



The Town of Hilton Head Island
Design Review Board Regular Meeting
Tuesday, August 13, 2019 – 1:15 p.m.
Benjamin M. Racusin Council Chambers
AGENDA

As a courtesy to others please turn off / silence ALL mobile devices during the meeting. Thank you.

- 1. Call to Order**
- 2. FOIA Compliance** – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
- 3. Roll Call**
- 4. Approval of Agenda**
- 5. Approval of Minutes** – Meeting of July 30, 2019
- 6. New Business**
 - a. *Alteration/Addition*
 - i. Northridge Plaza Improvements, DRB-001415-2019
 - ii. Omni Pool Bar, DRB-001657-2019
- 7. Appearance by Citizens**
- 8. Board Business**
- 9. Staff Report**
 - a. Minor Corridor Report
- 10. Adjournment**

Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.



Town of Hilton Head Island
Design Review Board
Tuesday, July 30, 2019 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Board: Chairman Dale Strecker, Vice Chairman Michael Gentemann, Cathy Foss, David McAllister, John Moleski

Absent from the Board: Debbie Remke (excused), Brian Witmer (unexcused)

Present from Town Council: Tamara Becker, Tom Lennox, Glenn Stanford

Present from Town Staff: Jenn McEwen, Director of Cultural Affairs; Tyler Newman, Senior Planner; Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Strecker called the meeting to order at 1:15 p.m.

2. FOIA Compliance – Public notification of this meeting has been published, posted, and mailed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Roll Call – See as noted above.

4. Approval of Agenda

The Board approved the agenda by general consent.

5. Approval of Minutes – Meeting of July 16, 2019

Vice Chairman Gentemann moved to approve the minutes of July 16, 2019 regular meeting. Mr. Moleski seconded. The motion passed unanimously.

6. New Business

a. Alteration/Addition

i. Lowcountry Celebration Park Construction Fence Mural, DRB-001225-2019

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval as submitted.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant answered the Board's questions.

Chairman Strecker asked for public comments and none were received.

The Board and the applicant discussed the project, including: the anticipated completion date of the project; the plan for maintenance; and there will be no evening lighting. The Board expressed support for the project complimenting the aesthetic value the mural will add to the project site.

Upon the conclusion of the discussion, Chairman Strecker asked for a motion.

Ms. Foss made a motion to approve DRB-001225-2019 as submitted. Vice Chairman Gentemann seconded. The motion passed with a vote of 5-0-0.

ii. Pope Avenue Bike Rental, DRB-001543-2019

(Mr. McAllister recused himself from review of DRB-001543-2019 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval as submitted.

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

The Board made comments and inquiries regarding the project, including: support for the staff recommendation; concern about the gap in the landscaping buffer on the Pope Avenue side of the building; and support for removal of the understory growth at the corner of Executive Park Road and Pope Avenue in order to improve safety concerns.

Chairman Strecker asked for public comments and the following were received: compliments on the building architecture; concern about the use of the building; and concern about the removal of the understory growth.

Upon the conclusion of the discussion, Chairman Strecker asked for a motion.

Ms. Foss made a motion to approve DRB-001543-2019 with the following condition:

1. Add at least one canopy tree where a gap exists along the Pope Avenue side of the building.

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

7. Appearance by Citizens – None

8. Board Business – None

9. Staff Report

- a. Minor Corridor Report – Mr. Darnell reported the Minor Corridor approvals for the month of July.

10. Adjournment

The meeting was adjourned at 1:58 p.m.

Submitted by: Teresa Haley, Secretary

Approved: August 13, 2019



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: WILLIAM GOLDSMITH Company: GATOR NORTHRIDGE PARTNERS, LLLP
 Mailing Address: 7850 NW 146th ST., 4th FLR City: MIAMI LAKES State: FL Zip: 33016
 Telephone: 305-949-9049 Fax: 305-948-6478 E-mail: BILLG@GATORINV.COM
 Project Name: NORTHRIDGE PLAZA SITE IMPROVEMENTS Project Address: 435 WILLIAM HILTON PKWY, HILTON HEAD, SC.
 Parcel Number [PIN]: R511 008 000 0345 0000
 Zoning District: CC 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. LOA (LANDOWNER ASSOCIATION), CBL PERIPHERAL PROPERTIES, HAS BEEN DISSOLVED. SEE ATTACHED DOCUMENT FROM SOUTH CAROLINA SECRETARY OF STATE.

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. *ATTACHED*
- Final site development plan meeting the requirements of Appendix D: D-6.F. *SEE EXHIBIT C*
- Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I. *SEE EXHIBIT C AND D*
- 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. *SEE EXHIBIT A*
- 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.
- 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.

GATEWAY NORTHERIDGE PARTNERS LTD
 By *[Signature]*
 SIGNATURE *William Gustafson, VP*

6-27-19
 DATE

Business Entities Online

File, Search, and Retrieve Documents Electronically

CBL PERIPHERAL PROPERTIES LIMITED PARTNERSHIP

Corporate Information

Entity Type: Limited Partnership

Status: Dissolved

Domestic/Foreign: Foreign

Incorporated State: Tennessee

Important Dates

Effective Date: 09/08/1994

Expiration Date: N/A

Term End Date: N/A

Dissolved Date: 12/21/2017

Registered Agent

Agent: CORPORATION SERVICE COMPANY

Address: 1703 LAUREL STREET
COLUMBIA, South Carolina 29201

Official Documents On File

Filing Type	Filing Date
Certificate of Cancellation	12/21/2017
Change of Agent or Office	12/06/2007
Change of Agent or Office	02/06/2004
LP Certificate	09/08/1994

NARRATIVE

Northridge Plaza Site Improvements and Building Façade Upgrades

435 William Hilton Parkway, Hilton Head, SC 29926

The project titled Northridge Plaza Site Improvements and Building Façade Upgrades will take place at the Northridge Plaza Shopping Center located at 435 William Hilton Parkway, in Hilton Head South Carolina.

The entire property consists of approximately 10.234 Acres. Site improvements consist of milling and resurfacing existing asphalt surfaces, replace timber curbs with concrete curbs, upgrade existing site / parking lot lighting with LED lighting to be designed and installed in accordance with Town standards by Palmetto Electric, landscaping, tree pruning, and removal of poor and fair condition trees as identified in the Tree Inventory report prepared by Bartlett Tree Experts. The combined site improvements of landscaping, lighting and paving will improve exterior lighting conditions creating enhanced view corridors which will improve both appearance and security monitoring opportunities.

Building Façade upgrades are long overdue and will eliminate deteriorating wood canopy conditions, as well as modernize the appearance of the property providing an enhanced experience for vendors, customers and visitors alike. These upgrades include removal of the existing wooden canopy along the shopping center façade, and providing a combination of metal and fabric canopies to provide shade, shelter from the elements and an improved appearance for the shopping center. Existing exterior wall surfaces will be re-surfaced with an EIFS (Stucco) system. The overall footprint of the shopping center, approximately 79,573 square feet, will remain unchanged as no enclosed spaces are being removed or added.

EXHIBIT 'A'
NORTHRIDGE PLAZA - ELEVATIONS
HILTON HEAD, SC - DRB SUBMITTAL



NORTHRIDGE PLAZA
OVERALL
EXISTING ELEVATION

EXHIBIT 'A'
NORTHRIDGE PLAZA - ELEVATIONS
HILTON HEAD, SC - DRB SUBMITTAL



NORTHRIDGE PLAZA
HOMEGOODS
EXISTING ELEVATION

EXHIBIT 'A'
NORTHRIDGE PLAZA - ELEVATIONS
HILTON HEAD, SC - DRB SUBMITTAL



NORTHRIDGE PLAZA
DOLLAR TREE
EXISTING ELEVATION



NORTHRIDGE PLAZA
LOCAL TENANTS (TYP.)
EXISTING ELEVATION

TURF AND GRASSING NOTES:

- GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED, AS SPECIFIED SEED MANUFACTURER.
- SOD SHALL BE STRONGLY ROOTED AND FREE OF PERNICIOUS WEEDS. ALL NETTING SHALL BE REMOVED FROM SOD BEFORE IT IS LAID.
- ALL AREAS IN WHICH EARTHWORK SHALL BE SUSPENDED FOR MORE THAN TWO (2) WEEKS SHALL BE GRASSED WITH TEMPORARY GRASS.
- AFTER TOPSOIL HAS BEEN INSTALLED, AND BEFORE ANY SOD IS LAID, CORRECT ALL SOFT SPOTS AND IRREGULARITIES IN GRADE. THE SOD SHALL BE LAID BY BUTTING THE ENDS AND SIDES UP EVENLY AND STAGGERING THE ROLLS OF SOD. CONTRACTOR SHALL NOT OVERLAP SOD. AS SOON AS THE SOD IS LAID OR AS IT IS BEING LAID ROLL OVER WITH A LIGHT ROLLER, MAKING CERTAIN THAT ALL OF THE SOD IS IN CONTACT WITH THE SOIL. THE COMPLETED SODDED AREAS SHALL BE TRUE TO FINISH GRADE, EVEN AND FIRM AT ALL POINTS.
- SEED SHALL BE AT A RATE OF 10 POUNDS PER ACRE.
- THIRTY DAYS AFTER LAST SEEDING/SODDING OPERATION, APPLY 1 POUND OF TYPE A NITROGEN FERTILIZER PER ACRE OF LAWN AREAS AND IMMEDIATELY WATER.
- UPON COMPLETION OF PLANTINGS ALL EXCESS SOIL STONES AND DEBRIS WHICH HAS NOT PREVIOUSLY BEEN CLEANED UP SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN (18) DAYS AFTER PLANTING SHALL BE RE-PLANTED AND RE-FERTILIZED AS SPECIFIED UNTIL A SATISFACTORY LAWN IS ESTABLISHED. THE LAWN SHALL BE CONSIDERED ESTABLISHED WHEN ITS REASONABLY FREE FROM WEED, GREEN IN APPEARANCE AND THE SPECIFIED GRASS IS VIGOROUS AND GROWING WELL ON EACH SQ. FT. OF LAWN AREA.
- LAWN SHALL BE PROTECTED AND MAINTAINED BY WATERING, MOWING, AND REPLANTING, OVERSEEING, AS NECESSARY FOR AS LONG AS IS NECESSARY TO ESTABLISH A UNIFORM STAND. SCATTERED BARE SPOTS, NONE OF WHICH IS LARGER THAN ONE SQ. FT., WILL BE ALLOWED UP TO MAXIMUM OF THREE PERCENT OF ANY LAWN AREA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY EROSIONAL DAMAGE TO THE LAWN AREA. FULL COVERAGE IS REQUIRED IN SIXTY DAYS.
- MAINTENANCE OF GRASSED AREAS SHALL CONSIST OF MOWING, WATERING AND FERTILIZING. ALL GRASSED AREAS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6" ABOVE FINISHED GRADE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL GRASSED AREAS UNTIL ACCEPTANCE BY OWNER AT END OF PROJECT. LAWN MAINTENANCE SHALL OCCUR AT A MINIMUM OF ONCE PER SEVEN CALENDAR DAYS.
- FINAL SEEDING AND SOD AREAS / SQUARE FOOTAGES TO BE PAINTED IN FIELD AND APPROVED AND ADJUSTED IN FIELD BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- SEEDING SHALL TAKE PLACE IMMEDIATELY AFTER FINE GRADING. MAINTAIN SEEDED LAWN UNTIL COMPLETION AND ACCEPTANCE OF ENTIRE PROJECT.
- SEEDING BED SHALL HAVE TOPSOIL LOOSEN TO A DEPTH OF 4". REMOVE STONE OVER 1" IN ANY DIMENSION, ROOTS, RUBBISH, AND EXTRANEIOUS MATTER.

LIGHTING NOTES:

- THE INTENT OF THE LIGHTING DESIGN IS TO PROVIDE LOW LEVEL UNOBTUSIVE SITE LIGHTING OR ARCHITECTURAL ELEMENTS. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CREATE THIS EFFECT BY CLOSE COORDINATION WITH THE LANDSCAPE ARCHITECT AND CAREFUL PLACEMENT OF ALL FIXTURES.
- THE CONTRACTOR SHALL ENGINEER THE ELECTRICAL SYSTEM BASED ON THE LOCATION AND TYPE OF FIXTURES AS SHOWN ON THE PLAN. PROPERLY SIZED WIRING, TRANSFORMERS, BREAKERS, ACCESSORIES, ETC., SHALL BE PROVIDED BY THE CONTRACTOR AS NECESSARY TO GUARANTEE A COMPLETELY FUNCTIONAL LIGHTING, DISTRIBUTION AND CONTROL SYSTEM.
- CONTRACTOR TO PROVIDE ELECTRICAL PLANS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL LIGHTING EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS, AND MUST COMPLY WITH ALL APPLICABLE STATE AND COUNTY CODES.
- THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTION / APPROVALS REQUIRED.
- THE CONTRACTOR SHALL STAKE OUT ALL LIGHT FIXTURE AND TRANSFORMER LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT, OWNER, OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. EXACT LOCATIONS OF CONTROLLERS, ELECTRICAL PANELS, ETC. TO BE COORDINATED WITH AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- FINAL AIMING AND ADJUSTMENT SHALL BE MADE AT NIGHT WITH LANDSCAPE ARCHITECT PRESENT TO GIVE FINAL APPROVAL.
- THE CONTRACTOR SHALL COORDINATE, STAKE AND FLAG ALL LOCATIONS WHERE ELECTRICAL CONDUIT OR P.V.C. SLEEVING MAY BE REQUIRED BENEATH WALKS OR OTHER PAVED AREAS PRIOR TO HARDSCAPE INSTALLATION.
- ALL ELECTRICAL WIRING RUNNING UNDER PAVED AREAS SHALL BE PLACED IN ELECTRICAL CONDUIT OR PVC SLEEVES PROVIDED BY CONTRACTOR.
- CONTRACTOR SHALL RUN ALL NECESSARY ELECTRICAL WIRING TO UTILITY PANEL AND TRANSFORMER.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 36" OF BURIES EXCESS CABLE AT EACH FIXTURE TO ALLOW FOR FIXTURE ADJUSTMENT.
- ALL LIGHTING TO BE PLACED ON AN APPROPRIATE TIMER. THE CONTRACTOR SHALL SELECT AN APPROPRIATE TIMER FOR ALL LIGHTS AND SET THE TIME APPROPRIATELY FOR PROPER NIGHT TIME ILLUMINATION, FOR APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PROVIDE GROUND FAULT CIRCUIT BREAKERS FOR ALL CIRCUITS AS REQUIRED BY NATIONAL STATE AND LOCAL CODES.
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, EXCAVATION AND BACKFILL NECESSARY TO COMPLETE THE WORK.
- ALL FIXTURES PER MODELS SPECIFIED UNLESS CONTRACTOR GETS APPROVAL FROM LANDSCAPE ARCHITECT FOR A SUBSTITUTION.
- SYSTEM INSTALLATION, INCLUDING PARTS AND LABOR, SHALL BE GUARANTEED AND REPAIRED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
- CONTRACTOR TO PROVIDE "AS-BUILT" DRAWINGS IMMEDIATELY AFTER FINAL ACCEPTANCE, ALONG WITH ALL INSTRUCTION MANUALS FOR ALL EQUIPMENT INSTALLED.
- IF POSSIBLE, FIELD MODIFICATIONS WILL BE DIRECTED BY THE LANDSCAPE ARCHITECT, OWNER OR OWNER'S REPRESENTATIVE.

PLANTING NOTES:

- CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS, INCLUDING UTILITIES, AND PROMPTLY REPORTING ANY DISCREPANCIES OR CONFLICTS WITH PLANTING AREAS. REPORT INFORMATION TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
- LANDSCAPE PLANTING AND / OR MULCHED AREAS TO BE FINE GRADED, HAND RAKED SMOOTH AND FREE OF DEBRIS.
- CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY TO ASSURE PLANT HEALTH AND GROWTH.
- MULCH ALL PLANTING BEDS TO A MIN. 3" DEPTH WITH MULCH SPECIFIED IN PLANT SCHEDULE.
- CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID / PROPOSAL IS SUBMITTED.
- PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
- GALLON SIZES ARE FOR PRICING PURPOSES ONLY. PLANT MUST MEET HEIGHTS AND WIDTHS SPECIFIED IN PLANT SCHEDULE.
- ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.
- ANY SIGNIFICANT ROOTS ENCOUNTERED 2" DIA. AND LARGER SHALL BE DUG OUT BY HAND AND CLEANLY CUT BACK IN THE FOOTING / FOUNDATION AREA TO PROMOTE ROOT RE-GROWTH AND HELP PREVENT ROOT DIEBACK.
- ALL PLANT MATERIAL (EXCEPT SEASONAL COLOR) SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
- ALL SEASONAL COLOR SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR THREE MONTH TIME FRAMES.

NOTE: EXISTING SIGNIFICANT TREES TO REMAIN SHALL RECEIVE FERTILIZATION AND MYCOR TREATMENT PRIOR TO CONSTRUCTION COMMENCING. TREE HEALTH WILL BE MONITORED DURING CONSTRUCTION BY LICENSED ARBORIST, AND AN ADDITIONAL FERTILIZATION AND ROOT STIMULATION PROVIDED POST-CONSTRUCTION. ALL EXISTING TREES TO REMAIN SHALL RECEIVE ONE ROUND OF FERTILIZATION AND ROOT STIMULATION POST-CONSTRUCTION AND A MAINTENANCE SCHEDULE GENERATED BY LICENSED ARBORIST FOR HEALTH AND PRESERVATION OF TREES GOING FORWARD.

IRRIGATION NOTES:

- CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, BACK FLOW CONTROLLER, AND IRRIGATION METER AND TO PROVIDE 100% COVERAGE FOR ALL NEW PLANTINGS. DRIP IRRIGATION TO BE USED FOR ALL PLANTINGS, EXCEPT LAWNS.
- NO IRRIGATION COMPONENTS SHALL BE CLOSER THAN 12" TO ANY EDGE OF PAVEMENT OR CURB AND GUTTER. IRRIGATION SHALL NOT SPRAY BEYOND LANDSCAPED AREAS, OR INTO ANY UNDISTURBED BUFFERS. NO OVER SPRAY SHALL BE PERMITTED ONTO ADJACENT PROPERTIES OR PEDESTRIAN SIDEWALK AREAS.
- LANDSCAPE CONTRACTOR TO FIELD VERIFY ALL COMPONENT LOCATIONS TO ENSURE APPROPRIATE COVERAGE.
- LANDSCAPE CONTRACTOR SHALL LOCATE WATER SOURCE AND PROVIDE POWER TO CONTROLLER.
- CONTROLLER LOCATION TO BE SPECIFIED BY OWNERS REPRESENTATIVE IN FIELD PRIOR TO CONSTRUCTION.
- ALL DRIP TUBING SHALL BE COVERED WITH MIN. 3" OF MULCH.
- ALL DRIP AND SPRAY ZONES SHALL BE SEPARATE.
- CONTRACTOR SHALL SUBMIT FINAL IRRIGATION PLANS TO OWNER'S REPRESENTATIVE AND ALL REVIEWING BODIES / AGENCIES FOR FINAL APPROVAL PRIOR TO INSTALLATION.

NOTE: PER TOWN OF HILTON HEAD ISLAND LAND MANAGEMENT ORDINANCE (LMO) SEC. 16-6-104.I.3, MITIGATION IS REQUIRED FOR THE POOR RATED CONDITION TREES TO BE REMOVED AS INDICATED ON THESE PLANS. PER LMO CALCULATIONS, IT IS REQUIRED TO PLANT BACK 28 CATEGORY I TREES AND 12 CATEGORY II TREES. THE CATEGORY I AND II REPLACEMENT TREES MUST BE 10' HT. AND 2" CALIPER AT TIME OF PLANTING. DISCUSSION WITH TOWN STAFF WILL BE NECESSARY FOR WAIVER AND ACCEPTANCE OF PROPOSED OVERSTORY TREES (MAGG & QUEH) AND PALMS (SABP).

PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L520
14.2	PALM TREE PLANTING	2/L520
14.3	SHRUB PLANTING	3/L520
14.4	GROUND COVER PLANTING	4/L520

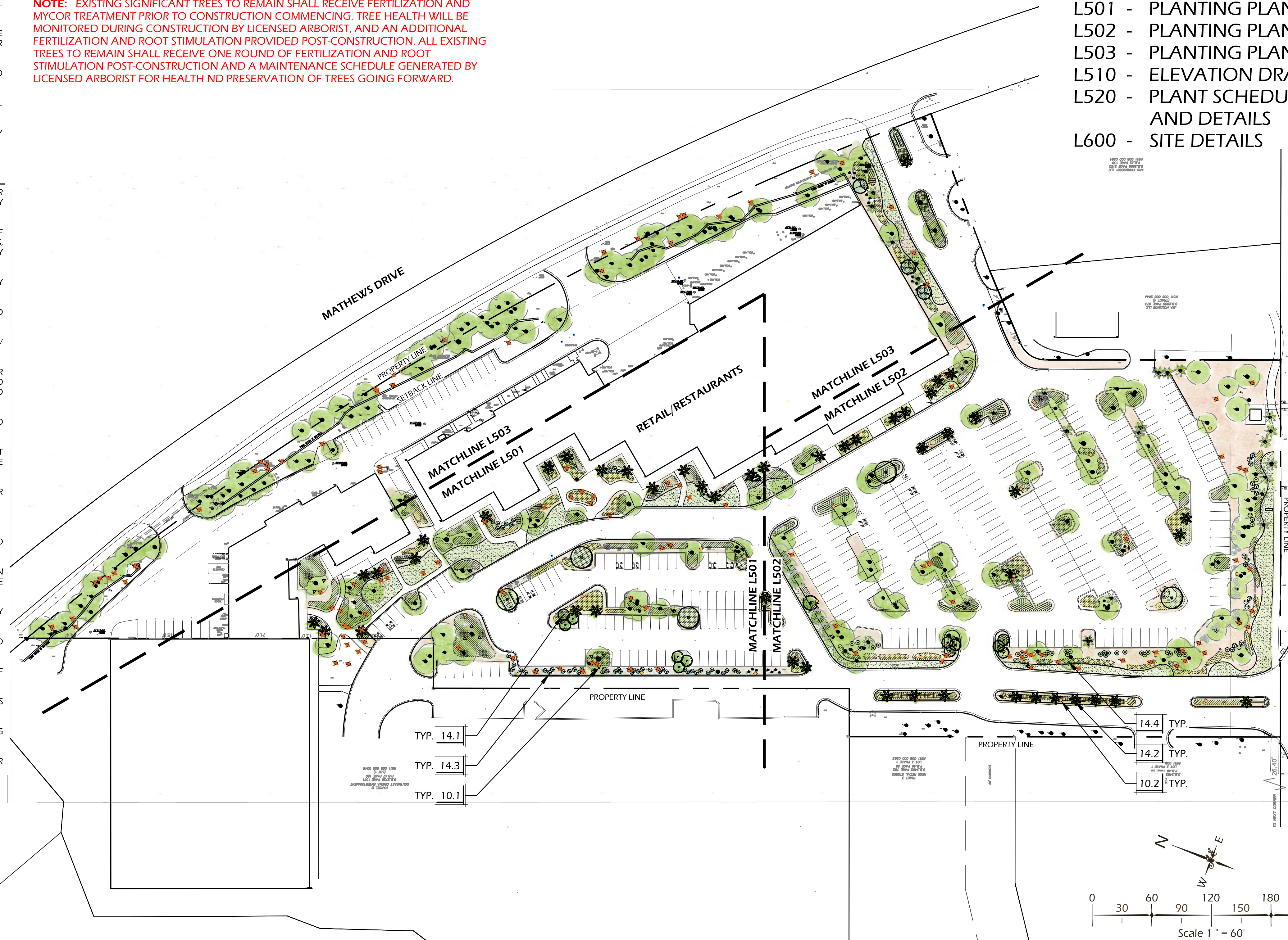
LIGHTING SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1		12	UP LIGHT	1/L600
10.2		25	AUTOBAHN POST LIGHTS *	N/A

NOTE: LIGHTING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

* REFER TO WARD EDWARDS ENGINEERING PLANS FOR SPECIFICATIONS AND FINAL LIGHT LOCATIONS.

