



**Town of Hilton Head Island
Regular Design Review Board Meeting
Tuesday, February 13, 2018 – 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 January 9, 2018
- 6. Board Business**
- 7. New Business**
 - A. Alteration/Addition*
 - Grand Hilton Inn Deck, DRB-000207-2018
 - Heritage Plaza Roofs, DRB-000212-2018
 - Island Carwash, DRB-000218-2018
 - Fish Patio Roof, DRB-000225-2018
 - Oceanview Building, Island Club Resort, DRB-000234-2018
- 8. Staff Report**
- 9. Appearance by Citizens**
- 10. Adjournment**

Please note that a quorum of Town Council may result if four or more of their members attend this meeting.

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
January 9, 2018 at 12:00 p.m.
Benjamin M. Racusin Council Chambers

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: David Ames

Town Staff Present: Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Gartner called to order the regular meeting of the Design Review Board at 12:00 p.m.

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 – December 12, 2017

The Board approved the minutes of the December 12, 2017 meeting by general consent.

6. Board Business – None

7. Old Business

A. Alteration/Addition

- Broad Creek Marina, DRB-002869-2017 (withdrawn May 23, 2017)

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends denial of the application as submitted.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions presented by the Board.

Chairman Gartner requested comments from the Board. The Board expressed appreciation for addressing some of their previous concerns. The Board discussed and made inquiries regarding: The drawing is inaccurate and out of scale. The height will be the top of the blue/gray trim. The proposal includes four boats high. No windows are included on the structure due to window and wind load sizing requirements. There was discussion on leaving the wall panels as proposed or removing them to see just the boat rack. Some Board members preferred removing all of the

panels. There were concerns for adding siding to try to make the boat rack look like something that it's not. If the panels are to remain then they need to be shorter in height and function as intended. One member expressed this project would be categorized under Architecture in the Design Guide. The panels as proposed do not meet the criteria for a structure nor achieve the intent of the Design Guide. All sides of a structure need to be considered. Landscaping can be used to augment the structure, but the structure has to stand on its own. There was discussion on replacing the Loropetalums and increasing the size of the landscaping. The Board was still concerned for the height of the structure at 45 feet plus a boat on top adding 10 feet more. The visibility of the structure from all sides was discussed with the most concern for the pedestrian and vehicular traffic coming from Simmons Road. The Board cannot support the structure at its current height. The Board discussed the size of the boat racks at Skull Creek, which has three boat racks totaling 28 feet tall. The current proposal is for three racks approximately 45 feet tall plus a boat on top totaling approximately 55 feet and would accommodate 80 boats. The Board made inquiries regarding moving the footprint of the building away from the pedestrian side of Simmons Road and downsizing the structure to accommodate less boats. The applicant indicated the footprint cannot be moved. Downsizing the project would not work financially, and that more tenants/boats are needed to help offset project costs. The Board appreciated the financial considerations to make the project work. One member suggested to decrease the height on the Simmons Road side to better scale the pedestrian view. Most of the Board was in agreement with this suggestion. The applicant agreed to 70 boats. One member expressed decreasing the height helps, but the structure remains massive at 127 feet long and more needs to be done architecturally to meet the Design Guide.

Mr. Witmer made a motion to approve DRB-002869-2017 with the following conditions:

- 1) Remove the panels from the southern end of the boat racks;
- 2) Reduce the height of the boat rack closest to Simmons Road to thirty (30) feet.
- 3) Replace the Loropetalums with Sabal Palms.

Ms. Remke seconded. The motion passed with a vote of 6-1-0.

B. *New Development – Final*

- Port Royal Investments, DRB-002873-2017 (Conceptual Approval Nov. 28, 2017)

(Ms. Theodore recused herself from review of application DRB-002873-2017 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval with the following condition:

- 1) Revise the Landscape Plan buffer note on the existing vegetation to narrow the scope and protect the understory and submit for Staff approval.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions presented by the Board. Samples of the colors were provided to the Board. The applicant indicated Option 1 biofertile feature should have been removed from the original submittal.

Chairman Gartner requested comments from the Board. The Board complimented project. The Board indicated the color temperate must be specified at 3000K or less. The service yard gate detail indicates the chain link will be on the inside of the fence and boards will be on the outside. The Board complimented the solar panels on the elevation and asked whether a photo or panel will be submitted. The solar panel comes in an all black panel or aluminum, and the applicant is leaning toward the aluminum panels. There was discussion on the impressions in the concrete sidewalks. Three patterns were submitted and one will be selected.

Vice Chairman Strecker made a motion to approve DRB-002873-2017 with the following conditions:

- 1) Revise the landscape plan buffer note on the existing vegetation to narrow the scope and protect the understory, and submit to Staff for review and approval;
- 2) Detail and information on the solar panels shall be submitted to Staff for review and approval.

Mr. Gentemann seconded. The motion passed with a vote of 6-0-0.

- Mullet's, DRB-002785-2017 (Conceptual Approval Nov. 28, 2017)

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval with the following conditions:

- 1) Specify the height dimension on the porta potty screen detail.
- 2) Eliminate uplighting at base of large existing Live Oak.
- 3) Specify on the drawings that all light sources shall be 3000K or less.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding Staff comments and answered questions presented by the Board.

Chairman Gartner requested comments from the Board. The Board complimented the project. The Board conveyed preference for the porta potty in the conceptual submittal. The current proposal is sufficient so long as the screen wall is specified at least six inches above the porta potty. The amount of pavement in front of the porta potty is compliant with ADA requirements. Regarding landscaping, the Ligustrum need to be replaced with a more native species. The Board discussed protecting the specimen trees from vehicular traffic by putting up posts and rope.

Ms. Theodore made a motion to approve DRB-002785-2017 with the following conditions:

- 1) Specify the porta potty screen wall height and submit to Staff for review and approval;
- 2) Eliminate the Oak uplights;
- 3) Replace Ligustrum with a more native material and submit to Staff for review and approval;
- 4) Add a post and rope segment on the South property line to protect the existing Live Oaks.

Mr. Witmer seconded. The motion passed with a vote of 7-0-0.

8. Unfinished Business – None

9. New Business

A. Alteration/Addition

- Lucky Rooster, DRB-002881-2017

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval with conditions:

- 1) Provide a Lighting Plan for Staff review and approval.
- 2) Provide a Planting Plan for Staff review and approval.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions presented by the Board.

Chairman Gartner requested comments from the Board. The Board asked for clarification on the colors and their locations. The red and gray will match the existing building. The Board asked how this proposal works with the existing tree hanging into the terrace. The applicant indicated this would be cut at a certain point to address this. The Board had safety concerns about the arrangement of the furniture at the sidewalk that may cause people to walk into the parking area. The Board asked whether the plantings will be irrigated and the applicant indicated they would be watered. The Board asked for a sample of the gutter and downspout, it will be the same gray tone. There were concerns about the location of the building signage as it will have to be moved. The sign relocation will go through a separate approval process. There were questions about the underside of the structure – exposed steel and painted façade on the ceiling and lights underneath the beams. The bottom of the beams will be 10'4" at its lowest point. The Board agreed with the Staff comments for lighting and planting plans.

Mr. Gentemann made a motion to approve DRB-002881-2017 with the following conditions:

- 1) The gutter water collection to match the gray trim color;
- 2) Submit Lighting Plan and Planting Plan to Staff for review and approval.

Ms. Theodore seconded. The motion passed with a vote of 7-0-0.

- Pool Bar Jim's, DRB-002882-2017

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends denial of the application as submitted. Mr. Darnell noted that Staff comments were provided to the applicant in adequate time prior to the meeting in order for the applicant to have time to respond, and no response was received.

Chairman Gartner asked if the applicant was present. The applicant was not in attendance.

Chairman Gartner requested comments from the Board. There were questions and concerns related to: whether this is a portable structure, the elevations and drawings, the roof plan, roof material, how drainage would be handled, casters, lighting plan, etc. There is conflicting information on the elevations and drawings, and neither coordinate with the existing structure. The general consensus among the Board was that there is sufficient reason to deny this project as a major change would be expected upon resubmittal.

Chairman Gartner made a motion to *deny* DRB-002882-2017 as submitted, based on the following:

- 1) The project's lack of reference to the existing buildings;
- 2) Construction, materials, and finishes are unclear;
- 3) The lighting plan and vegetation plan are insufficient.

Mr. Hoffman seconded. The motion passed with a vote of 7-0-0.

Staff noted the recording of this meeting is public information and can be made available to the applicant.

B. *Sign*

- Bank of America, DRB-002887-2017

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends denial of the application as submitted. Per the Fire Department, the business address is required to be on the sign. Staff needs clarification on push through letters.

Chairman Gartner asked if the applicant was present. The applicant was not in attendance.

Chairman Gartner requested comments from the Board. The Board had concerns for the appearance of the proposed vinyl sign panel and that it may appear shiny or plastic-like. A vinyl material is out of character for the surrounding area. There were concerns with the proposed blue and red colors as they need to be more nature blending shades. There were questions about the background texture of the sign and the white outline appearing around the lettering. The Board expressed the desire to not increase the sign size. The Board expressed not being able to support an approval with so many unanswered questions and discussed options for proceeding.

Ms. Theodore made a motion to *deny* DRB-002887-2017 as submitted, based on the following concerns:

- 1) The use of a vinyl sign panel versus materials used within the area, such as a sandblasted wood;
- 2) The vivid red and blue used for sign;
- 3) Lack of information incorporating the street address;
- 4) Lack of understanding of raised push through copy;
- 5) Clarification of proposed sign lighting or lighting to remain.

Vice Chairman Strecker seconded. The motion passed with a vote of 7-0-0.

For the record, materials and samples were not provided and the applicant was not present to answer questions and concerns of the Board. Staff noted the recording of this meeting is public information and can be made available to the applicant.

10. Staff Report

Mr. Darnell reported on the Minor Corridor approvals since the last Board meeting.

11. Appearance by Citizens

Eleanor Lightsey expressed her appreciation for the Board’s hard work. She suggested public comment be taken on each project rather than solely under “Appearance by Citizens”. She inquired about DHEC approvals, and the Cordillo Courts and Pool Bar Jim’s projects.

12. Adjournment

The meeting was adjourned at 2:19 p.m.

Submitted by: Teresa Haley, Secretary

Approved:

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: Sam Johal Company: California Hilton Head Hospitality LLC. / DBA Grand Hilton Head Inn
 Mailing Address: 36 S. Forest Beach Dr., Hilton Head Island, SC 29928 City: Hilton Head Island State: SC Zip: 29928
 Telephone: 858-888-2315 Fax: 843-715-4135 E-mail: samjohal@gmail.com
 Project Name: Grand Hilton Head Inn Project Address: 36 S Forest Beach Dr., Hilton Head Island, SC 29928
 Parcel Number [PIN]: R
 Zoning District: South Forest Beach Overlay District(s): _____

**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.

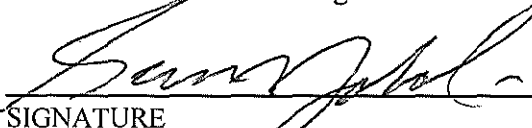
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

Jan 29 2018

DATE









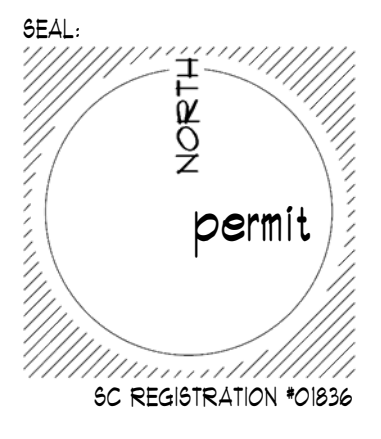
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at any time
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**GRAND
 HILTON HEAD INN**
 36 SOUTH FOREST BEACH DR. 29928
 1.843.842.3100

OWNER:
 SAM JOHAL

SURVEYOR:

GENERAL CONTRACTOR:



A4.1 EX. FRONT ELEVATION SCALE: 1/8" = 1'-0"

ELEVATIONS



A4.2 NEW FRONT ELEVATION SCALE: 1/8" = 1'-0"

SW 7069 Iron Ore Interior / Exterior Location Number: 231-C1	SW 7069 Iron Ore Interior / Exterior Location Number: 231-C1
SW 7065 Standard Concrete Interior / Exterior Location Number: 231-C1	SW 7065 Standard Concrete Interior / Exterior Location Number: 231-C1
SW 7064 Lattice Interior / Exterior Location Number: 231-C1	SW 7064 Lattice Interior / Exterior Location Number: 231-C1

SUBMITTALS:

BLDG PERMIT

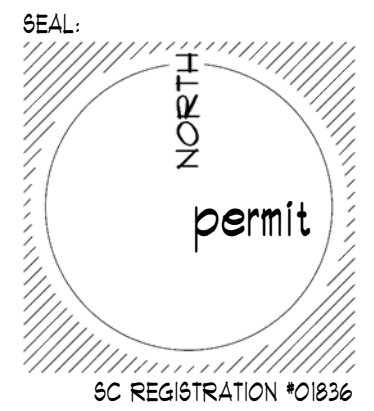
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ISSUE: February 5, 2018

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GRAND
HILTON HEAD INN

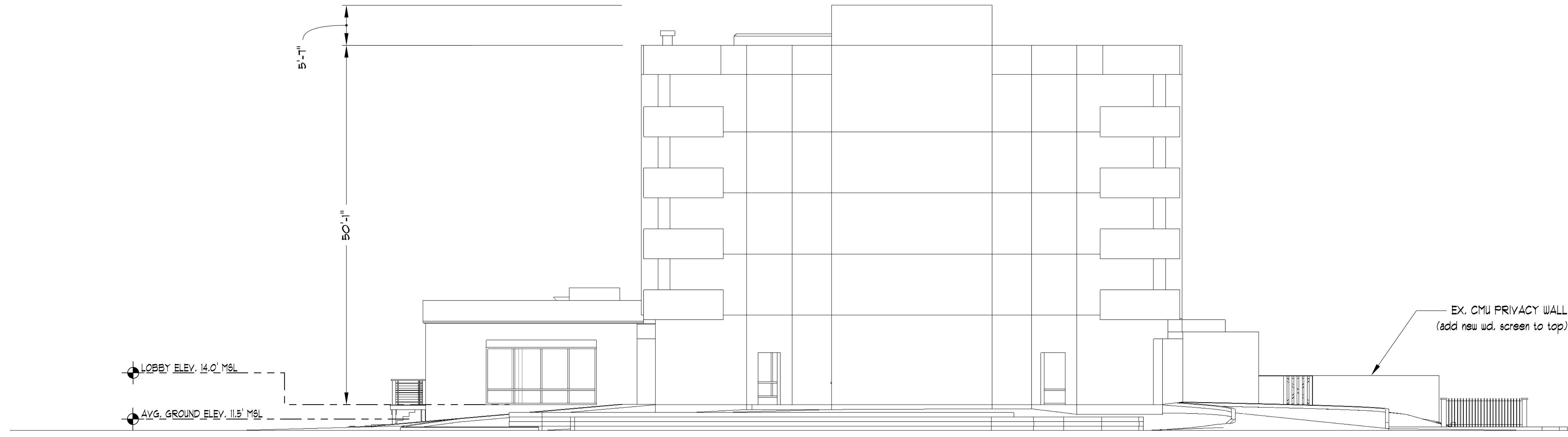
36 SOUTH FOREST BEACH DR. 29928
1.843.842.3100

OWNER:
SAM JOHAL

SURVEYOR:

GENERAL CONTRACTOR:

ELEVATIONS



A5.1 EX. RIGHT ELEVATION SCALE: 1/8" = 1'-0"



A5.2 NEW RIGHT ELEVATION SCALE: 1/8" = 1'-0"

SUBMITTALS:

BLDG PERMIT

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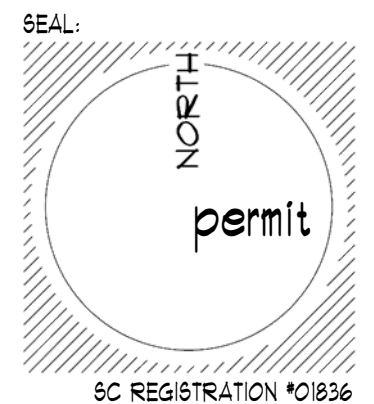
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GRAND HILTON HEAD INN

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SURVEYOR:

GENERAL CONTRACTOR:

ELEVATIONS



A6.1 EX. REAR ELEVATION SCALE: 1/8" = 1'-0"



SHERWIN WILLIAMS SW 7654
A6.2 NEW REAR ELEVATION SCALE: 1/8" = 1'-0"

SW 7069 White One Primer/Sealer Color Number 231-C1	SW 7655 Stained Concrete Color: Custom Color Number 231-C2
SW 7654 Lattice Color: Custom Color Number 231-C2	

SUBMITTALS:

BLDG PERMIT

REVISIONS:

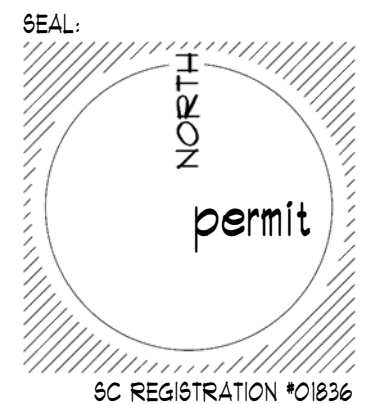
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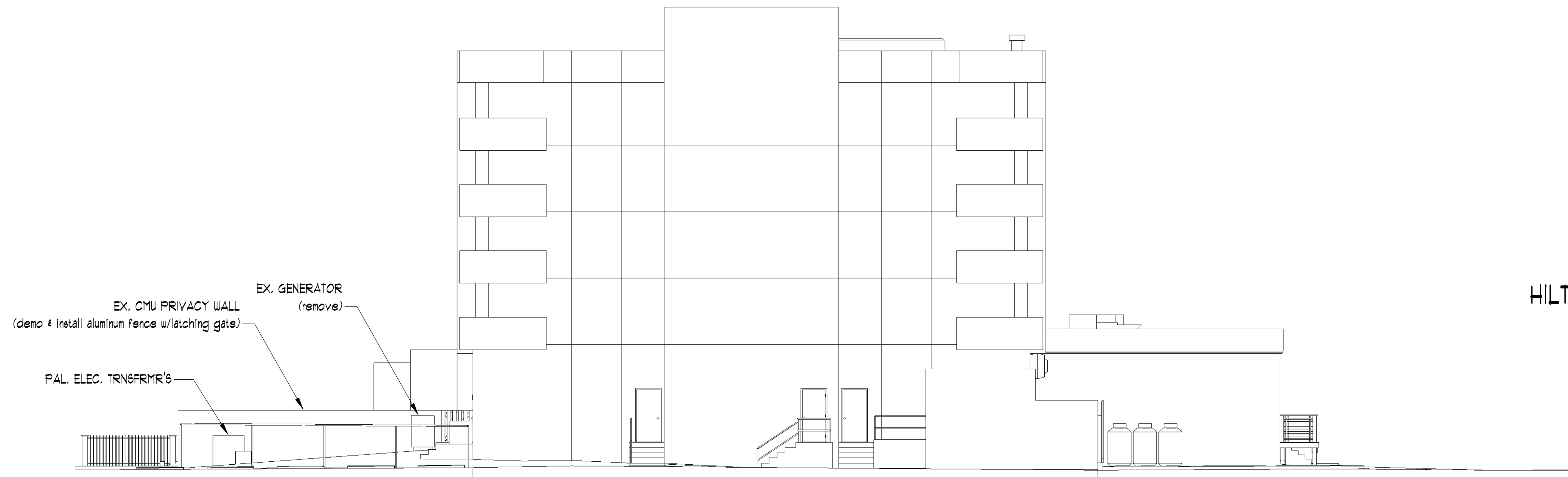
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1.843.842.3100

OWNER:
SAM JOHAL

SURVEYOR:

GENERAL CONTRACTOR:

ELEVATIONS



A1.1 EX. LEFT ELEVATION

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



A1.2 NEW LEFT ELEVATION

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

SUBMITTALS:

BLDG PERMIT

REVISIONS:

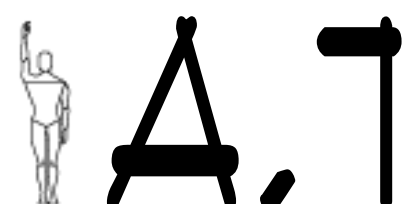
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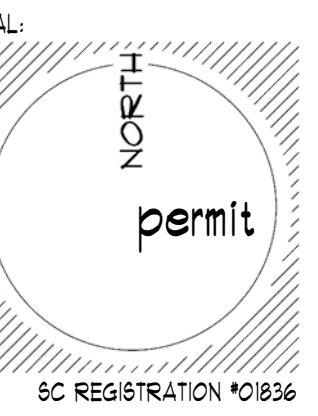
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SAM JOHAL

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GENERAL CONTRACTOR:

PERSPECTIVES



A8.1 EX. ENTRY PERSPECTIVE

NTS



A8.2 NEW ENTRY PERSPECTIVE

NTS



A8.3 EX. LEFT PERSPECTIVE

NTS



A8.4 NEW LEFT PERSPECTIVE

NTS

SUBMITTALS:

BLDG PERMIT

REVISIONS:

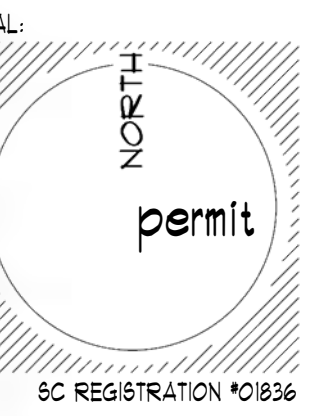
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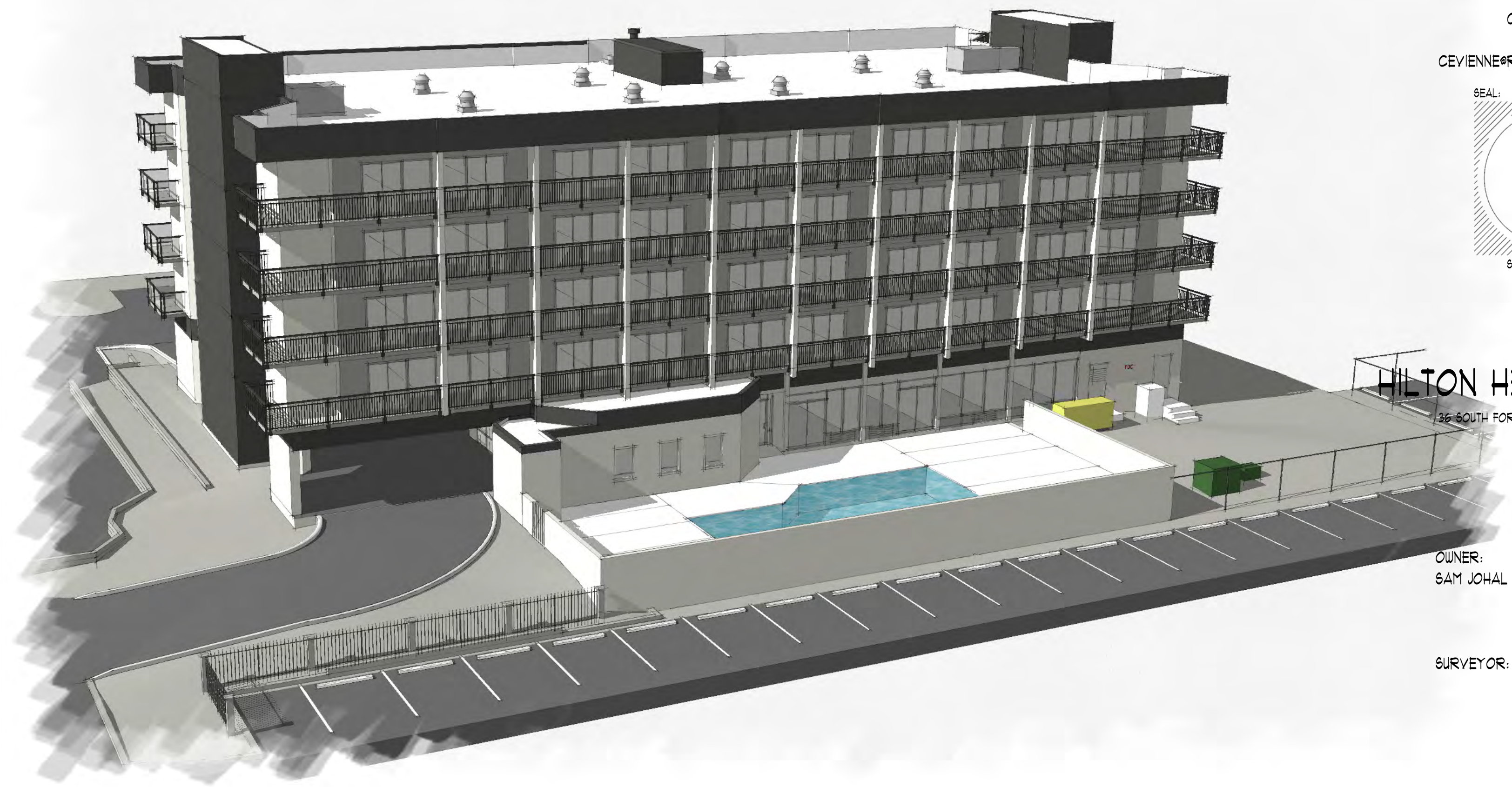
SURVEYOR:

GENERAL CONTRACTOR:



A9.1 EX. REAR PERSPECTIVE

NT6



A9.2 NEW REAR PERSPECTIVE "A"



A9.3 NEW REAR PERSPECTIVE "B"

NT6



A9.4 NEW AWNING PERSPECTIVE

NT6

PERSPECTIVES

SUBMITTALS:

BLDG PERMIT

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SHEET: OF:

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: Grand Hilton Inn

DRB#: DRB000207-2018

DATE: 2/01/2018

RECOMMENDATION: Approval Approval with Conditions Denial
RECOMMENDED CONDITIONS:

MISC COMMENTS/QUESTIONS



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

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

Applicant/Agent Name: Timothy Probst Company: Parker Design Group Architects
 Mailing Address: 10 Palmetto Business Park Suite 201 City: Hilton Head Island State: S.C. Zip: 29928
 Telephone: 843-785-5171 Fax: 843-785-7471 E-mail: Tprobst@hargray.com
 Project Name: Heritage Plaza Project Address: 81 and 77 Pope Avenue
 Parcel Number [PIN]: R 5 5 2 0 1 8 0 0 0 0 0 1 0 0 0 0 0
 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.



