



Town of Hilton Head Island
Regular Design Review Board Meeting
Tuesday, March 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 February 27, 2018**
- 6. New Business**
 - A. Alteration/Addition*
 - Marsh Point DRB-000455-2018
 - The Grand, DRB-000535-2018 (Denied February 13, 2018)
 - Fish Patio, DRB-000543-2018 (Withdrawn February 13, 2018)
 - B. New Development – Conceptual*
 - Wimbledon Court, DRB-000505-2018
 - C. Sign*
 - BOA Sign, DRB-000503-2018 (Denied January 9, 2018)
- 7. Board Business**
 - A. Review of draft letter to Planning Commission / Town Council regarding lighting
- 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
February 27, 2018 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

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

Board Members Excused: Debbie Remke, Brian Witmer

Town Council Present: None

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 1:15 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 – February 13, 2018

The Board approved the minutes of the February 13, 2018 meeting by general consent.

6. Board Business – None

7. New Business

A. Alteration/Addition

- Chipotle Starbucks, DRB-000400-2018 (Final Approval June 13, 2017)

(Ms. Theodore recused herself from review of application DRB-000400-2018 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. Mr. Darnell indicated no architectural changes have been made since the Board approved the project on June 13, 2017. The proposed changes on the plan include: the parking lot surface from paver parking to asphalt, the parking lot layout, the planting plan to accommodate the changed layout, and the lighting plan. Staff recommends approval of the application with the following conditions:

1. Replace 3 asphalt spaces at northwest property line with two compact paver spaces adjacent to 12", 12", & 8" multi trunked live oak and 21" pine.
2. Add canopy tree (live oak) to the northwest entrance, Hwy 278 side.
3. Replace 3 Crepe Myrtle in island opposite southwest entrance with canopy tree (live oak).
4. Unused asphalt beyond parking spaces shall not be striped.

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. The applicant has asked Palmetto Electric to provide a composite photometric plan. The parking spaces will not be striped.

Chairman Gartner asked the applicant if they would be amenable to meeting all Staff comments. The applicant agreed to comply with the Staff conditions. Chairman Gartner requested comments from the Board. The Board expressed agreement with the Staff comments and had no additional comments.

Mr. Gentemann made a motion to approve DRB-000400-2018 with the following conditions:

1. Replace 3 asphalt spaces at northwest property line with two compact paver spaces adjacent to 12", 12", & 8" multi trunked live oak and 21" pine.
2. Add live oak canopy tree to the northwest entrance, Hwy 278 side.
3. Replace 3 Crepe Myrtle in island opposite southwest entrance with live oak canopy tree.
4. Unused asphalt beyond parking spaces shall not be striped.
5. A composite photometric plan to determine the overlap with the fuel station shall be submitted to Staff for review and approval.

Mr. Hoffman seconded. The motion passed with a vote of 4-0-0.

- Pool Bar Jim's, DRB-000407-2018 (Denied January 9, 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 of the application with the following conditions:

1. The roof color of the gazebo shall match the roof color of Sea Crest.
2. The proposed screen between the gazebo and the pool is not approved. In its place a railing to match the perimeter pool railing should be approved.
3. Specify the color/finish of the removable bar for Staff review and approval.
4. The new planter on the pool side of the gazebo shall be a minimum of 6' wide and extend the entire length of the gazebo deck addition. Provide a planting plan for this area to include a plant schedule for review and approval by Staff.

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. Chairman Gartner asked if the applicant was in agreement with Staff conditions and the applicant agreed. The POA supports this project. The Board inquired about the lighting plan. No lighting is proposed as part of this submittal. The architect provided a letter to Staff indicating the existing lighting is turtle compliant. The Board emphasized that any light fixture must be submitted to Staff prior to installation. The Board recommended the Yucca plantings be replaced with something softer and more pedestrian-friendly. The Board made comments and inquiries regarding: the structure is proposed to be raw wood to match the existing pool bar; the raw wood matches the existing bar and the deck railing; the surrounding railing and the gazebo across the pool are painted white; the larger Sea Crest buildings have a standing seam roof; the Sea Crest building balconies overlook the gazebo roof so they should match; the gate coming from off the beach will be reused

for the new location; and the awning shown on the portable bar is not part of the installation – everything above the bar counter will be removed. The Board indicated plans shall be submitted to Staff for review and approval in connection with: the lighting; the floor plan with column locations; the ramps; and the revised shower and deck configuration showing no exposed pipes.

Vice Chairman Strecker made a motion to approve DRB-000407-2018 with the following conditions:

1. The roof material shall be standing seam metal to match the existing, larger Sea Crest buildings.
2. The roof color shall match the roof color of the existing, larger Sea Crest buildings.
3. The proposed screen between the gazebo and the pool is not approved. In its place, a railing to match the perimeter pool railing is approved.
4. Specify the color/finish of the removable bar for Staff review and approval.
5. The new planter on the pool side of the gazebo shall be a minimum of 6' wide and extend the entire length of the gazebo deck addition. Provide a planting plan for this area to include a revised plant schedule for Staff review and approval.
6. The yuccas shown on the planting plan shall be changed for a more pedestrian friendly plant material.
7. Any light fixtures to be used in the renovation shall be submitted for Staff review and approval.
8. A floor plan showing column locations for the gazebo shall be submitted for Staff review and approval.
9. The revised reconfigured ramp, shower deck, and hand railings shall be submitted for Staff review and approval.

Ms. Theodore seconded. The motion passed with a vote of 5-0-0.

8. Staff Report

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

The Board expressed concern about the neon pink lighting in the T-Mobile store located on William Hilton Parkway. Mr. Darnell indicated regulating lighting like this would need to be addressed through the LMO. Chairman Gartner will draft a letter on behalf of the Board to the Planning Commission and Town Council regarding their concerns. The Board will have the opportunity to review and comment on the draft letter at an upcoming meeting.

9. Appearance by Citizens – None

10. Adjournment

The meeting was adjourned at 2:00 p.m.

Submitted by: Teresa Haley, Secretary

Approved:

Jake Gartner, Chairman



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

FOR OFFICIAL USE ONLY	
Date Received:	2-22-10
Accepted by:	ICD
DRB #:	455-18
Meeting Date:	

Applicant/Agent Name: KC BURMESTER Company: ALL RESTORATION SOLUTIONS, LLC
 Mailing Address: 3700 KENNESAW SOUTH IND. PKWY City: KENNESAW State: GA Zip: 30144
 Telephone: (678)-945-0150 Fax: e e E-mail: KC@allrestorationsolutions.com
(404) 242-9861
 Project Name: MARSH POINT ADJ. Project Address: 100 MARSH POINT, HHI, SC 29926
 Parcel Number [PIN]: R510 007 000 132D 0000
 Zoning District: A-7 Overlay District(s): COD

**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

Submittal Requirements for *All* projects:

NXA 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, 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.

N/A Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.

N/A 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.

N/A 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

2/21/18

 DATE

KEY: () = ORDER OF CONSTRUCTION
A & B = STYLE OF BUILDING

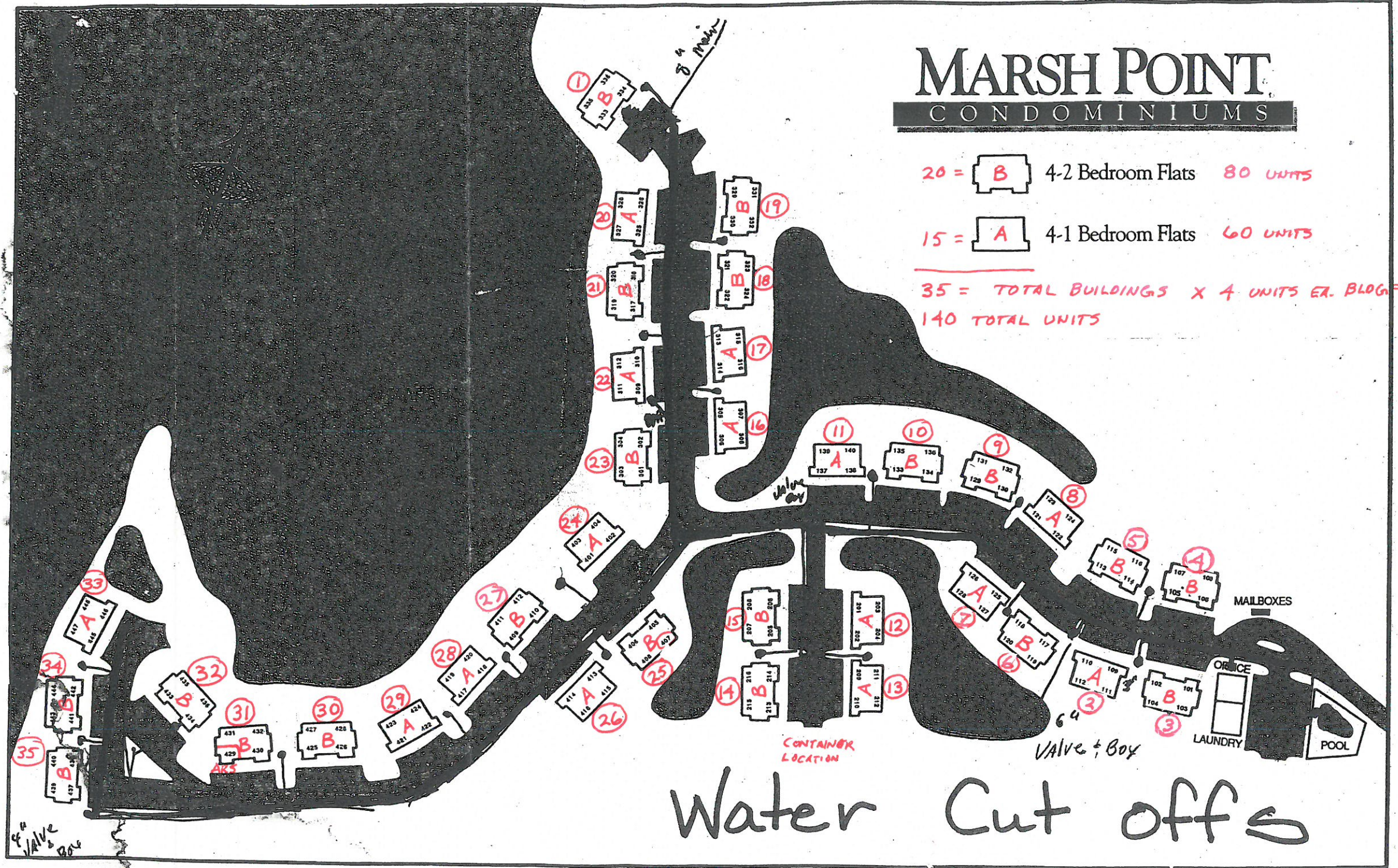
SHAWN DYKES
(912) 246-4651

MARSH POINT CONDOMINIUMS

20 = **B** 4-2 Bedroom Flats 80 UNITS

15 = **A** 4-1 Bedroom Flats 60 UNITS

35 = TOTAL BUILDINGS X 4 UNITS EA. BLDG = 140 TOTAL UNITS



Water Cut offs

UNIVERSAL
KAIKI

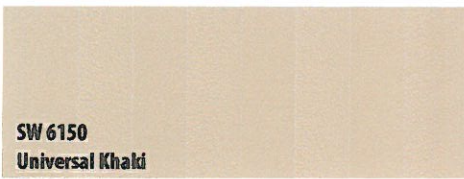
WOOL SKEIN

URBANE
BRONZE

SUPERIOR
BRONZE

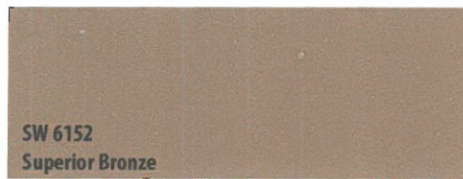


Marsh Pointe Apartments - ORIGINAL IMAGE



SW 6150
Universal Khaki

Upper Body



SW 6152
Superior Bronze

Lower Body



SW 6148
Wool Skein

Trim



SW 7048
Urbane Bronze

Doors



Marsh Pointe Apartments - ORIGINAL IMAGE



6150 Universal Khaldi

6148 Wool Skein

6152 Superior Bronze

7048
Urbane
Bronze

7048
Urbane
Bronze

SW 6150
Universal Khaldi

Upper Body

SW 6152
Superior Bronze

Lower Body

SW 6148
Wool Skein

Trim

SW 7048
Urbane Bronze

Doors

DESIGN TEAM/DRB COMMENT SHEET

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

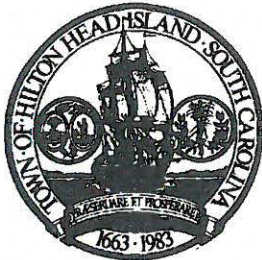
PROJECT NAME: Marsh Point Apartments

DRB#: DRB-000455-2018

DATE: March 1, 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: 2/28/18
 Accepted by: Sarah W.
 DRB #: 535-0018
 Meeting Date: _____

* Paid LL

Applicant/Agent Name: SAM JONAL Company: California Hilton Head Hospitality
 Mailing Address: 36 S. Forest Beach Dr City: HHI State: SC Zip: 29928
 Telephone: 858-888-2315 Fax: 843-715-4135 E-mail: SAMJONAL@gmail.com
 Project Name: Grand Hilton HEAD INN Project Address: 36 S. Forest Beach Dr.
 Parcel Number [PIN]: R HHI. 29928.
 Zoning District: South Forest Beach Overlay District(s): DL

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

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- 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.

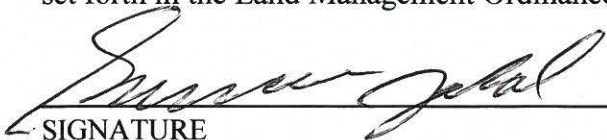
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To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that 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

Feb 28-18.

DATE

NARRATIVE

GRAND HILTON HEAD INN- 36 S. FOREST BEACH DRIVE, HILTON HEAD ISLAND, SC 29928

An application is submitted to change the Exterior color of the existing building from the pink color to the colors outlined below. The darker color SW 7068 will be utilized on the top band of the hotel and also on the bottom of the building, in addition this darker color will be painted on the two vertical columns on the stair well on the side of the building. The SW7655 color will be painted on each of the guest room slide glass door walls and the columns that separate the guest room balconies will be painted SW7654. The middle vertical column will be painted the lightest color SW7654, as will as the two side vertical portions on the building and the entire ground floor will be painted this color also. The overall awning color will be SW7654 and the 4 rectangle squares will be SW 7068.

The existing Aluminum balcony siding will be removed and in the front of the building will be replaced with glass railing the color of the rail itself will be powder coated and applied, the color is Manufactured by Cardinal Coatings and is called Steel Gray Texture C292-GR494. The rear of the building will have aluminum railing that will be same color as the front of the building (Steel Gray Texture), further detail has been provided on the spec sheets.

GRAND
 HILTON HEAD INN
 36 SOUTH FOREST BEACH DR. 29928
 1.843.842.3100

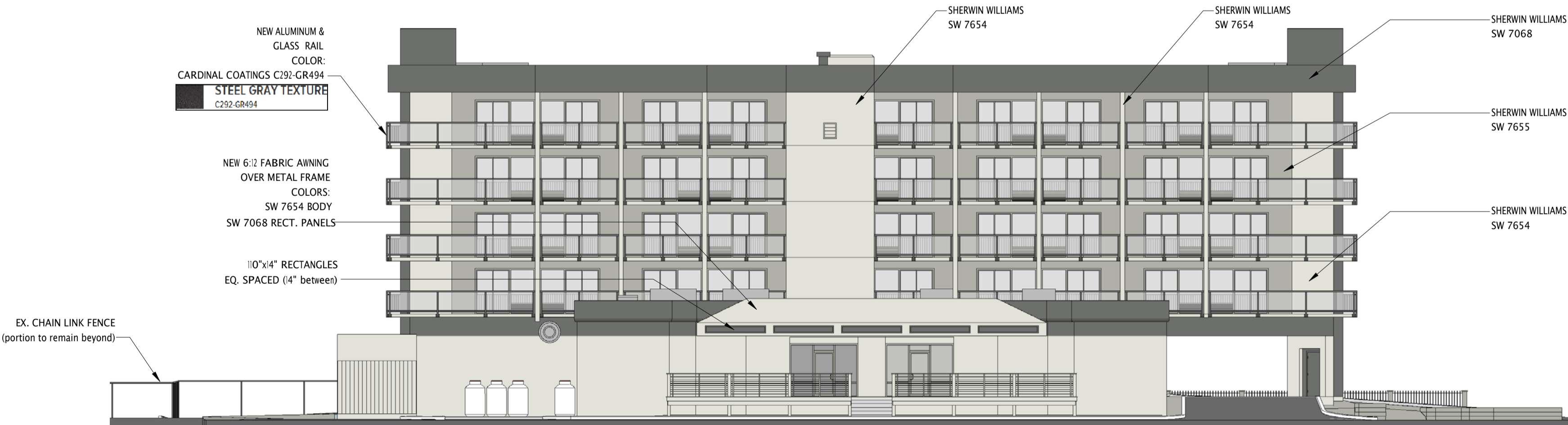
SAM JOHAL
 SURVEYOR:

A4.1 EX. FRONT ELEVATION

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

GENERAL CONTRACTOR:

ELEVATIONS



SW 7068 Crestle Gray Sherwin Williams	208
SW 7655 Stepped Concrete Sherwin Williams	209
SW 7654 Steel Gray Sherwin Williams	210

SUBMITTALS:

BLDG PERMIT

REVISIONS:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

ISSUE: February 28, 2008

PRICING _____
 BIDDING _____
 CONSTRUCTION _____

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. UNDER COPYRIGHT PROTECTION, & MAY NOT BE USED OR REPRODUCED WITHOUT HIS WRITTEN APPROVAL AND AUTHORIZATION.

SHEET: 06

A4.2 NEW FRONT ELEVATION

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





NO PARKING
FIRE LANE

THE ISLAND PACKET





VISITOR CENTER





NO PARKING
EXCEPT AS NOTED
BY OTHER SIGNS
VIOLATION SUBJECT TO
FINE

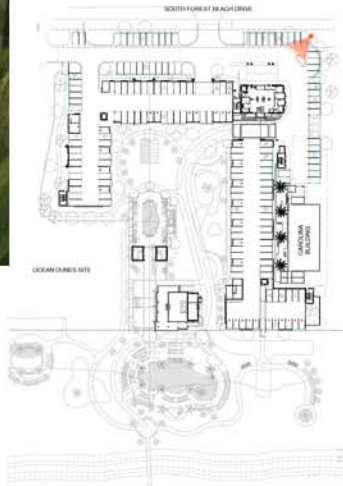
AMERICAN MADE WASTE SOLUTIONS
CALL 800-1-800-800-8000



VIEW OF ENTRY - PHASE 2



ADVENTURE INN TRACT
Hilton Head Island, South Carolina



BRICK AND MORTAR SAMPLES



CUSTOM STUCCO SAMPLES



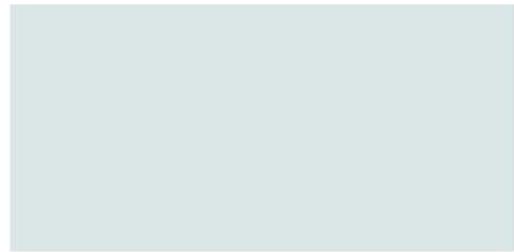
PAINT SELECTION - ACTUAL SAMPLES



Adventure Inn Redevelopment:

COLOR SAMPLE EXHIBIT

01.27.1015



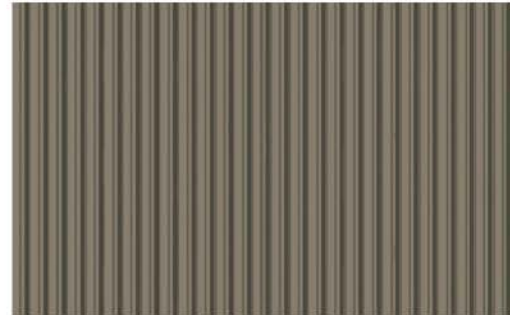
COLOR - 7: SW6497
BLUE HORIZON

PORTE-COCHERE CEILING



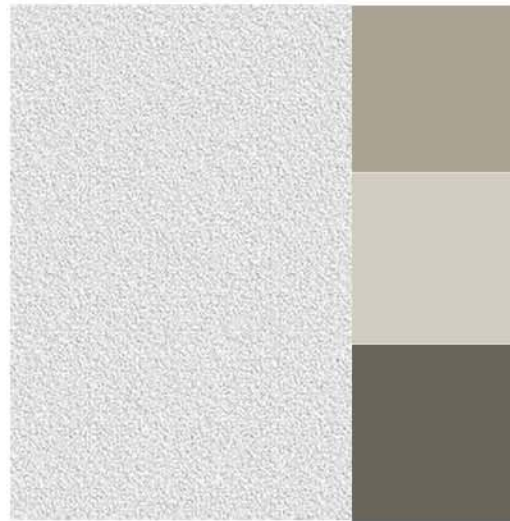
COLOR - 6: SW7048
URBANE BRONZE

METAL ROOF



COLOR - 4: SW7046
ANONYMOUS

BOARD & BATTEN WITH TRIM



COLOR - 3: SW7045
INTELLECTUAL GRAY
UPPER STUCCO

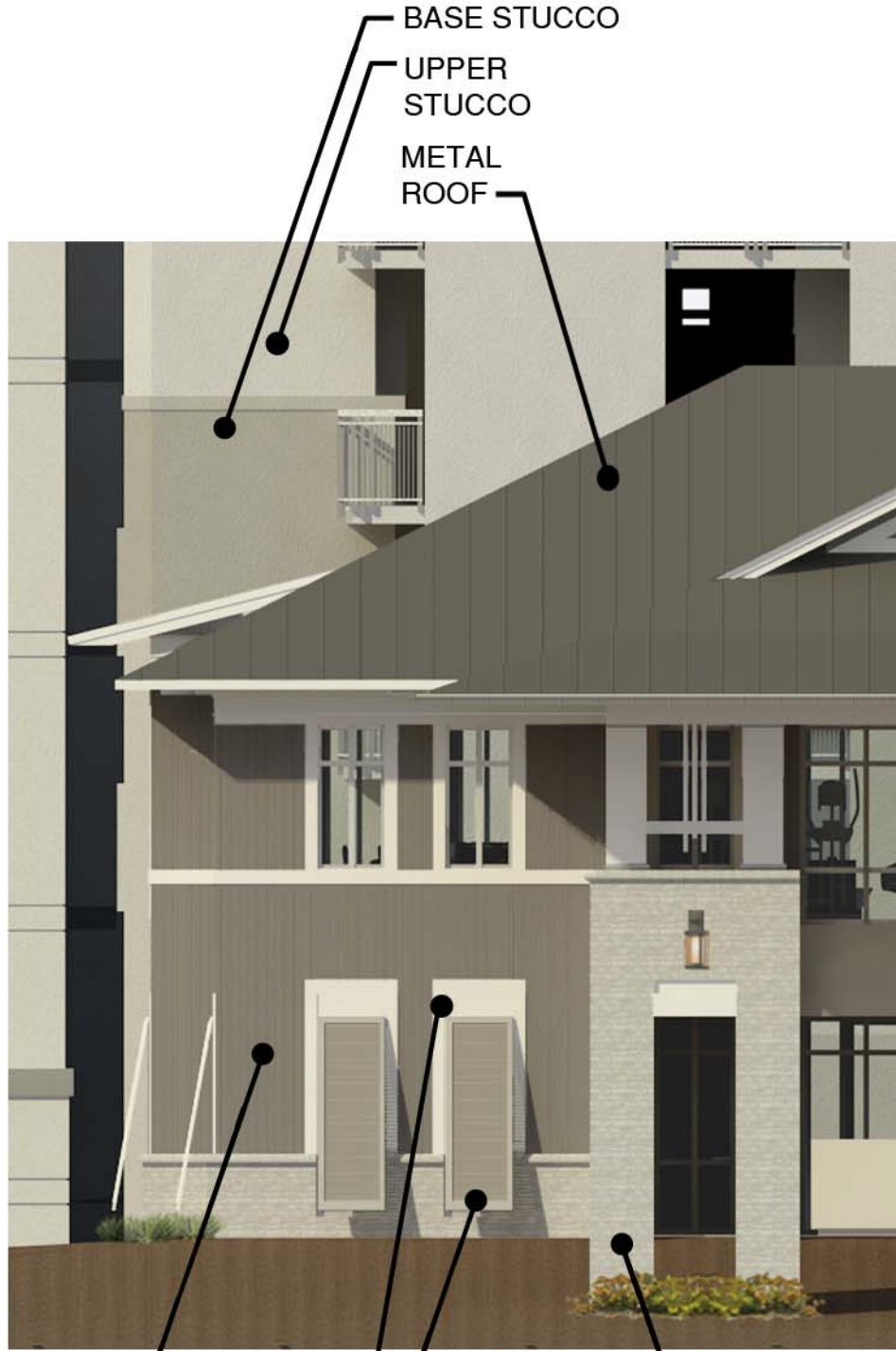
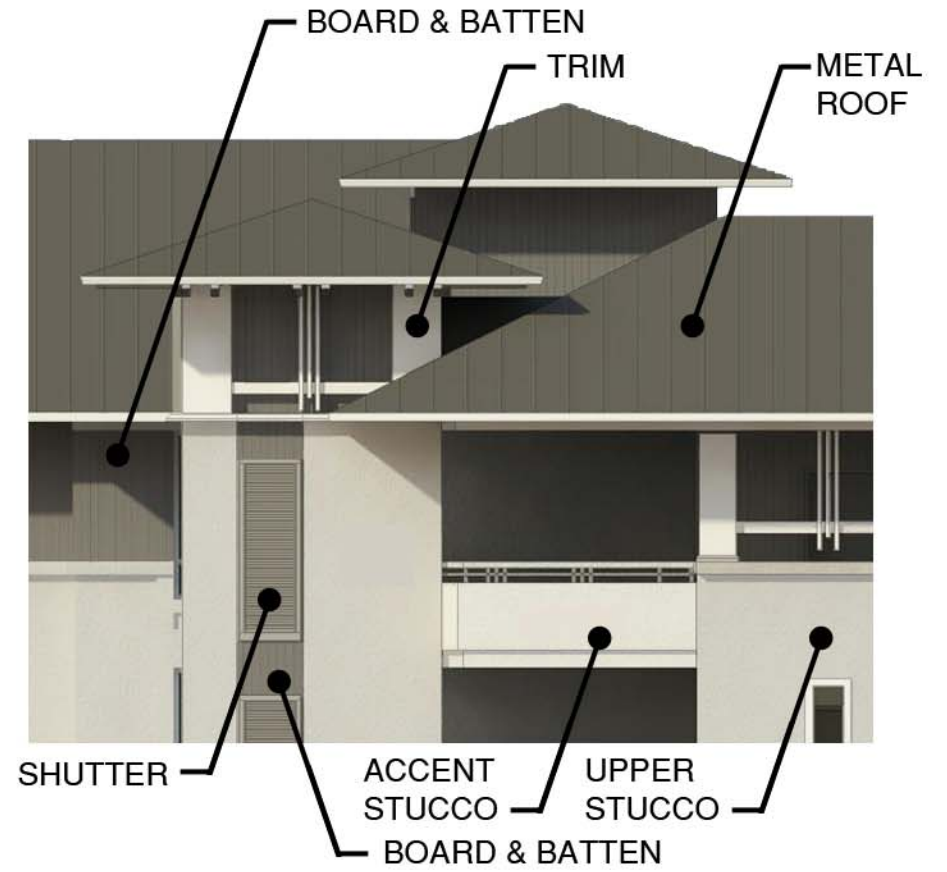
COLOR - 2: SW7029
AGREEABLE GRAY
ACCENT STUCCO

COLOR - 1: SW7047
PORPOISE
BASE STUCCO

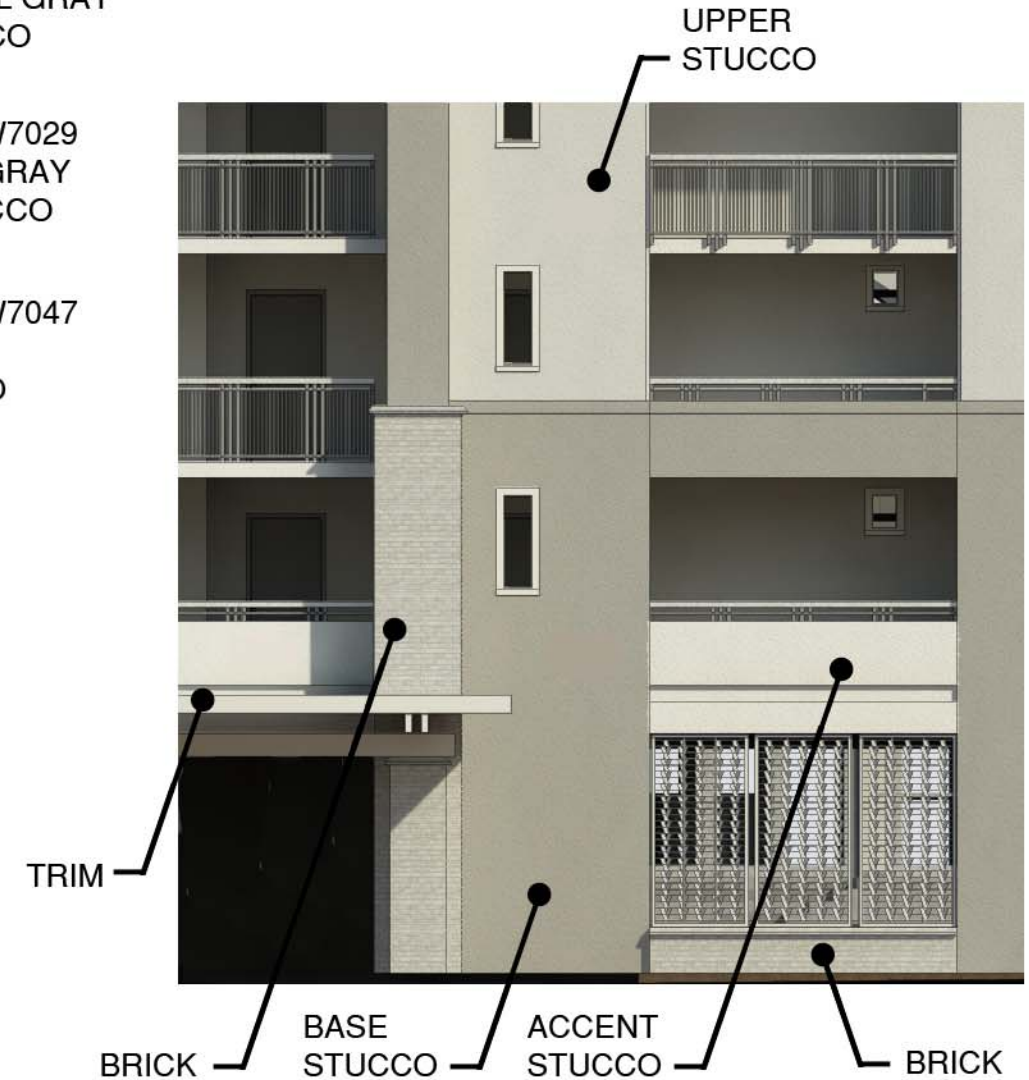
STUCCO - FINE SAND FINISH



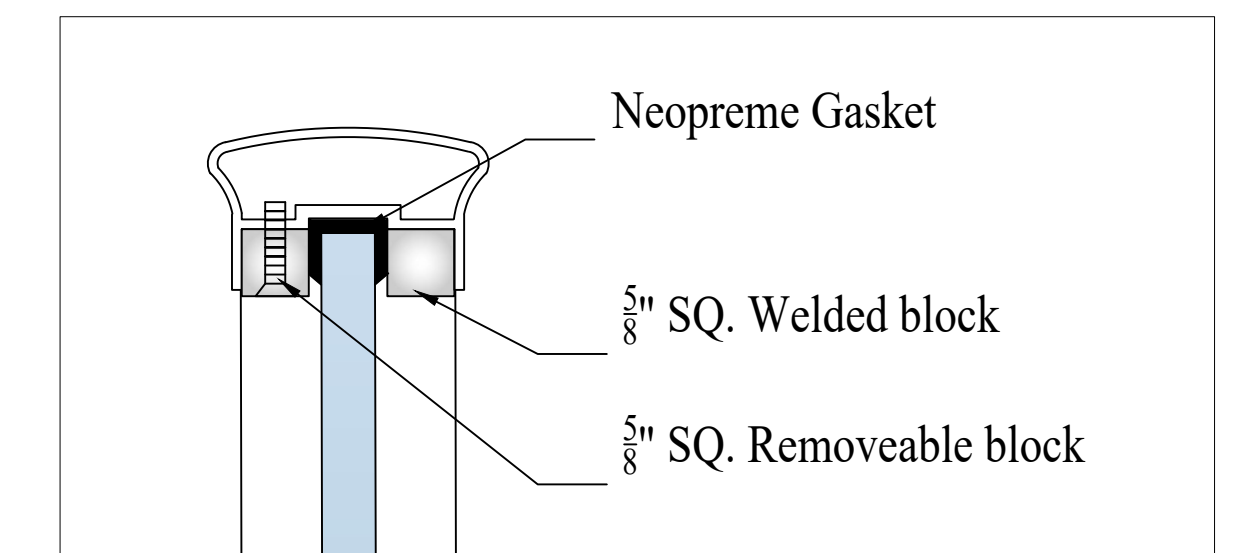
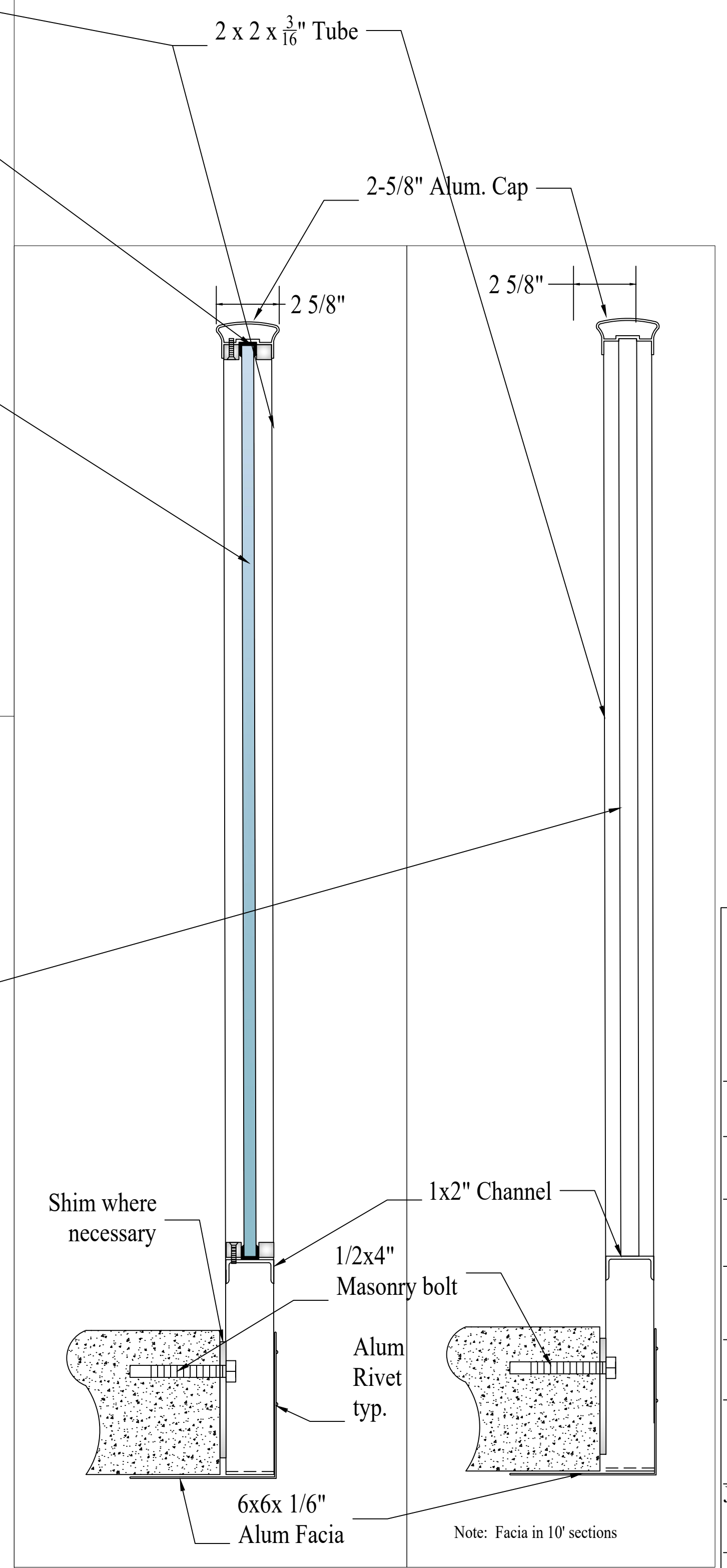
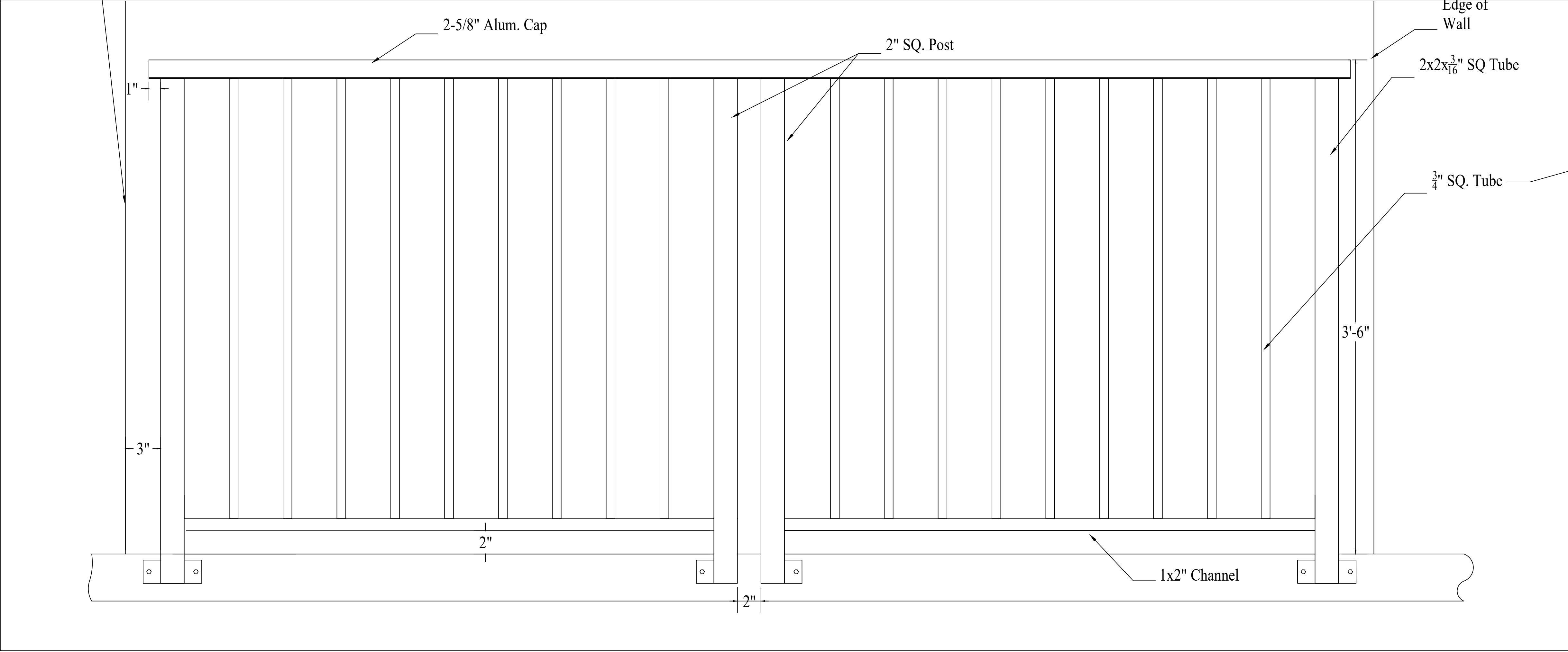
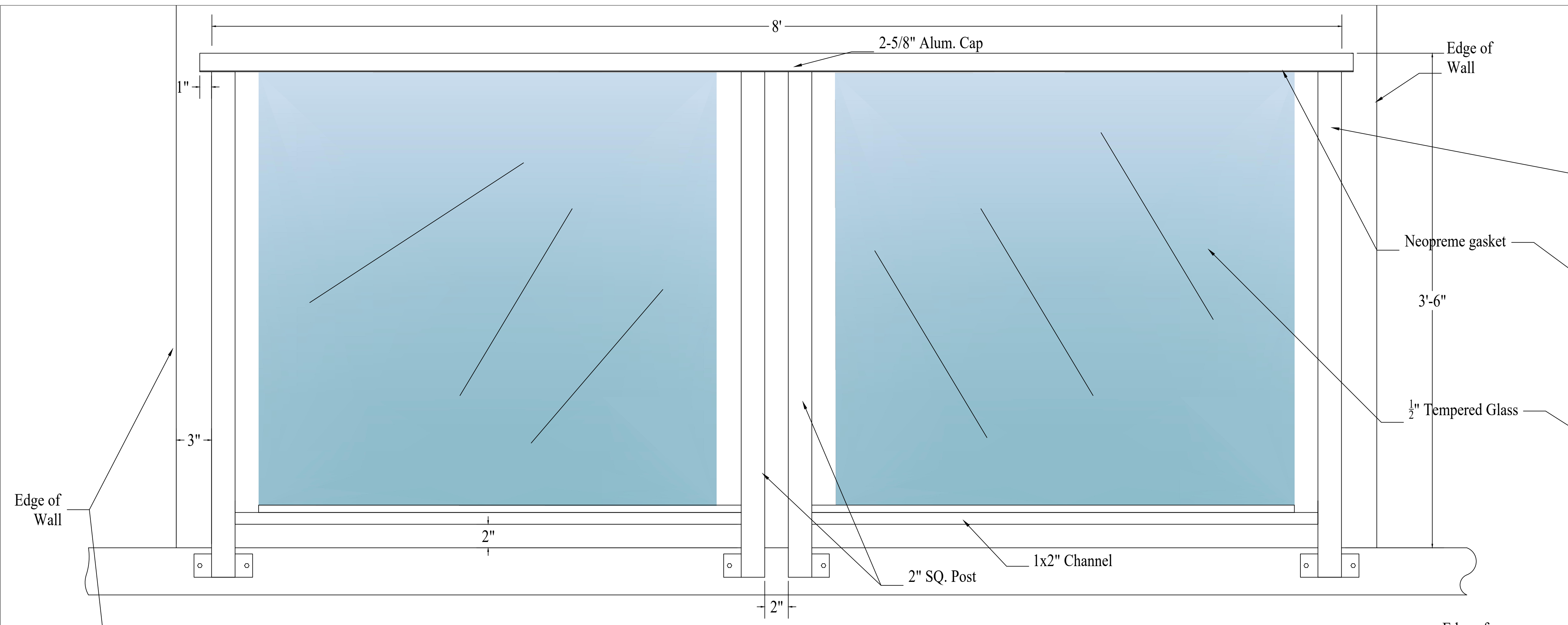
BRICK [BR-1]




BOARD & BATTEN TRIM SHUTTER BRICK



BRICK BASE STUCCO ACCENT STUCCO BRICK



 South East Rail and Screen	
File Name:	
Date:	February 14, 2018
Rev.	
Rev.	
Drawn by:	DGF
Job Name:	The Grand Hilton Head Inn
Job Location:	South Forest Beach
Architect:	
Contractor:	
Title:	Glass / Picket rail elevation, section and details
Sht. No.	R-2