SHEET INDEX

- L500 - KEY SHEET AND NOTES
- L501 - PLANTING PLAN
- L502 - PLANTING PLAN
- L503 - PLANTING PLAN
- L510 - ELEVATION DRAWINGS
- L520 - PLANT SCHEDULE AND DETAILS
- L600 - SITE DETAILS



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 DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
 THIS SHEET TO SCALE AT: 24"x36"

SITE DEVELOPMENT PLANS FOR
NORTHRIDGE
 HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: JULY 29, 2019
 PROJECT NO.: 19083.01
 DRAWN BY: JM
 CHECKED BY: BW/JC

FINAL SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
KEY SHEET AND NOTES

DRAWING NUMBER
L500

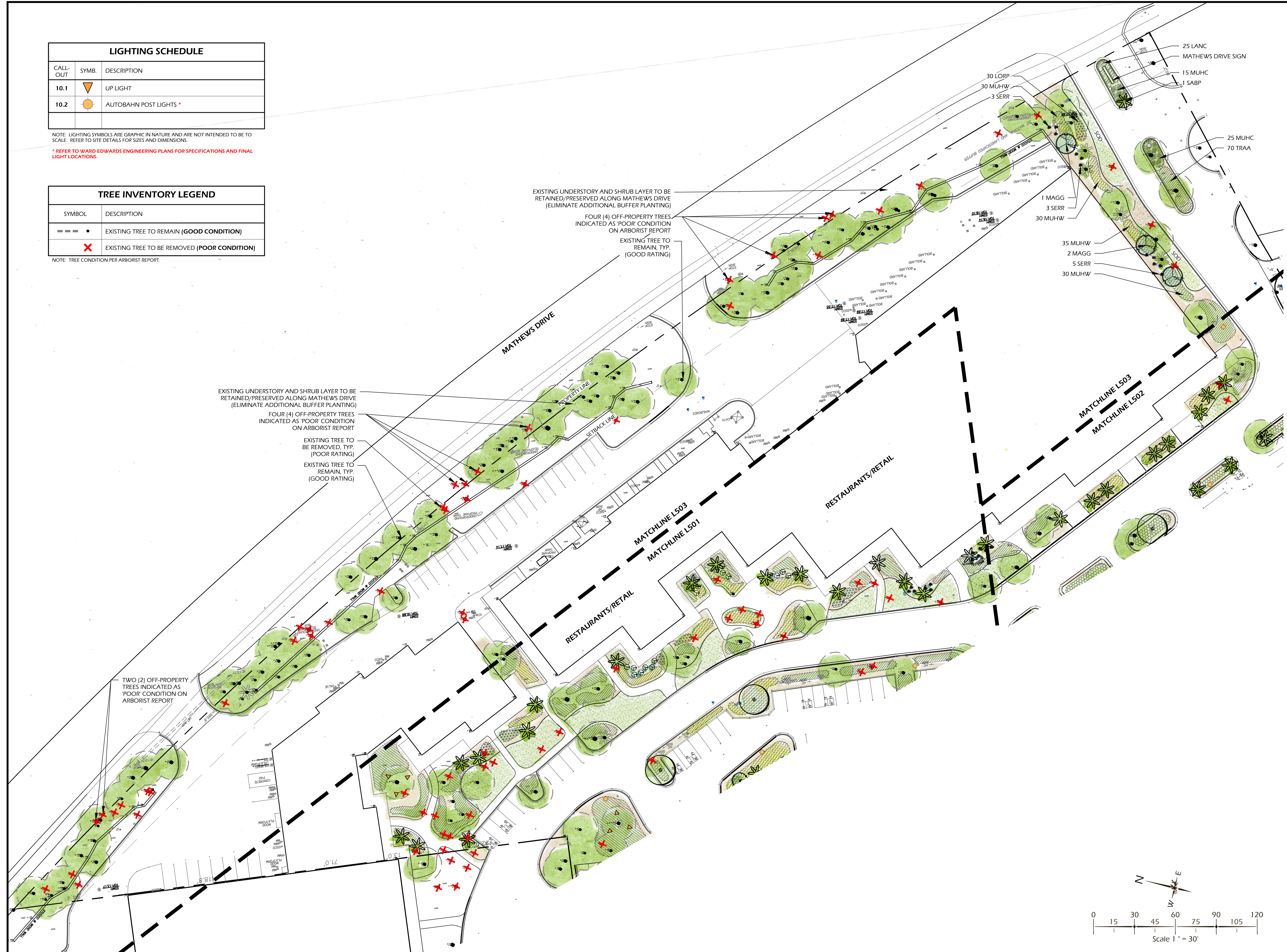
LIGHTING SCHEDULE		
CALL-OUT	SYMB.	DESCRIPTION
10.1		UP LIGHT
10.2		AUTOBAHN POST LIGHTS *

NOTE: LIGHTING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

* REFER TO WARD EDWARDS ENGINEERING PLANS FOR SPECIFICATIONS AND FINAL LIGHT LOCATIONS.

TREE INVENTORY LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN (GOOD CONDITION)
	EXISTING TREE TO BE REMOVED (POOR CONDITION)

NOTE: TREE CONDITION PER ARBORIST REPORT.



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 DESIGN CONCEPTS, DRAWING SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
 THIS SHEET TO SCALE AT: 24"x36"

SITE DEVELOPMENT PLANS
 FOR
NORTHRIDGE
 HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: JULY 29, 2019
 PROJECT NO.: 19083.01
 DRAWN BY: JM
 CHECKED BY: BW/JC

**FINAL SUBMITTAL
 PLAN, NOT FOR
 CONSTRUCTION**

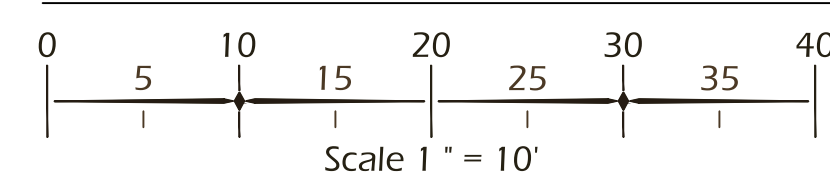
REVISIONS:

DRAWING TITLE
PLANTING PLAN

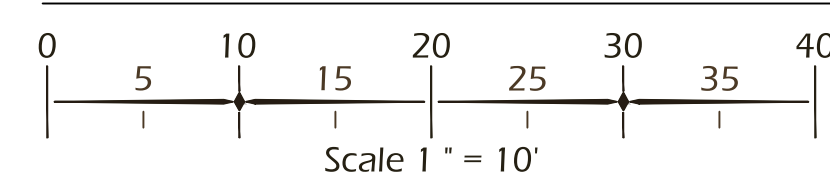
DRAWING NUMBER
L503



ELEVATION A



ELEVATION B



© 2019 WJK LTD.
 DESIGN CONCEPTS, DRAWING SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
 THIS SHEET TO SCALE AT: 24"x36"

SITE DEVELOPMENT PLANS
 FOR
NORTHRIDGE
 HILTON HEAD ISLAND, SOUTH CAROLINA

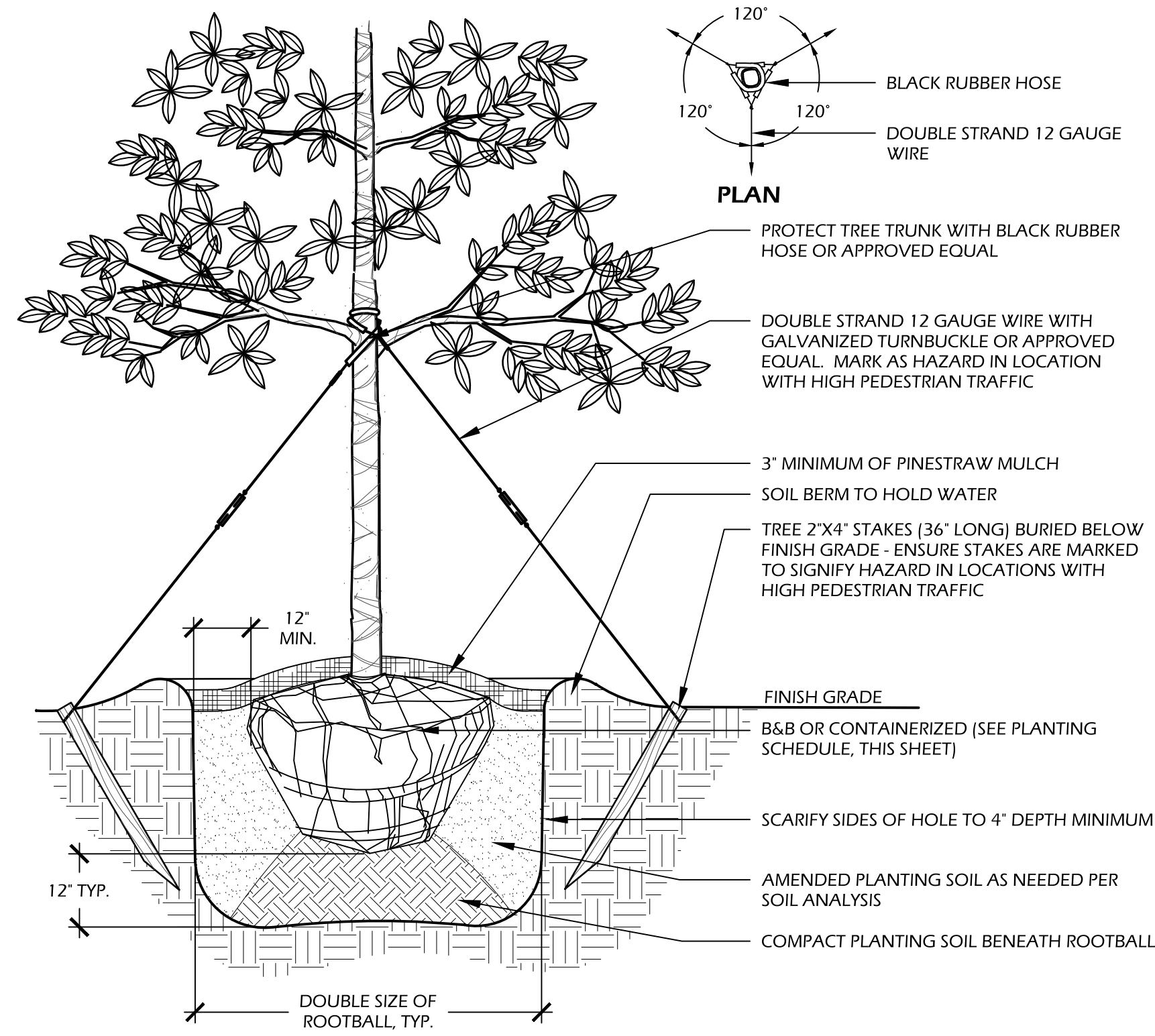
DATE: JULY 29, 2019
 PROJECT NO.: 19083.01
 DRAWN BY: JM
 CHECKED BY: BW/JC

**FINAL SUBMITTAL
 PLAN, NOT FOR
 CONSTRUCTION**

REVISIONS:

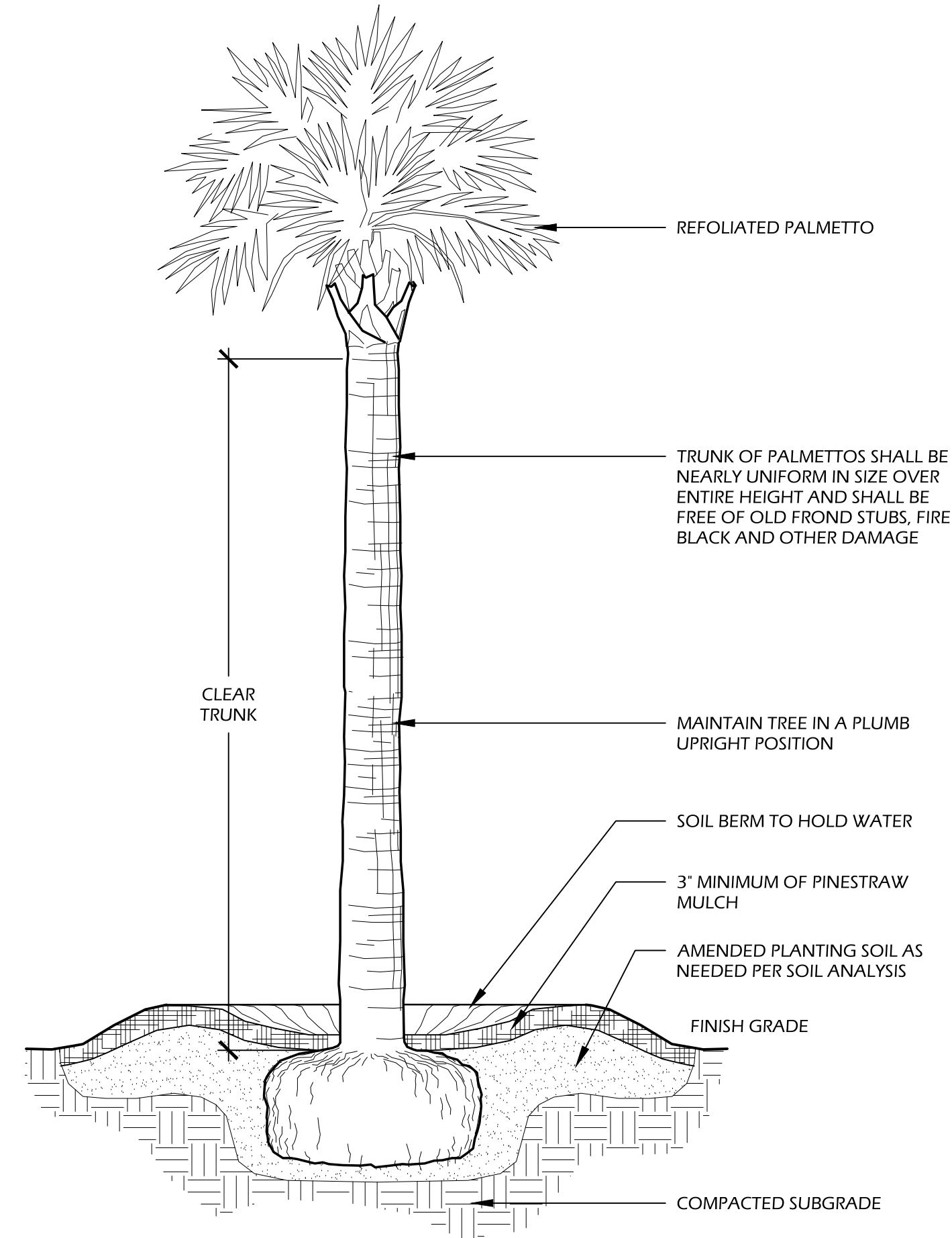
DRAWING TITLE
**ELEVATION
 DRAWINGS**

DRAWING NUMBER
L510



- NOTES:**
- TREE STAKING OPTIONAL HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 // L501 TREE PLANTING
SCALE: N.T.S.



- NOTES:**
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - SABAL PALMETTOS SHALL BE REFOOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

2 // L501 PALM TREE PLANTING
SCALE: N.T.S.

PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
3	MAGG	Magnolia grandiflora	Southern Magnolia	12'-14'	6'-7'	Cont.	5'	Full to ground
5	QUEH	Quercus virginiana 'QVITA' PP 11219	High Rise Live Oak	14'-16'	6'-8'	Cont.	5'	Full
48	SABP	Sabal palmetto	Cabbage Palm	14'-16'	6'-8'	Cont.	-	Smooth trunk, Refoliated, See plan for heights
UNDERSTORY TREES								
12	ILEC	Ilex cassine	Dahoon Holly	10'-12'	5'-6'	-	2.5'	Full
1	LAGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	10'-12'	5'-6'	45 gal.	-	Full
SHRUBS								
172	ABEG	Abelia grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	24"-30"	24"-30"	3 gal.	-	Full
25	AZAF	Azalea indica 'Formosa'	Formosa Azalea	24"-30"	24"-30"	7 gal.	-	Lavender Flowers, Full
30	AZAG	Azalea indica 'Mrs. G. G. Gerbing'	Mrs. G. G. Gerbing Azalea	24"-30"	24"-30"	7 gal.	-	Full
120	LORP	Loropetalum chinense 'Peak'	Purple Picot Dwarf Weeping Loropetalum	8"-12"	18"-24"	3 gal.	-	Full
39	SERR	Serenoa repens	Saw Palmetto	18"-24"	18"-24"	7 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
920	DRYE	Dryopteris erythrosora	Autumn Fern	10"-12"	8"-12"	1 gal.	24" O.C.	Full
150	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14"-16"	10"-16"	1 gal.	30" O.C.	Full
1,255	MUHW	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass	14"-16"	10"-16"	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
380	AGAA	Agapanthus africanus	Lily of the Nile	12"-18"	8"-12"	1 gal.	24" O.C.	Blue Flowers, Full
75	LANC	Lantana sellowiana 'Morona'	White Lightrain Trailing Lantana	8"-12"	8"-12"	1 gal.	24" O.C.	White Flowers, Full
1,454	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	4"-6"	12" runners	1 gal.	24" O.C.	Full
SOD & MULCH								
14,100	SOD-SF	-	Empire Zoysia Sod	-	-	-	-	-
62,400	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

NOTE: PER TOWN OF HILTON HEAD ISLAND LAND MANAGEMENT ORDINANCE (LMO) SEC. 16-6-104.1.3, MITIGATION IS REQUIRED FOR THE POOR RATED CONDITION TREES TO BE REMOVED AS INDICATED ON THESE PLANS. PER LMO CALCULATIONS, IT IS REQUIRED TO PLANT BACK 124 CATEGORY I TREES, 19 CATEGORY II TREES, 22 CATEGORY III TREES, AND 1 CATEGORY IV TREE. AT TIME OF PLANTING, THE REPLACEMENT TREES MUST BE 10' HEIGHT AND 2" CALIPER FOR CATEGORY I AND II, AND 6' HEIGHT AND 1" CALIPER FOR CATEGORY III AND IV. DISCUSSION WITH TOWN STAFF WILL BE NECESSARY FOR WAIVER AND ACCEPTANCE OF PROPOSED CATEGORY I TREES (MAGG & QUEH), CATEGORY II TREES (ILEC), CATEGORY III TREES (SABP), AND CATEGORY IV TREES (LAGN).

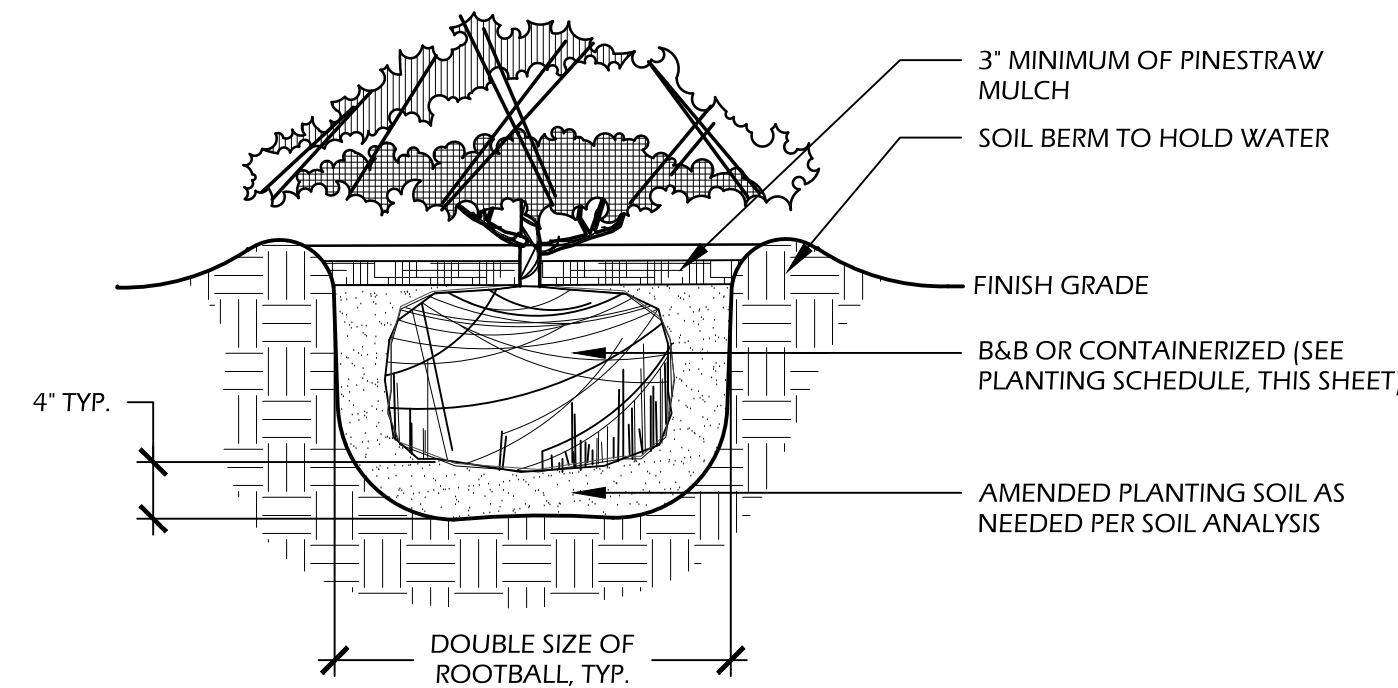
CATEGORY I	CATEGORY II	CATEGORY III	CATEGORY IV
LAO 12, 17, 15, 16, 15, 15, 20, 11, 10, 15, 14, 19, 14, 14, 11, 14, 15, 12, 14, 14, 22, 13, 12, 10, 8, 10, 14, 13, 10, 10, 14, 15, 12, 12, 12, 13, 14, 20, 9, 13, 22, 14, 13, 14, 12, 17, 12, 14, 15, 17, 13, 13, 9, 11, 16, 18, 19, 16, 16, 20, 11, 13, 7, 9, 6, 11, 16, 9, 13, 21, 19, 16, 8, 7, 12	GUM 7, 6, 14 WO 8, 10, 9, 9, 12, 13, 16, 18, 7, 8, 10, 8, 5, 8, 4, 9 MAP 13	PN 1 16, 16, 12, 16, 16, 9, PN 2 7, 17, 13, 13, 19, 16, 17, 19, 12, 14	CM 4, 2
LO 10, 10, 14, 22, 21, 23, 19, 10, 29			

TREE LEGEND:
 CM - CRAPE MYRTLE | GUM - SWEETGUM | LAO - LAUREL OAK
 LO - LIVE OAK | MAP - RED MAPLE | PN 1 - LOBLOLLY PINE
 PN 2 - SLASH PINE | WO - WATER OAK

CATEGORY I	CATEGORY II
# OF TREES TO BE REMOVED: 89 TOTAL # OF DBH INCHES: 1244 $1244 \div 10 = 124.4$	# OF TREES TO BE REMOVED: 20 TOTAL # OF DBH INCHES: 194 $194 \div 10 = 19.4$
# OF NEW TREES REQUIRED: 124 # OF NEW TREES PROVIDED: 8 (SEE NOTE 01) # OF NEW TREES NOT PROVIDED: 116 (SEE NOTE 02)	# OF NEW TREES REQUIRED: 19 # OF NEW TREES PROVIDED: 12 (SEE NOTE 02) # OF NEW TREES NOT PROVIDED: 7 (SEE NOTE 02)
CATEGORY III	CATEGORY IV
# OF TREES TO BE REMOVED: 15 TOTAL # OF DBH INCHES: 216 $216 \div 10 = 21.6$	# OF TREES TO BE REMOVED: 2 TOTAL # OF DBH INCHES: 6 $6 \div 10 = 0.6$
# OF NEW TREES REQUIRED: 22 # OF NEW TREES PROVIDED: 44	# OF NEW TREES REQUIRED: 1 # OF NEW TREES PROVIDED: 1

