



Town of Hilton Head Island Regular Design Review Board Meeting

October 11, 2016

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 September 27, 2016
6. **Staff Report**
7. **Board Business**
8. **New Business**
 - A. *New Development – Final*
 - Heritage Plaza Hotel, Building D & Overall Site Improvements, DRB-001838-2016
 - B. *Alteration/Addition*
 - Heritage Plaza Renovation, Buildings A, B & C Alterations, DRB-001839-2016
9. **Appearance by Citizens**
10. **Adjournment**

Town of Hilton Head Island
Minutes of the Design Review Board

Benjamin M. Racusin Council Chambers
September 27, 2016
1:15p.m.

Board Members Present: Chairman Jake Gartner, Vice Chairman Dale Strecker, Debbie Remke, Brian Witmer, Ron Hoffman, Kyle Theodore, Michael Gentemann

Board Members Absent: None

Town Council Present: None

Town Staff Present: Jennifer Ray, Planning & Special Projects Manager
Teresa Haley, Secretary

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

1. Call to Order

Chairman Gartner called to order the regular meeting of the Design Review Board at **1:15pm.**

2. Roll Call - See as noted above.

3. Freedom of Information Act Compliance

The Town has met all Freedom of Information Act requirements for this meeting.

4. Approval of the Agenda

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

5. Approval of Minutes

The Board reviewed the minutes of the **September 13, 2016** meeting and **approved** the minutes by general consent.

6. Staff Report

Ms. Ray informed the Board that she recently accepted a new position with the Town as the Planning & Special Projects Manager and unfortunately, will no longer work directly with the Design Review Board. However, Ms. Ray will assist with the transition phase once someone is hired to fill her previous position. Chairman Gartner and the Board expressed their appreciation for Ms. Ray and wished her well in her new position.

7. Board Business – Approval of 2017 Regular Meeting Schedule

The Board reviewed the proposed 2017 Regular Meeting Schedule. Ms. Theodore made a motion to **approve** the 2017 Regular Meeting Schedule as submitted. Mr. Hoffman **seconded** the motion and the motion **passed** with a vote of 7-0-0.

8. Old Business – None

9. Unfinished Business – None

10. New Business

A. Alteration/Addition

- Harbourside 1 (re-roof), DRB-001655-2016

Ms. Ray introduced the project and stated its location: 15 Harbourside Lane. The applicant proposes to replace the existing concrete tiles roof at Harbourside 1 & 2 with metal roof in “Terra Cotta” to be consistent with the previously approved Harbourside 3 re-roof. The project has been approved by the Shelter Cove Company ARB and the Harbourside 1 & 2 Board of Directors. Ms. Ray presented an in-depth description of the project as provided in the Board’s packet. Staff recommends approval as submitted.

Ms. Ray stated that the applicant was not present, but she would be happy to answer any questions from the Board.

Chairman Gartner requested comments from the Board. The Board expressed concern for the Spanish tile not fitting the character of the Shelter Cove area, however, the precedent was set when building 3 was approved. It would be acceptable to match all three buildings to be consistent with the Design Guide.

Mr. Gentemann made a motion to **approve** DRB-001655-2016 as submitted. Ms. Theodore **seconded** the motion. The motion **passed** with a vote of 7-0-0.

- Elevated Tank Rehab (Palmetto Dunes), DRB-001733-2016

Ms. Ray introduced the project and stated its location: 14 Queens Folly Road. The applicant proposes to repaint the existing elevated tank for maintenance purposes. During the previous DRB review, the Board stated that they would not approve the solid green tank and recommended the PSD consider alternate solutions such as monochromatic schemes in a blue color that would be more nature blending with the sky rather than green to blend with existing trees. Ms. Ray presented an in-depth description of the project as provided in the Board’s packet. Staff recommends approval with the following condition: 1) paint the top of the tank and the shaft light blue or light grey and paint the flared base dark green.

Chairman Gartner asked the applicant to come forward. The applicant provided the Board with photographs of existing elevated tanks on the Island. Ms. Ray provided the Board with a sample of the approved grey color for Palmetto Dunes.

Chairman Gartner requested comments from the Board. The Board expressed concern for the dark green color covering the majority of the tank, specifically, the shaft and the bowl’s underside in Draft 3. The Board discussed that the color needs to be more nature blending and from all viewpoints. The Board expressed sympathy for the applicant wanting the green

color to help with maintenance concerns. Some members of the Board agreed with the Staff recommendation and few members of the Board indicated Draft 3 is acceptable. Chairman Gartner explained the applicant's options and asked the applicant how he would like to proceed. The applicant indicated construction starts next month, so the color needs to be decided upon and hopes the Board likes Draft 3. Chairman Gartner cautioned if a motion for Draft 3 fails, then the resubmittal process must be followed.

Mr. Hoffman made a motion to approve Draft 3 as submitted. Mr. Gentemann seconded the motion. The motion failed with a vote of 3-4-0. (For the motion: Mr. Hoffman, Mr. Gentemann, Ms. Remke. Against the motion: Mr. Witmer, Ms. Theodore, Mr. Gartner, Mr. Strecker.) There was a brief discussion after the vote. Chairman Gartner moved to rescind the adopted motion. Vice Chairman Strecker seconded the motion. The motion passed with a vote of 7-0-0. Ms. Theodore made a motion to **approve** DRB-001733-2016 with the following condition: 1) the color of the tank shall be Pantone Solid Uncoated Warm Grey 1 U as submitted in Draft 5 (five). Ms. Remke **seconded** the motion. The motion **passed** with a vote of 7-0-0.

- Shelter Cove Towne Centre, DRB-001734-2016

(Ms. Theodore recused herself from review of application DRB-001734-2016 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

Ms. Ray introduced the project and stated its location on Shelter Cove Lane. Ms. Ray presented an in-depth description of the project as provided in the Board's packet. The applicant proposes to fill in the space between Belk and Jane Bistro with multiple tenant spaces. The project has received Shelter Cove Company ARB approval. Ms. Ray asked that the applicant provide clarification as to the lighting on the columns. Ms. Ray presented the color board for this project and the approved color palette for Shelter Cove Towne Centre. Staff recommends approval with the following condition: 1) restudy color palette to be more in keeping with previously approved palette (less "white", "black", etc.).

Chairman Gartner asked the applicant to come forward. The applicant clarified lighting locations and concerns. The applicant and design team answered questions by the Board.

Chairman Gartner requested comments from the Board. The Board complimented various aspects of the project. The Board agreed with the Staff comment to restudy the color palette for Talbots to be more in keeping with the previously approved palette for Shelter Cove Towne Centre. The "red" needs to be muted, the "white" and "black" needs to be lessened and toned down. The Board recommended the landscape plan include shade trees at each pedestrian area and suggested increasing the plant size in the back of the building. The Board inquired as to the gutters and downspouts matching the roof. The Board expressed initial concern with the solid wall at Tenant Space 1, but further discussion indicated that the architecture is in keeping with the Design Guide.

Vice Chairman Strecker made a motion to **approve** DRB-001734-2016 with the following conditions: 1) the revised landscaping at the new dumpster at the traffic island shall be reviewed and approved by Staff; 2) overstory shade trees shall be provided at the front of the site near the benches, and such trees, size, type, and location shall be reviewed and approved by Staff; 3) restudy the color palette to be more in keeping with the previously approved palette, particularly the "white" and "black", especially at the larger building; 4) the "red"

storefront and awnings at Talbots shall be changed to a more muted “red” to be reviewed and approved by Staff; 5) consider increased plant sizes at the back side of the buildings; 6) the gutters and downspouts at the pitched roofs shall be provided and match Shelter Cove Towne Centre approved colors. Mr. Witmer **seconded** the motion. The motion **passed** with a vote of 6-0-0.

B. New Development – Final

- Westin Hotel – Pavilion Redevelopment, DRB-001766-2016

(Mr. Witmer recused himself from review of application DRB-001766-2016 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

Ms. Ray introduced the project and stated its location: 2 Grasslawn Avenue. The applicant proposes to rebuild the existing open air pavilion adjacent to the existing hotel building. This project was before the DRB in August 2016 and the applicant withdrew the application based upon DRB comments. Ms. Ray described the previous DRB comments and presented an in-depth description of the project as provided in the Board’s packet. Staff recommends approval with the following conditions: 1) provide color and material samples; 2) provide additional information regarding light fixture and ensure compliance with the LMO and turtle-friendly lighting requirements; 3) provide details for fire pit and fountain identified on landscape plan; 4) per previous review, provide additional details on storage building, more images of existing building compared to proposed building, and letter regarding deck encroachment.

Chairman Gartner asked the applicant to come forward. The applicant and design team presented color and material samples, and answered questions by the Board. The applicant provided a letter in response to the Board’s inquiry concerning the setback encroachment of the Westin Pavilion. The letter indicates the project design as meeting LMO allowable setback encroachments.

Chairman Gartner requested comments from the Board. The Board complimented the project and the team for addressing the Board’s comments from the previous review. The Board agreed that they will need to review details for the fire pit and fountain. The Board inquired as to the following aspects of the project: elements, materials, and locations of the fire pit and fountain; lighting fixtures – type, color, locations, meeting LMO and turtle-friendly lighting requirements; the finish on the soffit under the overhangs; details of the hog fencing, concrete caps, columns, cable rails; and the support for the aluminum sun shield.

Chairman Gartner asked whether the project would be delayed or able to move forward with the stipulation to bring back the fire pit and fountain for review. The applicant indicated the project would be able move forward.

Vice Chairman Strecker made a motion to **approve** DRB-001766-2016 with the following conditions: 1) all light fixtures shall be turtle-friendly and meet the LMO requirements; 2) any additional lighting information not shown today shall be provided for review and approval by Staff; 3) details on the fire pit and fountain shall be provided for review and approval by the DRB at a future meeting; 4) modify the color of the hog fencing below the floor line to be darker in tone and the color shall be reviewed and approved by Staff. Ms. Remke **seconded** the motion. The motion **passed** with a vote of 6-0-0.

11. Appearances by Citizens – None

12. Adjournment

Chairman Gartner adjourned the meeting at 3:18p.m.

Submitted by:

Approved by:

Teresa Haley, Secretary

Jake Gartner, Chairman

DRAFT



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

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Todd Theodore Company: Wood and Partners, Inc.
 Mailing Address: 7 Lafayette Place City: Hilton Head Island State: SC Zip: 29926
 Telephone: 843-681-6618 Fax: _____ E-mail: Ttheodore@woodandpartners.com
 Project Name: Heritage Plaza Redevelopment Project Address: 81 Pope Avenue
 Parcel Number [PIN]: R 552 018 000 0010 0000 R552 018 000 0193 0000
 Zoning District: Coligny Resort Overlay District(s): Corridor Overlay

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

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

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

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.

Context photographs of neighboring uses and architectural styles.

Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.

Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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



SIGNATURE

9-27-2016

DATE

Heritage Plaza Hotel, Building 'D' & Overall Site Improvement

#75 & #81 Pope Avenue
Hilton Head Island, SC

Design Review Board Project Narrative

September 27, 2016

HHI Partners, LLC is proposing to renovate 4.23 Acres of existing commercial property fronting Pope Avenue (#75 and #81 Pope Avenue). Renovation includes the existing Heritage Plaza mixed use commercial center and an adjacent vacant parcel to the north. The existing +/- 40,000 SF facility was built nearly 40 years ago, many of the buildings are aging and no longer practical in today's market. The property is zoned Coligny Resort and is located across Pope Avenue from the future Coligny park and is surrounded by adjacent commercial on the sides and Coligny Villas to the rear.

The overall proposed development includes a new 5 story, 115 room Marriott Courtyard hotel (with a roof top pool) to be located towards the rear of the site, 3 existing buildings and businesses (+/- 14,800 SF) are to receive exterior enhancements and a new 2,400 SF commercial building is proposed to front Pope Avenue. Five existing structures (+/- 25,400 SF) ,surrounding parking on the west (back) side of the site, and parking adjacent to Pope Avenue will be demolished to provide space for the proposed improvements.

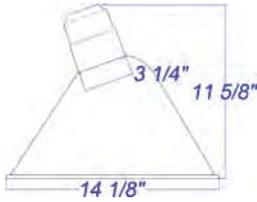
HHI Partners, LLC has been working closely with Forest Beach's Architectural Review Board members to maximize the proposed center's parking, enhance the landscaping along Pope Avenue and to provide direct vehicular access to the property from Pope Avenue.

This submittal is for final review of the proposed 2,400 SF commercial building 'D' fronting Pope Avenue, the proposed Marriott Courtyard hotel, and surrounding site improvements. The design intent of the proposed one story building is to architecturally complement the overall mixed use center, providing a village friendly scale through the use of exterior details, including an outdoor plaza and pedestrian connections to surrounding areas. The new commercial building will have a standing seam metal roof with stucco siding, a brick base and board and batten gable ends to match the renovated buildings. A new entry drive from Pope Avenue will align with the Nassau Street intersection and parking will be located to the rear of the building.

The proposed hotel's materials and colors will complement the new commercial building and renovated buildings giving Heritage Plaza a cohesive and updated appearance. The hotel's drop-off will be aligned with a new pedestrian friendly entry drive corridor off of Pope Avenue and will interconnect with adjacent parking areas and the Town's

pedestrian and bike pathway system. The existing surrounding parking will be enhanced with landscape islands and an integral sidewalk system that interconnects the adjacent uses. The perimeter of the property will be cleaned up, with enhanced buffer plantings and the existing broken fence along the rear of the property will be replaced with a more visually appealing architectural fence.

In coordination with the Town, the existing public pathway along Pope Avenue will be relocated away from the street edge and existing parking will be adjusted to allow for a 20' landscape enhanced public pathway and streetscape corridor.

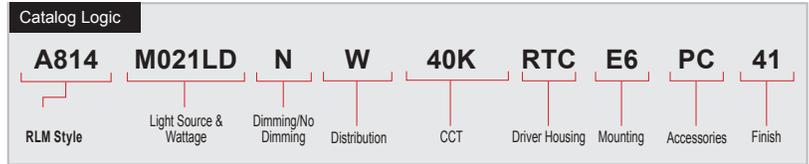


Project: _____
 Customer No: _____
 Fixture Type: _____
 Quantity: _____



A814
14" ANGLE SHADE

RLM Shades manufactured using 1100 aluminum alloy, typically .08-.125 thickness



1	2	3	4	5	6	7	8	
A814	13W	D	W	27K		E11	CB	51

1 LIGHT SOURCE & WATTAGES

Wattage	Catalog #
GU24 Socket Option	
9w	M009LD
13w	M013LD
21w	M00LD

DIMMING/NO DIMMING

N (No Dimming)
D (Dimming)
S (Sunset - Dims smoothly from 2700K to 1800K)

3 DISTRIBUTION

W (T5 Wide Distribution with Dome LED Lens)
N (T5 Narrow Distribution with Flat LED Lens)

4 COLOR TEMPERATURE (CCT)

CCT	Catalog#
2700K	27K
3000K	30K
3500K	35K
4000K	40K

5 DRIVER HOUSING

RTC (Driver Canopy)
RTCNC (Driver Canopy/No Spun Cover)

6 MOUNTING SOURCES

Arm Mounts (Come Standard with CB)

E1 E2 E3 E4 E5 E6 E7
E8 E9 E10 E11 E12 E13
E15 E16 E17 E18
E18SC E19 E20 E21 E22 E23 E25 E26

Wall Mounts

WM35
WM40 (driver housing not required)
WM55
WM55SC
WM75 (driver housing not required)
WM318 (requires remote driver)
WM85 (requires remote driver)
WM85SC (requires remote driver)
WM85BP (requires remotedriver)
WM85SCBP (requires remote driver)

Post Mounts

PM10
PM20
PM30
PM40
PM50

Pendant Mounts

BLC (black cord - includes canopy and 8' cord)
WHC (white cord - includes canopy and 8' cord)
1/2" stems (Comes Standard with STC)
2ST6 2ST12 2ST18 2ST24 2ST36 2ST48 2ST60
2ST72 2ST96
3/4" stems (Comes Standard with STC)
3ST6 3ST12 3ST18 3ST24 3ST36 3ST48
3ST60 3ST72 3ST96

7 ACCESSORIES

CB (Cast back plate)
CBC (Cast back plate Spun Alum Cover)
GR14 (14" wire grill)
PC (Button Photo Cell) Remote Only
SC (Scroll for Arms)
SLC (Sloped Ceiling Mount)
SQ (Square Back Plate)
STC (Flat Ceiling Stem Canopy)
SWL (Swivel)

Project: _____
 Customer No: _____
 Fixture Type: _____
 Quantity: _____

8 FINISH					
STANDARD			PREMIUM		
Standard	Marine	Colors	Standard	Marine	Colors
44	107	White	48		Polished Aluminum
77	127	Textured White	55		Brushed Aluminum
13	132	Putty	81	129	Extreme Chrome
56	109	Silver	80	117	Textured Desert Stone
78	124	Textured Silver	67	119	Butterscotch
49		Painted Galvanized	66	115	Caramel
70	118	Painted Chrome	64	116	Candy Apple Red
11	131	Cantaloupe	65	122	Cobalt Blue
46	123	Sunny Yellow	82	128	Graystone
43	114	Bright Red	69	113	Gunmetal Gray
10	130	Aspen Green	68	126	Black Silver
47	120	Aqua Green	Consult factory for additional paint charges and availability of metal finishes		
42	102	Forest Green			
52	104	Patina Verde			
61	106	Black Verde			
45	112	Bright Blue			
50	111	Navy			
53	100	Copper Clay			
71	105	Painted Copper			
51	103	Architectural Bronze			
76	112	Textured Architectural Bronze			
41	101	Black			
72	108	Textured Black			
73	105	Matte Black			



The Colors of ANP Lighting

All of our products are painted at a TIGER Drylac® approved facility, and are finished in our polyester powder coat for exceptional durability and color retention. Products undergo an intensive five-step process in which they are cleansed, treated with iron phosphate, and sealed to pre-treat the metal surface for maximum paint adhesion. Whether applied as a textured coat or a smooth gloss, our high quality finish is electro-statically applied and baked at 430° for maximum hardness and wear. The end result is a tough, attractive, durable, scratch resistant, and cost-effective product.

Optional Marine Grade Finish

For lighting fixtures exposed to more extreme conditions, such as those found in coastal regions or industrial environments, we offer a marine grade finish that provides superior salt, humidity, and UV protection. This specialty powder coating, available for an additional charge, withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface. Consult with our factory for additional paint charges.

Project: _____
 Customer No: _____
 Fixture Type: _____
 Quantity: _____



MODULE SPECIFICATION:

- Efficacy ranges from 97-108 lumens per watt
- Dimmable 5% - 100%
- Life: L70 50,000 hours
- Color temp: 2700K,3000K,3500K and 4000K
- CRI: >90

MODULE DRIVER SPECIFICATION:

- Operates at 440mA to 940mA
- Built in surge protection
- Constant current output 50/60HZ
- Driver Efficiency > 81% power factor above 90%
- 120 – 277 volts

MODULE LISTINGS

- Fully compliant with the RoHS Directive
- Certifications: CE/UL/ETL

WARRANTY

See terms and conditions for complete fixture warranty.
LED warranty information

- 5 year limited warranty*
- Life: L70 -50,000 hours
- Ease of maintenance and future upgrades with our independent heat sink technology

*5 year limited Warranty: LED modules will be warranted for a period of 5 years from date of installation. A typical year is defined as 4380 hours of operation. Failure defined as more than 8% of the total module not operating. The driver will also be covered under the same 5 year warranty

LED MODULE

LED Wattage	CCT	Lumens	System Wattage	Efficacy
9w	2700K	850	11w	97
9w	3000K	850	11w	97
9w	3500K	850	11w	97
9w	4000K	850	11w	97
13w	2700K	1250	16w	97
13w	3000K	1250	16w	97
13w	3500K	1250	16w	97
13w	4000K	1250	16w	97
21w	2700K	2000	25w	97
21w	3000K	2000	25w	97
21w	3500K	2000	25w	97
21w	4000K	2000	25w	97

ARM MOUNTS

Project: _____
Customer No: _____
Fixture Type: _____
Quantity: _____



RLM Mounts manufactured using Schedule 40 1/2" or 3/4" IPS.

