



# Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, August 27, 2013  
1:15 p.m. – Benjamin M. Racusin Council Chambers

## AGENDA

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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 August 13, 2013
6. **Staff Report**
7. **Board Business**
8. **Unfinished Business**
9. **New Business**
  - A. Alteration/Addition
    - 1) DR 130029 – Marriott Vacation Club
    - 2) DR 130031 – Ocean Dunes Villas
  - B. Sign
    - 1) DR 130033 – Building Innovations
    - 2) DR 130034 – Shelter Cove Towne Centre
  - C. Minor External Change
    - 1) DR 130035 – Marsh Point Apartments
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, August 8, 2013 Meeting  
1:15p.m – Benjamin M. Racusin Council Chambers**

**DRAFT**

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

Board Members Absent: Tom Parker and Deborah Welch

Council Members Present: None

Town Staff Present: Jennifer Ray, Urban Designer  
Kathleen Carlin, Secretary

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**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 July 23, 2013 meeting as amended by general consent.

**6. Staff Report**

The staff distributed copies of the Town's Fact Card, dated June 30, 2013, to the Board. The staff also distributed copies of the latest edition of the State Ethics Law (2013). Staff requested that the members place the State Ethics Law in their *Reference Manuals*.

**7. Board Business**

None

**8. Unfinished Business**

None

**9. New Business**

A. Alteration/Addition

Marriott Vacation Club - DR 130029

Ms. Ray stated that this application has been withdrawn from today's agenda because the applicant did not receive the required letter from the Shelter Cove ARB in time. The application will be placed on the August 27<sup>th</sup> agenda.

A. Minor External Change

Captain Woody's - DR 130030

Ms. Ray introduced the application and stated its location, 6 Target Road. Ms. Ray presented an in-depth overhead review of the project including photos of the existing site.

The applicant has added outdoor seating adjacent to the building including the addition of a small stage with a backstop for live music. The applicant also added some rope lights along the edge between the parking area and outdoor seating. The applicant was directed to remove the rope lights and to remove the backstop or bring it before the Board for review and approval.

Photos of the site show the small wood stage with wood frame with rusty metal attached to the frame. The addition of some naturalized landscaping (i.e. saw palmettos) will soften the area and screen it from view of Target Road. The area also needs to be cleaned up and construction debris removed.

Ms. Ray stated that the rope lights have been removed since the application was submitted. The applicant has installed large, white solar-type lighting on the posts. The staff believes these lights should be replaced with something that is smaller, darker and less conspicuous. The staff recommended that the application be approved with the above conditions included.

Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation. The applicant was not present at the meeting for comments or questions from the Board.

Citizen, Mr. Doug James, presented public statements in concern of the location of the live entertainment. The location could be a distraction to the traffic on Target Road. Chairman Sodemann stated that the Board reviews projects for aesthetics only.

Mr. Gartner stated that he agrees with the need for landscaping to soften the stage area. Landscaping will also help screen the stage from the view of Target Road. The lighting needs to be changed. Lighting should be much smaller, perhaps a capped half-light, in a dark color such as dark brown, black, or bronze.

Mr. Theodore agreed with these comments. Landscaping is needed to screen the stage area and the lighting needs to be changed to something smaller, shielded in a dark color such as bronze or dark brown. Ms. Moffett and Mr. Smith also agreed with the comments regarding lighting and landscaping. Mr. Smith stated that the backdrop on the stage needs to be improved. The rusted metal is unattractive and should be painted a dark brown.

Chairman Sodemann stated that he agrees with all of the comments that have been provided so far. Following final comments, Chairman Sodemann requested that a motion be made.

Mr. Smith made a **motion to approve** Captain Woody's application, DR 130030, with the following conditions to be approved by staff:

- 1) Applicant is to clean up the area by removing construction debris and install landscaping, such as saw palms, to shield the stage area from the view of Target Road;
- 2) Applicant is to change the light fixtures to a much smaller, shielded light fixture in a dark color such as bronze;
- 3) Applicant is to paint the backdrop a dark color, such as dark brown, so that it is not so noticeable.

Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 5-0-0.

**10. Appearance by Citizens**

None

**11. Adjournment**

The meeting was adjourned at 1:30p.m.

Submitted By:

Approved By:

\_\_\_\_\_  
Kathleen Carlin  
Secretary

\_\_\_\_\_  
Scott Sodemann  
Chairman

DRAFT



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

FOR OFFICIAL USE ONLY	
Date Received:	7/30/13
Accepted by:	DH
App. #: DR/	30029
Meeting Date:	

ANDREW BARBER 912-236-2414

Applicant/Agent Name: David McKinley Company: Coastal Canvas Products  
 Mailing Address: 73 Ross Road City: Savannah State: GA Zip: 31403  
 Telephone: (912) 236-2416 Fax: (912) 232-7884 E-mail: CAD1@CoastalCanvas.Net  
 Project Name: Marriott Vacation Club Project Address: 4 Shelter Cove Lane  
 Parcel Number [PIN]: R  
 Zoning District: \_\_\_\_\_ Overlay District(s): \_\_\_\_\_

### DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

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

Submittal Requirements for *All* projects:

- Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

**New Development – Conceptual Approval**

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, and if applicable, location of bordering streets, marshes and beaches.
- A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- Context photographs of neighboring uses and architectural styles.
- Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

**New Development – Final Approval**

- \_\_\_\_\_ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- \_\_\_\_\_ Final site development plan meeting the requirements of Sec. 16-3-303.F.
- \_\_\_\_\_ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- \_\_\_\_\_ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- \_\_\_\_\_ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- \_\_\_\_\_ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

**Alterations/Additions *and* Minor External Changes**

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

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

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

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

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

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

  
 \_\_\_\_\_  
 SIGNATURE

7/29/13  
 \_\_\_\_\_  
 DATE

July 29, 2013,

To whom it may concern,

The Marriott Vacation Club located at 4 Shelter Cove Lane on Hilton Head Island has a bike canopy, a long entrance canopy as well as a registration/ office canopy. The existing color is Coast line plus CP-2712, which is a blue color. The Resort has chosen to recover the two entrance canopies and to make the bike canopy larger in size. The two entrance frames will stay the same and just get recovered, while the bike canopy will be re built to meet the needs of the new larger proposed dimensions. The new fabrics which are sampled are aspen and Lankford willow, both sunbrella fabrics. The Aspen will be the face fabric and the Lankford willow will be the side fabric.

The columns will be built out to incase our round column supports. The finished product of the column will be done by others; they will match the renderings rather than the existing columns that are there now. The bike canopy will have their existing columns taken down and new ones erected to match the new ones for the two entrance canopies. Thank you for your time and if you have any questions please let us know.

DAVE MCKINLEY

**COASTAL CANVAS**  
PRODUCTS

73 Ross Road [31405]

PO Box 22834

Savannah, GA 31403

[www.coastalcanvas.net](http://www.coastalcanvas.net)

phone: 912-236-2416 \ 800-476-5174 fax: 912-232-7884

912. 236 2416  
73 Ross Road  
Savannah, Georgia  
31405

[www.coastalcanvas.net](http://www.coastalcanvas.net)



face color for all covers

FABRIC NAME Sunbrella  
FABRIC COLOR Aspen  
FABRIC NO. 6068-0000  
DATE 7/29/13



Existing Color



FABRIC NAME Coast Line Plus  
FABRIC COLOR CP-2712  
FABRIC NO. 857212  
DATE 7/29/13





Sunset Point

Harbour Point

BIKE RENTALS

BIKE RENTALS

BIKE RENTALS



HARBOUR POINT

BUILDING 1  
114-123 214-223  
314-323 414-423  
514-523





# SUBMITTAL FOR:

## NEW BIKE CANOPY FOR MARRIOTT VACATION CLUB 4 SHELTER COVE LANE HILTON HEAD ISLAND, SC 29928



**COASTAL CANVAS**  
PRODUCTS

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

REVIEWED BY

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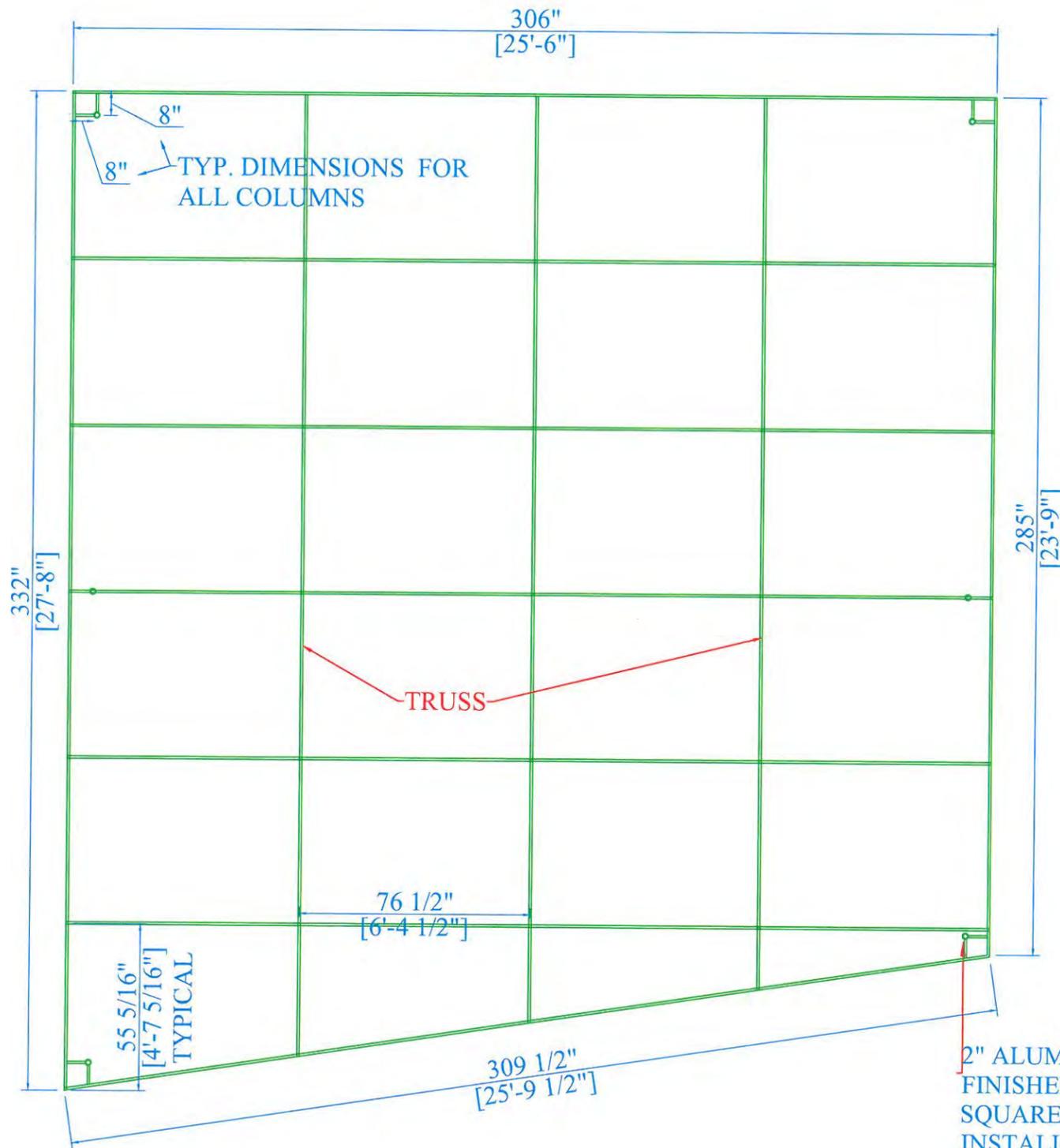
DRAWN BY DAVE	DATE 7 / 17 / 2013	JOB NUMBER 0133320
 COASTAL CANVAS PRODUCTS		

NEW NIKE CANOPY FOR		MARRIOTT VACATION CLUB	
4 SHELTER COVE LANE		HILTON HEAD ISLAND, SC 29928	
BEAUFORT COUNTY	HILTON HEAD, SC	JULY 2013	

SUBMITTAL REVIEW	
<input type="checkbox"/>	<b>APPROVED</b> EXECUTION MAY PROCEED AS SHOWN.
<input type="checkbox"/>	<b>APPROVED AS NOTED</b> EXECUTION MAY PROCEED BASED ON NOTES INDICATED.
<input type="checkbox"/>	<b>APPROVED AS NOTED WITH FILE COPY</b> EXECUTION MAY PROCEED BASED ON NOTES INDICATED. CORRECT SUBMISSION TO RESUBMIT FOR RECORD PURPOSES ONLY.
<input type="checkbox"/>	<b>NOT APPROVED</b> RESUBMIT FOR APPROVAL.
<input type="checkbox"/>	<b>REVIEW FOR INFORMATION</b> APPROVAL NOT REQUIRED. ACCEPTED FOR INFORMATION ONLY.
SIGNATURE:	DATE:

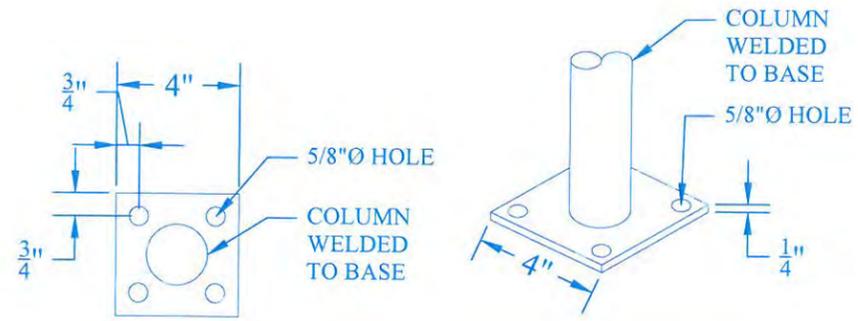
REVISION	DATE	REASON

SHEET NO.  
**COVER**



PLAN VIEW

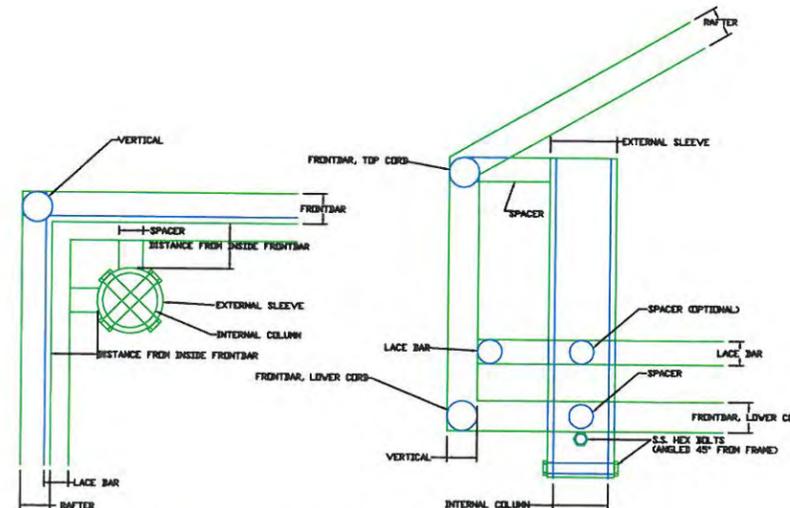
2" ALUMINUM PIPE COLUMNS,  
FINISHED W/ A STUCCO  
SQUARE COLUMN TO BE  
INSTALLED BY OTHERS



PLAN VIEW

ISOMETRIC VIEW

4"X4"X1/4" BASE PLATE  
NOT TO SCALE



COLUMN DETAIL - EXTERNAL SLEEVE

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>
36"	3/4"	
PROJ	PROJ	
332"	3/4"	
WIDTH	H/R	
306"	3/4" AR	
VAL	F/B	
12"	3/4" & 1/2"	
VAL PAT.	RAF./BOW	
RIGID WRAP	3/4"	