COLOR CHART

COLORS
HAMMER FINISHES

SUPERDURABLES
WHITES & BEIGES
PRIMERS

BLACKS
GREYS

METALLICS
PEARLESCENTS
SPECIALTY FINISHES



COPPER VEIN
T375-BK07 *



GOLD VEIN
T375-BK10 *



SILVER VEIN
T375-BK26 *



BLACK/WHITE VEIN
T075-WH34



**COPPER VEIN
EXTERIOR**
T075-BK211



**BRONZE
HAMMERTONE**
T064-BR24



GRAY HAMMERTONE
T064-GR660



**SILVER
HAMMERTONE**
T064-GR05



BLUE HAMMERTONE
T064-BL95



**GREEN
HAMMERTONE**
T064-GN81



**SILVER METALLIC 30
GLOSS**
T353-GR06 *



**SILVER METALLIC 60
GLOSS**
C356-GR1342 *



**CHROME METALLIC
80 GLOSS**
T358-GR539 *



**SILVER METALLIC 70
GLOSS**
T357-GR105 *



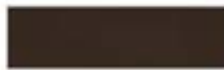
**BRONZE METALLIC
TEXTURE**
T391-BG290 *



**SILVER METALLIC
TEXTURE**
T391-GR1031 *



**BRASS METALLIC 30
GLOSS**
T353-YL02 *



**STATUARY BRONZE
60 GLOSS**
T026-BR340



**OIL RUBBED BRONZE
TEXTURE**
T291-BR251



**OIL BRONZE 20
GLOSS**
T022-BR189



**STEEL GRAY
TEXTURE**
C292-GR494



**STEEL GRAY 80
GLOSS**
T028-GR02



BRONZE 50 GLOSS
T025-BR01



**MOCK ROCK
TEXTURE**
T091-GR309



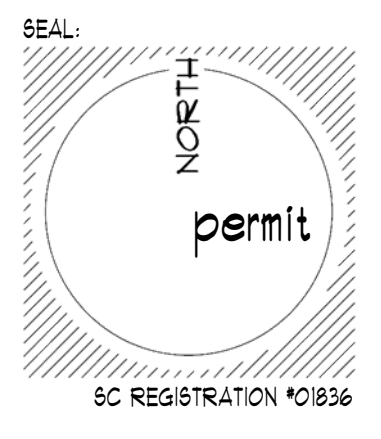
PATINA TEXTURE
C291-GN20



VERDIGRIS TEXTURE
T091-GN57



RUST TEXTURE
T091-BR47



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

OWNER:
 SAM JOHAL

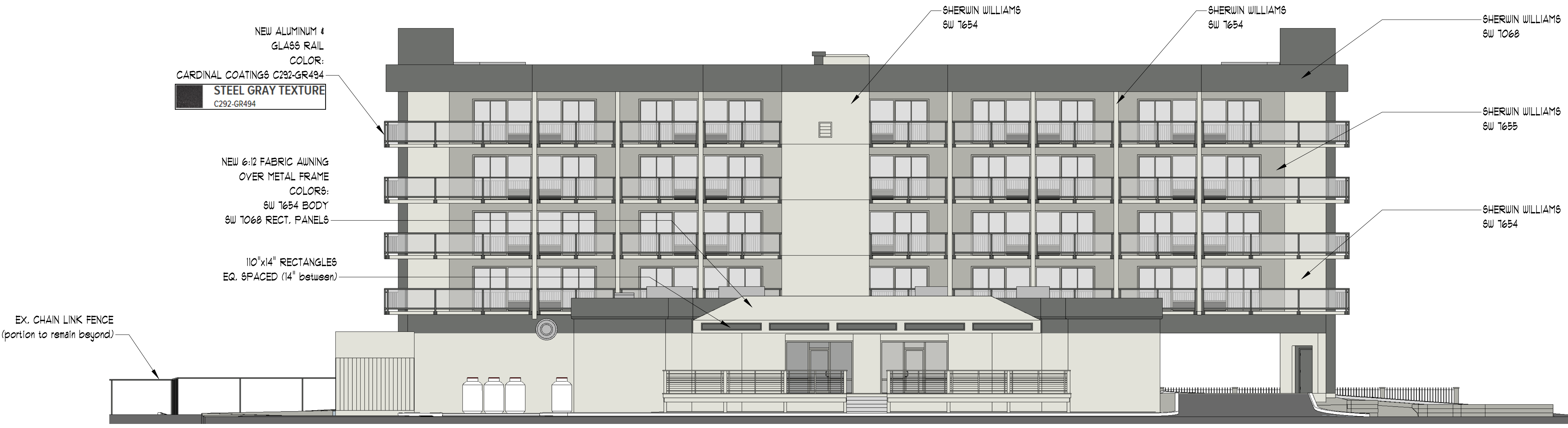
SURVEYOR:

GENERAL CONTRACTOR:



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

ELEVATIONS



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

NEW ALUMINUM &
 GLASS RAIL
 COLOR:
 STEEL GRAY TEXTURE
 C292-GR494

NEW 6:12 FABRIC AWNING
 OVER METAL FRAME
 COLORS:
 SW 7654 BODY
 SW 7068 RECT. PANELS

110"x14" RECTANGLES
 EQ. SPACED (14" between)

SHERWIN WILLIAMS
 SW 7654

SHERWIN WILLIAMS
 SW 7654

SHERWIN WILLIAMS
 SW 7068

SHERWIN WILLIAMS
 SW 7655

SHERWIN WILLIAMS
 SW 7654

SW 7068 Grids Gray Interior Color Location Number: 234-C2	SW 7655 Stained Concrete Interior Color Location Number: 234-C2	SW 7654 Lattice Interior Color Location Number: 234-C2
--	--	---

SUBMITTALS:

BLDG PERMIT

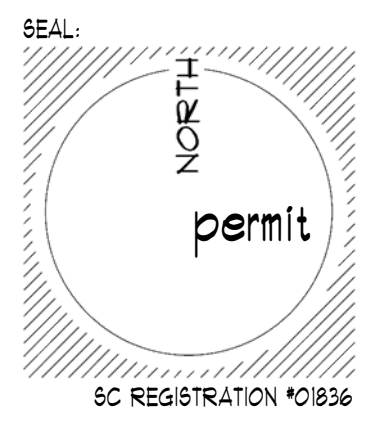
REVISIONS:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

ISSUE: February 28, 2018

PRICING _____
 BIDDING _____
 CONSTRUCTION _____

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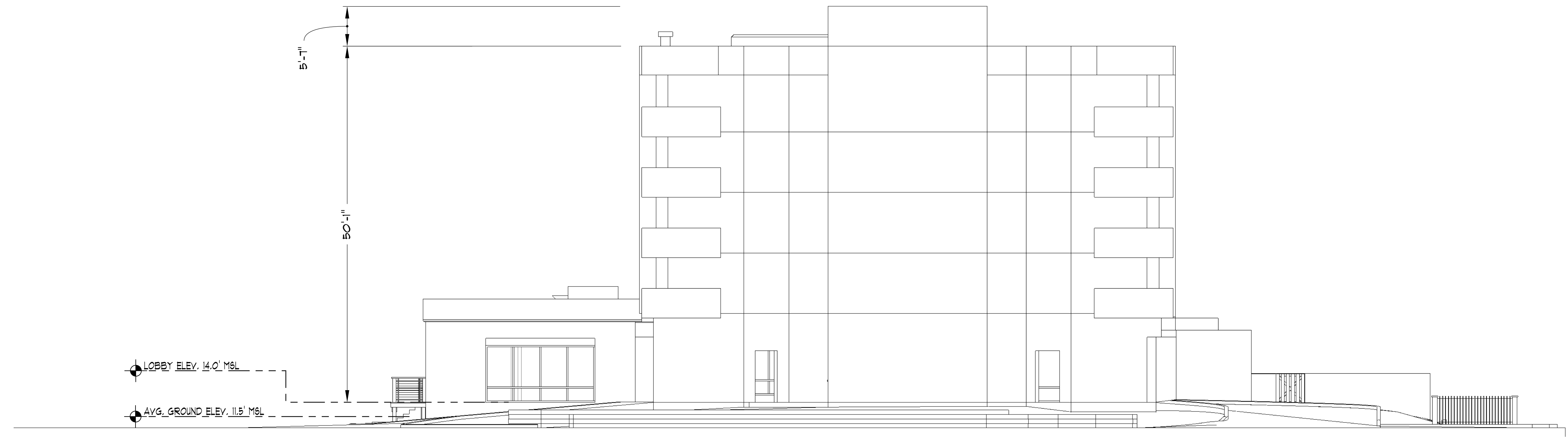
**GRAND
 HILTON HEAD INN**
 36 SOUTH FOREST BEACH DR. 29928
 1.843.842.3100

OWNER:
 SAM JOHAL

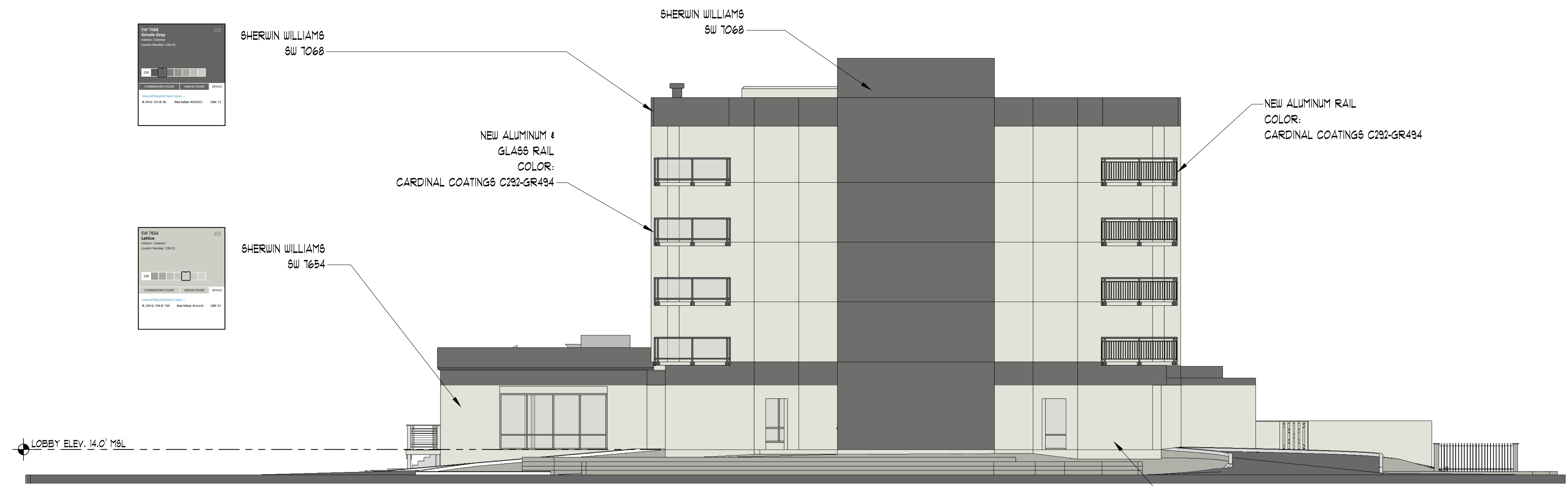
SURVEYOR:

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

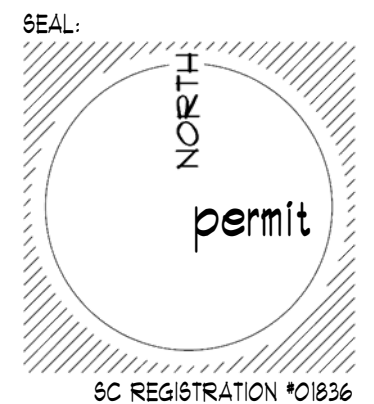
REVISIONS:

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- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____

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PRICING _____
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 CONSTRUCTION _____

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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



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



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

SUBMITTALS:

BLDG PERMIT

REVISIONS:

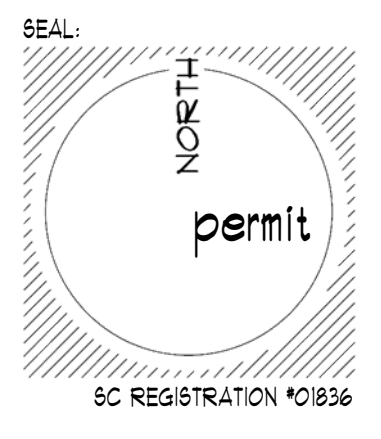
- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____

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BIDDING _____
CONSTRUCTION _____

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SHEET: OF:



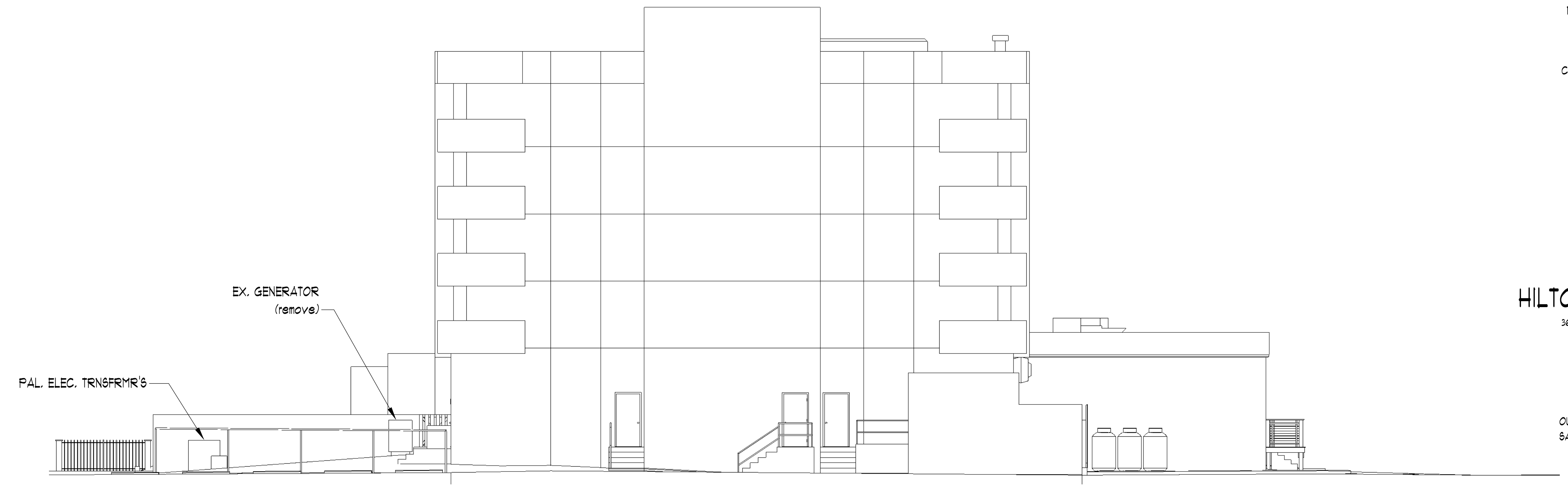
**GRAND
 HILTON HEAD INN**
 36 SOUTH FOREST BEACH DR. 29928
 1.843.842.3100

OWNER:
 SAM JOHAL

SURVEYOR:

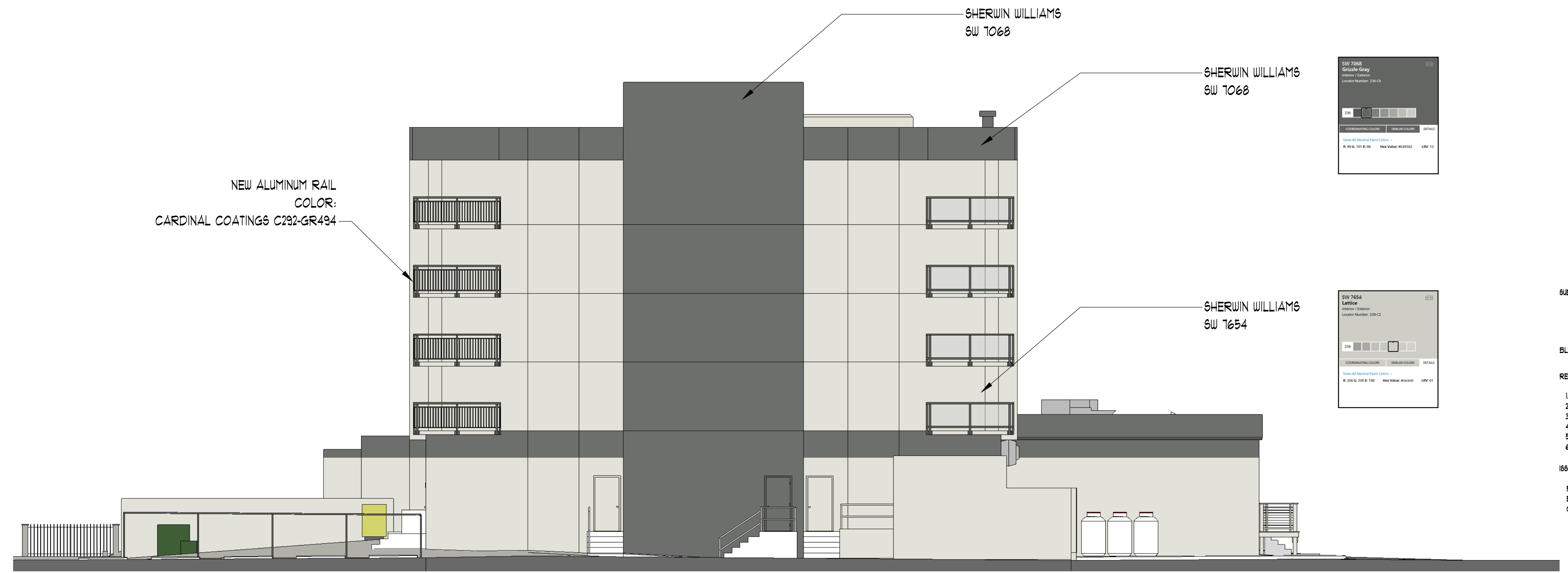
GENERAL CONTRACTOR:

ELEVATIONS



A1.1 EX. LEFT ELEVATION

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



A1.2 NEW LEFT ELEVATION

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

SUBMITTALS:

BLDG PERMIT

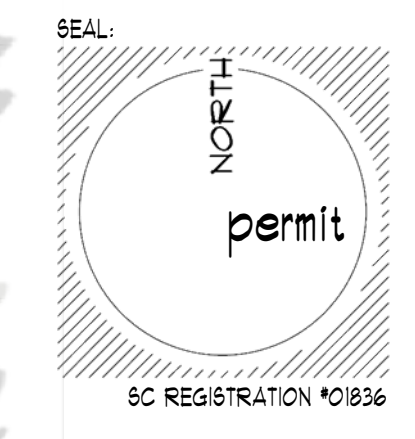
REVISIONS:

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____

ISSUE: February 28, 2018

PRICING _____
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GRAND
HILTON HEAD INN
 36 SOUTH FOREST BEACH DR. 29928
 1.843.842.3100

OWNER:
 SAM JOHAL

SURVEYOR:

GENERAL CONTRACTOR:



A8.1 EX. ENTRY PERSPECTIVE NT6



A8.2 NEW ENTRY PERSPECTIVE NT6



A8.3 EX. LEFT PERSPECTIVE NT6



A8.4 NEW LEFT PERSPECTIVE NT6

PERSPECTIVES

SUBMITTALS:

BLDG PERMIT

REVISIONS:

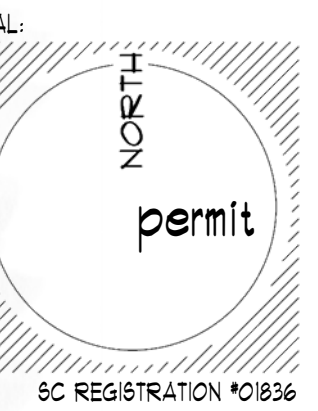
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- 5. _____
- 6. _____

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SHEET: OF:



GRAND
HILTON HEAD INN

36 SOUTH FOREST BEACH DR. 29928
1.843.842.3100

OWNER:
SAM JOHAL

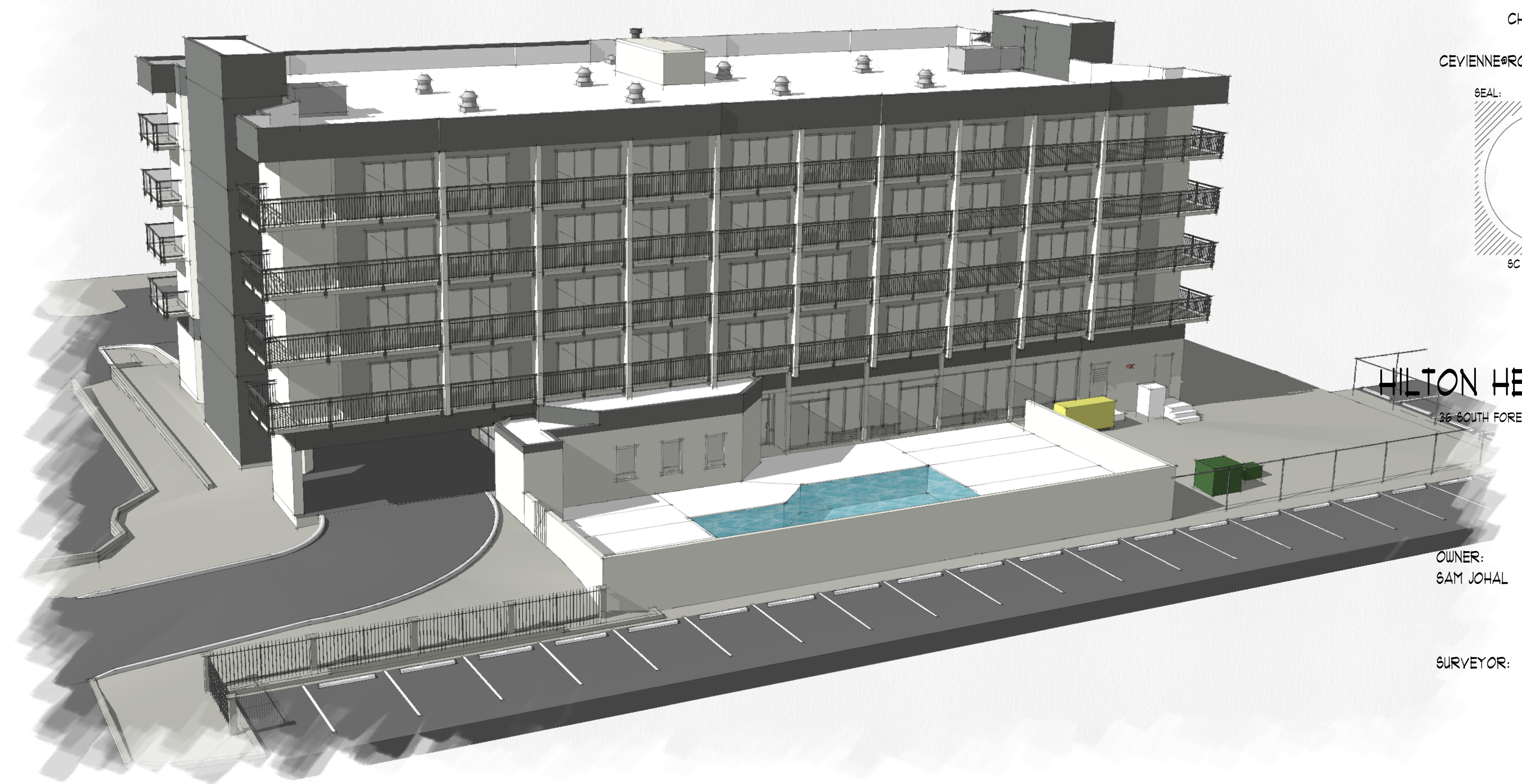
SURVEYOR:

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

REVISIONS:

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____

ISSUE: February 28, 2018

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BIDDING
CONSTRUCTION

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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 Head Inn

DRB#: DRB-000535-2018

DATE: 03/05/2018

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Pruning to accommodate the awning must be done by a licensed arborist to ISA standards and only 30% of the tree canopies can be removed.
2. A Pre-Pruning Meeting must be scheduled with the Town's Environmental Planner to determine if the awning can be installed without harming the trees and before any work can be started.
3. Provide a physical sample of the awning canvas in the proposed color.