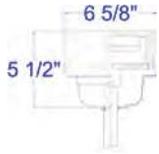
E1	E2	E3
E4	E5	E6
E7	E8	E9
E10	E11	E12
E13	E15	E16
E17	E18	E18SC
E19	E20	E21
E22	E23	E25
E26		

WALL MOUNTS		POST MOUNTS		PENDANT MOUNTS	
WM35	WM40	PM10	PM10	BLC (BLACK CORD & CANOPY)	WHC (WHITE CORD & CANOPY)
WM55	WM55SC	PM30	PM40	2ST (1/2\" STEM & FLAT CANOPY)	3ST (3/4\" STEM & FLAT CANOPY)
WM75	WM318	PM50			
WM85	WM85SC	WM85BP	WM85SCBP		

Project: _____
 Customer No: _____
 Fixture Type: _____
 Quantity: _____



DRIVER HOUSING



RTC (WPL Ballast Canopy)



RTCNC (WPL Ballast Canopy/No Spun Cover)

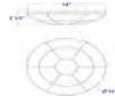
ACCESSORIES



CB (Cast Back Plate)



CBC (Cast Back Plate Spun Alum. Cover)



GR14 (14" Wire Grill)



PC Button Photo Cell (Remote Only)



SC (Scroll for Arm)



SLC (Sloped Ceiling Mount)



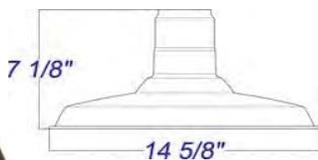
SQ (Square Back Plate)



STC (Flat Ceiling Stem Canopy)



SWL (Swivel)

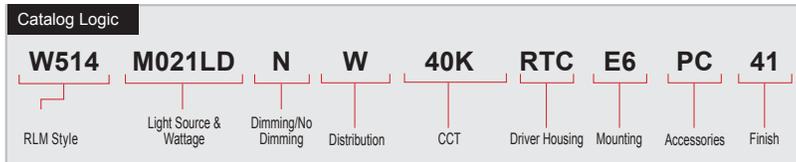


Project: _____
 Customer No: _____
 Fixture Type: _____
 Quantity: _____



W514
14" Warehouse Shade

RLM Shades manufactured using 1100 aluminum alloy, typically .08-.125 thickness



1	2	3	4	5	6	7	8
W514	13W	D	W	27K	E11	CB	51

1 LIGHT SOURCE & WATTAGES

Wattage	Catalog #
GU24 socket option	
9w	M009LD
13w	M013LD

2 DIMMING/NO DIMMING

N (No Dimming)
D (Dimming)
S (Sunset - Dims smoothly from 2700K to 1800K)

3 DISTRIBUTION

W (T5 Wide Distribution with Dome LED Lens)
N (T5 Narrow Distribution with Flat LED Lens)

4 COLOR TEMPERATURE (CCT)

CCT	Catalog#
2700K	27K
3000K	30K
3500K	35K
4000K	40K

5 DRIVER HOUSING

RTC (Driver Canopy)
RTCNC (Driver Canopy/No Spun Cover)

6 MOUNTING SOURCES

Arm Mounts (Come Standard with CB)

E1 E2 E3 E4 E5 E6 E7
E8 E9 E10 E11 E12 E13
E15 E16 E17 E18
E18SC E19 E20 E21 E22 E23 E25 E26

Wall Mounts

WM35
WM40 (driver housing not required)
WM55
WM55SC
WM75 (driver housing not required)
WM318 (requires remote driver)
WM85 (requires remote driver)
WM85SC (requires remote driver)
WM85BP (requires remote driver)
WM85SCBP (requires remote driver)

Post Mounts

PM10
PM20
PM30
PM40
PM50

Pendant Mounts

BLC (black cord - includes canopy and 8' cord)
WHC (white cord - includes canopy and 8' cord)
1/2" stems (Comes Standard with STC)
2ST6 2ST12 2ST18 2ST24 2ST36 2ST48 2ST60
2ST72 2ST96
3/4" stems (Comes Standard with STC)
3ST6 3ST12 3ST18 3ST24 3ST36 3ST48
3ST60 3ST72 3ST96

7 ACCESSORIES

CB (Cast back plate)
CBC (Cast back plate Spun Alum Cover)
GR14 (14" Wire Grill)
PC (Button Photo Cell) Remote Only
SC (Scroll for Arms)
SLC (Sloped Ceiling Mount)
SQ (Square Back Plate)
STC (Flat Ceiling Stem Canopy)
SWL (Swivel)

Project: _____
 Customer No: _____
 Fixture Type: _____
 Quantity: _____



8		FINISH			
STANDARD			PREMIUM		
Standard	Marine	Colors	Standard	Marine	Colors
44	107	White	48		Polished Aluminum
77	127	Textured White	55		Brushed Aluminum
13	132	Putty	81	129	Extreme Chrome
56	109	Silver	80	117	Textured Desert Stone
78	124	Textured Silver	67	119	Butterscotch
49		Painted Galvanized	66	115	Caramel
70	118	Painted Chrome	64	116	Candy Apple Red
11	131	Cantaloupe	65	122	Cobalt Blue
46	123	Sunny Yellow	82	128	Graystone
43	114	Bright Red	69	113	Gunmetal Gray
10	130	Aspen Green	68	126	Black Silver
47	120	Aqua Green	Consult factory for additional paint charges and availability of metal finishes		
42	102	Forest Green			
52	104	Patina Verde			
61	106	Black Verde			
45	112	Bright Blue			
50	111	Navy			
53	100	Copper Clay			
71	105	Painted Copper			
51	103	Architectural Bronze			
76	112	Textured Architectural Bronze			
41	101	Black			
72	108	Textured Black			
73	105	Matte Black			

The Colors of ANP Lighting

All of our products are painted at a TIGER Drylac® approved facility, and are finished in our polyester powder coat for exceptional durability and color retention. Products undergo an intensive five-step process in which they are cleansed, treated with iron phosphate, and sealed to pre-treat the metal surface for maximum paint adhesion. Whether applied as a textured coat or a smooth gloss, our high quality finish is electro-statically applied and baked at 430° for maximum hardness and wear. The end result is a tough, attractive, durable, scratch resistant, and cost-effective product.

Optional Marine Grade Finish

For lighting fixtures exposed to more extreme conditions, such as those found in coastal regions or industrial environments, we offer a marine grade finish that provides superior salt, humidity, and UV protection. This specialty powder coating, available for an additional charge, withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface. Consult with our factory for additional paint charges.

Project: _____
 Customer No: _____
 Fixture Type: _____
 Quantity: _____



MODULE SPECIFICATION:

- Efficacy ranges from 97-108 lumens per watt
- Dimmable 5% - 100%
- Life: L70 50,000 hours
- Color temp: 2700K,3000K,3500K and 4000K
- CRI: >90

MODULE DRIVER SPECIFICATION:

- Operates at 440mA to 940mA
- Built in surge protection
- Constant current output 50/60HZ
- Driver Efficiency > 81% power factor above 90%
- 120 – 277 volts

MODULE LISTINGS

- Fully compliant with the RoHS Directive
- Certifications: CE/UL/ETL

WARRANTY

See terms and conditions for complete fixture warranty.

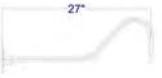
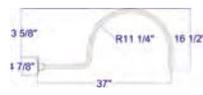
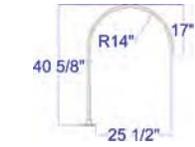
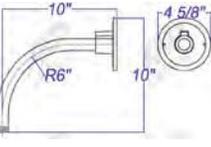
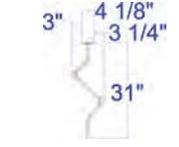
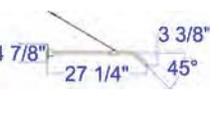
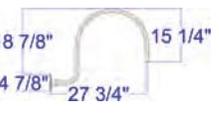
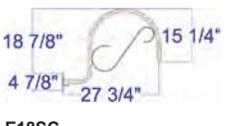
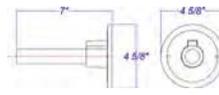
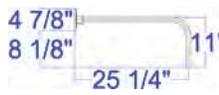
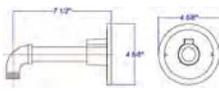
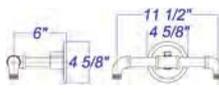
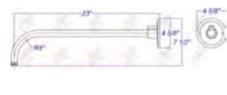
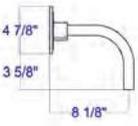
LED warranty information

- 5 year limited warranty*
- Life: L70 -50,000 hours
- Ease of maintenance and future upgrades with our independent heat sink technology

*5 year limited Warranty: LED modules will be warranted for a period of 5 years from date of installation. A typical year is defined as 4380 hours of operation. Failure defined as more than 8% of the total module not operating. The driver will also be covered under the same 5 year warranty

LED MODULE				
LED Wattage	CCT	Lumens	System Wattage	Efficac
9w	2700K	850	11w	97
9w	3000K	850	11w	97
9w	3500K	850	11w	97
9w	4000K	850	11w	97
13w	2700K	1250	16w	97
13w	3000K	1250	16w	97
13w	3500K	1250	16w	97
13w	4000K	1250	16w	97

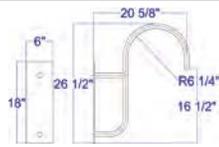
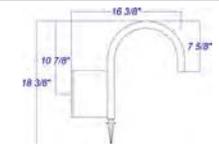
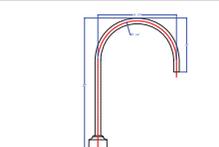
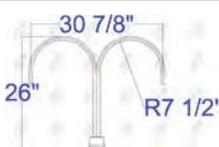
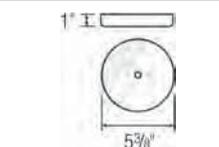
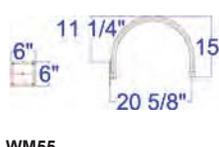
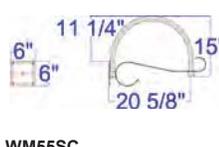
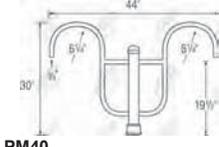
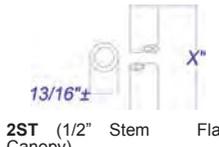
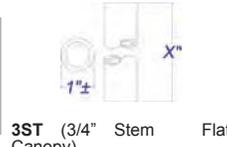
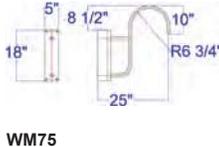
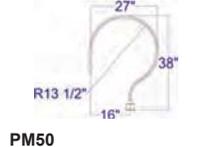
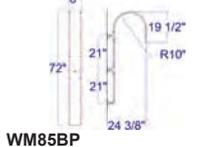
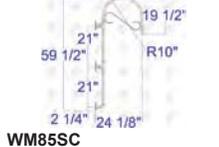
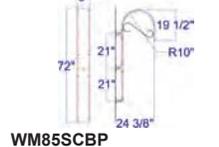
ARM MOUNTS

 E1	 E2	 E3	Project: _____		
 E4	 E5	 E6	Customer No: _____		
 E7	 E8	 E9	 E10	 E11	 E12
 E13	 E15	 E16	 E17	 E18	 E18SC
 E19	 E20	 E21	 E22	 E23	 E25
 E26					



RLM Mounts manufactured using Schedule 40 1/2" or 3/4" IPS.

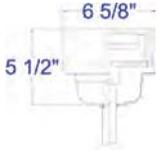
WALL MOUNTS POST MOUNTS PENDANT MOUNTS

 WM35	 WM40	 PM10	 PM20	 BLC (Black Cord & Canopy)	 WHC (White Cord & Canopy)
 WM55	 WM55SC	 PM30	 PM40	 2ST (1/2" Stem Flat Canopy)	 3ST (3/4" Stem Flat Canopy)
 WM75	 WM85	 PM50			
 WM85BP	 WM85SC	 WM85SCBP	 WM318		

Project: _____
 Customer No: _____
 Fixture Type: _____
 Quantity: _____



DRIVER HOUSING



RTC (WPL Ballast Canopy)



RTCNC (WPL Ballast Canopy/No Spun Cover)

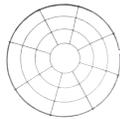
ACCESSORIES



CB (Cast Back Plate)



CBC (Cast Back Plate Spun Alum. Cover)



GR14 (14" Wire Grill)



PC Button Photo Cell (Remote Only)



SC (Scroll for Arm)



SLC (Sloped Ceiling Mount)



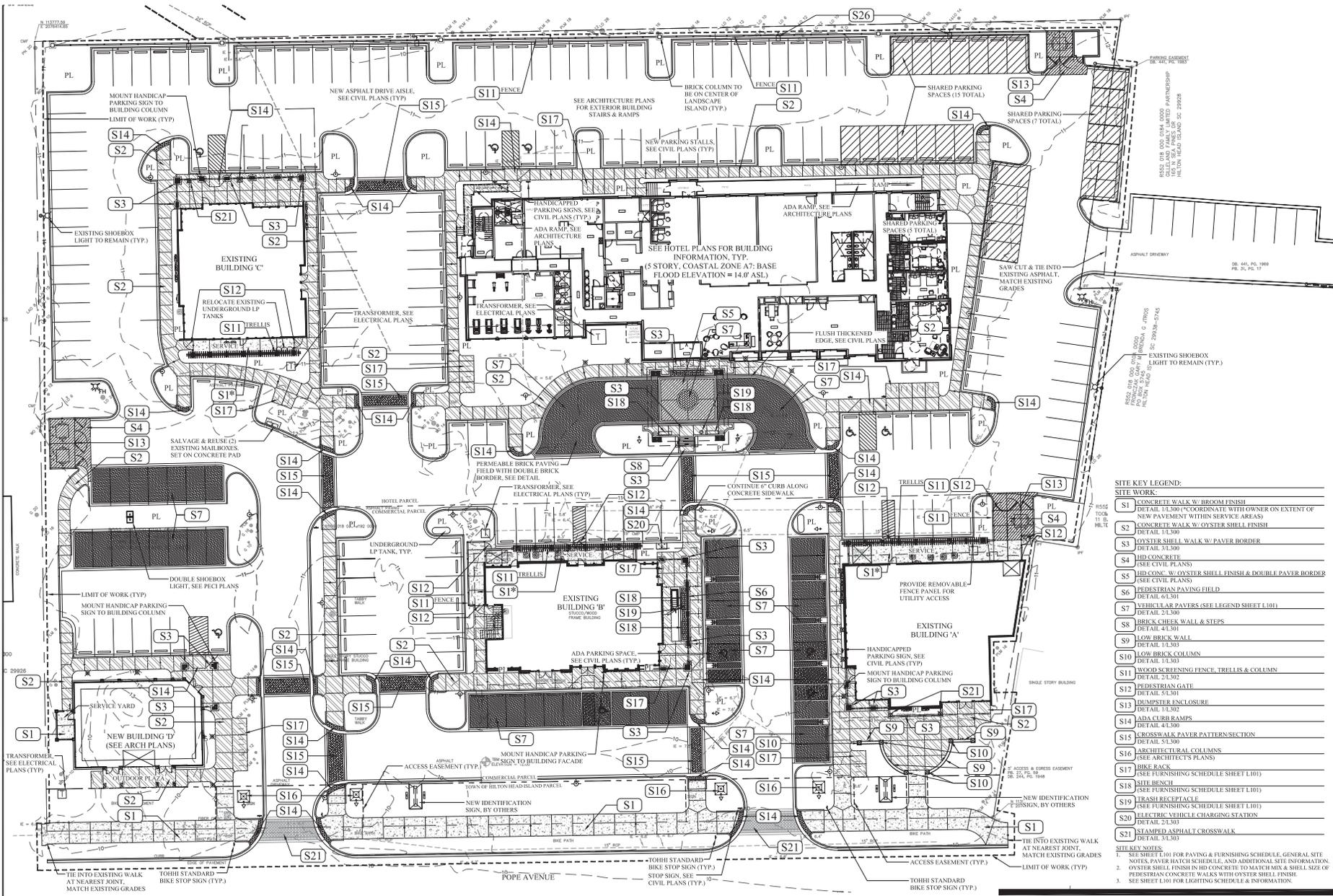
SQ (Square Back Plate)



STC (Flat Ceiling Stem Canopy)



SWL (Swivel)



- SITE KEY LEGEND:**
- S1 CONC RETE WALK W/ BRUSH FINISH
 - S2 DETAIL 1L300 (*COORDINATE WITH OWNER ON EXTENT OF NEW PAVEMENT WITHIN SERVICE AREAS)
 - S3 CONCRETE WALK W/ GYSTER SHELL FINISH
 - S4 GYSTER SHELL WALK W/ PAVER BORDER
 - S5 HD CONCRETE (SEE CIVIL PLANS)
 - S6 HD CONC. W/ GYSTER SHELL FINISH & DOUBLE PAVER BORDER (SEE CIVIL PLANS)
 - S7 PEDESTRIAN PAVING FIELD
 - S8 VEHICLE LAY PAVERS (SEE LEGEND SHEET L101)
 - S9 BRICK CHECK WALL & STEPS
 - S10 LOW BRICK WALL
 - S11 WOOD SCREENING FENCE, TRELIS & COLUMN
 - S12 PEDESTRIAN GATE
 - S13 DUMPSTER ENCLOSURE
 - S14 ADA CURB RAMP
 - S15 CROSSWALK PAVEMENT PATTERN/SECTION
 - S16 ARCHITECTURAL COLUMNS
 - S17 TRASH RECEPTACLE
 - S18 SITE BENCH
 - S19 ELECTRIC VEHICLE CHARGING STATION
 - S20 STAMPED ASPHALT CROSSWALK
- SITE NOTES:**
- SEE SHEET L101 FOR PAVING & FURNISHING SCHEDULE. GENERAL SITE NOTES, PAVEMENT SCHEDULE, AND ADDITIONAL SITE INFORMATION.
 - GYSTER SHELL FINISH BY HD CONCRETE TO MATCH S&S SHELL SIZE OF PEDESTRIAN CONCRETE WALKS WITH GYSTER SHELL FINISH.
 - SEE SHEET L101 FOR LIGHTING SCHEDULE & INFORMATION.