1.29.18

SIGNATURE

DATE



Heritage Plaza Exterior Alteration:

As per the owners request we are proposing that the roofing material change back to asphalt shingles from the previously approved metal standing seamed roof. This will be done on the (3) remaining buildings at the site (buildings A, B, and C) and the (1) new building that is going in (building D).

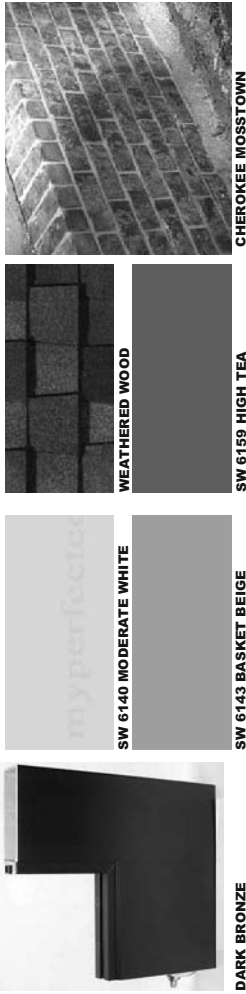
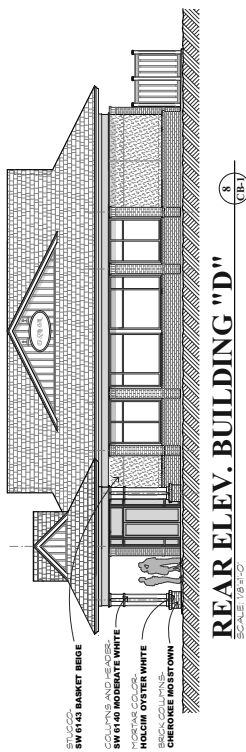
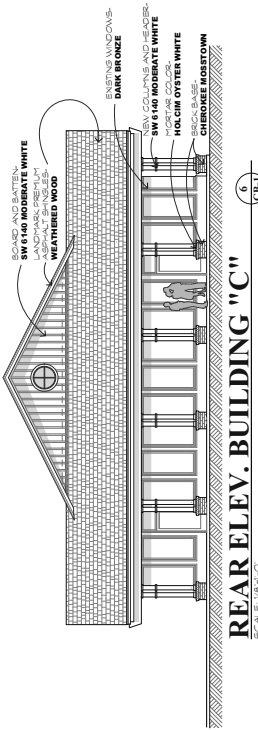
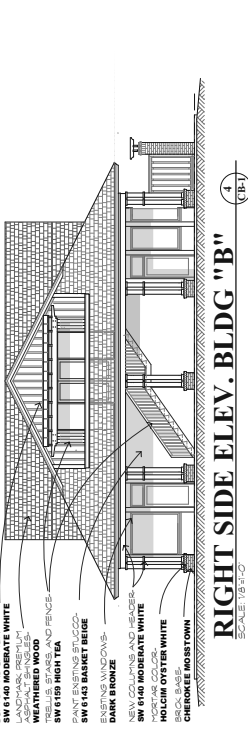
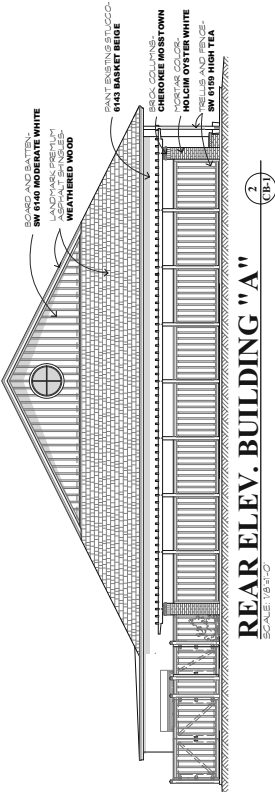
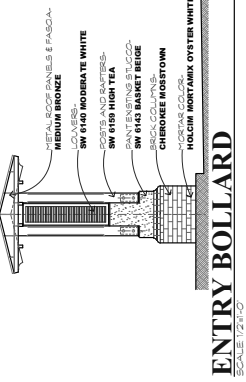
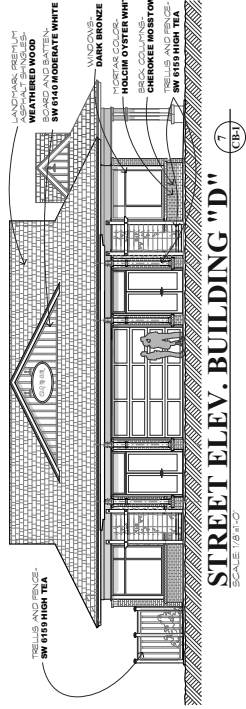
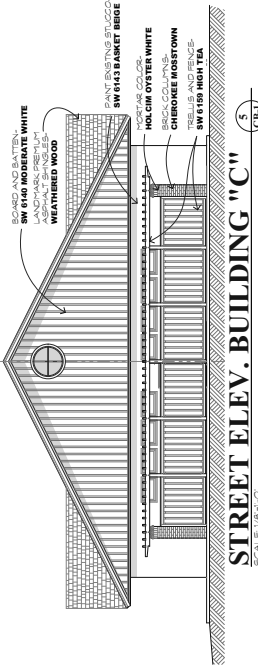
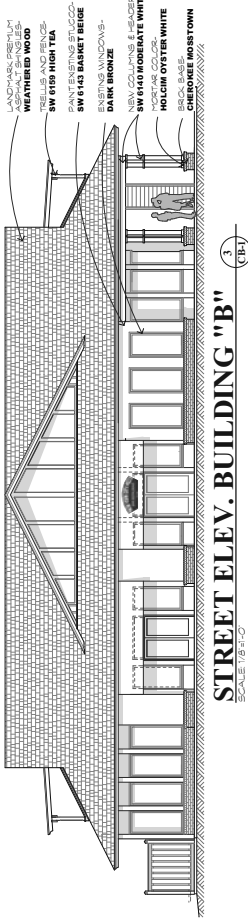
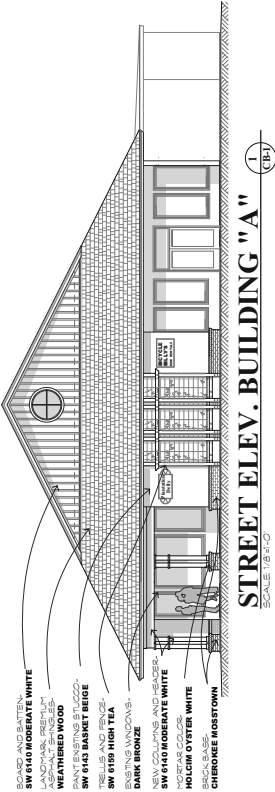
Thank you for your time and consideration of this project

A handwritten signature in black ink, appearing to read 'Timothy C. Probst', with a long horizontal flourish extending to the right.

Timothy C. Probst, AIA

REVISIONS	DATE
CHANGES FROM BOARD	10/11/17
DATE APPROVED	10/11/17

DRAWN BY	
CHECKED BY	
DATE	6/23/17
SCALE	AS SHOWN
JOB NO.	
SHEET	





THE TOWN OF HILTON HEAD ISLAND
DESIGN REVIEW BOARD – NOTICE OF ACTION

PROJECT NAME: Heritage Plaza Renovation, Buildings A, B & C Alterations **PROJECT #:** DRB-001839-2016

PROJECT ADDRESS: 81 Pope Avenue

CATEGORY: Alteration/Addition

ACTION DATE: November 8, 2016 **NOTICE DATE:** November 14, 2016

APPLICANT/AGENT: Todd Theodore, Wood+Partners, Inc.
7 Lafayette Place
Hilton Head Island, SC 29926
Email: Ttheodore@woodandpartners.com

On the above meeting date your Application received the following action:

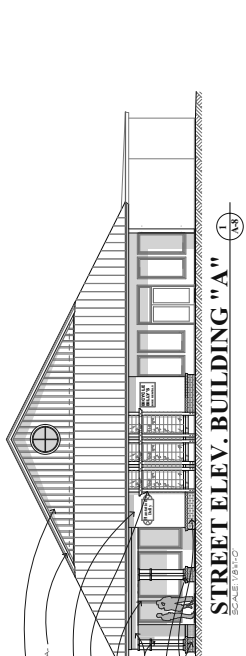
- APPROVED AS SUBMITTED**
- APPROVED WITH THE SPECIFIC CONDITIONS LISTED BELOW**
- 1) the EIFS colors and the mortar color on buildings A, B, C, & D shall match the EIFS colors and the mortar color that is ultimately approved on the hotel building;
 - 2) provide a detail/specifications of the pots for the vines and specify the pots will be irrigated for Staff review and approval.
- DENIED**
- WITHDRAWN AT THE APPLICANTS REQUEST**

PURSUANT TO LMO 16-2-103-I.7, THIS APPROVAL WILL EXPIRE ONE YEAR FROM THE DATE OF THIS NOTICE UNLESS A DEVELOPMENT PLAN (SEE LMO 16-2-103.G) OR SMALL RESIDENTIAL DEVELOPMENT (SEE LMO 16-2-103.H) IS APPROVED OR, WHERE DEVELOPMENT PLAN REVIEW OR SMALL RESIDENTIAL DEVELOPMENT REVIEW IS NOT REQUIRED, THE APPROVED ACTIVITY IS COMPLETED. YOU HAVE THE RIGHT TO APPEAL THIS DECISION TO CIRCUIT COURT IN ACCORDANCE WITH LMO 16-2-103-I.4.c.ii.

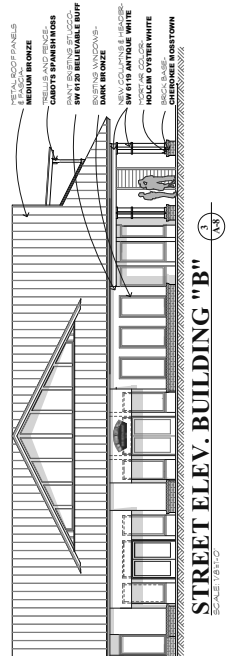
NOTICE: APPROVAL BY THE DESIGN REVIEW BOARD MAY NOT CONSTITUTE AUTHORITY TO PROCEED. PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 341-4757 TO FIND OUT IF OTHER APPROVALS OR PERMITS ARE REQUIRED FROM THE DEVELOPMENT REVIEW AND ZONING, BUILDING, OR ENGINEERING DIVISIONS.

BY:  _____, Urban Designer

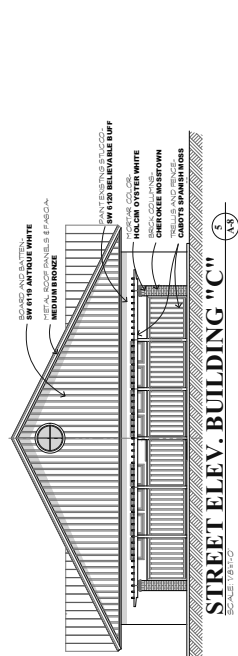
APPROVED



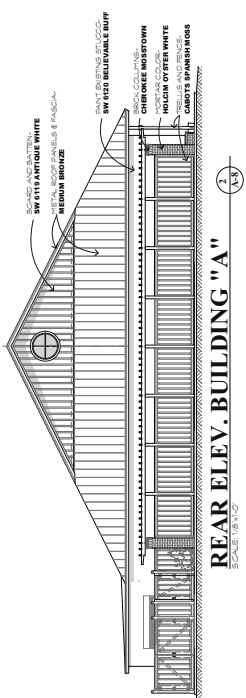
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- METAL ROOF PANELS & FASCIA: MEDIUM BRONZE
- SW 6120 BELIEVABLE BLUFF
- TRUSS AND RENCOS: CABOTS SPANISH MOSS
- SW 6120 BELIEVABLE BLUFF
- NEW COLONS AND HEADS: DARK BRONZE
- NEW COLONS AND HEADS: SW 6119 ANTIQUE WHITE
- HOLD IN OYSTER WHITE
- CHEROKEE MOSSTOWN



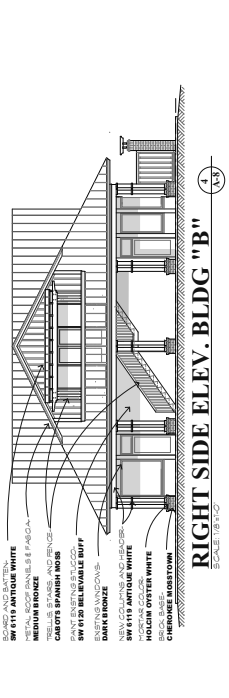
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- CABOTS SPANISH MOSS
- PAINT INSIDE OF METAL ROOF: SW 6120 BELIEVABLE BLUFF
- NEW COLONS: DARK BRONZE
- NEW COLONS AND HEADS: SW 6119 ANTIQUE WHITE
- HOLD IN OYSTER WHITE
- ROCKY MOUNTAIN: SW 6120 BELIEVABLE BLUFF
- TRUSS AND RENCOS: CABOTS SPANISH MOSS



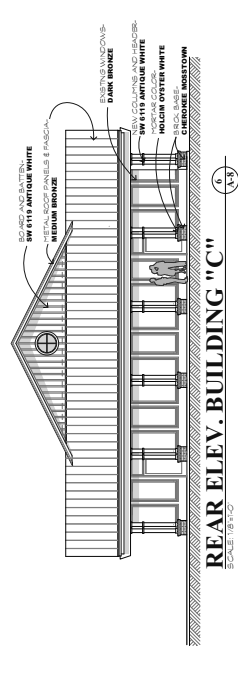
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- SW 6119 ANTIQUE WHITE
- TRUSS AND RENCOS: CABOTS SPANISH MOSS
- NEW COLONS AND HEADS: DARK BRONZE
- SW 6120 BELIEVABLE BLUFF
- HOLD IN OYSTER WHITE
- ROCKY MOUNTAIN: SW 6120 BELIEVABLE BLUFF
- TRUSS AND RENCOS: CABOTS SPANISH MOSS



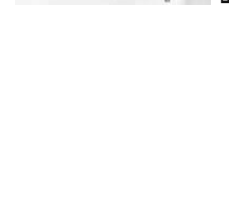
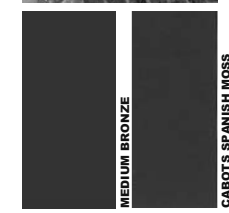
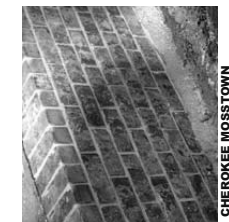
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- METAL ROOF PANELS & FASCIA: MEDIUM BRONZE
- SW 6120 BELIEVABLE BLUFF
- PAINT INSIDE OF METAL ROOF: SW 6120 BELIEVABLE BLUFF
- CHEROKEE MOSSTOWN
- HOLD IN OYSTER WHITE
- HOLD IN OYSTER WHITE
- CABOTS SPANISH MOSS



- WOOD AND BATTEN: SW 6119 ANTIQUE WHITE
- METAL ROOF PANELS & FASCIA: MEDIUM BRONZE
- CABOTS SPANISH MOSS
- PAINT INSIDE OF METAL ROOF: SW 6120 BELIEVABLE BLUFF
- NEW COLONS AND HEADS: DARK BRONZE
- SW 6119 ANTIQUE WHITE
- HOLD IN OYSTER WHITE
- CHEROKEE MOSSTOWN



- METAL ROOF PANELS & FASCIA: MEDIUM BRONZE
- SW 6119 ANTIQUE WHITE
- TRUSS AND RENCOS: CABOTS SPANISH MOSS
- NEW COLONS AND HEADS: DARK BRONZE
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- ROCKY MOUNTAIN: SW 6120 BELIEVABLE BLUFF
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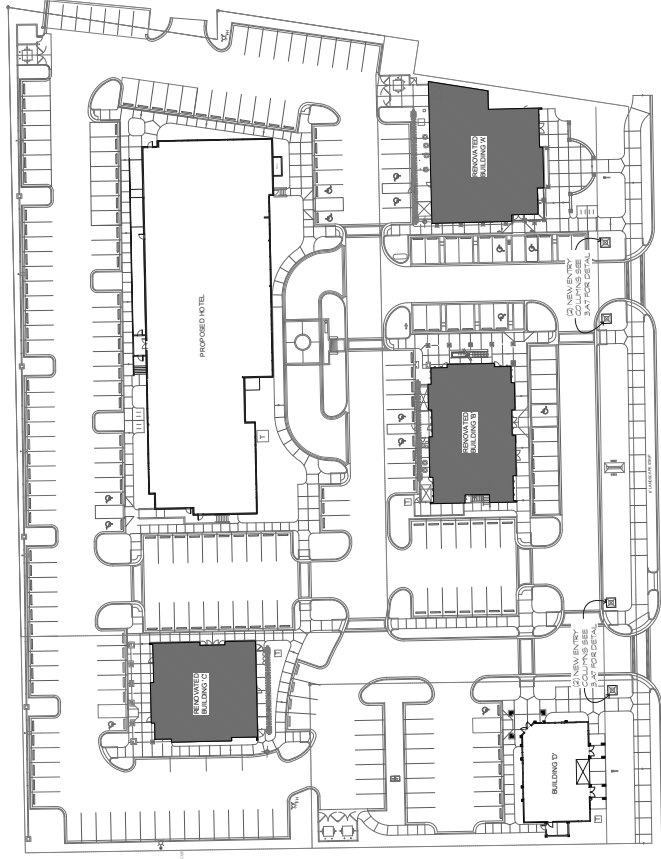
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- CABOTS SPANISH MOSS
- PAINT INSIDE OF METAL ROOF: SW 6120 BELIEVABLE BLUFF
- METAL COLUMN: MEDIUM BRONZE
- CHEROKEE MOSSTOWN
- HOLD IN OYSTER WHITE

As Built for:

Heritage Plaza
 Hilton Head Island, S.C. 29938

REVISIONS	DATE

DRAWN BY	
CHECKED BY	
DATE	
SCALE	
JOB NO.	
SHEET	
A-8	
OF 8 SHEETS	



SITE PLAN

SCALE 3/32"=1'-0"

1 of 1

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

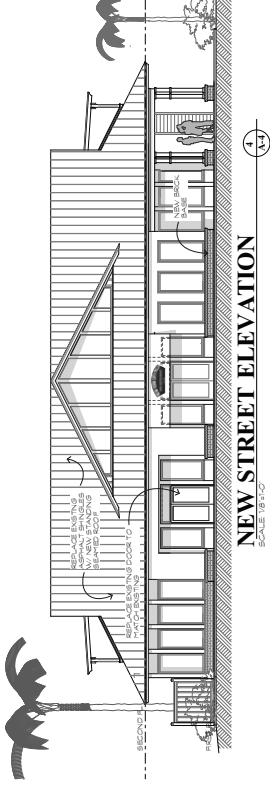
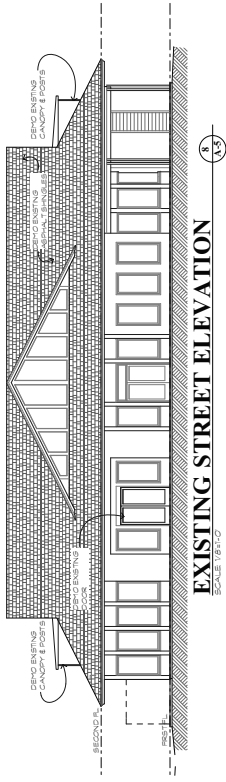
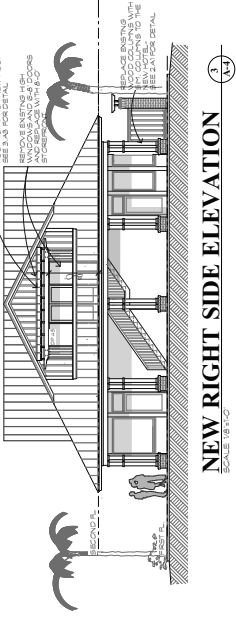
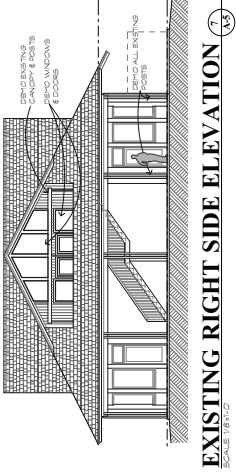
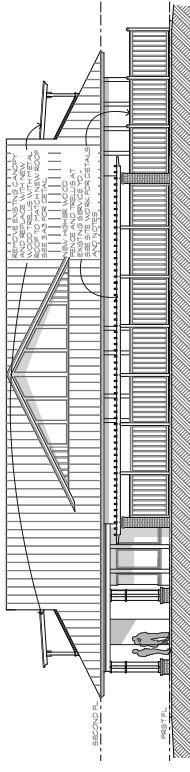
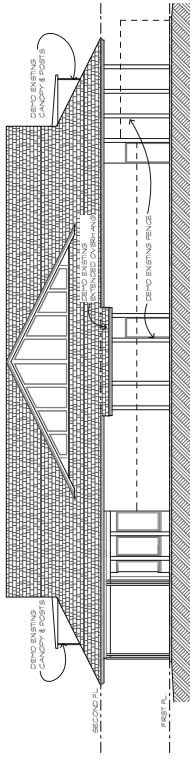
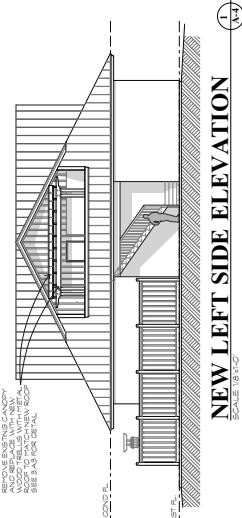
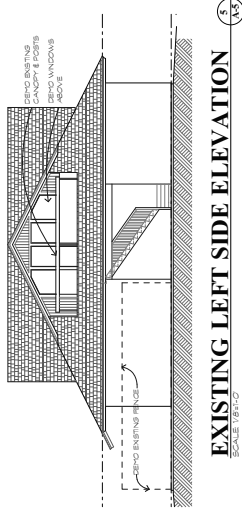
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CHECKED BY	
DATE	
SCALE	
JOB NO.	
SHEET	
S-1	
OF	3 SHEETS

REVISIONS	DATE

As Built for :
Heritage Plaza
Site Plan
Hilton Head Island, S.C. 29938

pd&g ARCHITECTS
portdesigngrouparchitects
443 5715 1074 OFFICE 800.462.9418 HILTONHEAD.SC.29938

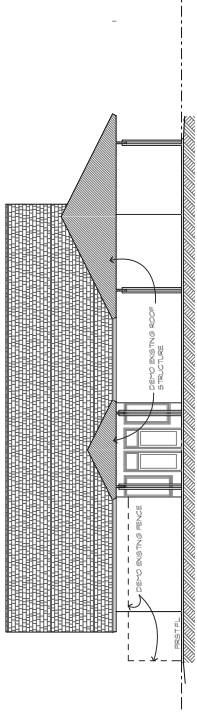
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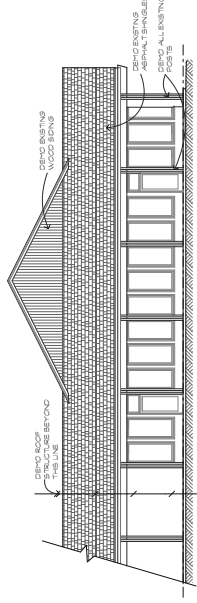
As Built for:
Heritage Plaza
 Building "B"
 Hilton Head Island, S.C. 29938

REVISIONS	DATE

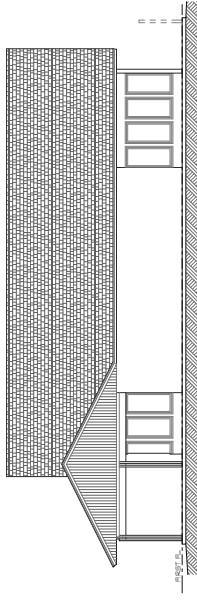
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 CHECKED BY
 DATE
 SCALE
 JOB NO.
 SHEET
A-4
 OF 8 SHEETS



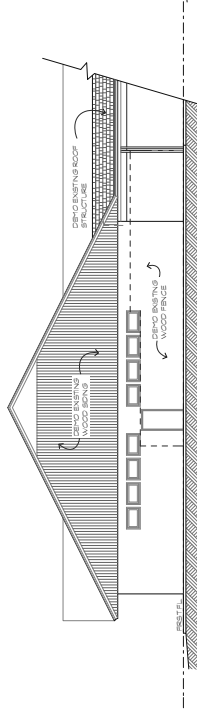
EXISTING LEFT SIDE ELEVATION
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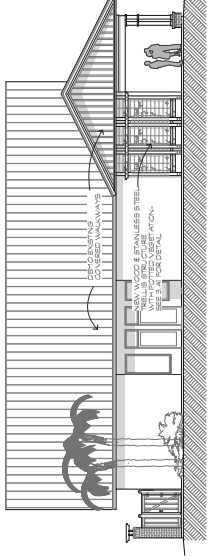
EXISTING REAR ELEVATION
SCALE: 1/8"=1'-0"



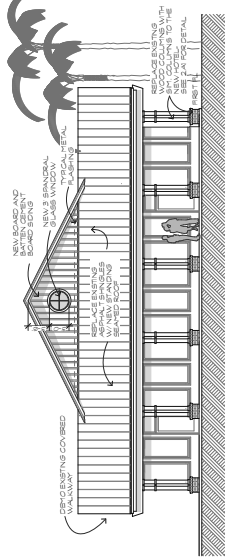
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