MISC COMMENTS/QUESTIONS

- | |
|--|
| 1. Consider renovations to the landscape as part of this renovation. |
| 2. Pruning to accommodate the awning must be done by a licensed arborist to ISA standards and only 30% of the tree canopies can be removed. |
| 3. A Pre-Pruning Meeting must be scheduled with the Town's Environmental Planner to determine if the awning can be installed without harming the trees and before any work can be started. |
| 4. Provide a physical sample of the awning canvas in the proposed color. |
| |
| |



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

2/28/18

DATE

February 28, 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 premanufactured pergola. The construction of the pergola will be of pressure treated 2x4's over 2x6's in the manufacturer's Amish Country Gazebo's 'Classic Wood' style. The installed size of the unit over the bar will be 16' wide by 32' long and the pine wood construction will have a natural finish. The unit includes a Sunbrella fabric retractable sunshade that will be used to provide shading for the patrons under the pergola as well as provide minimal rain protection during light showers. The sunshade is not designed to provide full rain protection and does not have a rainwater drainage system. Foundations for the pergola will be installed by coring the existing patio and installing a sonotube foundation through the penetration. A flush brick rosette will be installed at each post to conceal the foundation penetration.

Additionally, a matching pergola is proposed to cover the opposite side of the existing dining patio. This structure will match the width of the unit over the bar but is only 24' long and is centered on the existing patio.

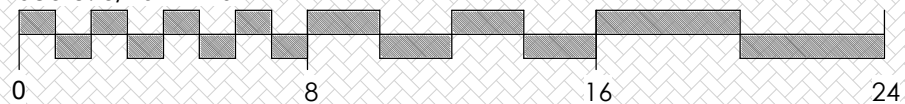
Thank you for your consideration.

Sincerely,


Steven G. Stowers, AIA, LEED AP



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



New 6x6 posts of premanufactured pergolas

16' x 24' pergola above 3 gallon Sago Palm

Existing crape myrtle

Existing bar

16' x 32' pergola above

14' - 8 1/2"

14' - 8 1/2"

13' - 5"

13' - 5"

10' - 8 1/2"

10' - 8 1/2"

Existing oak

(13) 1 gallon Fakahatchee Grass
Existing palmetto

(26) 1 gallon Fakahatchee Grass

Existing paving

Existing Coligny Plaza covered walkway
Existing herringbone pavers

(24) 1 qt. varieg. Liriope

Existing deck

Proposed matching bench

Existing bench



FIRST FLOOR PLAN

FISH OUTDOOR DINING PATIO ROOF ADDITIONS

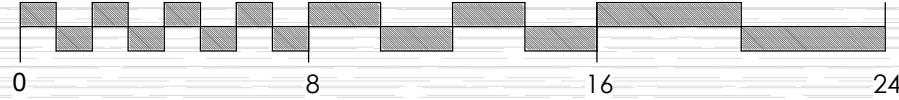
2018.04

2/27/18

A100

2/27/2018 8:40:16 PM

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



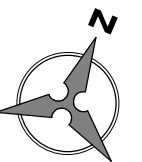
16' x 32' premanufactured pergola

16' x 24' premanufactured pergola

Existing palmetto

Existing palmetto

Existing oak, trim minor lower limbs up to provide clearance for roof



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

ROOF PLAN

FISH OUTDOOR DINING PATIO ROOF ADDITIONS

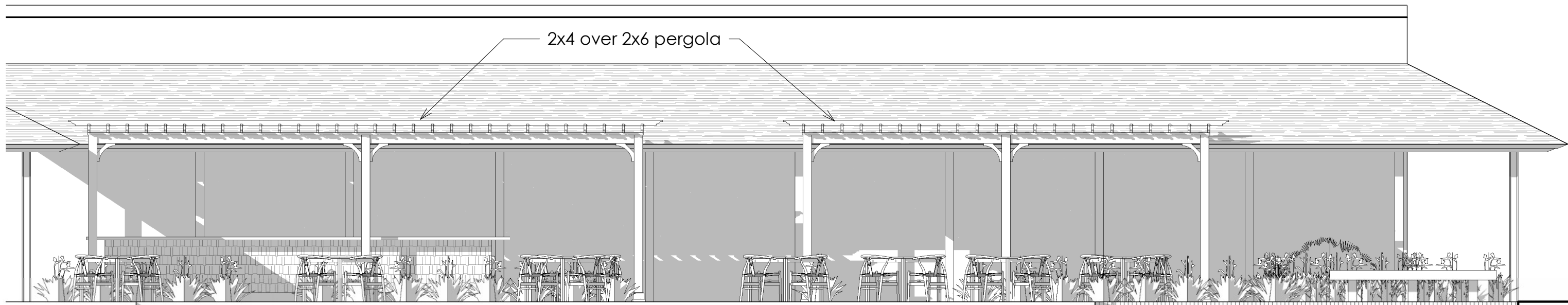
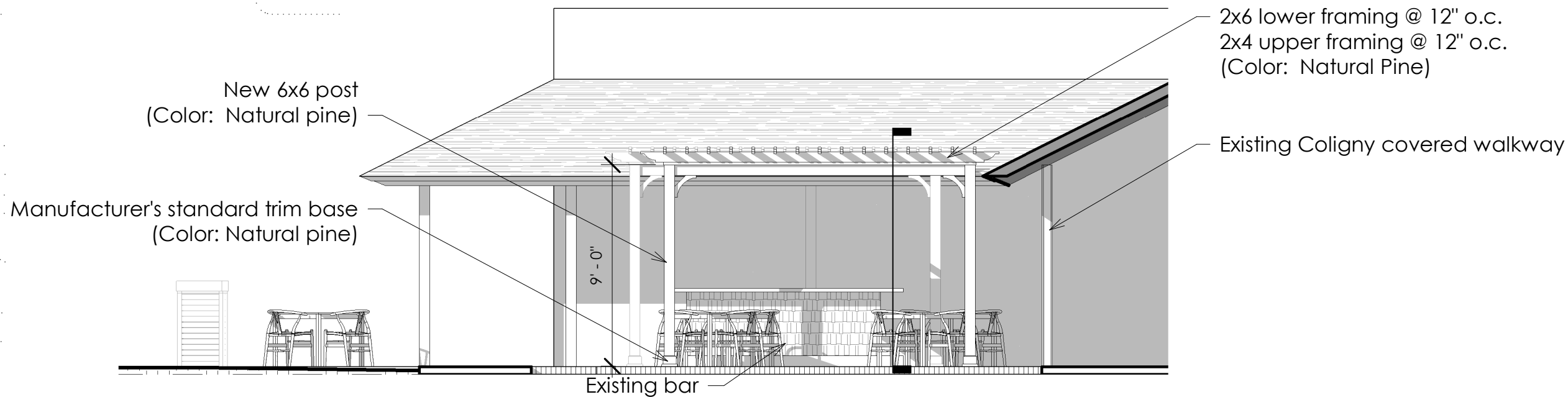
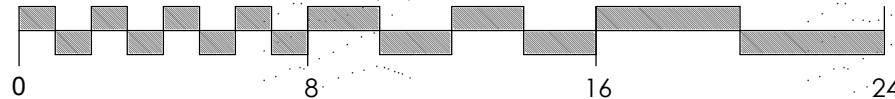
2018.04

2/27/18

A101

2/27/2018 8:40:17 PM

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



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

ROOF ADDITION ELEVATIONS

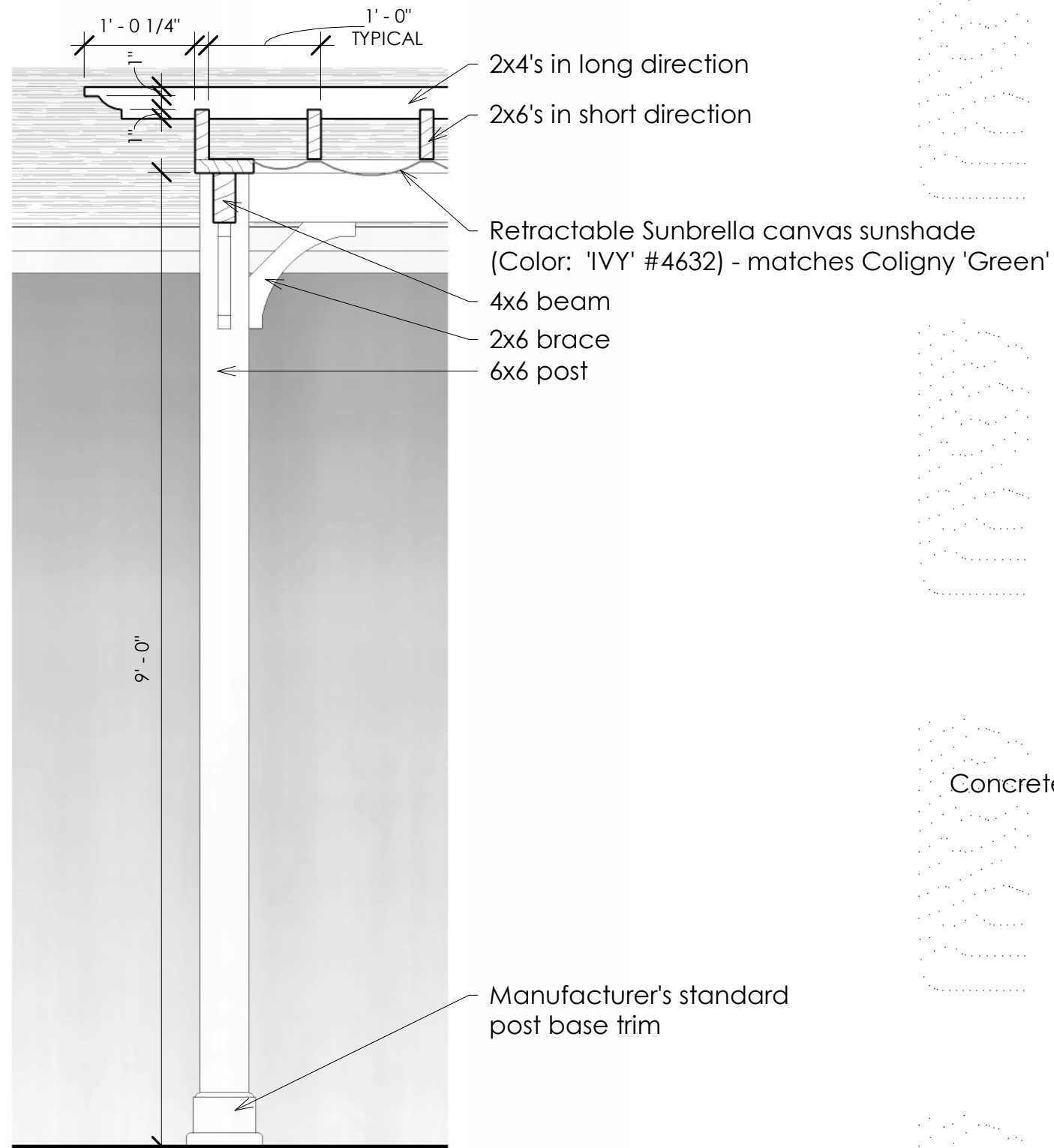
FISH OUTDOOR DINING ROOF ADDITIONS

2018.04

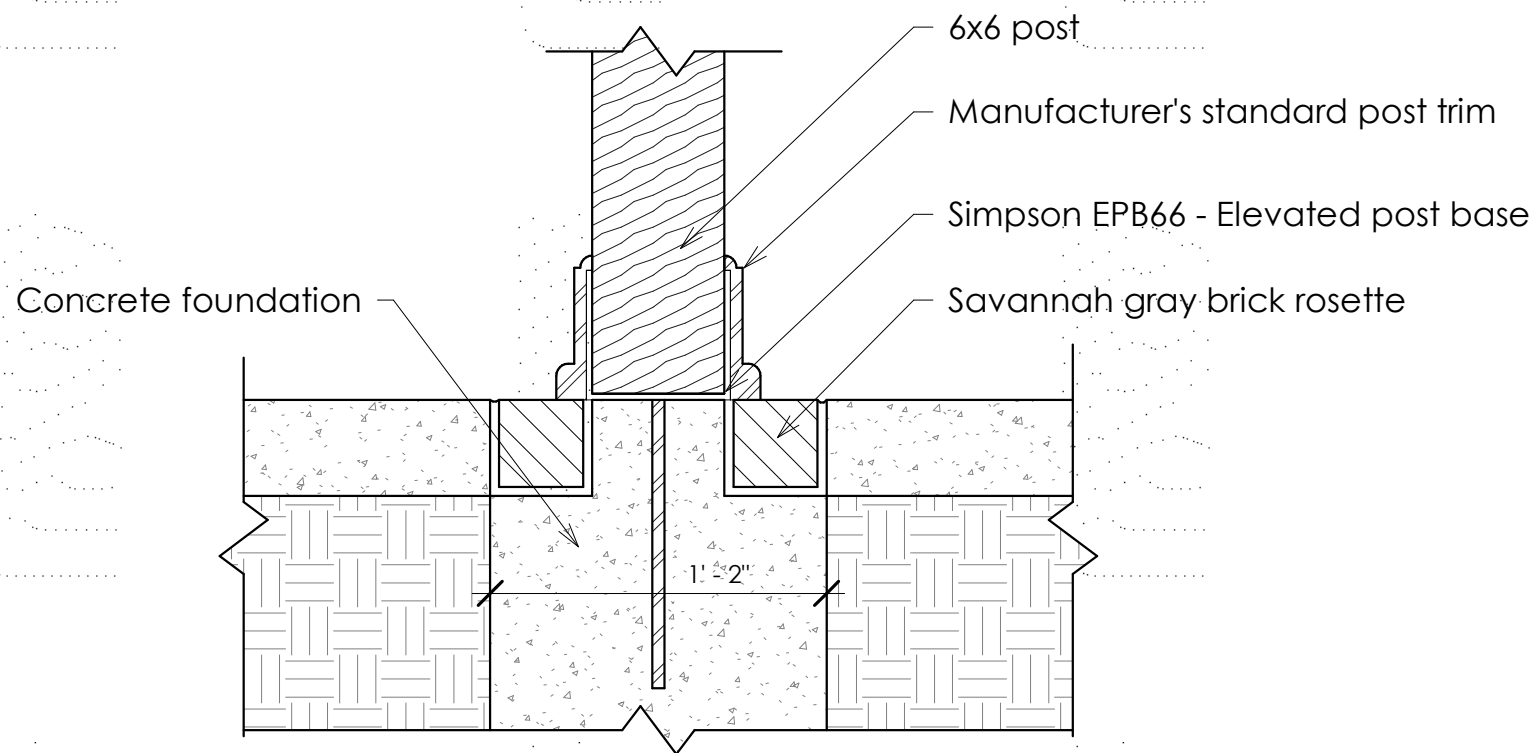
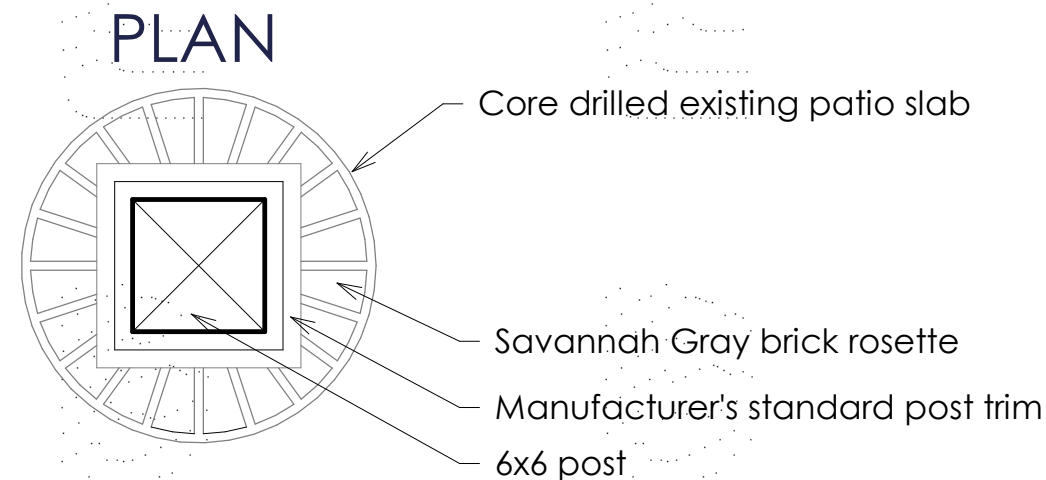
2/27/18

A200

2/27/2018 8:40:21 PM

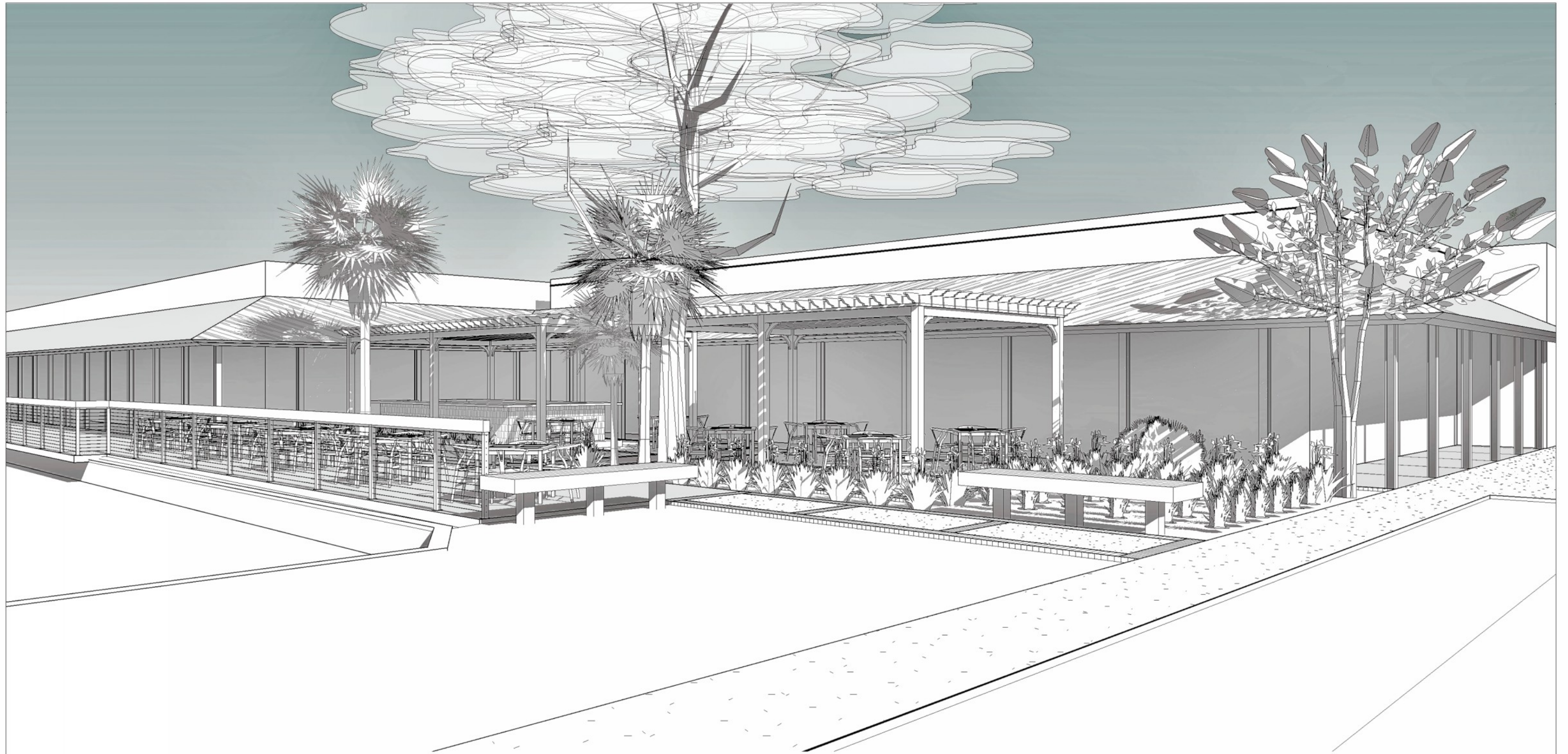


TYPICAL SECTION
SCALE: 3/4" = 1'-0"



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









CANVAS SUNSHADE OPTION



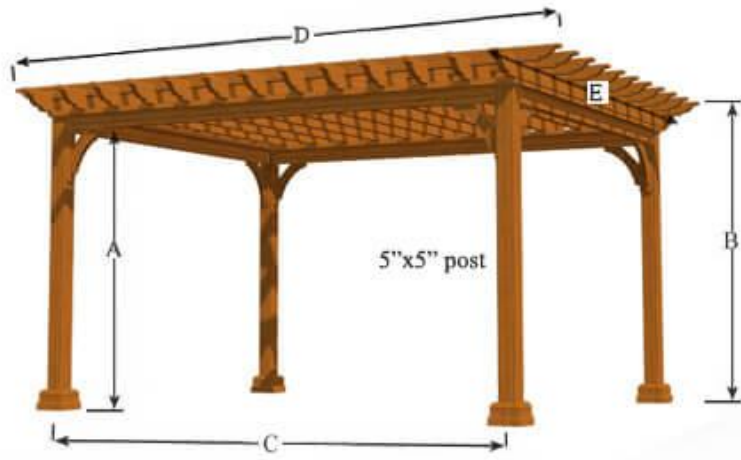
'CLASSIC' STYLE PERGOLA IN WHITE



16 X 32 MOCK-UP BY MANUFACTURER

PREMANUFACTURED PERGOLA BY AMISH COUNTRY GAZEBOS

Classic Wood Elevation



	8'	10'	12'	14'	16'
A	7'	7'	7'	7'	7'
B	8'-3"	8'-3"	8'-3"	8'-3"	8'-3"
C	5'-4.1/2"	7'-4.1/2"	9'-4.1/2"	11'-4.1/2"	13'-4.1/2"
D	8'	10'	12'	14'	16'
E	8'	10'	12'	14'	16'

A = Under side of Header Measurement
 B = Overall Height Measurement
 C = Center to Center of Post Measurement
 D = Overall 2x4 Runner Measurement
 E = Overall 2x6 Rafter Measurement
 2x6 Rafters always run the short direction as standard

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 Patio

DRB#: DRB-000543-2018

DATE: 03/02/2018

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Specify a wood preservative for the structure.
2. Add a note to the plans that not electrical conduit will be added to the structure.
3. Add a plant schedule for review and approval by Staff.
4. Add physical protection from foot traffic for the landscaping between the walk and patio for review and approval by Staff.