DRAWN BY: DM/T
CHECKED BY: TT

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#	REVISION	DATE BY

DATE: 9-27-2016
PROJECT NUMBER: 01-14042
SHEET TITLE: SITE PLAN

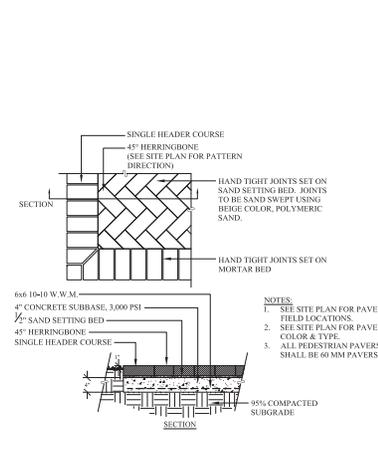
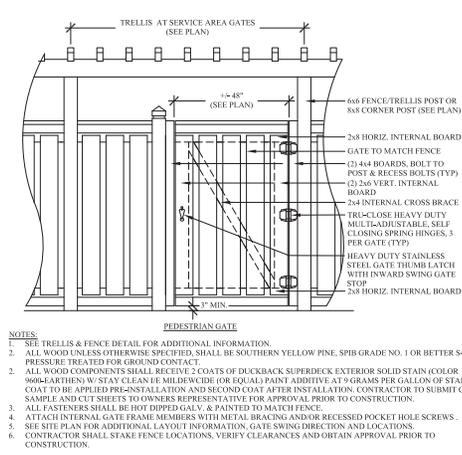
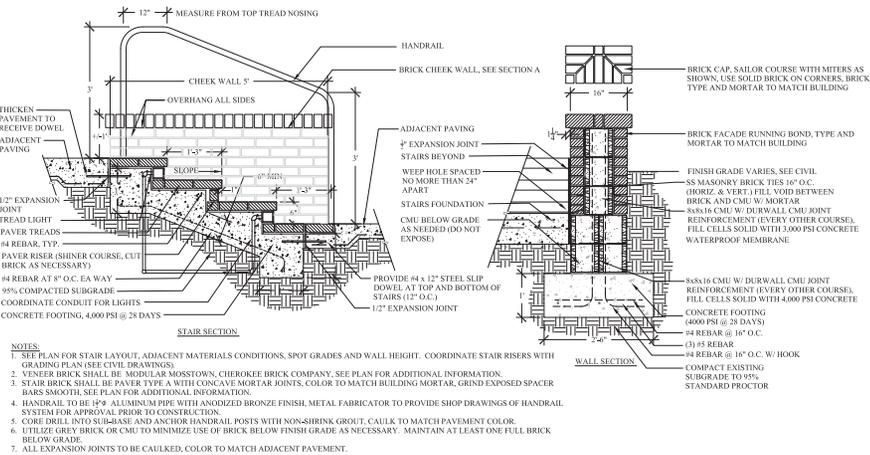
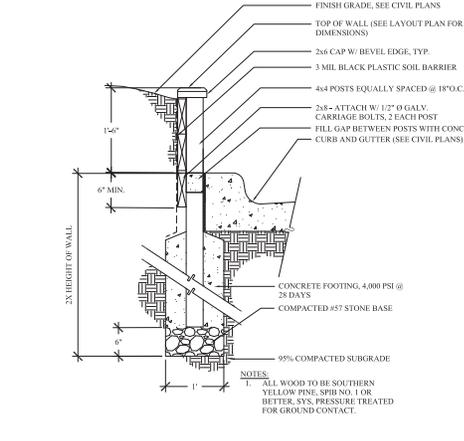
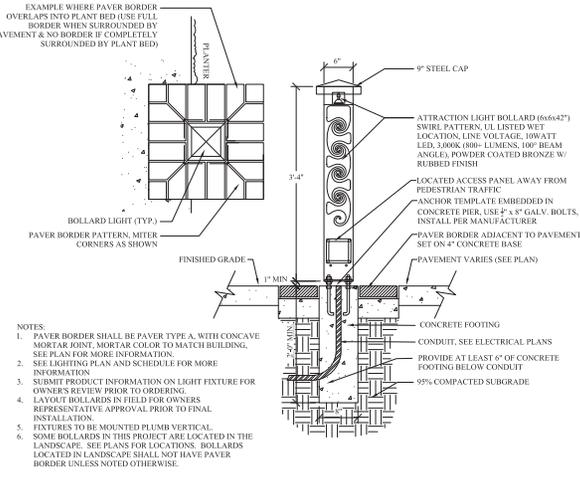
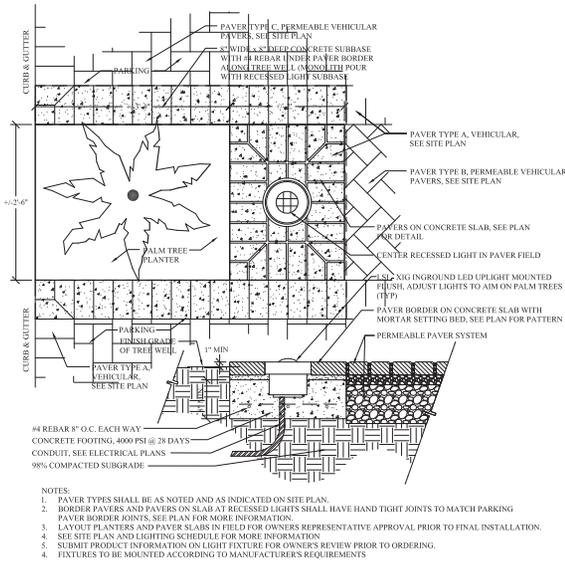
SHEET NUMBER: L100



Wood+Partners Inc. WvPi
Landscape Architects
Landscape Planners

PO Box 2040 #1001 Headwood SC 29626
843.687.8778 Fax 843.687.7000 www.woodpartners.com

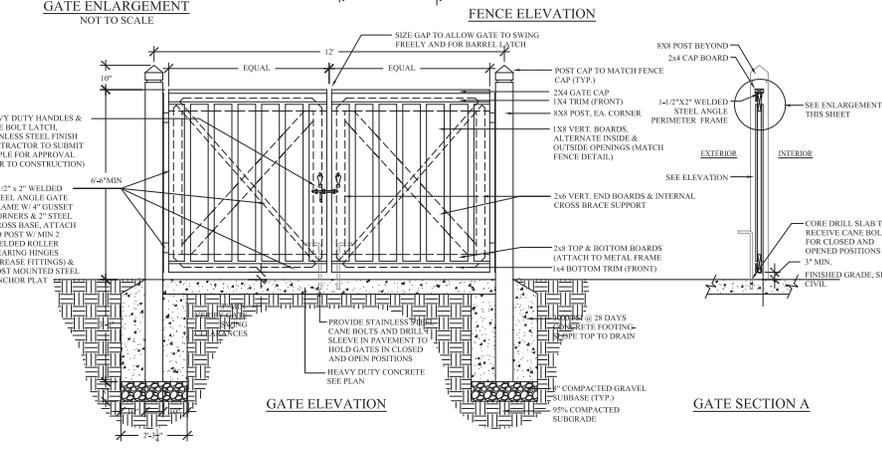
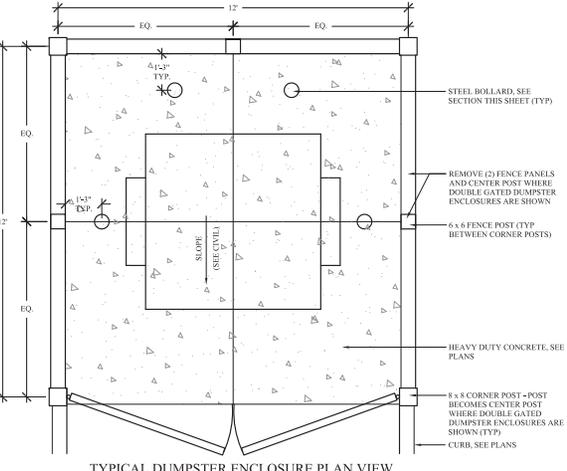
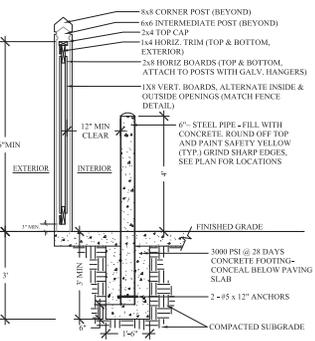
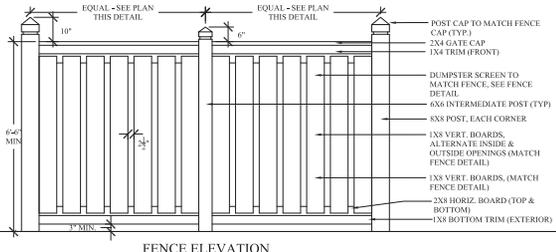
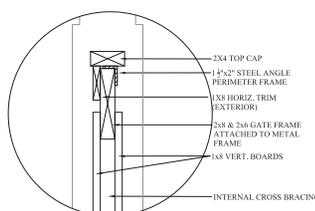
PLAN IS SUBJECT TO CHANGE.



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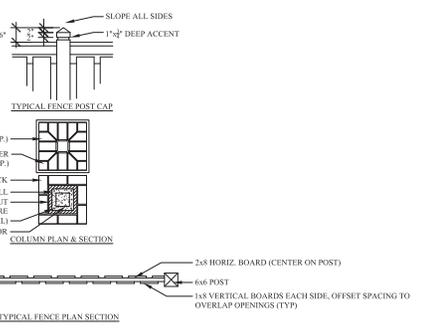
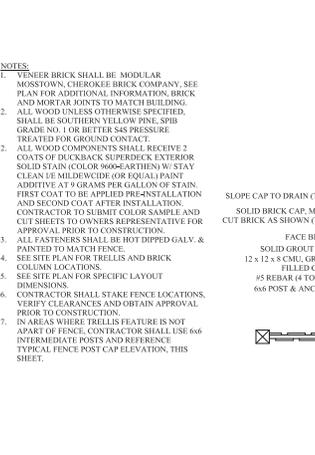
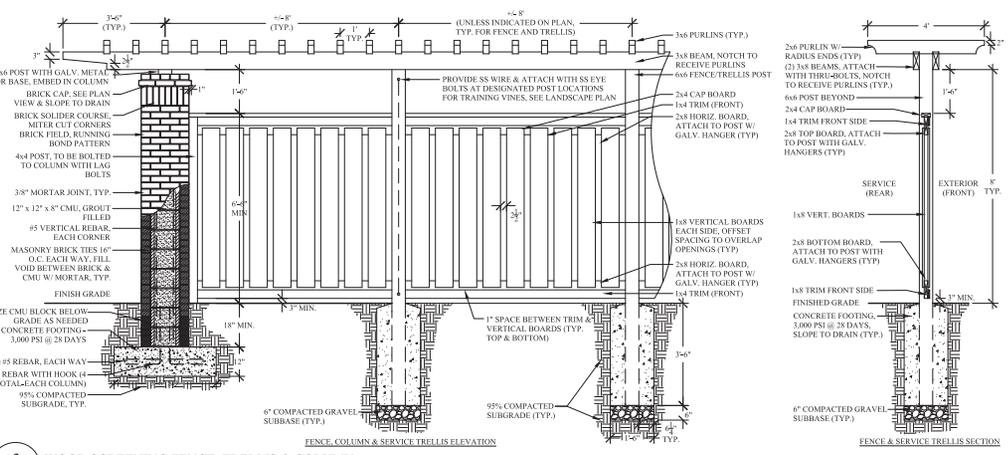
#	REVISION	DATE BY



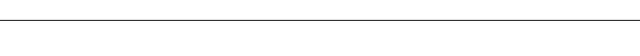
NOTES:

- ALL WOOD UNLESS OTHERWISE SPECIFIED, SHALL BE SOUTHERN YELLOW PINE, SP18 GRADE NO. 1 OR BETTER S4S PRESSURE TREATED FOR GROUND CONTACT.
- ALL WOOD COMPONENTS SHALL RECEIVE 2 COATS OF DUCKBACK SUPERDECK EXTERIOR SOLID STAIN COLOR 9006-ARTHEW BY STAY CLEAN E MILDWICIDE (OR EQUAL) PAINT ADDITIVE AT 9 GRAMS PER GALLON OF STAIN. FIRST COAT TO BE APPLIED PRIOR TO INSTALLATION AND SECOND COAT AFTER INSTALLATION. CONTRACTOR TO SUBMIT COLOR SAMPLE AND CUT SHEETS TO OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
- ALL FASTENERS SHALL BE HOT DIPPED GALV. & PAINTED TO MATCH FENCE.
- METAL GATE FRAMES SHALL BE PRIMED AND PAINTED TO MATCH FENCE. SUBMIT SHOP DRAWINGS MANUFACTURERS PRODUCT INFORMATION (INCLUDING DIMENSIONS) FOR APPROVAL. MOUNTING POSITION OF HINGES TO ALLOW FOR GATE TO OPEN 90°.
- SEE SITE PLAN FOR DUMPSTER LOCATIONS AND SPECIFIC DIMENSIONS.
- ALL GATE HARDWARE TO BE STAINLESS STEEL. SUBMIT MANUFACTURERS PRODUCT INFORMATION FOR APPROVAL. CONTRACTOR SHALL STAKE FENCE FOR APPROVAL PRIOR TO CONSTRUCTION.

1 DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"



2 WOOD SCREENING FENCE, TRELLIS & COLUMN
SCALE: 1/2" = 1'-0"



NOTES:

- VENEER BRICK SHALL BE MODULAR MASONRY, CHICKADEE BRICK COMPANY. SEE PLAN FOR ADDITIONAL INFORMATION, BRICK AND MORTAR JOISTS TO MATCH BUILDING. ALL WOOD UNLESS OTHERWISE SPECIFIED, SHALL BE SOUTHERN YELLOW PINE, SP18 GRADE NO. 1 OR BETTER S4S PRESSURE TREATED FOR GROUND CONTACT.
- ALL WOOD COMPONENTS SHALL RECEIVE 2 COATS OF DUCKBACK SUPERDECK EXTERIOR SOLID STAIN COLOR 9006-ARTHEW BY STAY CLEAN E MILDWICIDE (OR EQUAL) PAINT ADDITIVE AT 9 GRAMS PER GALLON OF STAIN. FIRST COAT TO BE APPLIED PRIOR TO INSTALLATION AND SECOND COAT AFTER INSTALLATION. CONTRACTOR TO SUBMIT COLOR SAMPLE AND CUT SHEETS TO OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
- ALL FASTENERS SHALL BE HOT DIPPED GALV. & PAINTED TO MATCH FENCE.
- SEE SITE PLAN FOR TRELLIS AND BRICK COLUMN LOCATIONS.
- SEE SITE PLAN FOR SPECIFIC LAYOUT DIMENSIONS.
- CONTRACTOR SHALL STAKE FENCE LOCATIONS, VERIFY CLEARANCES AND OBTAIN APPROVAL PRIOR TO CONSTRUCTION.
- IN AREAS WHERE TRELLIS FEATURE IS NOT APART OF FENCE, CONTRACTOR SHALL USE 6x6 INTERMEDIATE POSTS AND REFERENCE TYPICAL FENCE POST CAP ELEVATION, THIS SHEET.

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CHECKED BY: TT

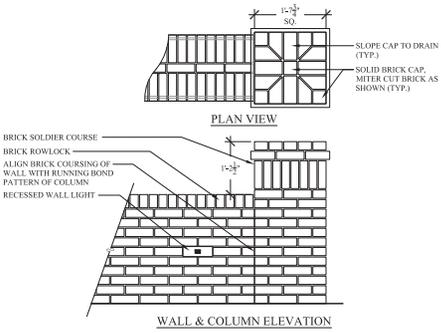
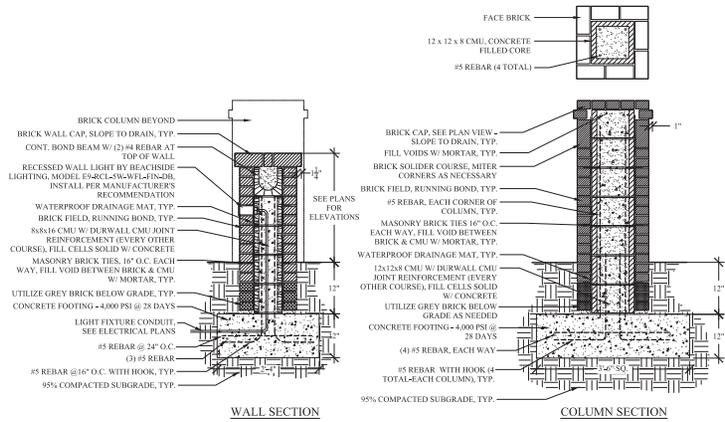
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#	REVISION	DATE BY
	ADD SUBJECT	DM/TT
	DATE	DM/TT

DATE: 9-27-2016
PROJECT NUMBER: 01-10402
SHEET TITLE: DETAILS

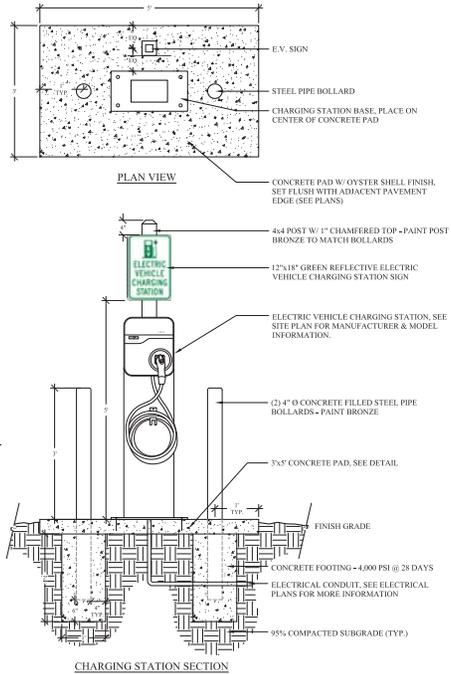
SHEET NUMBER: L302

Wood+Partners Inc. WPI
Landscape Architects
Landscape Architects
SOUTHEASTERN DEVELOPMENT • BROKERAGE • CONSULTING
PO Box 2500 #11th and Heatland S2202
846-6787 • Fax 846-7308 • www.woodpartners.com

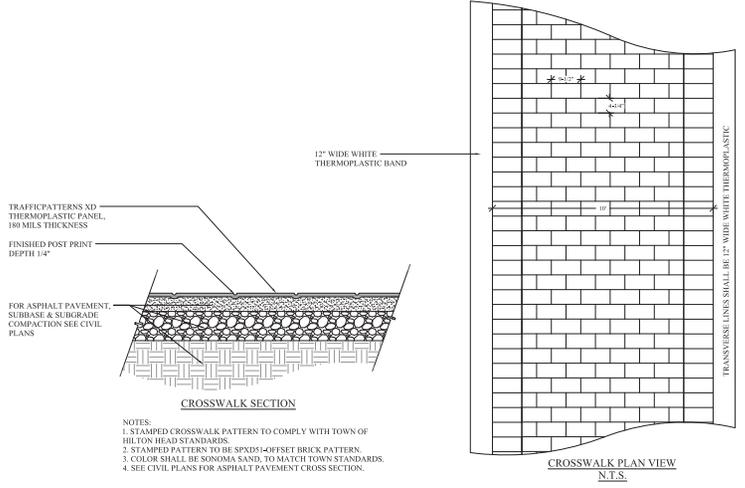


- NOTES:**
1. VENER BRICK SHALL BE MODULAR MOSSTOWN, CHEROKEE BRICK COMPANY. SEE PLAN FOR ADDITIONAL INFORMATION, BRICK AND MORTAR JOINTS TO MATCH BUILDING.
 2. SEE PLANS FOR WALL & COLUMN LOCATIONS.
 3. SEE SITE PLAN FOR SPECIFIC LAYOUT DIMENSIONS.
 4. UTILIZE GREY BRICK OR CMU TO MINIMIZE USE OF BRICK BELOW FINISH GRADE AS NECESSARY. MAINTAIN AT LEAST ONE FULL BRICK BELOW GRADE.
 5. PROVIDE EXPANSION JOINTS WHERE ALL WALLS & COLUMNS ABUT PAVEMENT. ALL EXPANSION JOINTS TO BE CAULKED, COLOR TO MATCH ADJACENT PAVEMENT.

1
L303
LOW BRICK WALL & COLUMN
SCALE: 3/4" = 1'-0"



3
L303
STAMPED ASPHALT CROSSWALK
SCALE: 3/4" = 1'-0"



- NOTES:**
1. STAMPED CROSSWALK PATTERN TO COMPLY WITH TOWN OF HILTON HEAD STANDARDS.
 2. STAMPED PATTERN TO BE SPXDS1-OFFSET BRICK PATTERN.
 3. COLOR SHALL BE SONOMA SAND, TO MATCH TOWN STANDARDS.
 4. SEE CIVIL PLANS FOR ASPHALT PAVEMENT CROSS SECTION.