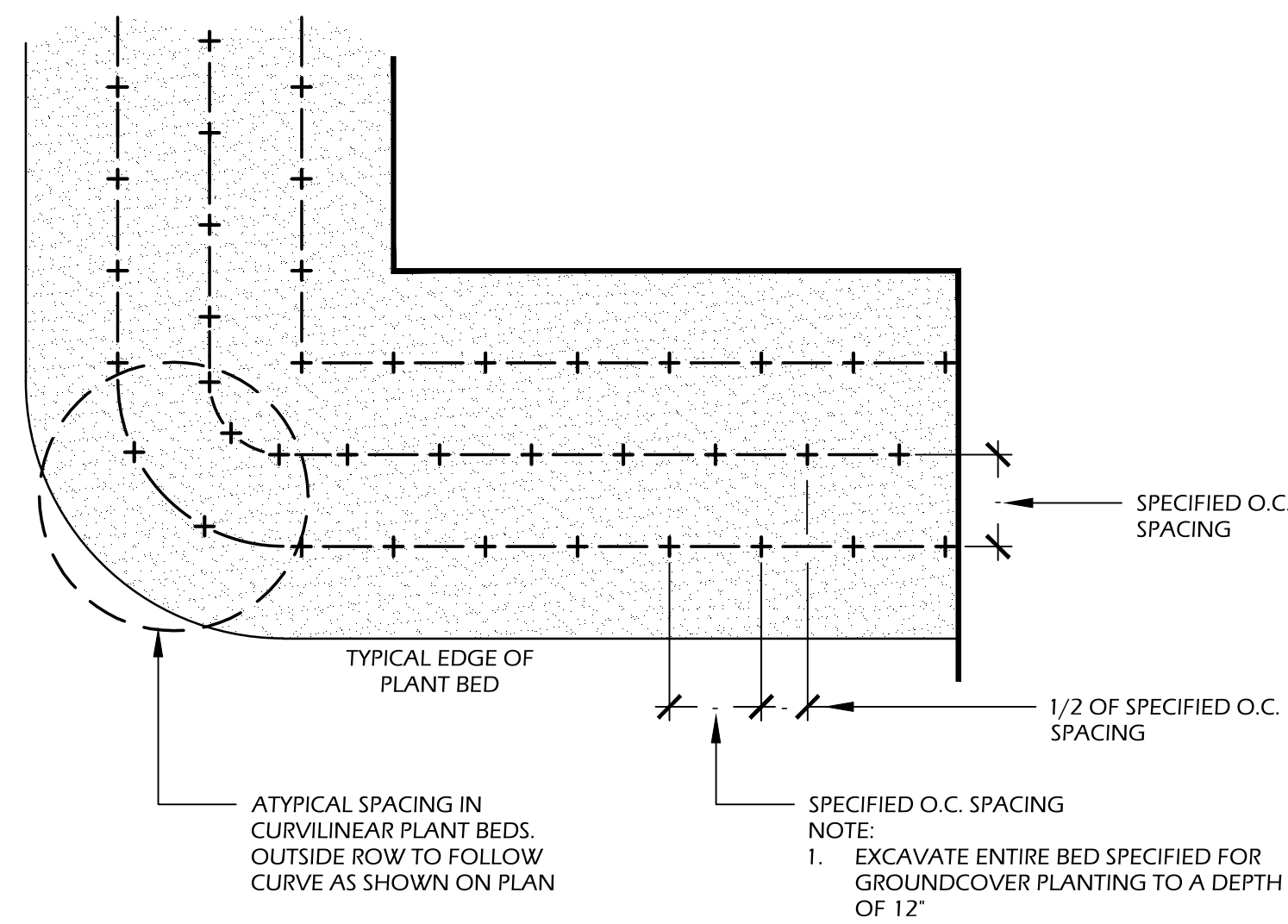
NOTE 01: REPLACING WITH 5" CALIPER TREES, COUNTING AS DOUBLE BASED ON SIZE.

NOTE 02: PER TOWN OF HILTON HEAD ISLAND LAND MANAGEMENT ORDINANCE (LMO) SEC. 16-6-104 B.2.iii, WE WILL COORDINATE WITH TOWN DURING THE DPR PROCESS REMOVAL OF TREES IN POOR CONDITION THAT ARE EXEMPT FROM TREE MITIGATION. PER ARBORIST REPORT, SOME OF THE TREES IN POOR CONDITION CONSTITUTE DANGER TO ENVIRONMENT, PROPERTY, AND SAFETY DUE TO HAZARDOUS CONDITIONS.



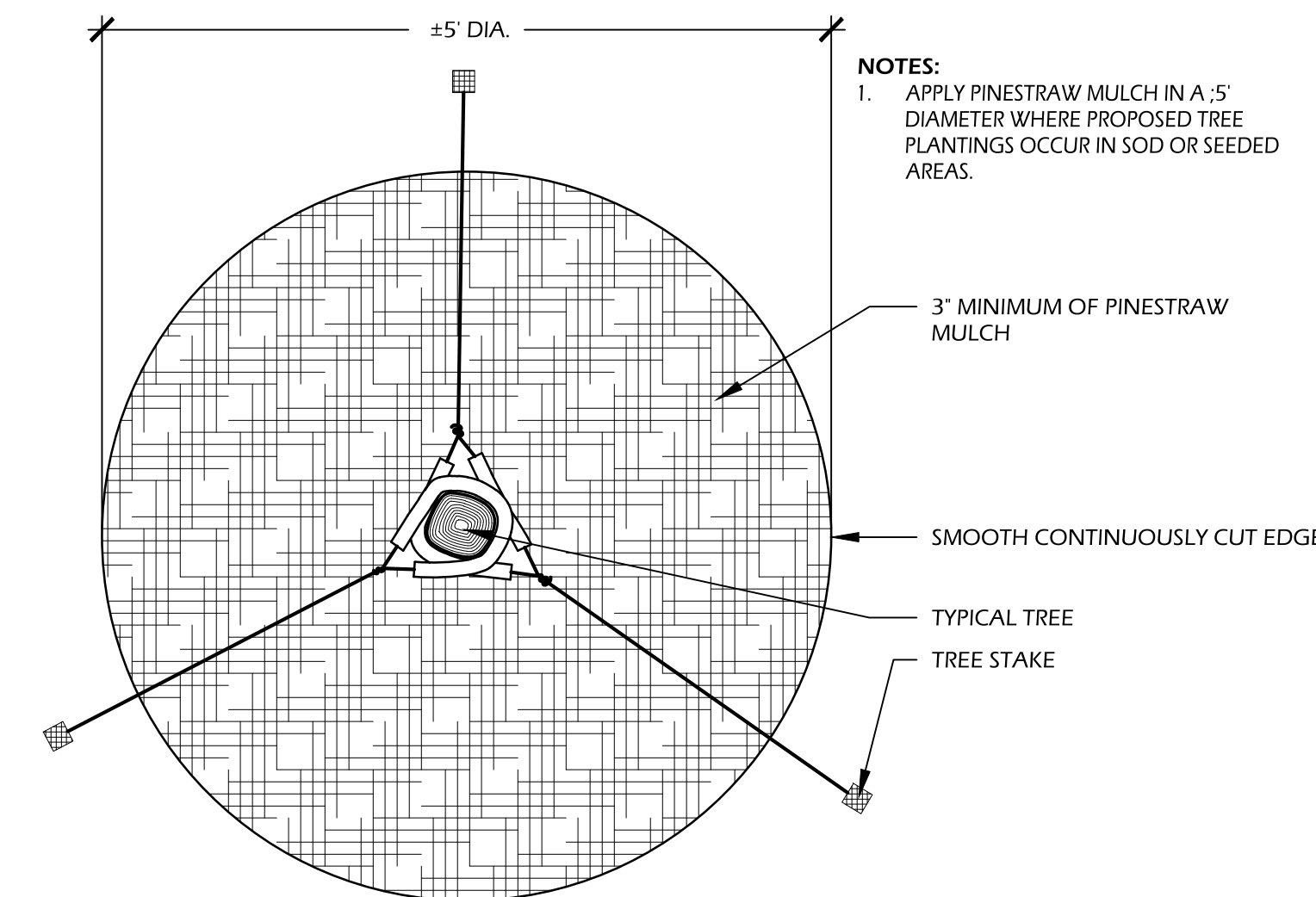
- NOTES:**
- WHEN GROUND COVERS AND SHRUBS ARE USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

3 // L501 SHRUB PLANTING
SCALE: N.T.S.



- NOTE:**
- EXCAVATE ENTIRE BED SPECIFIED FOR GROUND COVER PLANTING TO A DEPTH OF 12"

4 // L501 GROUND COVER PLANTING
SCALE: N.T.S.



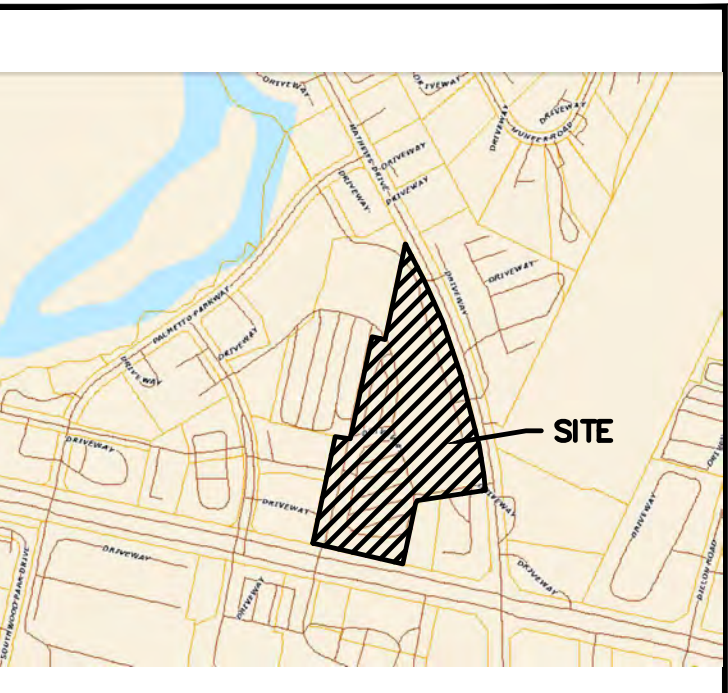
- NOTES:**
- APPLY PINESTRAW MULCH IN A 5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDBED AREAS.

5 // L501 TREE STAKING
SCALE: N.T.S.



PAVING HATCH LEGEND

PROPOSED ASPHALT (MILL & OVERLAY)	
REMOVE TIMBER CURB AND REPLACE WITH CONCRETE CURB	
RESURFACE EXISTING CONCRETE SIDEWALK	
CUT & PATCH ASPHALT	
INSTALL ELECTRICAL SLEEVES	
EXISTING LIGHT TO BE DEMOLISHED	
NEW LIGHT	

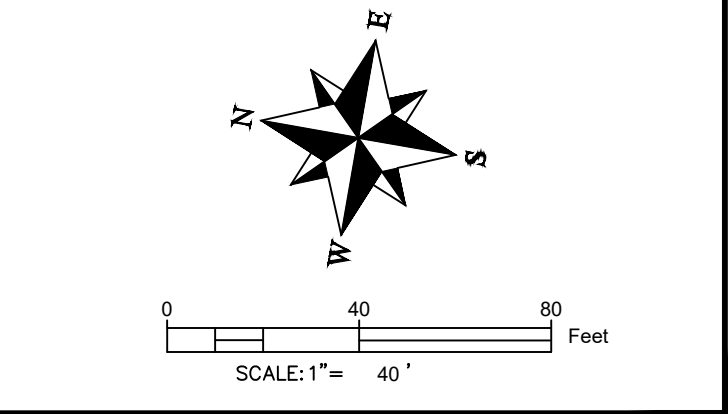


VICINITY MAP
Not To Scale

SITE PLAN
NORTHRIDGE PLAZA IMPROVEMENTS
 TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA
 PREPARED FOR:
GATOR NORTHRIDGE PARTNERS, LLLP

- RESURFACING NOTES:**
1. AREAS OF SIGNIFICANT CRACKING OR ROOT DAMAGE SHALL BE FULL-DEPTH CUT & PATCHED PRIOR TO MILL AND OVERLAY OF ASPHALT PAVING.
 2. AFTER ASPHALT RESURFACING, ALL PAVEMENT MARKINGS SHALL BE RESTORED TO CURRENT CONDITION, WITH EXCEPTION OF MARKINGS THAT DO NOT CURRENTLY MEET ADA STANDARDS.
 3. STANDARD PARKING STALL STRIPES SHALL BE 4" WHITE PAINT. 24" STOP BARS & DIRECTIONAL ARROWS SHALL THERMOPLASTIC.
 4. HANDICAP-ACCESSIBLE PARKING SPACES, LOADING ZONES AND CROSSWALKS SHALL BE STRIPED, SIGNED, AND SLOPED IN ACCORDANCE WITH ADA STANDARDS.
 5. SURFACE ELEVATIONS AND DRAINAGE SCHEME SHOULD BE RESTORED TO EXISTING CONDITIONS AFTER ASPHALT RESURFACING. MAINTAIN POSITIVE DRAINAGE TO EXISTING INLETS, FLUMES, AND/OR RECEIVING LANDSCAPE ISLANDS.

DOCUMENT IS CONCEPTUAL AND SUBJECT TO CHANGE. WARD EDWARDS INC. ASSUMES NO LIABILITY FOR ACCURACY OR DECISIONS MADE BY THE USER BASED UPON INFORMATION CONTAINED HEREIN.



Ward Edwards
ENGINEERING
 P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
 PH (843) 837-5250 / FAX (843) 837-2558
 WWW.WARDEDWARDS.COM

PROJECT #:	190235
DATE:	05/13/19
PREPARED BY:	HED
SHEET NUMBER:	1 OF 2



DEMOLITION SITE PLAN

NOT TO SCALE



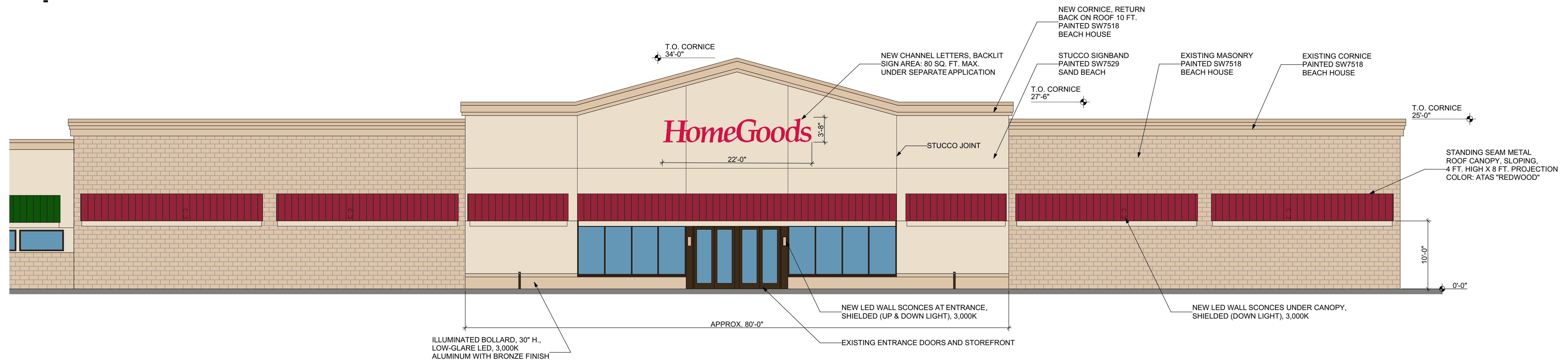
OVERALL FLOOR PLAN

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



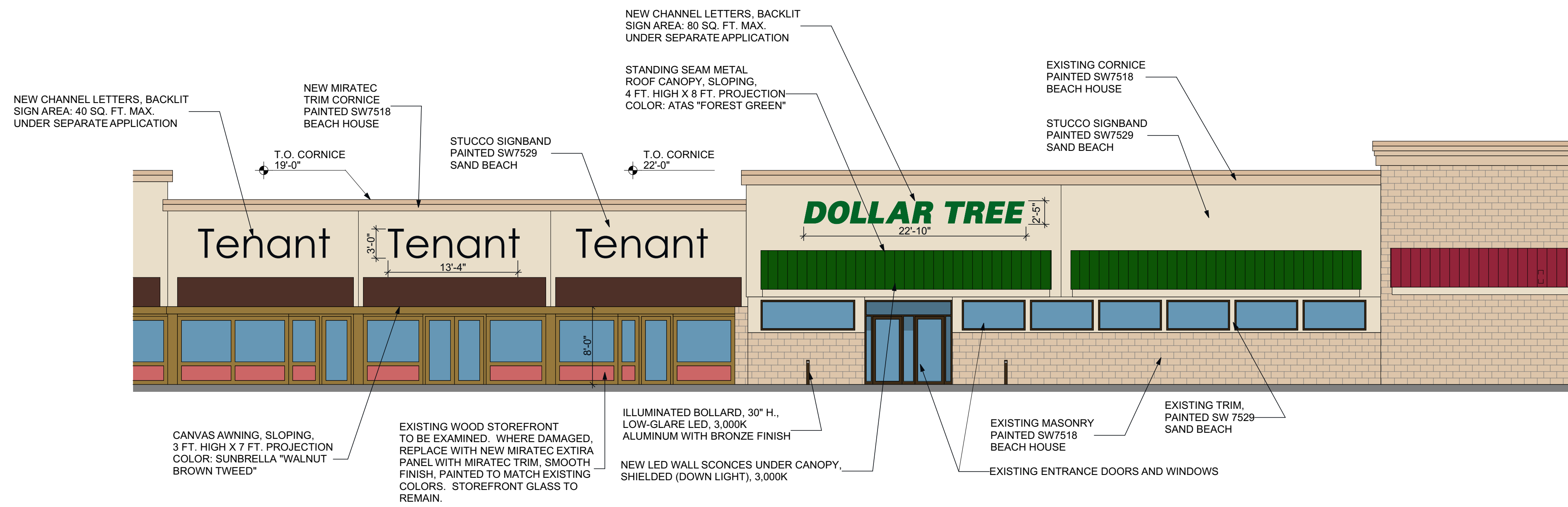
OVERALL FRONT ELEVATION

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



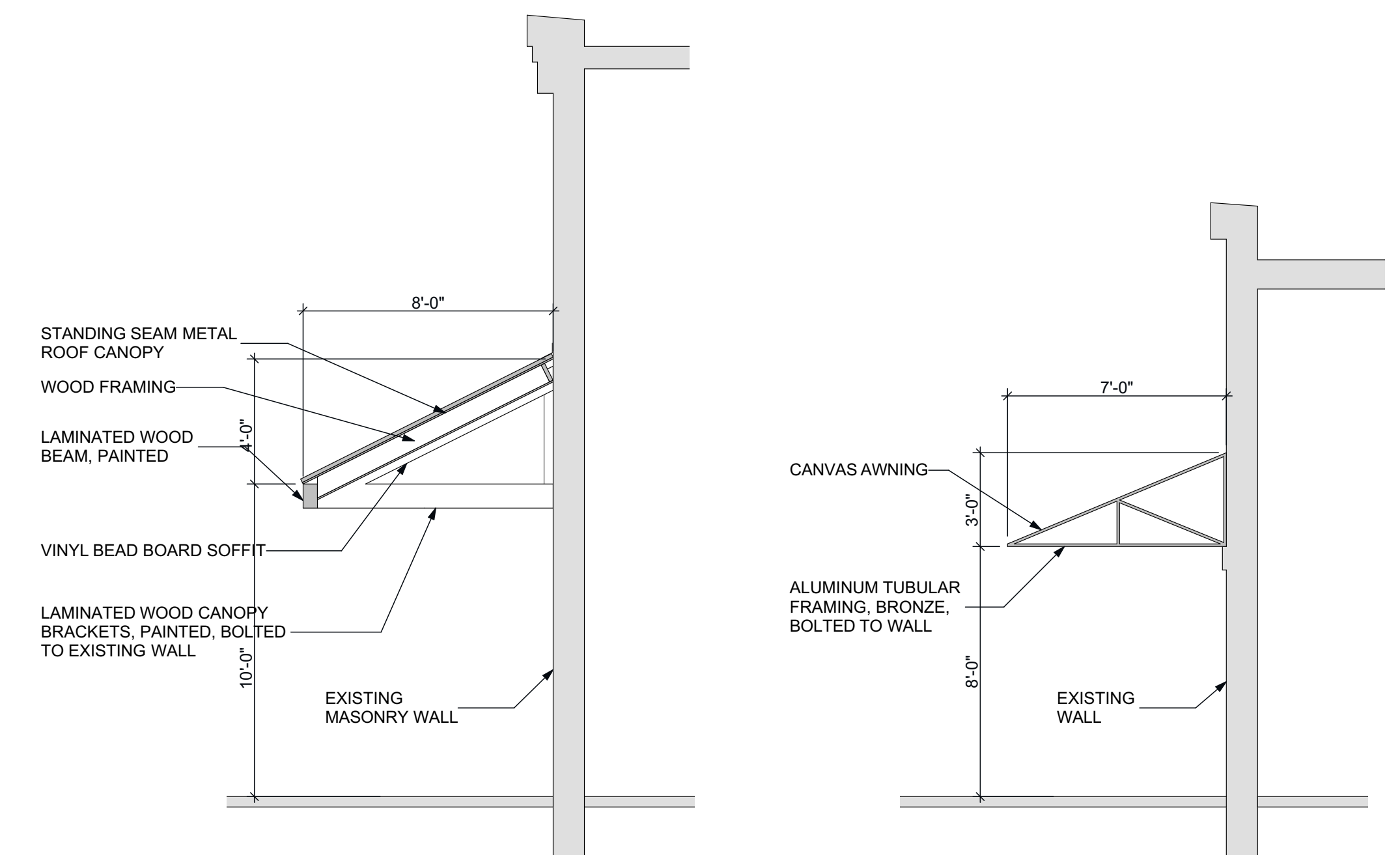
FRONT ELEVATION - HOMEGOODS

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



FRONT ELEVATION - DOLLAR TREE & SMALL STORES

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



CANOPY SECTION

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

AWNING SECTION

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



EXTIRA PANELS ARE ENGINEERED FOR OUTDOOR USE

Made with the same proprietary TEC™ process used to make MiraTEC, Extira is a revolutionary product for exterior applications that performs better than wood or MDF. Extira panels may look like MDF, but they don't perform like it. Different ingredients and a patented and proprietary manufacturing process lead to a superior performance.

Extira is easy to work with; can be carved, routed and machined. Resists moisture, rot, and termites. Twice as strong as MDF, Extira is made to be used outside.

Plus, Extira panels are covered by an industry-leading 10-year limited warranty that far exceeds competitive panel products. Download the warranty for complete details:

- [Extira Warranty, English](#)
- [Extira Warranty, Spanish](#)
- [Extira Warranty, French](#)

Acrobat Reader is needed to view PDF files. [Click here](#) to download a free copy of Acrobat Reader.

EXTIRA PANELS SIZE RANGE

With Five Thicknesses and Three Panel Sizes, Extira Measures Up to Any Project

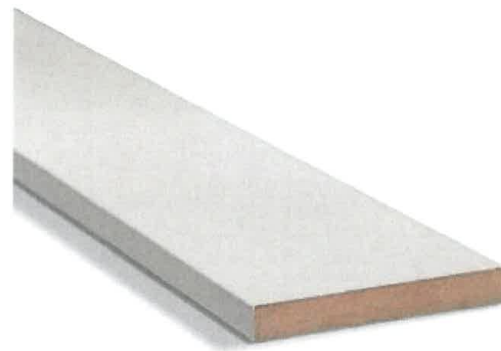
THICKNESS OPTIONS (+/- 0.005")

Panel Size	7/16"	1/2"	5/8"	11/16"	3/4"	1"	1-1/4"
4' x 8' (49" x 97")							
4' x 16' (49" x 194")							
2' x 16' (25" x 194")							

MIRATEC[®]
 by JELD-WEN

EXTIRA[®]
 by JELD-WEN

MIRATEC SMOOTH SELECT



MiraTEC Smooth Select builds on the solid TEC™ process to deliver a ultra-smooth exterior trim. The nearly-square corners add a contemporary feel that looks like PVC, but at more affordable price point. MiraTEC Smooth Select is ready to take on any color your project needs; even popular dark colors that show cracking due to expansion and contraction when applied to PVC.