REVIEWED BY

FRONT, SIDE & PLAN VIEW

DRAWN BY  
DAVE

DATE  
7 /17/2013

JOB NUMBER  
0133320

COASTAL CANVAS  
PRODUCTS

73 ROSS ROAD PO BOX 2284 SAVANNAH GEORGIA 31403  
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A NEW AWNING FOR

MARRIOTT VACATION CLUB

4 SHELTER COVE LANE

HILTON HEAD, SC 29928

BEAUFORT COUNTY

HILTON HEAD, SC

MAY 2013

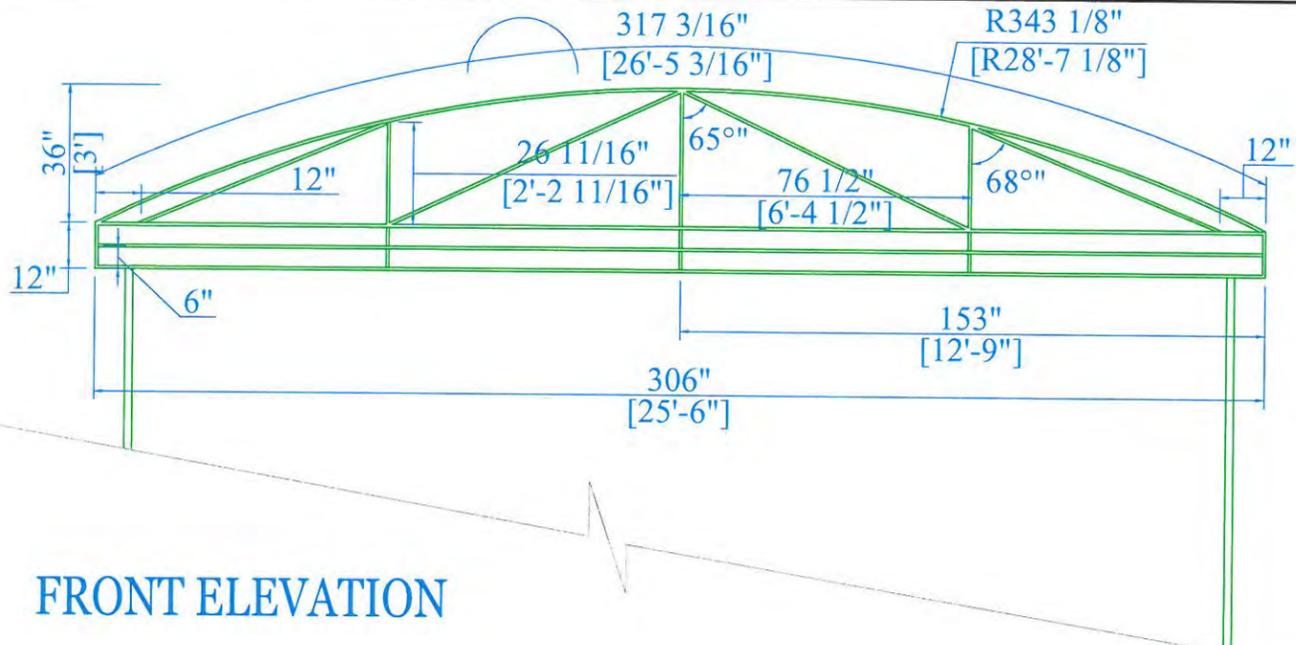
SCALE

1/4"=1'-0"

REVISION DATE REASON

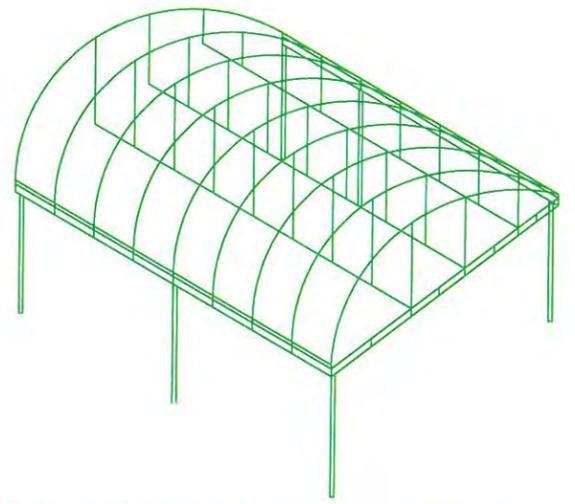

SHEET NO.

1 of 3

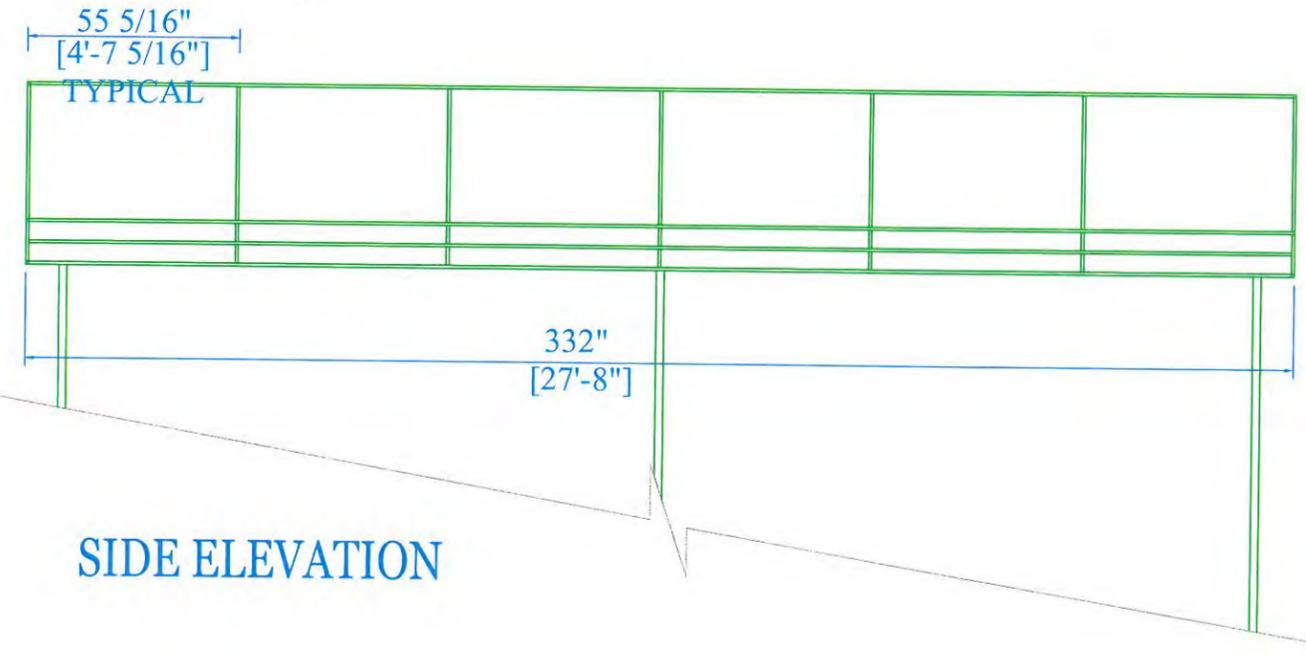


FRONT ELEVATION

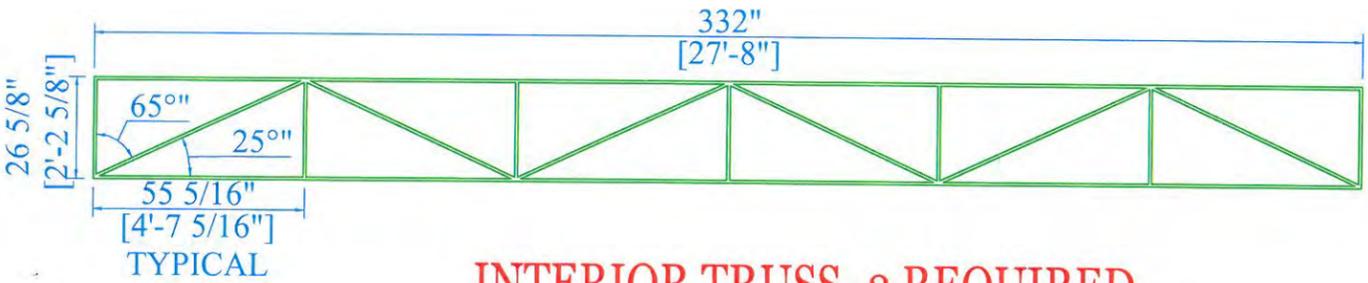
NOTE: DISTANCE FROM SIDEWALK TO BOTTOM OF THE VALANCE SHOULD BE 8'-0"



ISOMETRIC-NOT TO SCALE



SIDE ELEVATION



INTERIOR TRUSS- 2 REQUIRED

PART #		1 of 1		QUANTITY	1 EACH
DROP	36"	BRACE	3/4"		
PROJ	332"	PROJ	3/4"		
WIDTH	306"	H/R	3/4" AR		
VAL.	12"	F/B	3/4" & 1/2"		
VAL.PAT.	RIGID WRAP	RAF./BOW	3/4"		

REVIEWED BY

FRONT, SIDE & PLAN VIEW

DATE: 7/17/2013

JOB NUMBER: 0133320

DRAWN BY: DAVE

COASTAL CANVAS PRODUCTS

72 ROSS ROAD PO BOX 22814 SAVANNAH GEORGIA 31403  
 MAIN 912 259 2415 FAX 912 232 7844 WWW.SHADESOLUTIONEXPERTS.COM

A NEW AWNING FOR

**MARRIOTT VACATION CLUB**

4 SHELTER COVE LANE  
 HILTON HEAD, SC 29928

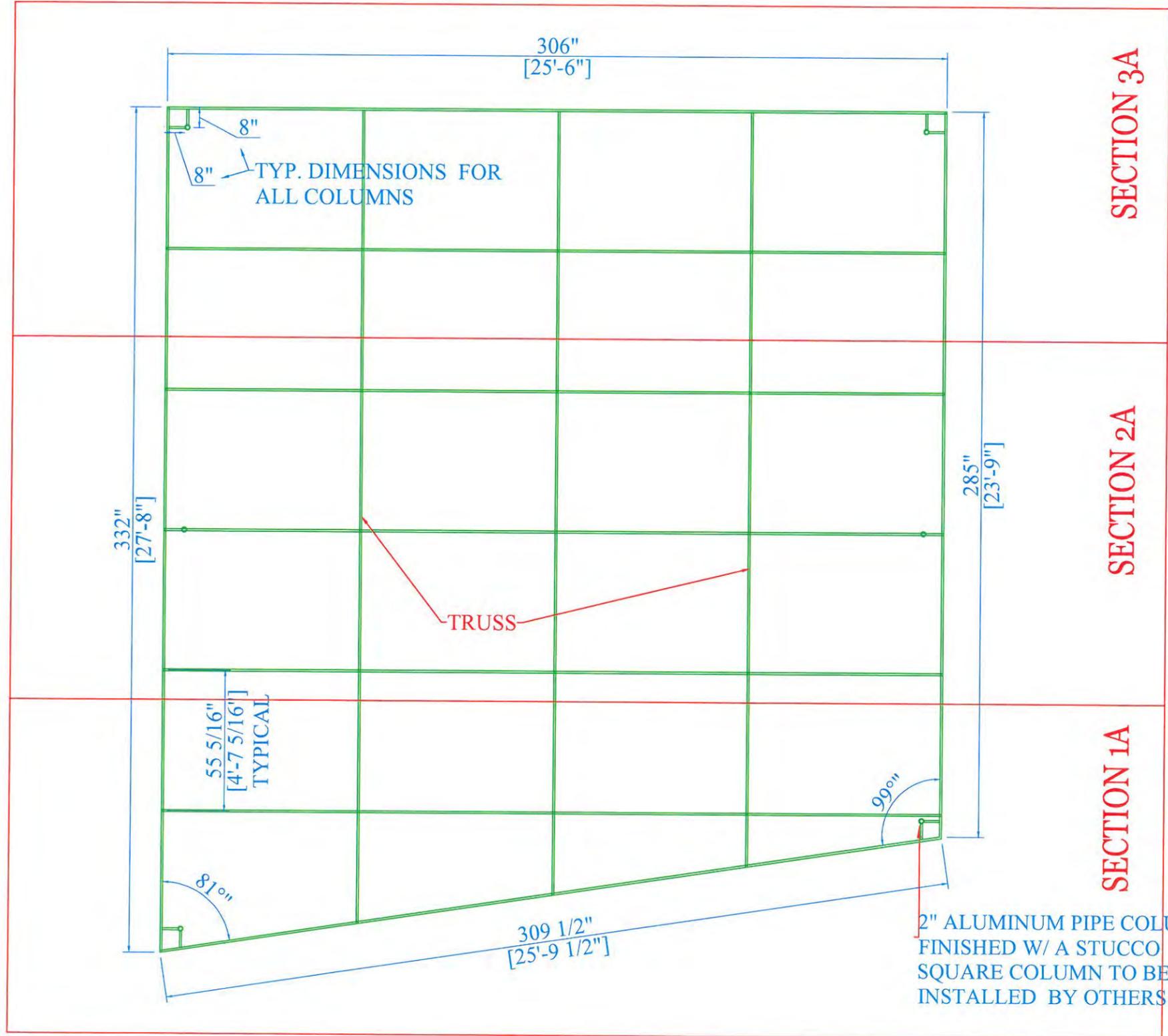
BEAUFORT COUNTY HILTON HEAD, SC MAY 2013

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

REVISION	DATE	REASON

SHEET NO. 2 of 3

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SECTION 3A

SECTION 2A

SECTION 1A

NOTE: CANOPY TO BE MADE IN 3 SECTIONS, FOR TRANSPORTATION PURPOSES

2" ALUMINUM PIPE COLUMNS, FINISHED W/ A STUCCO SQUARE COLUMN TO BE INSTALLED BY OTHERS

PART #		1 of 1		QUANTITY	1 EACH
DROP	BRACE	36"	3/4"		
PROJ	PROJ	332"	3/4"		
WIDTH	H/R	306"	3/4" AR		
VAL	F/B	12"	3/4" & 1/2"		
VAL PAT.	RAF./BOW	RIGID WRAP	3/4"		

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

SHEET NO.  
**3 of 3**

REVIEWED BY

FRONT, SIDE & PLAN VIEW

DRAWN BY DAVE  
DATE 7 /17/2013  
JOB NUMBER 0133320

COASTAL CANVAS PRODUCTS

73 ROSS ROAD PO BOX 22834 SAVANNAH, GEORGIA 31403  
MAIN 912.235.2415 FAX 912.232.7844 WWW.SHADESOLUTIONEXPERTS.COM

A NEW AWNING FOR  
**MARRIOTT VACATION CLUB**  
4 SHELTER COVE LANE  
HILTON HEAD, SC 29928

BEAUFORT COUNTY HILTON HEAD, SC MAY 2013

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**BUILDING 1**  
114-123 214-223  
314-323 414-423  
514-523

# SUBMITTAL FOR:



**COASTAL CANVAS**  
PRODUCTS

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

A RECOVER FOR LONG ENTRY CANOPY AT:

# MARRIOTT VACATION CLUB

4 SHELTER COVE LANE  
HILTON HEAD, SC 29928

SUBMITTAL REVIEW	
<input type="checkbox"/>	<b>APPROVED</b> EXECUTION MAY PROCEED AS SHOWN.
<input type="checkbox"/>	<b>APPROVED AS NOTED</b> EXECUTION MAY PROCEED BASED ON NOTES INDICATED.
<input type="checkbox"/>	<b>APPROVED AS NOTED WITH FILE COPY</b> EXECUTION MAY PROCEED BASED ON NOTES INDICATED. CORRECT SUBMISSION TO RESUBMIT FOR RECORD PURPOSES ONLY.
<input type="checkbox"/>	<b>NOT APPROVED</b> RESUBMIT FOR APPROVAL.
<input type="checkbox"/>	<b>REVIEW FOR INFORMATION</b> APPROVAL NOT REQUIRED. ACCEPTED FOR INFORMATION ONLY.
SIGNATURE:	DATE:

REVIEWED BY

DRAWN BY DAVE	DATE 7 / 19 / 2013	JOB NUMBER 0133340
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COASTAL CANVAS PRODUCTS