ARCHITECTURAL DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Specify a wood preservative
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The submittal does not include any electrical plans. If lighting, fans and or electrical outlets are to be add to the structure they and the electrical conduit should be concealed and not simply tacked to the outside of the structure.

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Landscape is designed so that it may be maintained in its natural shape and size	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The landscape between the walk and the bar / patio needs to be protected from foot traffic.

MISC COMMENTS/QUESTIONS

1. Specify a stain or wood preservative. Staff is open to the structure weathering naturally but concerned it may begin to check and split.
2. Provide a plant schedule with names, sizes and spacing of the proposed planting.

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

February 27, 2017

DATE

Hilton Head Port Royal Resort

Hilton Head Island, SC

Conceptual DRB Project

Narrative

February 27, 2018

HH Island Acquisition Partners LLC is proposing to construct a new resort facility to replace the previous development known as The Port Royal Racquet Club Tract (parcel 4 – Wimbledon Court) along Folly Field Road and adjacent to Fiddler's Cove, The Lyons and Ocean Palms Villas. The existing property consists of approximately 8.4 acres of land with remnants of the Racquet Club remaining on the site including portions of Wimbledon Court, existing parking spaces, an existing pro-shop/club building, and tennis courts.

HH Island Acquisition partners is looking to redevelop the property into a signature destination resort that will be operated by Bluegreen Vacations and will incorporate island character within the site plan and architecture throughout the property. The proposed buildings will consist of **(3) four story and (6) three story residential structures containing a mix of 1, 2, and 3 bedroom units** (117 units total - counting the lockout units as 1/2 unit- see plans for breakdown). The scale of these structures will be in keeping with the adjacent existing developments and appropriate for the surrounding neighborhoods.

The development will be constructed in two separate phases. The first phase will include the clubhouse (including guest support amenities, main lobby, pool, restrooms, pool showers, main lobby and shade trellis) and 5 residential structures to the south side of the project limits and entry drive. The second phase will include 4 residential structures and the maintenance and laundry facility.

The site will feature nicely landscaped walking paths and common areas and will connect with the adjacent Town bike path. Included in the amenities will be lounge/gathering areas with barbecue areas and a children play area within the natural stand of existing trees. The required bicycle parking will be provided and distributed adjacent to the major entry and amenity areas throughout the site.

There are two significant trees (Live Oak, Cork Oak) located on the property that are to be preserved, as well as stands of oaks, pines, and palms throughout the development. The concept is to use all native plantings and preserve as many trees and existing vegetation as possible.

The main entry to the site will approximately align with the existing entry drive of the Island Club on Folly Field Dr. Access to the site will be via two entrances on Folly Field Dr. The main entry provides a strong sense of arrival for guests and is aligned with the new clubhouse facility. The entry will have landscaping, signage, and entry walls as appropriate. There will be strong pedestrian connectivity including a pathway that connects Wimbledon Drive to Folly Field Road.

The main entry drive is proposed as pervious pavers and the pedestrian circulation path will have a specialty concrete finish.

Most of the site is sandy with elevations ranging between 9' and 13'. The proposed residential, administration and site related amenity buildings are to have a finish floor elevation set at 14.0' +1'0 MSL, with the majority of the parking being covered parking underneath the raised podiums.

Parking will be provided at the appropriate rate for 1, 2, and 3 bedroom units per LMO requirements. The number of parking spaces to be provided is estimated to be +/-181 spaces. The required number of bike parking spaces will be provided along with an electric vehicle charging station.

VIEW OF OCEAN PALMS VILLAS



VIEW OF OCEAN PALMS VILLAS



VIEW OF OCEAN PALMS VILLAS



VIEW OF PRIVATE RESIDENCE OFF OF FOLLY FIELD RD



VIEW OF PRIVATE RESIDENCE OFF OF FOLLY FIELD RD



VIEW OF NEARBY CLUBHOUSE OFF OF FOLLY FIELD RD



VIEW OF BORDERING DEVELOPMENT OFF OF FOLLY FIELD RD



VIEW OF ISLAND CLUB OF HILTON HEAD OFF OF FOLLY FIELD RD



VIEW OF ISLAND CLUB OF HILTON HEAD OFF OF FOLLY FIELD RD



VIEW OF ISLAND CLUB OF HILTON HEAD ENTRY GATE OFF OF FOLLY FIELD RD



VIEW OF ROYAL DUNES RESORT OFF OF WIMBLEDON CT



VIEW OF ROYAL DUNES RESORT OFF OF WIMBLEDON CT



VIEW OF ROYAL DUNES RESORT OFF OF WIMBLEDON CT





VIEW OF LYONS OFF OF WIMBLEDON CT





VIEW OF LYONS OFF OF WIMBLEDON CT



VIEW OF LYONS OFF OF WIMBLEDON



VIEW OF LYONS OFF OF FOLLY FIELD RD






































VIEW FROM BEACH ACCESS AT ISLANDERS BEACH PARK TO MARRIOTT'S BARONY BEACH CLUB AND WESTIN BEYOND



VIEW FROM BEACH ACCESS AT ISLANDERS BEACH PARK TO ISLAND CLUB OF HILTON HEAD

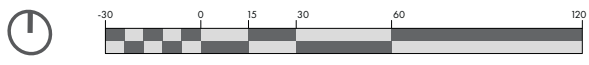
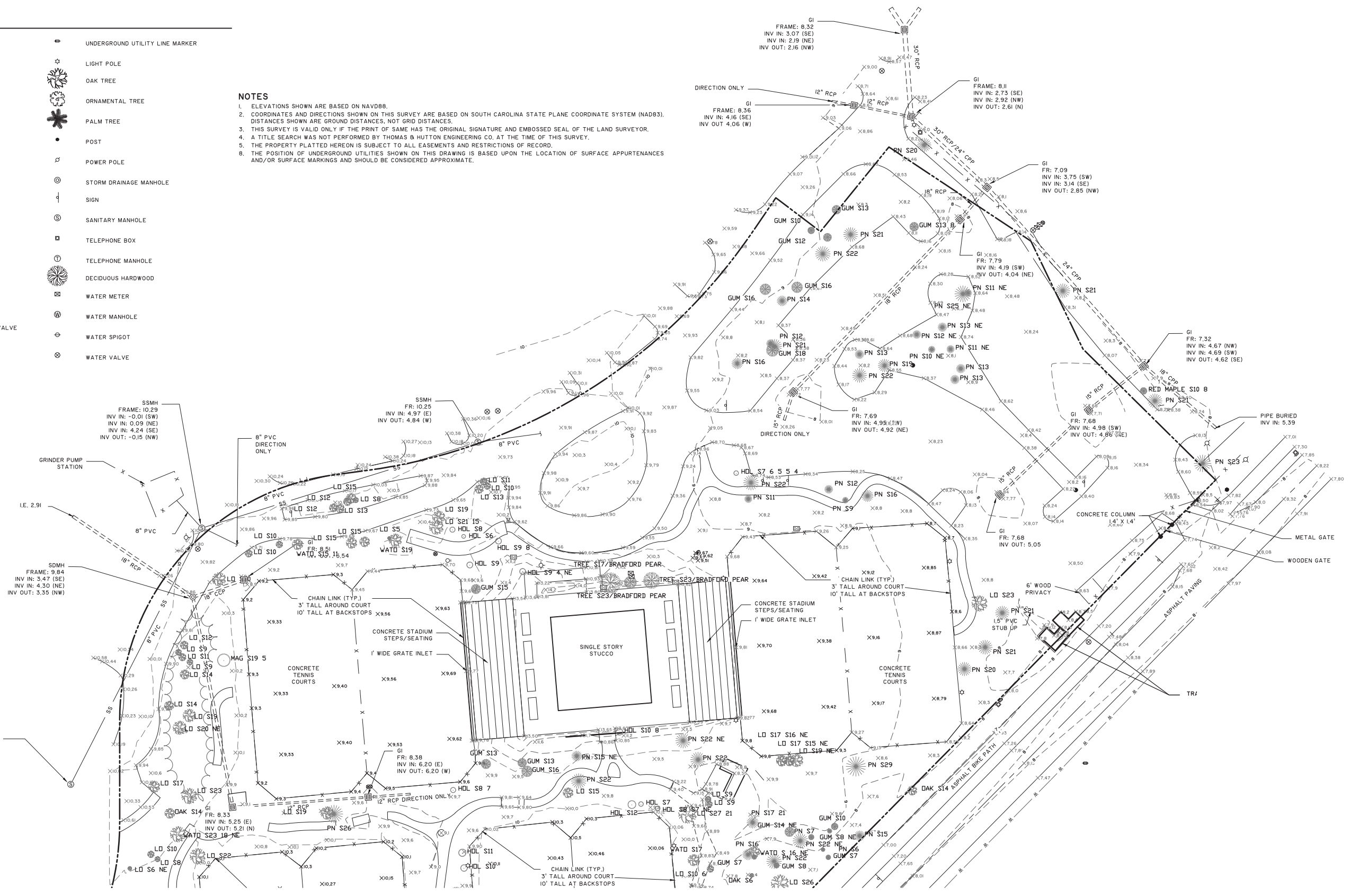


LEGEND

-  CABLE BOX
-  CHECK VALVE
-  CLEAN OUT
-  CURB INLET MANHOLE
-  ELECTRIC BOX
-  EVERGREEN TREE
-  EVERGREEN TREE
-  ELECTRIC METER
-  FIRE HYDRANT
-  GRATE INLET
-  GAS METER
-  GUY POLE
-  GAS VALVE
-  GUY WIRE
-  IRRIGATION CONTROL VALVE
-  IRON REBAR FOUND
-  UNDERGROUND UTILITY LINE MARKER
-  LIGHT POLE
-  OAK TREE
-  ORNAMENTAL TREE
-  PALM TREE
-  POST
-  POWER POLE
-  STORM DRAINAGE MANHOLE
-  SIGN
-  SANITARY MANHOLE
-  TELEPHONE BOX
-  TELEPHONE MANHOLE
-  DECIDUOUS HARDWOOD
-  WATER METER
-  WATER MANHOLE
-  WATER SPIGOT
-  WATER VALVE

NOTES

1. ELEVATIONS SHOWN ARE BASED ON NAVD83.
2. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
3. THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
4. A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY.
5. THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
6. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE.



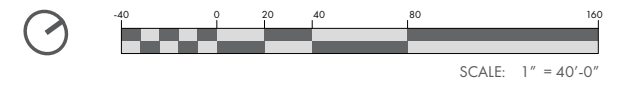
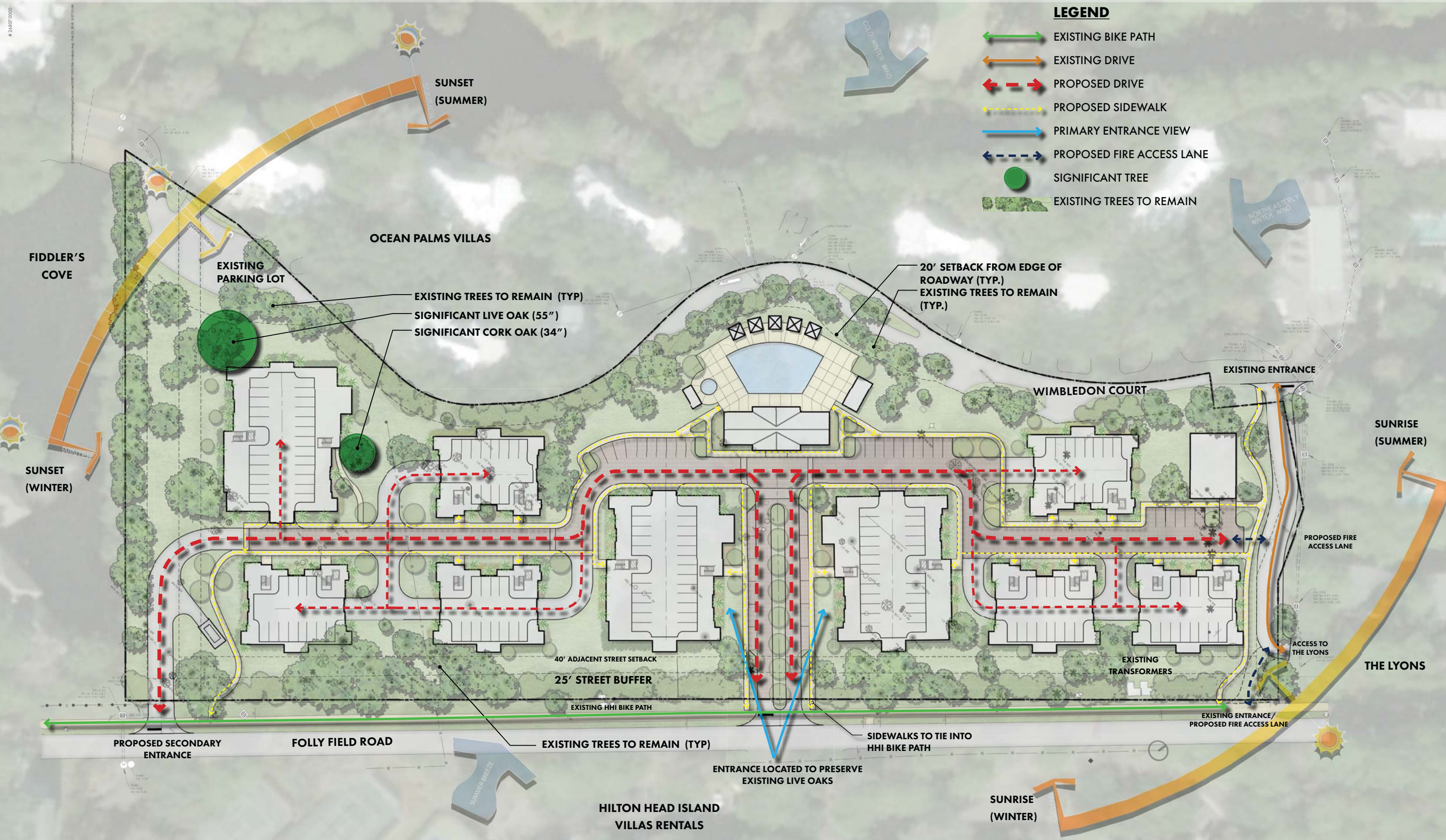
LEGEND

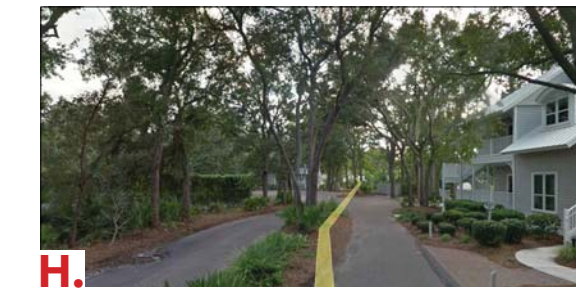
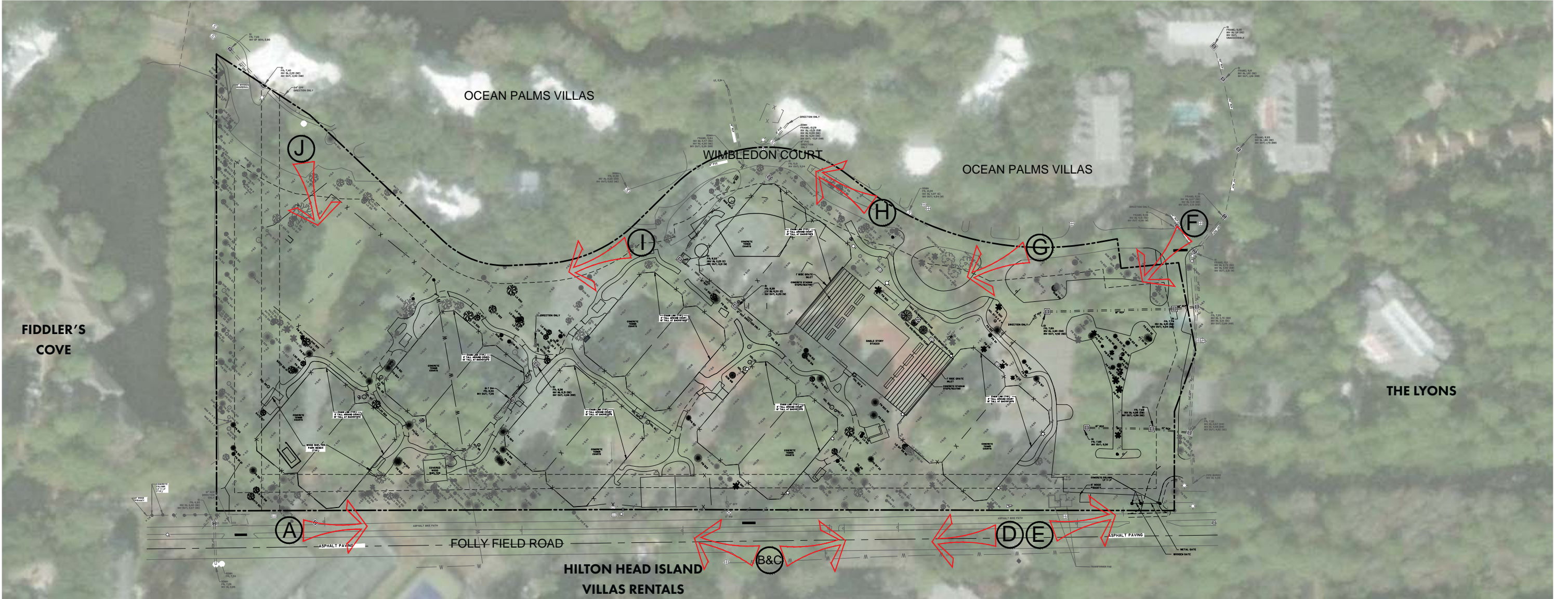
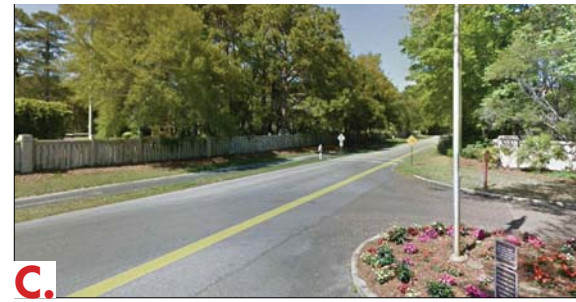
	CABLE BOX		UNDERGROUND UTILITY LINE MARKER
	CHECK VALVE		LIGHT POLE
	CLEAN OUT		OAK TREE
	CURB INLET MANHOLE		ORNAMENTAL TREE
	ELECTRIC BOX		PALM TREE
	EVERGREEN TREE		POST
	EVERGREEN TREE		POWER POLE
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	GUY WIRE		WATER METER
	IRRIGATION CONTROL VALVE		WATER MANHOLE
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26827-0000