2
L303
ELECTRIC VEHICLE CHARGING STATION
SCALE: 3/4" = 1'-0"

DRAWN BY: DM/TT
CHECKED BY: TT

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#	REVISION	DATE	BY
	ADD TO SHEET		
	DELETE		

DATE	9-27-2016
PROJECT NUMBER	01-14042
SHEET TITLE	DETAILS

Heritage Plaza
Materials & Site Furnishings

September 2016

HARDSCAPE, MATERIALS & FURNISHINGS

WALKS

- OYSTER SHELL CONCRETE
- PERMEABLE VEHICULAR PAVERS
- ADA TRUNCATED DOME TILES

FURNISHINGS

- BIKE RACKS
- BENCHES
- TRASH RECEPTACLES

LIGHTING

- PATH LIGHTS
- PEI LIGHTING
- TREE UPLIGHTS
- SIGN FLOOD LIGHT
- RECESSED STEP LIGHT
- ELECTRIC VEHICLE CHARGING STATION



OYSTER SHELL FINISH

Oyster Shell Concrete Walks

- #3 Oyster Shell - 1 LBS/SF



BRICK WALLS & COLUMNS

Brick Cheek Walls & Columns

- Cherokee Brick Company - 'Mosstown'
- Running Bond Pattern
- Mortar Color to Match Architecture



OLD SAVANNAH



SHRIMP BOIL

Vehicular Pavers - Type A & B

- Lowcountry Paver
- Type A: Plantation Paver (4x8)
- Type B: Hydrashed Permeable Paver
- Color (A & B): Old Savannah (Type 'B' - Tabby Finish)
- Pattern: 45° Herringbone with Single Paver Border



SPARTINA



SWEETGRASS

Vehicular Pavers - Type C & D

- Lowcountry Paver
- Type C: Watershed Permeable Paver
- Type D: Hydrashed Permeable Paver
- Color (C & D): Blend of 33% Spartina, 33% Sweetgrass, 33% Shrimiboil with Tabby Finish
- Pattern: 45° Herringbone with Single Paver Border (Double paver border at drop-off area)



HYDRASHED PAVER



PLANTATION PAVER



WATERSHED PAVER



ADA TRUNCATED DOME PAVERS

ADA Truncated Dome Tiles

- Manufacturer: Step Safe
- Tile Size: 12"x12"x1/2"
- Color: Chocolate Brown



BIKE RACK

Bike Racks

- Madrax 'UX' Bike Rack
- Model UX238-IG-P
- Powdercoat Finish
- Bronze Color



SITE BENCH

Site Bench

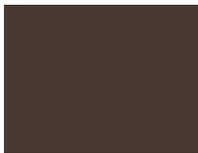
- SITESCAPES Backed Tall Grass Bench
- Model TG1-1000-PF
- Powdercoat Finish
- Bronze Color



TRASH RECEPTACLE

Trash Receptacle

- SITESCAPES Tall Grass Receptacle
- Model TG2-3001 w/ Dome Top
- Powdercoat Finish
- Bronze Color

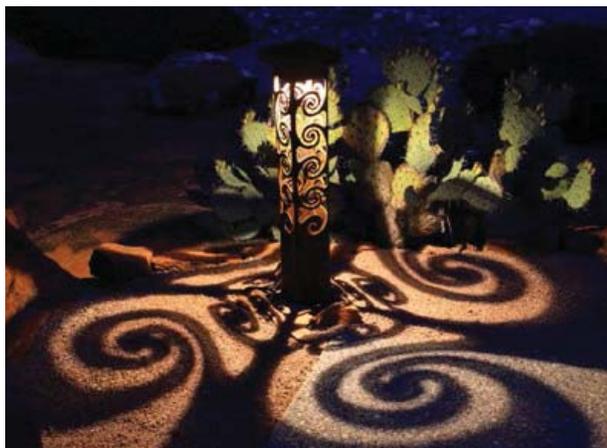


9600 - Earthen

'EARTHEN' WOOD STAIN

Fence & Trellis Stain Color

- Duckback Superdeck Exterior Solid Stain
- Color 9600 - Earthen



Bollard Pathway Lights

- Attraction Lights - 6x6x42" Bollard with Swirl Design
- Material: Powdercoat with Rubbed Bronze Finish
- Color: Bronze
- Lamp: 10W , 3000K LED (Shielded Down light)



BOLLARD PATH LIGHTS



Baltimore Decorative Light Fixture

- Provided by Palmetto Electric
- 12' Black Ornamental Pole
- 150W MH (Shielded Down Light)

BALTIMORE LIGHT FIXTURE



In Ground Tree Uplight

- LSI - Model XIG-A-LED-19-350-WW-UE-SP10-BRZ-RGB
- Material: Aluminum
- Finish: Bronze
- Lamp: 22W LED with Stone Guard

IN GROUND TREE UPLIGHT



TREE UPLIGHT

Tree Uplight

- LSI LED Large Flood Light - Model XBAL-SP10-LED-SS-WW-UE-BRZ-DSF-SPB
- Material: Aluminum
- Color: Bronze
- Lamp: 21W LED



MAIN ID SIGN LIGHT

Sign Flood Light

- LSI Medium Flood Light- Model PFLM-WFL-LED-SS-NW-UE-BRZ-PC120
- Material: Aluminum
- Color: Bronze
- Lamp: 31W LED with Bronze Stanchion Mount and Glare Shield



RECESSED WALL & STEP LIGHT

Recessed Wall/Step Light

- Kim Lighting
- Model KLV807-3L3K-UV-DB
- Color: Dark Bronze
- Lamp: LED, 3,000K



ELECTRIC VEHICLE CHARGING STATION

Electric Vehicle Charging Station

- Legrand
- Model L2EVPED1 - Single Pedestal
- Post Mounted

THIS DRAWING IS
PRELIMINARY, AND
NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION.

FLOOR	SQUARE FOOTAGE	
	HEATED	& COOLED
FIRST FLOOR	16,931	
SECOND FLOOR	4,520	
THIRD FLOOR	14,530	
FOURTH FLOOR	4,924	
FIFTH FLOOR	14,425	
SIXTH FLOOR	2,879	
TOTALS	77,279	

GUESTROOM MIX ROOM TYPE	FLOOR					TOTAL	RATIO
	1	2	3	4	5		
STANDARD KING	3	1	7	1	1	13	13%
STANDARD KING BALCONY	4	6	6	1	1	18	23%
ONE BEDROOM KING STUDIO	1	1	1	1	1	5	6%
STANDARD DOUBLE QUEEN	2	15	20	20	17	74	97%
ADA KING	1	1	1	1	1	5	6%
ADA ONE BEDROOM KING STUDIO	1	1	1	1	1	5	6%
ADA DOUBLE QUEEN	1	1	1	1	1	5	6%
TOTALS	4	25	29	29	25	115	15%



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

Owner:
BCH
HILTON HEAD
LLC

2741 PERIMETER PARKWAY
8-00-070
ALBUSTA, GEORGIA 30699

Project:
COURTYARD
by Hilton

HILTON HEAD
ISLAND

HILTON HEAD ISLAND, SC

FIRST
FLOOR
PLAN

SCHEMATIC DESIGN

Job no.: 14029

Date: 08-23-18

By: T.E.S.

App: R.W.P.

File name: HHIC-A-1.1

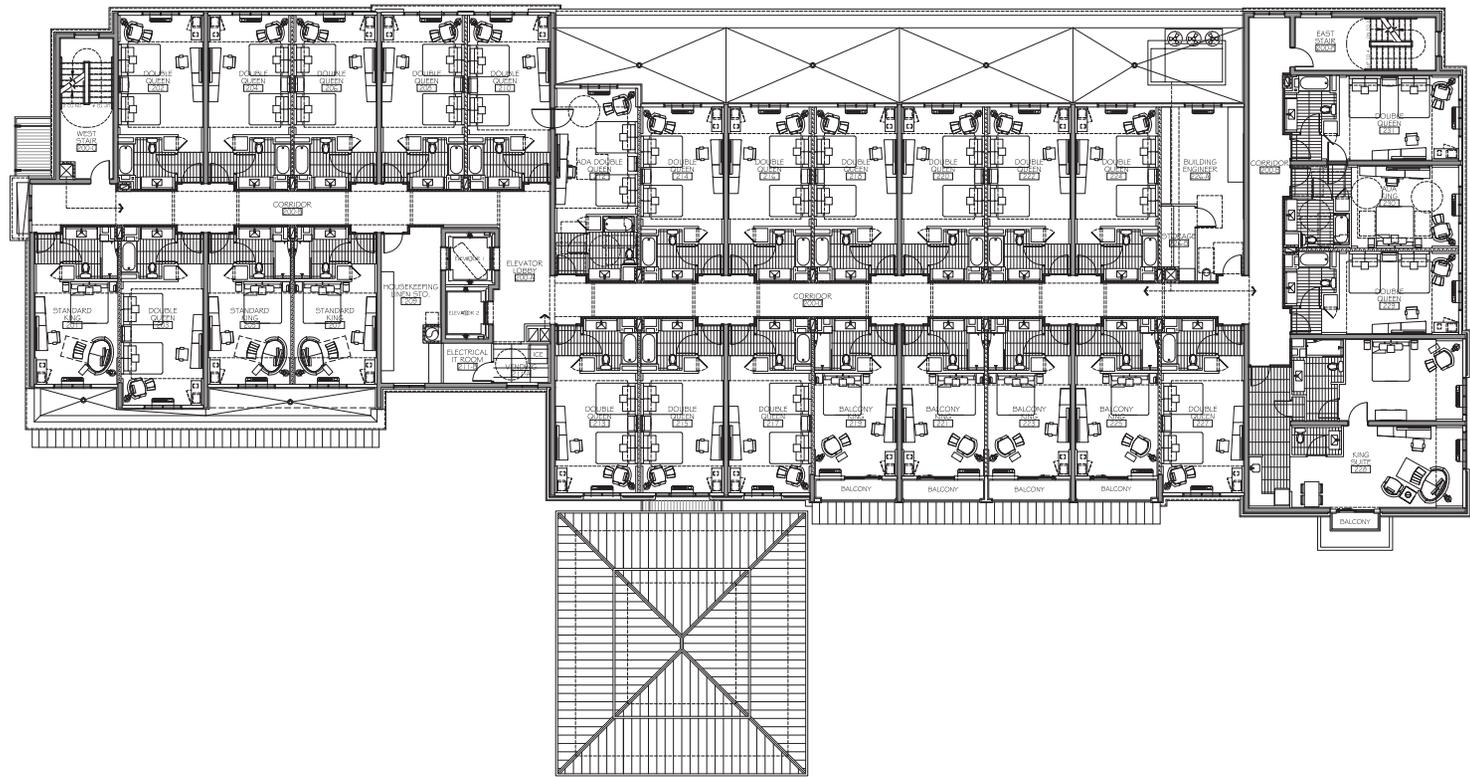
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A-1.1

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SQUARE FOOTAGE	
FLOOR	HEATED & COOLED
FIRST FLOOR	16,631
SECOND FLOOR	4,520
THIRD FLOOR	14,630
FOURTH FLOOR	4,924
FIFTH FLOOR	14,425
SIXTH FLOOR	2,873
TOTALS	77,276

GUESTROOM MIX ROOM TYPE	FLOOR					TOTAL	RATIO
	1	2	3	4	5		
STANDARD KING	3	1	1	7	1	13	13%
STANDARD KING BALCONY	4	6	6	1	1	18	18%
ONE BEDROOM KING STUDIO	1	1	1	1	1	5	5%
STANDARD DOUBLE QUEEN	2	15	20	20	17	74	67%
ADA KING	1	1	1	1	1	5	5%
ADA ONE BEDROOM KING STUDIO	1	1	1	1	1	5	5%
ADA DOUBLE QUEEN	1	1	1	1	1	5	5%
TOTALS	4	25	29	29	25	115	15%



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

Owner:
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HILTON HEAD
LLC

2741 PERIMETER PARKWAY
8-00-072
ALBANY, GEORGIA 31709

Project:
COURTYARD
by Hilton

HILTON HEAD
ISLAND

HILTON HEAD ISLAND, SC

SECOND
FLOOR
PLAN

SCHEMATIC DESIGN

Job No.: 14029

Date: 08-23-18

By: T.E.S.

App: R.W.P.

File Name: HHIC-A-1.2

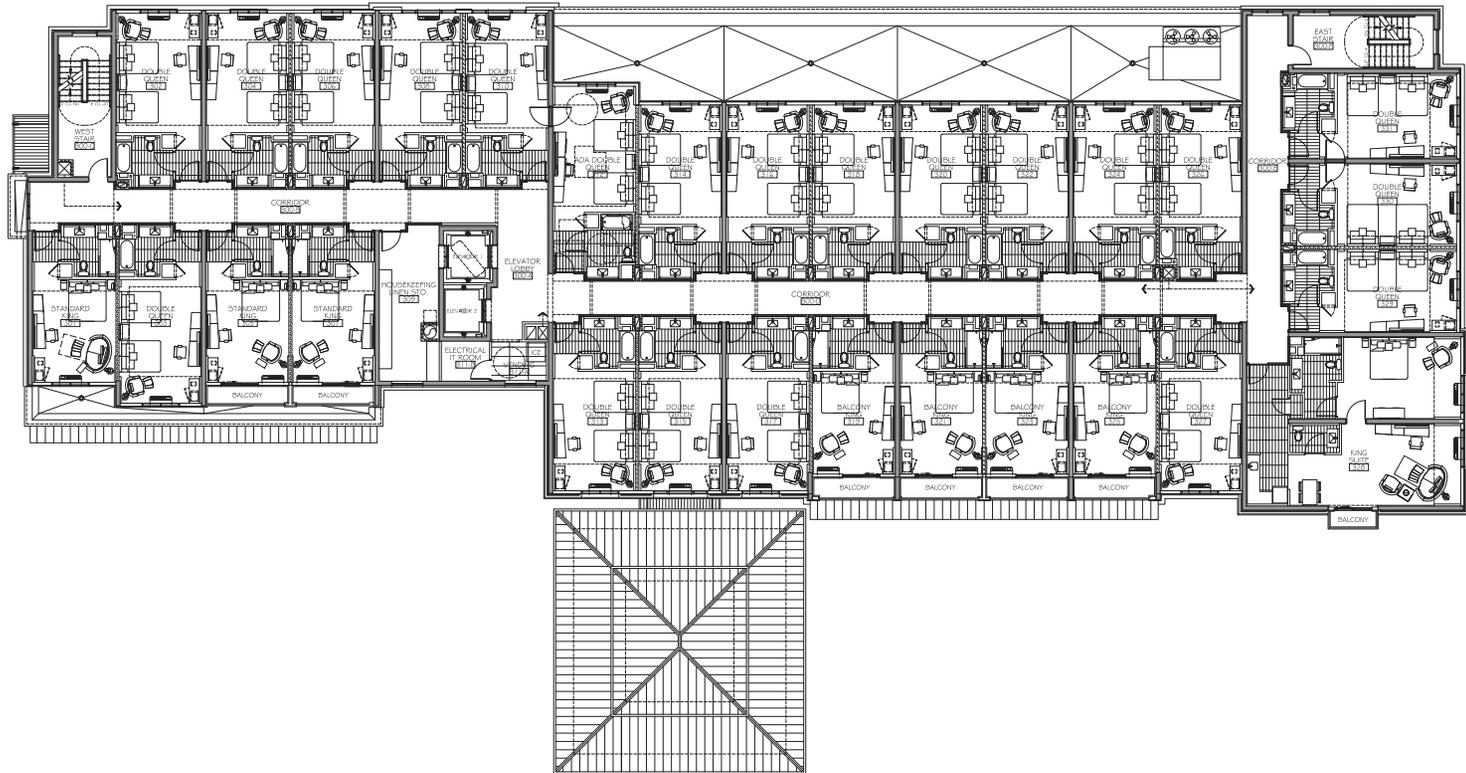
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SQUARE FOOTAGE	
FLOOR	HEATED & COOLED
FIRST FLOOR	16,631
SECOND FLOOR	4,520
THIRD FLOOR	14,530
FOURTH FLOOR	4,924
FIFTH FLOOR	14,425
SIXTH FLOOR	2,873
TOTALS	77,276

GUESTROOM MIX ROOM TYPE	FLOOR					TOTAL	RATIO
	1	2	3	4	5		
STANDARD KING	3	1	7	1	2	14	1.3%
STANDARD KING BALCONY	4	6	6	1	1	18	1.3%
ONE BEDROOM KING STUDIO	1	1	1	1	1	5	2%
STANDARD DOUBLE QUEEN	2	15	20	20	17	74	57%
ADA KING	1	1	1	1	1	5	3%
ADA ONE BEDROOM KING STUDIO	1	1	1	1	1	5	3%
ADA DOUBLE QUEEN	1	1	1	1	1	5	3%
TOTALS	4	25	29	25	25	115	1%



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

Owner:
BCH
HILTON HEAD
LLC

2741 PERIMETER PARKWAY
SU-100 872
ALBANY, GEORGIA 31709

Project:

COURTYARD
by Hilton

HILTON HEAD
ISLAND

HILTON HEAD ISLAND, SC

THIRD
FLOOR
PLAN

SCHEMATIC DESIGN

Job no.: 14029

Date: 08-23-18

By: T.E.S.

App: R.W.P.

File name: HHIC-A-1.3

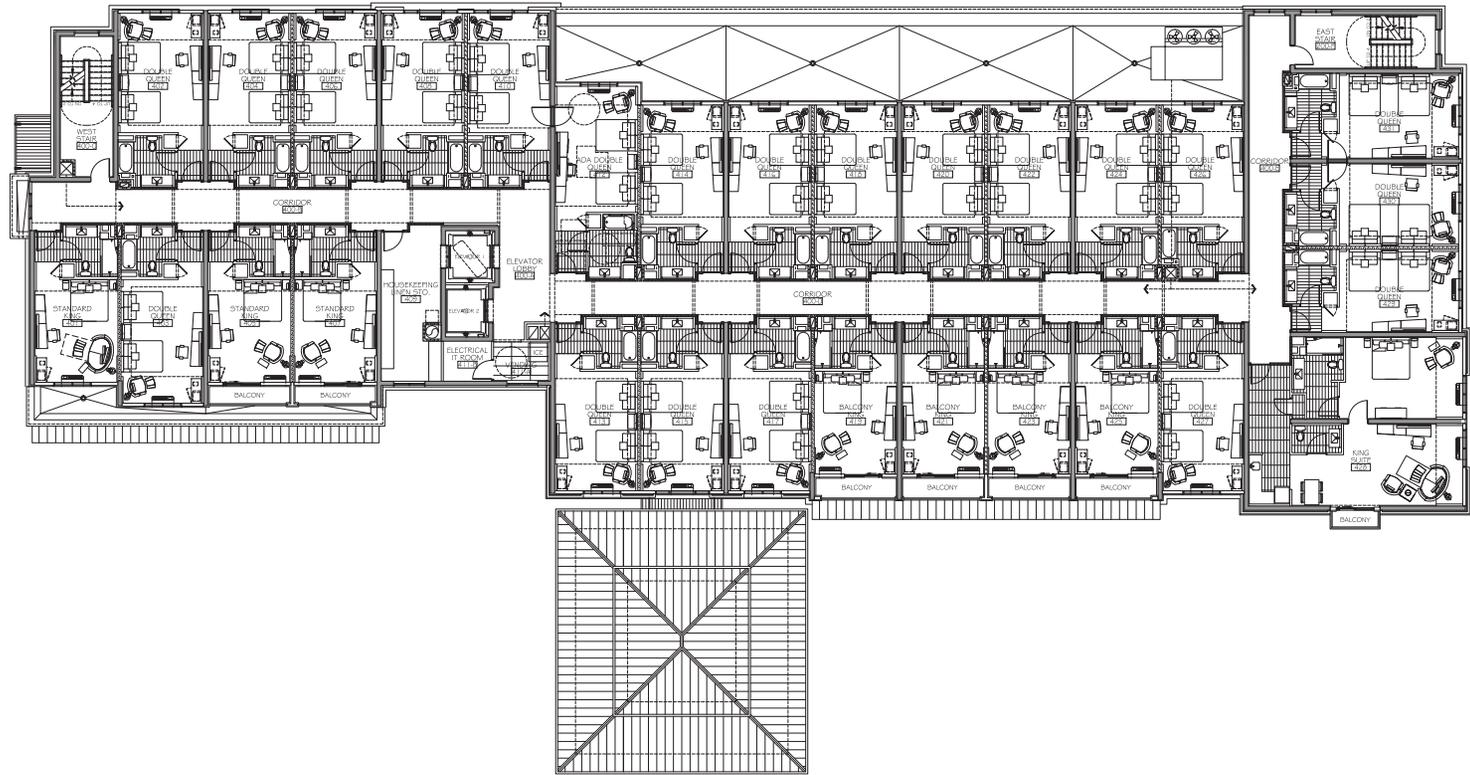
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A-1.3

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OR IMPLEMENTATION.