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

A RECOVER FOR

**MARRIOTT VACATION CLUB**

4 SHELTER COVE LANE  
HILTON HEAD, SC 29928

BEAUFORT HILTON HEAD, SC JULY 2013

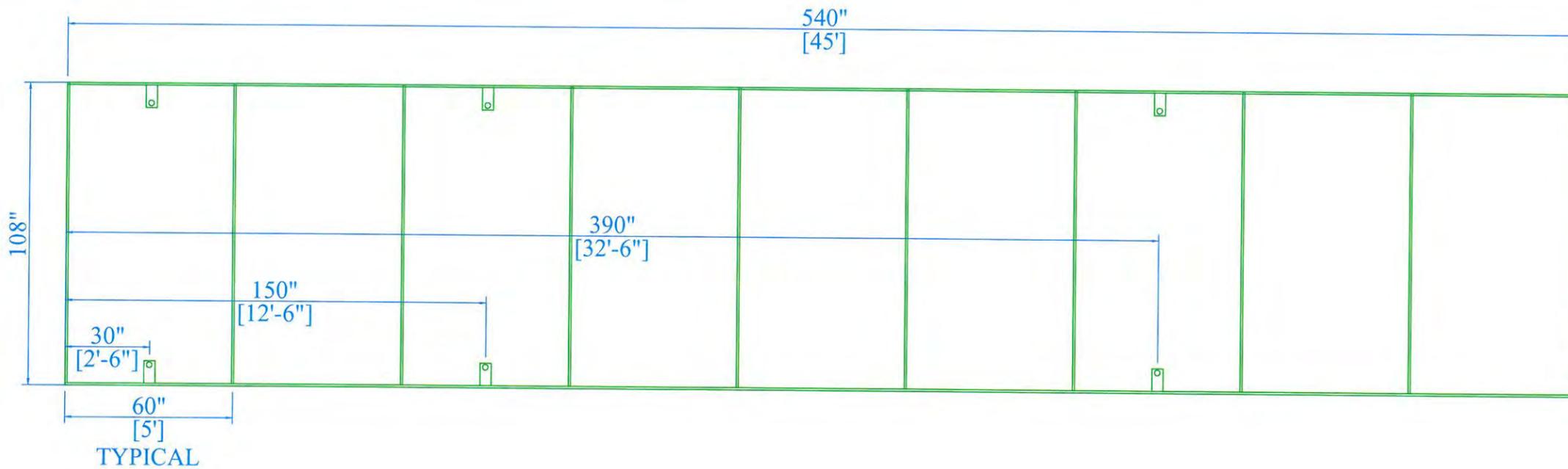
SCALE

REVISION	DATE	REASON
2	05/02/2013	SUBMITTAL
2	05/02/2013	SUBMITTAL

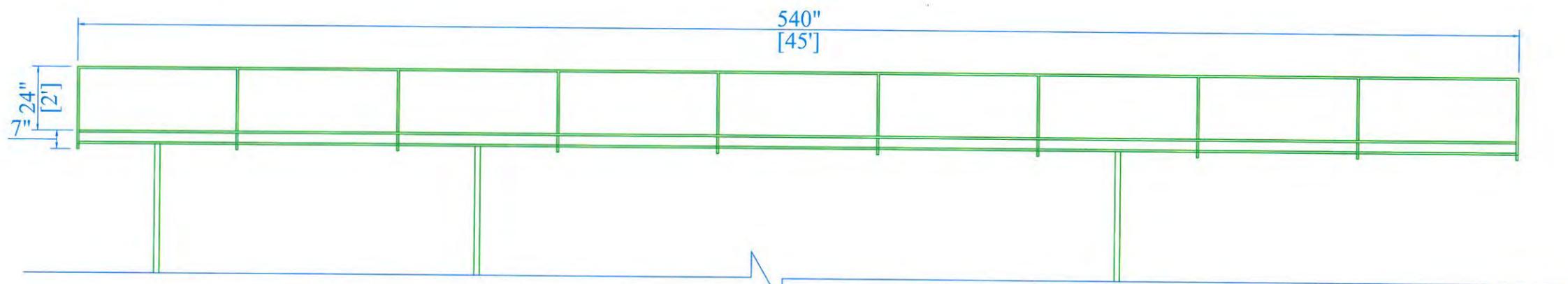
SHEET NO.

# COVER

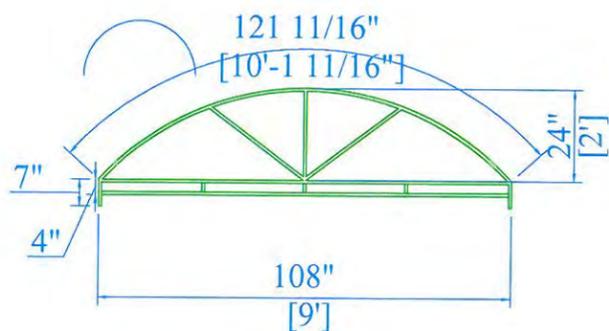
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PLAN VIEW

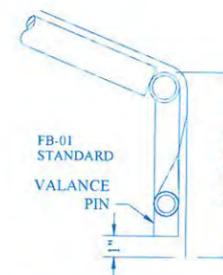


SIDE ELEVATION



FRONT ELEVATION

PART #	1 of 1		QUANTITY	1 EACH
DROP	24"	BRACE	1"	
PROJ	540"	PROJ	1"-3/4"	
WIDTH	108"	H/R	1" AR	
VAL.	8"	F/B	1"	
VAL.PAT.	STRAIGHT	RAF./BOW	1"	



DETAIL OF FRAME TRUSS AND VAL. ATTACHMENT VAL. SIZE MAY VARY, REP TO WORK ORDER

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

SHEET NO.  
**1 of 2**

LONG ENTRANCE CANOPY

DOWN BY DAVE DATE 7/17/2013 JOB NUMBER 0133340

COASTAL CANVAS PRODUCTS

73 ROSS ROAD PO BOX 22934 SAVANNAH GEORGIA 31403  
MAIN 912 231 2419 FAX 912 232 7864 WWW.SHADESOLUTIONS/PERTS.COM

A NEW AWNING FOR

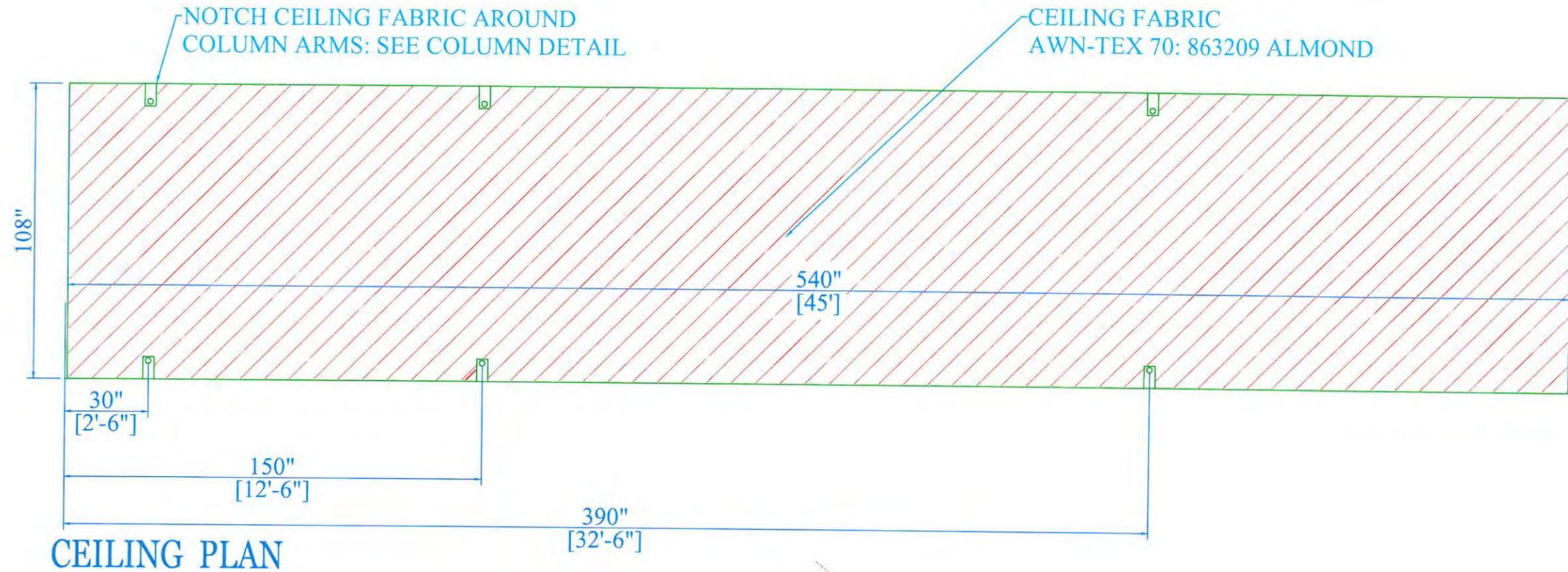
**MARRIOTT VACATION CLUB**

4 SHELTER COVE LANE  
HILTON HEAD, SC 29928

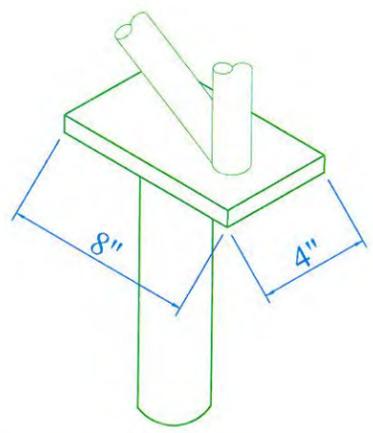
BEAUFORT COUNTY HILTON HEAD, SC MAY 2013

REVIEWED BY

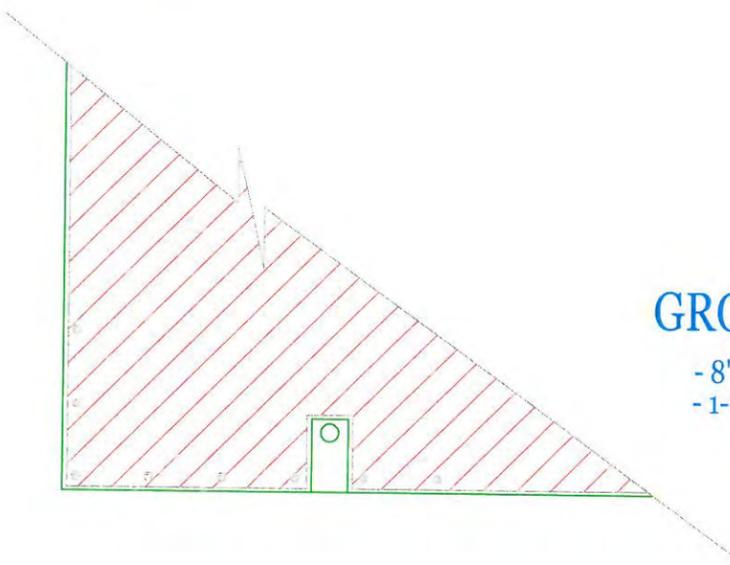
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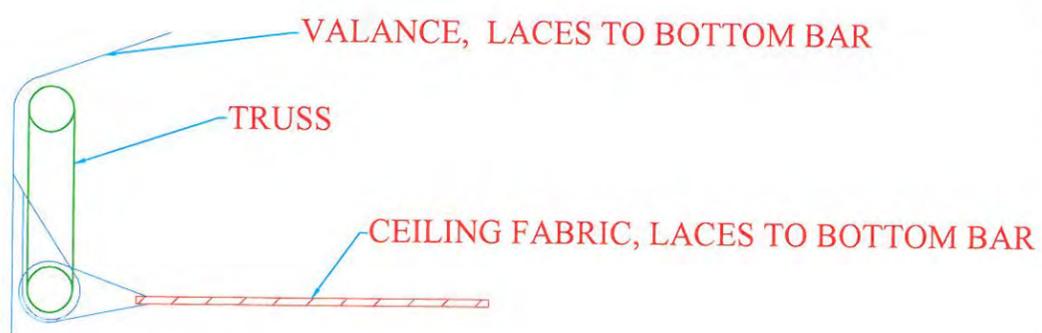
CEILING PLAN



COLUMN DETAIL

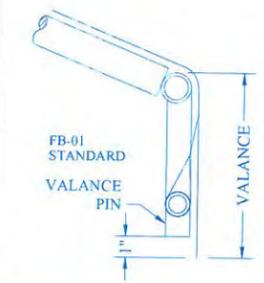


**GROMMET SPACING:**  
 - 8" O.C.  
 - 1-1/2" FROM EDGE OF FABRIC



CEILING LACE DETAIL

PART #	QUANTITY
1 of 1	1 EACH
DROP	BRACE
24"	1"
PROJ	PROJ
540"	1"-3/4"
WIDTH	H/R
108"	1" AR
VAL	F/B
8"	1"
VAL.PAT.	RAF./BOW
STRAIGHT	1"



DETAIL OF FRAME TRUSS AND VAL. ATTACHMENT VAL. SIZE MAY VARY, REF TO WORK ORDER

REVIEWED BY

LONG ENTRANCE CANOPY

LONG ENTRANCE CANOPY

MARRIOTT VACATION CLUB

4 SHELTER COVE LANE

HILTON HEAD, SC 29928

BEAUFORT COUNTY HILTON HEAD, SC

MAY 2013

SCALE

1/4"=1'-0"

REVISION	DATE	REASON

SHEET NO.

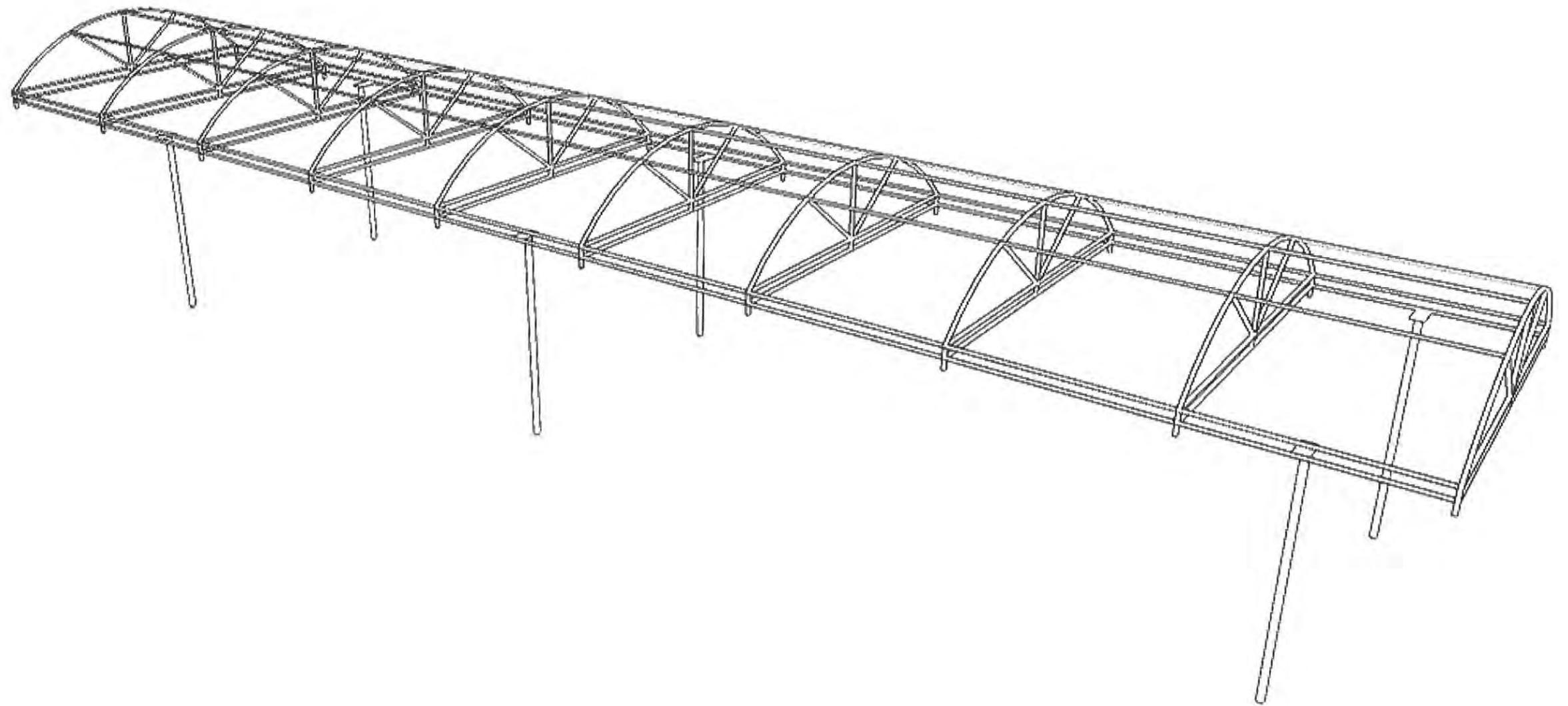
2 of 2

COASTAL CANVAS PRODUCTS

73 BCS ROAD PO BOX 2884 SAVANNAH, GEORGIA 31403  
 MAIN: 912.231.2410 FAX: 912.232.7864 WWW.SHADESOLUTIONSPEPRTS.COM

DRAWN BY DAVE DATE 7/17/2013 JOB NUMBER 0133340

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.