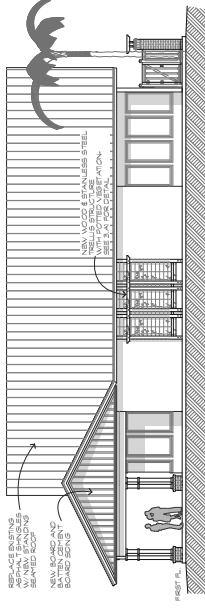
NEW STREET ELEVATION
SCALE: 1/8"=1'-0"



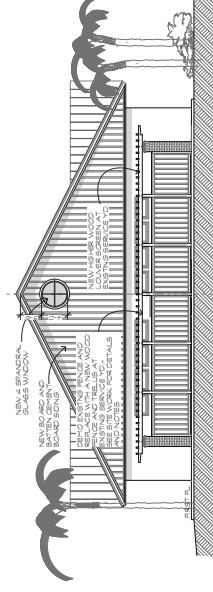
NEW LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

As Built for:
Heritage "C"
Hilton Head Island, SC, 29938

REVISIONS	DATE

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CHECKED BY	
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JOB NO.	
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OF	
SHEETS	

APPROVED

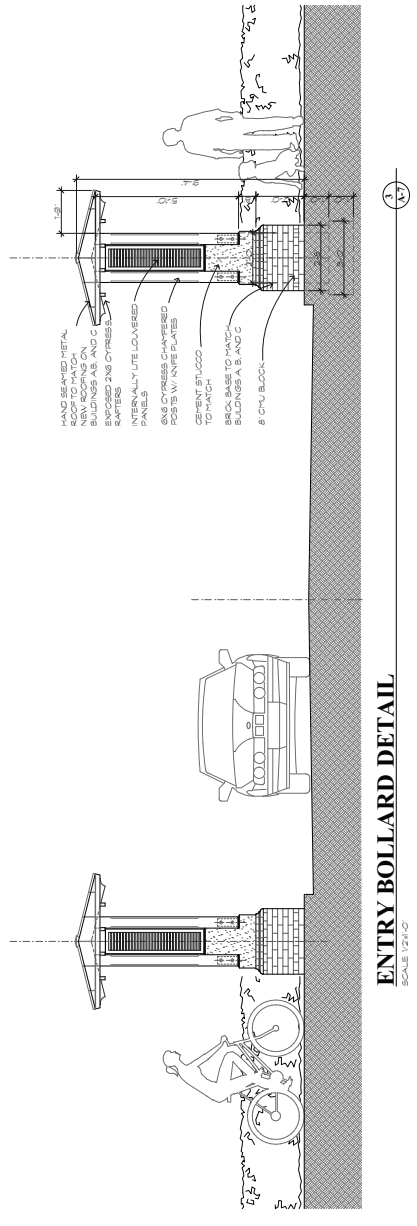
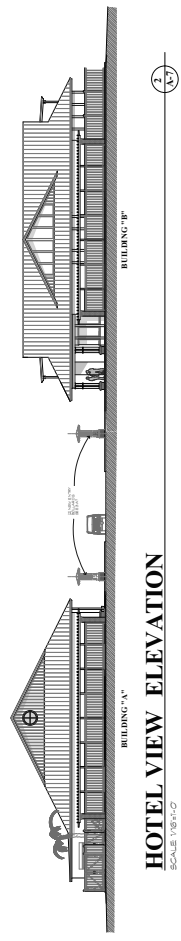
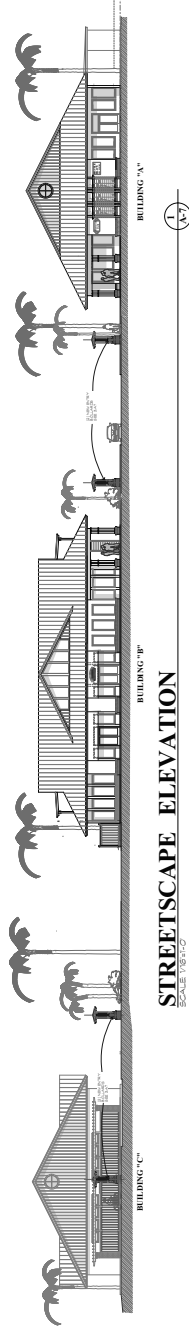


As Built for:
Heritage Plaza
 Building "A, B, & C"
 Hilton Head Island, S.C. 29938

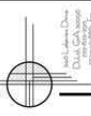
REVISIONS	DATE

DRAWN BY	
CHECKED BY	
DATE	
SCALE	
JOB NO.	
SHEET	
A-7	
OF	
SETS	

APPROVED



ENTRY BOLLARD DETAIL
 SCALE 1/4"=1'-0"



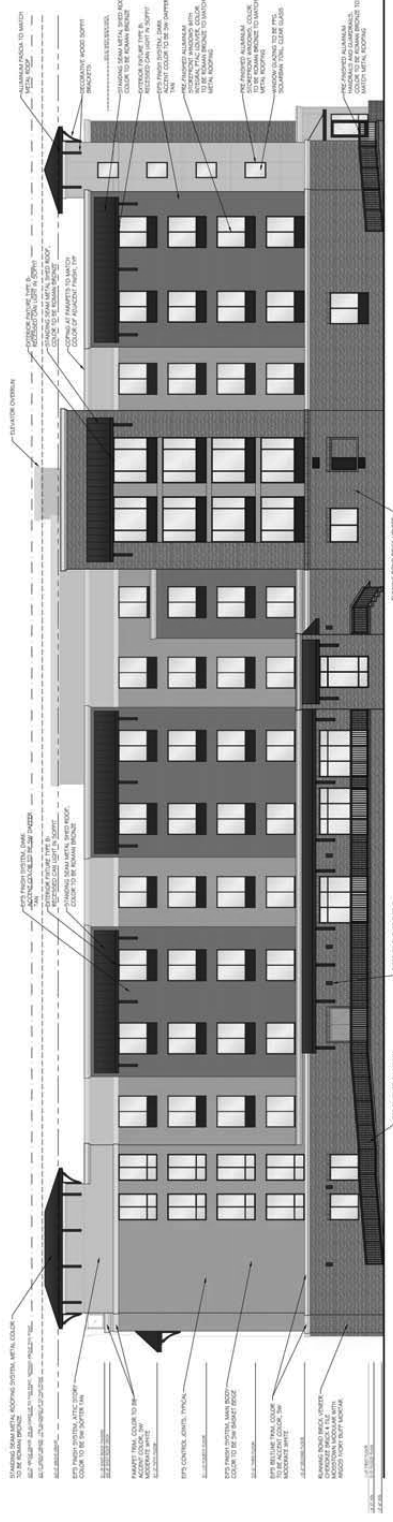
THIS DRAWING IS THE PROPERTY OF ROBERT W. PONDER ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THIS DRAWING. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF ROBERT W. PONDER ARCHITECT.

OWNER:	RCH HILTON HEAD LLC
PROJECT:	COURTYARD APARTMENTS
PROJECT NO.:	18-0001
DATE:	11.15.18
SCALE:	1/8" = 1'-0"
SHEET NO.:	01
TOTAL SHEETS:	01-02

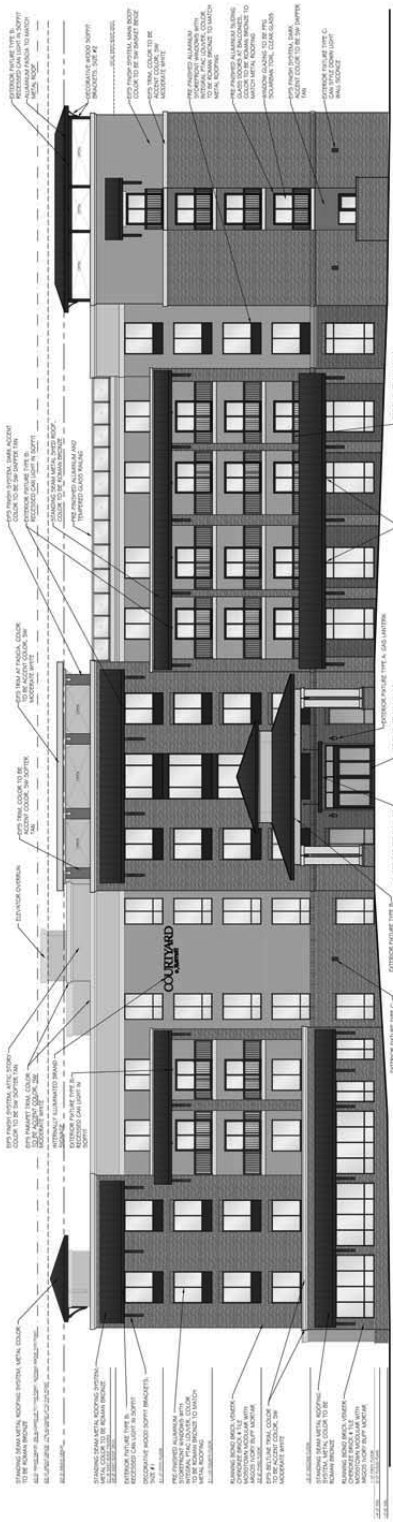
HILTON HEAD
1500 EAST BAY DRIVE
HILTON HEAD, SOUTH CAROLINA 29928
PROJECT NO. 18-0001
DATE: 11.15.18
SCALE: 1/8" = 1'-0"
SHEET NO. 01
TOTAL SHEETS: 01-02

BUILDINGS ELEVATIONS
APARTMENTS

APPROVED



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



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







BREAKFAST LUNCH & CARRY OUT

Plantation Cafe

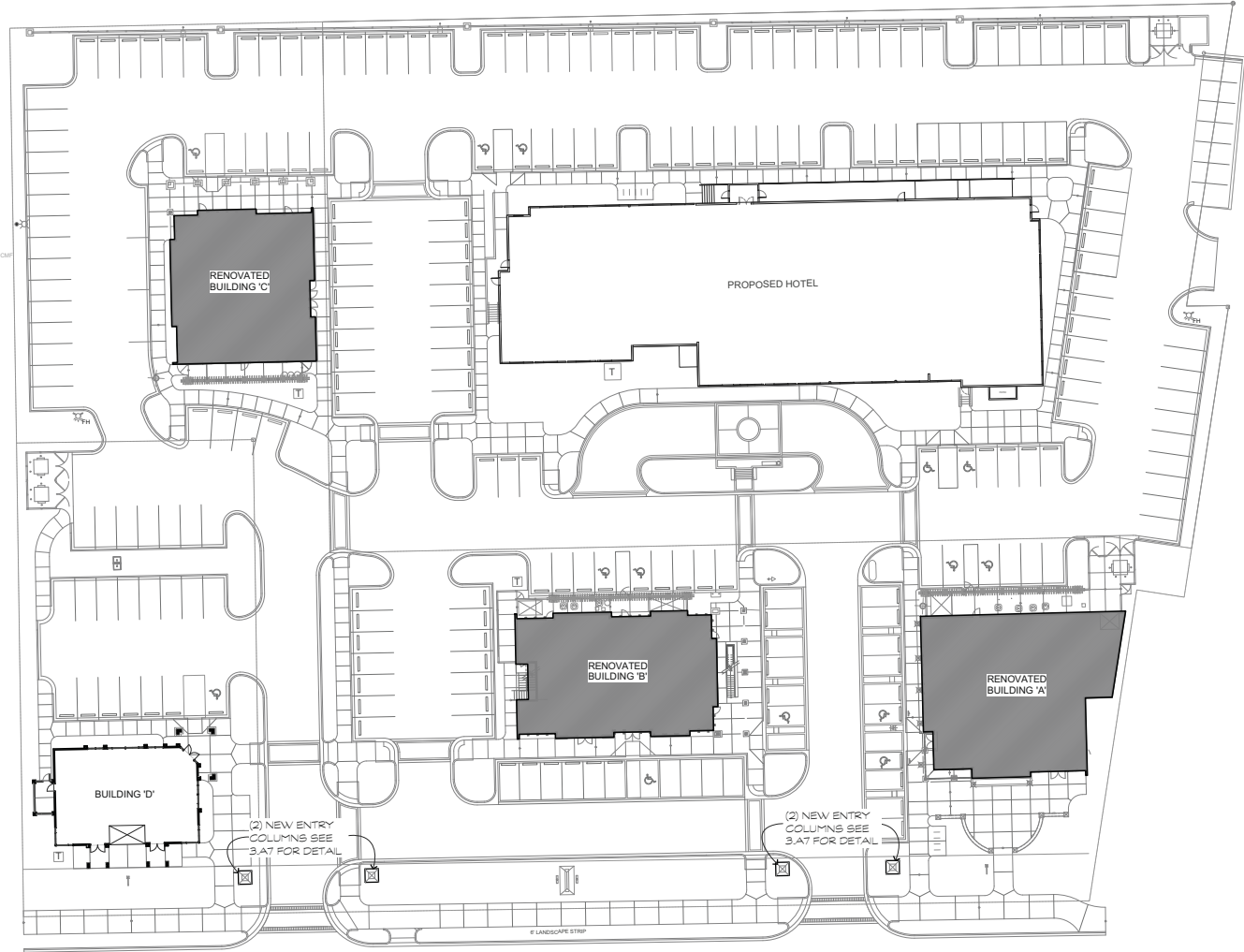
BREAKFAST LUNCH & CARRY OUT

Plantation Cafe

BREAKFAST LUNCH & CARRY OUT

VEHICLES TOWED AT OWNERS EXPENSE





SITE PLAN

SCALE: 30'-0"=1'-0"

1
S-1

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



As Built for :
Heritage Plaza
Site Plan
Hilton Head Island, S.C. 29938

REVISIONS	DATE

DRAWN BY
10
CHECKED BY

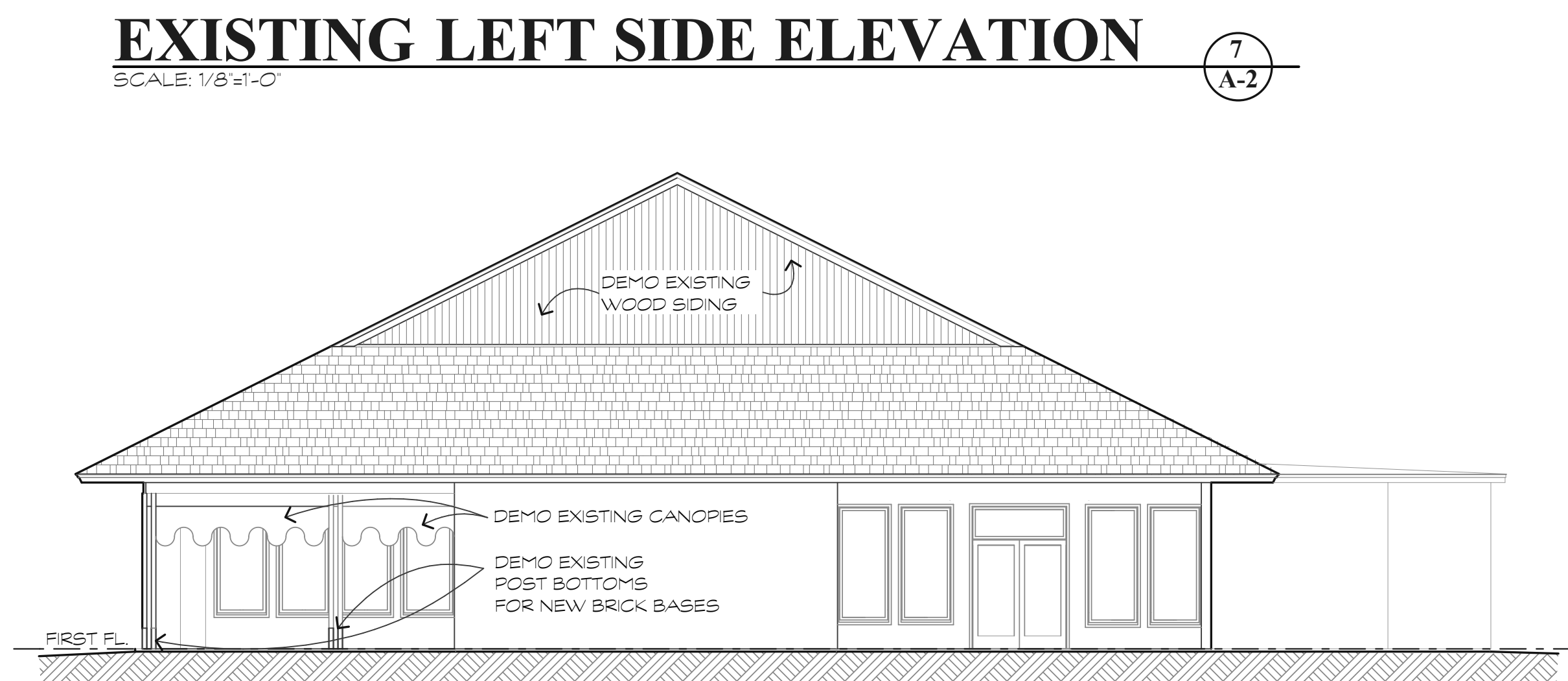
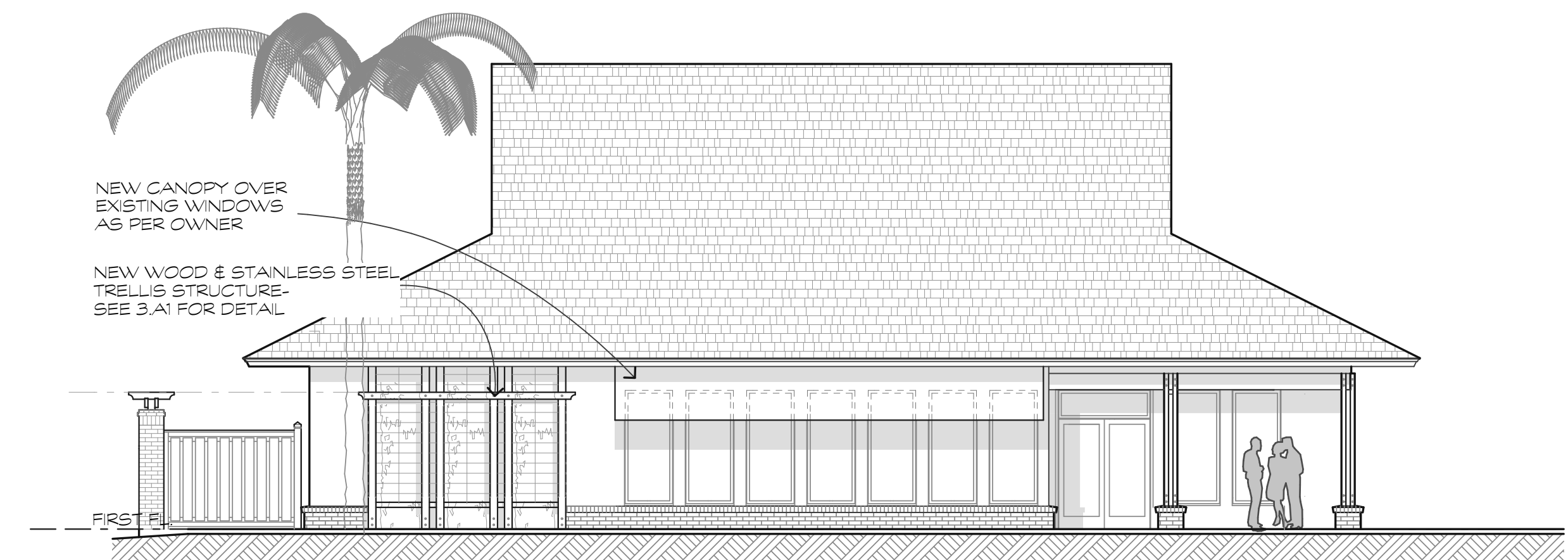
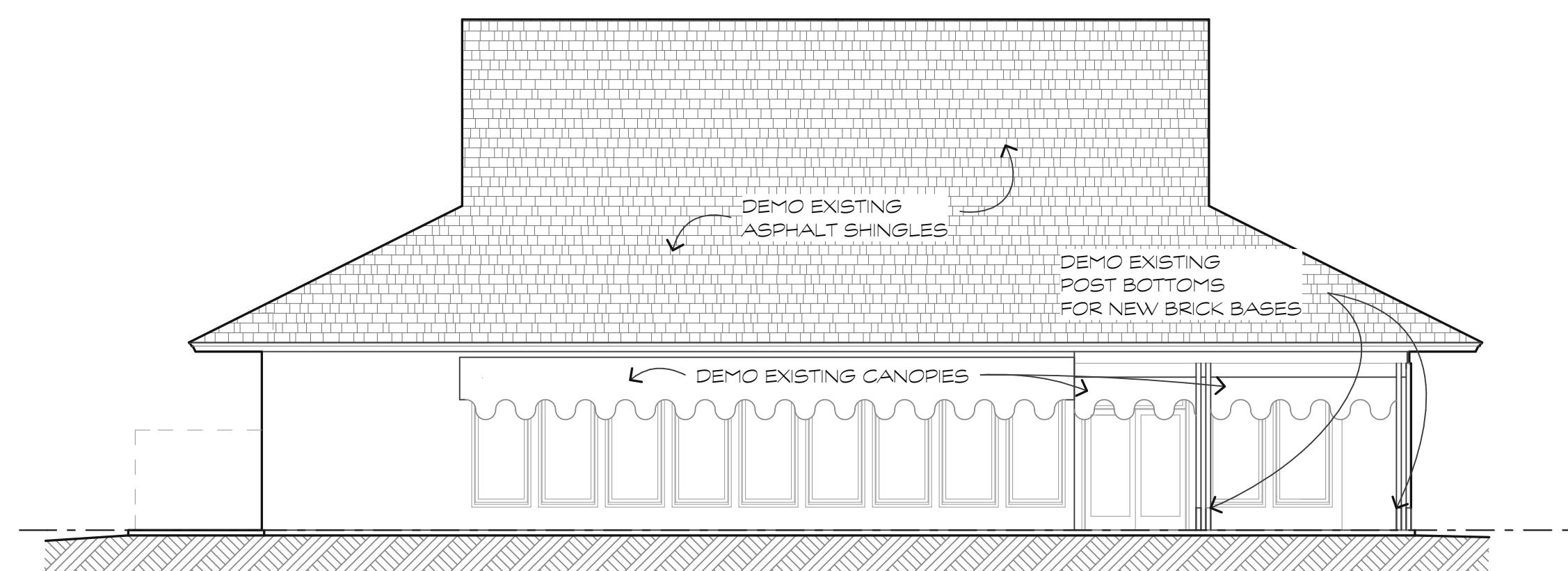
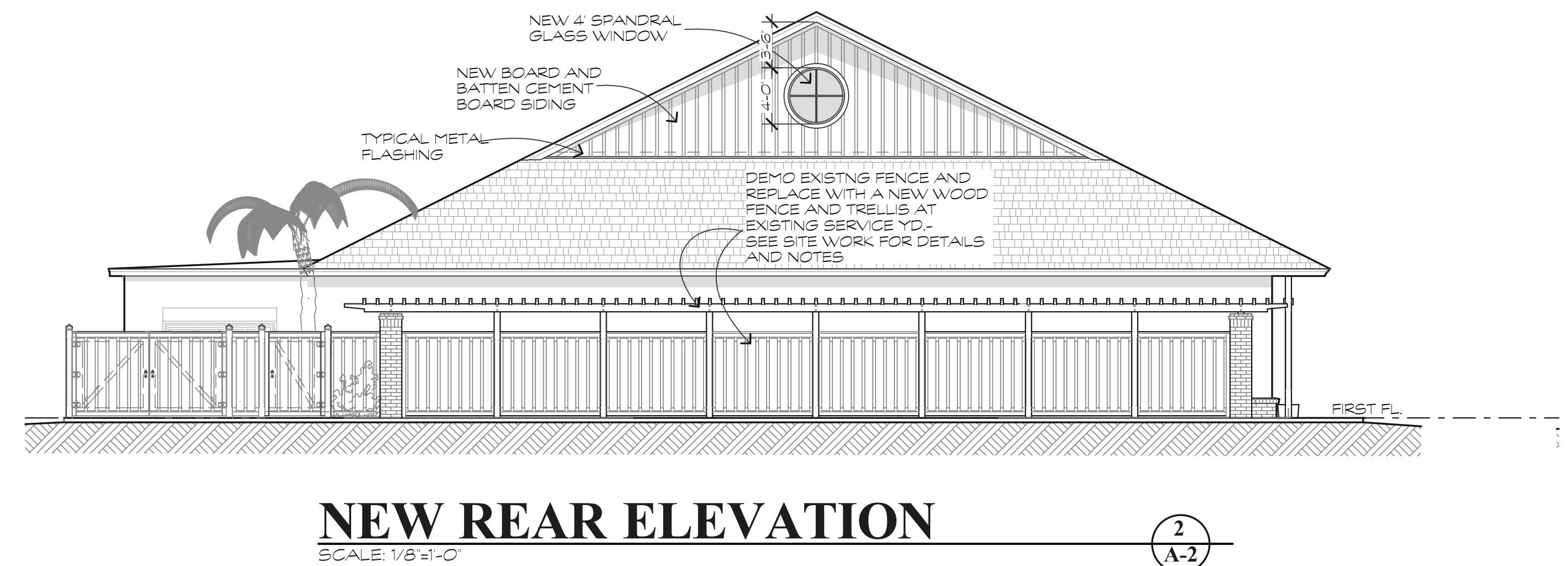
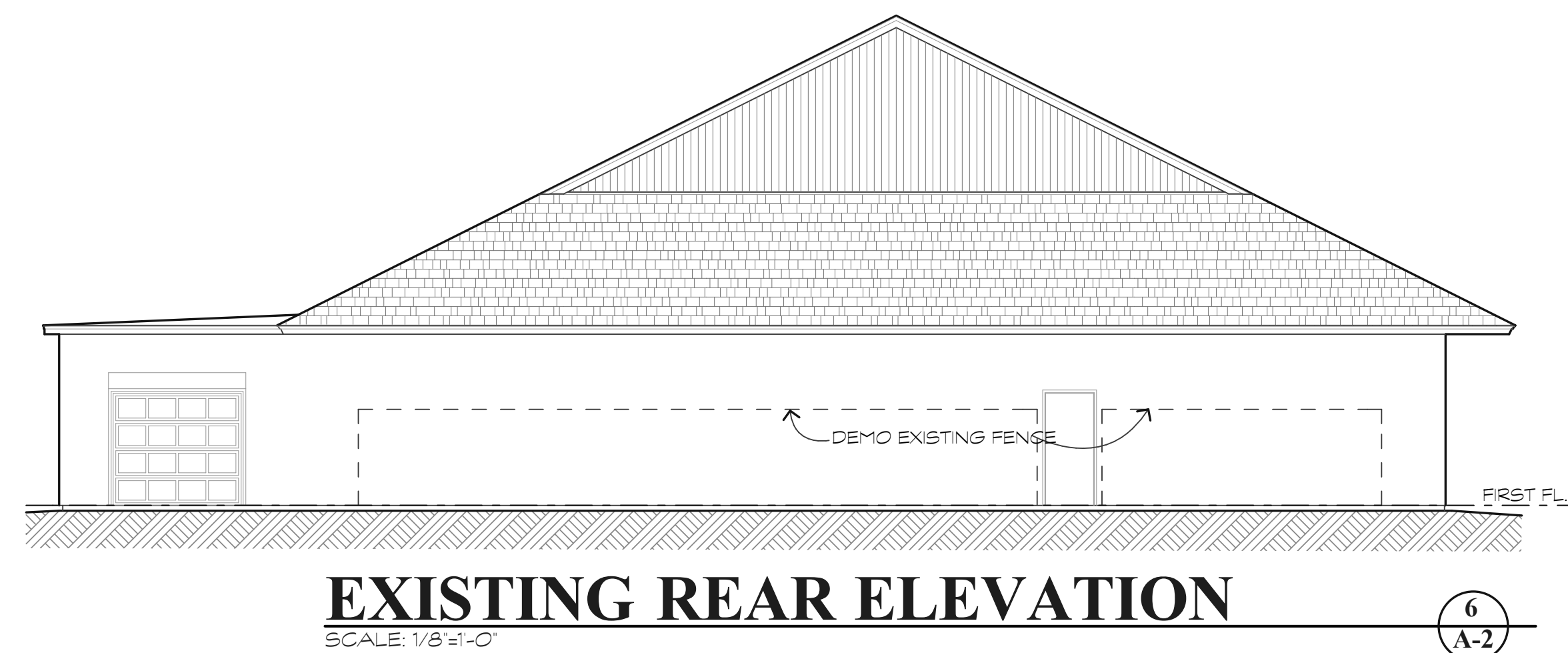
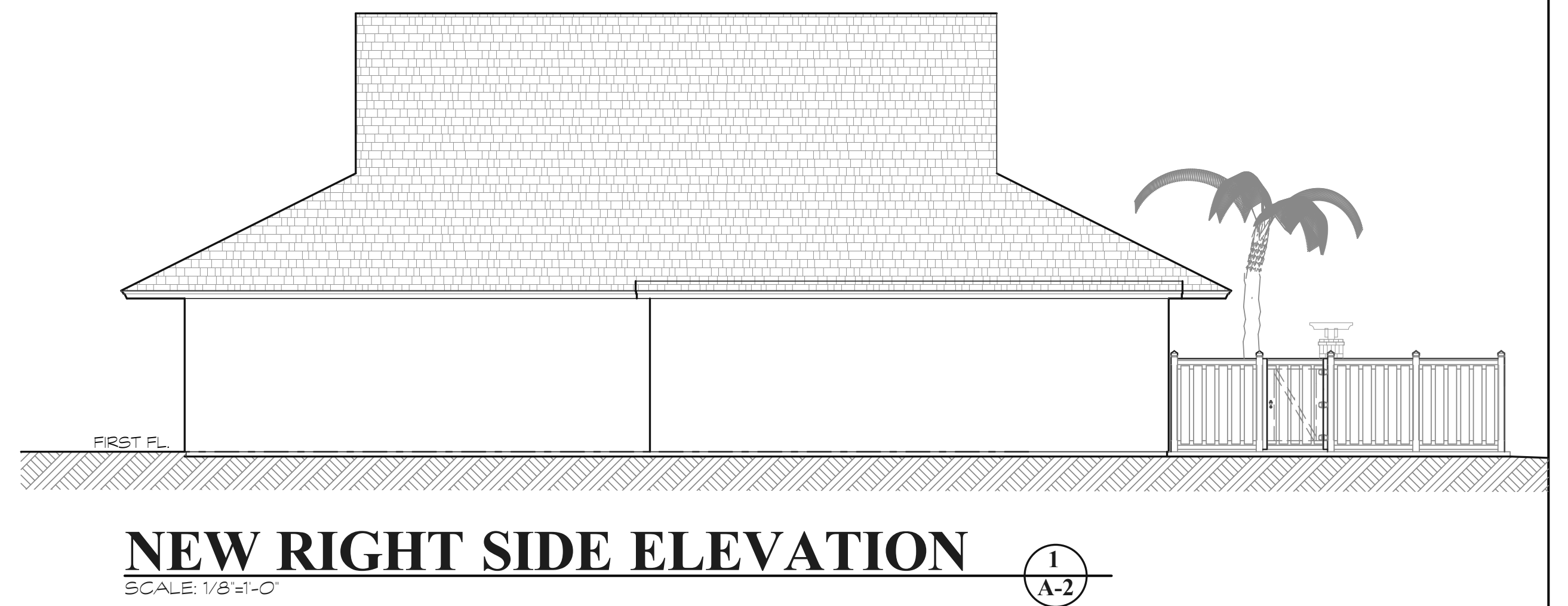
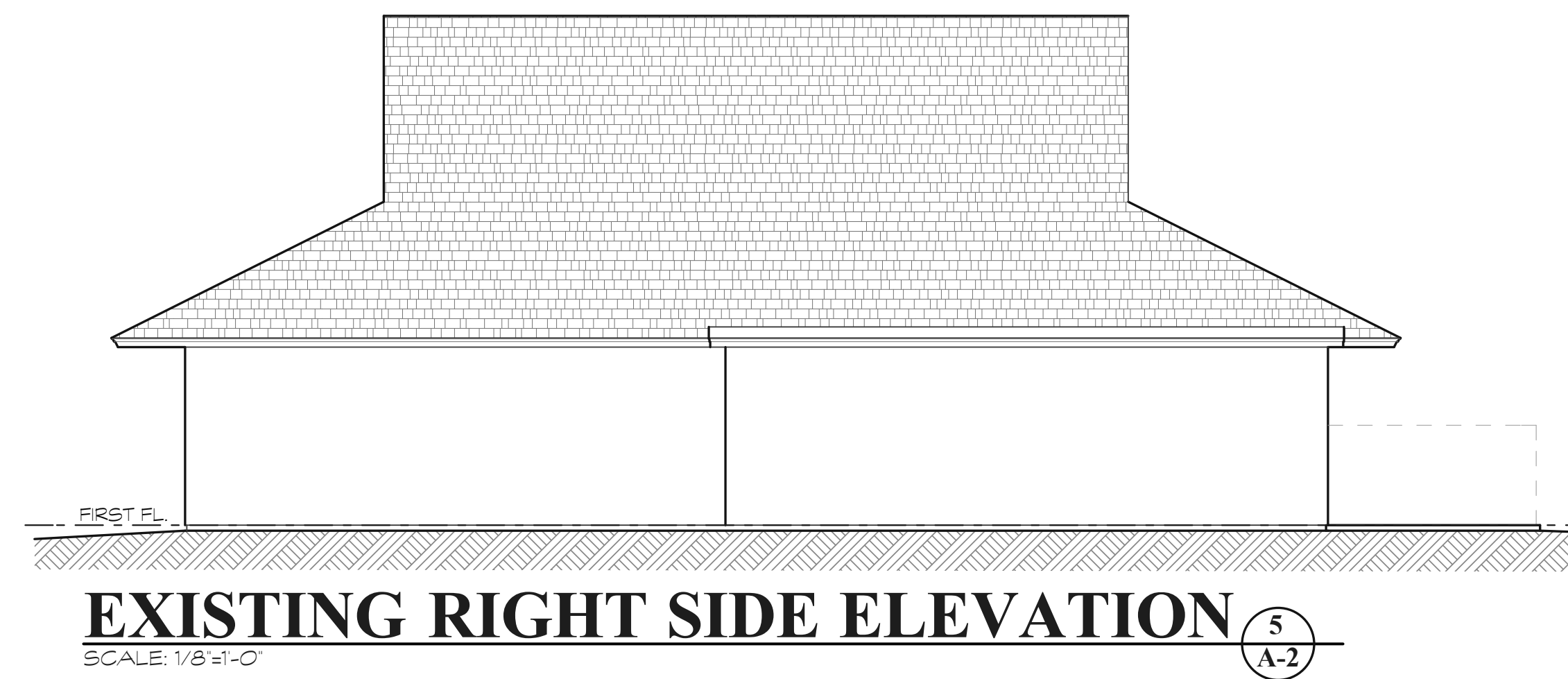
DATE
08/18/16
SCALE