SQUARE FOOTAGE	
FLOOR	HEATED & COOLED
FIRST FLOOR	16,631
SECOND FLOOR	4,520
THIRD FLOOR	14,630
FOURTH FLOOR	49,524
FIFTH FLOOR	14,485
SIXTH FLOOR	2,873
TOTALS	77,276

GUESTROOM MIX ROOM TYPE	FLOOR					TOTAL	RATIO
	1	2	3	4	5		
STANDARD KING	3	1	1	7	1	13	1.3%
STANDARD KING BALCONY	4	6	6	1	1	18	1.8%
ONE BEDROOM KING STUDIO	1	1	1	1	1	5	0.5%
STANDARD DOUBLE QUEEN	2	15	20	20	17	74	67%
ADA KING	1	1	1	1	1	5	3%
ADA ONE BEDROOM KING STUDIO	1	1	1	1	1	5	5.1%
ADA DOUBLE QUEEN	1	1	1	1	1	5	1%
TOTALS	4	25	29	29	25	115	1%



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

Owner:
BCH
HILTON HEAD
LLC

2741 PERIMETER PARKWAY
SU-100 672
ALBANY, GEORGIA 31709

Project:
COURTYARD
by Hilton

HILTON HEAD
ISLAND

HILTON HEAD ISLAND, SC

FOURTH
FLOOR
PLAN

SCHEMATIC DESIGN

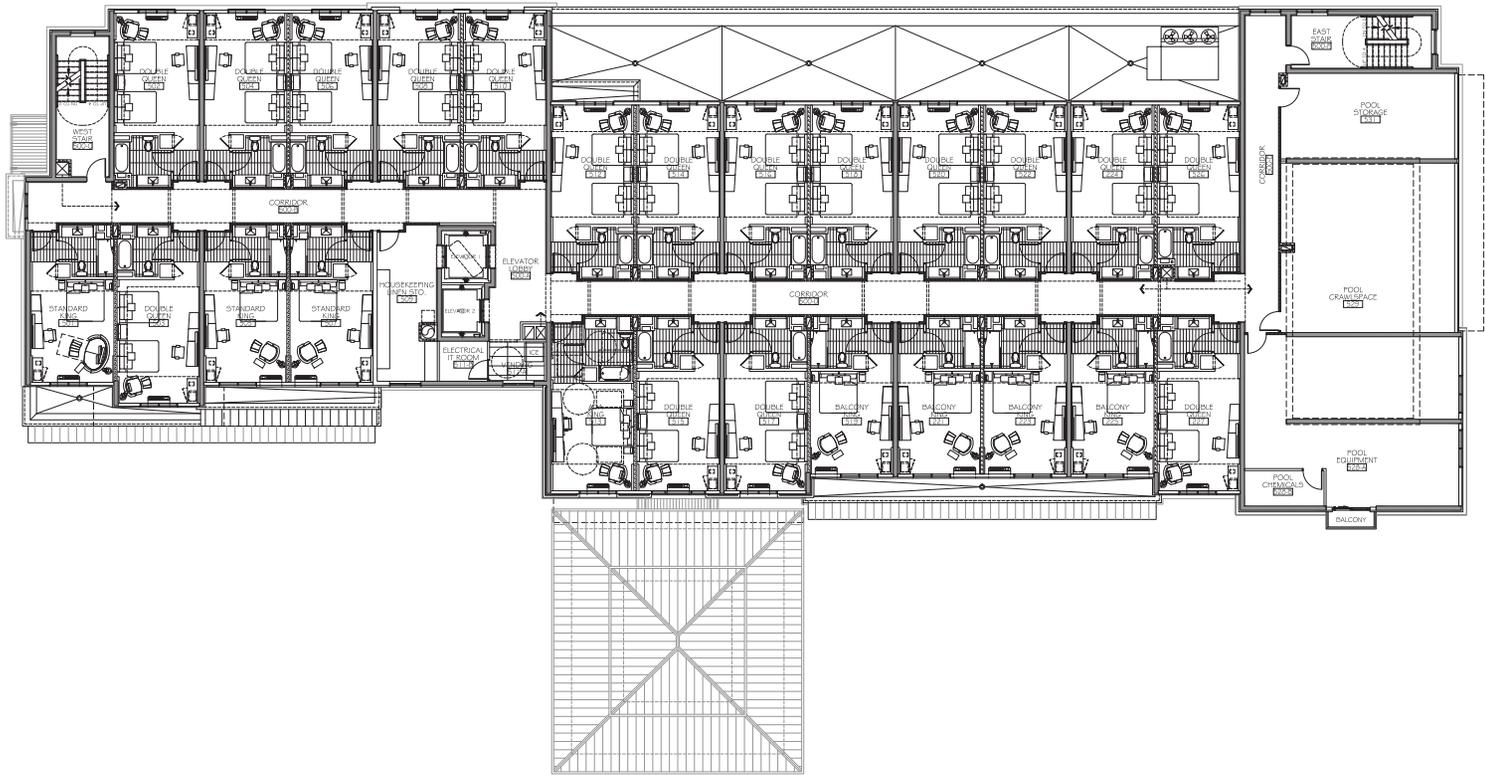
Job no.: 14029
Date: 08-23-18
By: T.E.S.
App: E.W.D.
File name: HHIC-A-114
Sheet no.:

A-1.4

THIS DRAWING IS
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SQUARE FOOTAGE	
FLOOR	HEATED & COOLED
FIRST FLOOR	16,631
SECOND FLOOR	4,520
THIRD FLOOR	14,630
FOURTH FLOOR	49,524
FIFTH FLOOR	14,485
SIXTH FLOOR	2,879
TOTALS	77,279

GUESTROOM MIX ROOM TYPE	FLOOR					TOTAL	RATIO
	1	2	3	4	5		
STANDARD KING	3	1	1	7	12	18	1.0%
STANDARD KING BALCONY	4	6	6	1	16	33	1.3%
ONE BEDROOM KING STUDIO	1	1	1	1	1	5	2%
STANDARD DOUBLE QUEEN	2	15	20	20	17	74	31%
ADA KING	1	1	1	1	1	5	3%
ADA ONE BEDROOM KING STUDIO	1	1	1	1	1	5	2.1%
ADA DOUBLE QUEEN	1	1	1	1	1	5	1%
TOTALS	4	25	29	25	25	115	1%



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

Owner:
BCH
HILTON HEAD
LLC

2743 PERIMETER PARKWAY
B-100 672
ALBUQUERQUE, GEORGIA 30009

Project:

COURTYARD
by Hilton

HILTON HEAD
ISLAND

HILTON HEAD ISLAND, SC

FIFTH
FLOOR
PLAN

SCHEMATIC DESIGN

Job no.: 14029

Date: 08-23-16

By: T.E.S.

App: R.W.P.

File name: HHIC-A-1.5

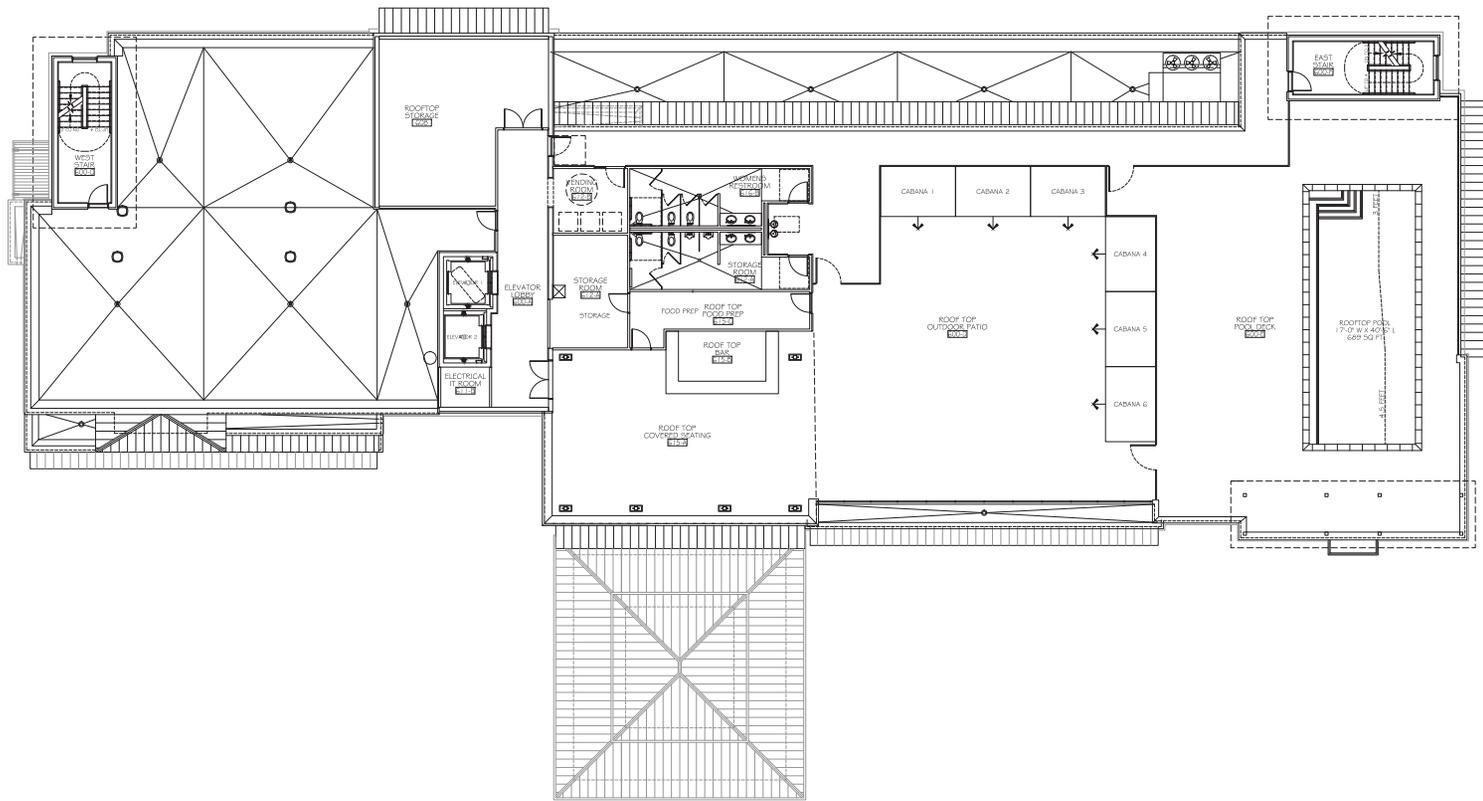
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A-1.5

THIS DRAWING IS
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RECORDING PURPOSES
OR IMPLEMENTATION.

SQUARE FOOTAGE	
FLOOR	HEATED & COOLED
FIRST FLOOR	16,631
SECOND FLOOR	4,520
THIRD FLOOR	14,630
FOURTH FLOOR	4,924
FIFTH FLOOR	14,485
SIXTH FLOOR	2,879
TOTALS	77,276

GUESTROOM MIX ROOM TYPE	FLOOR				TOTAL	RATIO
	1	2	3	4		
STANDARD KING	3	1	1	7	16	13%
STANDARD KING BALCONY	4	6	6	1	17	13%
ONE BEDROOM KING STUDIO	1	1	1	1	4	3%
STANDARD DOUBLE QUEEN	2	11	20	20	53	40%
ADA KING	1	1	1	1	4	3%
ADA ONE BEDROOM KING STUDIO	1	1	1	1	4	3%
ADA DOUBLE QUEEN	1	1	1	1	4	3%
TOTALS	4	25	29	25	115	



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

Owner:
BCH
HILTON HEAD
LLC

2743 PERIMETER PARKWAY
B-100-070
ALBUQUERQUE, GEORGIA 30009

Project:

COURTYARD
by Hilton

HILTON HEAD
ISLAND

HILTON HEAD ISLAND, SC

SIXTH
FLOOR
&
ROOF
PLAN

SCHEMATIC DESIGN

Job no.: 14029

Date: 08-23-16

by: T.E.S.

app: R.W.P.

File name: SHHC-A-1.6

Sheet no.:

A-1.6



2 BACK ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION (POPE AVENUE)
SCALE: 1/8" = 1'-0"

Owner:
BCH
HILTON HEAD
LLC

Project:
COURTYARD
HILTON HEAD
ISLAND

HILTON HEAD ISLAND, SC

BUILDING
ELEVATIONS

SCHEMATIC DESIGN
JOB NO.: 14029
DATE: 08-23-18
BY: J.E.B.
APP: A.W.P.
FILE NAME: BHHC-ELEV
SHEET NO.:
A-2.1

The CHARLESTON COLLECTION PAGE 3

The TRADD STREET

Mounting	Model	Size
POST MT.	CLT-30	27 x 13 x 13
	CLT-40	34 1/2 x 17 x 17
WALL MT.	CLT-32	24 x 13 x 14
	CLT-42	31 7/8 x 17 x 18
HANGING	CLT-31	24 x 13 x 13
	CLT-41	31 1/2 x 17 x 17
HANGING W/ YOKE	CLT-33	42 x 13 x 13

CLT-32 Tradd Street
Wall Mount

A EXTERIOR FIXTURE TYPE A: GAS LANTERN

SILO CFL

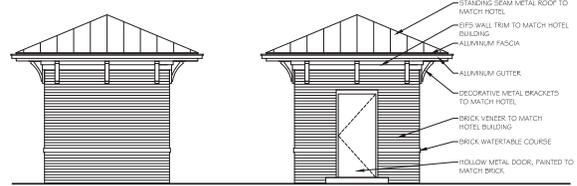
- Aluminum body
- Satin Aluminum, Bronze, and White finish
- Wet location rated
- Wall mount, up or down position

SILO CFL

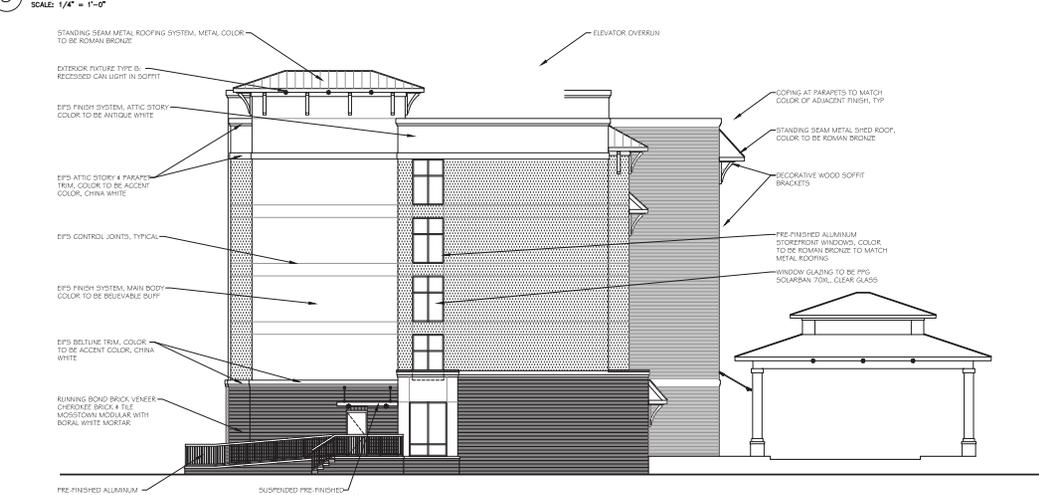
551020C Satin Aluminum
551020C-BZ Bronze

Lamp	13W CFL Quad	G24q-1 120V
Dims	7 3/8" H x 4 1/2" W x 3 1/2" P	ADA
Tube	3" Ø	
Backplate	4 1/2" x 4 1/2"	

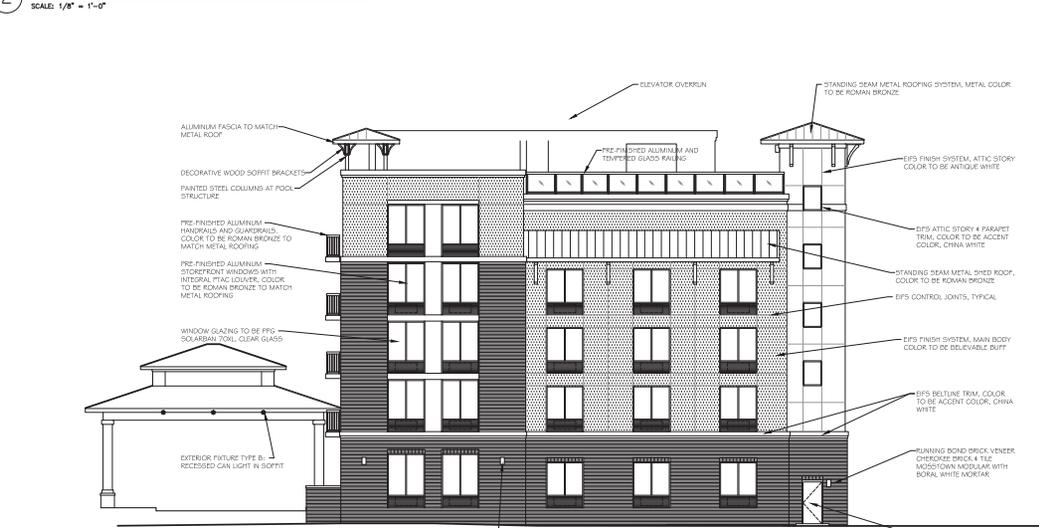
C EXTERIOR FIXTURE TYPE B: CFL DOWNLIGHT WALL SCONCE