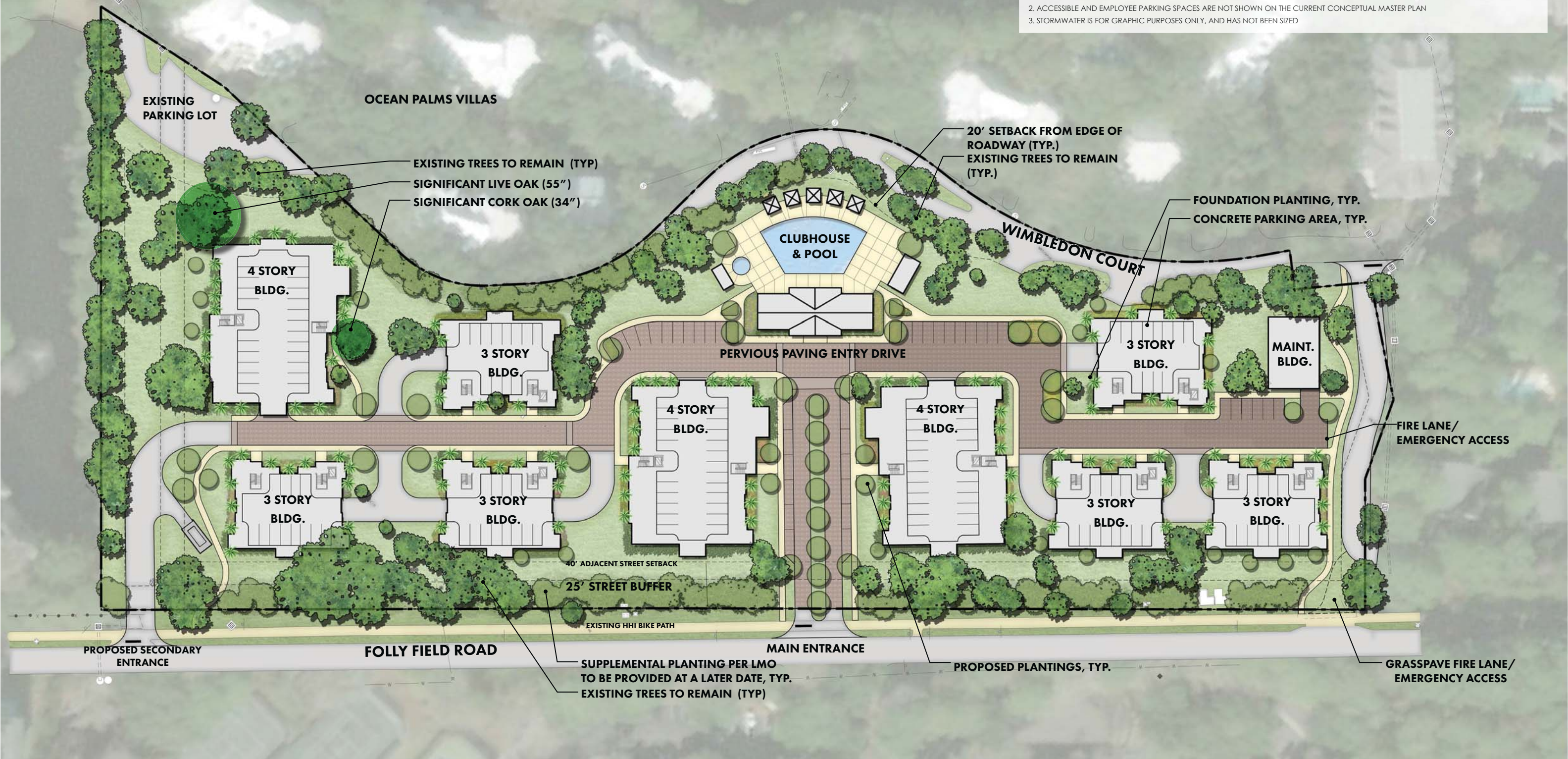




26827-0000

HHI Unit Mix								
Unit	Unit Type	# Units	Total Units (Lockout as 1/2)	Heated Area NSF	Total Heated NSF	Parking Ratio	Req. Parking	Provided Parking
A1	1 Bed/ 1 Bath Lockout	66	33	808	53,328	0.50	33	
B1	2 Bed/ 2 Bath	66	66	1,208	79,728	1.25	82.50	
C1	3 Bed/ 3 Bath Residential	18	18	1,903	34,254	2.00	36	
			117		167,310		152	181

NOTES:
 1. PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON REVIEW FROM VARIOUS GOVERNMENT AGENCIES
 2. ACCESSIBLE AND EMPLOYEE PARKING SPACES ARE NOT SHOWN ON THE CURRENT CONCEPTUAL MASTER PLAN
 3. STORMWATER IS FOR GRAPHIC PURPOSES ONLY, AND HAS NOT BEEN SIZED



26827-0000

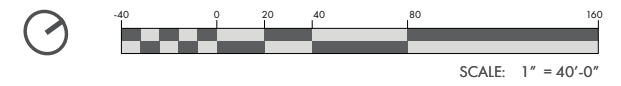
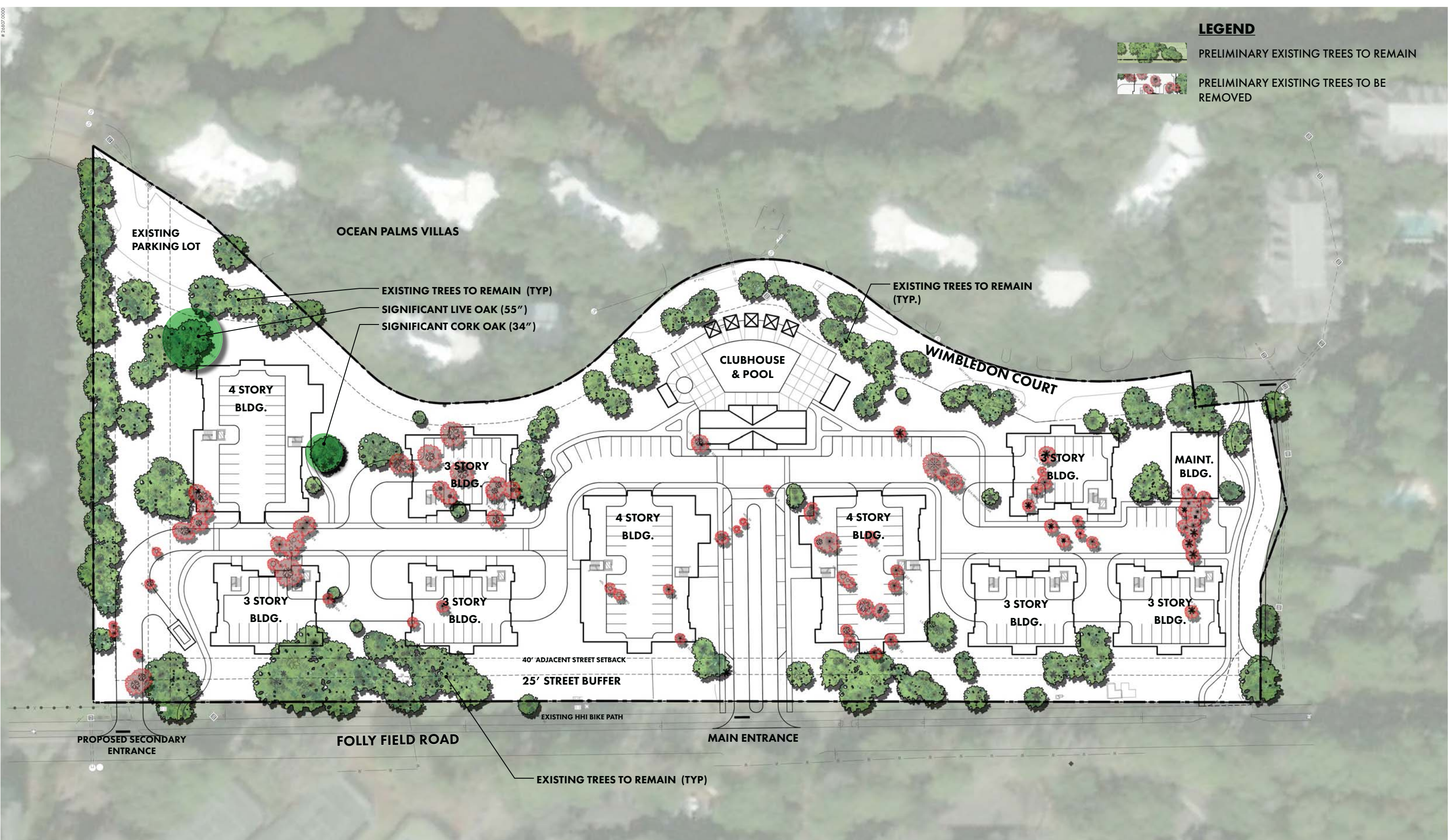
LEGEND



PRELIMINARY EXISTING TREES TO REMAIN



PRELIMINARY EXISTING TREES TO BE REMOVED





Building Type 1 Elevation - Front



Progress Design Studio

HH Island Acquisition Partners, LLC

77 Folly Field Road

Town of Hilton Head Island, South Carolina

Resort Community

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Building Type 2 Elevation - Front



Progress Design Studio

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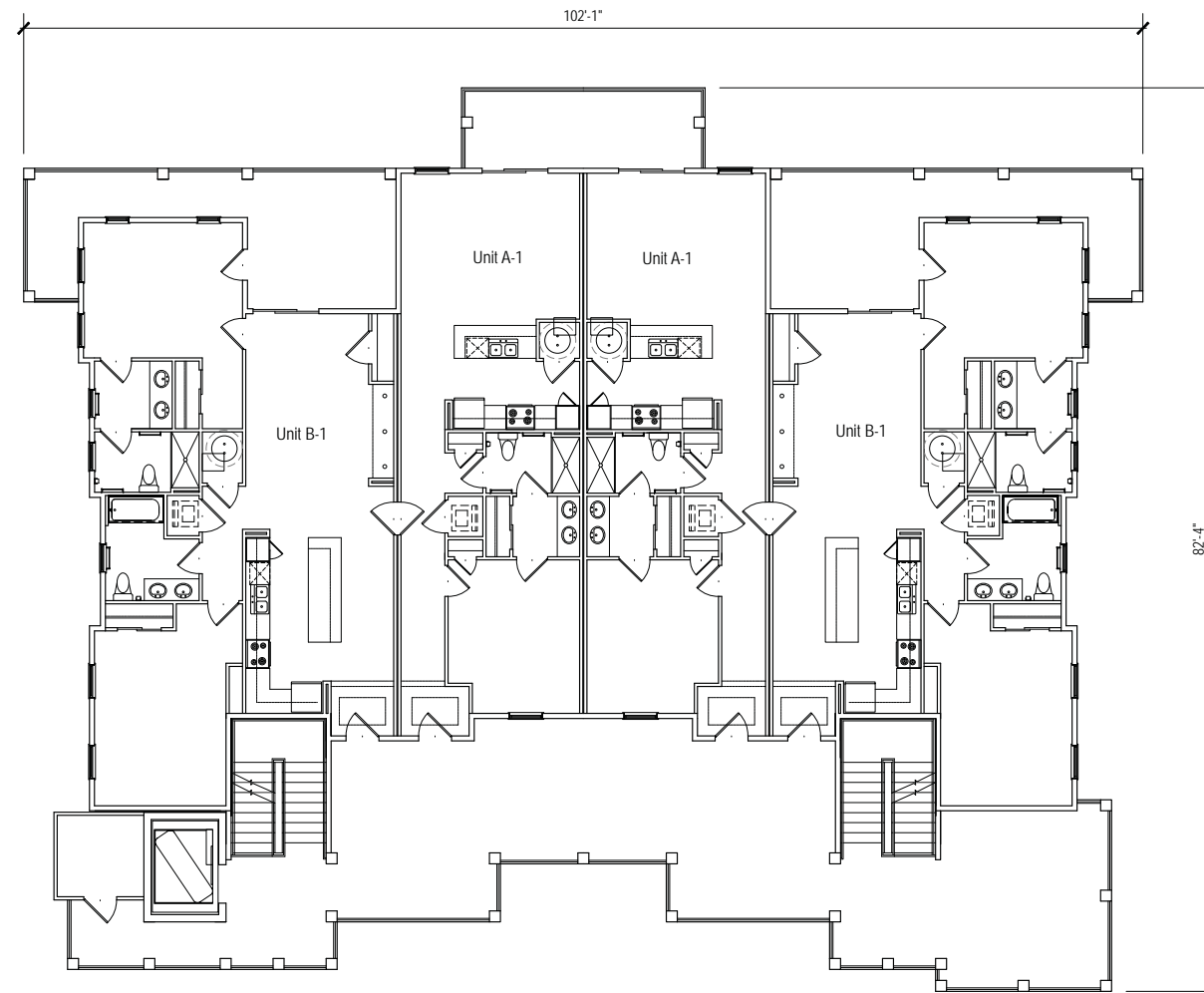
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Building Type 1 First Floor Building Plan

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Town of Hilton Head Island, South Carolina

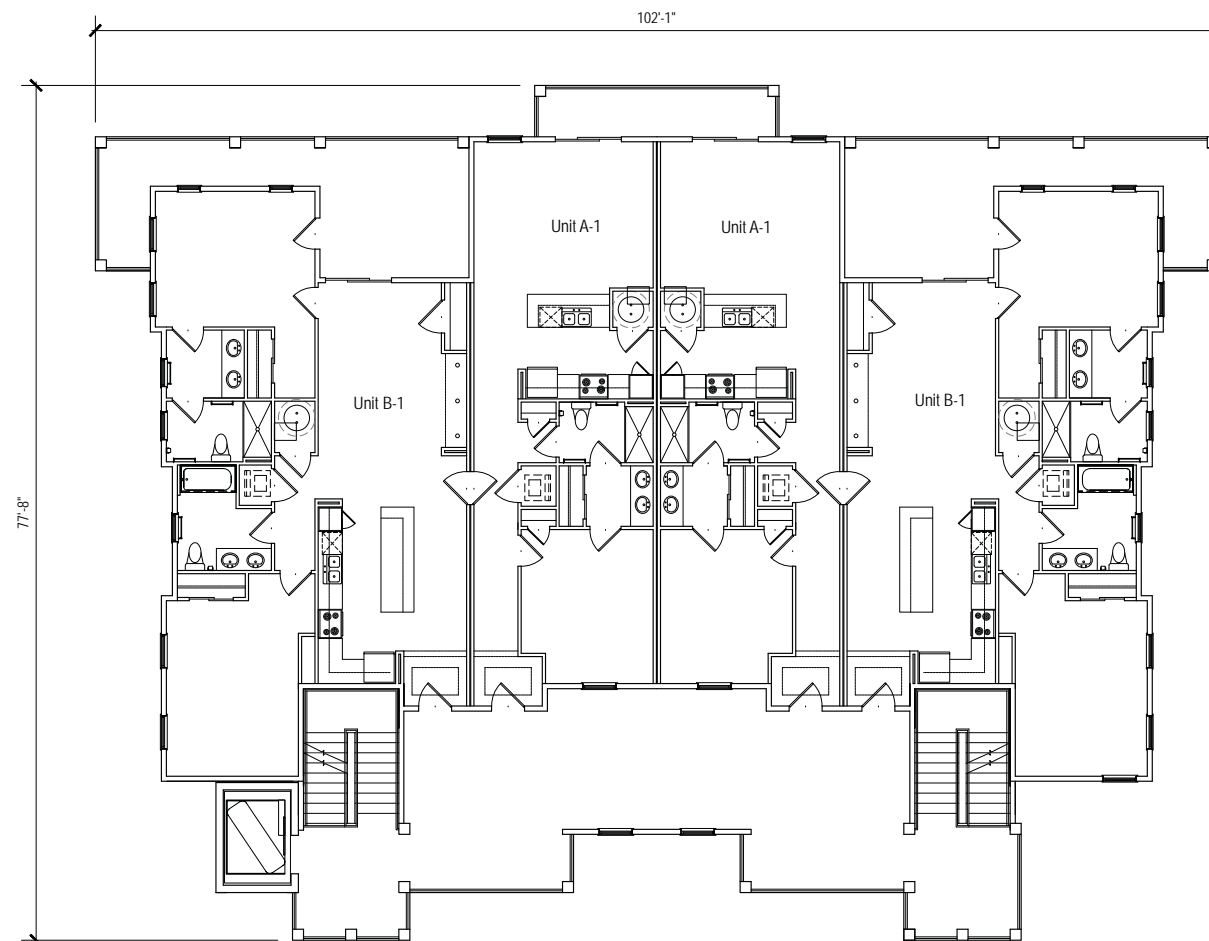
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Building Type 1 Second Floor Building Plan

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Town of Hilton Head Island, South Carolina

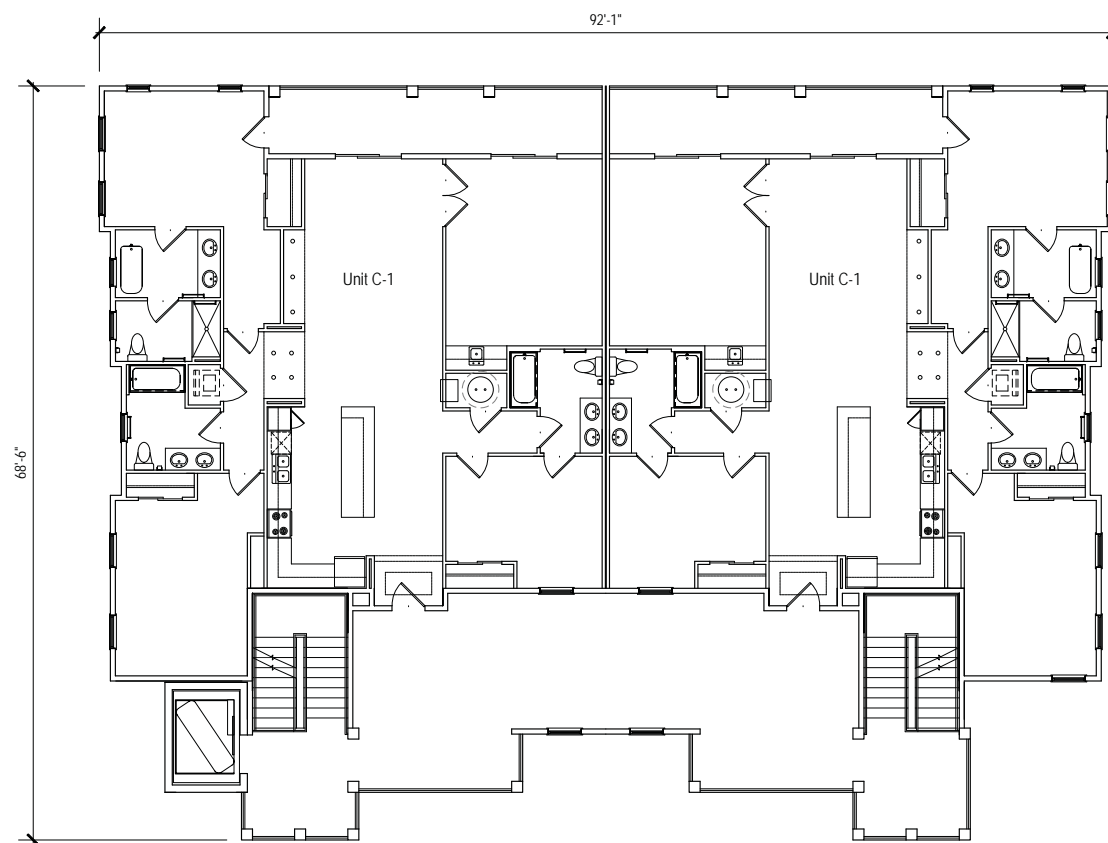
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Building Type 1 Third Floor Building Plan

HH Island Acquisition Partners, LLC

77 Folly Field Road

Town of Hilton Head Island, South Carolina

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- 1-Hardie Lap Siding- Island Yellow- to match rendering
- 2-Hardie Lap Siding- Aqua Marine- to match rendering
- 3-Hardie Vertical Siding- Island Yellow- to match rendering
- 4-Hardie Vertical Siding- Aqua Marine- to match rendering
- 5-Metal Siding- Silver
- 6-Metal Roof- Silver
- 7-Main Roof- Dual Grey
- 8-Brick- to match rendering
- 9-Brick accent bands- soldier courses- to match rendering
- 10-All trim- White
- 11-Rails- Silver
- 12-Exposed truss- white
- 13-Shutters- soft green/ island green
- 14-Parapet - white



Left



Front

Building Type 1 Front and Left Elevation



Progress Design Studio

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- 4-Hardie Vertical Siding- Aqua Marine- to match rendering
- 5-Metal Siding- Silver
- 6-Metal Roof- Silver
- 7-Main Roof- Dual Grey
- 8-Brick- to match rendering
- 9-Brick accent bands- soldier courses- to match rendering
- 10-All trim- White
- 11-Rails- Silver
- 12-Exposed truss- white
- 13-Shutters- soft green/ island green
- 14-Parapet - white