JOB NO.

SHEET

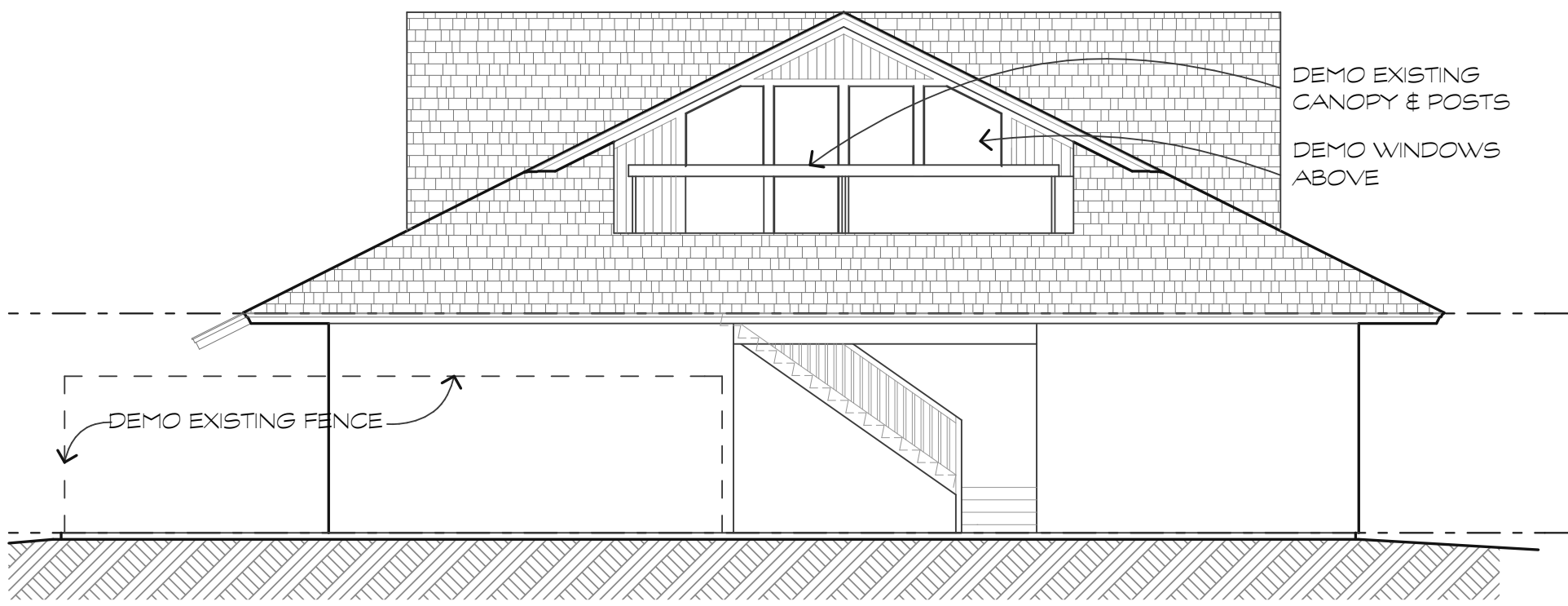
S-1

OF SHEETS



REVISIONS	DATE
1. CHANGED NEW ROOF TO ASPHALT SHINGLES	1/29/18

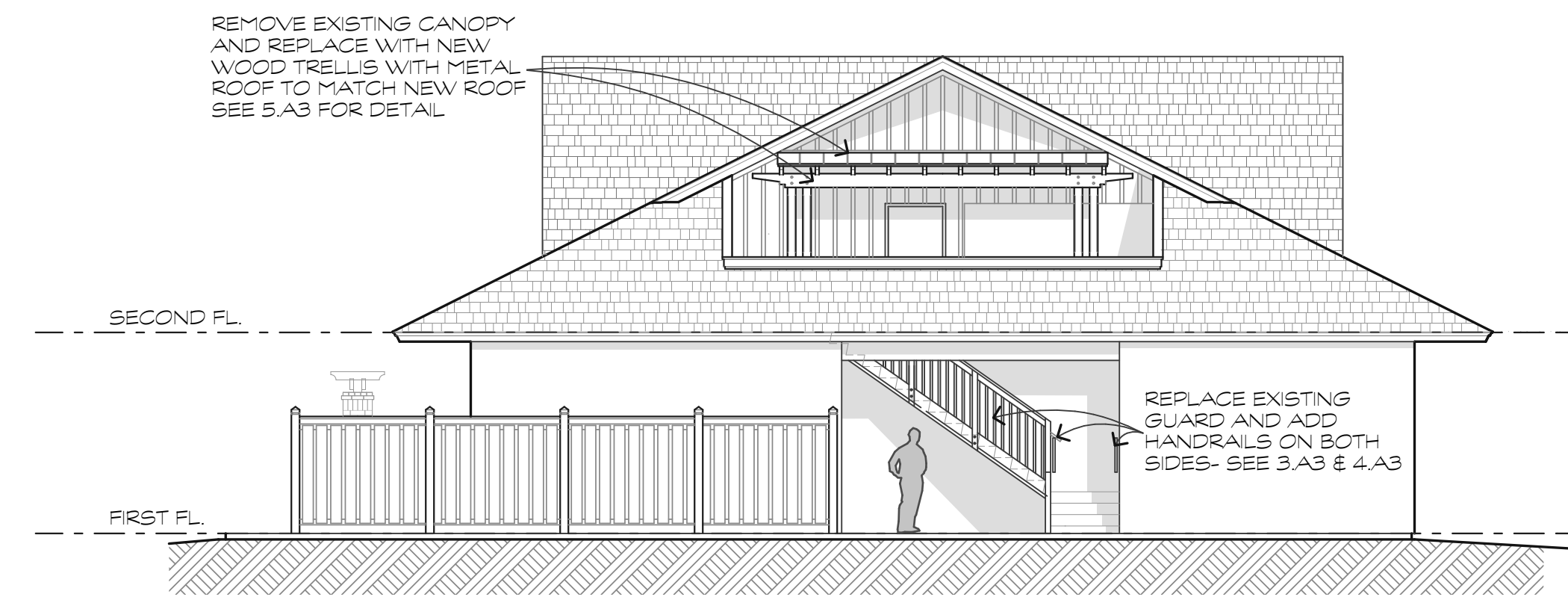
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DATE 6/23/17
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JOB NO.
SHEET A-2
OF SHEETS