# SUBMITTAL FOR:



**COASTAL CANVAS**  
PRODUCTS

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

A RECOVER FOR OFFICE ENTRY CANOPY AT:

# MARRIOTT VACATION CLUB

4 SHELTER COVE LANE  
HILTON HEAD, SC 29928

SUBMITTAL REVIEW	
<input type="checkbox"/> APPROVED	EXECUTION MAY PROCEED AS SHOWN.
<input type="checkbox"/> APPROVED AS NOTED	EXECUTION MAY PROCEED BASED ON NOTES INDICATED.
<input type="checkbox"/> APPROVED AS NOTED WITH FILE COPY	EXECUTION MAY PROCEED BASED ON NOTES INDICATED. CORRECT SUBMISSION TO RESUBMIT FOR RECORD PURPOSES ONLY.
<input type="checkbox"/> NOT APPROVED	RESUBMIT FOR APPROVAL.
<input type="checkbox"/> REVIEW FOR INFORMATION	APPROVAL NOT REQUIRED. ACCEPTED FOR INFORMATION ONLY.
SIGNATURE:	DATE:

REVIEWED BY

THE 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.

DRAWN BY DAVE	DATE 7 / 19 / 2013	JOB NUMBER 0133340
------------------	-----------------------	-----------------------

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

A RECOVER FOR  
**MARRIOTT VACATION CLUB**  
4 SHELTER COVE LANE  
HILTON HEAD, SC 29928

HILTON HEAD, SC  
BEAUFORT  
JULY 2013

SCALE

REVISION	DATE	REASON
2	05/02/2013	SUBMITTAL
2	05/02/2013	SUBMITTAL

SHEET NO.  
**COVER**





## 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: Marriott Vacation Club – ALTERATION/ADDITION

DRB#: DR 130029

DATE: August 27, 2013

RECOMMENDATION:    Approval             Approval with Conditions             Denial

Marriott Vacation Club proposes to replace existing blue awning fabric with new striped fabric and to expand the canopy at the existing bike storage area. The proposed fabrics are earth-tone and more complementary to existing building and accent colors. A site plan should be provided to ensure proper clearance at all entrances is still achieved with the addition of stucco columns. Stucco columns should match existing stucco in color and texture. The blue canopy at the existing housekeeping cart corral should be replaced to match the other canopies.



**SHELTER COVE HARBOUR COMPANY**

PO Box 6004  
Hilton Head Island, SC 29938

August 13, 2013

Mark V. Harney  
General Manager  
Marriott's Harbour and Sunset Pointe Vacation Club  
4 Shelter Cove Lane  
Hilton Head SC 29928

RE: MVC Harbour Point/Sunset Point Awning Project

Dear Mark,

The Shelter Cove Harbour Company's ARB is in receipt of your application for the above awning replacement at your property. We commend MVC efforts in the upkeep and enhancements of Harbour and Sunset Point.

The ARB met and approved the project as submitted.

Please notify the SCHC office at (843) 310-0431 or by email at [jbetts@sheltercovehc.org](mailto:jbetts@sheltercovehc.org) upon completion so that final review for compliance can be conducted.

With Kindest Regards,

John P. Betts  
Manager

Cc: Mr. Scott Foster, Chairman  
SCHCARB Committee



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

**FOR OFFICIAL USE ONLY**  
 Date Received: 8/6/13  
 Accepted by: DN  
 App. #: DR 130031  
 Meeting Date: \_\_\_\_\_

Applicant/Agent Name: Gary Fons Company: Vacation Time Property Management  
 Mailing Address: P. O. Box 5646 City: Hilton Head State: SC Zip: 29938  
 Telephone: 843-785-5151 Fax: 843-785-7806 E-mail: gwfhhi@hotmail.com  
 Project Name: Ocean Dunes Villas Project Address: 43 S. Forest Beach Drive  
 Parcel Number [PIN]: R \_\_\_\_\_  
 Zoning District: \_\_\_\_\_ Overlay District(s): \_\_\_\_\_

**DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS**

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

Project Category:

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

Submittal Requirements for *All* projects:

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

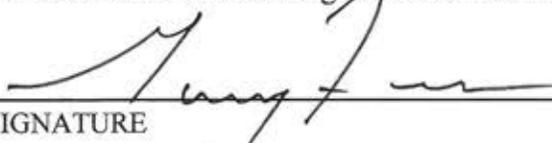
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

*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

8-6-13  
\_\_\_\_\_  
DATE

***OCEAN DUNES VILLAS HPR  
P. O. BOX 7225  
HILTON HEAD, SC 29938***

August 1, 2013

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

Review Board:

Ocean Dunes Villas, located at 43 South Forest Beach Drive, wants to update and improve the exterior appearance of their 84-unit condominium complex. Ocean Dunes sits oceanfront next door to the Marriott Grand Ocean Resort. The ownership population consists of individual owners who have approved an assessment for the improvements commencing early this fall.

The entire scope of work involves two exterior changes which are the painting of the entire exterior of the building and the installation of new powder coated aluminum railings.

I have enclosed pictures of how the building looks now and the new color combinations we will be using for this improvement. We would need to start painting by the first of October because of the winter fog situation beachfront properties may have to endure during the winter months that may not be conducive for exterior paint application. As far as the railings go, we like the way the Marriott Grand Ocean's railings look and would like to install our railings that are similar in appearance and color.

Sincerely,

OCEAN DUNES VILLAS HPR

Gary Fons  
President, Board of Directors

OCEAN DUNES VILLAS  
EXTERIOR PAINT COLORS AND CODES

1. Exterior stucco paint (elastomeric) Reserved White – SW7056
2. Exterior wood paint – Morris Room Grey – SW0037
3. Exterior hallway ceiling wood paint – Reserved White – SW7056
4. Exterior powder coated aluminum railings – Reserved White – Sw7056
5. Exterior doors and trim – Well-bred Brown – SW7026

1197/37

SW 0037

Morris Room Grey

Color for siding and trim

E67

SW 7056

Reserved White

Color for stucco, walk way ceilings and railings

WELL-BRED BROWN SW 7027

Color for doors

TT.08

Existing carpet

342

New room numbers



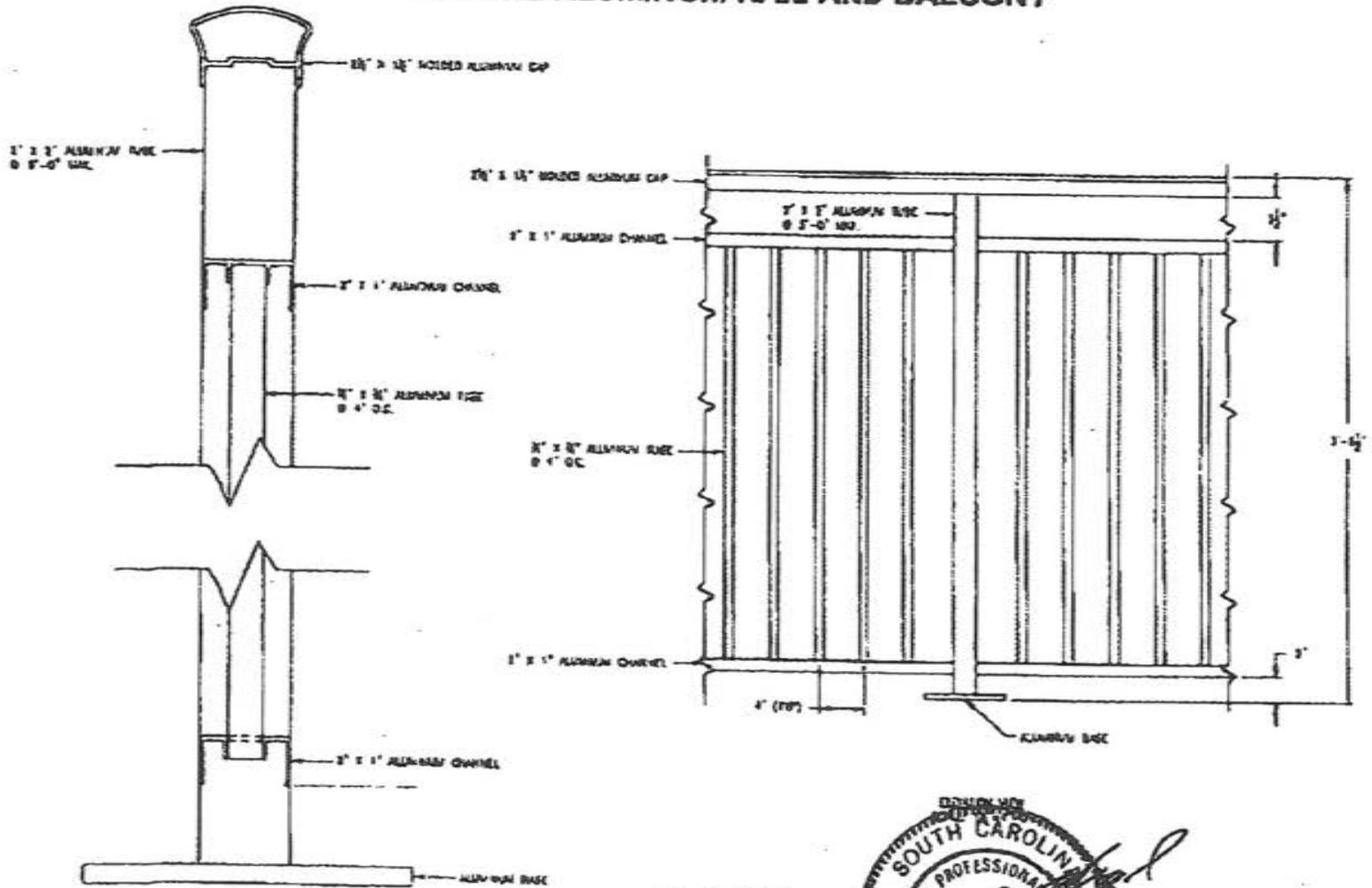
Copyright © Mouse On House © Inc





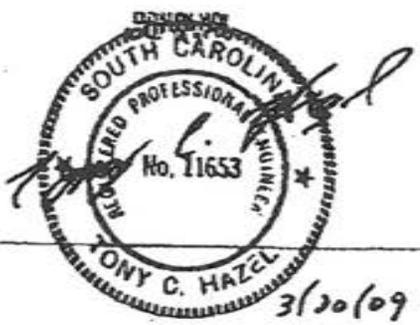


# TYPICAL ALUMINUM RAIL AND BALCONY



TYPICAL SECTION  
SCALE: 3/4"=1'-0"

ALL WELDED SECTIONS  
FORWDR CON TO SPEC.



IRONMAN'S IRON SHOP, LLC  
 100 JACCESS ROAD  
 GIBSON, SC  
 803-795-1110  
 FAX: 803-755-7111

## 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: Ocean Dunes Villas – ALTERATION/ADDITION

DRB#: DR 130031

DATE: August 27, 2013

RECOMMENDATION:    Approval             Approval with Conditions             Denial

Ocean Dunes Villas proposes repaint the existing building and replace existing wood railings with powder coated aluminum railings. The proposed paint color for the stucco and doors are nearly identical to the existing colors. The proposed color for the siding and trim is a slight variation (a shade lighter) and complementary to the stucco color. The proposed aluminum railings are similar color and style of the adjacent Grand Ocean Resort.

**FOREST BEACH OWNERS' ASSOCIATION, INC.**

P O Box 6442

Hilton Head Island, SC 29938-6442

(843)785-5565 FAX (843) 342-3801

Email: FBAssn@aol.com

August 19, 2013

Ms. Rose Bottomley  
Ocean Dunes Homeowners Association  
43 S Forest Beach DR  
Hilton Head Island, SC 29928

Re: 43 South Forest Beach DR (CFB)  
Commercial Remodel Building Permit  
Permit #2013-xx

Dear Ms. Bottomley:

Thank you for your submission for architectural review for a planned remodel of the facility at the above location. We have issued a permit for construction at the above location. This permit is conditional upon the following:

- 1) Our review is based upon the documents submitted to us on August 13, 2013
- 2) There is no change to the existing footprint of the current structure
- 3) No exterior lighting, other than that shown on the submitted plans, is approved. Exterior lighting may not be directed toward the ocean.
- 4) Approval of all exterior colors and finish materials is given based upon the submitted plan and will match/blend with the existing colors. Any changes from the submitted colors, including options, must be submitted and approved prior to installation.

Any changes/additions/modifications to the submitted and approved plans must be submitted to the FBOA ARB for review and approval before construction of the change/addition/modification is begun. Failure to do so may result in a covenant violation. Items not shown on the submitted plans are not approved and a separate application will be required. Upon the FBOA ARB's written notification of completion of work being performed under this permit a final inspection will be made. Approval for any work not completed at that time will expire and a new application for FBOA ARB approval will be required.

This letter constitutes your ARB Building Permit. We request that a copy of this be posted at the site, during construction, alongside the Town of Hilton Head Island Building Permit.

Please make a note of any additional items we require above. Failure to submit these documents for review prior to installation may cause a covenant violation and a delay in completing our review procedure.

Once construction has been completed, you must notify us in writing so that we may make a final inspection and close our file on this project and return your compliance deposit.

Thank you for your submission, and, please do not hesitate contact us with any questions.

Sincerely,

*John D. Snodgrass*

John D. Snodgrass,  
Executive Director

JDS:me

Cc: Town of Hilton Head Island, PIC  
Town of Hilton Head Island, Jennifer Ray



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

FOR OFFICIAL USE ONLY  
 Date Received: 8-13-13  
 Accepted by: SW  
 App. #: DR 130033  
 Meeting Date: \_\_\_\_\_

Applicant/Agent Name: ALEX SINEATH Company: DESIGNEATH  
 Mailing Address: 14 SPARROW HAWK CT City: HHI State: SC Zip: 29920  
 Telephone: 804-8200 Fax: \_\_\_\_\_ E-mail: designeath@roadrunner.com  
 Project Name: BUILDING INNOVATIONS Project Address: 34 NEW ORLEANS ROAD  
 Parcel Number [PIN]: R 552 015 006 0069 0000  
 Zoning District: \_\_\_\_\_ Overlay District(s): \_\_\_\_\_

**DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS**

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Project Category:

- \_\_\_\_\_ New Development – Conceptual
- \_\_\_\_\_ New Development – Final, indicate Project Number

*\*SIGNS permit app. attached*  
 \_\_\_\_\_ Alteration/Addition  
 \_\_\_\_\_ Minor External Change

Submittal Requirements for *All* projects:

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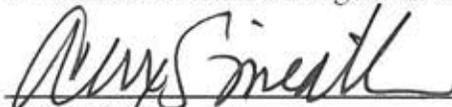
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

*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

Aug. 13, 2013  
DATE



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

FOR OFFICIAL USE ONLY  
 Date Received: 8/2/13  
 Accepted by: KO  
 App: Sign/30118

Business Name: Building Innovations LLC Business License #: 14580  
 Location of Business: 34 New Orleans Rd, Hilton Head, Lot 20  
 Parcel Number [PIN]: R552 015 000 0069 0000  
 Applicant/Agent Name: Richard Winslow Email: rwinslow@hargray.com  
 Mailing Address: 14 New Orleans Rd #7 City: Hilton Head State: SC Zip: 29928  
 Telephone: 843-785-0888 Fax: N/A Sign Company: DESIGNEATH  
 Sign Company Phone, Fax or Email: designearth@roadrunner.com ALEX SINEATH

**SIGN SUBMITTAL REQUIREMENTS**

BL-2086

The proposed sign(s) is:

New or  Alteration to an Existing Sign(s)

Type of sign(s) to be permitted (please enter the number of each sign type requested):

2/2 Freestanding  Façade  Hanging  Tenant Panel  Temporary  
 Real Estate Sign  Real Estate Yard Sign  Short Term Rental

Total number of sign faces:        (A sign face is a side of the sign with commercial copy)

The following must be submitted for each **freestanding, façade, hanging, tenant panel or temporary sign**:

- A drawing or close-up photo of the proposed sign with the following measurements: sign height, width and depth; copy and logo height and width. Note the materials and provide the Pantone Matching System® numbers for each color. If there is existing lighting, the photo should show the fixtures. All freestanding signs must have at least 4" tall address numbers and/or letters.
- A drawing or photo of the location of the proposed sign and landscaping (if existing). If the sign is located on a building, that side of the building should be shown. If the sign is freestanding, include a site plan or aerial photo showing the location of the sign on the site.
- A lighting plan. If lights are already installed, the photo of the sign should show the light fixtures. If lights are proposed, fixture locations should be noted on the drawing or photo and manufacturer specifications should be provided.
- For freestanding permanent signs, a landscape plan. If the sign already has landscaping, the photo should show the landscaping.
- For freestanding signs larger than 40 square feet, wind load calculations.
- An approval letter from any applicable architectural review board.
- \$25 Filing fee + \$25 for each sign face (cash or check made payable to Town of Hilton Head Island)

150<sup>00</sup>

The following must be submitted for each **real estate sign**:

- \_\_\_\_\_ A drawing or close-up photo of the proposed sign with the following measurements: sign height and width; copy height and width; logo height and width. Note the materials and provide the Pantone Matching System® numbers for each color.
- \_\_\_\_\_ A drawing or photo of the location of the proposed sign and a site plan or aerial photo showing the location of the sign on the site.
- \_\_\_\_\_ An approval letter from any applicable architectural review board.
- \_\_\_\_\_ \$25 Filing fee + \$25 for each sign face (cash or check made payable to Town of Hilton Head Island)

The following must be submitted for each **real estate yard sign**:

- \_\_\_\_\_ A drawing or close-up photo of the proposed sign with the following measurements: sign height and width; copy height and width; logo height and width. Note the materials and provide the Pantone Matching System® numbers for each color.
- \_\_\_\_\_ \$25 Filing fee + \$25 for each sign (cash or check made payable to Town of Hilton Head Island)

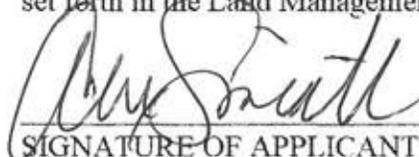
The following must be submitted for each **short-term rental sign**:

- \_\_\_\_\_ A drawing or close-up photo of the proposed sign with the following measurements: sign height and width; copy height and width. Note the materials and provide the Pantone Matching System® numbers for each color. (If a previously approved design will be used, this information is unnecessary.)
- \_\_\_\_\_ A photo of the location of the proposed sign. The entire side of the home should be shown.
- \_\_\_\_\_ \$25 Filing fee + \$25 for each sign location (cash or check made payable to Town of Hilton Head Island)

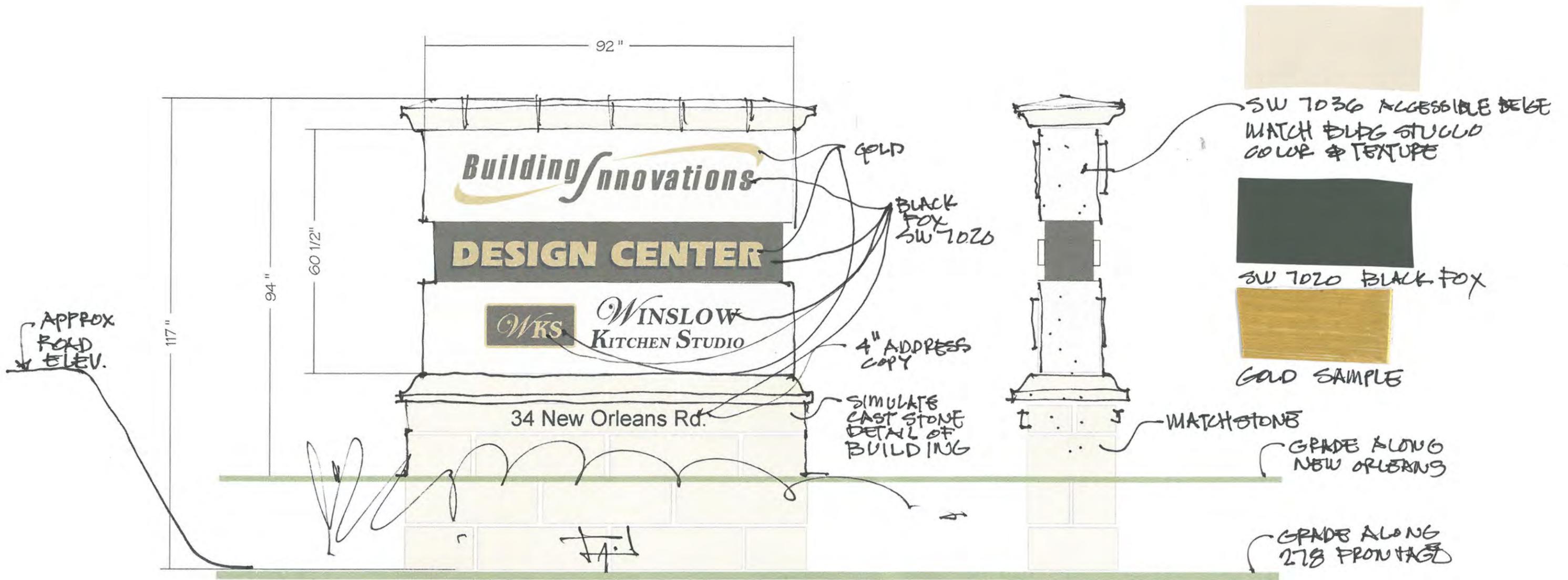
**Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application.**  YES  NO

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 OF APPLICANT

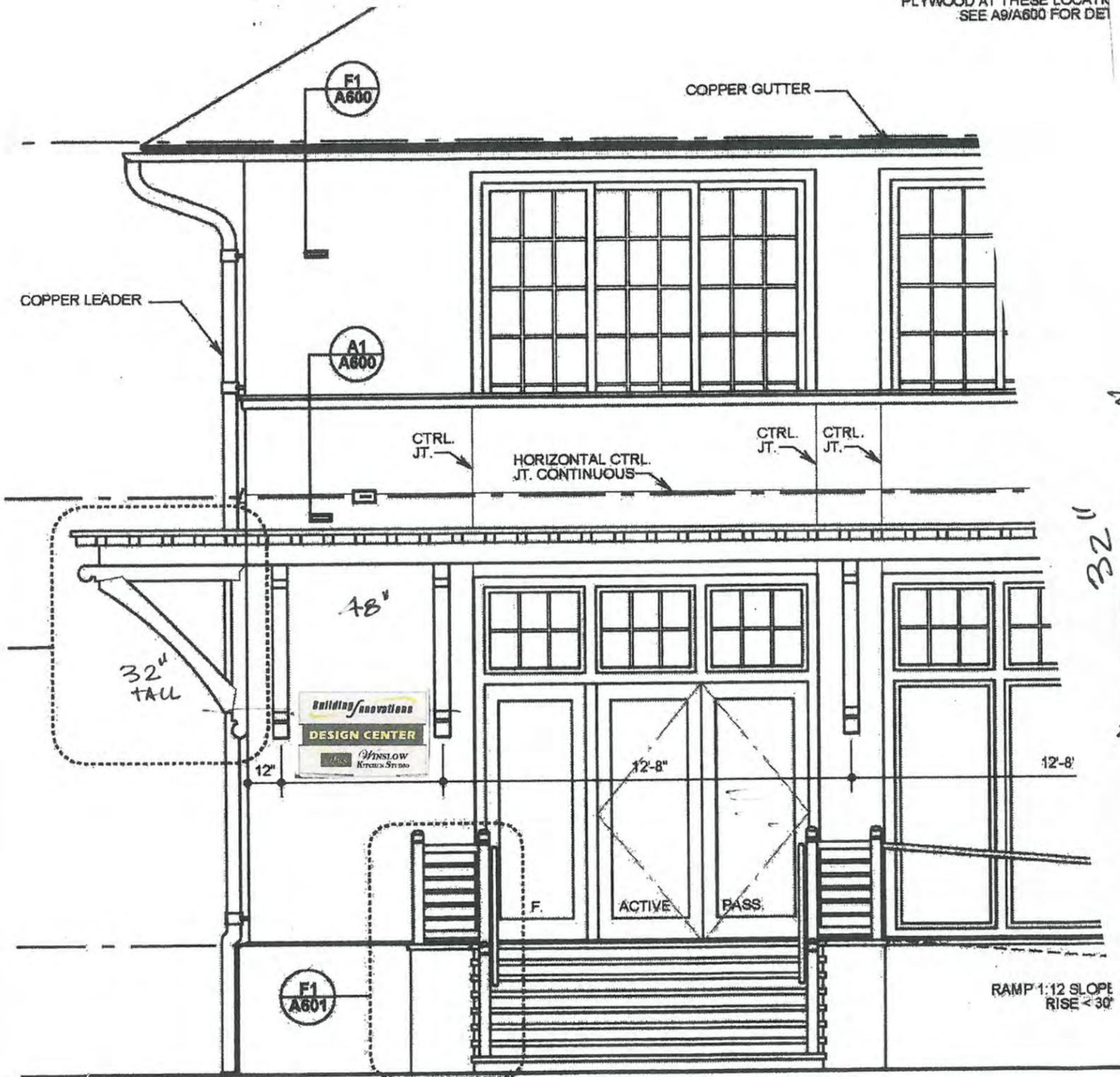
8.2.13  
\_\_\_\_\_  
DATE



ELEV @ PROPOSED I.D. SIGN. 2 TOTAL END VIEW

34 NEW ORLEANS ROAD

PLYWOOD AT THESE LOCATIONS  
SEE A9/A600 FOR DET



**BLDG. I.D. SIGN.**  
 CARVED HDU - ALL COPY RAISED  
 BACKGROUND TO MATCH  
 BLDG SW. 7030 ACCESSIBLE BEIGE  
 BLACK FOX - SW 7020  
 & GOLD (SEE SAMPLES)

PROVIDE #4 W.W.M.]

±4'-0" CONTINUOUS  
OF PLANTER 8" CMU W

**PARTIAL ELEVATION. NEW ORLEANS RD.**

**AUG. 2, 2013  
DESIGN WITH**

#	REVISION	DATE BY
1	LIMIT PAVEMENT REV	8-17-18
2	PROPANE TANK	8-23-18

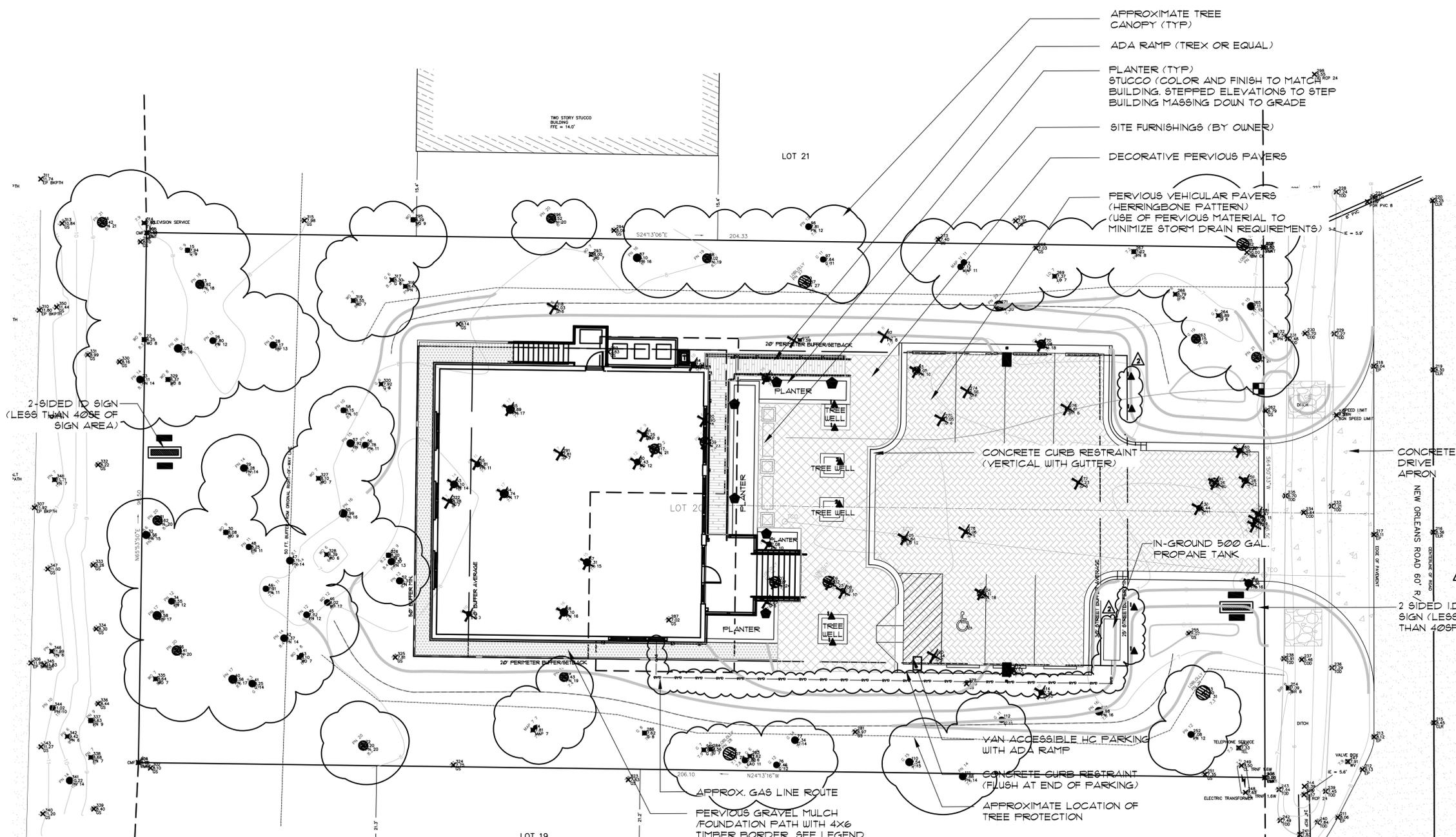
SITE DATA	
TAX MAP/PARCEL ID -	R 552 015 000 0069 0000
FEMA FLOOD ZONE	A-1 (14.0')
SITE AC.	45 ACRES (19,802 SF)
BUILDING SF	3,600 SF
PARKING REQUIRED (1 PER 600 SF (3,600 SF/ 600))	+ 6 SPACES
PARKING PROVIDED	+ 7 SPACES
OPEN SPACE REQUIRED (25% NON RESIDENTIAL)	+ 11 AC (4,191 SF)
OPEN SPACE PROVIDED 60% PROVIDED	+ 27 AC (11,724 SF)
STREET BUFFER (HUY 218)	REQ 50' SHOWN 94.30'
STREET BUFFER (NEW ORLEANS RD)	MIN: 25' 28' 30' 81.95'

LEGEND/PAVEMENT SCHEDULE	
	TREES TO BE REMOVED
	6" CONCRETE BROOM FINISH - SEE ENGINEERS PLANS
	PERMEABLE PAVEMENT DRIVEWAY WATERSHED PERMEABLE PAVEMENT BY LOWCOUNTRY PAVERS, RIVERWALK STYLE, STORM CLOUD BLEND, 8" x 5" x 3" PROVIDE WHITE PAVERS FOR PARKING STRIPING AND BLUE PAVERS FOR HC SYMBOL AND STRIPING
	PERMEABLE PAVEMENT PLAZA 8" RIMA PERMEABLE PAVERS BY LOWCOUNTRY PAVERS, RIVERWALK STYLE, OLD SAVANNAH BLEND, 8" x 8" x 3" PROVIDE BORDER SQUARE WITH EDGES
	ADA RAMP TREES TRANSCEND GRAVEL PATH OR EQUAL
	DECORATIVE GRAVEL MULCH 2" OF 1/4-1/2" RIVER FEEBLE - "SPRING MIX" OR EQUIVALENT OVER 2-3" OF #1 STONE WITH FILTER FABRIC AND 4X6" TIMBER EDGE RESTRAINT

LIGHTING LEGEND	
	AREA LIGHT PALMETTO ELECTRIC SMALL SHOEBOX GROUND MOUNT PER MANUFACTURER'S DIRECTION
	SIGN LIGHT "BRONZE WASH LIGHT, 6.8 W LED GROUND MOUNT PER MANUFACTURER'S DIRECTION
	UP-LIGHT TYPE 1 "BRONZE 5.0 W LED (LOW VOLTAGE) GROUND MOUNT PER MANUFACTURER'S DIRECTIONS
	UP-LIGHT TYPE 2 "BRONZE 3.0 W LED (LOW VOLTAGE) GROUND MOUNT PER MANUFACTURER'S DIRECTION
	PATH LIGHT "BRONZE 3.0 W LED (LOW VOLTAGE) GROUND MOUNT PER MANUFACTURER'S DIRECTION
	LOW VOLTAGE TRANSFORMER CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL LOCATION, SIZING, CIRCUITING, ETC.

