM METAL ROOF AT ROOF TO BE REPLACED

MATCH COLOR AND PATTERN OF EXISTING STANDING SEAM METAL ROOF AT NEW SHED ROOF

MATCH COLOR OF EXISTING TRIM AND FASCIA

NO EXPOSED STRUCTURAL STEEL AT EXTERIOR

MATCH EXISTING SIZE, PATTERN, AND COLOR OF EXISTING SPLIT-FACED CMU BLOCK

MATCH COLOR, PATTERN, AND SPACING OF EXISTING STOREFRONT WITH NEW PAINTED GLAZED ALUMINUM CURTAINWALL SYSTEM

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: Hilton Head Island Airport Commercial Service Terminal
Renovations – ALTERATION/ADDITION

DRB#: DR 130014

DATE: May 14, 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 natural materials and colors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utilizes existing materials & colors (standing seam metal roof, split-faced CMU block, aluminum gutter & downspouts).
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	New shed roof pitch 1.5/12; existing pitched roof < 5/12. No new flat roof areas.
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overhangs are consistent with existing (+/- 7').

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"/>	Utilizes existing materials & colors (standing seam metal roof, split-faced CMU block, aluminum gutter & downspouts).
Incorporates wood or wood simulating materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	The limited existing landscaping is being removed in areas adjacent to terminal on ramp; no landscaped areas to be provided adjacent to airfield due to FAA & TSA requirements.

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	