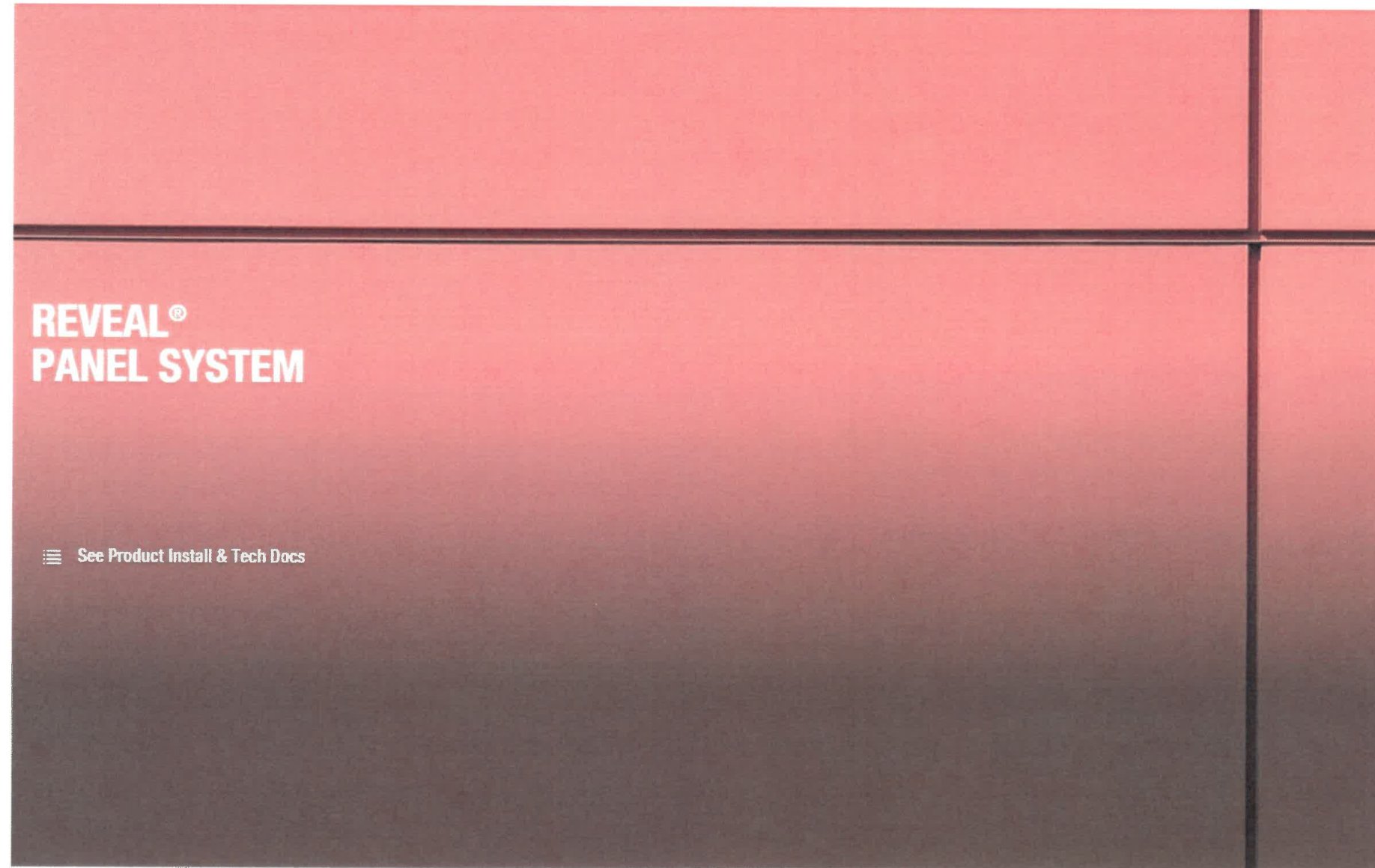
Made from the patented TEC™ process, MiraTEC Treated Exterior Composite trim combines the eye-catching beauty of authentic woodgrain with the long-lasting performance of an engineered product. Because it is not hardboard, MiraTEC trim will not delaminate, is moisture, rot and termite resistant, and is backed by a 50-year limited warranty.

MiraTEC Treated Exterior Composite Trim is the first and only wood composite trim to earn an evaluation report from ICC Evaluation Service (ICC-ES). To view ESR-3043, visit the ICC website at: http://www.icc-es.org/reports/pdf_files/ICC-ES/ESR-3043.pdf

Competitive and long term performance testing shows MiraTEC resists moisture, rot and termites and outperforms the competition in several key areas:

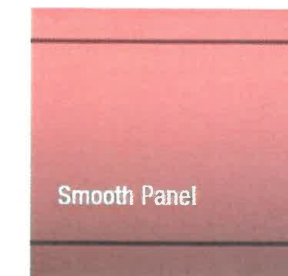
- **Moisture resistant:** As measured by ASTM D1037 for water absorption and thickness swelling.
- **Rot resistant:** Tested per AWPA E16 Field Test for Evaluation of Wood Preservatives to be Used Out of Group Contact: Horizontal Lap-Joint Method.
- **Termite resistant:** As measured by AWPA E7 Standard Method of Evaluating Wood Preservatives by Field Tests with Stakes.





Hardie Reveal Panel system is currently available in Washington, Oregon, California, Kansas City, Denver, Omaha, Texas, Minneapolis, St. Louis, Chicago, Tennessee, Indianapolis, Gulf, Ohio, Georgia, Florida, South Carolina, North Carolina, Virginia, the DC/Baltimore area, Philadelphia, British Columbia, New Jersey, New York, and New England.

Available Textures

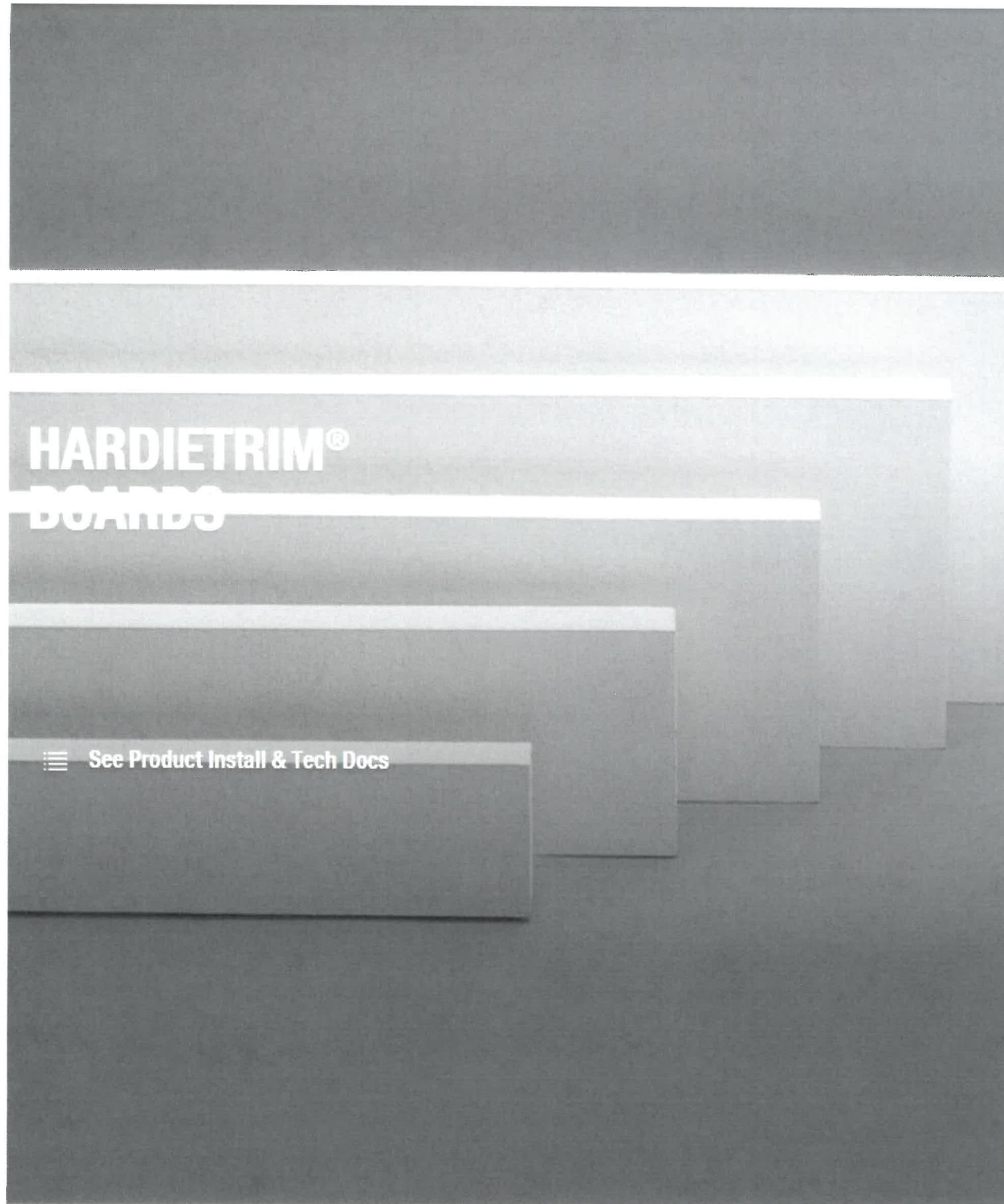


**REVEAL® PANEL SYSTEM
Smooth Panel**

Smooth Panel

Thickness	0.438"
Weight	3.1 lbs. per square foot
Length	95.5"
Width	47.5"





HARDIETRIM® BOARDS
4/4 Smooth









You can't go wrong with this simple, clean look. With our ColorPlus® Technology finish, your vibrant color will last for years.

Thickness 0.75"
Weight 4.96 lbs. per square foot
Length 144"

Width	1.65"	3.5"	5.5"
Pcs./Pallet	405 Primed	322 ColorPlus 322 Primed	184 ColorPlus 184 Primed
Width	5.5"	7.25"	9.25"
Pcs./Pallet	208 Primed	138 ColorPlus 138 Primed	115 ColorPlus 115 Primed
Width	11.25"		
Pcs./Pallet	92 ColorPlus 92 Primed		

Color Options

HardieTrim® Boards 4/4 Smooth are available in your area in 8 ColorPlus® Technology finishes or primed for paint.

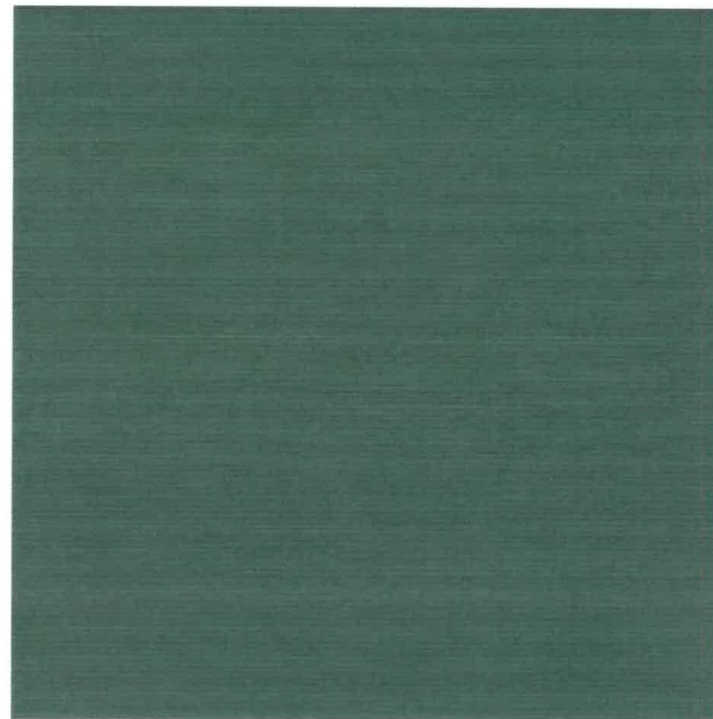
-  Woodstock Brown
-  Sail Cloth
-  Timber Bark
-  Monterey Taupe
-  Cobble Stone
-  Khaki Brown
-  Navajo Beige
-  Arctic White





Bro

[← back](#)



FOREST GREEN



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6037-0000

100% Sunbrella Acrylic

60" / 152 cm width

Selvedge is Left / Right

COLLECTIONS

2017-2018 Sunbrella Shade Collection

CERTIFICATIONS





LUMINAIRE SPECIFICATION

Head Office: Tel: 503-645-0500
 7144 NW Progress Ct Fax: 503-645-8100
 Hillsboro, Oregon 97124
 www.ligmanlightingusa.com

IP65 : Suitable for Wet Locations
 IK08 : Impact Resistant (Vandal Resistant)

UAR-21001 Arizona light column

A decorative light column with symmetrical light distribution. The sleek and minimalist shape provides distinctive lighting effects by night and a decorative urban effect during the day. Suitable for pedestrian precincts, building surrounds, shopping centers, squares and parks. The **LED luminaires** have features such as long life, limited maintenance and constant lifetime performance.

Dark sky compliant.

Extruded aluminium column. Low Copper content Die-cast aluminium housing with high corrosion resistance. Stainless steel screws. Durable High temperature silicone rubber gasket. Clear vandal resistant UV Stabilized acrylic (PMMA) diffuser. UV Stabilized Polyester Powder coating with high corrosion resistance and chemical chromatised protection. Integral control gear. Anodized high purity aluminium reflector. Easy Lamp access for maintenance.

Physical Data

Length: 6.3"

Height: 10' 5"

Weight: 50.4 lb

Lamp

HIT-CPO 60w

(For More Lamp options including LED, please Consult the Catalogue, Website or Contact The Ligman Lighting Factory)

Voltage (Please Specify)

120V

277V

Other _____

Options (Please Specify)

Color (Please Specify)

01-Black - RAL 9011

03-White - RAL 9003

05-Matt Silver - RAL 9006

06-Bronze - RAL 6014

02- Dark Grey - RAL 7043

04 - Metallic Silver - RAL 9006

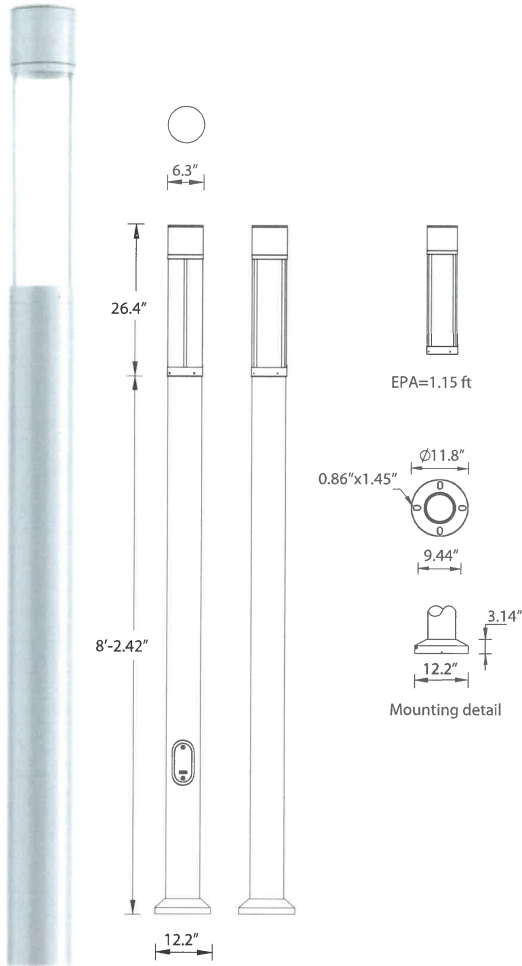
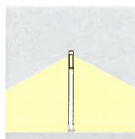
07- Custom - RAL _____



HSS - House Side Shield

HGT - Specify Custom Height _____ ft

GFCI - GFCI Receptacle - Specify Position _____



Ordering Example : UAR - 21001 - HIT-CPO - 60w - 120v - Options



Rev: 11/13

PROJECT: _____ DATE: _____

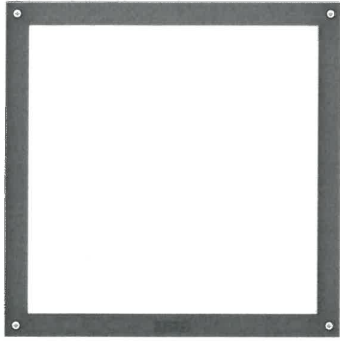
TYPE: _____ QUANTITY: _____ NOTE: _____

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information.
 Due to the continual improvements in LED technology data and components may change without notice.

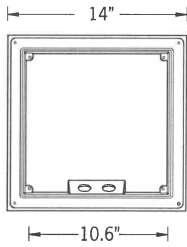
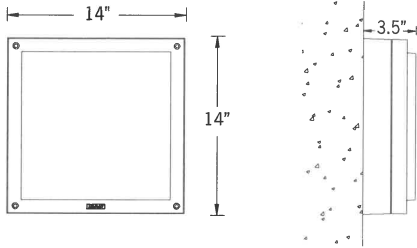


UPA-31942
Paletta 3 Large Surface

7144 NE Progress Ct | T:503.645.0500
 Hillsboro, Oregon 97124 | F:503.645.8100
 www.ligmanlightingusa.com



Length 14" | Height 14" | Weight 10.6 lbs
 IP65 • Suitable For Wet Locations
 IK08 • Impact Resistant (Vandal Resistant)



Mounting Detail

Paletta Product Family



UPA-31572



UPA-31951

Construction

Aluminum

Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUG Rating

B0 - U3 - G1

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

High Impact UV Stabilized Polycarbonate Lens

Manufactured with Ultra High Impact, UV Stabilized Injection Molded Polycarbonate.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life

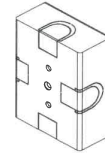
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Contemporary surface-mounted bulkhead fixtures. Pure and clean designed, very tough square and rectangular exterior bulkhead family.

A range of vandal resistant square wall and ceiling mounted sconces with opal vandal resistant UV stabilized polycarbonate diffuser. Ideal for numerous indoor or outdoor applications. The paletta range of sconces are ADA compliant.

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options.

Additional Options (Consult Factory For Pricing)



SCE
 Surface Conduit Entry Box



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

UPA-31942
 Paletta 3 Large Surface

7144 NE Progress Ct | T:503.645.0500
 Hillsboro, Oregon 97124 | F:503.645.8100
 www.ligmanlightingusa.com



PROJECT	<input type="text"/>	DATE	<input type="text"/>
QUANTITY	<input type="text"/>	TYPE	<input type="text"/>
		NOTE	<input type="text"/>

ORDERING EXAMPLE || UPA - 31942 - 24w - W30 - 02 - 120/277v - Options

LAMP	LED COLOR	FINISH COLOR	VOLTAGE
24w LED 1218 Lumens	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

<input type="text"/>	<input type="text"/>	<input type="text"/>
ADDITIONAL OPTIONS		

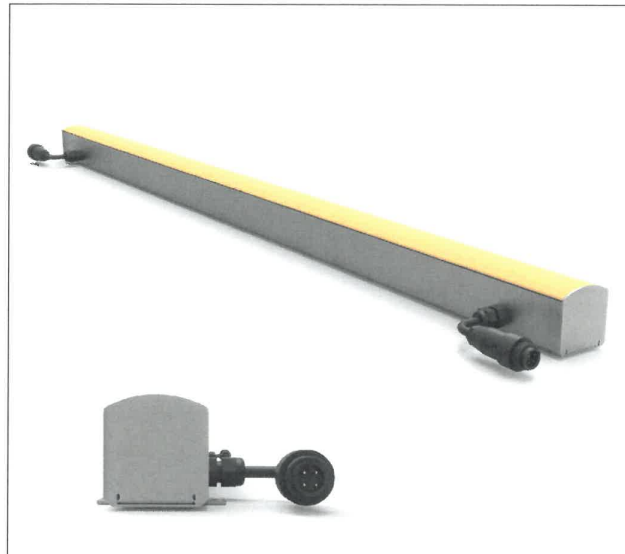
- NAT - Natatorium Rated
- DIM - 0-10v Dimming
- SCE - Surface Conduit Entry Box

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.



24V | Continulum™ Outdoor

CAT:	FEET:
TYPE:	PROJECT:



Continulum™ Outdoor LED rigid cove fixture represents the latest in high-quality linear LED cove lighting from Tivoli Lighting. This simple yet elegant, low-profile luminaire delivers up to 343 lumens per foot of white light, or in RGB at an affordable price. Continulum™ outdoor LED rigid cove fixture is designed to replace traditional cove lighting sources for wall and ceiling glow effects, wall washing, and indirect lighting from a single cove. Multiple color temperatures, power levels, RGB, and lengths afford an abundance of design options.

Features

- Surface-mounted linkable linear strip fixture
- Tivoli flexible LED PCB engine inside
- Heavy-gauge extruded aluminum
- Lumens ranging from 172 to 343
- Available in manufactured continuous lengths up to 8'
- Off-Set electrical connection system allows for seamless connection
- Pivot "easy mount" mounting brackets included
- 90+ CRI available
- UL Wet Listed

Mounting

This unit features factory attached swivel mounting brackets. Attach multiple fixtures with water-tight interconnection system.

Applications

- Ideal for direct or indirect cove and architectural applications.
- Replace fluorescent lighting with high efficiency LEDs or as a new construction element.
- Use for indoor or outdoor applications.