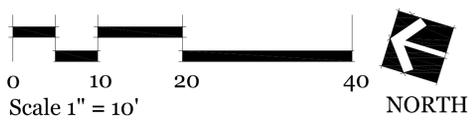
**GENERAL LIGHTING NOTES:**

- THIS PLAN IS FOR OUTDOOR LIGHTING FIXTURE LOCATION ONLY - WIRING DIAGRAM, DETAILS AND INSTALLATION SPECIFICATIONS ARE BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TIMER OR SWITCH CONTROLLED LIGHTING SYSTEMS USING FIXTURES AND LOCATIONS INDICATED ON THIS PLAN. INSTALLATION SHALL COMPLY WITH ALL APPLICABLE STATE AND COUNTY CODES AND SHALL MEET OR EXCEED THE NATIONAL ELECTRICAL CODE. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERMITS AND APPROVAL AS REQUIRED. SYSTEM INSTALLATION SHALL BE GUARANTEED FOR ONE YEAR. PARTS AND LABOR DUE TO FAILURE BASED ON FAULTY WORKMANSHIP OR EQUIPMENT FAILURE.
- ALL EQUIPMENT PANELS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MAIN EQUIPMENT PANEL SHALL BE LOCATED AS DIRECTED BY OWNERS REP. COORDINATE WITH ARCHITECT FOR PANEL SIZING.
- ELECTRICAL EQUIPMENT PANEL SHALL INCLUDE ALL NECESSARY EQUIPMENT FOR PHOTO CELL, SWITCHING, CONTACT BOX AND METERING. PANEL AND BOX SHALL MEET ALL APPLICABLE CODES. PANEL BOX SHALL BE LOCATED AS DIRECTED BY OWNERS REP. ALL SITE LIGHTING AND ELECTRICAL SHALL FEED TO PANEL BOX. ELECTRICAL CONTRACTOR SHALL COORDINATE CHANGES WITH OWNERS REPRESENTATIVE.
- THE INTENT OF THIS PLAN IS TO PROVIDE LOW LEVEL UNOBTRUSIVE SITE LIGHTING FOR PEDESTRIAN FLOW AND LIGHTING OF SELECTED ARCHITECTURAL ELEMENTS. FINAL AIMING AND ADJUSTMENT SHALL BE MADE AT NIGHT.
- AREA LIGHTS BY PALMETTO ELECTRIC

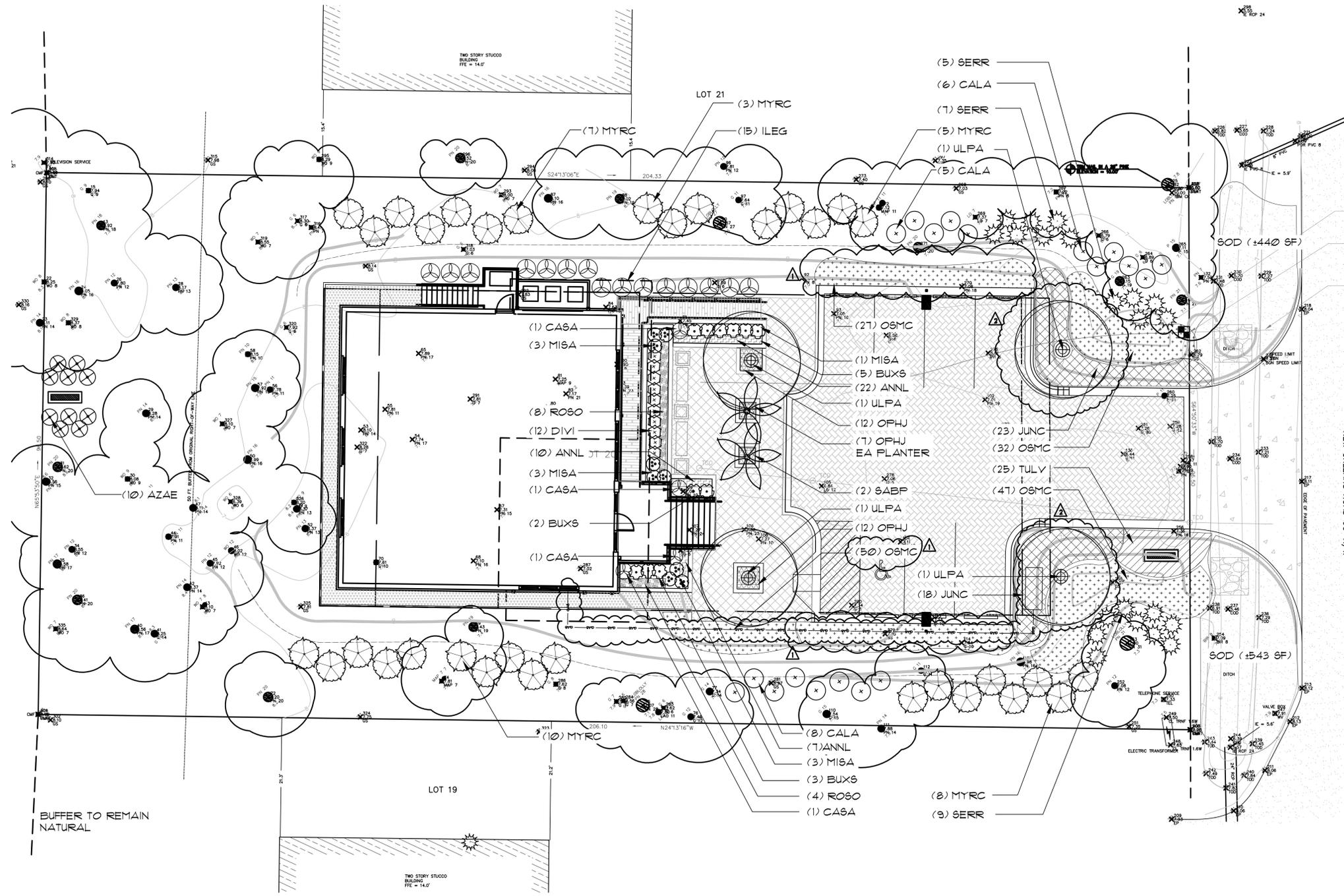


**GENERAL CONSTRUCTION NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES AND FOR AVOIDING ALL CONFLICTS WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- ALL DISTURBED AREAS AND PROPOSED EARTH GRADING NOT TO BE COVERED BY OTHER SURFACES SHALL BE GRASSSED BY SEEDING, FERTILIZING, MULCHING AND WATERING AS REQUIRED TO OBTAIN AN ACCEPTABLE GROUND COVER, UNLESS SPECIFIED OTHERWISE.
- ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL CODES.
- THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS TO THE EXTENT NECESSARY TO DETERMINE THE EFFECTS OF SUB-SURFACE CONDITIONS ON THE WORK AND SHALL BID AND CONSTRUCT THE WORK IN ACCORDANCE WITH HIS FINDINGS.
- DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL PIPE, STRUCTURES, LANDSCAPE AND DEBRIS WITHIN THE AREA OF CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER DRAINAGE OF ANY AND ALL AREAS WHICH ARE FIELD ADJUSTED DURING CONSTRUCTION.
- CONTRACTOR SHALL RESTORE DAMAGED FINISHES AND REPLACE DAMAGED OR DEFECTIVE UNITS.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR TIMING OF AND RESPONSIBILITY OF DEMOLITION OPERATIONS.
- ALL ASPHALTIC EDGES SHALL BE SAW CUT TO A STRAIGHT EDGE WHERE DEMOLITION IS TO OCCUR.



PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.



**PLANT SCHEDULE:**

QUAN	ABREV	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
2	SABP	Sabie Palmetto Cabbage Palm	16'	-		AS SHOWN	Matched Palms Hurricane Cut SMOOTH TRUNK
4	ULFA	Ulmus parvifolia 'ALLEE' Allee Elm	14-16'	6-8'		AS SHOWN	3 1/2" CAL. MIN. SPECIMEN

**SHRUBS**

QUAN	ABREV	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
10	AZAE	Asias x 'Roblen' Autumn Starlite encore azalea	18'-24"	12'-18"	CONT.	AS SHOWN	Matched, full pots
10	BUXS	Buxus sempervirens Boxwood	18-24"	10-16"	CONT.	AS SHOWN	Full To Ground Matched
19	CALA	Callicarpa americana American Beautyberry	24-36"	18-24"	CONT.	AS SHOWN	Full, Healthy
4	CASA	Camellia sasangua 'Yule Tide' Yule Tide Camellia	24-36"	18-24"	CONT.	AS SHOWN	Full, Healthy
12	DIEV	Dietes vegeta White African Iris	18-24"	10-12"	CONT.	AS SHOWN	Full, Healthy
15	ILEG	Ilex glabra Inkberry Holly	18-24"	12-18"	CONT.	AS SHOWN	Full, Healthy
10	MISA	Miscanthus sinensis 'Adagio' adagio maiden grass	16-18"	10-12"	CONT.	AS SHOWN	Full Clump
33	MYRC	Myrica cerifera Wax Myrtle	24-36"	24-36"	CONT.	AS SHOWN	Full, Healthy
21	SERR	Serenoa repens 'cinerea' Silver Saw Palmetto	22-24"	-	CONT.	AS SHOWN	Full, Healthy

**GROUND COVERS**

QUAN	ABREV	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
39	ANNL	Annua Perennials	-	-	1 GAL.	12" O.C.	To Be Selected By LA
41	JUNC	Juniperus chinensis 'Parsonii' Parsons Juniper	8-12"	12-18"	1 GAL.	36" O.C.	FULL POT
38	OPJ	Ophiopogon japonicus Mondo Grass	6-10"	6-10"	1 GAL.	12" O.C.	Full Pot
136	OSMC	Osmunda cinnamomea Cinnamon Fern	12-18"	8-12"	1 GAL.	30" O.C.	Full Clump
12	ROBO	Rosmarinus officinalis 'Prostrata' Creeping Rosemary	12-18"	12-18"	1 GAL.	30" O.C.	Full, Healthy
25	TULV	Tulbaghia violacea Society Garlic	12-18"	8-12"	1 GAL.	24" O.C.	FULL POT
CIMIT	OSMC	Osmunda cinnamomea Cinnamon Fern	-	-	-	-	Spread to 3" depth

**GENERAL PLANTING NOTES:**

- ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE AND COORDINATE WITH THE TOWN OF HILTON HEAD CASE MANAGER.
- NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".
- FINE GRADING SHALL CONSIST OF HAND RAKED SMOOTH, FREE OF DEBRIS, ALL AREAS TO RECEIVE LANDSCAPE PLANTING AND/OR SHREDDED HARDWOOD MULCH.
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES. CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES.
- 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.
- CONTRACTOR IS RESPONSIBLE 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.
- FURNISH NURSERY-GROWN EXTERIOR PLANT MATERIALS COMPLYING WITH ANSI Z601, 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.
- ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR EQUAL.

**BUFFER PLANTING NOTES**

- ADDITIONAL PLANTINGS MAY BE REQUIRED TO PROVIDE PROPER BUFFER SCREENINGS. COORDINATE WITH NATURAL RESOURCES AT FINAL PLANTING.
- CONTRACTOR SHALL TAKE CARE IN PLANTING WITHIN THE BUFFER TO NOT DISTURB EXISTING VEGETATION NOT TO BE REMOVED. FIELD ADJUST PLANTINGS TO COVER AREAS OF THIN VEGETATION AS REQUIRED.
- CONTRACTOR TO HAND DIG FOR PLANTINGS AROUND EXISTING TREES TO MINIMIZE IMPACTS TO TREE ROOTS.

**MULCHING NOTES**

- MULCH ALL PLANTING BEDS AND EDGES OF BUFFER PLANTINGS WITH PINESTRAW MULCH TO A 3" DEPTH.
- MULCH ALL SWALE AREAS WITHIN BUFFERS NOT RECEIVING PLANT MATERIAL TO A MIN. OF 3" MULCH.

Building Innovatins, LLC.  
14 New Orleans Rd, Suite 7  
Hilton Head Island, SC 29928

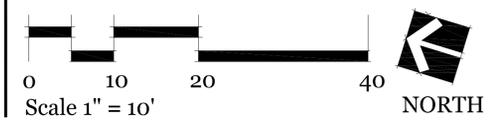
LANDSCAPE CONSTRUCTION DOCUMENTS  
Building Innovatins Selection Center  
36 New Orleans Road  
Hilton Head Island, South Carolina

DRAWN BY:  
TG  
CHECKED BY:  
XX

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#	REVISION	DATE	BY
1	SCOPING AND ACQUISITION	8-17-12	TG
2	PROPOSED TASK	8-22-12	TG

DATE  
08-16-2012  
PROJECT NUMBER  
01-12006  
SHEET TITLE  
Landscape Plan



PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.

Wood+Partners Inc. WPI  
Landscape Architects  
Land Planners

SHEET NUMBER  
L3

PO Box 23849 Hilton Head Island, SC 29925  
843.881.6618 Fax 843.881.7066 www.woodpartners.com

## 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: Building Innovations – SIGN

DRB#: DR 130033

DATE: August 27, 2013

RECOMMENDATION:    Approval             Approval with Conditions             Denial

Building Innovations proposes install two two-sided free-standing signs and one façade sign at their new building located on New Orleans Road. The signs are complementary to the building in color and materials (stucco) with the addition of cast stone for the cap and base. Based on the road elevation and grade along New Orleans Road and US Highway 278, the required 4” address may be hard to see over proposed landscaping, consider increasing the size of the base to ensure the address is legible.

Rec'd 11:45 Am



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

FOR OFFICIAL USE ONLY	
Date Received	5.13.13
Accepted by	SW
App. #: DR	130034
Meeting Date	

Applicant/Agent Name: MARK SENN Company: SHELTER COVE TOWNE CENTRE LLC  
 Mailing Address: 2743 PERIMETER PARKWAY City: AUGUSTA State: GA Zip: 30909  
 Telephone: 706-722-5565 Fax: — E-mail: MARKS@bccommercial.com  
 Project Name: SHELTER COVE TOWNE CENTRE Project Address: 24 SHELTER COVE LANE  
 Parcel Number [PIN]: R 520 012 006 0026 0000 & 520 012 006 0030 0000  
 Zoning District: PUD 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

\* SIGNS — FREESTANDING MONUMENTS & CROSSER BLDG GRAPHIC.  
 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

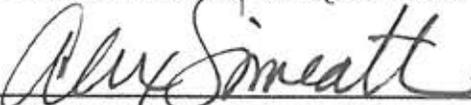
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

*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 \_\_\_\_\_  
DESIGNHEATH, INC.

AUGUST 13, 2013  
DATE \_\_\_\_\_

August 13, 2013

Design Review Board Narrative  
Shelter Cove Towne Centre

### **Freestanding monuments**

Shelter Cove Towne Centre is allowed to have 4- freestanding identification signs. Each of those signs are allowed 4 faces up to 120 square feet of sign area per sign- a total of 480 square feet per sign. An aggregate total square footage is 1920 square feet of sign area is allowed for this size development. The proposed identification signs proposed for this development total 840 square feet of sign area.

Each of the freestanding signs are to be located along the William Hilton Parkway frontage. Each sign is positioned between the right-of-way and the bicycle path. A single faced monument is angled toward the intersection adjacent The Plaza at Shelter Cove. Two double face monuments are proposed that flank the right-in right out entrance near the center of the development. A double face v-formation sign is proposed for the intersection nearest the Shelter Cove Executive Park.

The brand developed for the development appears at the top of the monuments. The dimensional letters are proposed to be halo lit with LED lights. The remainder of the sign area is divided for tenant panels. Each sign could display up to eight tenant names. Most signs will display primary tenants reducing the number of tenants to six or less for those sign faces. The tenant portion of each monument face will be illuminated with a ground mounted Hadco sign light WA2 H F232CWE.

The freestanding monuments utilize materials and colors that are compatible with the development. The overall size fits within the limitations of the TOHH sign ordinance.

### **Kroger Building Graphics**

The building graphics for Kroger include the primary Kroger letters along with identification for Starbucks Coffee and the Pharmacy drive thru. Each set of letters is proposed to be halo-lit with LED's and stud mounted to the building face.