EXISTING LEFT SIDE ELEVATION

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

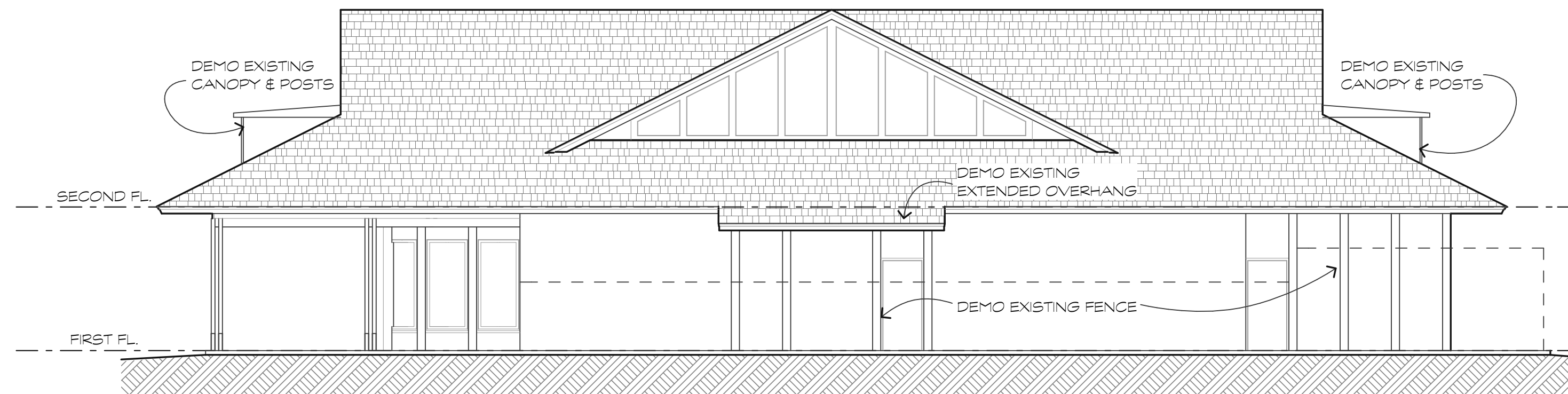
5
A-5



NEW LEFT SIDE ELEVATION

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

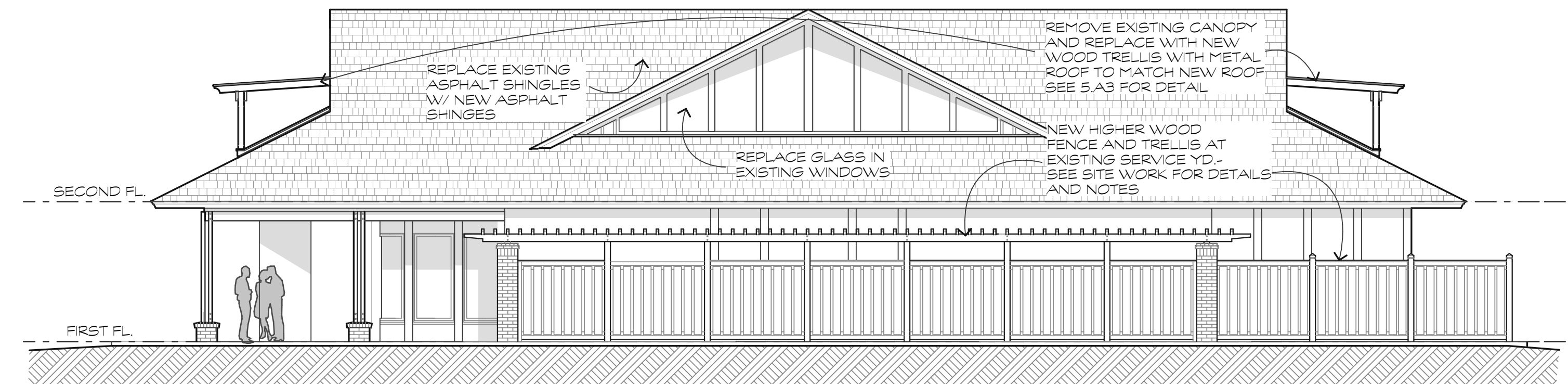
1
A-4



EXISTING REAR ELEVATION

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

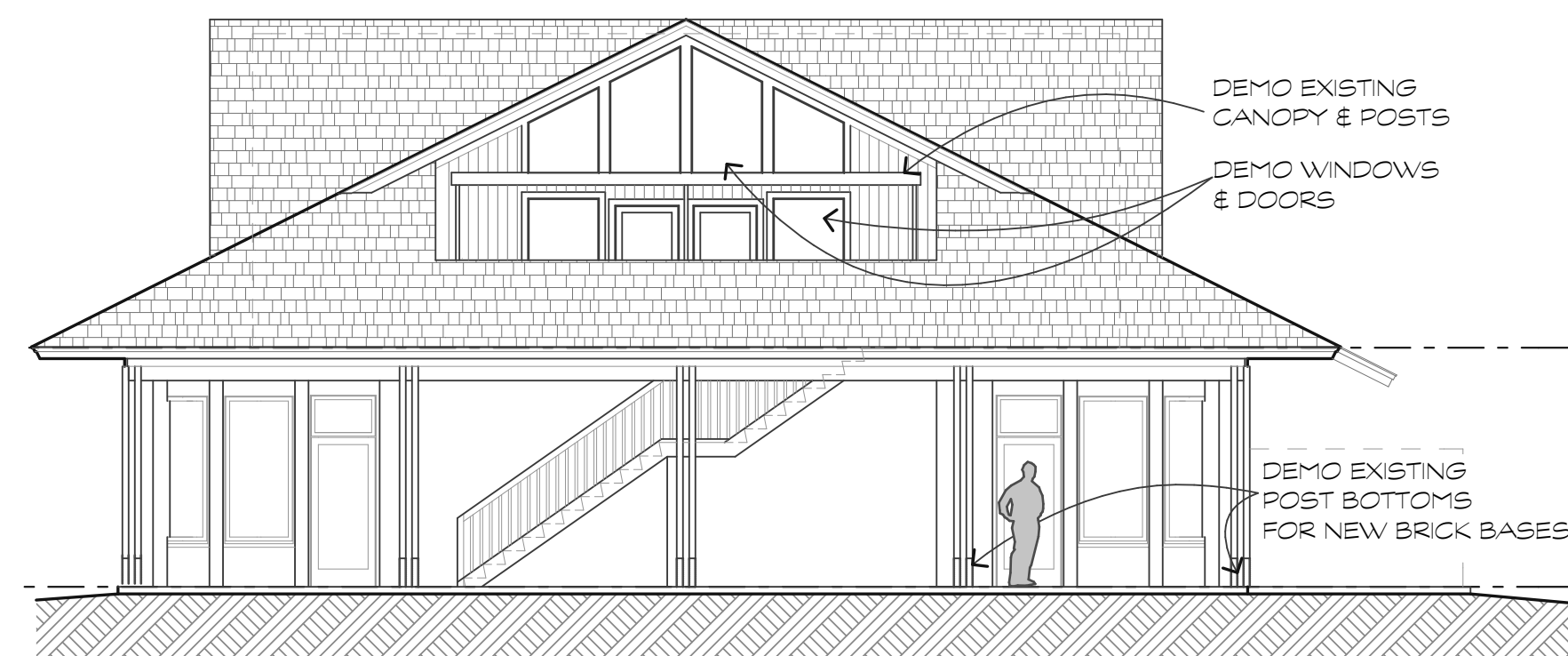
6
A-5



NEW REAR ELEVATION

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

2
A-4



EXISTING RIGHT SIDE ELEVATION

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

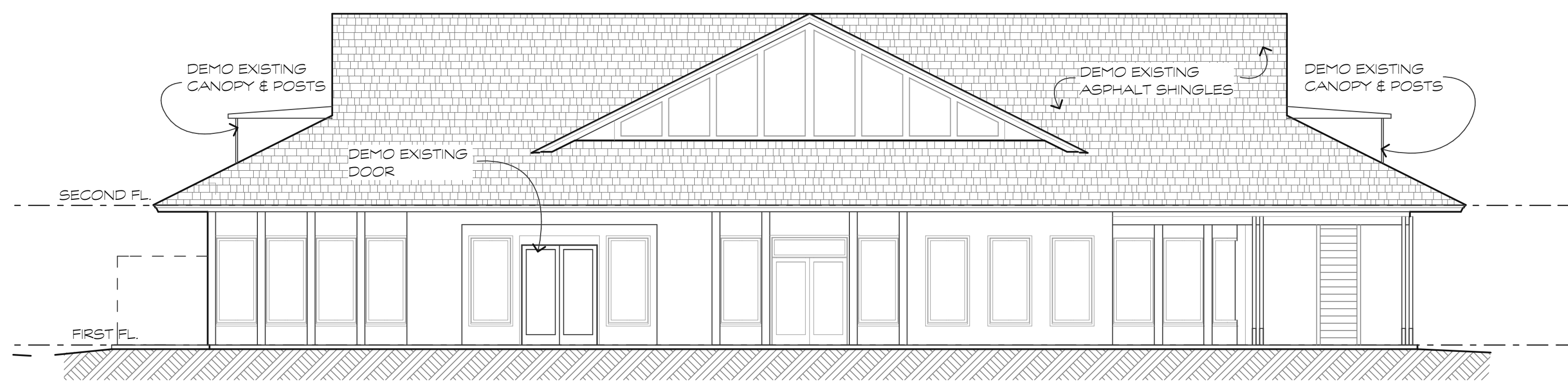
7
A-5



NEW RIGHT SIDE ELEVATION

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

3
A-4



EXISTING STREET ELEVATION

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

8
A-5



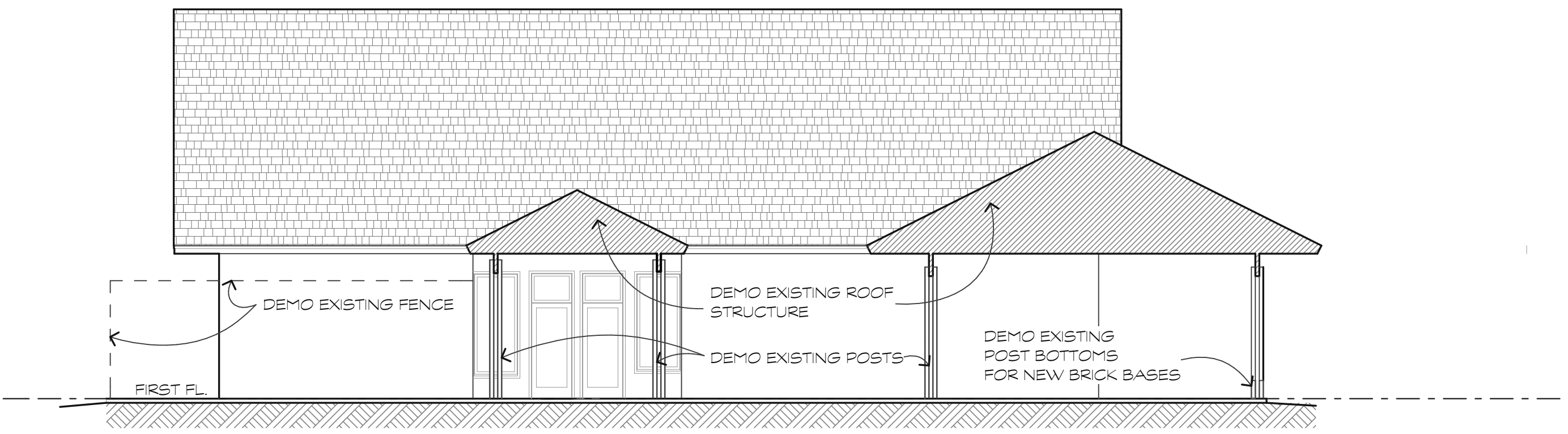
NEW STREET ELEVATION

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

4
A-4

REVISIONS	DATE
1. CHANGED NEW ROOF TO ASPHALT SHINGLES	1/29/18

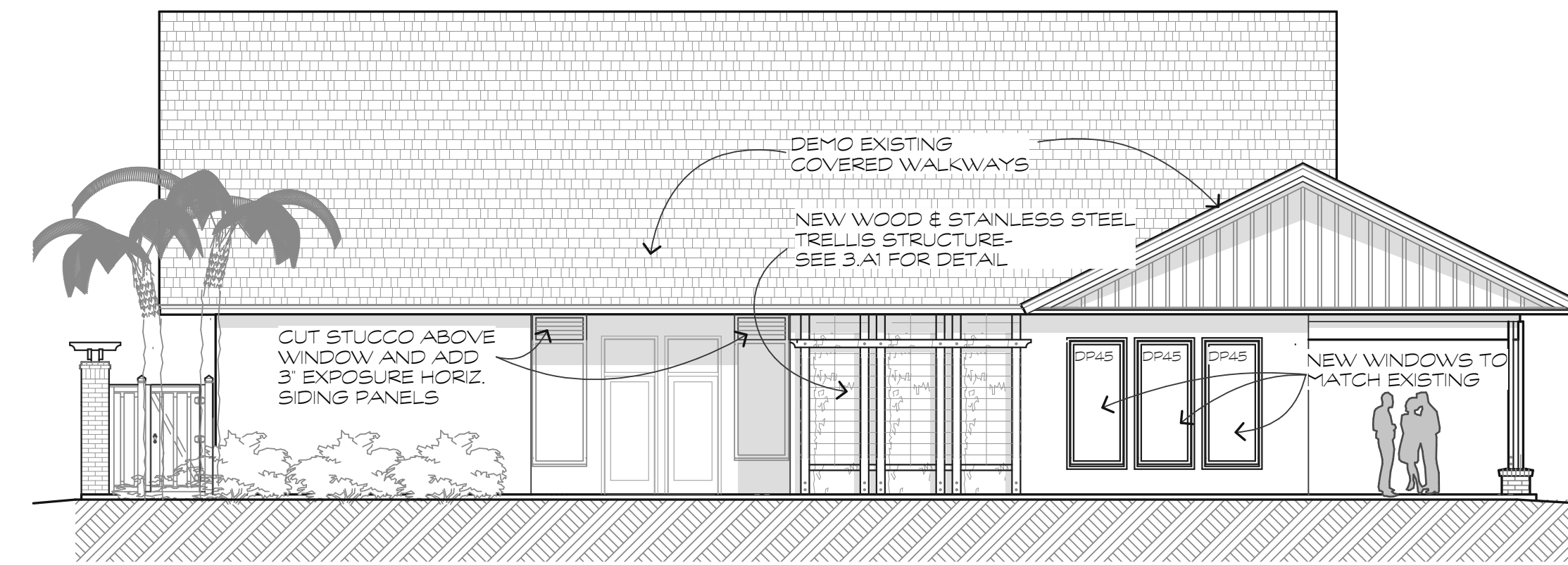
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DATE	6/25/17
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A-4	
OF	SHEETS



EXISTING RIGHT SIDE ELEVATION

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

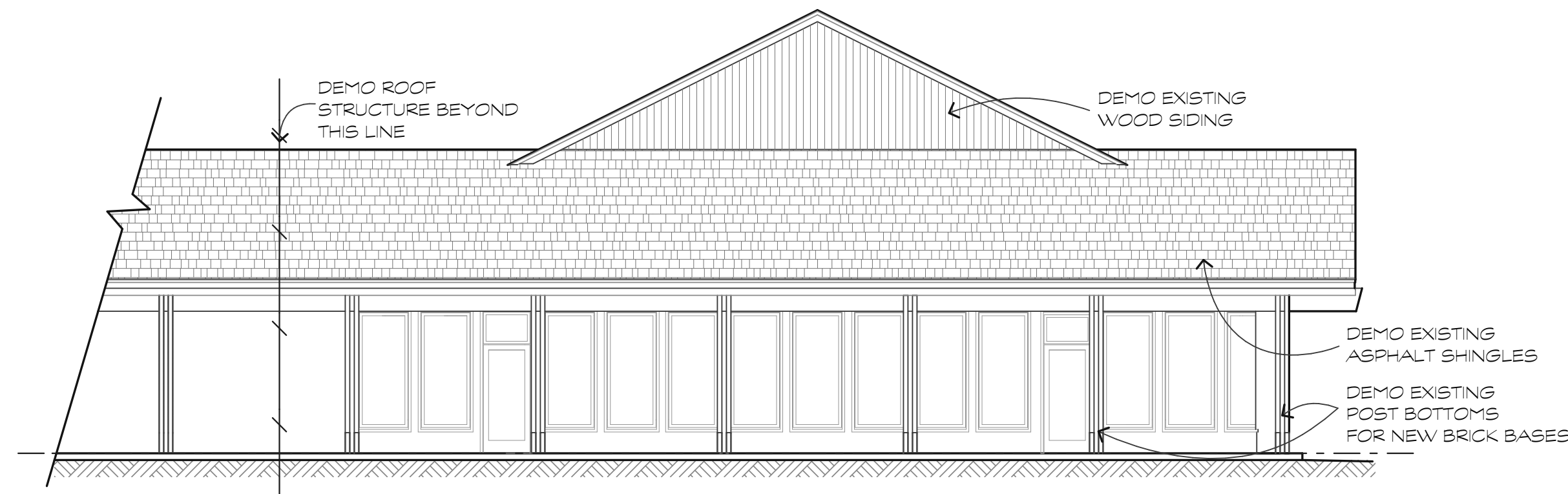
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A-6



NEW RIGHT SIDE ELEVATION

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

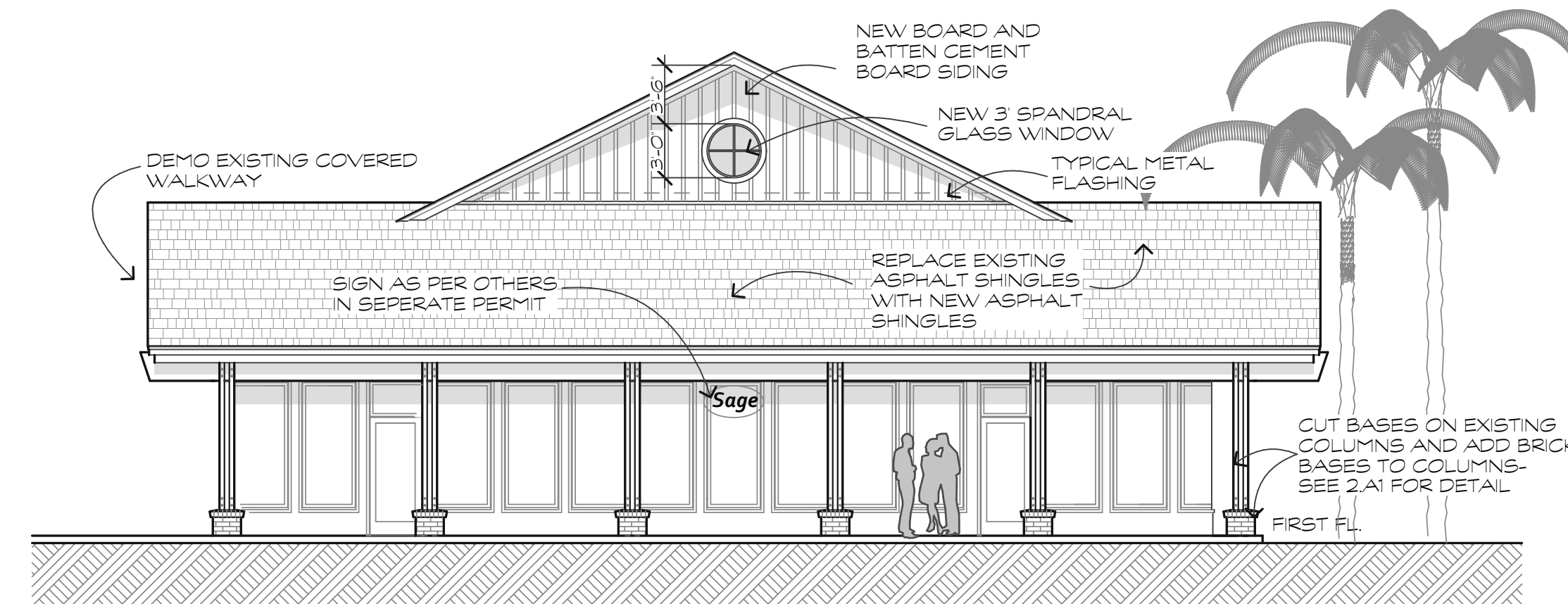
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A-6



EXISTING ENTRY ELEVATION

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

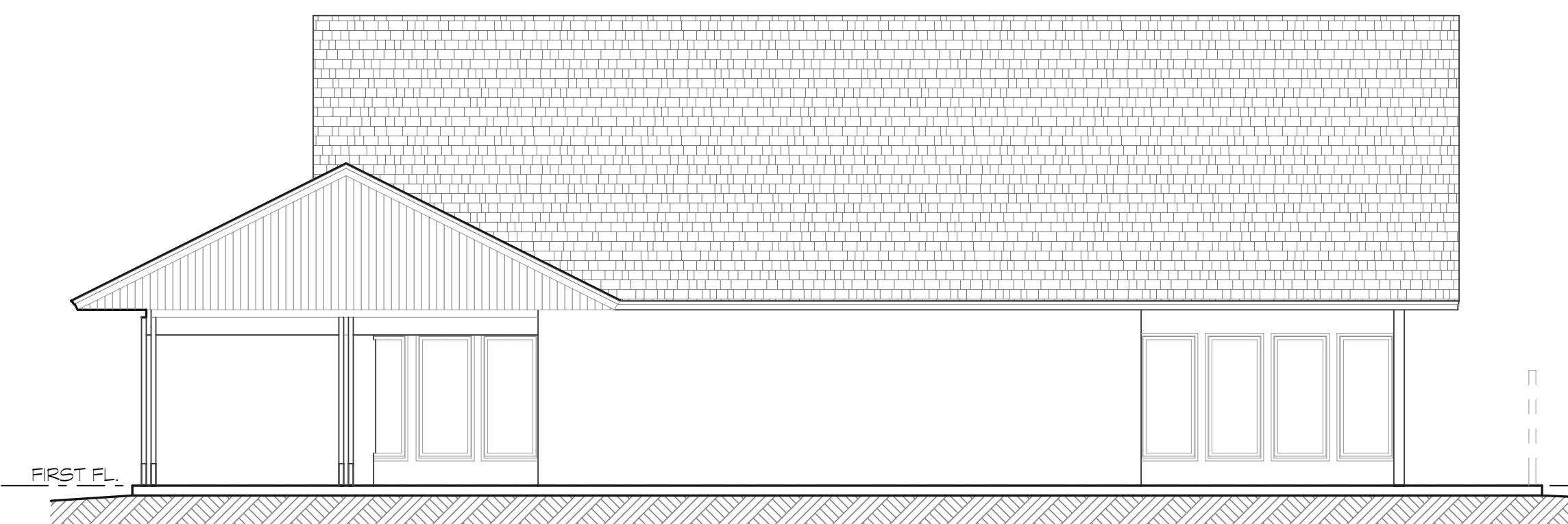
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A-6



NEW ENTRY ELEVATION

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

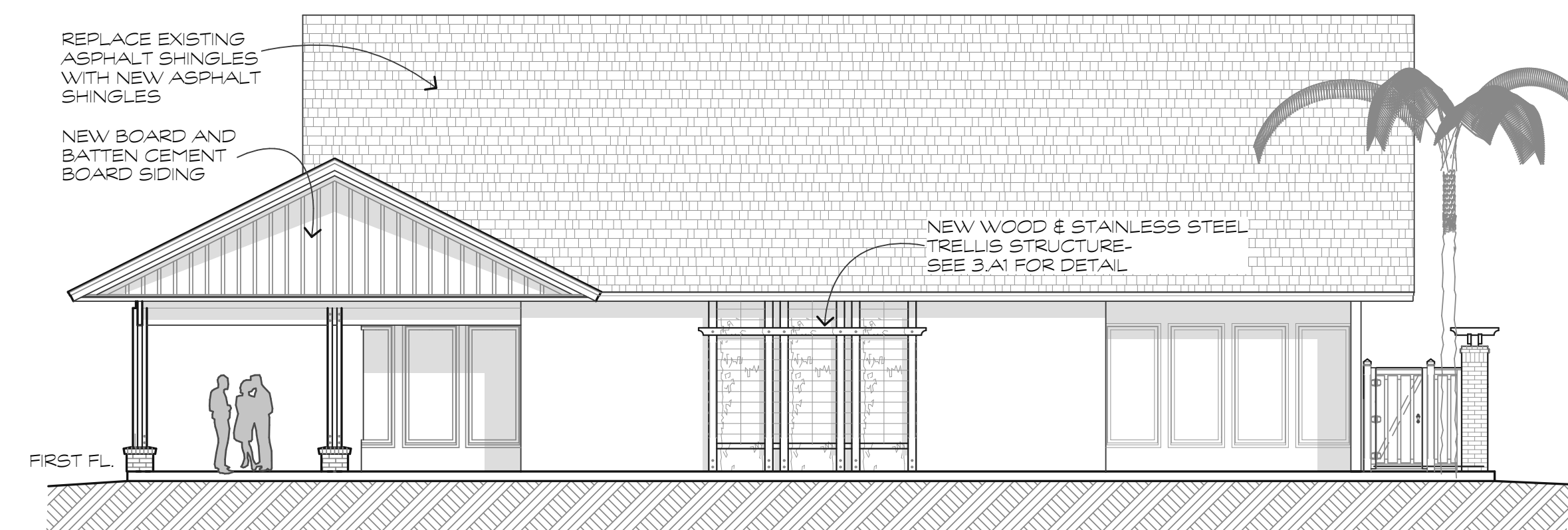
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A-6



EXISTING LEFT SIDE ELEVATION

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

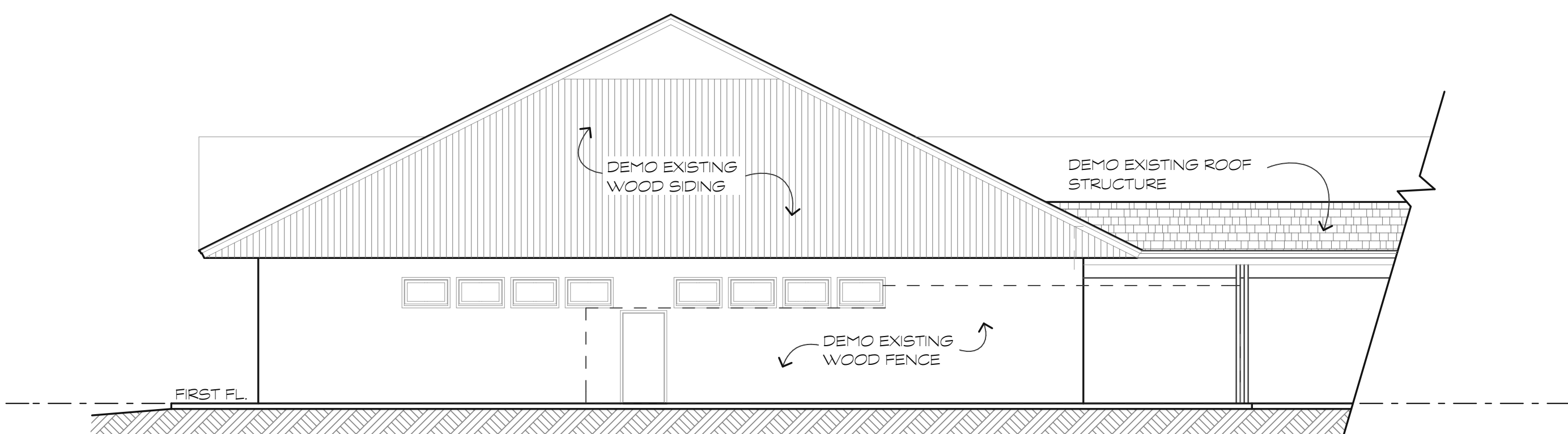
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A-6



NEW LEFT SIDE ELEVATION

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

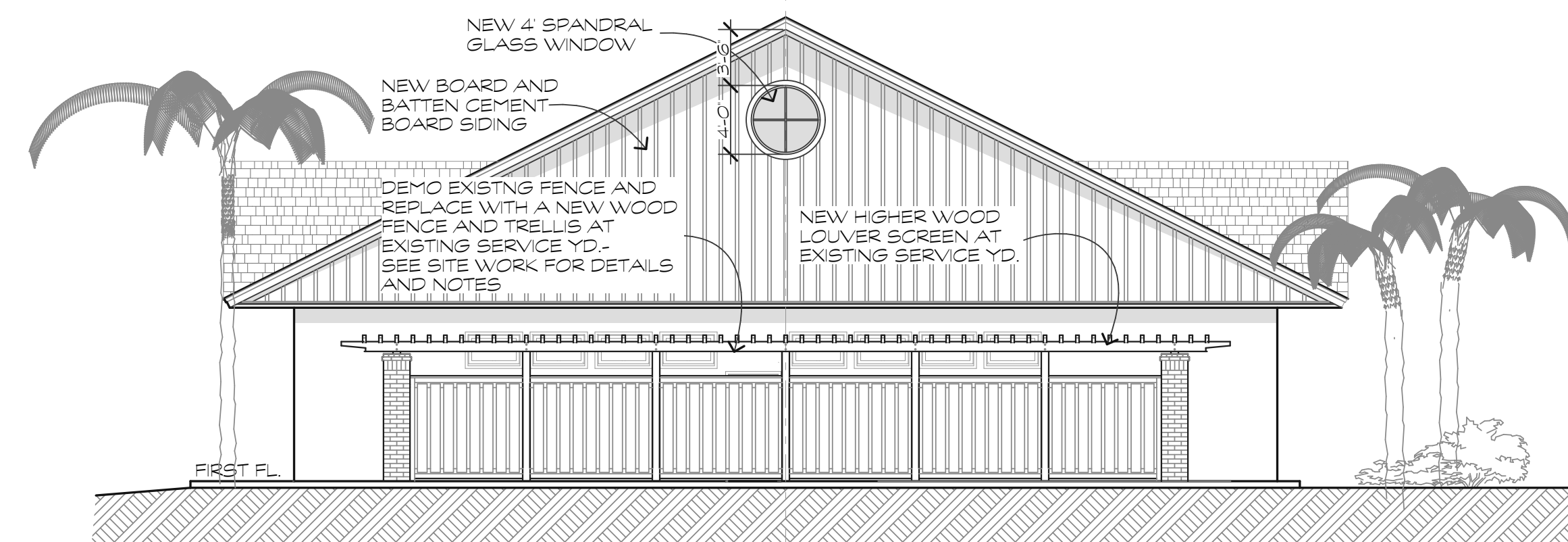
3
A-6



NEW STREET ELEVATION

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

8
A-6



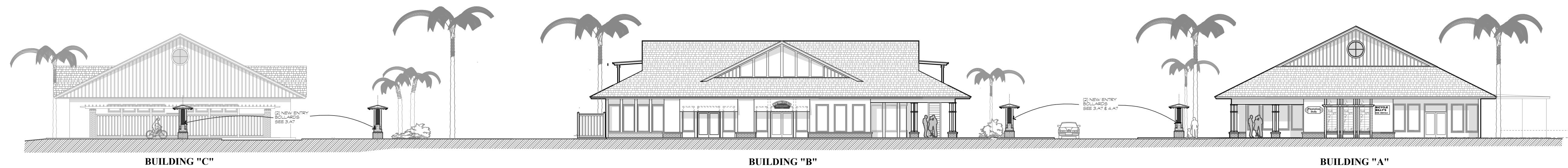
NEW STREET ELEVATION

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

4
A-6

REVISIONS	DATE
1. CHANGED NEW ROOF TO ASPHALT SHINGLES	1/29/18

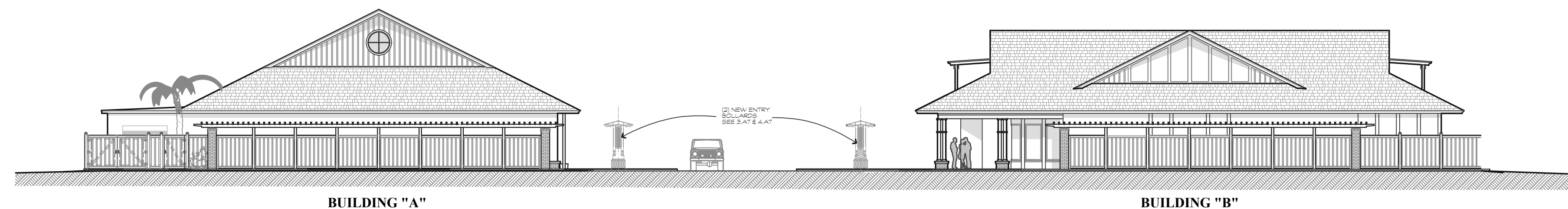
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OF SHEETS



STREETSCAPE ELEVATION

SCALE: 1/16"=1'-0"

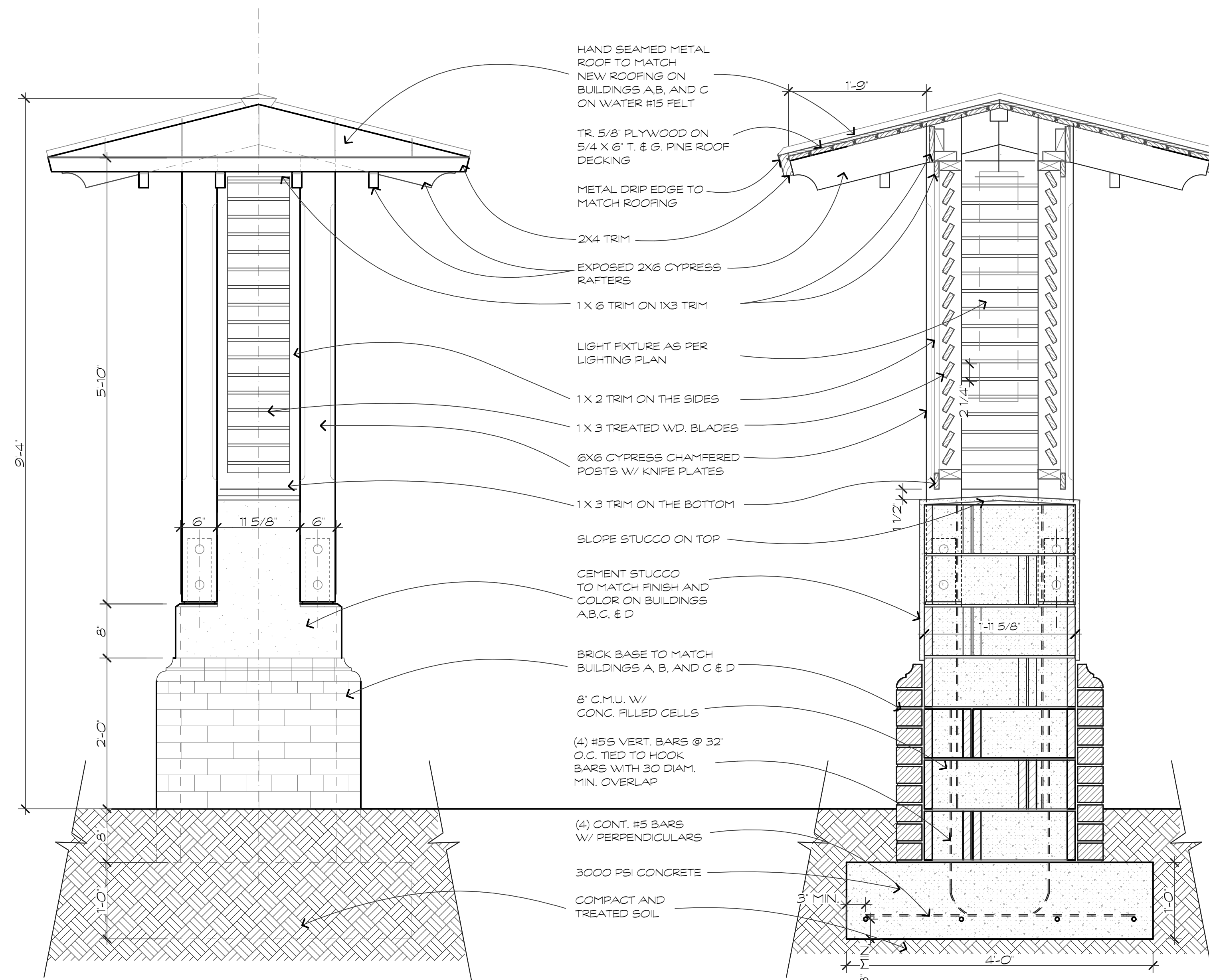
1
A-7



HOTEL VIEW ELEVATION

SCALE: 1/16"=1'-0"

2
A-7



ENTRY BOLLARD ELEV.