Warranty

5 years

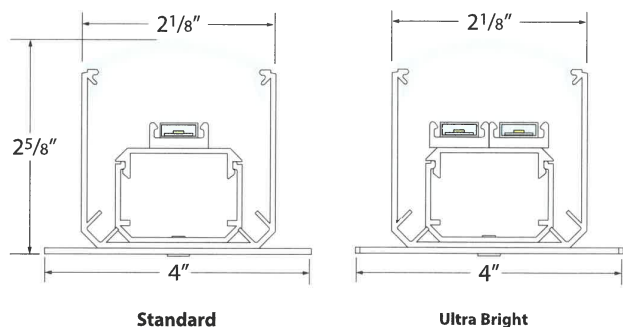
Technical Information



Model	White		RGB	
	Standard	Ultra Bright	Standard	Ultra Bright
*Lumens/ft	172	343	N/A	N/A
*Watts/ft	4.81	9.62	4.1	8.2
*Lumen/Watt	36		N/A	N/A
CRI	>80/TYP 86		N/A	N/A
Kelvin Temp	2400K (± 50K), 2700K (± 50K), 3000K (±75K), 3500K (±75K), 4000K (±75K)			
Rated Life	50,000 hrs.			
Max run length	20'	10'	23'	12'
Ordering Increment	1', 2', 4', 6', 8', 12'			
Operating Voltage	24V DC			
Power Supply	Class 2			
Dimming	Yes			

*4000K Sample

Profile Dimensions



24V | Continulum™ Outdoor



Recommended Power Supplies

CAT NO	APPLICATION	PRIMARY AND SECONDARY	TOTAL WATTAGE / AMPS PER BREAKER	LISTING	DIMENSIONS	ELECTRONIC OR AC MAGNETIC
ADNM-120-1-4-24-D	Outdoor	120-277V AC / 24V DC	96W / 1X4A	cULus	12"W X 12"L X 4.25"D	Electronic
ADNM-240-2-4-24-D		120-277V AC / 24V DC	192W / 2X4A	cULus	12"W X 12"L X 4.25"D	Electronic
ADNM-320-3-4-24-D		120-277V AC / 24V DC	288W / 3X4A	cULus	12"W X 12"L X 4.25"D	Electronic
JT-100-1-4-24-D		120V AC / 24V DC	96W / 1X4A	cETLus	4.25"W X 11.00"L X 4.00"D	Magnetic
JTH-100-1-4-24-D		277V AC / 24V DC	96W / 1X4A	cETLus	4.25"W X 11.00"L X 4.00"D	Magnetic
JT-300-3-4-24-D		120V AC / 24V DC	288W / 3X4A	cETLus	8.50"W X 16.00"L X 4.50"D	Magnetic
JTH-300-3-4-24-D		277V AC / 24V DC	288W / 3X4A	cETLus	8.50"W X 16.00"L X 4.50"D	Magnetic
MT-100-1-4-24-DD		120-240, 277V AC	96W / 1X4A	UL recognized	2.50"W X 12.32"L X 1.56"D	Electronic

DESCRIPTION	CAT NO	INPUT VOLTAGE	CONTINUOUS MAX VOLTAGE AC	CONTINUOUS MAX VOLTAGE DC	MAX CLAMPING VOLTAGE 8/20 μS @ 20KA	DIMENSION
Universal Surge Protector	JT-120-SURGE	120V - 277V AC	320V AC	420V DC	1600	3" L X 1.625" D

Dimming Interface - White Only

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	MAX LOAD	CIRCUIT CAPACITY	DIMENSION
0-10V Dimming Module	AMP-OT-5-D	Indoor	10V DC~48V DC	10V DC~48V DC	96W @ 24V DC 60W @ 12V DC	5A	5.9"L X 1.61"W X 0.78"H

Recommended RGB Sub-controller

DESCRIPTION	CAT NO	MODES	WATTAGE	PRIMARY VOLTAGE	DIMENSION
DMX Sub-controller	COR-RGB-180-24	Sub-controller only	5X96W	24V DC	2.87"W X 6.46"L X 1.45"H

Controls



TIVOCUE 10

CAT NO	Color	Zones	Scenes	DMX Channels	DIMENSIONS
TVOQ-10-BK-7	Black	10	500	1024	5 1/8"W X 6 3/8"L X 7/16"D
TVOQ-10-WH-7	White	10	500	1024	5 1/8"W X 6 3/8"L X 7/16"D



PC Software
CUE, CUE PRO



MAC Software
CUE



Android App
Arcolis (wifi)
Easy Remote (wifi)
Lightpad (wifi)



iOS App
Easy Remote (wifi)
Lightpad (wifi)

24V | Continulum™ Outdoor



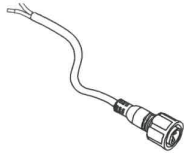
Ordering Information

PRODUCT CODE	LED COLOR	LED TYPE	LENS TYPE	LENGTH	END PREP	VOLTAGE	REQUIRED POWER SUPPLY
COR COR = Continulum™ Outdoor	RGB = RGB 24 = 2400K 27 = 2700K 30 = 3000K 35 = 3500K 40 = 4000K	S = Standard U = Ultra Bright	F = Frosted	01 = 1' 02 = 2' 03 = 3' 04 = 4' 06 = 6' 08 = 8' 12 = 12'	MD = Male/ Dead End MF = Male/ Female * Static Lead Wire also required (See below).	24 24 = 24V DC	PSU See above

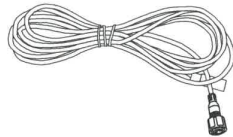
Wiring Accessories

***Lead Preparation** - Factory attached end preps required. End preps must be indicated at time of ordering.

Static Color Wiring Accessories

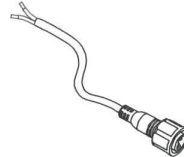


***LEAD WIRE (Required)**
COR-LEAD-O-2-01
 2 conductor static 1' lead wire. Features 24AWG wire on input end and 2 pin static connection on other end.
COR-LEAD-O-2-16
 2 conductor static 16' lead wire. Features 24AWG wire on input end and 2 pin static connection on other end.

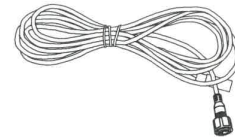


MALE/FEMALE JUMPERS
COR-CONN-O-2-1
 Connector, Static, Jumper 1' Male/Female
COR-CONN-O-2-16
 Connector, Static, Jumper 16' Male/Female

RGB Wiring Accessories



***LEAD WIRE (Required)**
COR-LEAD-O-4-01
 2 conductor RGB 1' lead wire. Features 24 gauge wire on input end and 2 pin static connection on other end.
COR-LEAD-O-4-16
 2 conductor RGB 16' lead wire. Features 24 gauge wire on input end and 2 pin static connection on other end.



MALE/FEMALE JUMPERS
COR-CONN-O-4-1
 Connector, RGB, Jumper 1' Male/Female
COR-CONN-O-4-16
 Connector, RGB, Jumper 16' Male/Female

Shaper

DESCRIPTION

673 Luminous wall source features 6 standard finishes, 2 decorative trim bar options and is ADA compliant.

Catalog #		Type	
Project		Date	
Comments			
Prepared by			

SPECIFICATION FEATURES

Material

Painted or plated solid aluminum with a 1/8" matte white extruded acrylic panel, open top and bottom end caps, with acrylic inserts.

Finishes

- ALP (Aluminum Paint)
- MW (Matte White)
- MB (Matte Black)
- GRM (Graphite Metallic)
- DP (Dark Platinum)
- BM (Bronze Metallic)
- CC (Custom Color - Specify)

For Custom Color contact factory for quotation.

LED

- 16": L3:2000 nominal lumens at max 20W
- 25": L3:2000 nominal lumens at max 20W
- 37": L4:3000 nominal lumens at max 29W

Driver

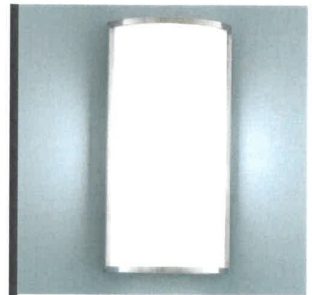
LED system coupled with electronic driver to deliver optimal performance. Electronic drivers are available for 120-277V applications. A 0-10V dimming control is available (Standard) on all models.

Options

- 2VTB (Two Vertical Trim Bars)
- 2HTB (Two Horizontal Trim Bars)
- RBP(Remote Battery Pack 5' Max Distance)

Compliance

U.L. and C.U.L approved for indoor and damp location. See options for damp location finishing requirements. Shaper's DL option is for interior applications (only) that have more than average moisture (i.e. bathroom, laundry room, etc.) but are not UL listed for pool, sauna, shower, whirlpool and any exterior applications (i.e. covered garage or building entrance) with exposure to weather elements such as rain, wind, etc. ADA compliant.

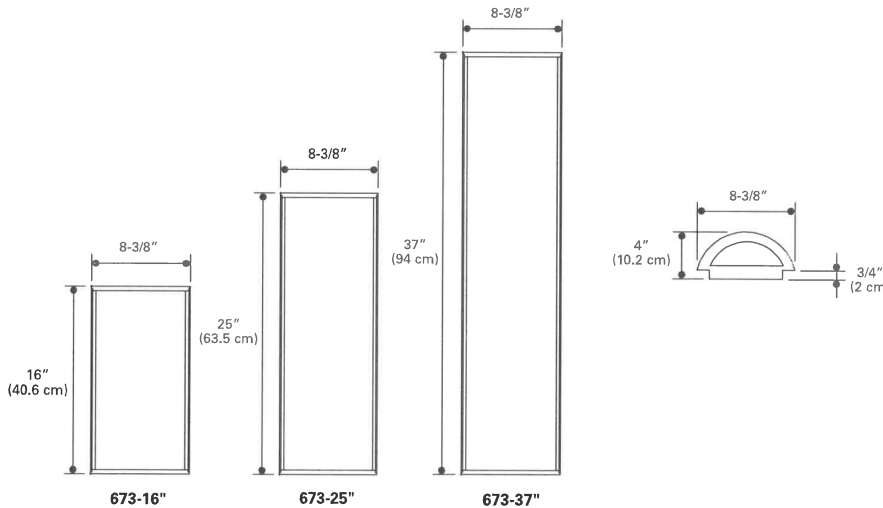


673 SERIES

- Height: 16"**
- Lumen Output Source Lumens: L3:2000
 - Wattage: 20W
 - Color Rendering: CRI 83+
 - Correlated Color Temperature: 4000K, 3500K, 3000K, 2700K
 - Rated Life of Lamp (hrs): 50,000
 - Dimming: 0-10V
 - Warranty: Warranty: 5 year limited warranty on LED components

- Height: 25"**
- Lumen Output Source Lumens: L3:2000
 - Wattage: 20W
 - Color Rendering: CRI 83+
 - Correlated Color Temperature: 4000K, 3500K, 3000K, 2700K
 - Rated Life of Lamp (hrs): 50,000
 - Dimming: 0-10V
 - Warranty: Warranty: 5 year limited warranty on LED components

- Height: 37"**
- Lumen Output Source Lumens: L4:3000
 - Wattage: 29W
 - Color Rendering: CRI 83+
 - Correlated Color Temperature: 4000K, 3500K, 3000K, 2700K
 - Rated Life of Lamp (hrs): 50,000
 - Dimming: 0-10V
 - Warranty: Warranty: 5 year limited warranty on LED components



ORDERING INFORMATION

Sample Number: 673-16-W-L3/827-UNV-ALP-RBP

Series	Size	Mounting Type	Lamp		Voltage	Finish	Options
			16"	37"			
673 = Luminous Half Cylinder	16=16"	W=Interior Wall	L3/827	L4/827	UNV (120-277V)	ALP=Aluminum Paint MW=Matte White MB=Matte Black DP= Dark Platinum GRM=Graphite Metallic BM=Bronze Metallic CC=Custom Color - Contact factory for quotation	2VTB=Two Vertical Trim Bars 2HTB=Two Horizontal Trim Bars RBP=Remote Battery Pack (Max 5' Mounting Distance)
	25=25" 37=37"		L3/830 L3/835 L3/840	L4/830 L4/835 L4/840			



Eaton
 18001 E. Colfax Avenue
 Aurora, CO 80011
 P: 303-393-5122
 www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

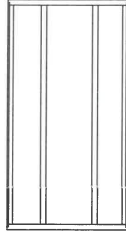
673 SERIES INTERIOR WALL LUMINAIRE

PS525084EN
 12/20/16 Pg 1 of 2

OPTIONS



**TWO HORIZONTAL
TRIM BARS (2HTB)**



**TWO VERTICAL
TRIM BARS (2VTB)**

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: Northridge Plaza Façade Upgrade

DRB#: DRB-0001415-2019

DATE: 07/03/2019 **08/01/2019**

RECOMMENDATION: Approval Approval with Conditions Denial
RECOMMENDED CONDITIONS:

<i>APPLICATION MATERIAL</i>				
DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a Demolition Plan that clearly identifies everything to be removed. How will the existing pedestrian canopy on the adjacent building (movie theater) be treated once the proposed demolition is complete.
Dimensioned Details and of Sections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide detail of the proposed façade additions
Detail Illustrating Connection to Existing Structure	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide detail of the proposed awnings and how they connect to the building

<i>ARCHITECTURAL DESIGN</i>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Promotes pedestrian scale and circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The removal of the covered pedestrian walk, specifically, at Home Goods and Dollar Tree takes this center in the opposite direction, add architectural detail that provide a sense of pedestrian scale to these areas. The existing covered pedestrian walk has columns and is deep enough to mitigate the blank wall

				that is behind it. The proposed canopy at Home Goods and Dollar Tree is not deep enough and it's roof large enough to soften the wall behind it. Staff suggest that columns be added to the canopy and or the addition of other architectural detail to the back wall. How will the blank walls be treated where the building steps back, i.e., between space 10 and 9 and the Dollar Tree and space 3A.
Design is unobtrusive and set into the natural environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed awnings at Home Goods and Dollar Tree are not nature blending colors and do not coordinate with the balance of the center. A physical color board will need to be submitted to adequately review the proposed materials, colors and finishes. The color of the metal roof canopies should be consistent and relate to the building color scheme and not the current tenants brand colors.
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed stacked stone façade is not a material native to the island and is not in keeping with "Island Character".
Avoids monotonous planes or unrelieved repetition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The repetition beyond Dollar Tree could be broken up with color (at a minimum), additional treatment of the "tower" elements or variation of / in the awning system.
Has a strong roof form with enough variety to provide visual interest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The strong roof form has been eliminated at Home Goods.
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a sections of the new canvas awnings proposed.
Forms an details are sufficient to reduce the mass of the structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The architectural elements that act to reduce the mass of the center are proposed for removal. The proposed canopy at Dollar Tree and HomeGoods is not deep enough to mitigate the wall behind it and the canopies float on the wall without columns to anchor them to the ground.
Human scale is achieved by the use of proper proportions and architectural elements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nothing is being proposed to achieve a human scale to replace the canopy that is being removed. The canopies at Dollar Tree and HomeGoods do not currently function to give the building a pedestrian scale.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All light sources should not be visible, only the effects of the light should be seen. The LED fixtures on the façade The sconce specification at HomeGoods is unclear. Eliminate the sconces in favor of the lighting

				<i>under the proposed canopies.</i>
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The bollards appear foreign to the center and “Island Character”

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Preserves a variety of existing native trees and shrubs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a fertilization program for significant trees on this site.
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	At a minimum the landscape plan should include the required mitigation trees. Additional tree preservation and or mitigation may be required by the DRB. <i>Based on Staff’s understanding of the note in red on sheet L520, Staff recommends that the DRb not approve the landscape plan until the mitigation trees are shown on that plan. The applicant should schedule a meeting with the TOHH Urban Designer and Natural Resource Planner to identify and mark trees to be removed in the field so that mitigation requirements can be determined.</i>
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No understory planting is proposed along Mathews Drive.
Large grassed lawn areas encompassing a major portion of the site are avoided	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The use of lawn along Hwy 278 should be reduced.

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trees in fair condition should be preserved with a preservation program that may include fertilization, mycor treatment and / or root stimulation.

MISC COMMENTS/QUESTIONS

- Given the size of the project, the application is disjointed and difficult to understand. Consider having one consultant organize the application.*

2. ~~The proposed temperature of the proposed lighting is unclear. 3000K or less is required.~~



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: SC Zip: 29928
 Telephone: 843-785-5171 Fax: _____ E-mail: wtparker@hargray.com
 Project Name: Omni Resort Sea Shack Project Address: 23 Ocean Lane
 Parcel Number [PIN]: R520 016 000 0338 0000
 Zoning District: Planned Development 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

08/05/19

DATE



Omni Resort Sea Shack and Storage Structure:

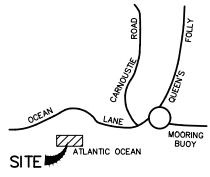
The change to this project is as follows:

1. The owner decided to not change the existing cupola design, it remained as is.

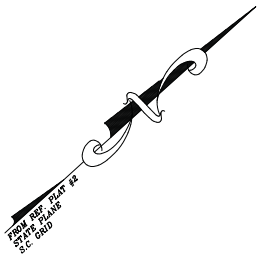
Thank you for your time and consideration of this project

A handwritten signature in blue ink, appearing to read 'T. Probst', with a long horizontal line extending to the right.

Timothy C. Probst, AIA NCARB



VICINITY MAP
N.T.S.



- LEGEND:
- TREE SIZES ARE INCHES IN DIAMETER
 - SPOT ELEVATION
 - CONTOUR
 - CONC. O. CONCRETE MONUMENT, OLD (FOUND)
 - LO LIVE OAK
 - PLM PALMETTO
 - AC AIR CONDITIONER
 - GI GRATE INLET
 - IE INVERT ELEVATION
 - NTS NOT TO SCALE
 - N/F NOW OR FORMERLY
 - DHEC DEPARTMENT OF HEALTH & ENVIRONMENTAL CONTROL
 - OCRM OCEAN & COASTAL RESOURCE MANAGEMENT
 - PB POWER JUNCTION BOX
 - SN SIGN
 - PVC POLYVINYL CHLORIDE

REFERENCE PLAT:

THE PURPOSE OF THIS SURVEY IS TO SHOWN THE ASBUILT INFORMATION WITHIN THE PROJECT LIMITS. GREY-SHADED IMPROVEMENTS NOT UPDATED AT THIS TIME.

NOTES

- 1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
- 2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE A2, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 0014-D, COMMUNITY NO. 450250, MAP DATED 09/29/1986, BASE ELEVATION 14.0' (NGVD 29 DATUM). FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
- 3) BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
- 4) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN AND ARE APPROXIMATE. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.
- 5) 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.
- 6) SURVEYING CONSULTANTS CERTIFIES TO THE TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. IF THIS DOCUMENT IS TO BE PROVIDED AS A BASE MAP FOR OTHERS, INFORMATION ADDED AFTER THE DATE OF THIS SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
- 7) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.

REFERENCE PLAT:

- 1) ASBUILT SURVEY OF MARINERS INN, PALMETTO DUNES RESORT, DATED: 11/23/82; LATEST REVISION: 10/24/88, BY: ROY HUSSEY, S.C.P.L.S. NO. 2373.
- 2) A PARTIAL ASBUILT SURVEY OF HILTON RESORT, PALMETTO DUNES RESORT, DATED: 11/14/1996, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.



SITE PLAN
SCALE: 1"=0'=1/8"

S42°42'34"W 649.98'

ATLANTIC OCEAN - BEACH STRAND

PREPARED FOR: PARKER DESIGN GROUP ARCHITECTS

ADDRESS: #23 OCEAN LANE
TAX PARCEL I.D. NO. R520-016-000-0338-0000

1
S-1



PARTIAL ASBUILT
TREE & TOPOGRAPHIC
SURVEY OF A PORTION OF
MARINERS INN, OMNI RESORT

A SECTION OF
PALMETTO DUNES RESORT

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1/8" = 1'-0" DATE: 03/01/2018 JOB NO: SC96263C



SURVEYING CONSULTANTS

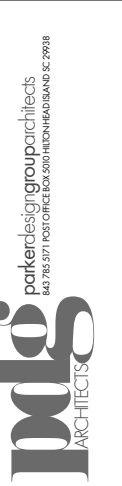
17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 826-2775
www.SurveyingConsultants.com
Email: SC@SurveyingConsultants.com

COPYRIGHT © BY SURVEYING CONSULTANTS DATE: 03/01/2018

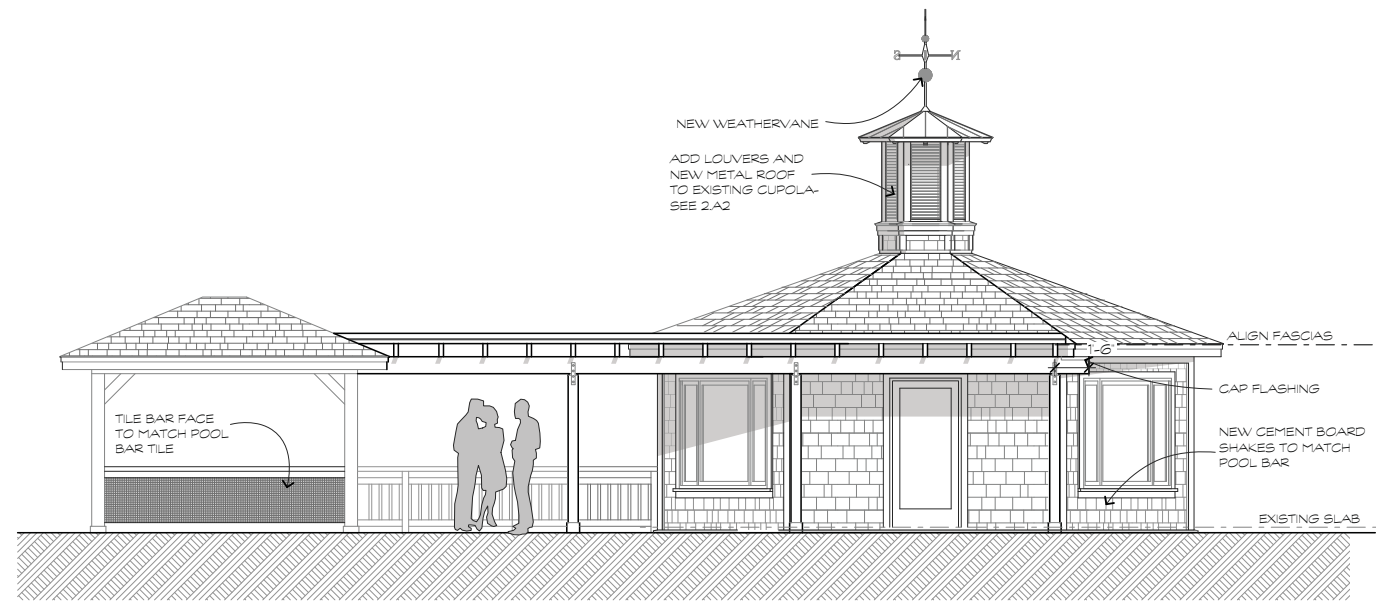
NEW STAIR ROOF ADDITIONS FOR:
**OMNI HILTON HEAD
OCEANFRONT RESORT**
23 Ocean Lane
Hilton Head Island, S.C.