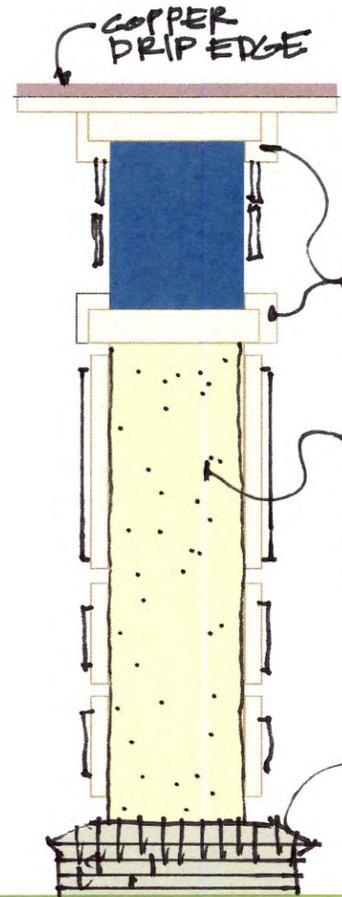
Each of the graphic displays fit within the area allowed. The proposed colors for each application blend with the building while affording enough contrast to be visible.

PRIMARY I.D. PANEL COLORS  
\*SEE LOGO BRAND STANDARDS



SW 6321 RED BAY    SW 6510 LOYAL BLUE    SW 6000 SNOWFALL    SW 6643 YAM    SW 6860 ROS PINK    SW 6402 ANTIQUITY

KROGER EMBLEM COLORS



SW 6000 SNOWFALL SMOOTH STUCCO  
SW 7029 APPEALING GRAY COARSE TEXTURE STUCCO  
SAVANNAH GRAY BRICK - MATCH APPROVED SELECTION



COPT & LANTERNS TO BE HALO LIT W/ LEDS APPROX 1/4 THICK - 3/4" ± FROM SIGN FACE "BRIGHT SPOTS" RECESSED BEHIND "LIGHTS"

BELK COLORS TO MATCH EXISTING BLDG SIGNAGE.

TENANT NAMES TO BE DIMENSIONAL - APPLIED TO SIGN PANELS.  
\* DIGITAL GRAPHICS NOT ALLOWED

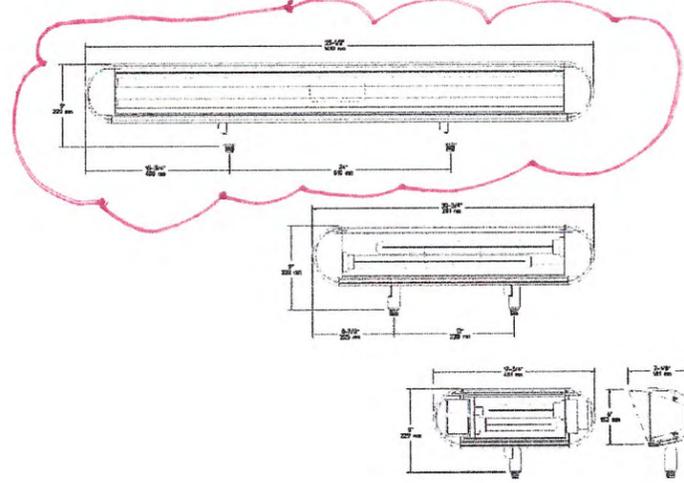
NOTE: SEE OTHER SHEET FOR DIMENSIONS, ETC.

PROPOSED COLORS/MATERIALS · MONUMENT SIGNS

AUG. 13, 2013  
DESIGNED BY, INC  
ALEX SINEATH

# Fluorescent Aluminum Floodlyte (WA2) Specification Sheet

Project Name: \_\_\_\_\_ Location: \_\_\_\_\_ MFG: Philips Hadco  
 Fixture Type: \_\_\_\_\_ Catalog No.: \_\_\_\_\_ Qty: \_\_\_\_\_



## Ordering Guide

Example: WA2 A CF213 E

Product Code	WA2	Fluorescent Aluminum Floodlyte
<b>Finish</b>	A	Black
	B	White
	H	Bronze
	G	Verde
<b>Wattage</b>	CF213	(2) 13W CFL *1
	CF226	(2) 26W CFL *1
	CF232	(2) 32W CFL *1
	F40BX	40W Biax *2
	F240BX	(2) Biax *2
	F240BXCW	(2) Biax *2
	F32CW	32W T8 *3
F232CW	(2) T8 *3	
<b>Voltage</b>	E	120V
	H	277V

\*1 Fixture housing length of 17-3/4" available only.  
 \*2 Fixture housing length of 30-3/4" available only.  
 \*3 Fixture housing length of 55-1/2" available only.

WA2 H F232CW E

## Specifications

**HOUSING:**  
 Die-cast aluminum. Integral cast hinge with stainless steel pins is concealed internally and allows easy access for relamping. Aluminum die-cast. Locking teeth provide adjustment by tightening one (1) stainless steel recessed screw. 1/2-14" NPS stainless steel threaded nipple provides secure mounting. One-piece die-cast aluminum. Hinged doorframe is secured to the housing by four (4) stainless steel recessed captive Phillips-head screws. One piece molded silicone gasket between the housing and doorframe provides a long-lasting weather-tight seal.

**FINISH:**  
 Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. For larger projects where a custom color is required, contact the factory for more information.

**OPTICAL ASSEMBLY:**  
 Formed from highly reflective Hammetone aluminum and semi-specular kick plates. Reflector assembly is secured to the housing with four (4) stainless steel screws. 1/8" tempered silicone glass. One-piece molded silicone gasket and spring clips. Aiming up to a 60° back tilt. Fixtures used outdoors must be protected from rain and sprinklers if aimed downward.

**ELECTRICAL ASSEMBLY:**  
 Mounted directly onto the reflector assembly and are UL recognized for appropriate lamps. Mounted directly to the housing and pre-wired with leads extending from the swivel arm. All electrical components are UL, cUL recognized.

**BALLAST:**  
 Integral core and coil, NPF, Class B, starting temperature 25° F.

**WARRANTY:**  
 Three-year limited warranty.

**CERTIFICATIONS:**  
 ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards.

**Height:**  
 9" (229mm)  
**Depth:**  
 7 1/8" (181mm)  
**Width:**  
 Short: 17 3/4"  
**Width:**  
 Medium: 30 3/4" (781mm)  
**Width:**



ISO 9001:2008 Registered



Note: Philips reserves the right to modify the above details to reflect changes in product design without prior notice.  
 100 Craftway Drive, Littlestown, PA 17340 | P: +1-717-359-7131 F: +1-717-359-7131

Page 1 of 2

without prior notice.

# Shelter Cove Towne Centre Logo Brand Standards

3/13

## Colors



- Pantone 294C  
Process C100 M70 Y0 K50
- Pantone 1495C  
Process C0 M50 Y100 K0
- Pantone 389C  
Process C20 M0 Y100 K0
- Process Magenta M100

## Reversed



## One Color



## Fonts

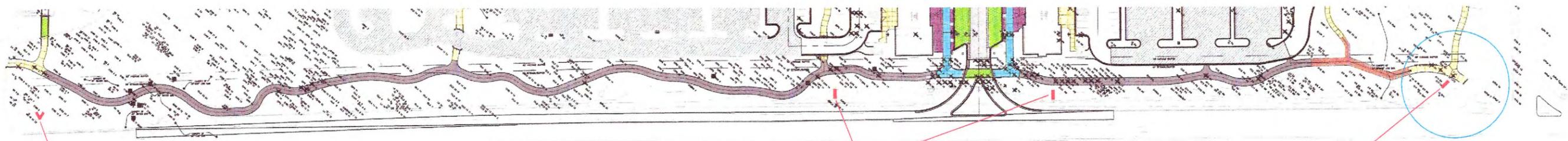
Header Font **oswald**      Body Font **Avenir**      Highlight Font **Artbrush**

## Spacing



Use the **e** in "centre" as a guide for spacing. Always retain this amount of space as a minimum around the logo.





V-formation- double faced sign

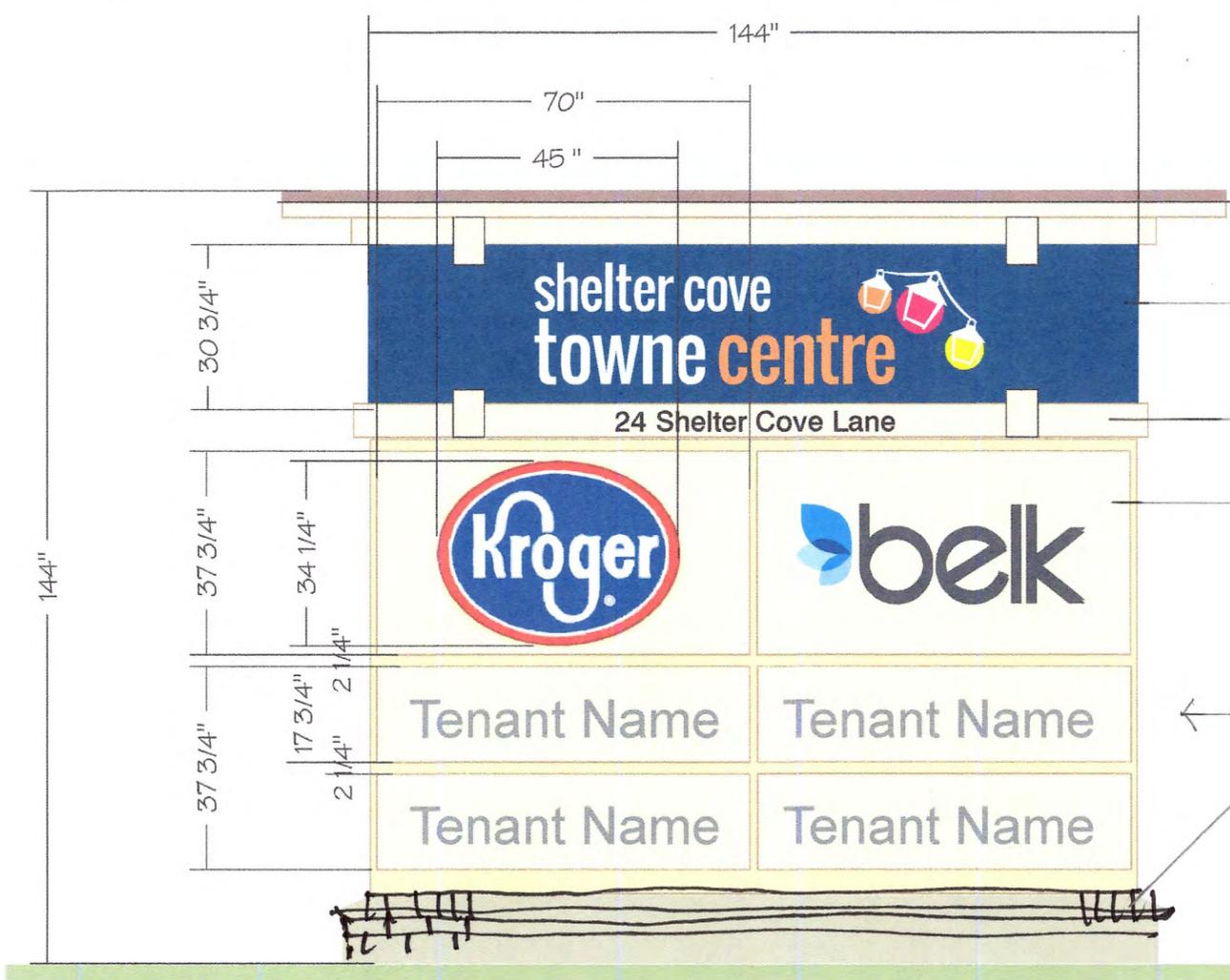
Double faced monuments

Single faced monument angled toward intersection

← WILLIAM HILTON PARKWAY →



PROPOSED MONUMENT LOCATIONS



NOTE  
SEE COLORS -  
ADDITIONAL SHEET

PRIMARY PANEL - HALO-LIT (LED) DIMENSIONAL GRAPHICS

4" ADDRESS

TENANT PANELS - UP TO 8 MAX. PER SIDE  
DIMENSIONAL GRAPHICS APPLIED TO SIGN PANEL

STUDIO BRICK TO MATCH MATERIALS  
BEING USED ON BUILDINGS

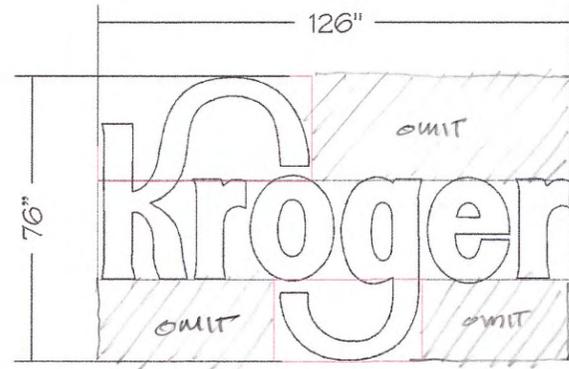
HACO WA2 H #232 C WE  
FLUORESCENT FLOODLIGHT (1 PER SIDE)

FREESTANDING MONUMENT - TYPICAL ELEVATION

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

AUG. 13, 2013  
DESIGNER: ALEX SINEATH

101 1/4"  
**STARBUCKS  
 COFFEE**

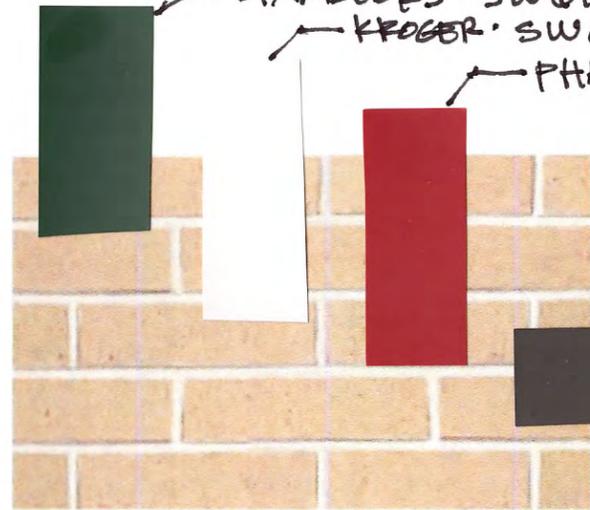


140"  
**PHARMACY  
 DRIVE THRU**

60" 40"  
 12" **ENTER** 12" **EXIT**



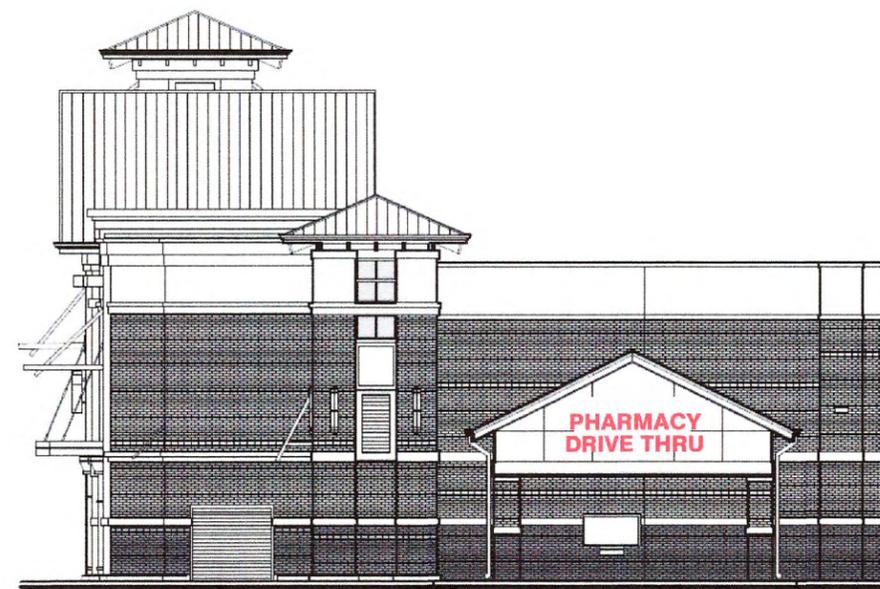
STARBUCKS - SW 6195 ROCK GARDEN  
 KROGER - SW 6000 SNOWFALL  
 PHARMACY - SW 6321 RED BAY



**KB6** Boral\_Pebble

ENTER/EXIT SW 7048 URBANE BRONZE

NOTE  
 ALL BUILDING LETTERS TO  
 BE HALO LIT (LED)  
 APPROX. DEPTH 4 TO 6 INCHES  
 DISTANCE FROM WALL SURFACE  
 TO BE DETERMINED BY  
 FABRICATOR.