Right



Rear

Building Type 1 Rear and Right Elevation



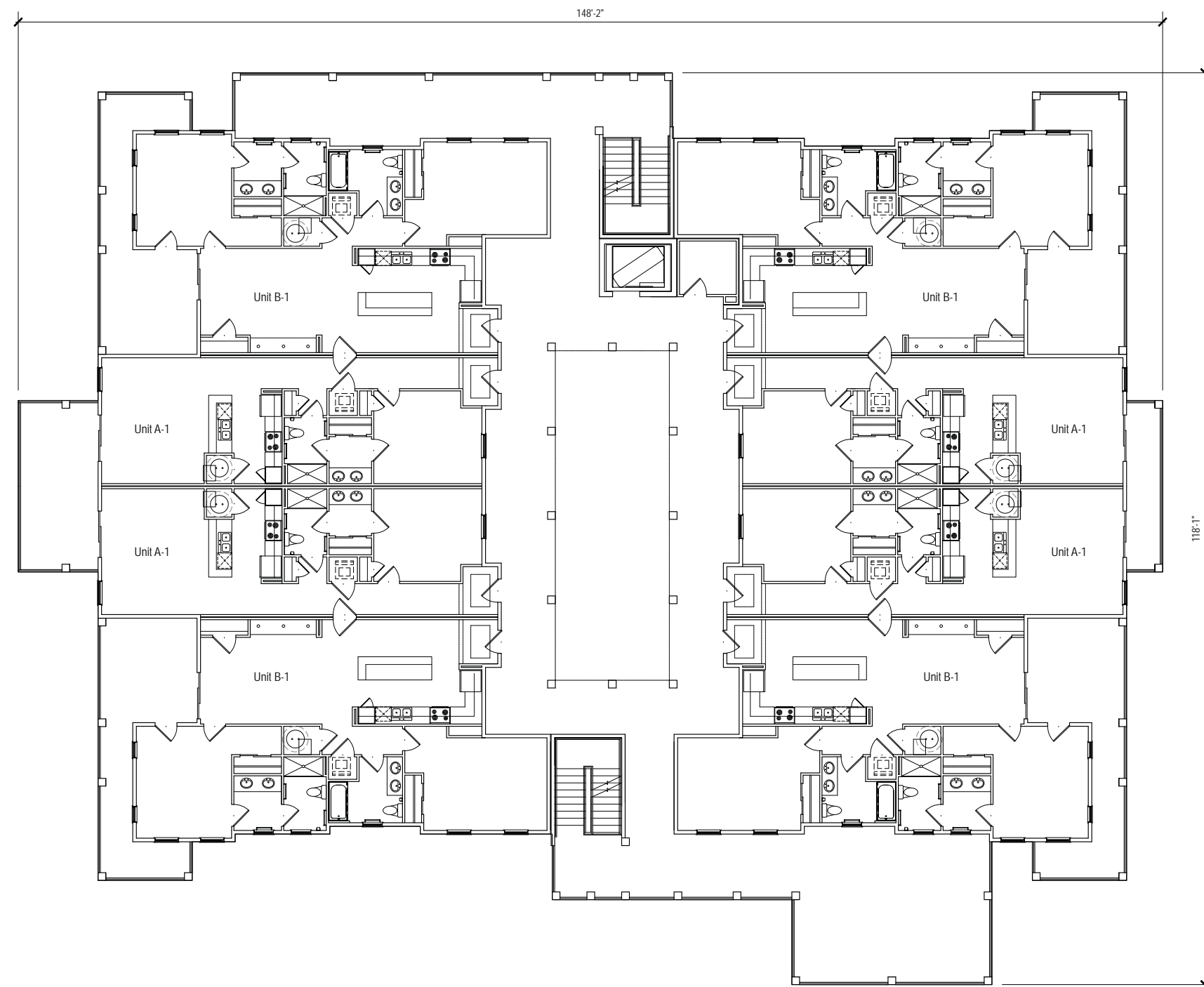
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HH Island Acquisition Partners, LLC	77 Folly Field Road	Town of Hilton Head Island, South Carolina
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Building Type 2 First Floor Building Plan

HH Island Acquisition Partners, LLC

77 Folly Field Road

Town of Hilton Head Island, South Carolina

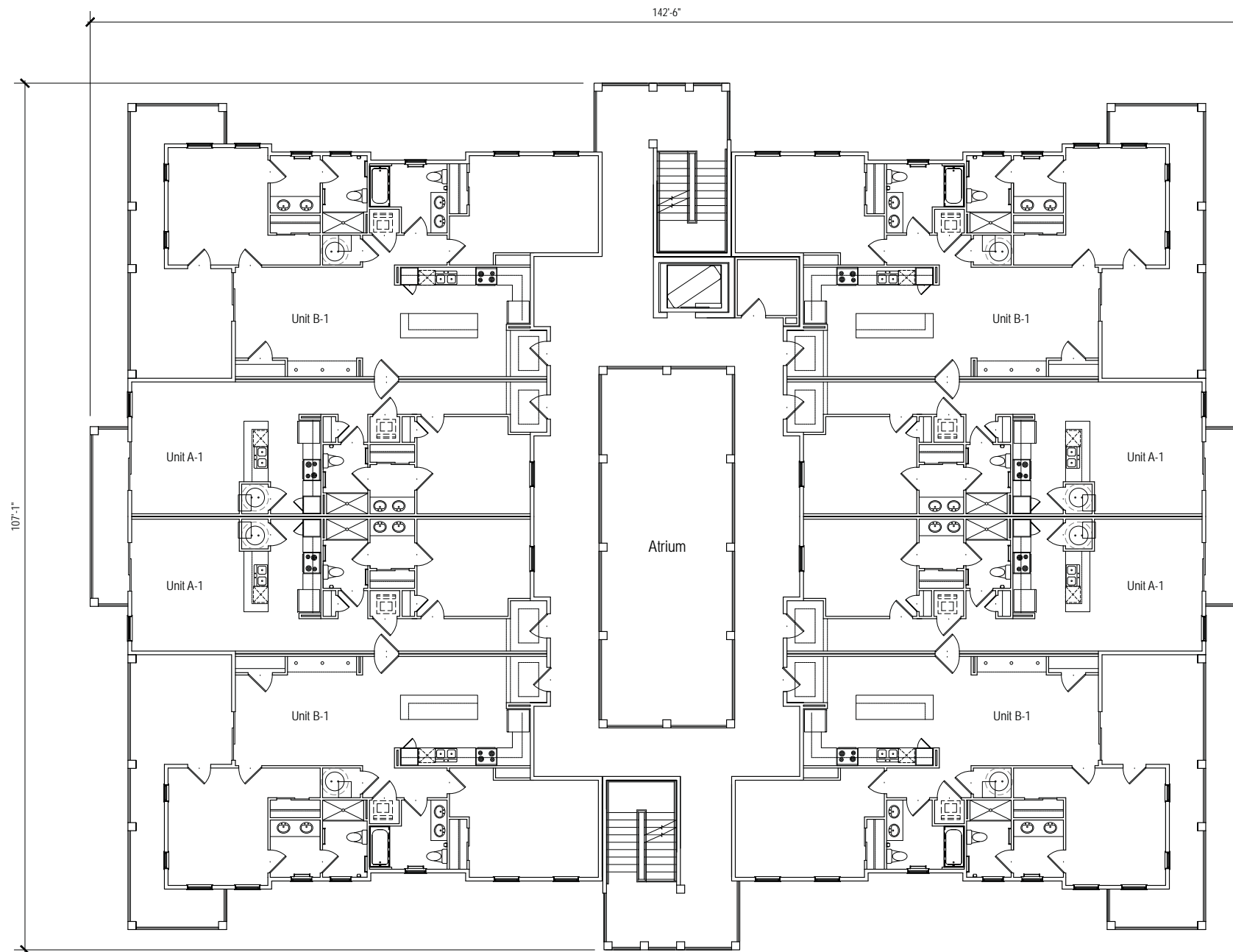
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Building Type 2 Second and Third Floor Building Plan



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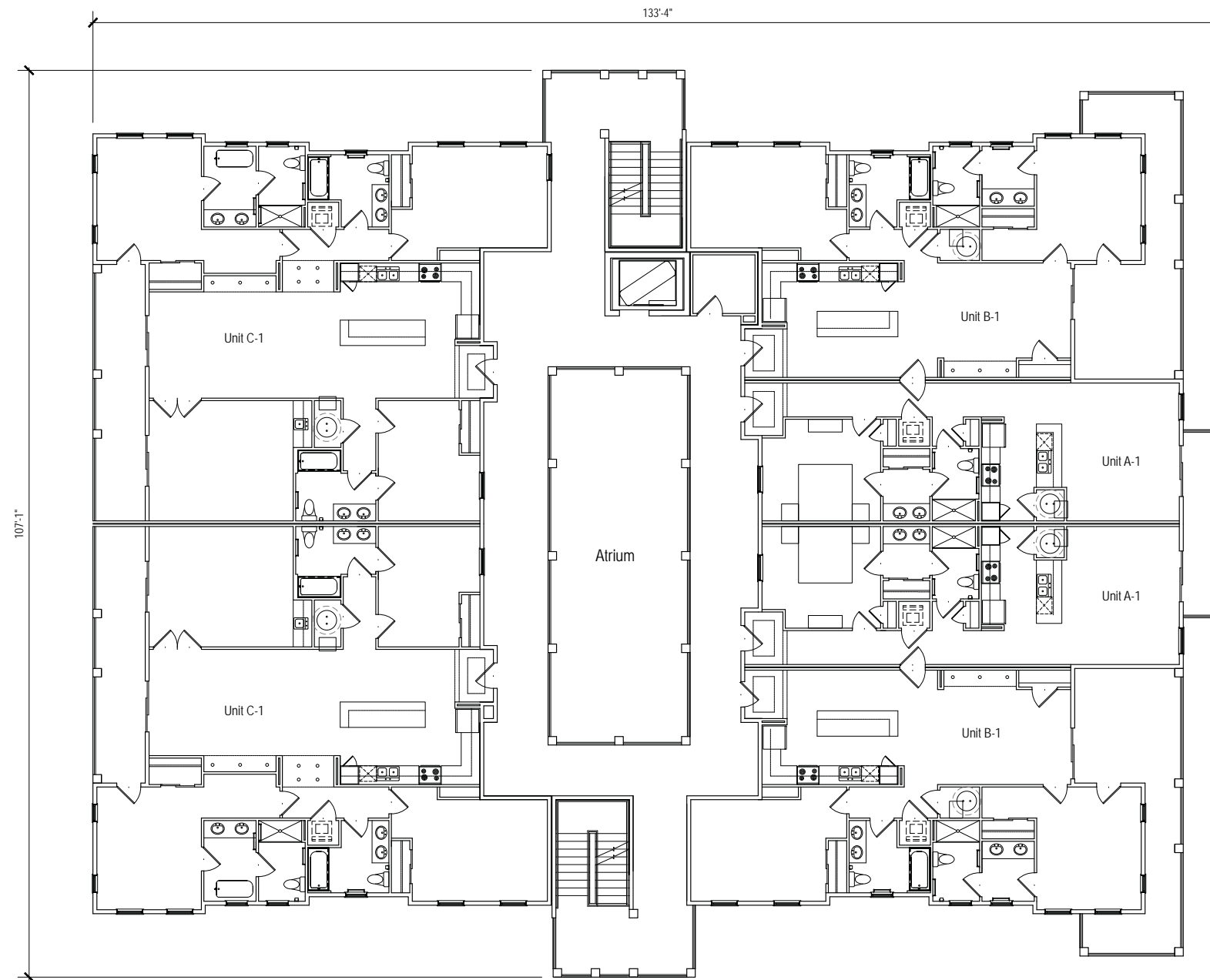
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Building Type 2 Fourth Floor Building Plan

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- 9-Brick accent bands- soldier courses- to match rendering
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- 11-Rails- Silver
- 12-Exposed truss- white
- 13-Shutters- soft green/ island green
- 14-Parapet - white



Left



Front

Building Type 2 Front and Left Elevation



HH Island Acquisition Partners, LLC

77 Folly Field Road

Town of Hilton Head Island, South Carolina

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- 14-Parapet - white



Right



Rear

Building Type 2 Rear and Right Elevation



Progress Design Studio

HH Island Acquisition Partners, LLC

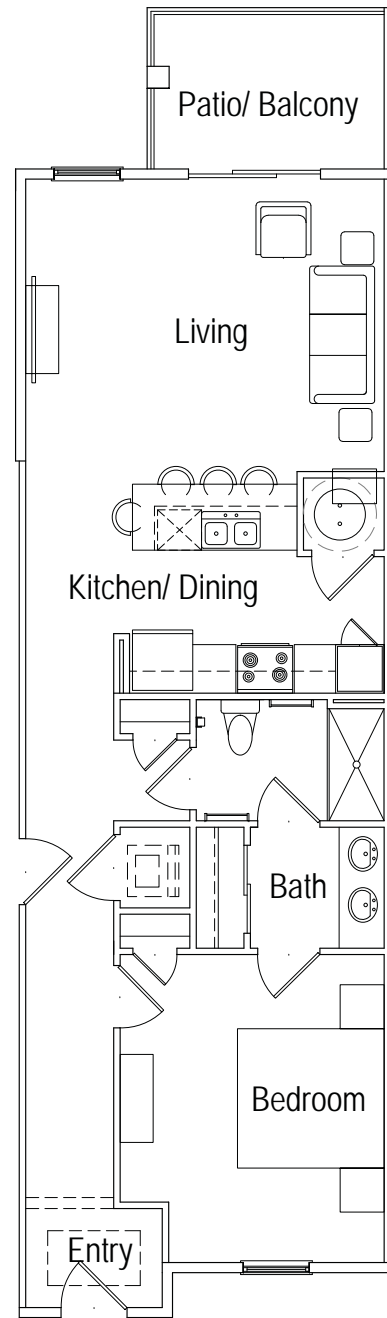
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Town of Hilton Head Island, South Carolina

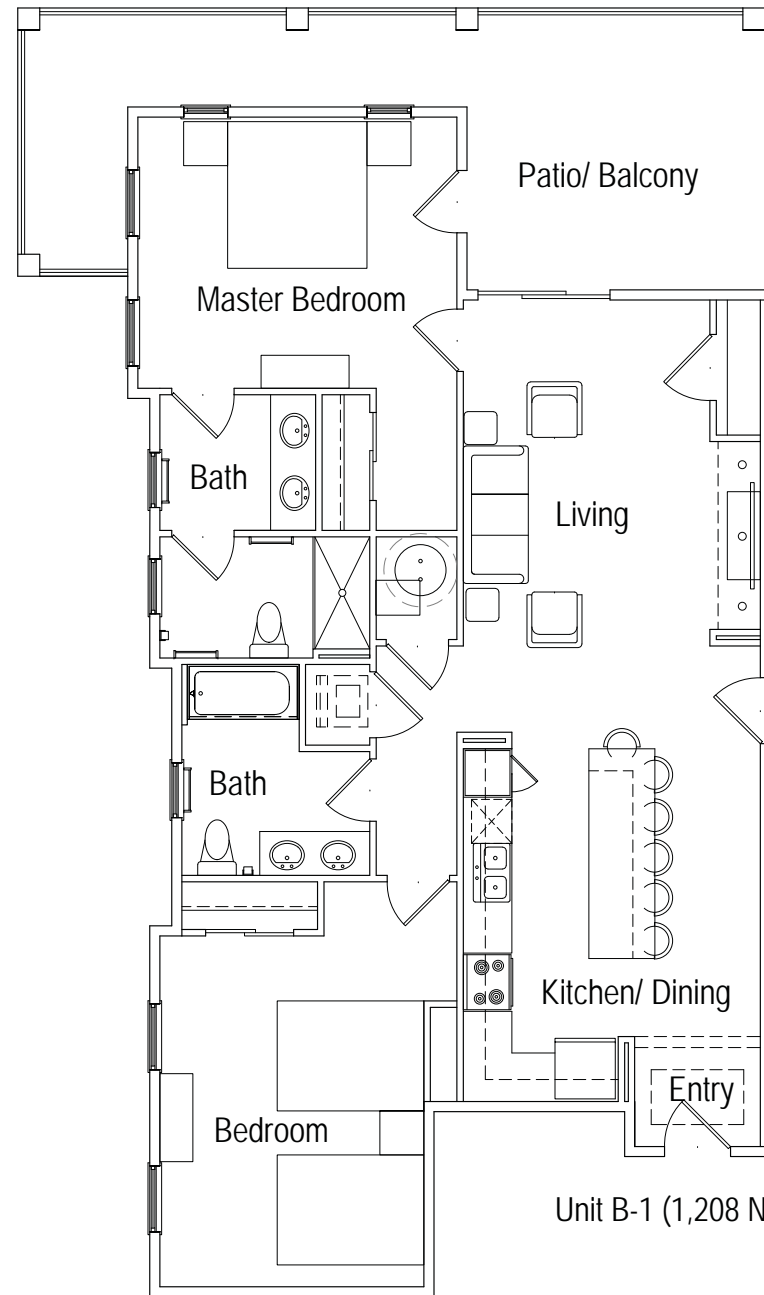
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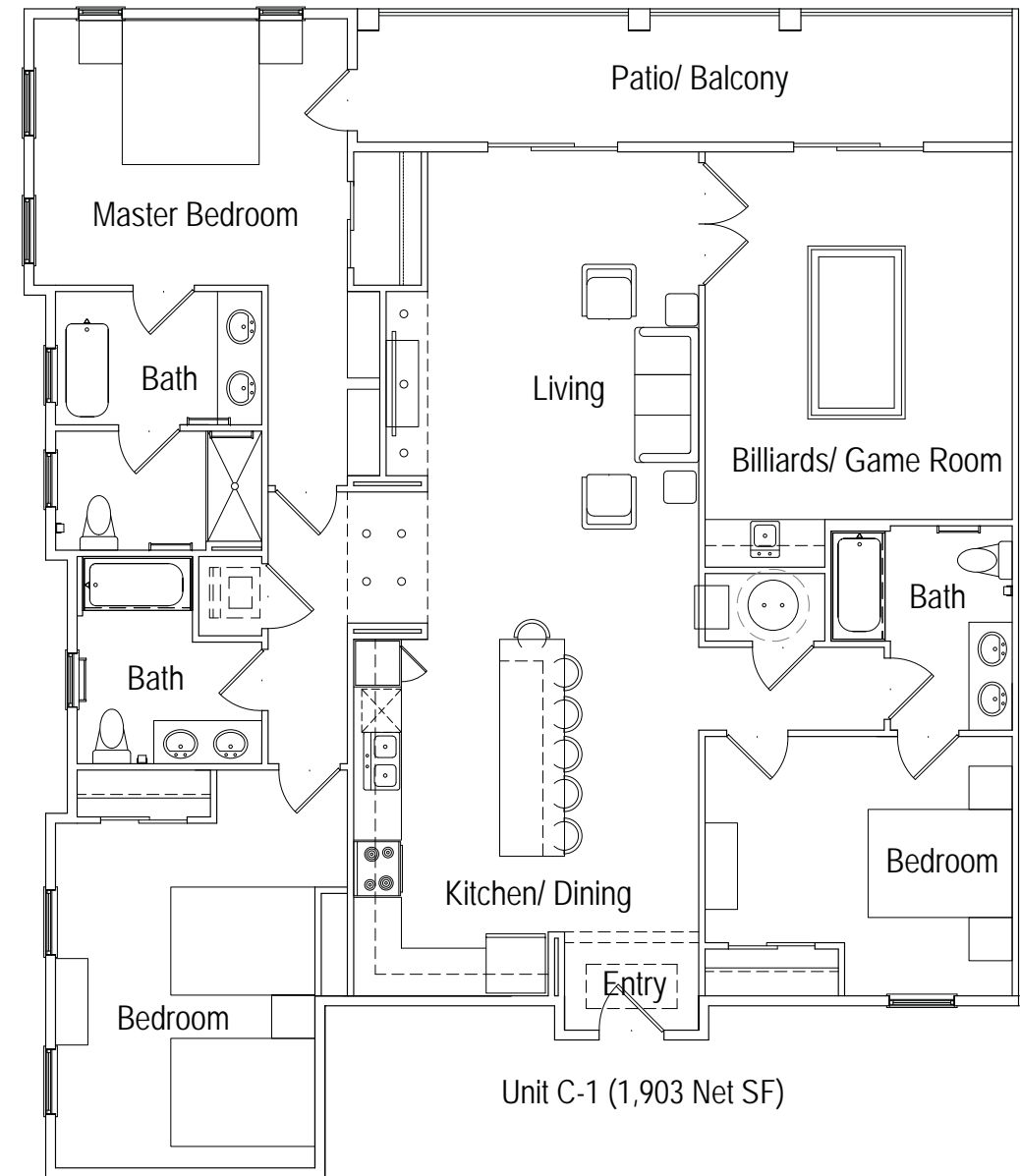
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Unit A-1 (808 Net SF)



Unit B-1 (1,208 Net SF)



Unit C-1 (1,903 Net SF)

Unit Plans



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Town of Hilton Head Island, South Carolina

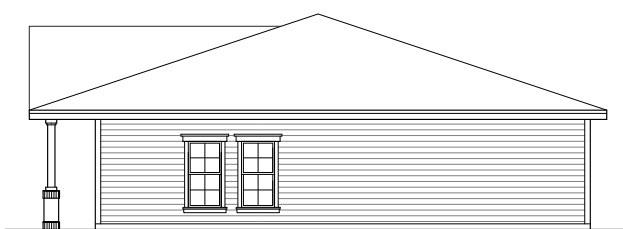
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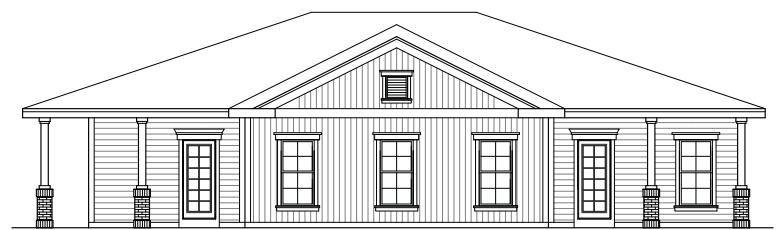
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Rear