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

3
A-7

ENTRY BOLLARD SECTION

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

4
A-7

REVISIONS	DATE
1. CHANGED NEW ROOF TO ASPHALT SHINGLES	1/29/18

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DATE	6/23/17
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JOB NO.	
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A-7	
OF	SHEETS



STREET ELEVATION

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

1
A-3



RIGHT SIDE ELEVATION

SCALE: 1/4"=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
CHANGED METAL ROOF TO ASPHALT SHINGLES	1/29/16

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TP

CHECKED BY

DATE
01/29/16

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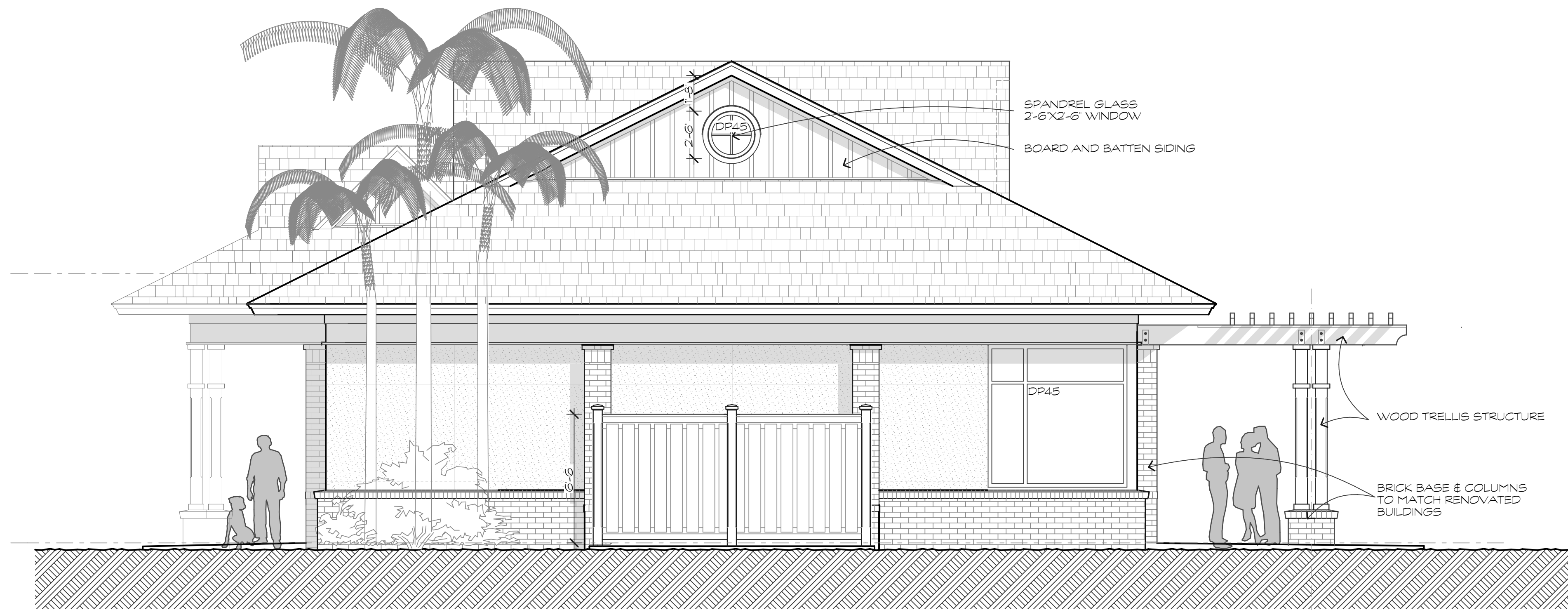
SHEET
A-3

OF SHEETS



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

1
A-4



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

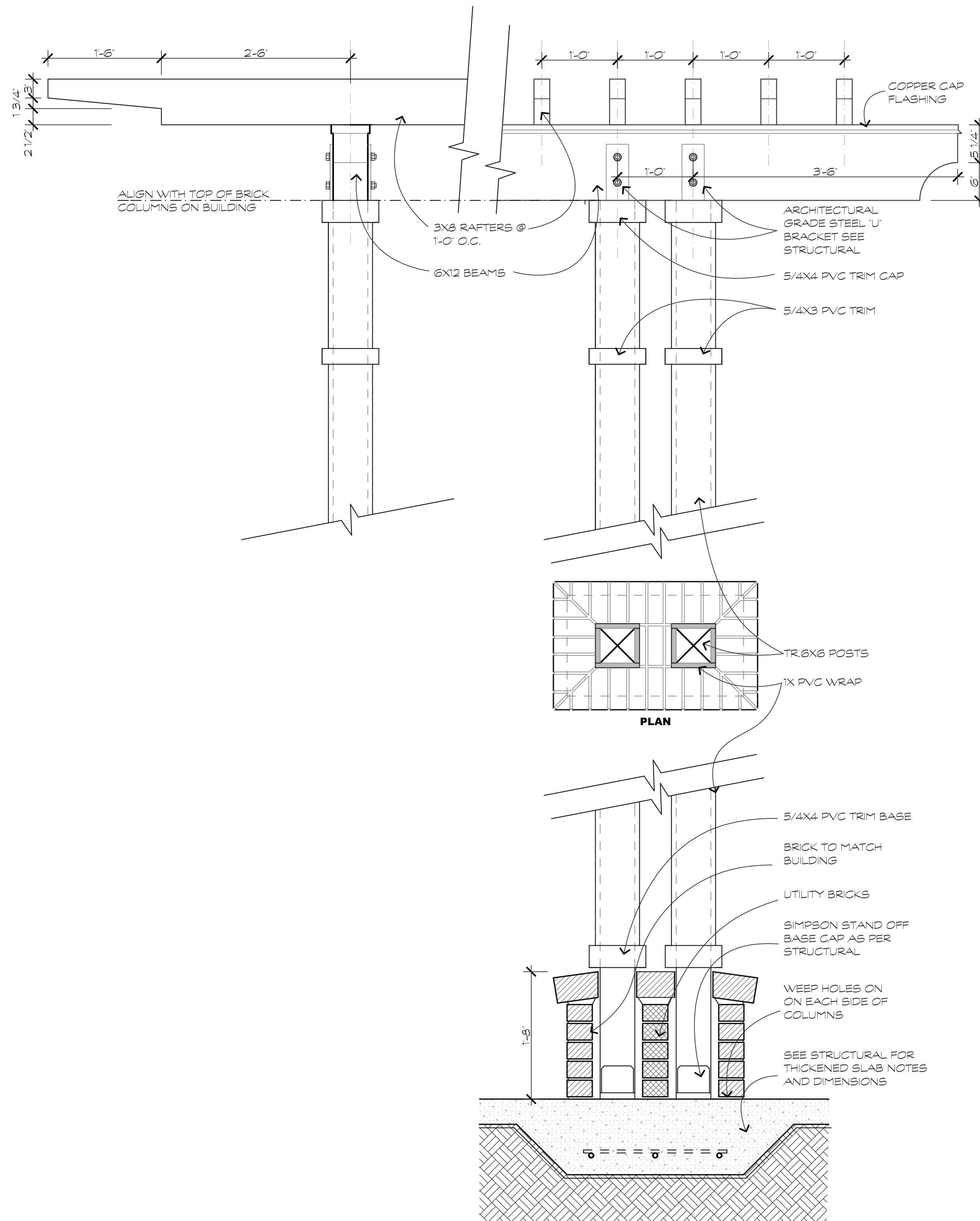
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A-4

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Building "D"
Hilton Head Island, S.C. 29938

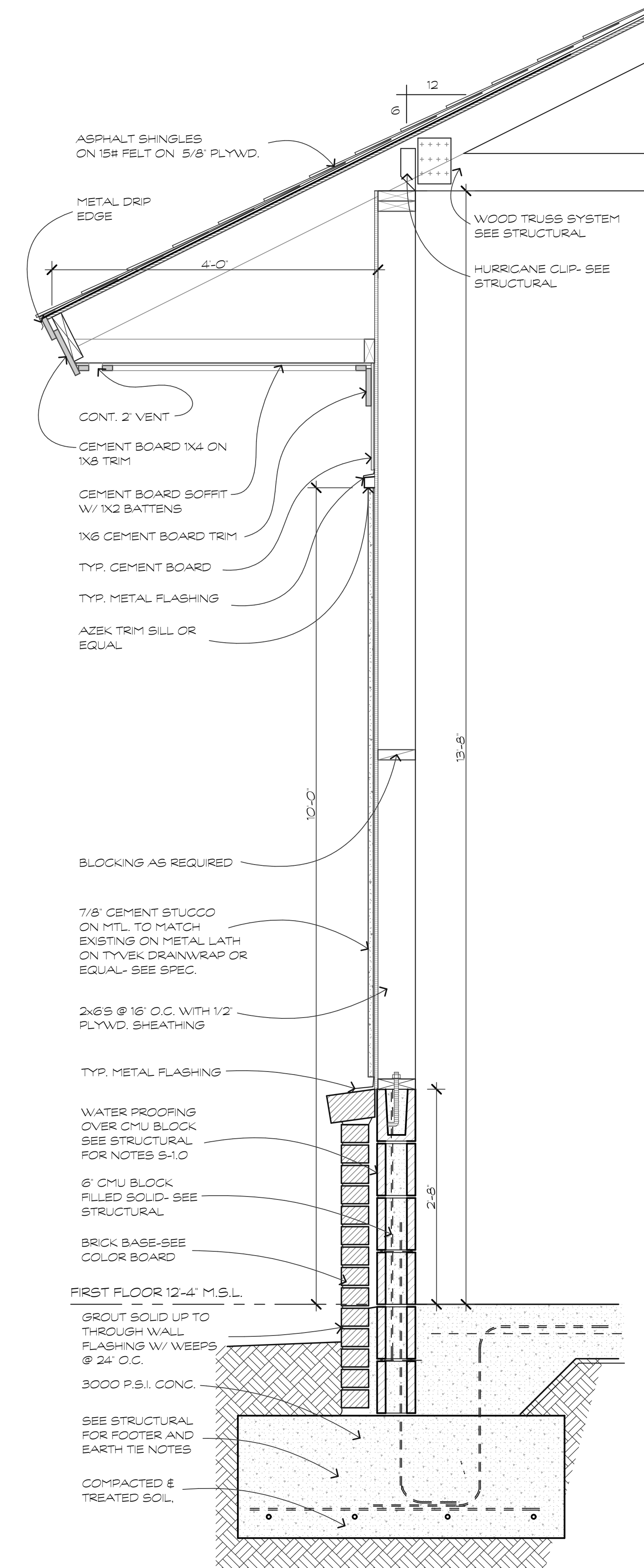
REVISIONS	DATE
CHANGED METAL ROOF TO ASPHALT SHINGLES	1/29/18

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01/29/18
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A-4
OF SHEETS



TRELLIS DETAIL
SCALE: 1:1'-0"

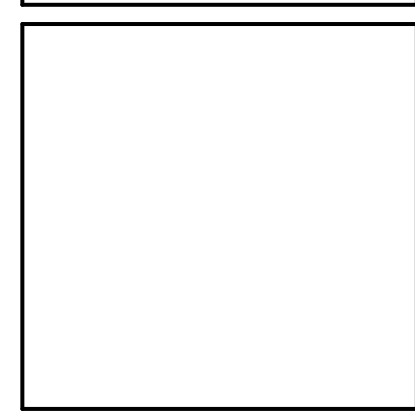
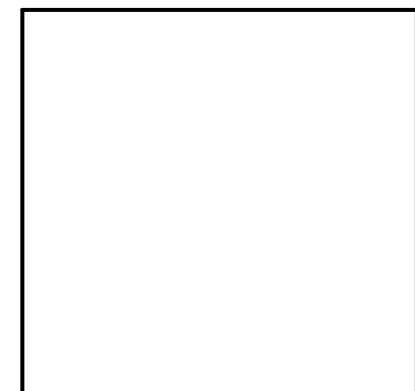
2
A-5



TYP. WALL SECTION
SCALE: 1:1'-0"

1
A-5

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Building "D"
Hilton Head Island, S.C. 29938

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DATE
01/29/18
SCALE
JOB NO.
SHEET
A-5
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

DRB#: DRB-000212-2018

DATE: Jan. 31, 2018

RECOMMENDATION: Approval Approval with Conditions Denial
RECOMMENDED CONDITIONS:

MISC COMMENTS/QUESTIONS



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

FOR OFFICIAL USE ONLY	
Date Received:	<u>1/30/18</u>
Accepted by:	_____
DRB #:	<u>218-2018</u>
Meeting Date:	_____

Applicant/Agent Name: Chris Ogden Company: Island Carwash
 Mailing Address: 1008 B William Hilton Parkway City: Hilton Head Island State: SC Zip: 29928
 Telephone: 843-384-8077 Fax: _____ E-mail: COgden@bellfuels.com
 Project Name: Island Carwash Project Address: 1008 B William Hilton Parkway
 Parcel Number [PIN]: R 552015000289A0000 _____
 Zoning District: LC Overlay District(s): COR

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

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

Project Category:
 Concept Approval – Proposed Development 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

1.30.18

 DATE



COURT
ATKINS
GROUP

P.O. Box 3978
Bluffton, SC 29910

P: 843.815.2557

TOM CREWS
STUDIO
2 Corpus Christi
Suite 101
Hilton Head Island,
SC 29928

501 SOUTH
STUDIO
29 Plantation Park
Suite 501
Bluffton, SC 29910

January 30, 2018

The Town of Hilton Head Island

Re: Island Carwash Building Colors
1008 B William Hilton Parkway
Hilton Head Island, SC 29928

Project No.: DRB-2634-2017

To Whom It May Concern,

Please consider the following building and and Xpress Pay terminal and canopy colors for the Island Carwash project.

The Building Colors are as follows:

- Car Wash Exterior Color (SW 6085 Simplify Beige)
- Car Wash Trim Color (SW 6087 Trusty Tan)

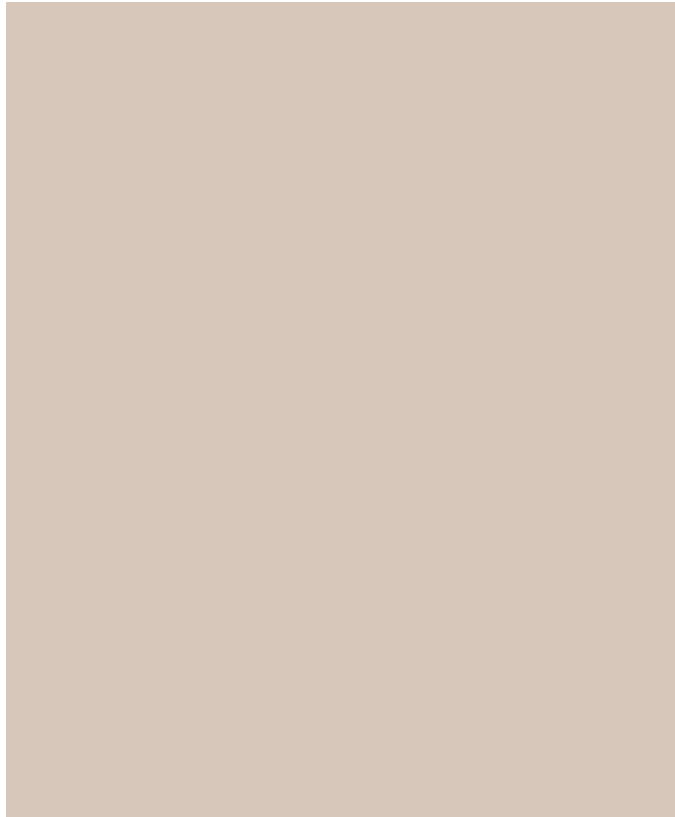
These colors are shown on the Color Board issued with this submittal

The Xpress Pay Terminal and canopy colors are to be "Black"
Please refer to the typical canopy example in the provided submittal documentation. Please note that color "Black" has been an approved color for the Central Vacuum Boom and canopy used on this project.

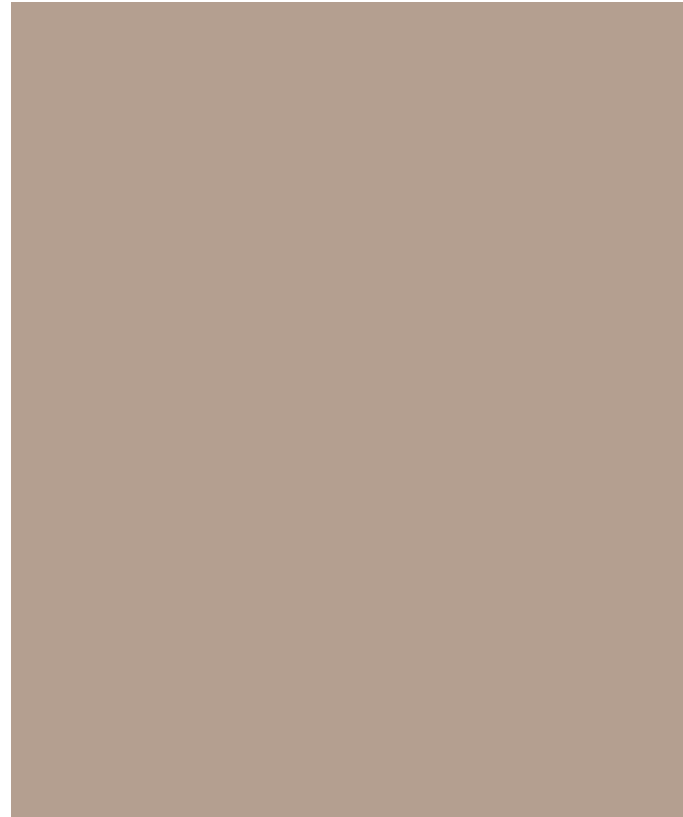
Sincerely,

Zenos Morris
Project Manager
Court Atkins Group

cc: James Atkins/ Court Atkins



BUILDING BODY
SIMPLIFY BEIGE
FN86 SW 6085
SHERWIN WILLIAMS



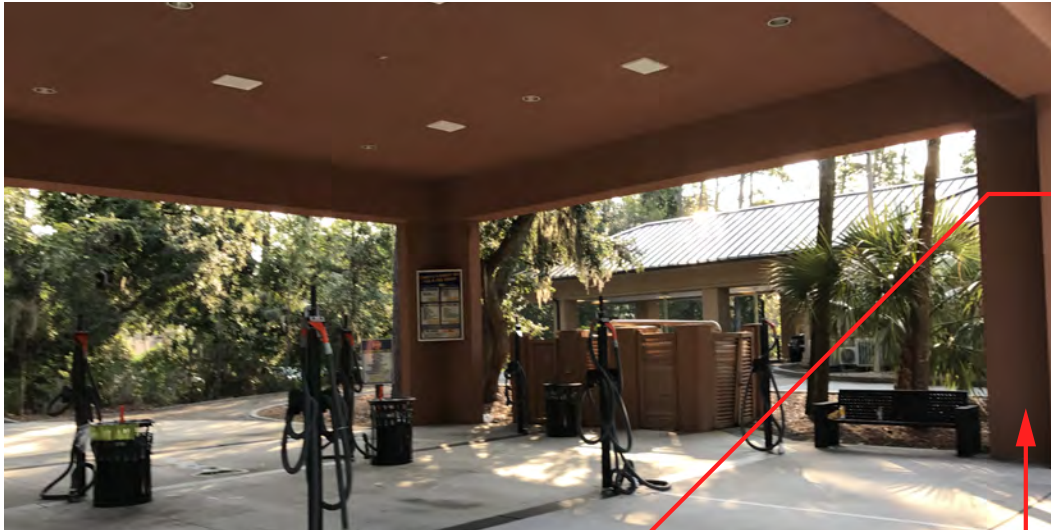
TRIM COLOR
TRUSTY TAN
FN88 SW 6087
SHERWIN WILLIAMS



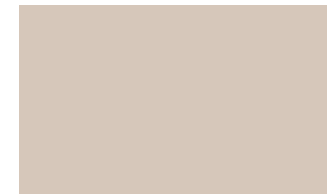
TRIM COLOR
TRUSTY TAN
FN88 SW 6087
SHERWIN WILLIAMS



BUILDING BODY
SIMPLIFY BEIGE
FN86 SW 6085
SHERWIN WILLIAMS



TRIM COLOR
TRUSTY TAN
FN88 SW 6087
SHERWIN WILLIAMS

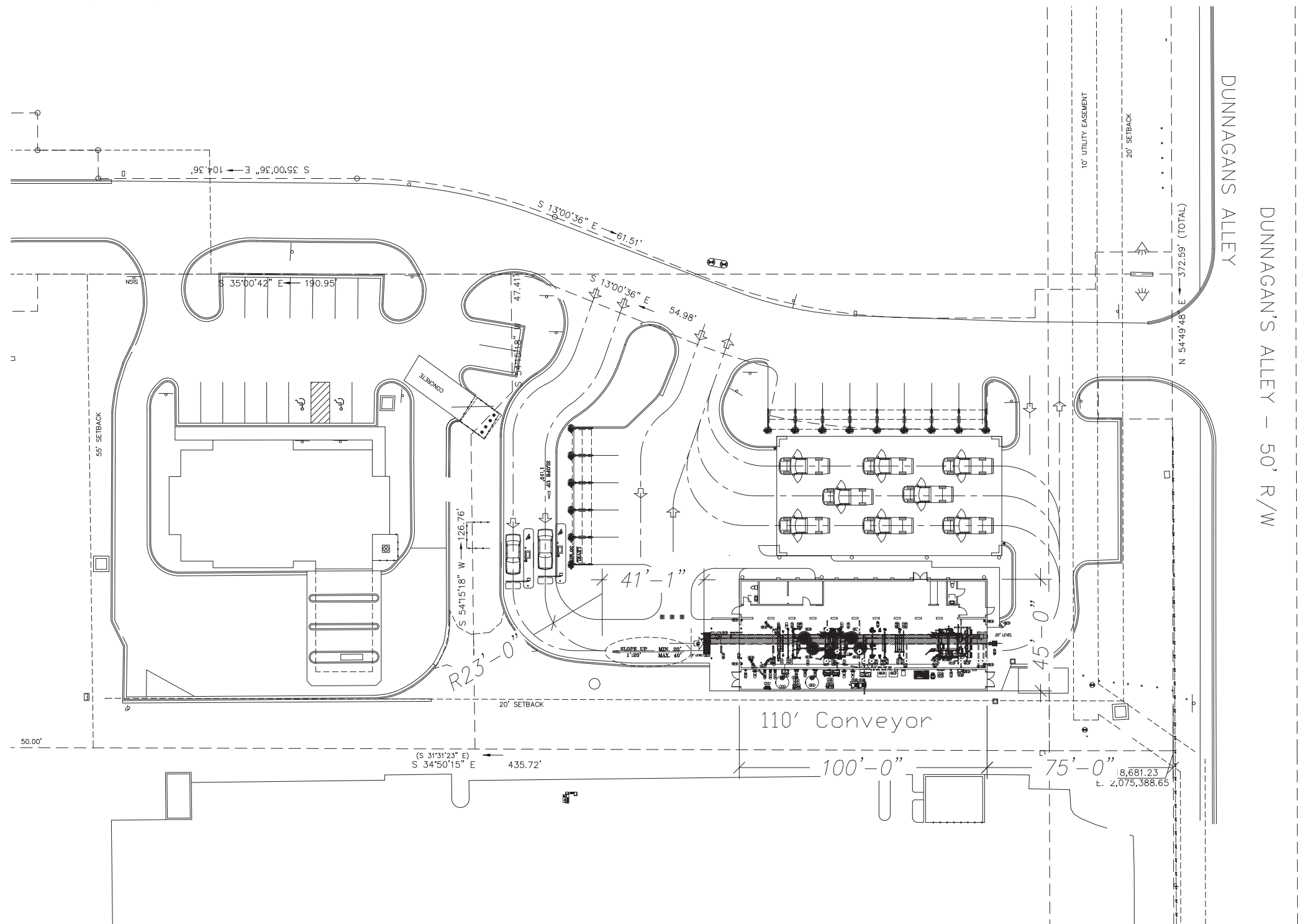


BUILDING BODY
SIMPLIFY BEIGE
FN86 SW 6085
SHERWIN WILLIAMS

PROJECT: "ISLAND CAR WASH"

Prefix Project N° Sheet Sheet Title

- CWP -17387-C7- L1 (EQUIPMENT LAYOUT)
- CWP -17387-C7- L2 (EQ. TUNNEL DESCRIPTION)
- CWP -17387-C7- L3 (TUNNEL EQUIPMENT INSTALLATION)
- CWP -17387-C7- B.1 (EQ. SUPPORT DESCRIPTION)
- CWP -17387-C7- P.1 (PLUMBING; GC)
- CWP -17387-C7- P.2 (CHEMICAL DISTRIBUTION; SCWI)
- CWP -17387-C7- P.3 (COLD WATER; GC)
- CWP -17387-C7- P.4 (SOFT WATER; GC)
- CWP -17387-C7- P.5 (HIGH PRESSURE WATER; GC)
- CWP -17387-C7- P.6 (RO WATER; GC)
- CWP -17387-C7- P.7 (RECLAIM WATER; GC)
- CWP -17387-C7- P.9 (RECLAIM SYSTEM; GC)
- CWP -17387-C7- E.4 (ONE LINE ELECTRICAL)
- CWP -17387-C7- E.5 (ELECTRICAL PANEL; GC)
- CWP -17387-C7- E.6 (DIVISION OF WORK/LEGEND; ELECTRICAL)
- CWP -17387-C7- G.1 (POS CONFIGURATION)
- CWP -17387-C7- G.2 (POS ELECTRICAL LAYOUT; GC)
- CWP -17387-C7- G.3 (POS CONDUIT DETAIL LAYOUT; GC)
- CWP -17387-C7- G.4 (POS CONDUIT LAYOUT; GC)
- CWP -17387-C7- G.5 (POS POWER LAYOUT; GC)



DATE:	07.12.17
REVISION DATE:	11.14.17
CREATED BY:	LV
REVISED BY:	



SHEET INDEX



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12,000 Parts In Stock!