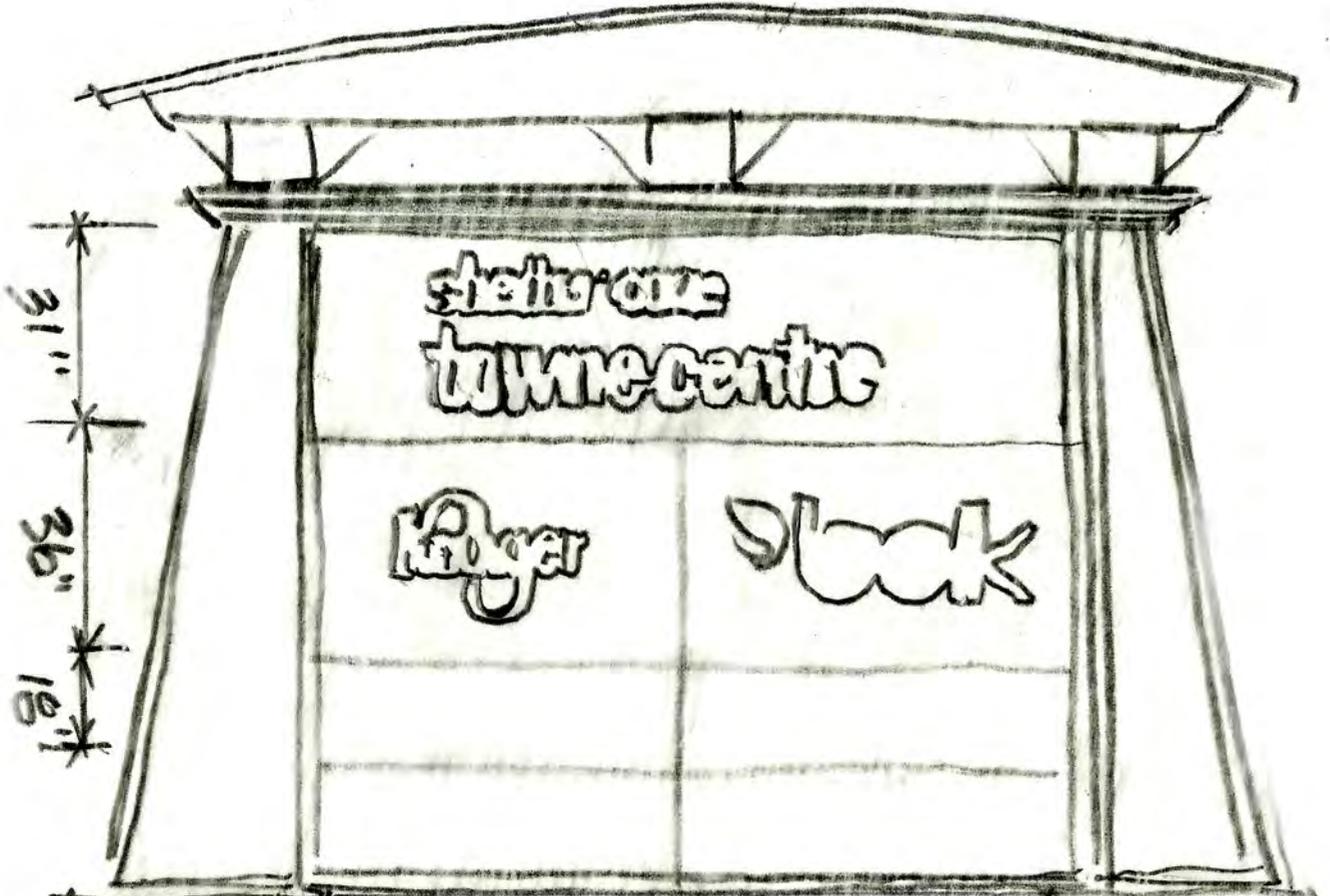
RIGHT SIDE ELEV. APPROX. SCALE: 1/16" = 1'-0"





Proposed Monument Sign - Option 2

12'  
6' FRONT



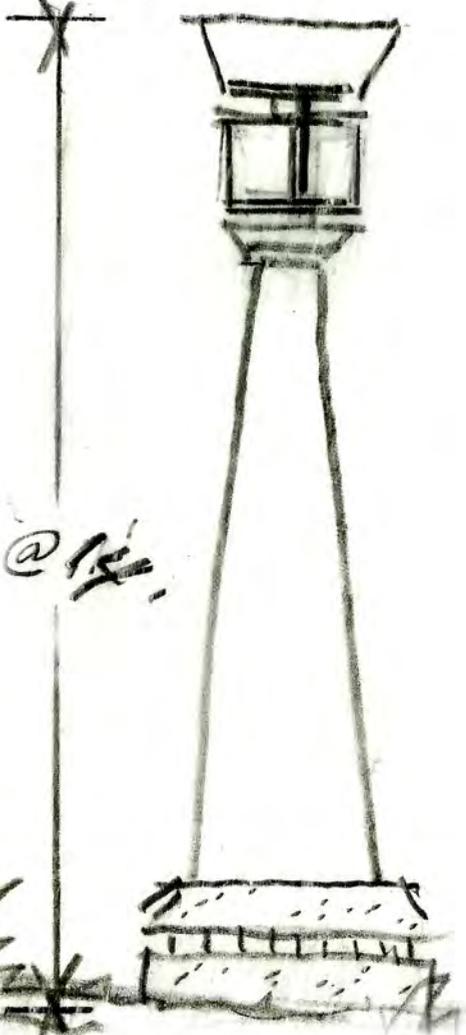
31"  
36"  
18"

stephens town centre

Kilger

Block

2'-6"  
SIDE



@ 14'

218 MONUMENT

15'-6"

4'



**SHELTER COVE HARBOUR COMPANY**

PO Box 6004  
Hilton Head Island, SC 29938

August 20, 2013

Roni Allbritton  
General Manager  
24 Shelter Cove Lane, Box 326  
Hilton Head Island, SC 29928

RE: SCTC Monuments & Kroger Graphics

Dear Roni,

The Shelter Cove Harbour Company's ARB is in receipt of your application for the above reference submittal of SCTC's monument signage and Kroger graphics.

The ARB met and is granting conditional approval pending the following:

1. Final location of the monuments along Hwy 278 to be staked in the field and approved by the SCARB.
2. We request that the SCTC consider a LED fixture option for the monument signage.
3. We would request that option 2 submitted on 8/20 be considered and/or modified with more detail being provided.

Please notify me should you have any questions.

With Kindest Regards,

John P. Betts  
Manager

Cc: Mr. Scott Foster, Chairman  
SCHCARB Committee

## 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: Shelter Cove Towne Centre – SIGN

DRB#: DR 130034

DATE: August 27, 2013

RECOMMENDATION:    Approval                Approval with Conditions                Denial   

Shelter Cove Towne Centre LLC proposes install one “V” formation two-sided sign, two two-sided free-standing signs, and one single sided free-standing sign along William Hilton Parkway, as well as three façade signs at the new Kroger building.

Monument signs are proposed to include similar materials (stucco & savannah gray brick) as the proposed/approved buildings. Buildings contain lots of details including exposed beams, brackets, fasteners, and trim; monument signs should include similar detailing. Alternate color (less white than SW600 “Snowfall”) should be considered for stucco accents. Graphics are dimensional and either halo lit or illuminated with ground-mounted sign lights. Colors, fonts, and logos are typically limited on approved signs; consider reducing the number of colors (suggest a limit of three earth-tone colors that are complementary to the building palette; approved buildings include lots of variations on green) and/or the number of fonts and/or logos (suggest a limit of two fonts). Suggest address font be changed to SCTC header font “Oswald” in a bronze color.

Façade signs are in proportion to the building face where they are proposed to be installed. Section 16-5-1307 specifies that only 2 façade signs may be placed on any one side of the building, therefore one of the signs (suggest “Pharmacy Drive Thru”) should be moved to the right side elevation. A color more complimentary to the face brick, i.e. SW7048 “Urbane Bronze”, should be considered in lieu of SW6000 “Snowfall” or SW6321 “Red Bay”.

The approved landscape plan should be revised as appropriate based on the monument sign location and design.



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

FOR OFFICIAL USE ONLY  
 Date Received: 8/13/13  
 Accepted by: DH  
 App. #: DR 130035  
 Meeting Date: \_\_\_\_\_

Applicant/Agent Name: Elizabeth Buss Company: Carter-Haston  
 Mailing Address: 100-A Marsh Point Dr. City: Hilton Head State: SC Zip: 29926  
 Telephone: 843-681-6550 Fax: 843-689-9203 E-mail: mpmanager@carterhaston.com  
 Project Name: Marsh Point Apartments Project Address: 100A Marsh Point Dr. Hilton Head  
 Parcel Number [PIN]: R510 007 000 132D 0000  
 Zoning District: RM-4 Overlay District(s): Corridor

**DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS**

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

Project Category:

- New Development – Conceptual
- 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.
- N/A 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.

Elizabeth Buss  
SIGNATURE

8/13/13  
DATE

C

A

B

# **Marsh Point Apartments**

As per the recommendations of the Board we reconsidered our trim color and selected a darker shade than our original choice.

At the request of the owners and managing corporate officers we have a new color scheme configuration being presented for your approval. It has been requested that we ask for the Board's approval to rotate the colors of the buildings as indicated on the attached map of Marsh Point. It is our feeling that by using 3 different color schemes with done in conjunction with uniform trim color, door color, and shutter color that the buildings will tie together. We feel that this will create a village type effect.

We have included a map of the community, each building marked with the color schemes.

## **BUILDING COLOR STORY**

Garrett Grey buildings will have the entire body and all of the lattice work painted in Garrett Grey. All trim work to include: stair rails, pickets and patio rails painted in the Sandy Ridge. The shutters and front doors are Garrett Grey Mix.

Harvest Brown buildings will have the entire body and all of the lattice work painted in Harvest Brown. All trim work to include: stair rails, pickets and patio rails painted in the Sandy Ridge. The shutters and front doors are Garrett Grey Mix.

Peanut Butter buildings will have the entire body and all of the lattice work painted in Peanut Butter. All trim work to include: stair rails, pickets and patio rails painted in the Sandy Ridge. The shutters and front doors are Garrett Grey Mix.

Pool House, Clubhouse, Maintenance Storage Building to be painted Peanut Butter with columns, window trim and all other trim work done in Sandy Ridge. All doors will be painted Garrett Grey Mix.

**Shutters: Our contractor is building and installing the shutters during the wood replacement phase prior to applying paint. The shutters will be wooden. Please see attached photo.**

**Paint Manufacturer: Sherwin Williams**

**Material Name: Superpaint Exterior Acrylic Latex Satin Finish**

**Colors: We are having Sherwin color match the attached samples.**

**Bldg Body Colors:**

**Color Scheme 1 - Garrett Grey with Sandy Ridge trim.**

**Color Scheme 2 – Harvest Brown with Sandy Ridge trim.**

**Color Scheme 3 – Peanut Butter with Sandy Ridge trim.**

**Shutters and front doors – Garrett Grey Mix**

**All samples attached and labeled on the back.**

C

A

B

Garrett Grey #1

#1

Bldg - Garrett Grey (A)

Trim - Sandy Ridge (B)

Doors + Shutters - Garrett (C)  
Grey Mix

B

A

C

Harvest Brown #2

#2

Bldg - Harvest Brown (A)

Trim - Sandy Ridge (B)

Doors + Shutters - Garrett  
Grey Mix (C)

B

A

C

peanut Butter #3

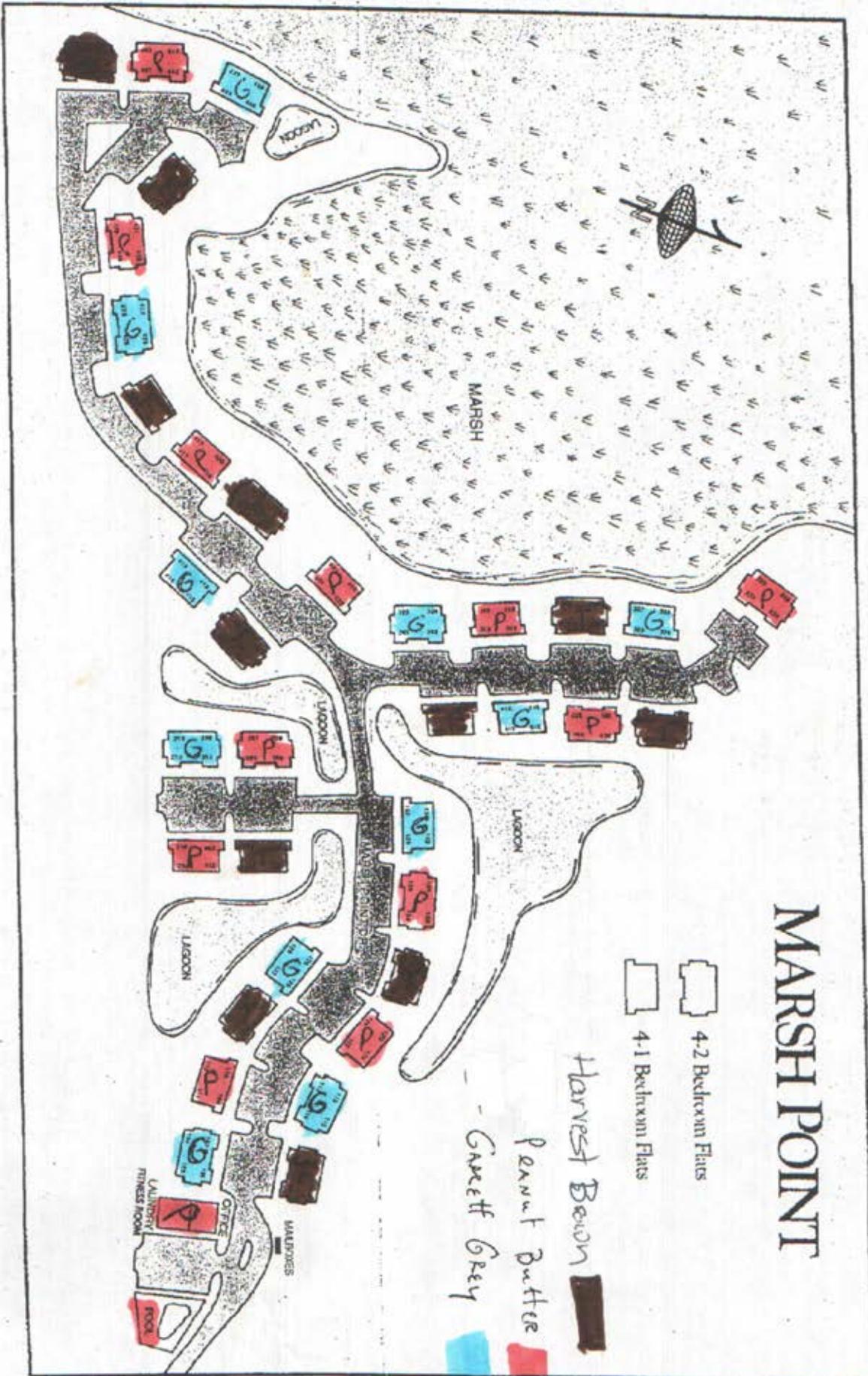
#3

Bldg - Peanut Butter (A)

Trim - Sandy Ridge (B)

Doors + Shutters - Garrett (C)  
Grey Mix





# MARSH POINT

-  4-2 Bedroom Flats
-  4-1 Bedroom Flats

-  Harvest Beach
-  Peanut Butter
-  Garrett Grey

OFFICE  
MAILBOXES  
POOL  
FITNESS ROOM  
GYM

## 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: Marsh Point Apartments – MINOR EXTERNAL CHANGE

DRB#: DR 130035

DATE: August 27, 2013

RECOMMENDATION:    Approval             Approval with Conditions             Denial

Marsh Point Apartments proposes to repaint the 35 residential buildings as well as the clubhouse, maintenance storage building, and pool house. The proposed color palette includes Garrett Grey, Harvest Brown, & Peanut Butters buildings, Sandy Ridge trim, and Garrett Grey Mix doors and shutters. The warm color palette is in keeping with the Design Guide and will give a fresh appearance to the apartments; however the DRB approved a re-painting scheme in May 2013 with the condition that the groups of buildings be painted the same color versus alternating the color for each building.