REVISIONS	DATE

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CHECKED BY TP
DATE OF ISSUE: 01/19/18
SCALE
JOB NO.
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OF SHEETS



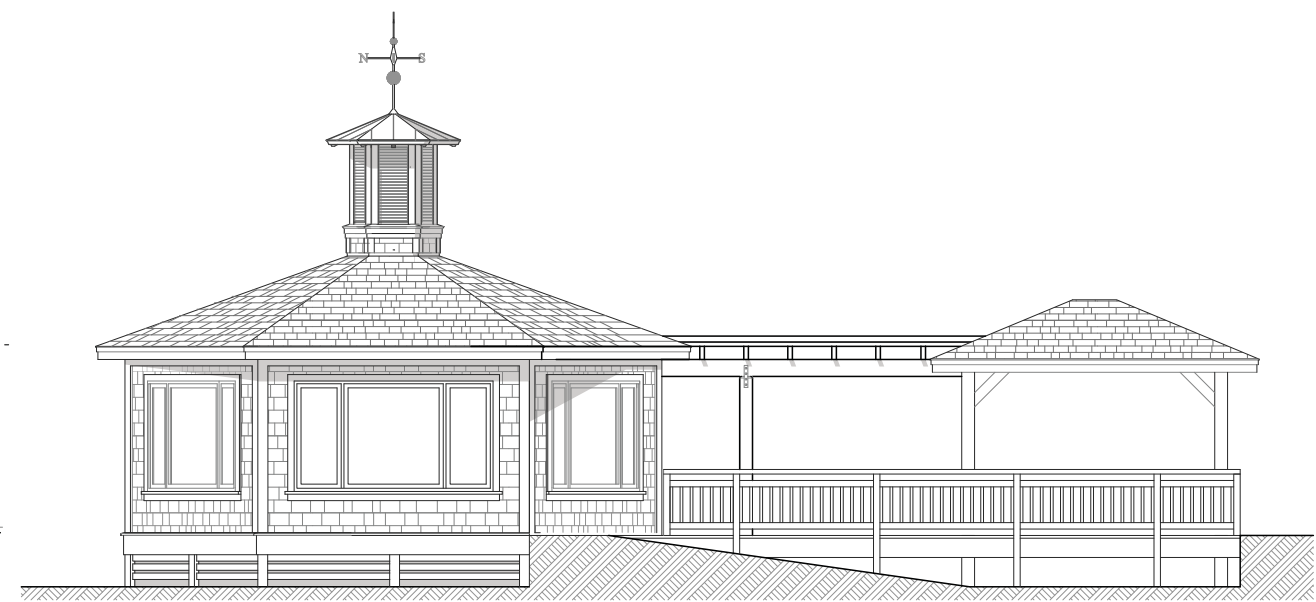
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FRONT ELEVATION

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

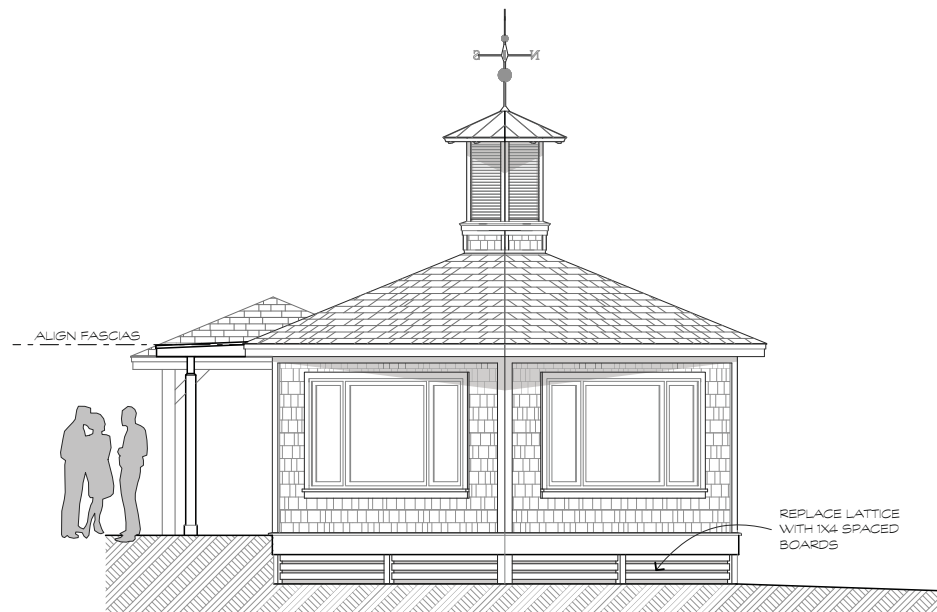
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A-1



OCEAN SIDE ELEVATION

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

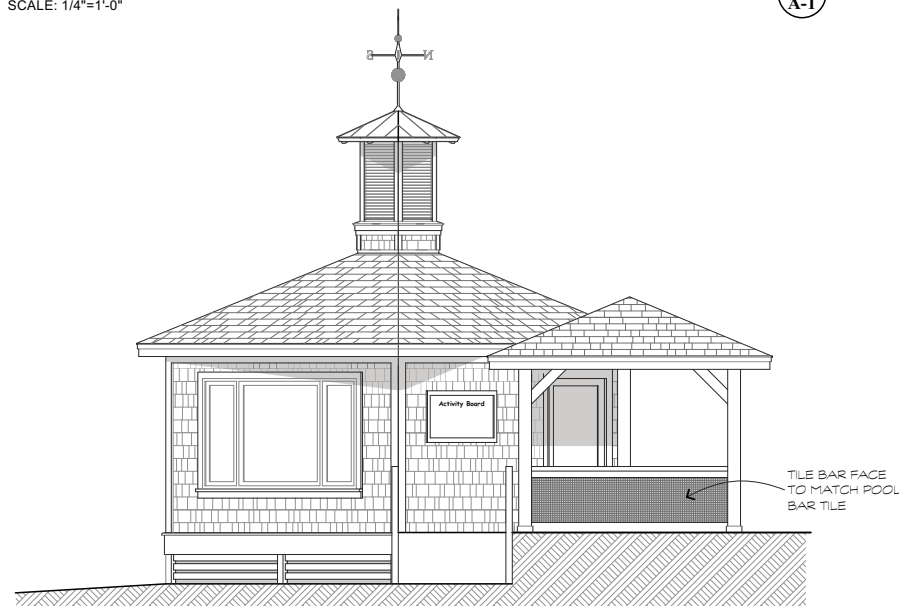
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PLAYGROUND SIDE ELEVATION

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

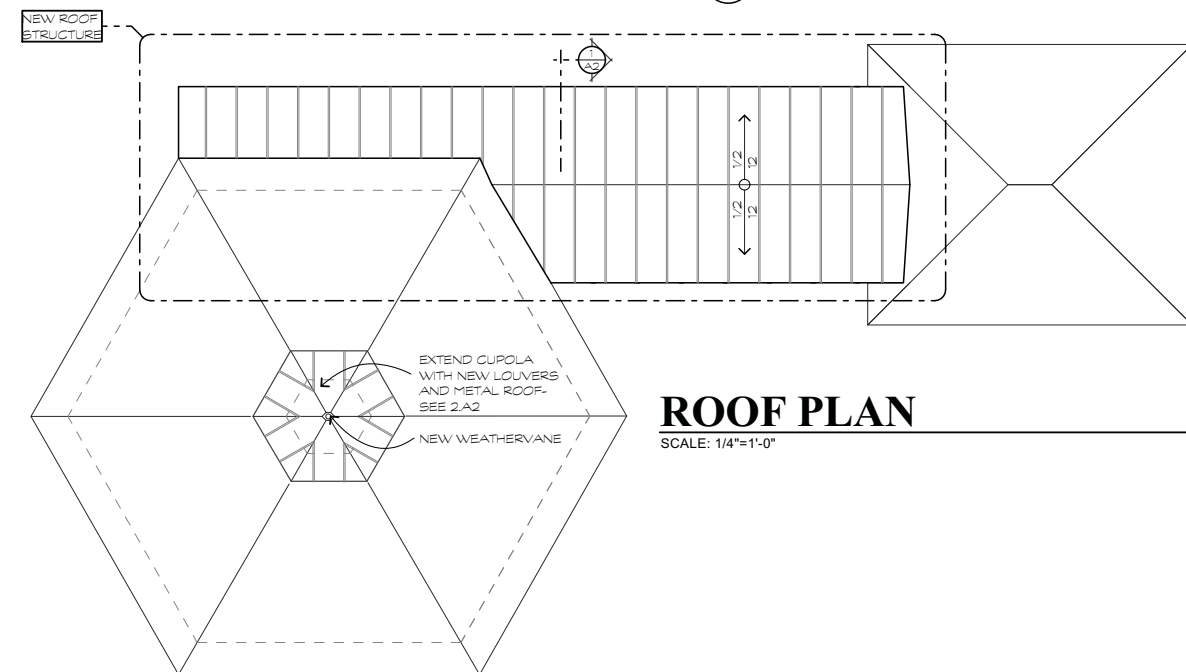
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A-1



POOL SIDE ELEVATION

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

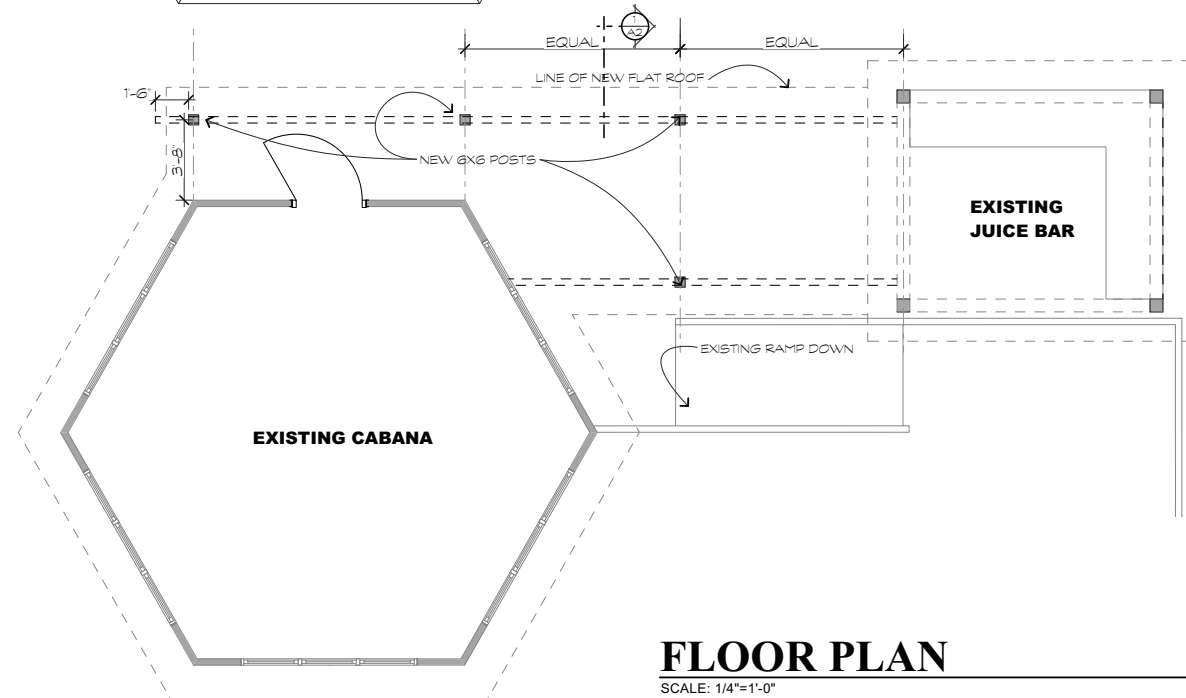
6
A-1



ROOF PLAN

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

2
A-1



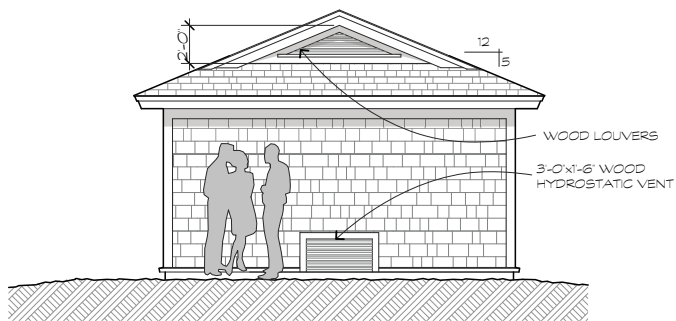
FLOOR PLAN

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

1
A-1

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A.1
OF SHEETS



LEFT SIDE ELEVATION

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

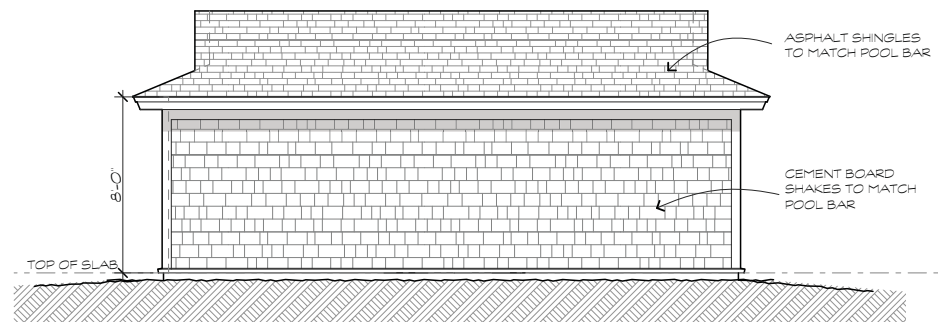
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A-3



ENTRY ELEVATION

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

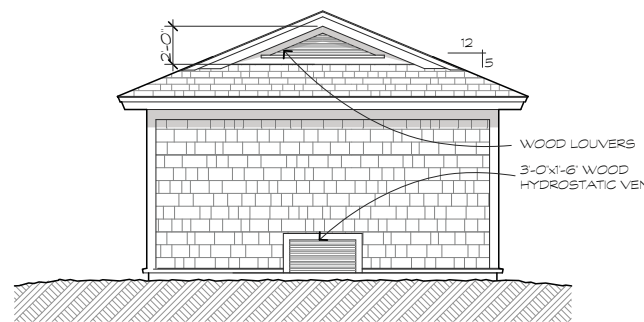
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A-3



REAR ELEVATION

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

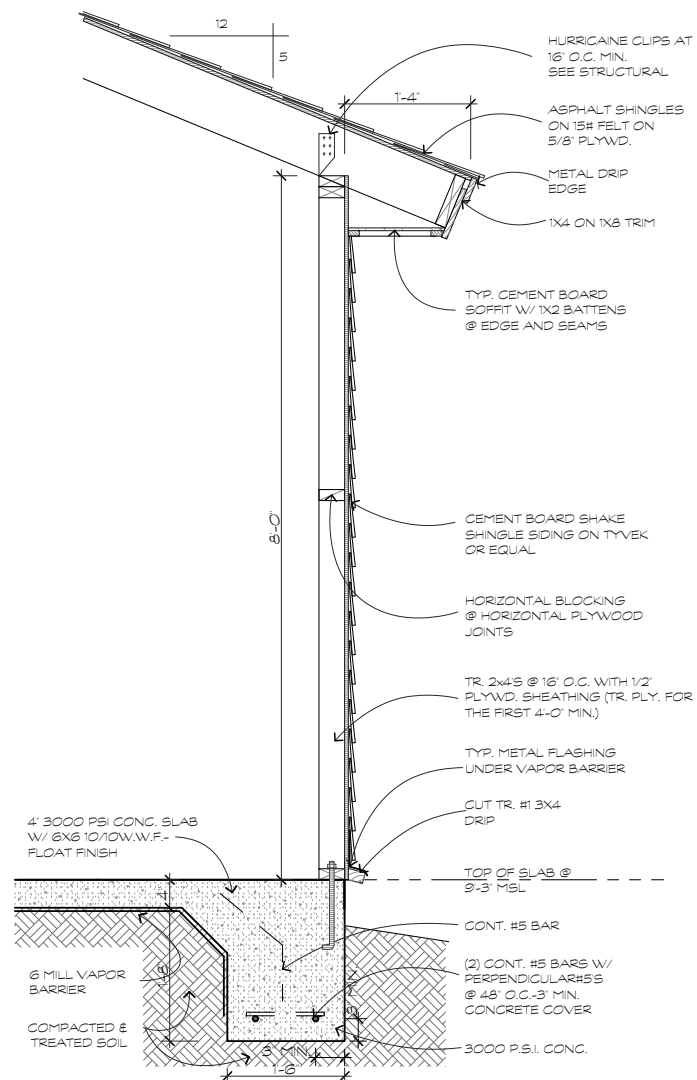
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A-3



RIGHT SIDE ELEVATION

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

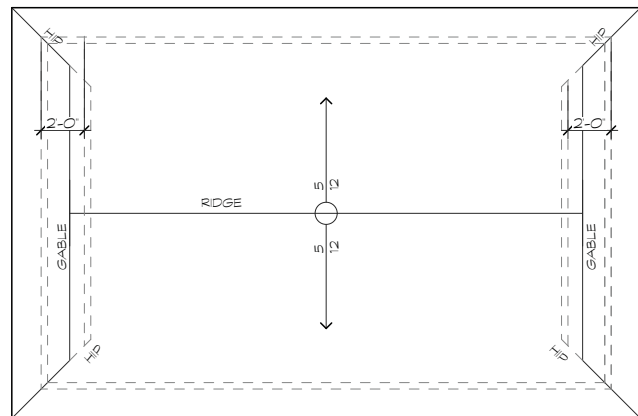
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WALL SECTION

SCALE: 1"=1'-0"

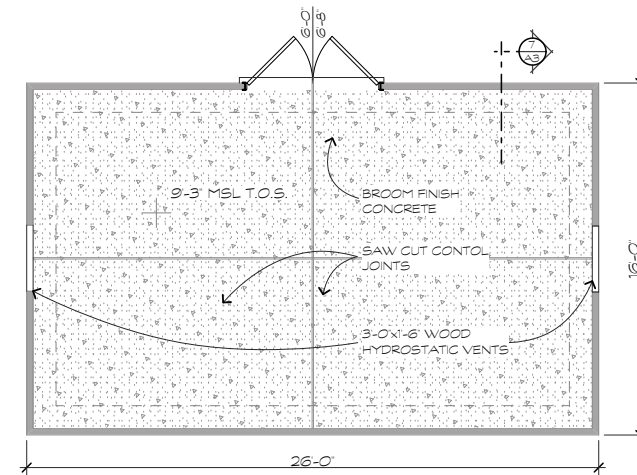
7
A-3



ROOF PLAN

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

4
A-3



FLOOR PLAN

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

1
A-3

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(4) NEW STAIR ROOF ADDITIONS FOR:
OMNI HILTON HEAD
OCEANFRONT RESORT
 23 Ocean Lane
 Hilton Head Island, S.C.

REVISIONS	DATE

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

PROJECT NAME: The Omni **PROJECT #:** DRB-000946-2018
PROJECT ADDRESS: 23 Ocean Lane
CATEGORY: Alteration/Addition
ACTION DATE: April 24, 2018 **NOTICE DATE:** April 27, 2018
APPLICANT/AGENT: Timothy Probst, Parker Design Group Architects
10 Palmetto Business Park, Suite 201
Hilton Head Island, SC 29928
Email: wtparker@hargray.com

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

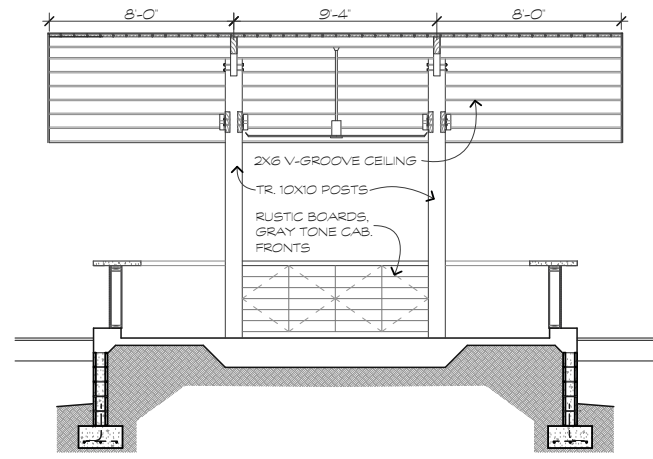
- APPROVED AS SUBMITTED**
 APPROVED WITH THE SPECIFIC CONDITIONS LISTED BELOW
 DENIED
 WITHDRAWN AT THE APPLICANTS REQUEST

1. The shade sail is eliminated from the proposed project.
2. No additional trees are removed.
3. No additional brick pavers are added beyond existing.
4. The proposed shed is compliant with the LMO Transition Zone requirements or receives a waiver from those requirements.

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 843-341-4757 TO FIND OUT IF OTHER APPROVALS OR PERMITS ARE REQUIRED FROM THE DEVELOPMENT REVIEW AND ZONING, BUILDING, OR ENGINEERING DIVISIONS.

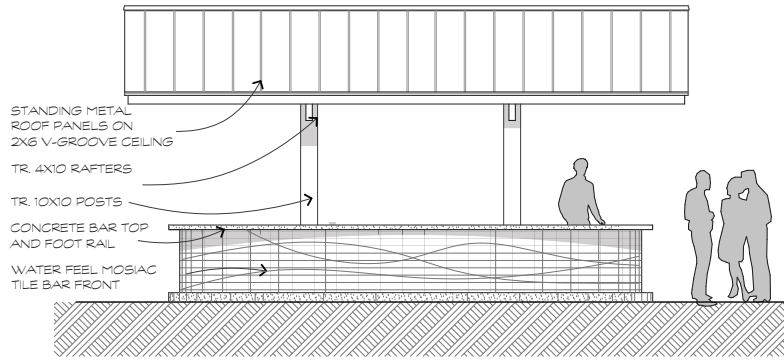
BY:  _____, Urban Designer



BUILDING SECTION

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

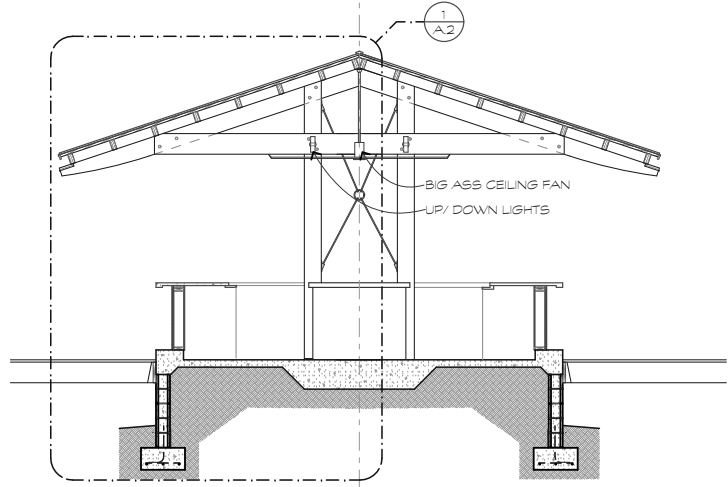
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A-1



NEW POOL SIDE ELEVATION

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

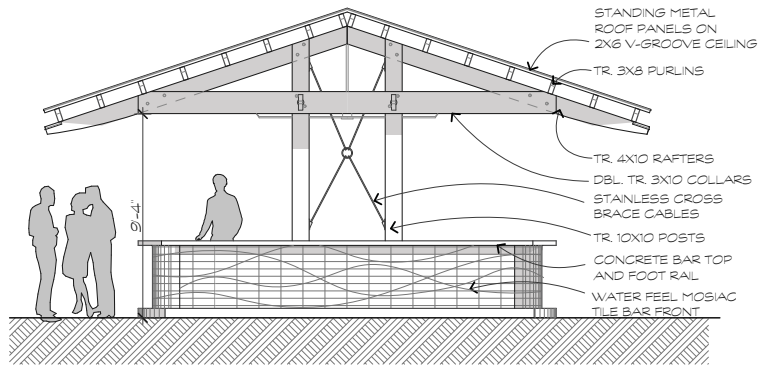
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A-1



BUILDING SECTION

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

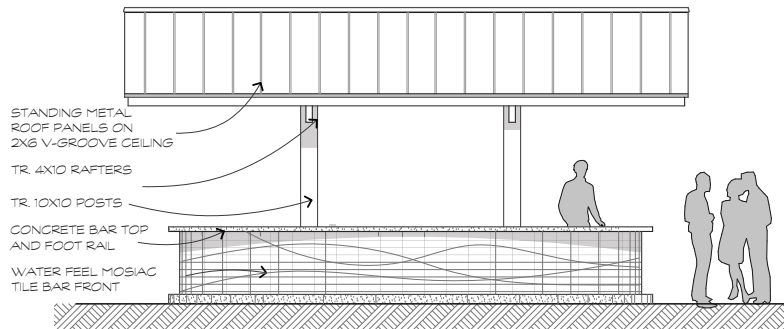
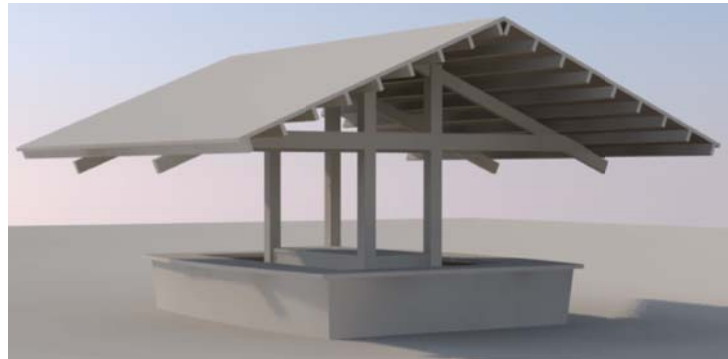
8
A-1



OCEAN SIDE ELEVATION

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

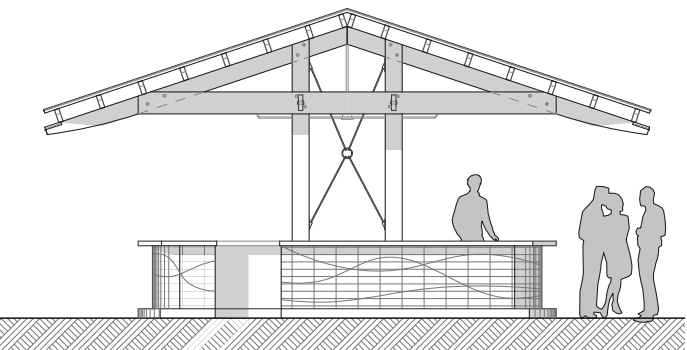
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A-1