3 DUMPSTER BUILDING ELEVATIONS



2 SIDE ELEVATION (SAGE ROOM SIDE)



1 SIDE ELEVATION (LAGOON RD SIDE)



HILTON HEAD ISLAND, SOUTH CAROLINA

BRICK VENEER
CHEROKEE BRICK AND TILE MOSSTOWN MODULAR
W/ BORAL WHITE MORTAR

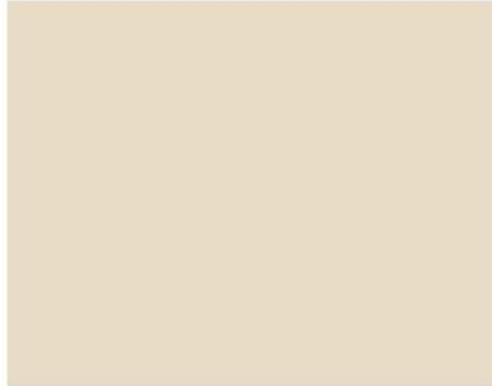


METAL ROOF/RAILINGS/WINDOW FRAMES
ROMAN BRONZE



ACCENT METAL RAILINGS AT ROOF
SILVER

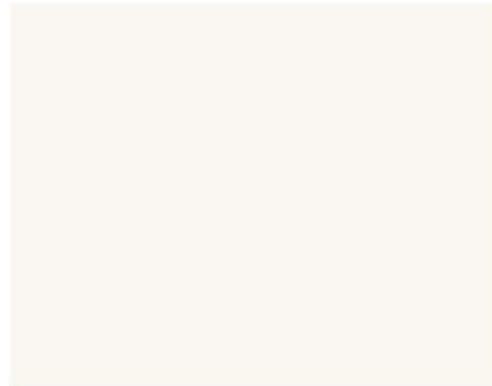
EIFS COLOR 1
ANTIQUÉ WHITE



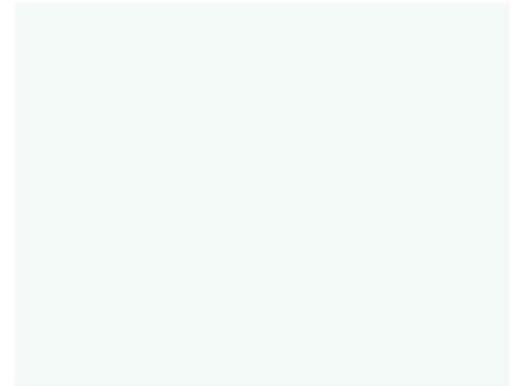
EIFS COLOR 2
BELIEVABLE BUFF

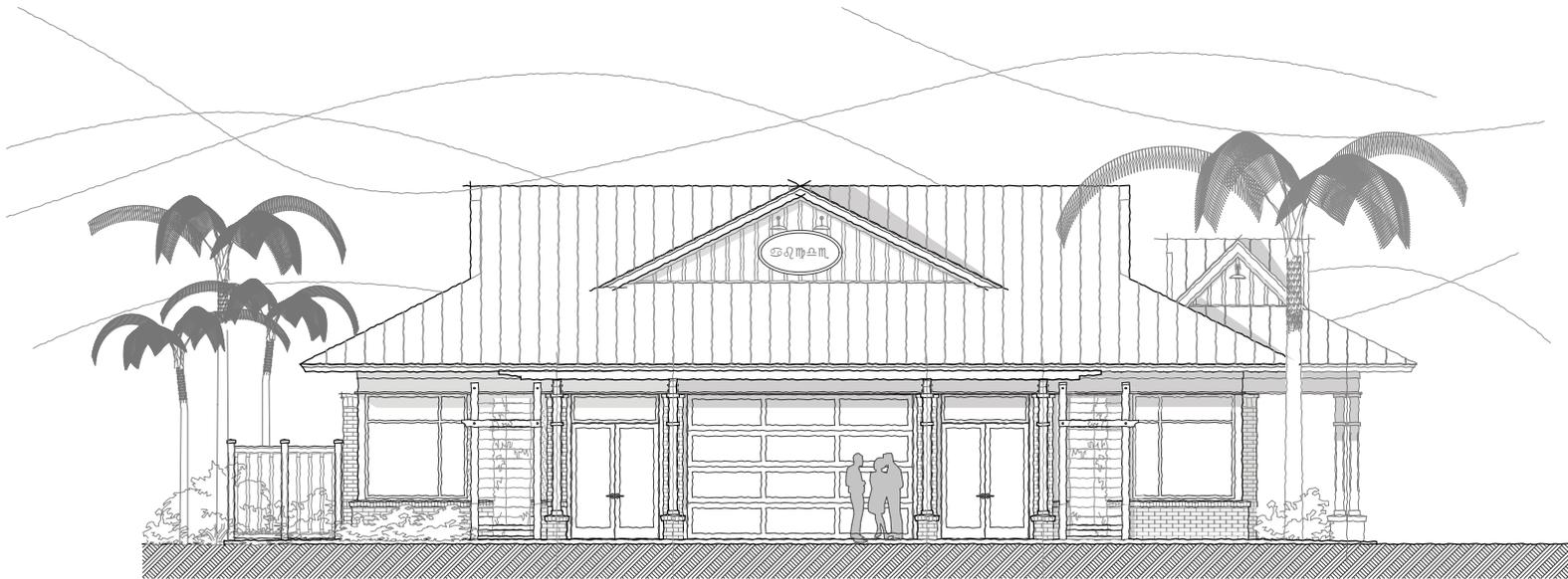


EIFS COLOR 3
ANTIQUÉ WHITE WITH 50%
MORE WHITE



GLAZING COLOR
PPG SOLARBAN 70XL
CLEAR GLAZING





ARTISTIC RENDERING- NOT FOR REFERENCE

A NEW BUILDING FOR HERITAGE PLAZA

INDEX OF DRAWINGS:

ARCHITECTURAL:

- C-0 COVERSHEET
- S-1 SITE PLAN
- A-1 FLOOR PLAN
- A-2 ROOF PLAN
- A-3 ELEVATIONS
- A-4 ELEVATIONS
- A-5 WALL SECTIONS

DESIGN CRITERIA FOR BUILDING "D"

DESCRIPTION:
 1 STORY WOOD FRAMED ON CMU BASE TO CREATE A FLOOD PROOF STRUCTURE. EXTERIOR WALLS HAVE BRICK BASE WITH STUCCO. WOOD TRUSS W/ STANDING SEAMED METAL ROOFING.

Design Criteria for Code Compliance as of: 2015 IBC

BUILDING D :

Type of Construction: 5
 Sprinkler: NO -Protected/Unprotected
 Occupancy: **ASSEMBLY A-2**

ALLOWABLE BUILDING AREAS (Table 503):

Building Floor Areas	Actual	Allowed
ASSEMBLY	2,400 sqft	6,000 sqft

Allowable Areas Increase: **NOT NEEDED**

ALLOWABLE HEIGHTS (Table 503):

Building Height Above Grade:	Actual	Allowed
Building Height in Stories:	1	2

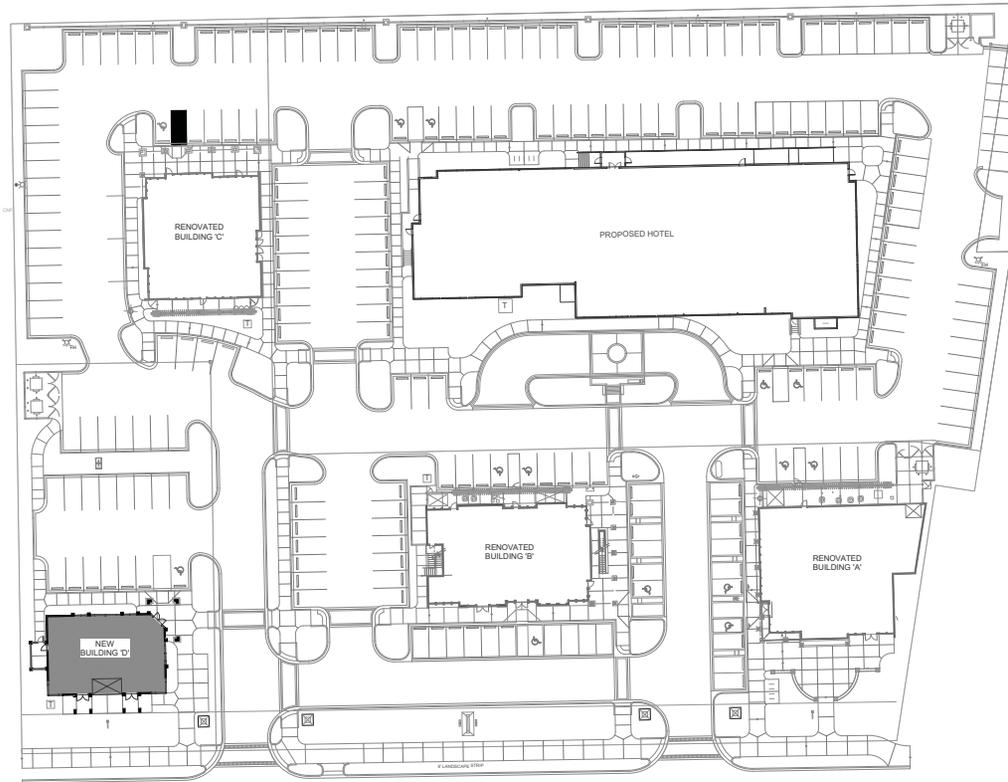


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A New Building at:
Heritage Plaza
Building "D"
 Hilton Head Island, S.C. 29938

REVISIONS	DATE

DRAWN BY
 to
CHECKED BY
 DATE
 08/18/16
 SCALE
 JOB NO.
 SHEET
C-0
 OF SHEETS



SITE PLAN
SCALE 3/8"=1'-0"



NOTE:
THIS SITE PLAN IS FOR BUILDING
REFERENCE ONLY. SEE CIVIL PLANS FOR
ALL NEW SITE WORK TO THE SITE.



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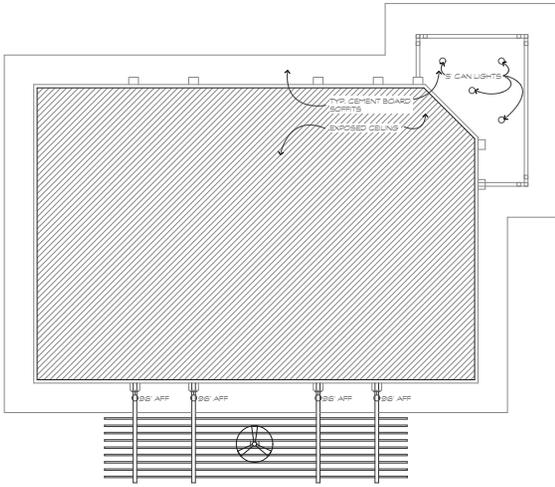


A New Building at :
Heritage Plaza
Site Plan
Hilton Head Island, S.C. 29938

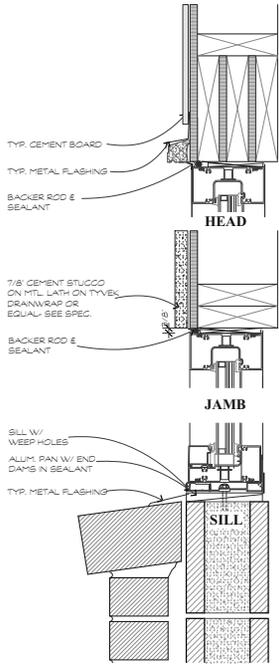
REVISIONS	DATE

DRAWN BY
12
CHECKED BY
DATE
08/08/16
SCALE
JOB NO.
SHEET

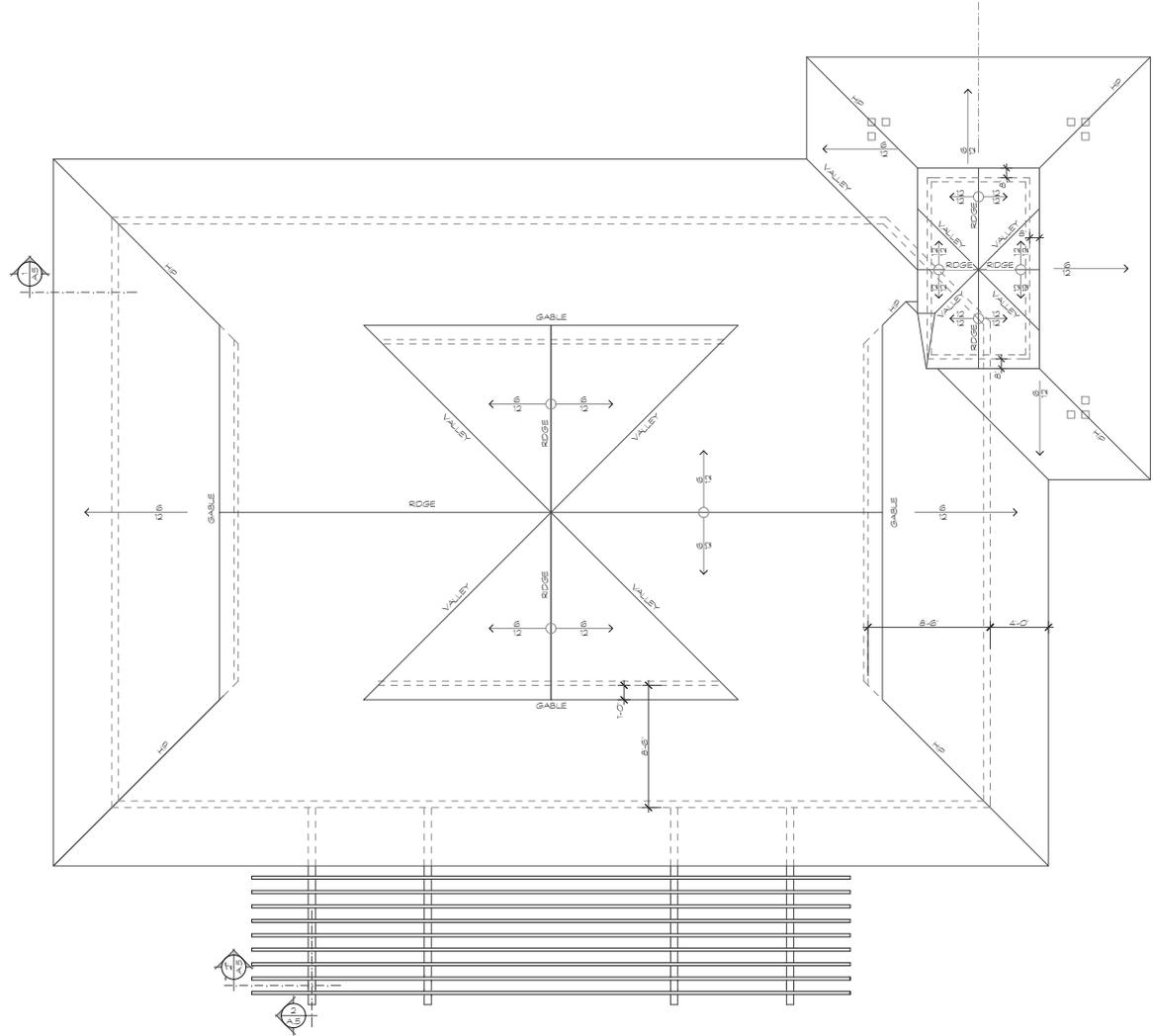
S-1
OF SHEETS



REFLECTED CEILING PLAN 2
SCALE: 3/4"=1'-0"



WINDOW DETAIL 2
SCALE: 3/4"=1'-0"



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

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A New Building at:
Heritage Plaza
Building "D"
Hilton Head Island, S.C. 29938

REVISIONS	DATE

DRAWN BY
12
CHECKED BY
DATE
08/18/16
SCALE
JOB NO.
SHEET
A-2
OF SHEETS



STREET ELEVATION

SCALE 1/8"=1'-0"

1
A-3



RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"

2
A-3



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A New Building at:
Heritage Plaza
Building "D"
Hilton Head Island, S.C. 29938

REVISIONS	DATE

DRAWN BY
T
CHECKED BY
DATE
08/05/16
SCALE
JOB NO.
SHEET

A-3
OF SHEETS



REAR ELEVATION

SCALE 1/8"=1'-0"

1
A-4



LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"

2
A-4

REVISIONS	DATE

DRAWN BY
 CHECKED BY
 DATE 08/05/16
 SCALE
 JOB NO.
 SHEET



STREET ELEV. COLOR BOARD

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

1
A-6



REAR ELEV. COLOR BOARD

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

2
A-6



DARK BRONZE



SW 6119 ANTIQUE WHITE



SW 6120 BELIEVABLE BLUFF



MEDIUM BRONZE



CABOTS SPANISH MOSS



CHEROKEE MOSSTOWN

parkerdesigngrouparchitects
 44175 1ST FLOOR OFFICE PARKWAY, SUITE 200
pdg
 ARCHITECTS

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A New Building at:
Heritage Plaza
 Building "D" Color Board
 Hilton Head Island, S.C. 29928

REVISIONS	DATE

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 TO
CHECKED BY
 DATE
 08/18/16
 SCALE
 JOB NO.
 SHEET
A-6
 OF SHEETS

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: Heritage Plaza Hotel (New Development-Final)

DRB#: DRB-001838-2016

DATE: 10/11/2016

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Specify darker EIFS colors to coordinate more closely with the selected brick. During the Conceptual Review of this project the Board asked for darker colors for the EIFS to be more nature blending and better coordinate with the selected brick. The proposed colors are unchanged from the Conceptual Review submittal.
2. Specify a mortar color that contrast less with the selected brick. During the Conceptual Review the Board asked that the brick mortar color be re-evaluated. The proposed mortar color is unchanged from the Conceptual Review submission.

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Minimum roof pitch of 6/12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forms and details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessory elements are design to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

LANDSCAPE DESIGN

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

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

NATURAL RESOURCE PROTECTION

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

MISC COMMENTS/QUESTIONS

1. During the Conceptual Review of this project the Board asked for darker colors for the EIFS to be more nature blending and better coordinate with the selected brick. The proposed colors are unchanged from the Conceptual Review submittal.
2. During the Conceptual Review the Board asked that the brick mortar color be re-evaluated. The proposed mortar color is unchanged from the Conceptual Review submission.



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:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Todd Theodore Company: Wood and Partners, Inc.
 Mailing Address: 7 Lafayette Place City: Hilton Head Island State: SC Zip: 29926
 Telephone: 843-681-6618 Fax: _____ E-mail: Ttheodore@woodandpartners.com
 Project Name: Heritage Plaza Redevelopment Project Address: 81 Pope Avenue
 Parcel Number [PIN]: R 552 018 000 0010 0000
 Zoning District: Coligny Resort Overlay District(s): Corridor Overlay

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

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

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

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:
Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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



SIGNATURE

9-27-2016

DATE

Heritage Plaza Renovation Buildings A, B, & C Alterations

#81 Pope Avenue
Hilton Head Island, SC

Design Review Board Project Narrative

September 27, 2016

HHI Partners, LLC is proposing to renovate 4.23 Acres of existing commercial property fronting Pope Avenue (#81 Pope Avenue). Renovation includes the existing Heritage Plaza mixed use commercial center and an adjacent vacant parcel to the north. The existing +/- 40,000 SF facility was built nearly 40 years ago, many of the buildings are aging and no longer practical in today's market. The property is zoned Coligny Resort and is located across Pope Avenue from the future Coligny park and is surrounded by adjacent commercial on the sides and Coligny Villas to the rear.

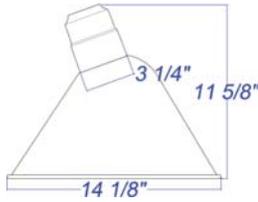
The overall proposed development includes a new 5 story, 115 room Marriott Courtyard hotel (with a roof top pool) to be located towards the rear of the site, 3 existing buildings and businesses (+/- 14,800 SF) are to receive exterior enhancements and a new 2,400 SF commercial building is proposed to front Pope Avenue. Five existing structures (+/- 25,400 SF) ,surrounding parking on the west (back) side of the site, and parking adjacent to Pope Avenue will be demolished to provide space for the proposed improvements.

This submittal is for review of the exterior improvements to buildings A, B, and C. Building A will receive a new standing seamed roof, the existing wood siding on gable end will be demolished and replaced with new cement board and batten. Feature circular windows will be added on gable ends with a new brick base to match the proposed hotel. The existing service yard fence will be demolished and replaced with a new higher fence with trellis structure.

The existing 6x6 columns at Building B will be demolished and replaced with a new double 6x6 post on a brick base, to match the proposed hotel. Building B will also receive a new standing seamed roof. The existing high glass on the (2) side gables and existing canvas canopies will be demolished and replaced with a new trellis/roof structure. A brick base will be added to match the proposed hotel.

Building C will receive a new standing seamed roof, the existing wood siding on gable end will be demolished and replaced with new cement board and batten. Existing 6x6 columns will be replaced with a double 6x6 post on a brick base to match the proposed hotel. Feature circular windows will be added on gable ends with a new brick base to match the proposed hotel. Two trellis elements will be added to break up the mass of solid stucco walls. All three renovations feature an existing service yard with a privacy

fence. The existing fence will be demolished and replaced with a new higher fence and trellis structure. Two entry bollards are proposed at each entrance into the property.