Affordable Controls!



Hands-On Training!

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CWP-17465-C8-Island Car Wash

SCALE: N.T.S.

LOCATION: GA

Sheet	Rev.
0	+-



Equipment Program - Manuals Central Vacuum Boom & Canopy Frame

Configuring Your Vacuum System Canopies Is As Easy As 1, 2, 3

Simple Design For Easy Installation and Maintenance

1 Slotted holes on top beam design, allow angles to be adjusted for different configurations.

2 Vacuum hose easily attaches and detaches to booms using inlet vacuum with hose to valve adapter

3 The holster mounted to the post provides an air tight connection, reducing energy consumption and eliminating unnecessary air draw. This allows the crevice claw to always be "at the ready" for the customer.

4 Canopies quickly attach and detach for ease of installation and maintenance.

FIRST: Select The Number of Booms



Description	Price
Vacuum Canopy Boom	\$1,824.82

Material ID: VACUUM_BOOM



Boom Color: Black

Protect & beautify your equipment with optional powder coating. Call for pricing.

SECOND: Select Your Vacuum Drop Kits



Hose Color: Black

*Customize your perfect vacuum drop. Whether you want both a crevice and express claw tool on a dual drop or prefer a different inlet option, simply specify when ordering.

THIRD: Select Your Attachments



Cyclone Trash Collector Color: Black

Note: Booms will not have optional Canopie attachment



CANOPY FABRIC COLORS
Designed to "breathe," our fabric allows cooling breezes to flow through, significantly reducing temperatures. Design specifically for use in tension fabric structures.



Equipment Color:
Powder Coated Black
(Same as Boom)

Equipment Program - Manuals Central Vacuum Systems

For Parts/Accessories Information Please Reference our Catalog or Website.

Our Central Vacuum Systems will never Let You Down



Problem:

You need to provide your customers with convenient, powerful vacuum stations through a centralized system that is reliable and easy to maintain.

Solved:

SONNY'S Central Vacuum Systems come in all different sizes from 7.5HP up to 25HP and can support up to 10 drops on one single system. Our vacuum systems are completely built in-house and all impellers are high-speed balanced for total quality control. We never want you to be down, so in the rare event that something should go wrong with your central vacuum turbine, SONNYS offers the only turbine swap program in the industry to keep you running while yours is being serviced.

Quiet and Efficient

- Turbine aluminum casting 1/2in thick for strength, and heat displacement
- Heavy-duty cast iron motor TEFC 208V / 230V / 460V
- 2-year warranty on high-efficiency motor
- Turbine impeller-rotating assembly – supported by (2) precision 4-bolt SealMaster® flanged bearings with zircon fittings for lubrication
- Backward curve impeller design for greater efficiency
- Vacuum separator – 12-gauge steel
- Automotive-type paint finish inside & out
- Polypropylene, corrosion-resistant, 11gal waste bucket
- High-altitude units available on request



6 connection points inlet / outlet for vacuum separator.



Exclusive double latching door provides positive seal for improved performance.



Included coupler guard provides effective safety barrier that is quick to remove when necessary.



Backward curve impeller design for greater efficiency.

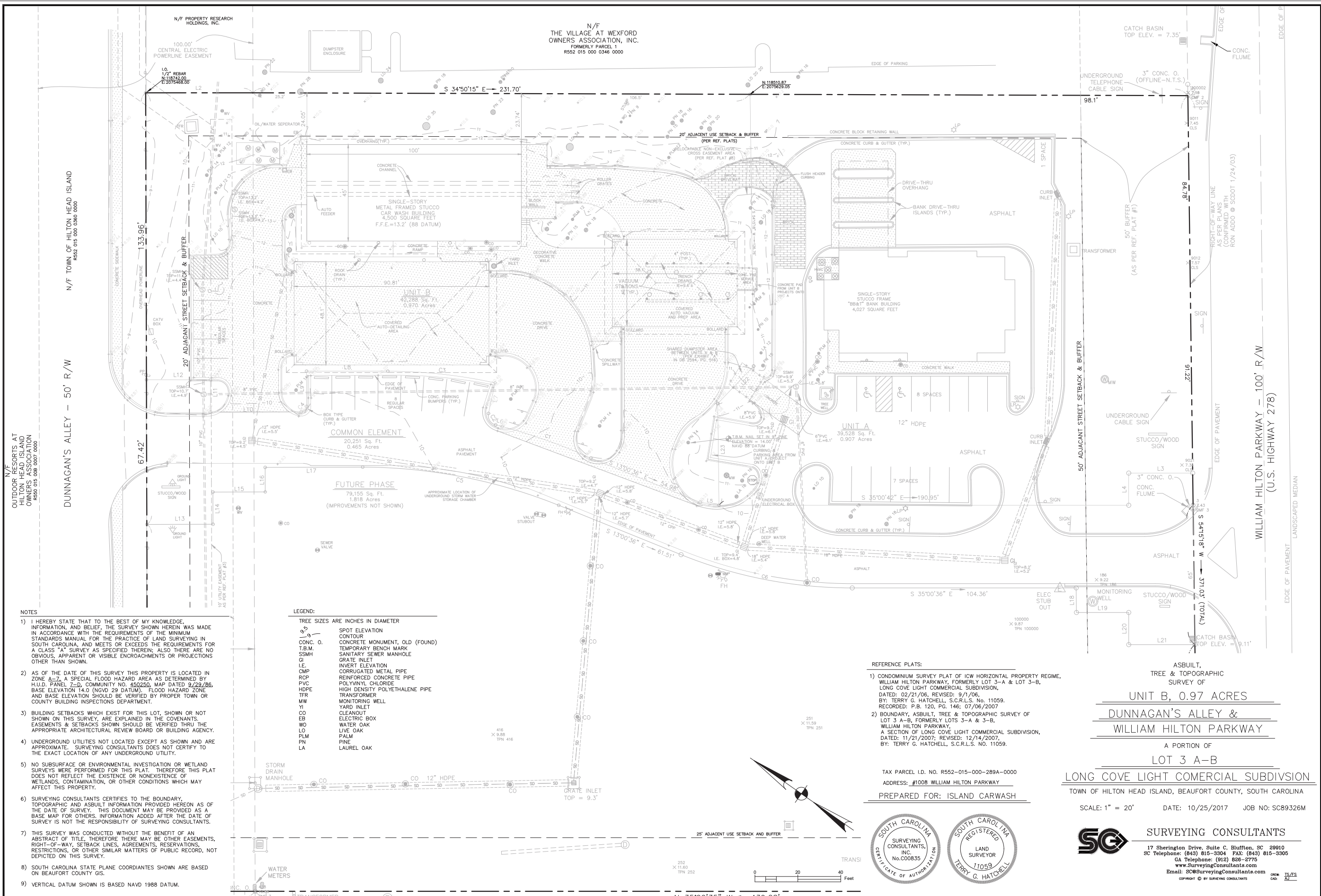


Polypropylene, corrosion-resistant, 11gal waste bucket.



New and improved composite metal bag holder

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 - NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT MAY BE PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
 - SOUTH CAROLINA STATE PLANE COORDINATES SHOWN ARE BASED ON BEAUFORT COUNTY GIS.
 - VERTICAL DATUM SHOWN IS BASED NAVD 1988 DATUM.

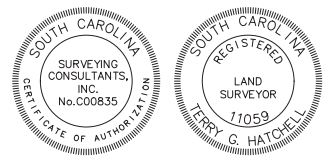
LEGEND:

○	TREE SIZES ARE INCHES IN DIAMETER
●	SPOT ELEVATION
○	CONTOUR
□	CONC. O.
○	T.S.M.
○	S.S.M.H.
○	G.R.A.T.E.
○	I.E.
○	C.M.P.
○	R.C.P.
○	P.V.C.
○	H.D.P.E.
○	T.F.R.
○	M.W.
○	C.O.
○	E.B.
○	W.O.
○	L.O.
○	P.L.M.
○	P.N.
○	L.A.
○	CONCRETE MONUMENT, OLD (FOUND)
○	TEMPORARY BENCH MARK
○	SANITARY SEWER MANHOLE
○	GRATE INLET
○	INVERT ELEVATION
○	CORRUGATED METAL PIPE
○	REINFORCED CONCRETE PIPE
○	POLYVINYL CHLORIDE
○	HIGH DENSITY POLYETHYLENE PIPE
○	TRANSFORMER
○	MONITORING WELL
○	YARD INLET
○	CLEANOUT
○	ELECTRIC BOX
○	WATER OAK
○	LIVE OAK
○	PALM
○	PINE
○	LAUREL OAK

REFERENCE PLATS:

- CONDOMINIUM SURVEY PLAT OF ICW HORIZONTAL PROPERTY REGIME, WILLIAM HILTON PARKWAY, FORMERLY LOT 3-A & LOT 3-B, LONG COVE LIGHT COMMERCIAL SUBDIVISION, DATED: 02/21/06, REVISED: 9/1/06, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 120, PG. 146; 07/06/2007
- BOUNDARY, ASBUILT, TREE & TOPOGRAPHIC SURVEY OF LOT 3 A-B, FORMERLY LOTS 3-A & 3-B, WILLIAM HILTON PARKWAY, A SECTION OF LONG COVE LIGHT COMMERCIAL SUBDIVISION, DATED: 11/21/2007; REVISED: 12/14/2007, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.

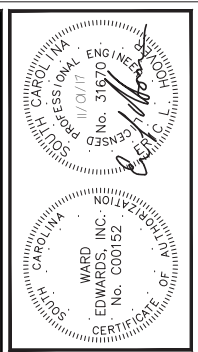
TAX PARCEL I.D. NO. R552-015-000-289A-0000
 ADDRESS: #1008 WILLIAM HILTON PARKWAY
 PREPARED FOR: ISLAND CARWASH



ASBUILT, TREE & TOPOGRAPHIC SURVEY OF
UNIT B, 0.97 ACRES
DUNNAGAN'S ALLEY & WILLIAM HILTON PARKWAY
 A PORTION OF
LOT 3 A-B
LONG COVE LIGHT COMMERCIAL SUBDIVISION
 TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 20' DATE: 10/25/2017 JOB NO: SC89326M

SG SURVEYING CONSULTANTS
 17 Sherington Drive, Suite C, Bluffton, SC 29910
 SC Telephone: (843) 815-3304 FAX: (843) 815-3305
 GA Telephone: (912) 826-2775
 www.SurveyingConsultants.com
 Email: SC@SurveyingConsultants.com
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NO.	DESCRIPTION	DATE
7		
6		
5		
4		
3		
2		
1		

Ward Edwards ENGINEERING
 P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
 PH: (843) 837-2520 / FAX: (843) 837-2526
 WWW.WARDEDWARDS.COM

ISLAND CAR WASH RENOVATIONS
 BEAUFORT COUNTY, SOUTH CAROLINA
ISLAND CAR WASH
 TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA
EXISTING CONDITIONS PLAN

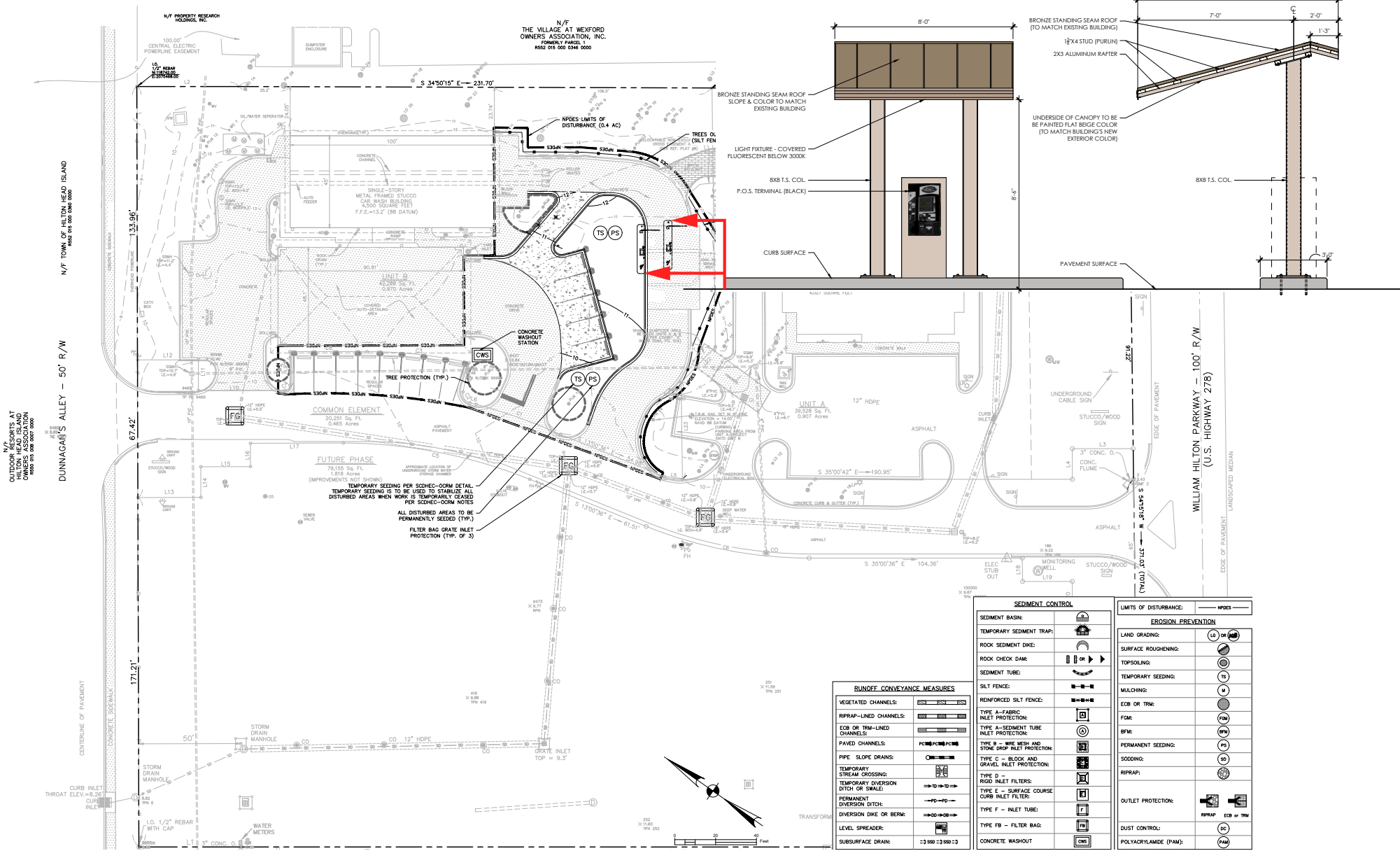
NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION

PROJECT #:	NSW0030
DATE:	10/01/17
DESIGNED BY:	TCR
CHECKED BY:	ELH
SCALE:	1"=20'

SHEET C101

ISLAND CAR WASH

January 30, 2018



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: Island Carwash

DRB#: DRB-00218-2018

DATE: Jan. 30, 2018

RECOMMENDATION: Approval Approval with Conditions Denial
RECOMMENDED CONDITIONS:

No lighting is specified under the canopy.

MISC COMMENTS/QUESTIONS



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

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

Applicant/Agent Name: Steven G. Stowers, AIA Company: Architecture 101
 Mailing Address: 21B Market, Suite 1 City: Beaufort State: SC Zip: 29906
 Telephone: 843.790.4101 Fax: N/A E-mail: Steve@A101.Design
 Project Name: Fish Outdoor Dining - Roof Additions Project Address: 1 N. Forest Beach Dr., HHI, SC 29928
 Parcel Number [PIN]: R_552_018_000_0009_0000
 Zoning District: CR Overlay District(s): Forest Beach

**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 16-2-103.1.4.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.
- N/A 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

1/30/18
DATE

February 5, 2018

Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, South Carolina 29928



Project: Fish Outdoor Dining - Roof Replacement

To Whom It May Concern,

Please accept this design information for the additions and alterations to the existing patio dining area for FISH Seafood & Rawbar.

PROJECT DESCRIPTION

This project will replace the existing roof structure over the bar area at FISH with a new covered pergola. The construction of the pergola will be of pressure treated 2x10's painted in the traditional Coligny Plaza palate of tan and green.

Additionally, a matching covered pergola is proposed to cover the opposite side of the existing dining patio. This structure will match the width and be of similar length to the pergola covering the bar area, but will have a portion that steps back to accommodate an existing cluster of palmetto's and an oak tree.

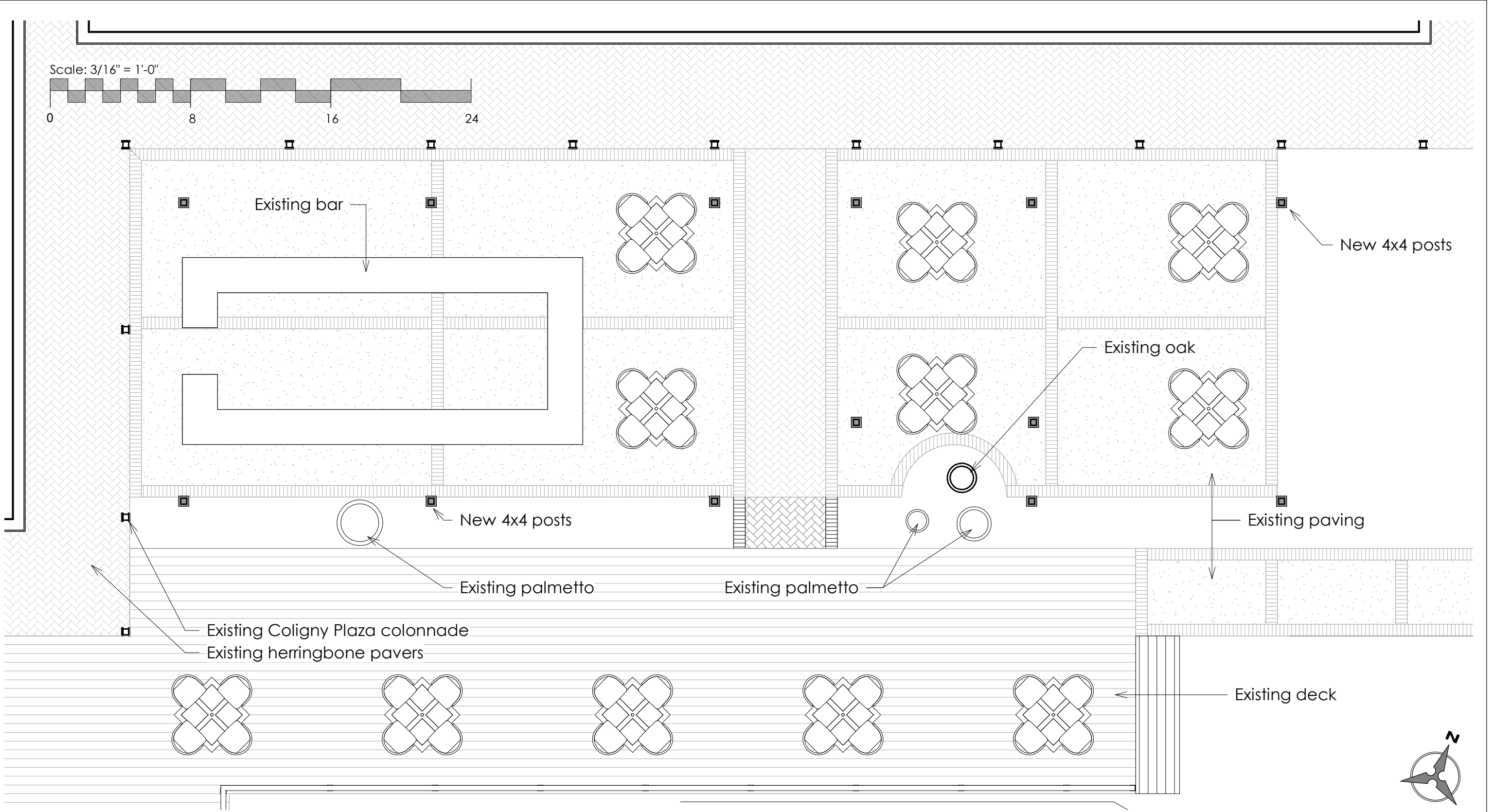
Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Steven G. Stowers". The signature is fluid and cursive.

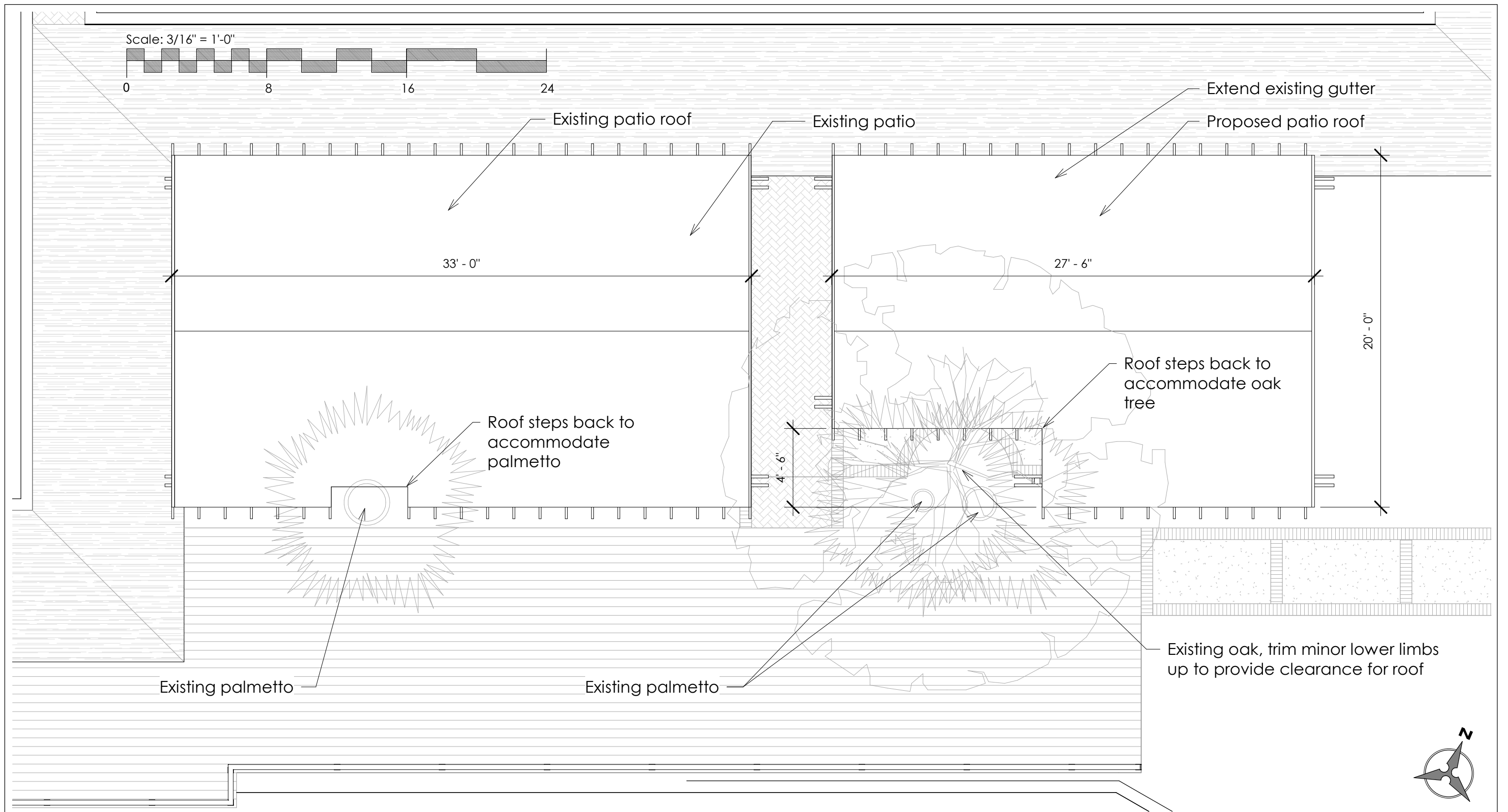
Steven G. Stowers, AIA, LEED AP



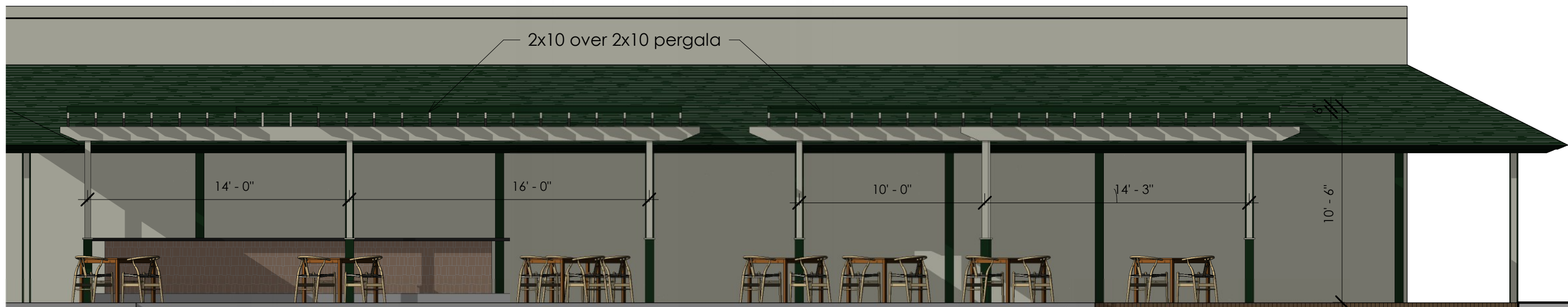
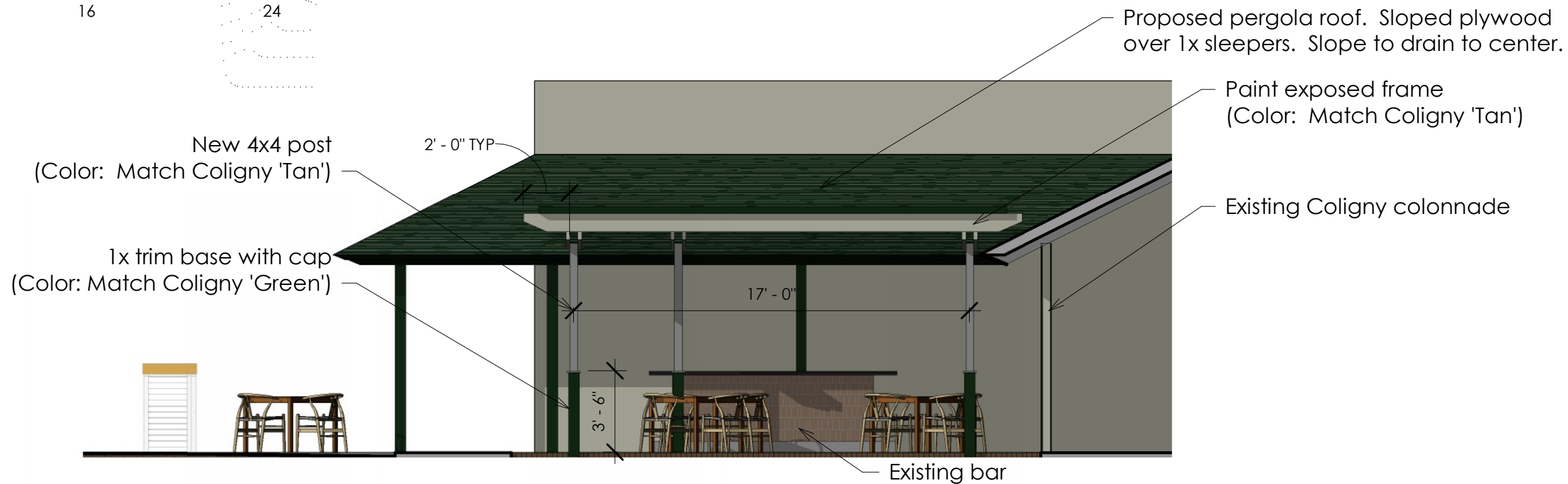
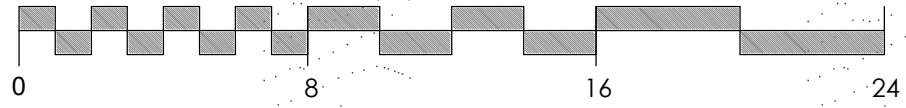