OLD POOL SIDE ELEVATION

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

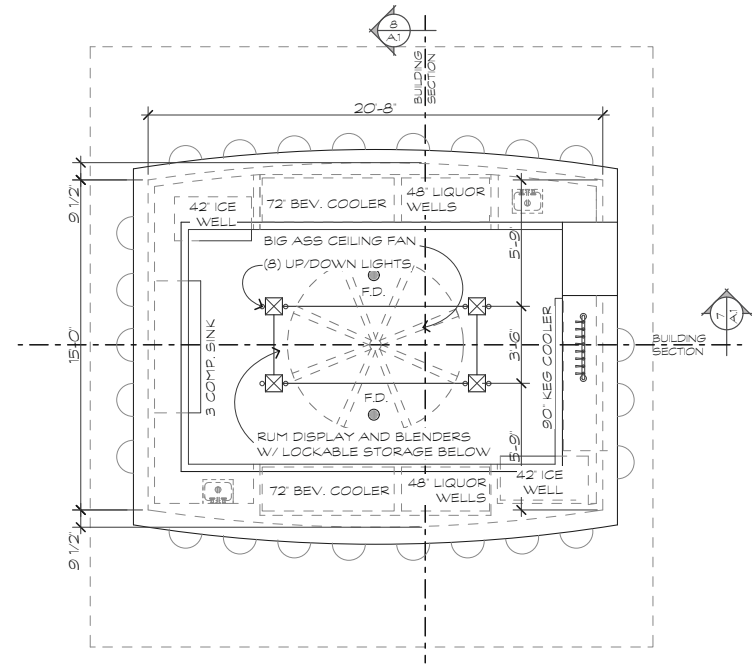
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A-1



HOTEL SIDE ELEVATION

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

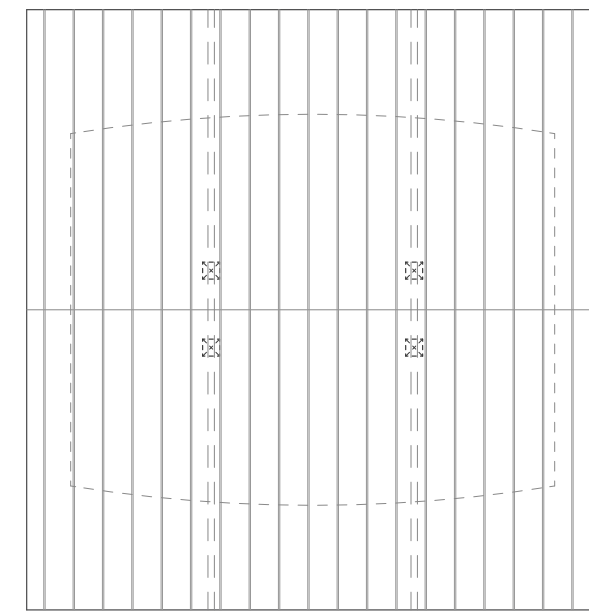
6
A-1



BAR PLAN

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

1
A-1



ROOF PLAN

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

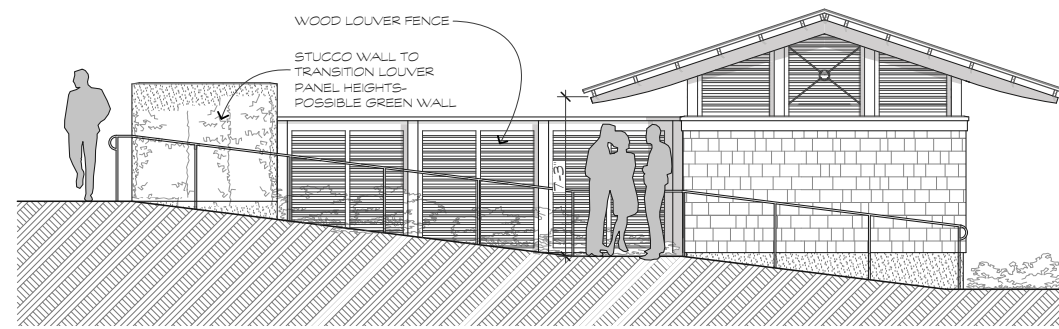
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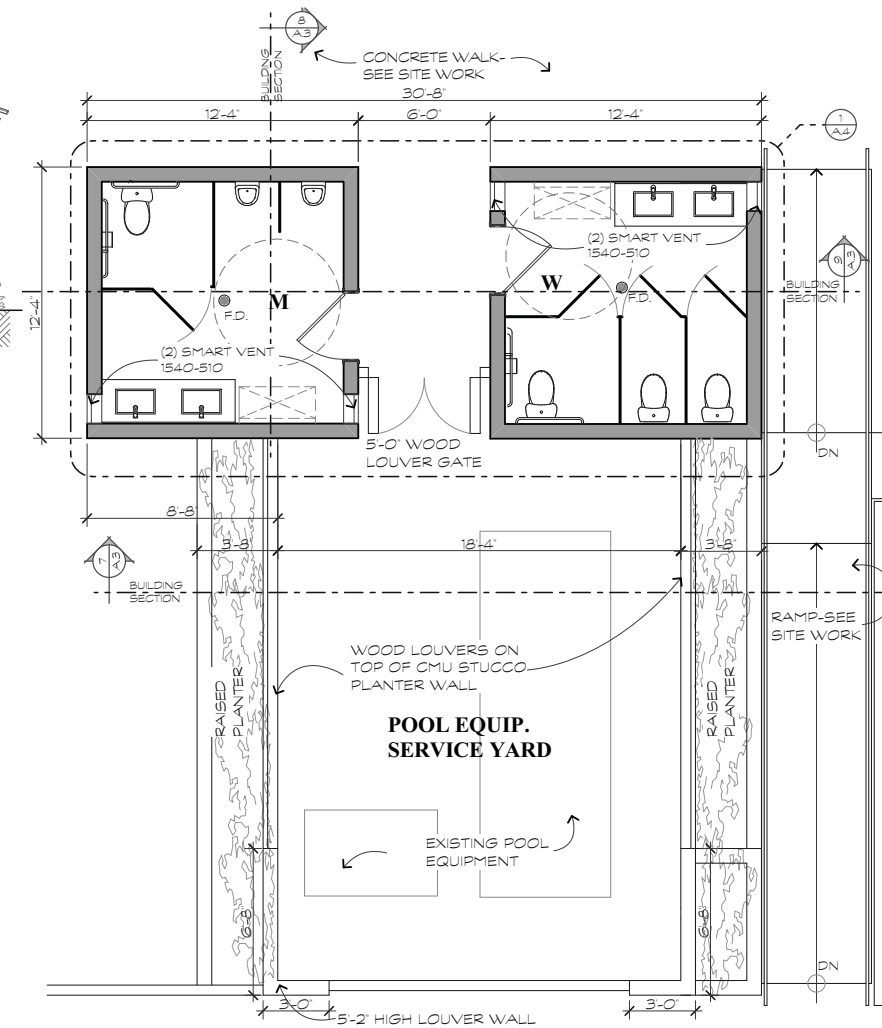
A NEW BEACH BAR FOR:
OMNI HILTON HEAD OCEANFRONT RESORT
23 Ocean Lane
Hilton Head Island, S.C.

REVISIONS	DATE

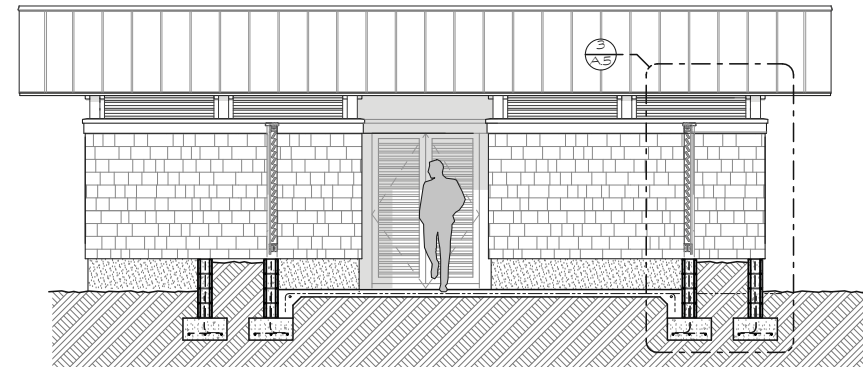
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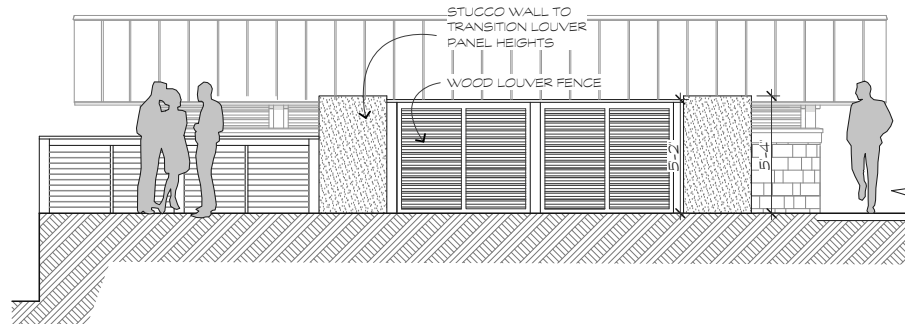
NEW POOL SIDE ELEVATION
SCALE: 1/4"=1'-0" 3 A-3



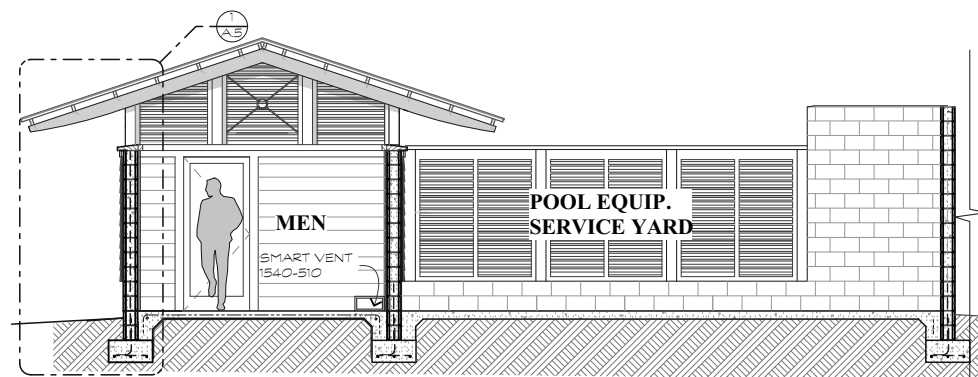
BATHROOM PLAN
SCALE: 1/4"=1'-0" 1 A-3



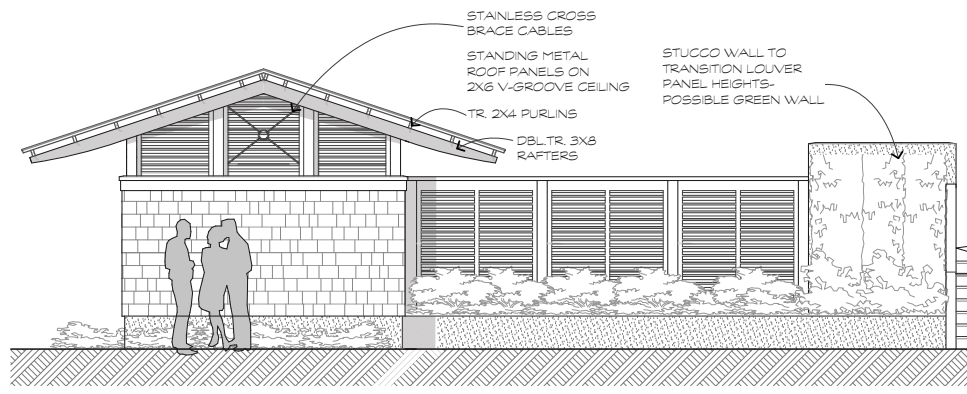
BUILDING SECTION
SCALE: 1/4"=1'-0" 7 A-3



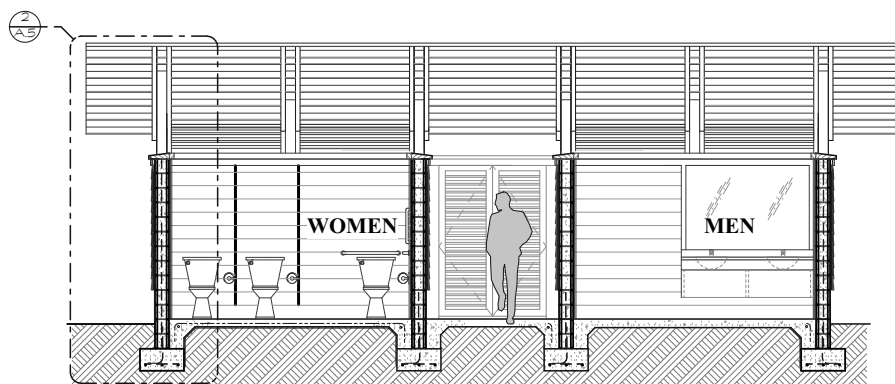
OCEAN SIDE ELEVATION
SCALE: 1/4"=1'-0" 4 A-3



BUILDING SECTION
SCALE: 1/4"=1'-0" 8 A-3



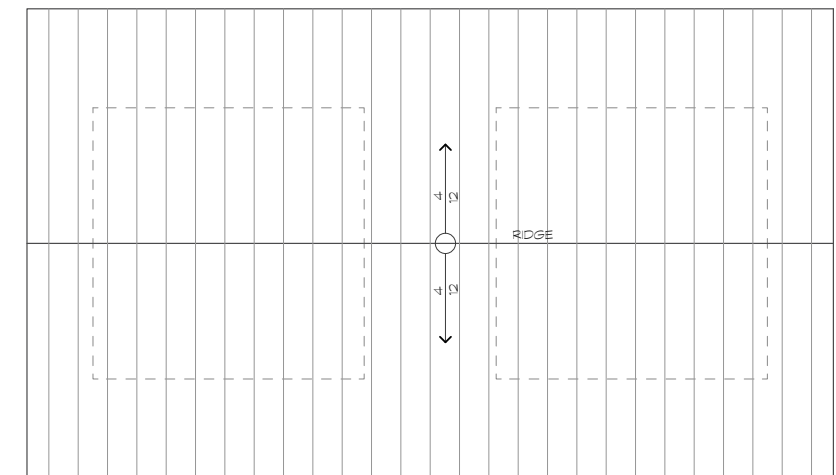
OLD POOL SIDE ELEVATION
SCALE: 1/4"=1'-0" 5 A-3



BUILDING SECTION
SCALE: 1/4"=1'-0" 9 A-3



HOTEL SIDE ELEVATION
SCALE: 1/4"=1'-0" 6 A-3



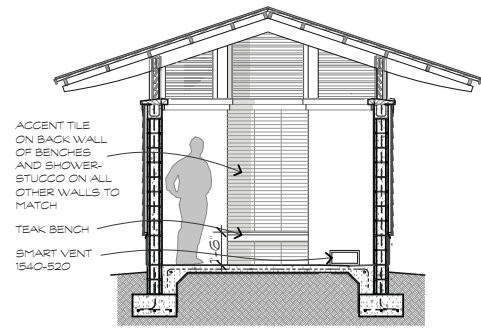
ROOF PLAN
SCALE: 1/4"=1'-0" 2 A-3

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A NEW BEACH BAR FOR:
OMNI HILTON HEAD OCEANFRONT RESORT
23 Ocean Lane
Hilton Head Island, S.C.

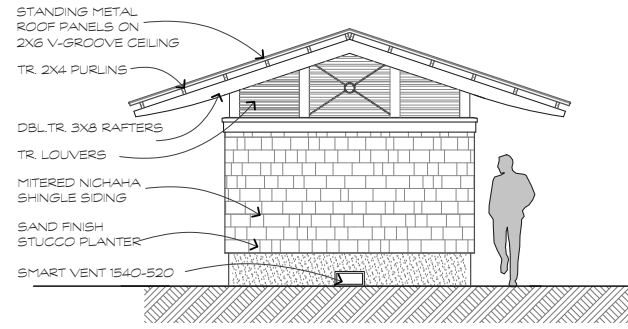
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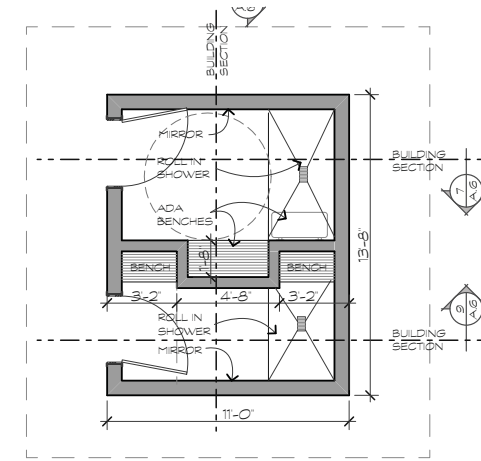
BUILDING SECTION
SCALE: 1/4"=1'-0"

7
A-6



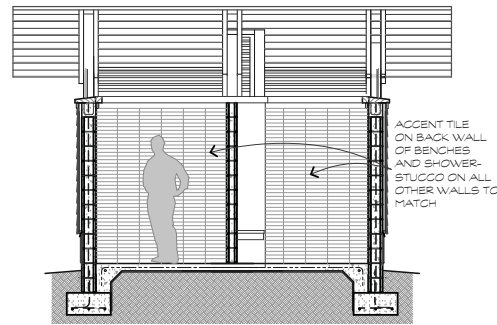
OCEAN SIDE ELEVATION
SCALE: 1/4"=1'-0"

3
A-6



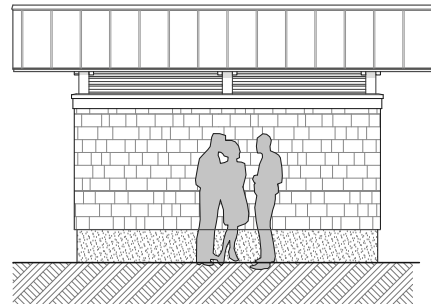
SHOWER PLAN
SCALE: 1/4"=1'-0"

1
A-6



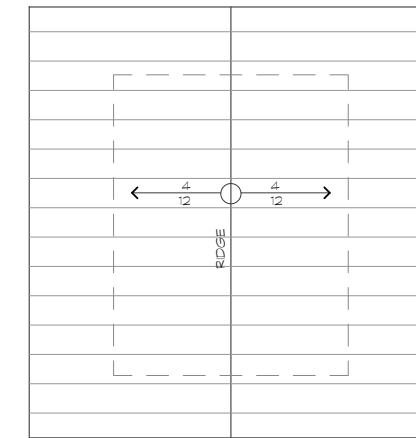
BUILDING SECTION
SCALE: 1/4"=1'-0"

8
A-6



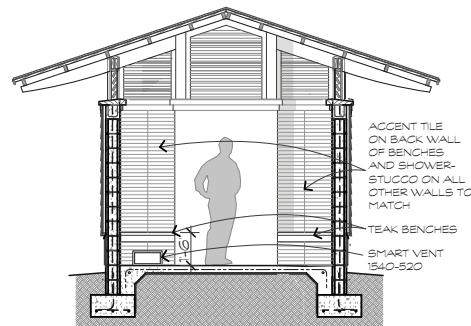
NEW POOL SIDE ELEVATION
SCALE: 1/4"=1'-0"

4
A-6



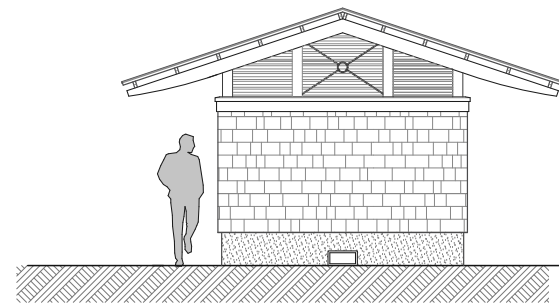
ROOF PLAN
SCALE: 1/4"=1'-0"

2
A-6



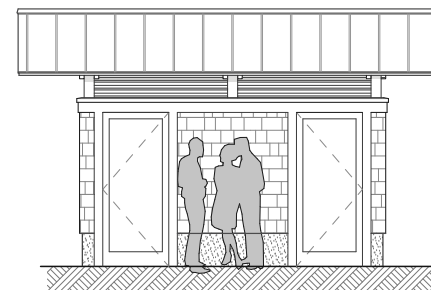
BUILDING SECTION
SCALE: 1/4"=1'-0"

9
A-6



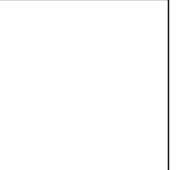
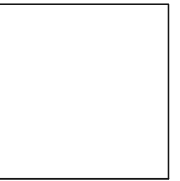
PARKING LOT SIDE ELEVATION
SCALE: 1/4"=1'-0"

5
A-6



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

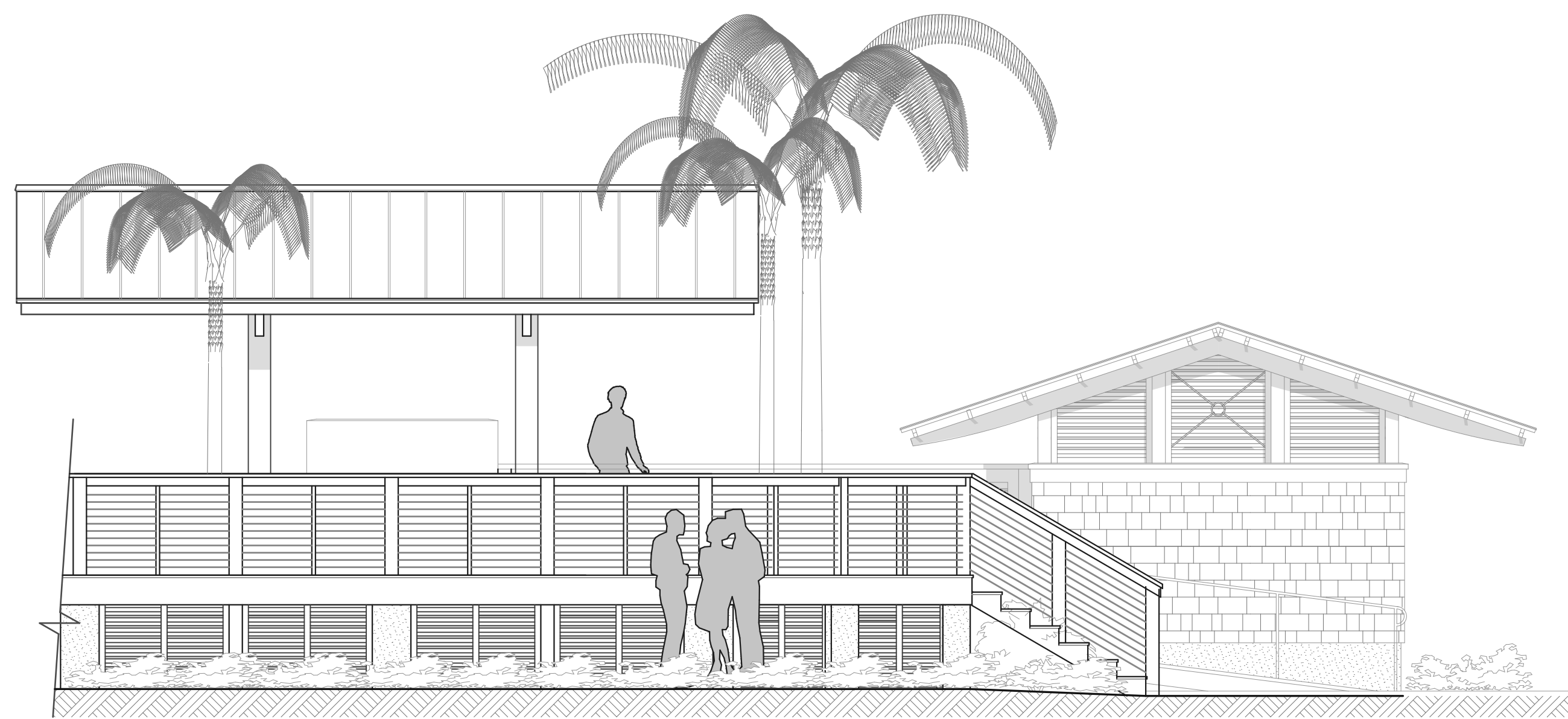
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A NEW BEACH BAR FOR:
OMNI HILTON HEAD OCEANFRONT RESORT
23 Ocean Lane
Hilton Head Island, S.C.