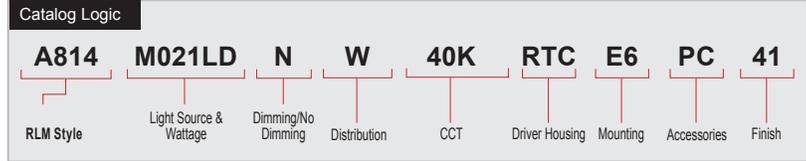


Project: _____
 Customer No: _____
 Fixture Type: _____
 Quantity: _____



A814
14" ANGLE SHADE

RLM Shades manufactured using 1100 aluminum alloy, typically .08-.125 thickness



1	2	3	4	5	6	7	8
A814	13W	D	W	27K	E11	CB	51

1 LIGHT SOURCE & WATTAGES

Wattage	Catalog #
GU24 Socket Option	
9w	M009LD
13w	M013LD
21w	M00LD

DIMMING/NO DIMMING

N (No Dimming)
D (Dimming)
S (Sunset - Dims smoothly from 2700K to 1800K)

3 DISTRIBUTION

W (T5 Wide Distribution with Dome LED Lens)
N (T5 Narrow Distribution with Flat LED Lens)

4 COLOR TEMPERATURE (CCT)

CCT	Catalog#
2700K	27K
3000K	30K
3500K	35K
4000K	40K

5 DRIVER HOUSING

RTC (Driver Canopy)
RTCNC (Driver Canopy/No Spun Cover)

6 MOUNTING SOURCES

Arm Mounts (Come Standard with CB)

E1 E2 E3 E4 E5 E6 E7
E8 E9 E10 E11 E12 E13
E15 E16 E17 E18
E18SC E19 E20 E21 E22 E23 E25 E26

Wall Mounts

WM35
WM40 (driver housing not required)
WM55
WM55SC
WM75 (driver housing not required)
WM318 (requires remote driver)
WM85 (requires remote driver)
WM85SC (requires remote driver)
WM85BP (requires remotedriver)
WM85SCBP (requires remote driver)

Post Mounts

PM10
PM20
PM30
PM40
PM50

Pendant Mounts

BLC (black cord - includes canopy and 8' cord)
WHC (white cord - includes canopy and 8' cord)
1/2" stems (Comes Standard with STC)
2ST6 2ST12 2ST18 2ST24 2ST36 2ST48 2ST60
2ST72 2ST96
3/4" stems (Comes Standard with STC)
3ST6 3ST12 3ST18 3ST24 3ST36 3ST48
3ST60 3ST72 3ST96

7 ACCESSORIES

CB (Cast back plate)
CBC (Cast back plate Spun Alum Cover)
GR14 (14" wire grill)
PC (Button Photo Cell) Remote Only
SC (Scroll for Arms)
SLC (Sloped Ceiling Mount)
SQ (Square Back Plate)
STC (Flat Ceiling Stem Canopy)
SWL (Swivel)

Project: _____
 Customer No: _____
 Fixture Type: _____
 Quantity: _____

8 FINISH					
STANDARD			PREMIUM		
Standard	Marine	Colors	Standard	Marine	Colors
44	107	White	48		Polished Aluminum
77	127	Textured White	55		Brushed Aluminum
13	132	Putty	81	129	Extreme Chrome
56	109	Silver	80	117	Textured Desert Stone
78	124	Textured Silver	67	119	Butterscotch
49		Painted Galvanized	66	115	Caramel
70	118	Painted Chrome	64	116	Candy Apple Red
11	131	Cantaloupe	65	122	Cobalt Blue
46	123	Sunny Yellow	82	128	Graystone
43	114	Bright Red	69	113	Gunmetal Gray
10	130	Aspen Green	68	126	Black Silver
47	120	Aqua Green	Consult factory for additional paint charges and availability of metal finishes.		
42	102	Forest Green			
52	104	Patina Verde			
61	106	Black Verde			
45	112	Bright Blue			
50	111	Navy			
53	100	Copper Clay			
71	105	Painted Copper			
51	103	Architectural Bronze			
76	112	Textured Architectural Bronze			
41	101	Black			
72	108	Textured Black			
73	105	Matte Black			



The Colors of ANP Lighting

All of our products are painted at a TIGER Drylac® approved facility, and are finished in our polyester powder coat for exceptional durability and color retention. Products undergo an intensive five-step process in which they are cleansed, treated with iron phosphate, and sealed to pre-treat the metal surface for maximum paint adhesion. Whether applied as a textured coat or a smooth gloss, our high quality finish is electro-statically applied and baked at 430° for maximum hardness and wear. The end result is a tough, attractive, durable, scratch resistant, and cost-effective product.

Optional Marine Grade Finish

For lighting fixtures exposed to more extreme conditions, such as those found in coastal regions or industrial environments, we offer a marine grade finish that provides superior salt, humidity, and UV protection. This specialty powder coating, available for an additional charge, withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface. Consult with our factory for additional paint charges.

MODULE SPECIFICATION:

- Efficacy ranges from 97-108 lumens per watt
- Dimmable 5% - 100%
- Life: L70 50,000 hours
- Color temp: 2700K,3000K,3500K and 4000K
- CRI: >90

MODULE DRIVER SPECIFICATION:

- Operates at 440mA to 940mA
- Built in surge protection
- Constant current output 50/60HZ
- Driver Efficiency > 81% power factor above 90%
- 120 – 277 volts

MODULE LISTINGS

- Fully compliant with the RoHS Directive
- Certifications: CE/UL/ETL

WARRANTY

See terms and conditions for complete fixture warranty.

LED warranty information

- 5 year limited warranty*
- Life: L70 -50,000 hours
- Ease of maintenance and future upgrades with our independent heat sink technology

*5 year limited Warranty: LED modules will be warranted for a period of 5 years from date of installation. A typical year is defined as 4380 hours of operation. Failure defined as more than 8% of the total module not operating. The driver will also be covered under the same 5 year warranty

Project: _____
Customer No: _____
Fixture Type: _____
Quantity: _____



LED MODULE

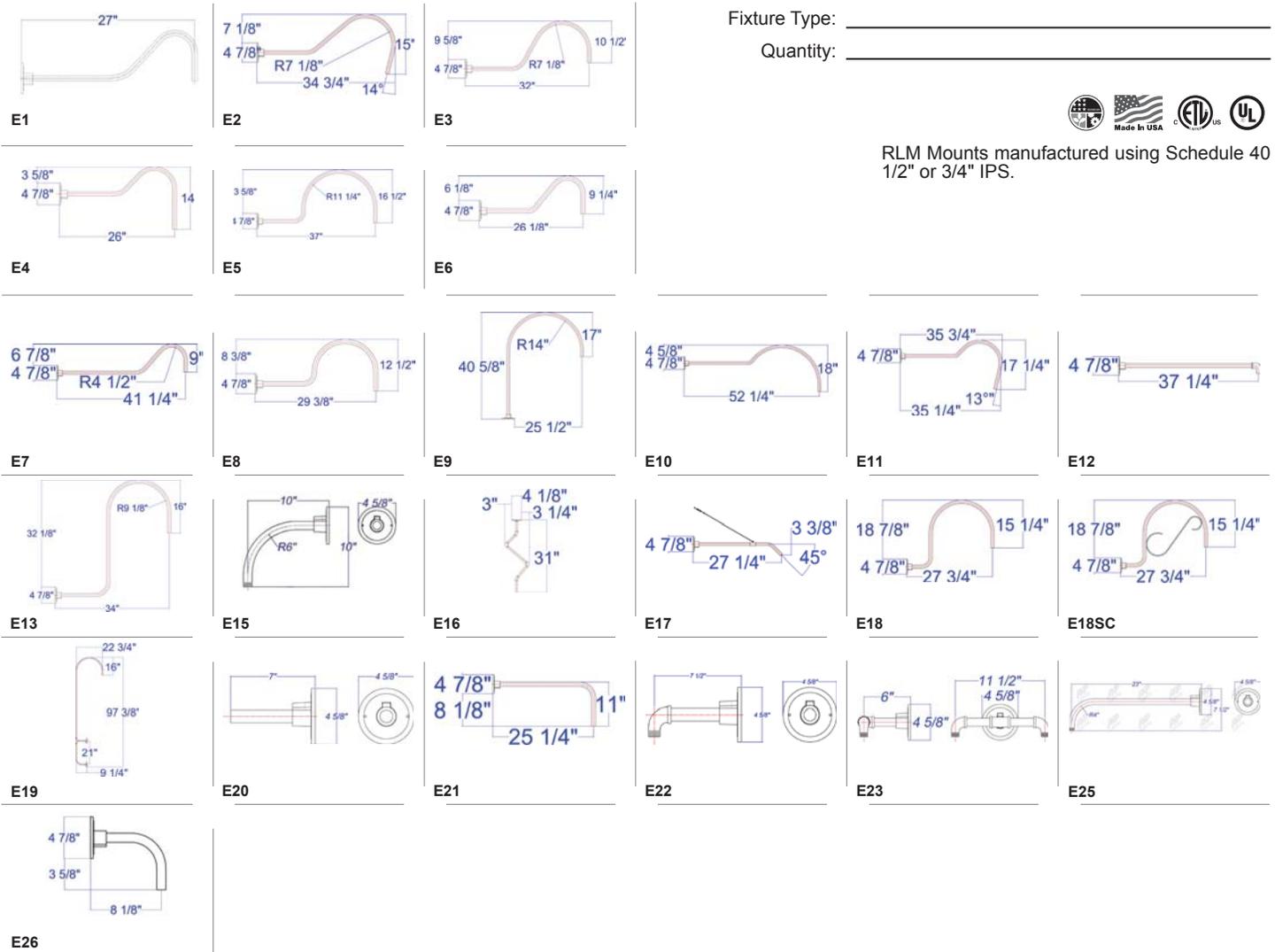
LED Wattage	CCT	Lumens	System Wattage	Efficacy
9w	2700K	850	11w	97
9w	3000K	850	11w	97
9w	3500K	850	11w	97
9w	4000K	850	11w	97
13w	2700K	1250	16w	97
13w	3000K	1250	16w	97
13w	3500K	1250	16w	97
13w	4000K	1250	16w	97
21w	2700K	2000	25w	97
21w	3000K	2000	25w	97
21w	3500K	2000	25w	97
21w	4000K	2000	25w	97

ARM MOUNTS

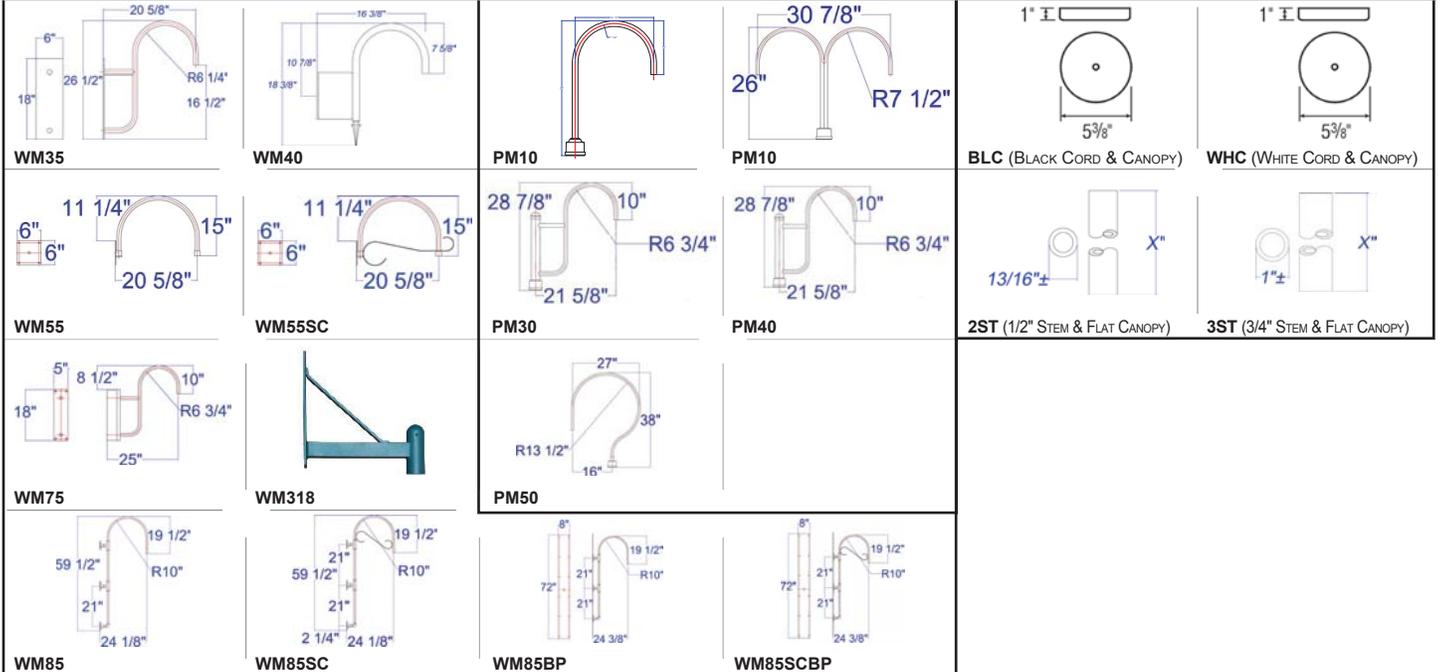
Project: _____
Customer No: _____
Fixture Type: _____
Quantity: _____



RLM Mounts manufactured using Schedule 40 1/2" or 3/4" IPS.



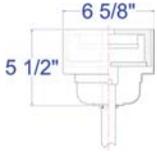
WALL MOUNTS POST MOUNTS PENDANT MOUNTS



Project: _____
 Customer No: _____
 Fixture Type: _____
 Quantity: _____



DRIVER HOUSING



RTC (WPL Ballast Canopy)



RTCNC (WPL Ballast Canopy/No Spun Cover)

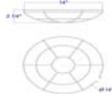
ACCESSORIES



CB (Cast Back Plate)



CBC (Cast Back Plate Spun Alum. Cover)



GR14 (14" Wire Grill)



PC Button Photo Cell (Remote Only)



SC (Scroll for Arm)



SLC (Sloped Ceiling Mount)



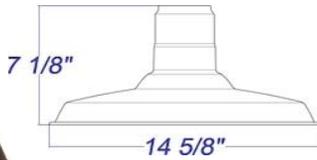
SQ (Square Back Plate)



STC (Flat Ceiling Stem Canopy)



SWL (Swivel)

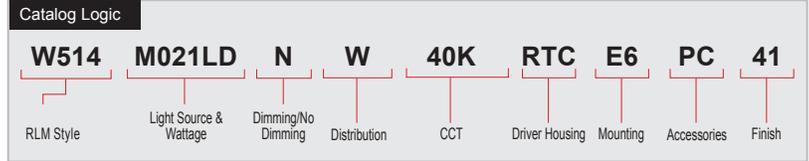


Project: _____
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W514
14" Warehouse Shade

RLM Shades manufactured using 1100 aluminum alloy, typically .08-.125 thickness



1	2	3	4	5	6	7	8	
W514	13W	D	W	27K		E11	CB	51

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PM20
PM30
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WHC (white cord - includes canopy and 8' cord)
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Project: _____
 Customer No: _____
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- 5 year limited warranty*
- Life: L70 -50,000 hours
- Ease of maintenance and future upgrades with our independent heat sink technology

*5 year limited Warranty: LED modules will be warranted for a period of 5 years from date of installation. A typical year is defined as 4380 hours of operation. Failure defined as more than 8% of the total module not operating. The driver will also be covered under the same 5 year warranty

LED MODULE				
LED Wattage	CCT	Lumens	System Wattage	Efficacy
9w	2700K	850	11w	97
9w	3000K	850	11w	97
9w	3500K	850	11w	97
9w	4000K	850	11w	97
13w	2700K	1250	16w	97
13w	3000K	1250	16w	97
13w	3500K	1250	16w	97
13w	4000K	1250	16w	97

ARM MOUNTS

E1	E2	E3
E4	E5	E6
E7	E8	E9
E10	E11	E12
E13	E15	E16
E17	E18	E18SC
E19	E20	E21
E22	E23	E25
E26		

Project: _____
 Customer No: _____
 Fixture Type: _____
 Quantity: _____



RLM Mounts manufactured using Schedule 40 1/2" or 3/4" IPS.

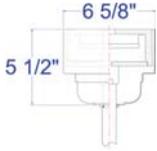
WALL MOUNTS POST MOUNTS PENDANT MOUNTS

WM35	WM40	PM10	PM20	BLC (Black Cord & Canopy)	WHC (White Cord & Canopy)
WM55	WM55SC	PM30	PM40	2ST (1/2\" Stem & Flat Canopy)	3ST (3/4\" Stem & Flat Canopy)
WM75	WM85	PM50			
WM85BP	WM85SC	WM85SCBP	WM318		

Project: _____
 Customer No: _____
 Fixture Type: _____
 Quantity: _____



DRIVER HOUSING



RTC (WPL Ballast Canopy)



RTCNC (WPL Ballast Canopy/No Spun Cover)

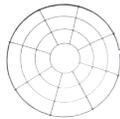
ACCESSORIES



CB (Cast Back Plate)



CBC (Cast Back Plate Spun Alum. Cover)



GR14 (14" Wire Grill)



PC Button Photo Cell (Remote Only)



SC (Scroll for Arm)



SLC (Sloped Ceiling Mount)



SQ (Square Back Plate)



STC (Flat Ceiling Stem Canopy)

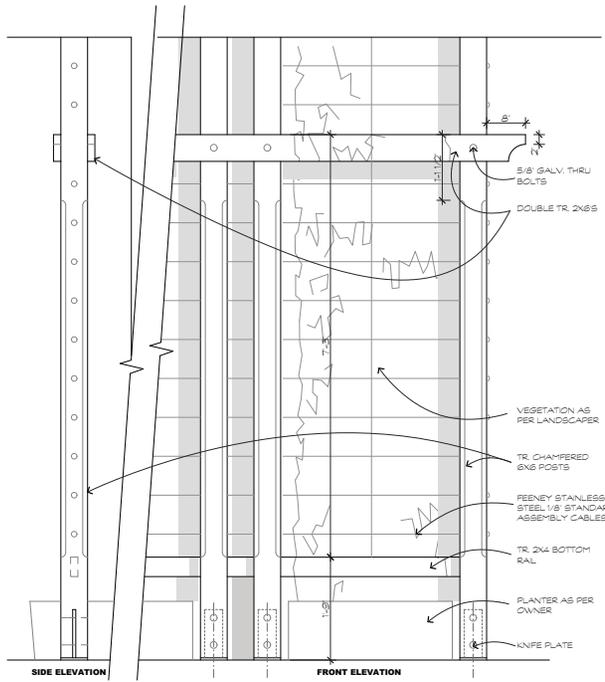


SWL (Swivel)





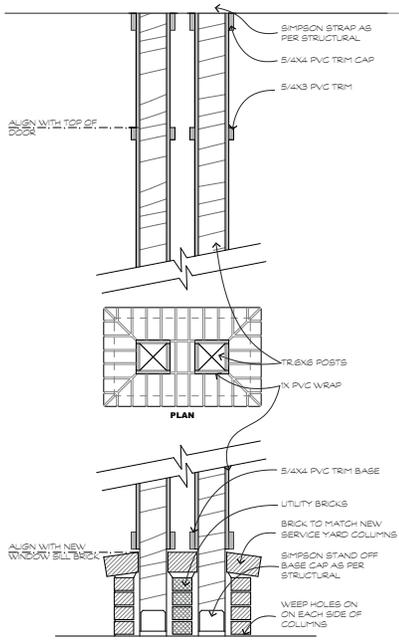




TRELLIS DETAIL

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

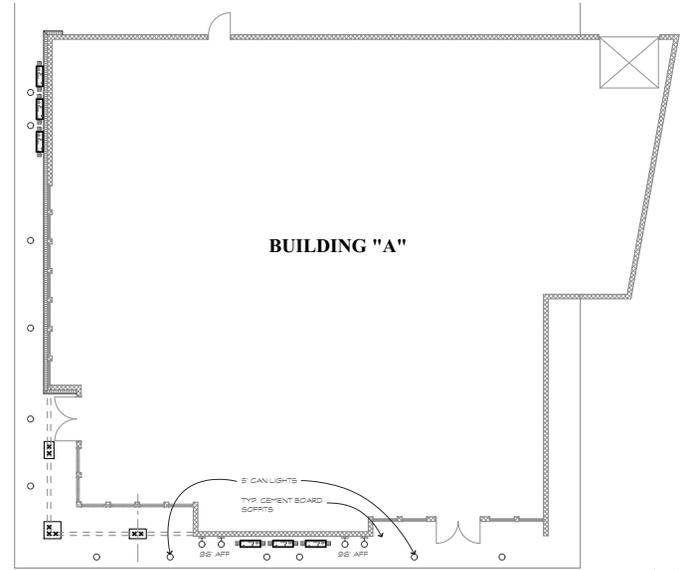
3
A-1



COLUMN DETAIL

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

2
A-1

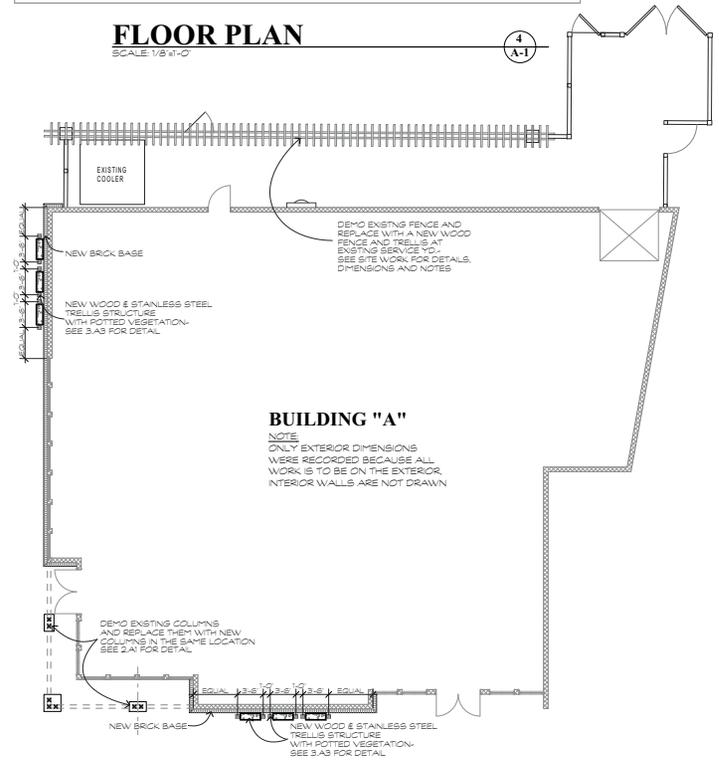


BUILDING "A"