FIRST FLOOR PLAN

FISH OUTDOOR DINING PATIO ROOF ADDITIONS



Scale: 3/16" = 1'-0"



21B Market, Suite 1 - Beaufort, SC - www.A101.Design

ROOF ADDITION ELEVATIONS

FISH OUTDOOR DINING ROOF ADDITIONS

2018.04

2/5/18

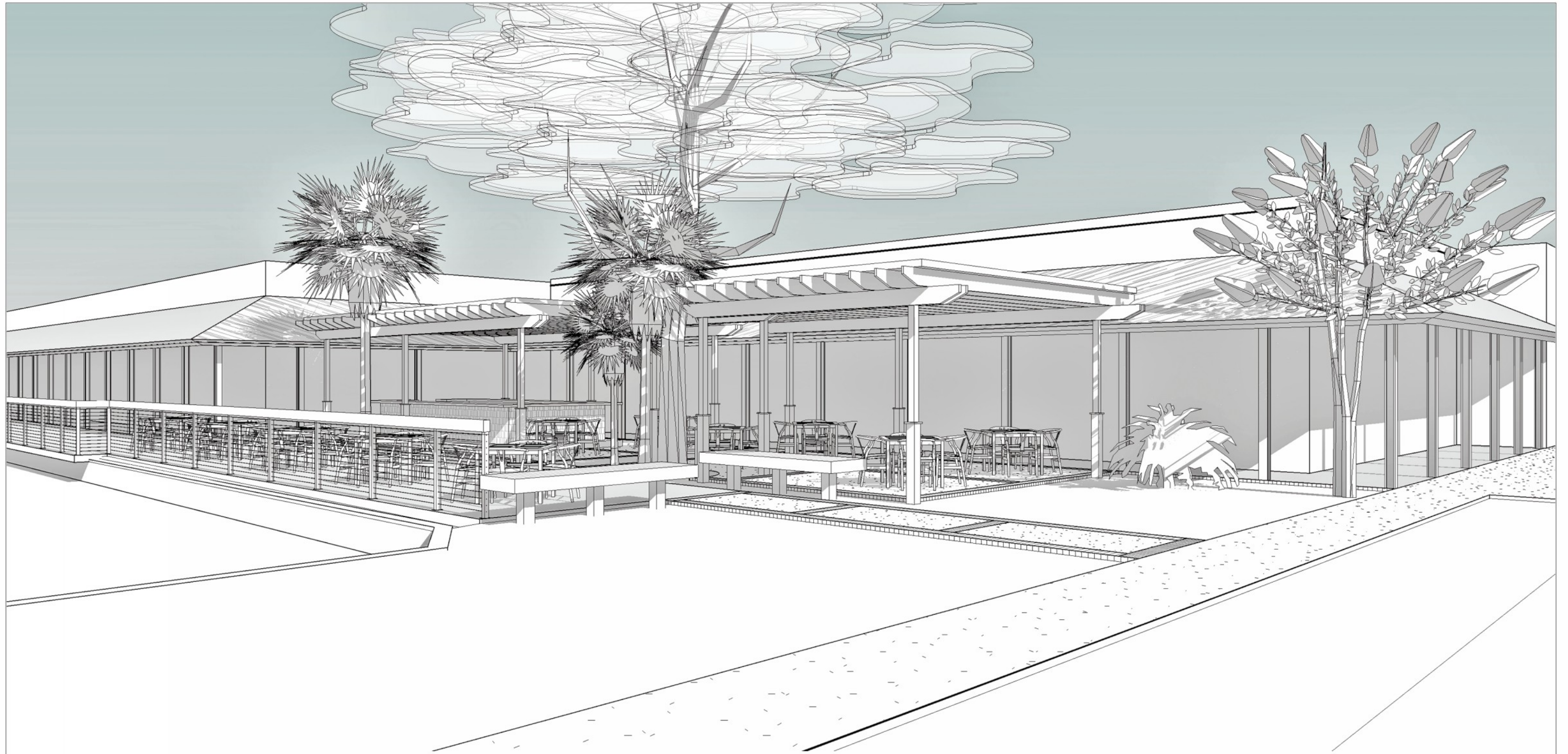
A200

2/5/2018 3:44:55 PM



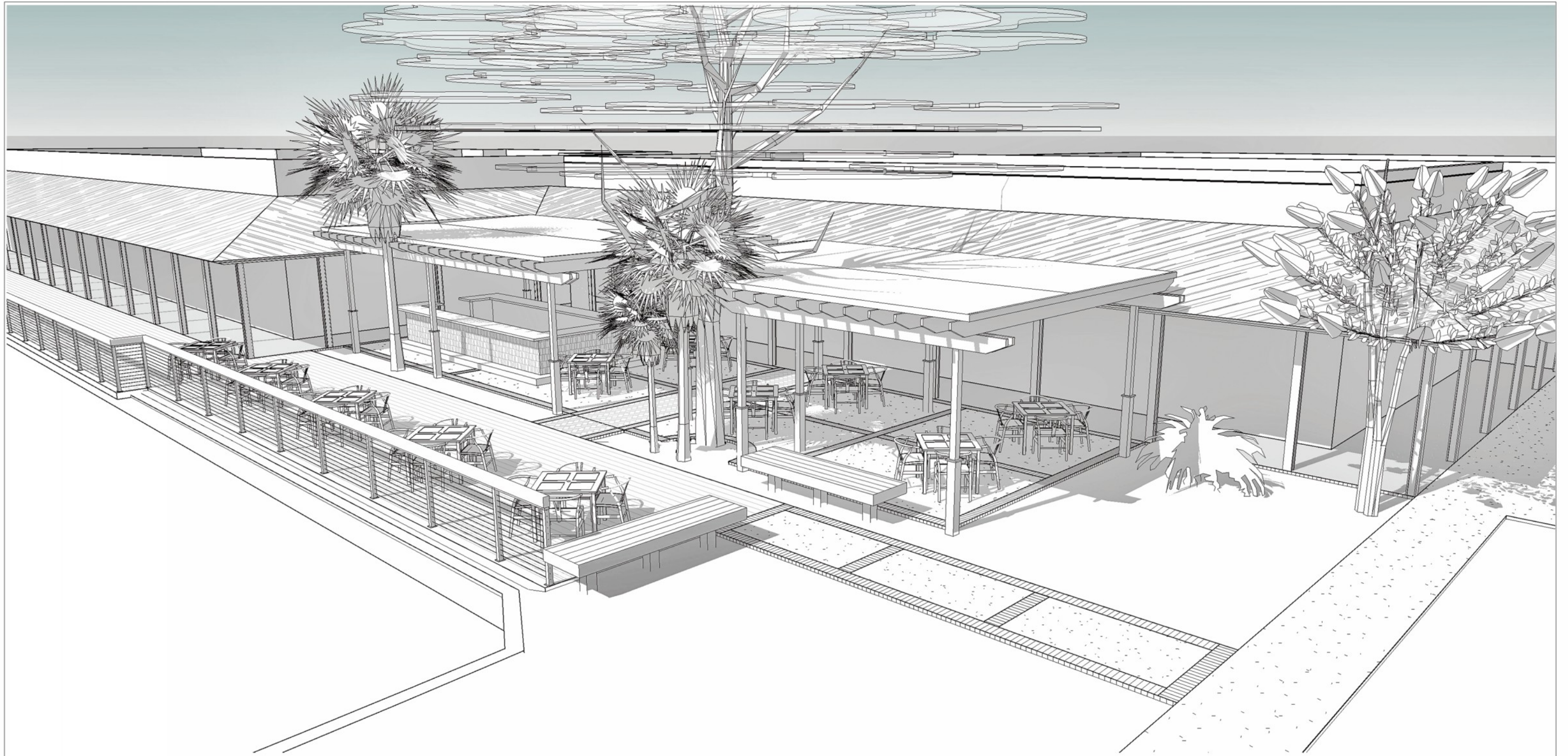
VIEW FROM DECK

FISH OUTDOOR DINING PATIO ROOF ADDITIONS



VIEW FROM SOUTHEAST PARKING

FISH OUTDOOR DINING PATIO ROOF ADDITIONS



AERIAL VIEW FROM SOUTHEAST

FISH OUTDOOR DINING PATIO ROOF ADDITIONS

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: Fish Outdoor Dining

DRB#: DRB-000226-2018

DATE: Feb. 5, 2018

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

Provide a landscape plan for the area between the new pergola and the parking lot for staff review and approval.

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add landscaping between the new structure and the parking lot

MISC COMMENTS/QUESTIONS



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

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

Applicant/Agent Name: Falko Langel Company: Ecotech Corporation
 Mailing Address: 13 Gold Oak Key HHI, SC 29928 City: Hilton Head State: SC Zip: 29928
 Telephone: 843-715-8990 Fax: _____ E-mail: office@ecotechnow.com
 Project Name: Railings Project Address: 85 Folly Field Road, 2503
 Parcel Number [PIN]: R510 009 000 0775 0001
 Zoning District: _____ Overlay District(s): _____

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

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

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

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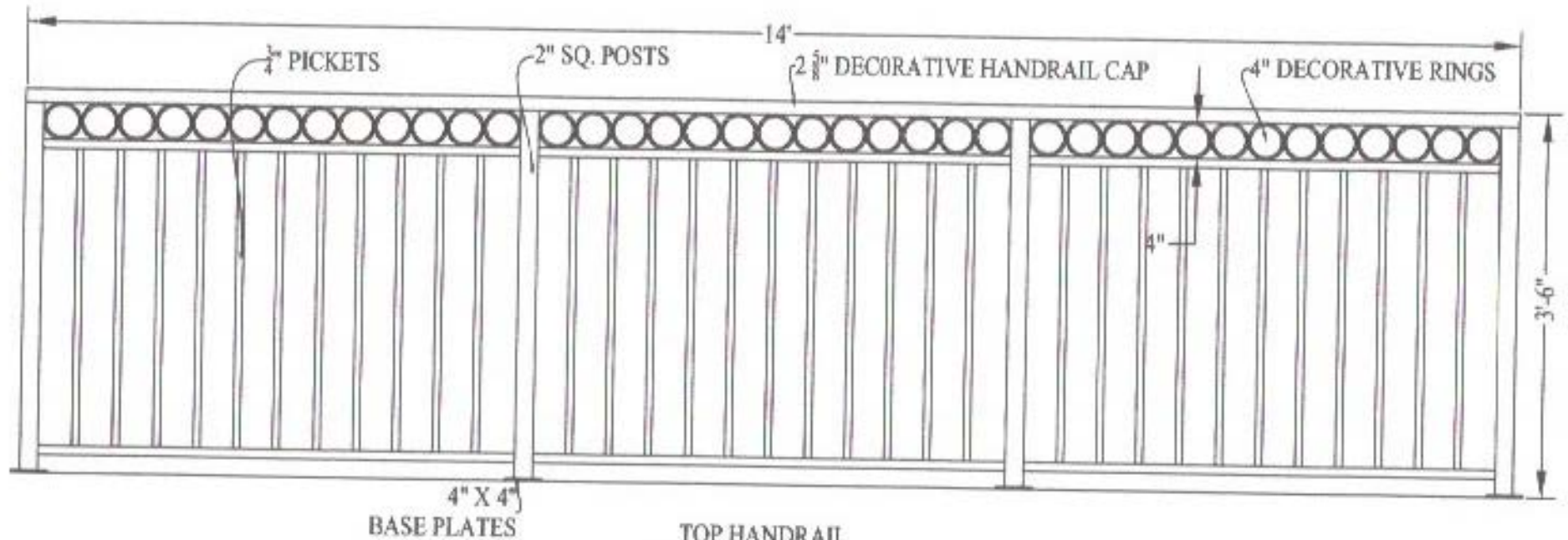
Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. YES NO

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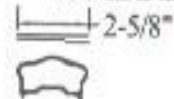
SIGNATURE

DATE



4" X 4"
BASE PLATES

TOP HANDRAIL



POWDERCOAT COLOR :

CARDINAL FINISHES

SMOOTH GREEN

X 004-GNN02144



CUSTOMER NAME: ECOTECH	JOB LOCATION: ISLAND CLUB/ OCEAN VIEW
DATE: 11-27-17	CONTRACTOR: AMERICAN MASTER IRONWORKS
DRAWN BY: GABRIELA M.	Sht. No.

From: [Kendra Escajeda](#)
To: [Darnell Chris](#)
Cc: [Falko Lange!](#)
Subject: Re: Island Club DRB submittal
Date: Monday, February 05, 2018 1:13:58 PM
Attachments: [Design review.pdf](#)
[PastedGraphic-1.tiff](#)

Hello Chris,

Please see the attached requested information. We will have representative at the meeting on 2/13/18. He will bring a paint sample along with the packet and pictures submitted.

Pictures 1-5 are the Oceanview building where we installed the railing at the back of the building. See pictures 3 and 5.

Picture 2- Island Club resort would like to paint the remaining wood railing to match the metal railing as seen in picture 2

Picture 6- shows existing building was used to match the new railings on the Oceanview building

Picture 7- Shows existing pool rails used to match the new railing

Please let me know if you have any questions or need anything further.

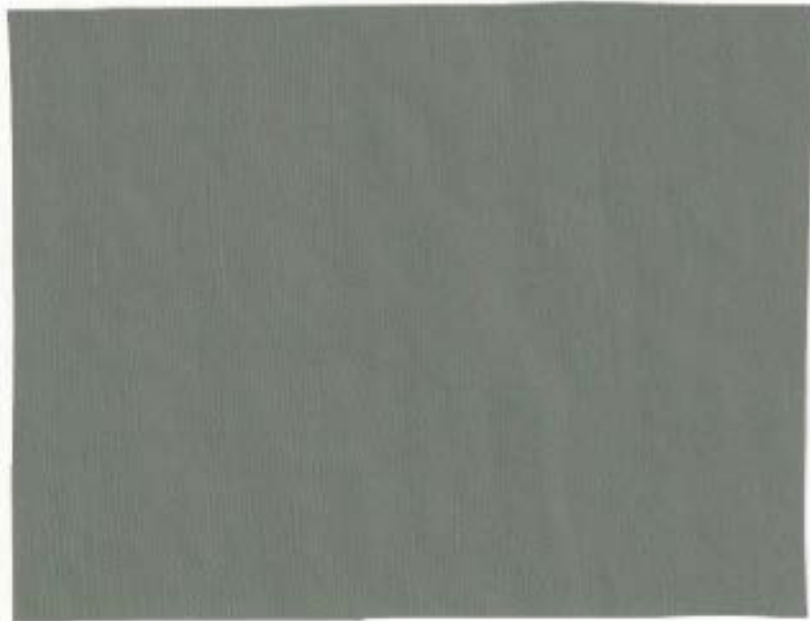
Thank you,
Kendra Escajeda

Ecotech Corporation
P.O. Box 21464
Hilton Head Island, SC 29925
Cell: 843-301-6000

On Feb 5, 2018, at 12:57 PM, Darnell Chris <chrisda@hiltonheadislandsc.gov> wrote:

Yes, I need all that information by 1:30 this afternoon. You also need to submit the \$100. application fee by the end of the day today.

<image001.jpg>



Cardinal Finishes
Smooth Green
X 004-GNN02244

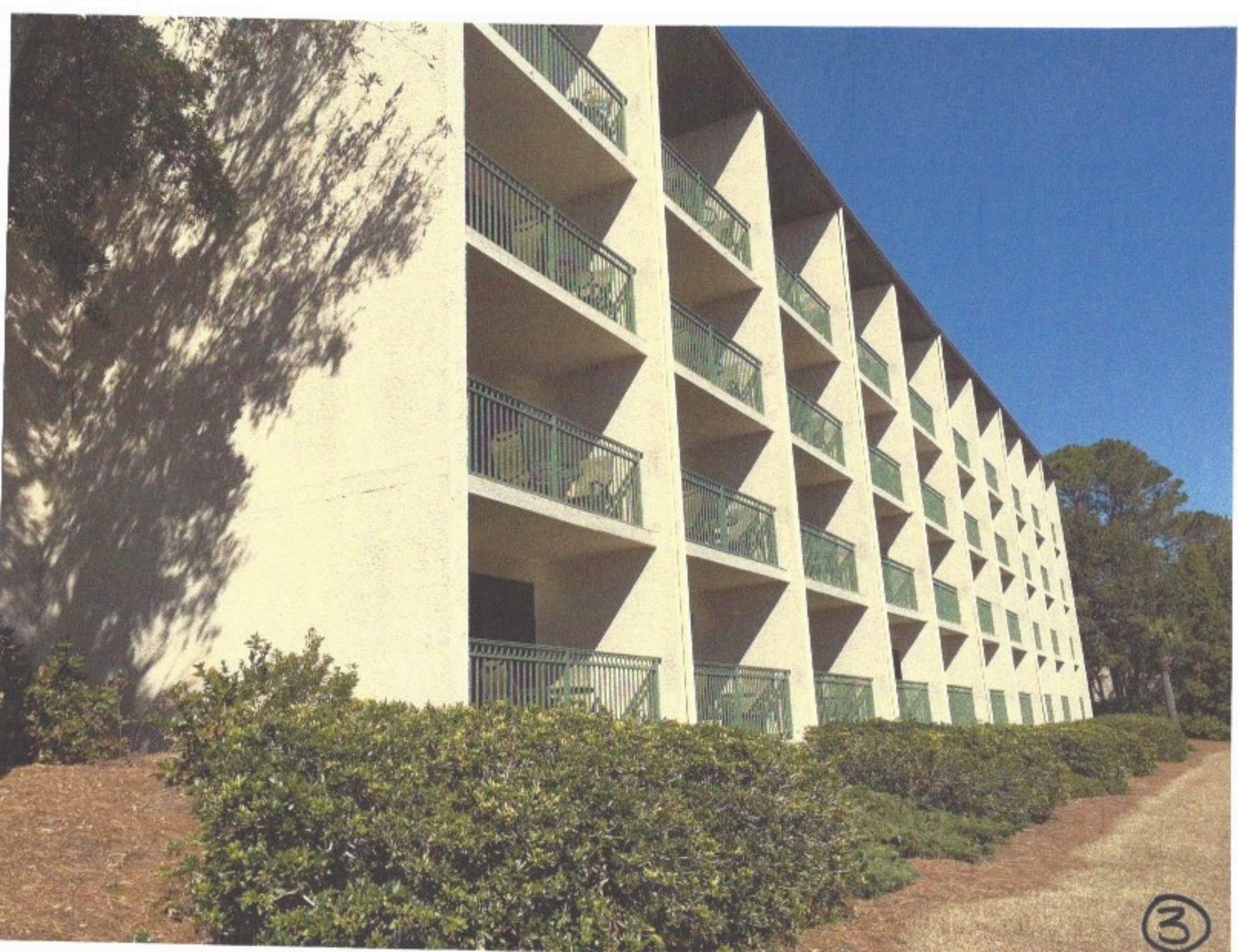
Sherwin-Williams
Match to Smooth Green Formula all in 320Z
B1-Black- 56
G2-New Green-24
N1-Raw Umber-24
Y3-Deep Gold-3



1



2



3



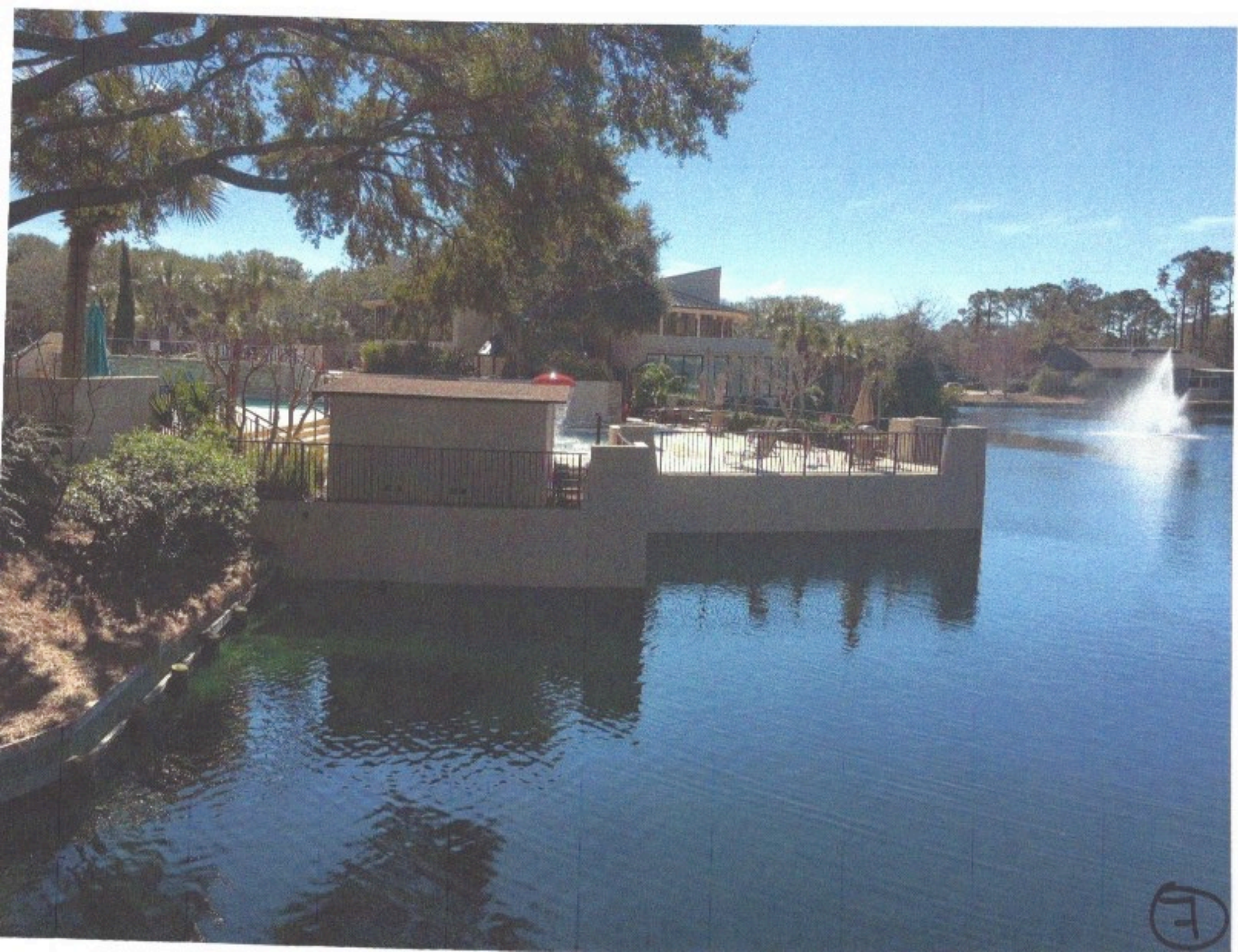
Oceanview

4



5





F



Seawatch at Island Club

Neptune at Island Club

Island Club Resort Sales

Island Club of Hilton Head

Port Royal Racquet Club

Existing 6

CLEARVIEW
1-5

Beach Park

32223

Island Club Rd

Folly Rd

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: Oceanview, Island Club Resort

DRB#: DRB-000234-2018

DATE: Feb. 5, 2018

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. The metal railings are approved as installed.
2. All the existing wooden railings and any trim on the building shall be painted to match the metal railings.
3. No dark brown color should remain on the building.

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The railing style, installed without DRB approval, is not as simple as the adjacent buildings railings within Island Club Resort.
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There would be both wooden and metal railings on the building

MISC COMMENTS/QUESTIONS

1. The metal railing have already been installed without DRB approval on the back side of the building.
2. The metal railings are powder coated green.
3. The existing wooden railings and the building trim should be painted green.
4. No brown should remain on the building.