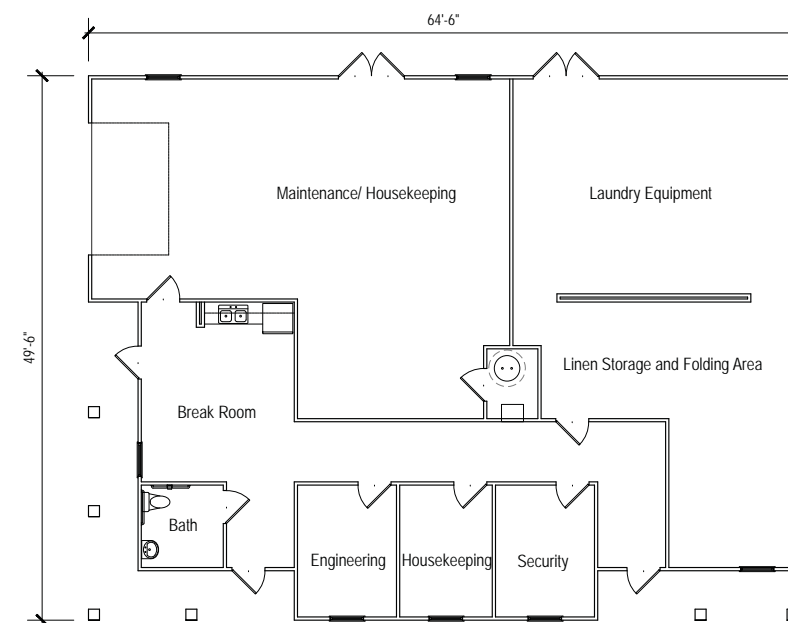
Right



Front



Left



Maintenance Building Plan + Elevations

HH Island Acquisition Partners, LLC

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Town of Hilton Head Island, South Carolina

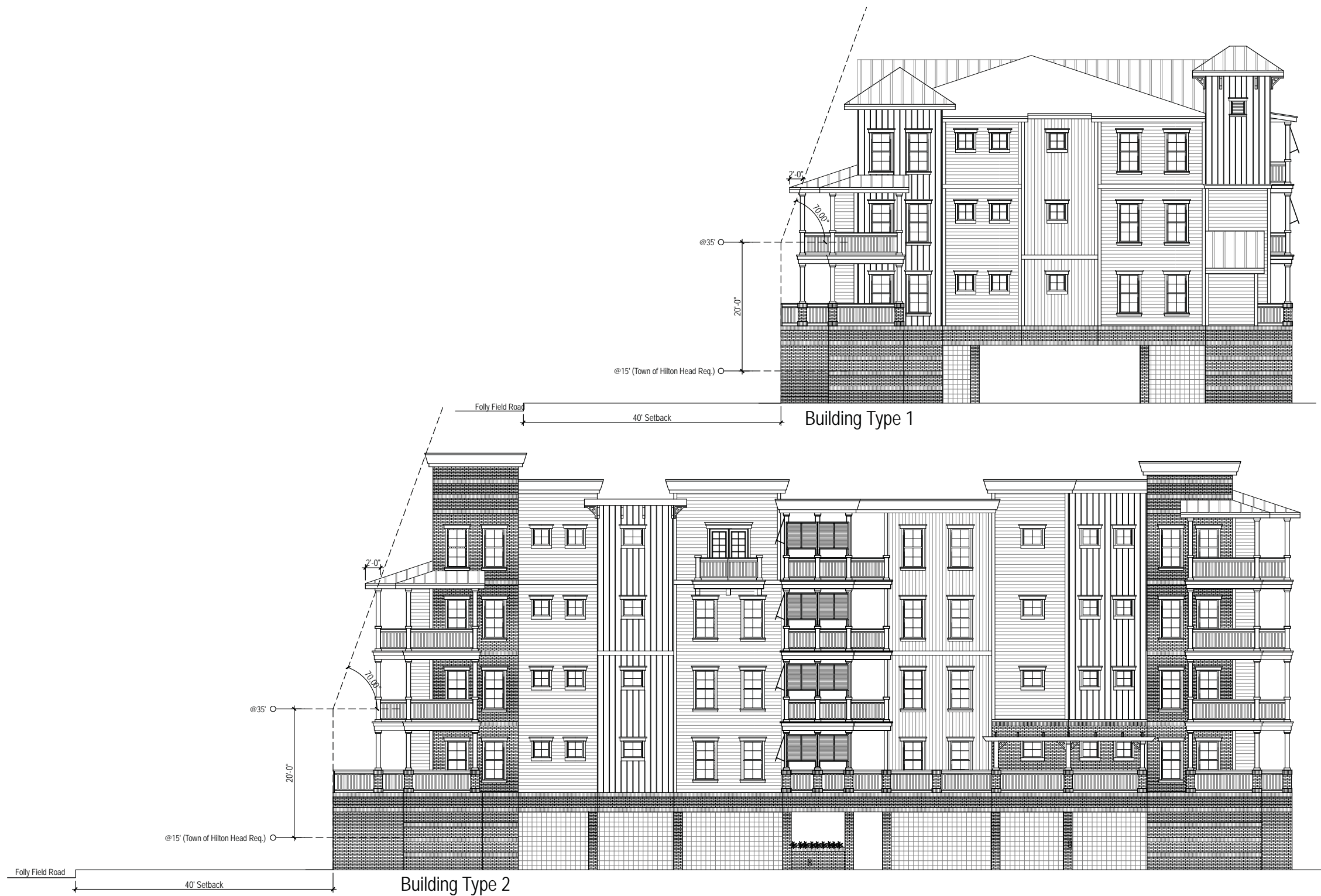
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Folly Field Road Setbacks

HH Island Acquisition Partners, LLC

77 Folly Field Road

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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: 15 Wimbledon Court

DRB#: DRB-000505-2018

DATE: 02/01/2018

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Staff comments shall be considered when preparing the final submittal.

<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pedestrian circulation should focus on getting people to and from the beach. The sidewalk in the East corner forces pedestrians away from the most direct access to the beach.
Design is unobtrusive and set into the natural environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a Site Plan with the existing trees (preserved and removed). Building locations may need to be shifted.
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use nature blending colors.
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ornamentation is more than would be expected on a building in keeping with "Island Character".
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Illustrate location of ac units, dumpsters, electrical transformers etc.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	At the Final provide a lighting plan that meets the LMO requirements.
Accessory elements are design to coordinate with the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	At the Final provide detail of the accessory structures

primary structure				(pool buildings, dumpster enclosures, etc.)
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LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Preserves a variety of existing native trees and shrubs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unclear. Provide a Site Plan with the existing trees (preserved and removed). Building locations may need to be shifted.
Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Planting Plan should focus on Native Plants.
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Consider when preparing drawings for Final approval.
Large grassed lawn areas encompassing a major portion of the site are avoided	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Avoid large lawn areas.

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"/>	Unclear

MISC COMMENTS/QUESTIONS

1. Indicate location and size of stormwater detention areas and how they are landscaped on final.
2. Architecture needs to be more in keeping with "Island Character":
a. Eliminate the gingerbread trim
b. Oversize wood elements (beams, columns, etc.)
c. Use nature blending colors



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: SHARNEE DELORME Company: ICON
 Mailing Address: 1247 N. CHURCH ST City: MOORESTOWN State: NJ Zip: 08057
 Telephone: 856-339-4583 Fax: _____ E-mail: sharnee.delorme@iconid.com
 Project Name: BANK OF AMERICA Project Address: 21 HATTON PLACE
 Parcel Number [PIN]: R510 008 000 0340 0000
 Zoning District: MS 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
 Final Approval – Proposed Development
 Alteration/Addition
 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

2-13-18
DATE

Bank of America



Loc#: 9219

21 Hatton Place
Hilton Head, SC 29926

ICON



Proposed Sign Schedule			
Item	Description	Qty	Page #
1	CSTM OVERLAY w/ PIN MNMTD PLATE LTRS	2	7,8
2	CSTM OVERLAY w/ PIN MNMTD PLATE LTRS	2	7,8

Drawing prepared by: **ICON**

SITE PLAN

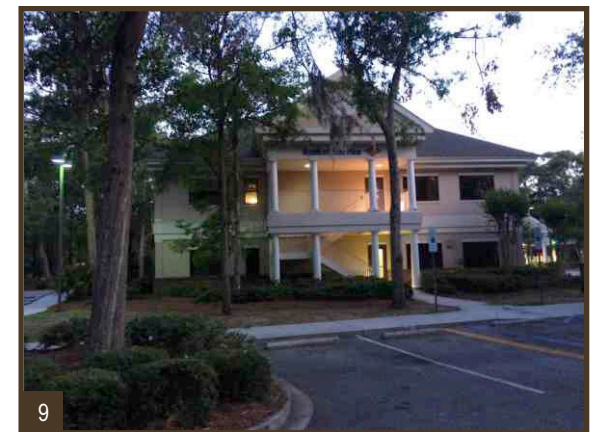
Location: 21 Hatton Place
Hilton Head, SC 29926

Proj #: 4306
Loc #: 9219

File Path: Active\BANKS\B\Bank Of America\2017\Locations\4306_9219_HiltonHead_SC_R6.cdr

Drawing prepared for: **Bank of America**

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.				
Original	251336	05/23/17	JR	Lv						
Rev 1	252170	06/12/17	JR	Lv	Updated sign 1 location	Rev 7	Req#:	Date:	Req. By:	Drawn By:
Rev 2	256578	08/31/17	JR	TI	Revised per request.	Rev 8	000000	00/00/00	XXX	XXX
Rev 3	258185	09/26/17	JR	Lv	added layout options	Rev 9	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX	revise color - revise ML logo size	Rev 10	000000	00/00/00	XXX	XXX
Rev 5	263699	12/12/17	JR	Lv	Revised sign 1 & 2 - push thru copy					
Rev 6	267749	02/14/18	JR	NPP	Pin-mntd Plate Letters on Metal Face. Added Address (plate letters). Added SW numbers.					Pg.2



Drawing prepared by:

OVERVIEW PHOTOS

Drawing prepared for:



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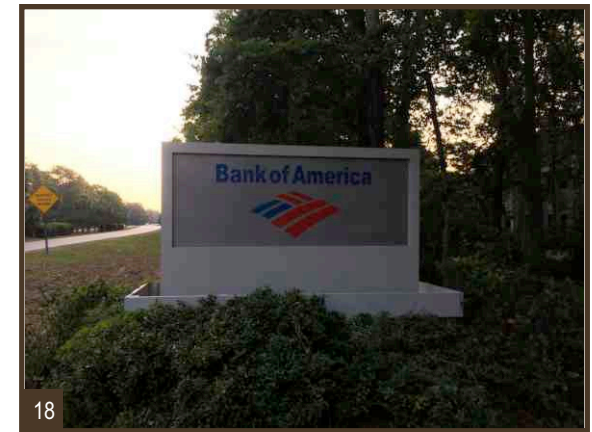
15



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Drawing prepared by:

OVERVIEW PHOTOS

Drawing prepared for:



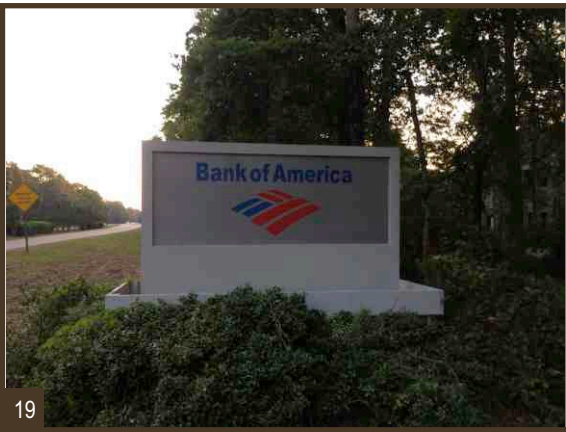
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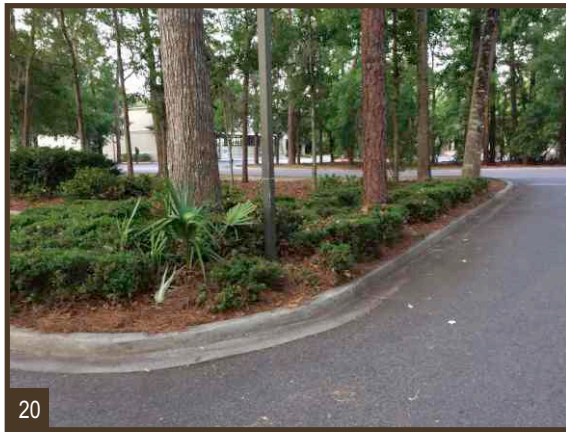


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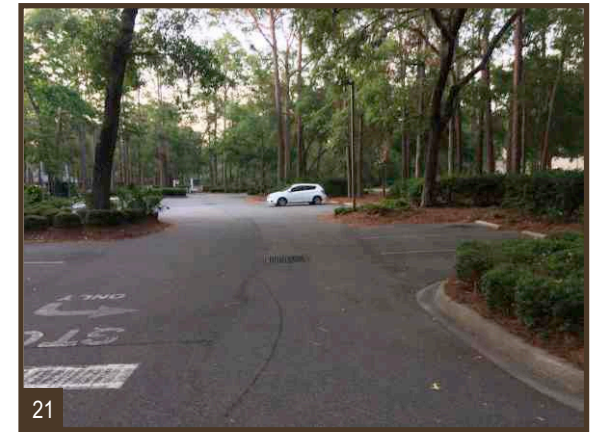
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Drawing prepared by:

OVERVIEW PHOTOS

Drawing prepared for:



Location: 21 Hatton Place
 Hilton Head, SC 29926
 File Path: Active\BANKS\B\Bank Of America\2017\Locations\4306_9219_HiltonHead_SC_R6.cdr

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Drawing prepared by:

OVERVIEW PHOTOS

Drawing prepared for:



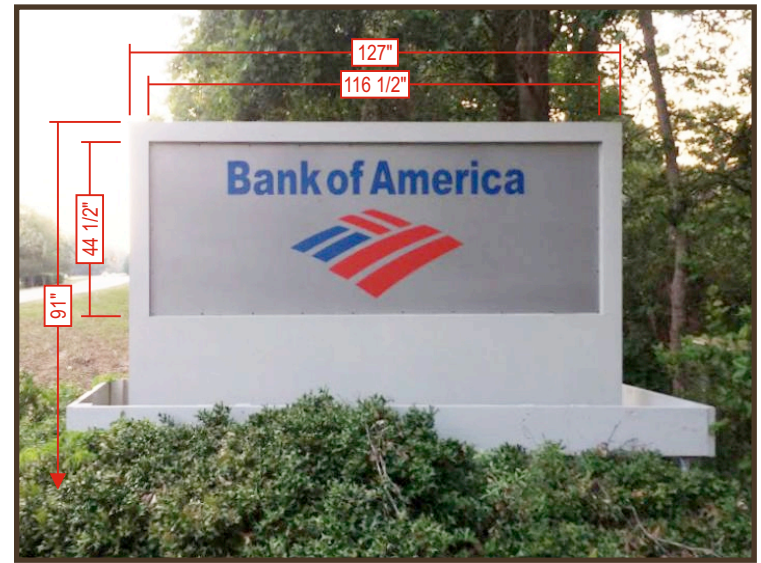
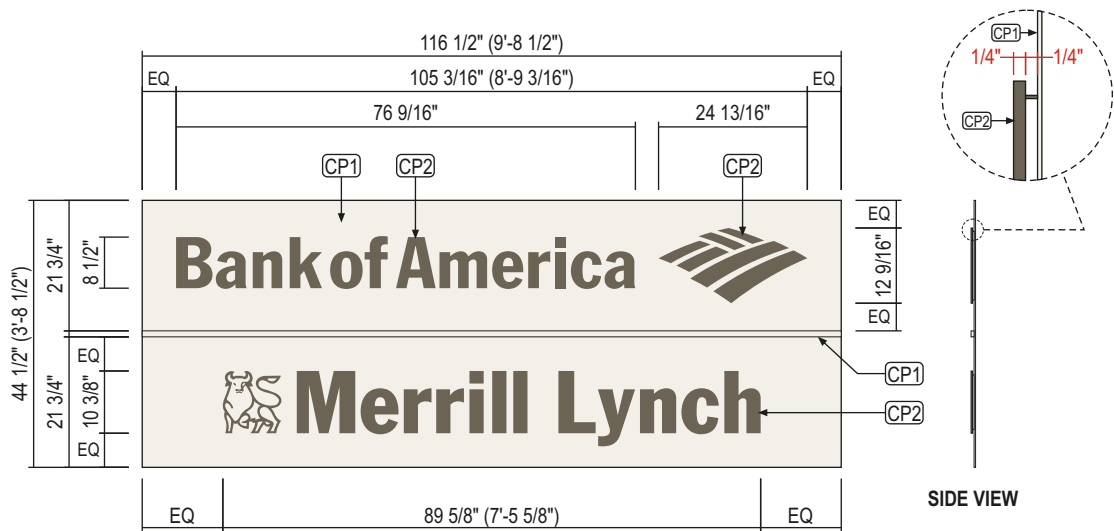
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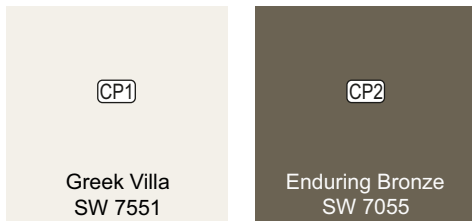
EXISTING SIGN 1 @ US-278 and HATTON PL



EXISTING SIGN 2 @ HATTON PL and LAFAYETTE PL

1 2 CUSTOM ALUMINUM OVERLAY w/ PIN MOUNTED 1/4" PLATE LETTERS & LOGO

QTY: 4 FACES for (2) D/F MONUMENTS
 1/4" PLATE LETTERS ARE PIN MOUNTED w/ 1/4" STAND-OFF. SCALE: 3/8"=1'-0"
 *NOTE EXISTING CABINET AND BASE TO BE PAINTED SW 7551 GREEK VILLA TO MATCH NEW FACES.
 EXISTING ILLUMINATION TO REMAIN AS IS.



3 1/4" PLATE LETTERS - PIN MOUNTED

QTY: 4 for (2) D/F MONUMENTS
 1/4" PLATE LETTERS ARE PIN MOUNTED w/ 1/4" STAND-OFF. SCALE: 1"=1'-0"

Drawing prepared by:

RECOMMENDATION

Drawing prepared for:



Location: 21 Hatton Place
 Hilton Head, SC 29926
 File Path: Active\BANKS\B\Bank Of America\2017\Locations\4306_9219_HiltonHead_SC_R6.cdr

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PROPOSED REFACE of SIGN 1 @ US-278 and HATTON PL

PROPOSED REFACE of SIGN 2 @ HATTON PL and LAFAYETTE PL

*NOTE EXISTING CABINET AND BASE TO BE PAINTED SW 7551 GREEK VILLA TO MATCH NEW FACES.
EXISTING ILLUMINATION TO REMAIN AS IS.

Drawing prepared by:

RECOMMENDATION

Drawing prepared for:



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TOWN OF HILTON HEAD ISLAND SIGN REVIEW CHECKLIST: FREESTANDING SIGN

SIGN PERMIT #:		DATE SUBMITTED:	2/27/2018
BUSINESS NAME:	Bank of America	DATE REVIEWED:	3/1/2018
ADDRESS:	21 Hatton Place	SUBMITTAL #:	1

RECOMMENDATION: Approval Approval with Conditions Denial
 RECOMMENDED CONDITIONS:

GENERAL COMMENTS & QUESTIONS

1. "Greek Villa" will appear white in the sunlight. Staff recommends replacing SW "Greek Villa" with SW 6126 "Navajo White" on sign structure and sign panel.

REQUIRED INFORMATION & MATERIALS DESIGN REVIEW

RENDERING – MATERIALS

REQUIRED INFORMATION & DESIGN STANDARDS	Yes	No	N/A	Comments & Questions
Sign panel materials are listed, e.g. "2 inch thick HDU".		X		Please specify the sign panel material.

RENDERING – DESIGN

REQUIRED INFORMATION & DESIGN STANDARDS	Yes	No	N/A	Comments & Questions
Sign panels: A description or photo of the background texture of the sign, e.g. "Wood grain", "Pebble finish", "Stucco finish", etc.		X		Please specify

RENDERING – COLORS

REQUIRED INFORMATION & DESIGN STANDARDS	Yes	No	N/A	Comments & Questions
Colors reflect/complement the colors on the building walls, trim, etc.				
Colors match the other signs on site for that business or development.				
Background colors are earth tones: green, brown, beige, and grey.		X		Spec. "Navajo White" instead of "Greek Villa"
To reduce contrast, off-white is used instead of white.		X		Spec. "Navajo White" instead of "Greek Villa"

TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928

(843) 341-4600 Fax (843) 842-7728

www.hiltonheadislandsc.gov

David Bennett
Mayor

March 13, 2018

Kim W. Likins
Mayor ProTem

Council Members

David Ames
Marc A. Grant
William D. Harkins
Thomas W. Lennox
John J. McCann

Hilton Head Island Town Council
Hilton Head Island Planning Commission
One Town Center Court
Hilton Head Island, SC 29928

Re: Interior Neon Lighting

Stephen G. Riley
Town Manager

Dear Town Council and Planning Commission Members:

At its February 27, 2018 meeting, the Design Review Board (DRB) discussed the T-Mobile building in the Fresh Market Shoppes. The subject of the discussion was the pink color lighting inside the retail space. The lighting is glaring and visible (particularly in the evening) through the storefront windows. The appearance of said lighting reads as an exterior light due to the high visibility of the fixtures through the extensive windows. Similar exterior lighting is prohibited per LMO Sec.16-5-114.13(B) "Colored bulbs, colored lanterns, or other housing and rope lights are prohibited." but because the light fixtures are inside the store this section does not apply. During their deliberations, the DRB expressed concern about the impact of the lighting on the Hwy 278 corridor.

The purpose of the DRB "is to protect the aesthetic and visual character of lands on Hilton Head Island" (LMO Sec.16-3-106.F.1) defined by the Design Guide as "Island Character". The consensus among DRB members was that, based on the Design Guide and in an effort to preserve "Island Character", the interior lighting requirements of spaces that are readily visible from the exterior should be subject to the same restrictions imposed on exterior light fixtures.

The Design Review Board respectfully recommends that the Planning Commission and the Town Manager direct Staff to review Interior Lighting Standards with respect to exterior visibility and determine whether any adjustment to these standards is warranted.

Very truly yours,

Hilton Head Island Design Review Board
By: Jake Gartner, Chairman

Cc: Stephen G. Riley, ICMA-CM, Town Manager