FLOOR PLAN

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

4
A-1



BUILDING "A"

NOTE
ONLY EXTERIOR DIMENSIONS WERE RECORDED BECAUSE ALL WORK IS TO BE ON THE EXTERIOR. INTERIOR WALLS ARE NOT DRAWN

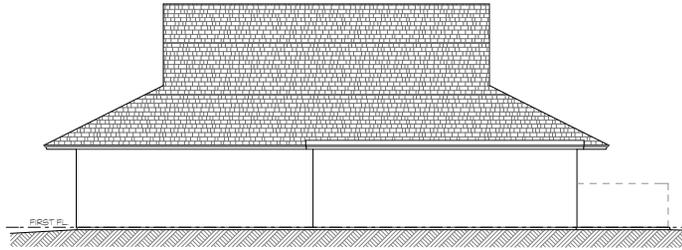
FLOOR PLAN

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

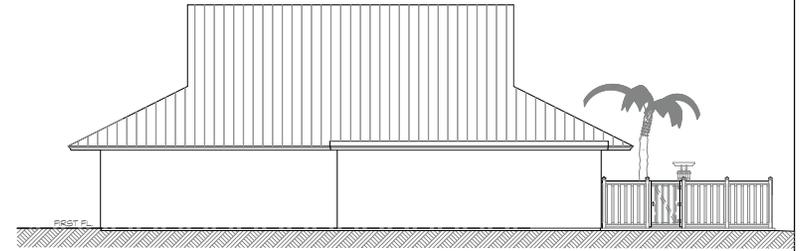
1
A-1

REVISIONS	DATE

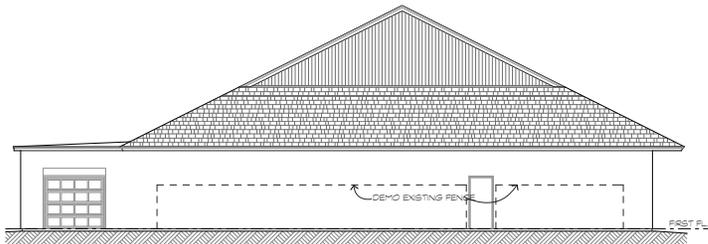
DRAWN BY
 CHECKED BY
 DATE
 SCALE
 JOB NO.
 SHEET



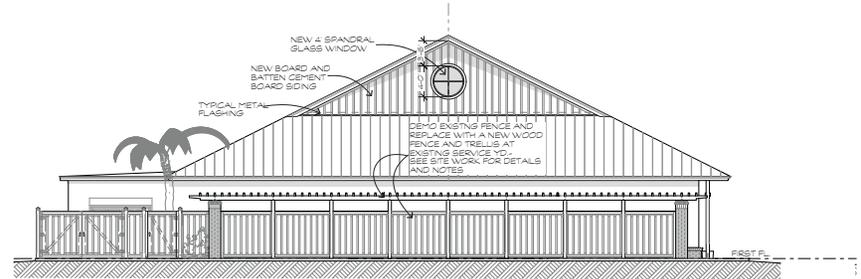
EXISTING RIGHT SIDE ELEVATION 5
SCALE: 1/8"=1'-0" A-2



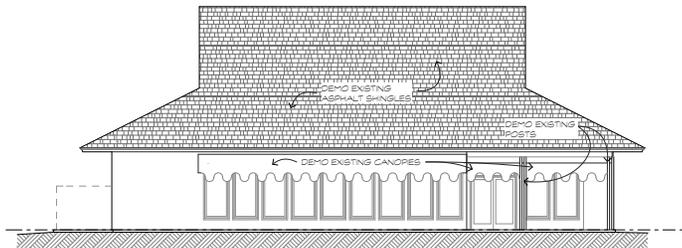
NEW RIGHT SIDE ELEVATION 1
SCALE: 1/8"=1'-0" A-2



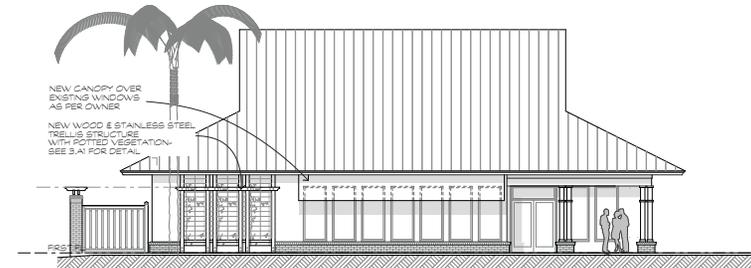
EXISTING REAR ELEVATION 6
SCALE: 1/8"=1'-0" A-2



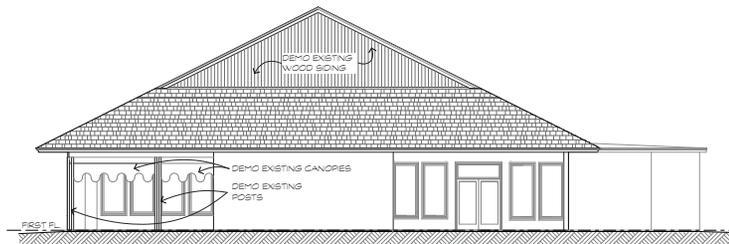
NEW REAR ELEVATION 2
SCALE: 1/8"=1'-0" A-2



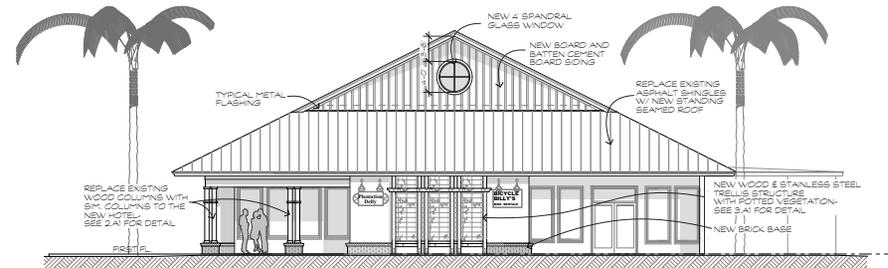
EXISTING LEFT SIDE ELEVATION 7
SCALE: 1/8"=1'-0" A-2



NEW LEFT SIDE ELEVATION 3
SCALE: 1/8"=1'-0" A-2

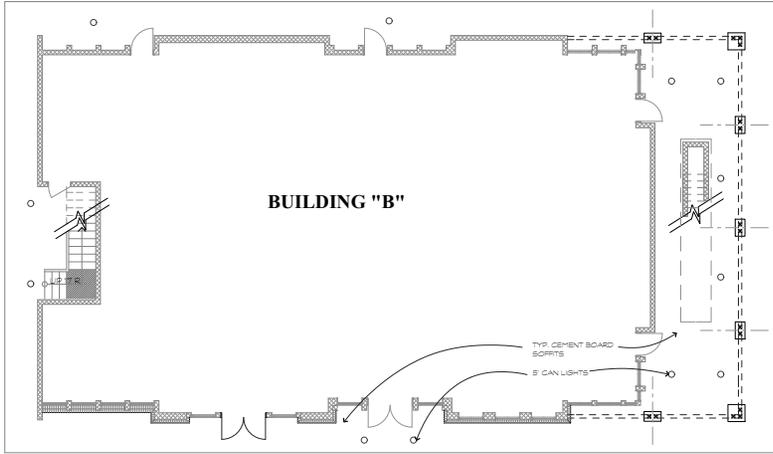


EXISTING STREET ELEVATION 8
SCALE: 1/8"=1'-0" A-2

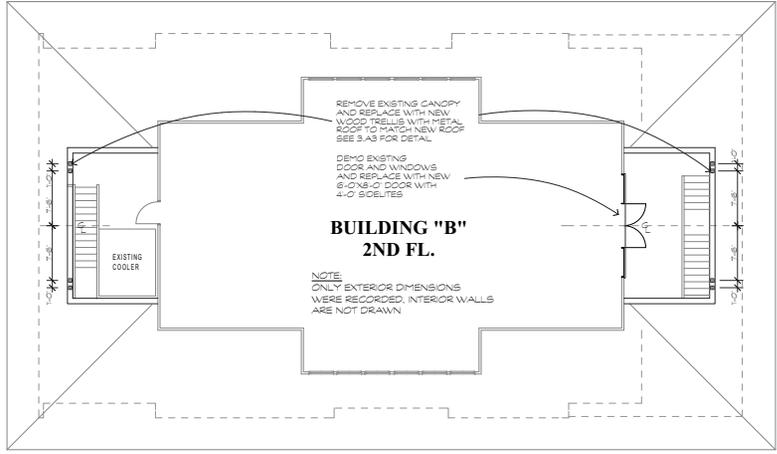


NEW STREET ELEVATION 4
SCALE: 1/8"=1'-0" A-2

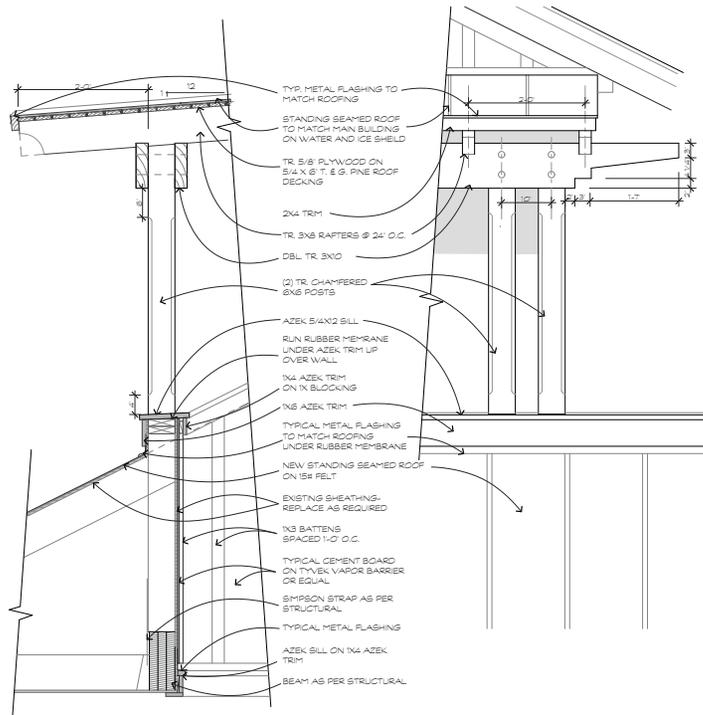
REVISIONS	DATE



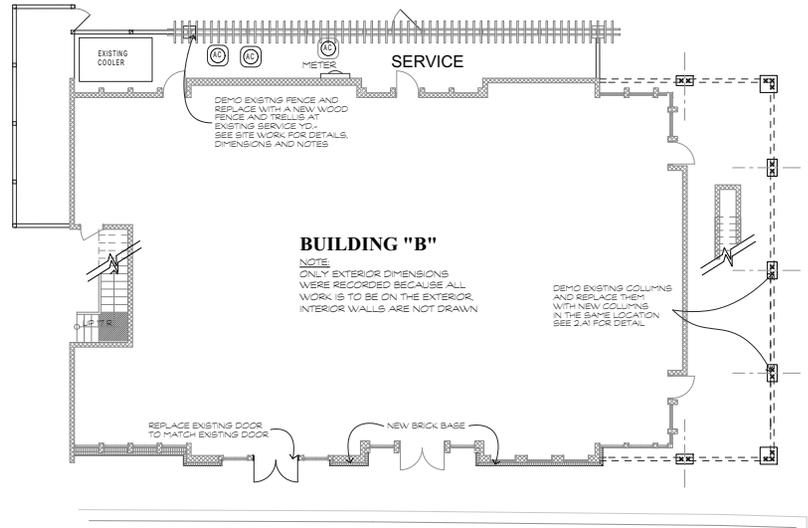
REFLECTED CEILING PLAN 4
SCALE: 1/8"=1'-0" A-3



SECOND FLOOR PLAN 2
SCALE: 1/8"=1'-0" A-3

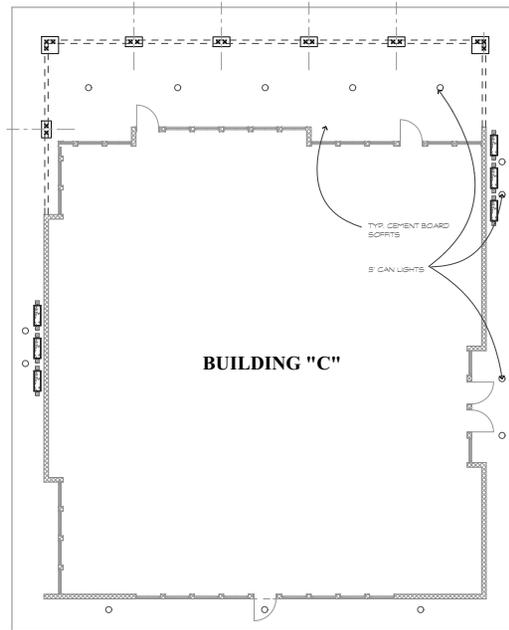


TRELLIS/ ROOF DETAIL 3
SCALE: 1/4"=1'-0" A-3

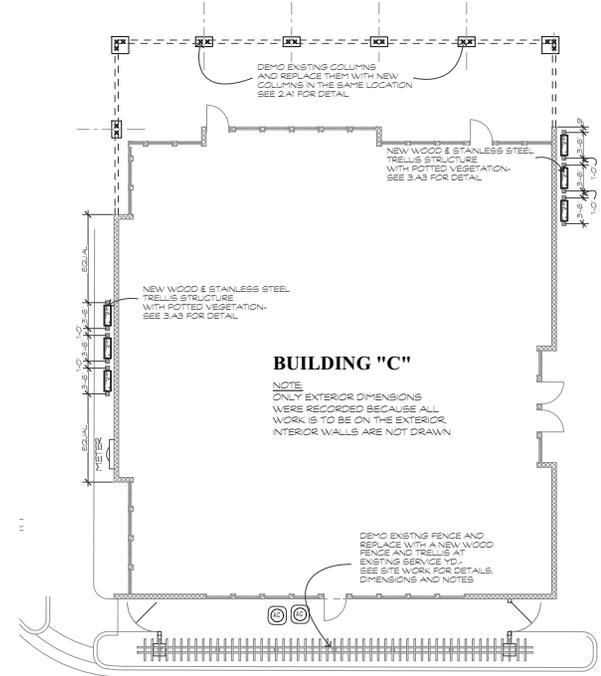


FIRST FLOOR PLAN 1
SCALE: 1/8"=1'-0" A-3

REVISIONS	DATE



REFLECTED CEILING PLAN 1/A-5
SCALE 1/8"=1'-0"



FLOOR PLAN 1/A-5
SCALE 1/8"=1'-0"



As Built for :

Heritage Plaza

Building "C"

 Hilton Head Island, S.C. 29938

REVISIONS	DATE

DRAWN BY

 15

CHECKED BY

DATE

 08/18/16

SCALE

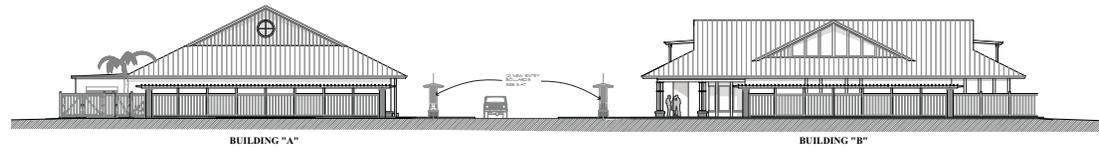
JOB NO.

SHEET



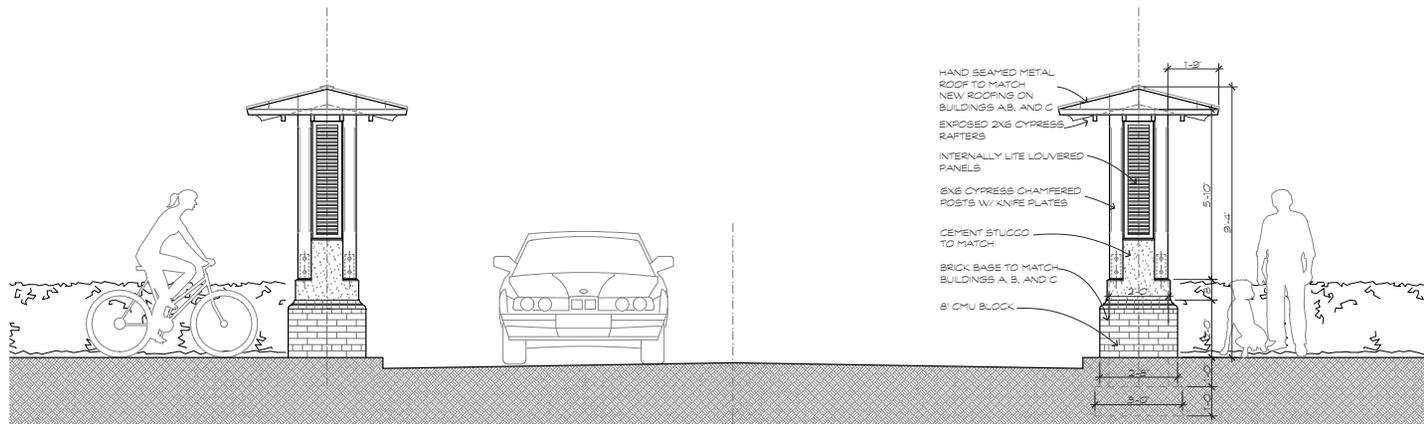
STREETSCAPE ELEVATION
SCALE 1/8"=1'-0"

1
A-7



HOTEL VIEW ELEVATION
SCALE 1/8"=1'-0"

2
A-7



ENTRY BOLLARD DETAIL
SCALE 1/2"=1'-0"

3
A-7

REVISIONS	DATE

DRAWN BY
 TO
 CHECKED BY
 DATE
 08/18/16
 SCALE
 JOB NO.
 SHEET

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: Heritage Plaza Building A, B, C, & D Renovations (Alteration/Addition)

DRB#: DRB-001839-2016

DATE: 10/11/2016

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Provide a detail / specifications of the pots for the vines be provided. Specify the pots will be irrigated.

<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"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forms an details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Windows are in proportion to the facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessory elements are design to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

MISC COMMENTS/QUESTIONS