REVISIONS	DATE

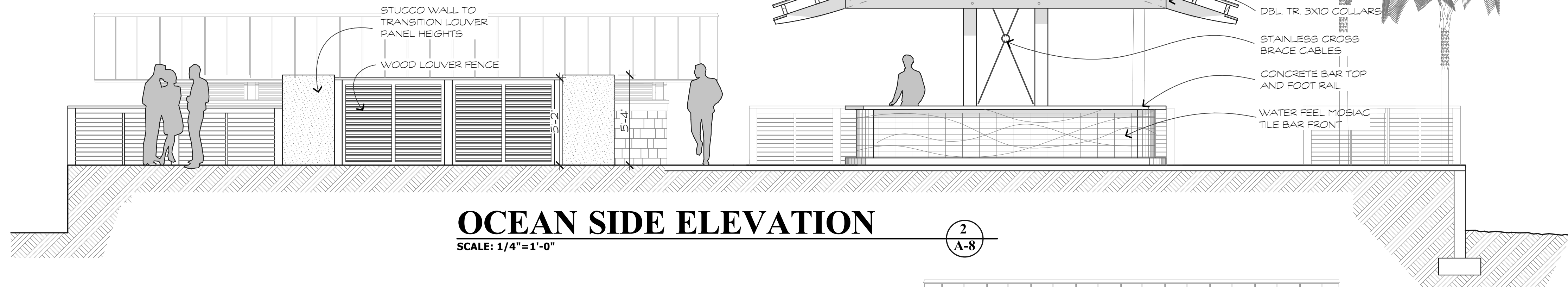
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OLD POOL SIDE ELEVATION

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

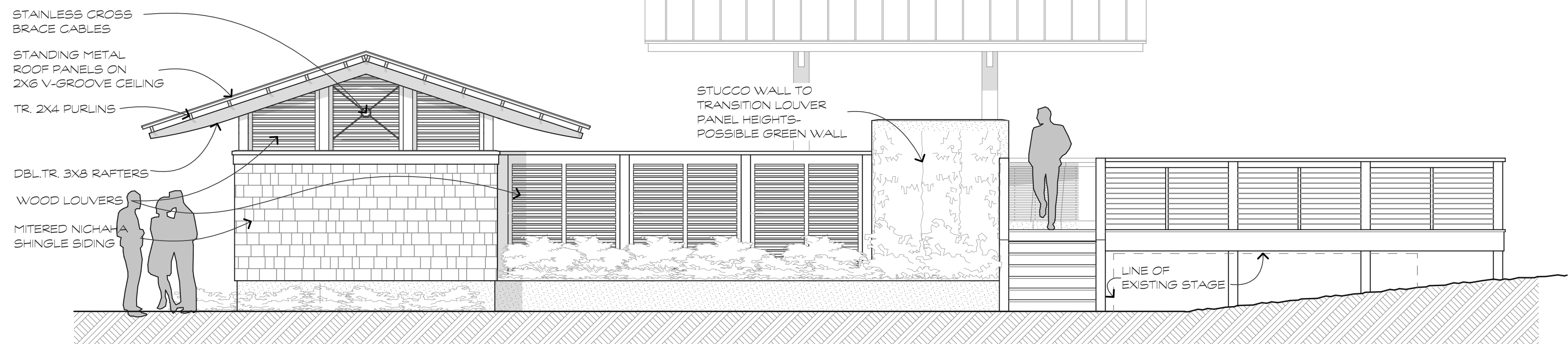
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A-8



OCEAN SIDE ELEVATION

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

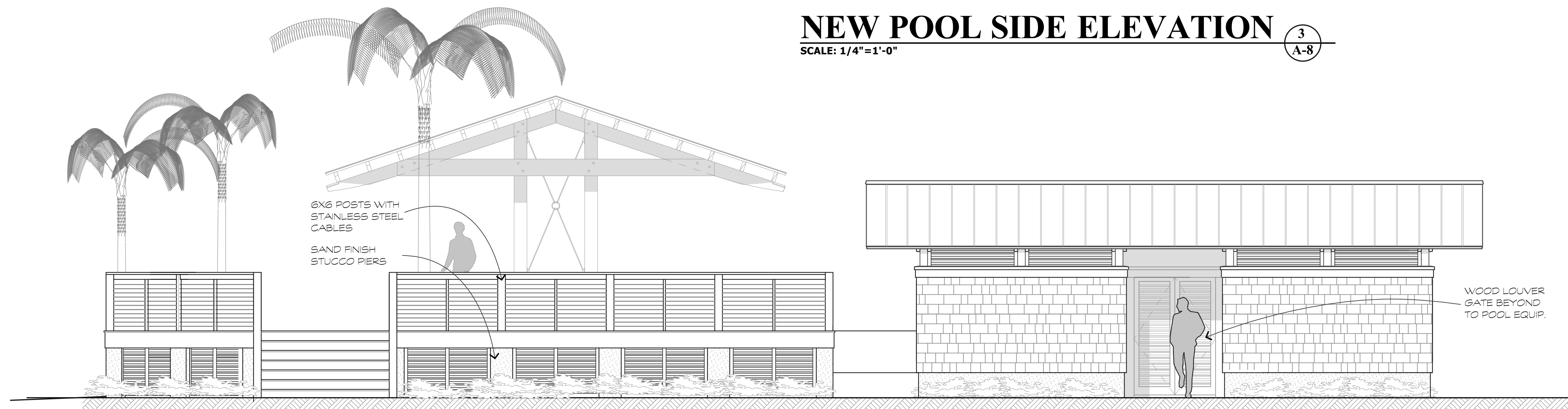
2
A-8



NEW POOL SIDE ELEVATION

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

3
A-8



HOTEL SIDE ELEVATION

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

4
A-8

A NEW BEACH BAR FOR:
OMNI HILTON HEAD
OCEANFRONT RESORT
23 Ocean Lane
Hilton Head Island, S.C.

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11/27/16
SCALE

JOB NO.

SHEET

A.8

OF SHEETS

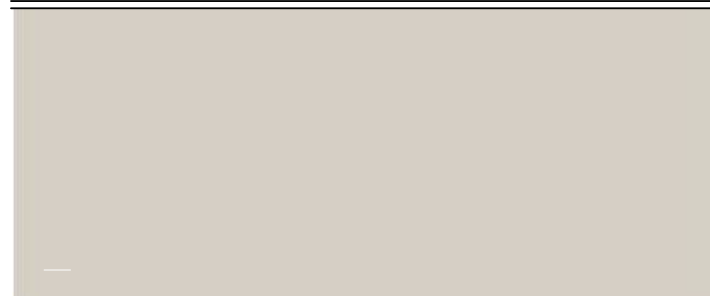
STANDING SEAMED- PAC CLAD MUSKET GRAY



LOUVERS/BEAMS/COLUMNS- SEA COAST GRAY



CEMENT BOARD SHAKES-MATCH BUOY BAR



STUCCO BASE- SW POPULAR GRAY 6071



COUNTERTOP- MATCH BUOY BAR

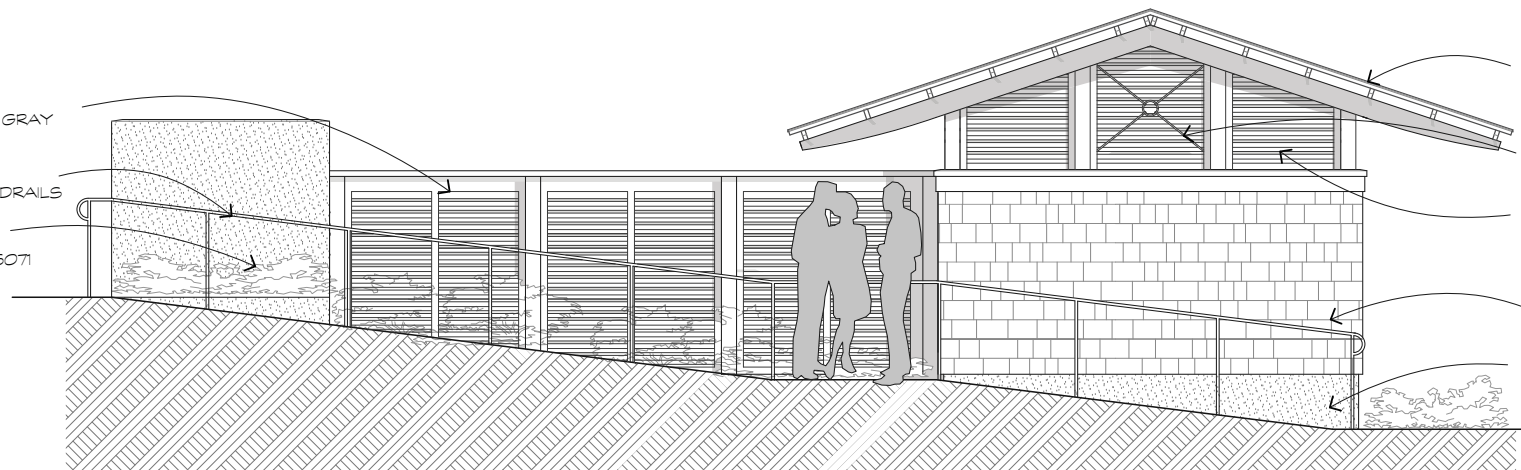


BAR TILE- MORNING MIST BLUE WAVE 4X12

LOUVERS
CABOTS SEA COAST GRAY

RAILING-
MATCH EXISTING HANDRAILS

STUCCO BASE-
SW POPULAR GRAY 6071



STANDING SEAMED ROOF-
PAC CLAD MUSKET GRAY

GALVANIZED CABLES

LOUVERS/BEAMS/COLUMNS-
CABOTS SEA COAST GRAY

CEMENT BOARD SHAKES-
MATCH BUOY BAR

STUCCO BASE-
SW POPULAR GRAY 6071

RESTROOM BUILDING

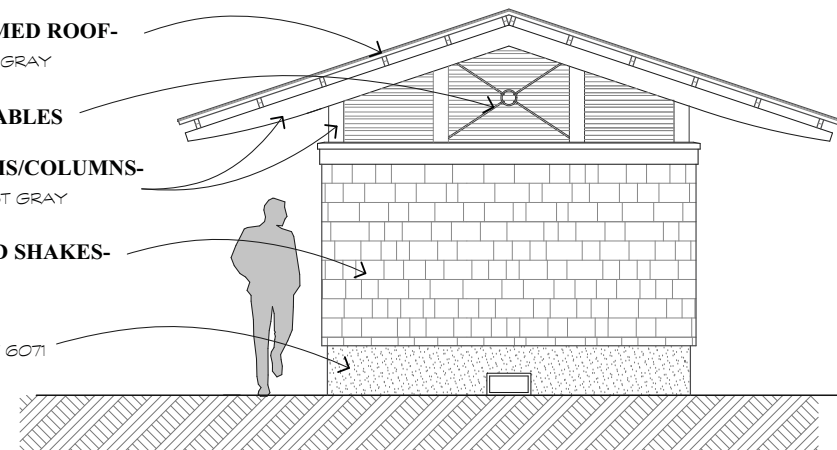
STANDING SEAMED ROOF-
PAC CLAD MUSKET GRAY

GALVANIZED CABLES

LOUVERS/BEAMS/COLUMNS-
CABOTS SEA COAST GRAY

CEMENT BOARD SHAKES-
MATCH BUOY BAR

STUCCO BASE-
SW POPULAR GRAY 6071



SHOWER BUILDING

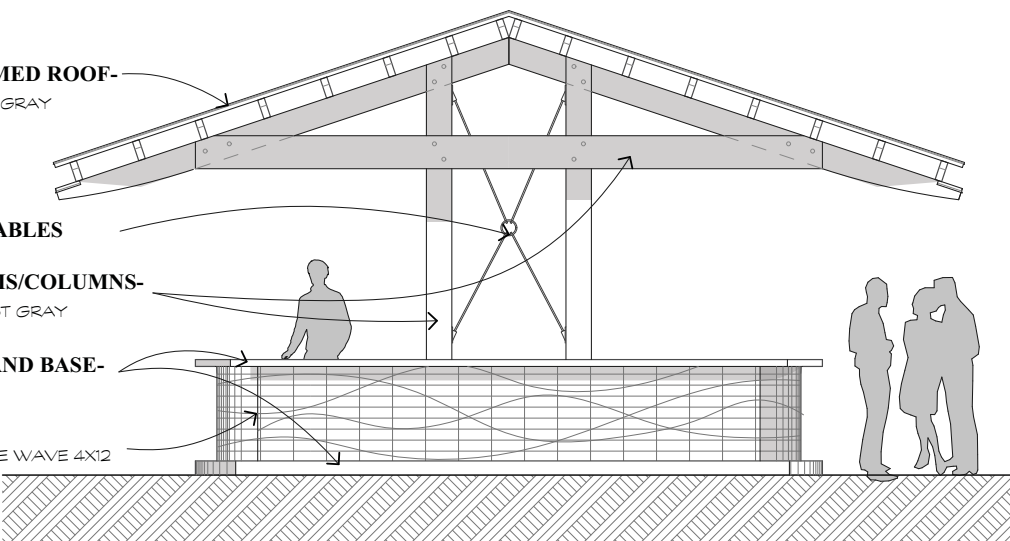
STANDING SEAMED ROOF-
PAC CLAD MUSKET GRAY

GALVANIZED CABLES

LOUVERS/BEAMS/COLUMNS-
CABOTS SEA COAST GRAY

COUNTERTOP AND BASE-
MATCH BUOY BAR

BAR TILE-
MORNING MIST BLUE WAVE 4X12



BAR BUILDING



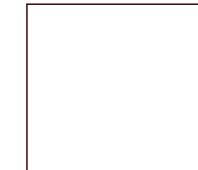
GALV. CABLES & COL. COLOR



HANDRAILS- MATCH EXISTING



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A NEW BEACH BAR FOR:
OMNI HILTON HEAD
OCEANFRONT RESORT
23 Ocean Lane
Hilton Head Island, S.C.

REVISIONS	DATE

DRAWN BY
TP
CHECKED BY
TP
DATE OF ISSUE:
11/27/18
SCALE
JOB NO.
SHEET
A.9
OF SHEETS

SITE KEY LEGEND:

- S1 INTEGRAL COLORED CONCRETE
DETAIL 1 / L-600
- S2 POOL DECK (CONC. PAVERS)
DETAIL 4 / L-600
- S3 POOL COPING
DETAIL 4 / L-600
- S4 PERMEABLE PAVERS
DETAIL 2 / L-600
- S5 WOOD DECK (NEW FRAMING)
(SEE MATERIAL SCHEDULE)
- S6 WOOD DECK (USE EXISTING FRAMING)
(SEE MATERIAL SCHEDULE)
- S7 WOOD SERVICE RAMP
DETAIL 3 / L-602
- S8 CABLE RAIL SYSTEM
DETAIL 4 / L-601
- S9 WOOD STEPS
DETAIL 3 / L-600
- S10 PAVER STEPS
DETAIL 5 / L-600
- S11 ORNAMENTAL POOL FENCE
(SALVAGE & REUSE EXISTING)

- S12 POOL FENCE GATE
(MATCH EXISTING)
 - S13 WOOD TRELLIS & SHOWERS
DETAIL 1 / L-602
 - S14 DUNE CROSSOVER
DETAIL 3 / L-601
 - S15 DUNE CROSSOVER STAIRS
DETAIL 1 / L-601
 - S16 WOOD BENCH
DETAIL 2 / L-601
 - S17 SHELL WASH STATION
DETAIL 2 / L-602
 - S18 FOOT WASH
DETAIL X / L-6XX
- ARCHITECTURAL ELEMENTS:**
- A1 BEACH BAR
SEE ARCHITECTURAL DRAWINGS
 - A2 RESTROOM BUILDING
SEE ARCHITECTURAL DRAWINGS
 - A3 POOL CHANGING BUILDING
SEE ARCHITECTURAL DRAWINGS

PAVING / MATERIAL SCHEDULE:

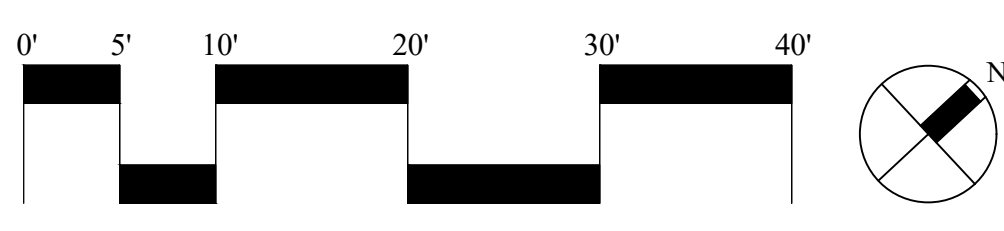
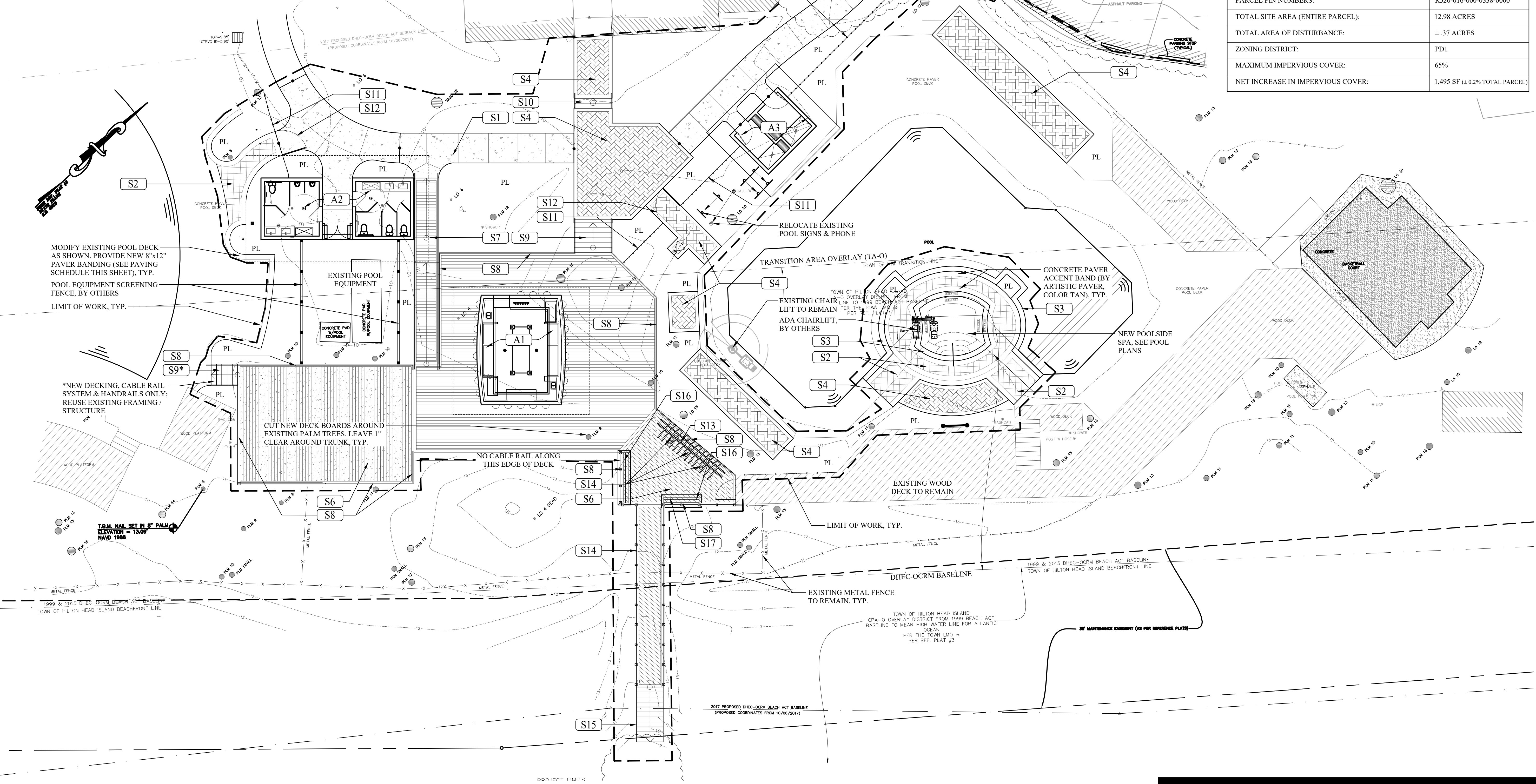
- INTEGRAL COLORED CONCRETE:
SEE DETAIL 1/L-600
SCOFFIELD ADMIX: 0288 AUTUMN
BEIGE
- CONCRETE PAVER POOL DECK &
BANDING:
SEE DETAIL 4/L-600
BY: ARTISTIC PAVERS
POOL DECK: 16"x16" SHELLOCK
PAVER - IVORY
BANDING: 8"x12" SHELLOCK
PAVER - TAN
- PERMEABLE PAVERS:
SEE DETAIL 2/L-600
PAVERS BY LOWCOUNTRY PAVER
MODEL: HYDRASHED
COLOR: WHITE TAN W/ TABBY FINISH
PATTERN: 45° HERRINGBONE
(HATCH PATTERN DENOTES DESIGN
INTENT, LAYOUT PAVERS AS SHOWN)
- COMPOSITE WOOD DECK - NEW FRAMING
(FRAMING PLAN BY OTHERS):
DECKING BY TREX
COLOR: TRANSCEND - ISLAND MIST
(HATCH PATTERN DENOTES DECKING
DESIGN INTENT)
- COMPOSITE WOOD DECK (RE-USE
EXISTING FRAMING):
DECKING BY TREX
COLOR: TRANSCEND - ISLAND MIST
(HATCH PATTERN DENOTES DECKING
DESIGN INTENT)
- EXPANSION JOINT:
SEE DETAIL 1/L-600
- CONTROL JOINT:
SEE DETAIL 1/L-600

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
2. TEMPORARY EROSION & SEDIMENT CONTROLS (SILT FENCES, ETC.) SHALL BE INSTALLED AT INLETS, PIPES, & LIMITS OF WORK AREAS WHERE SURFACE RUN-OFF OCCURS UNTIL SOIL STABILIZATION IS COMPLETE.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES AND UNUSUAL CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN ALL GRASSED AREAS, INCLUDING THE REPAIR OF EROSION AREAS, UNTIL GRASS HAS REACHED THE LEVEL OF FINAL ACCEPTANCE.
5. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION INSIDE OR OUTSIDE THE LIMIT OF WORK SHALL BE REPAIRED, GRADED AND GRASSED AT THE CONTRACTOR'S EXPENSE.
6. TREE PROTECTION FENCES SHALL BE MAINTAINED IN PLACE AT ALL TIMES UNTIL WORK IS COMPLETED.
7. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND ALL LOCAL, STATE, AND FEDERAL AGENCIES AND REGULATIONS.
8. ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL STAKE ALL WORK TO BE COMPLETED AND OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONSTRUCTION.
10. DIGITAL FILE AVAILABLE FOR USE BY CONTRACTOR FOR STAKING, HOWEVER, HARDCOPY SHALL PREVAIL.
11. SALVAGE & REUSE EXISTING POOL FENCE PANELS. SUPPLEMENT NEW PANELS AS REQUIRED (MATCH MANUFACTURER, COLOR, MODEL). PROVIDE SELF LATCHING MECHANISM AT EACH POOL GATE (MAXIMA POOL, PET, & PLAY ADJUSTABLE SAFETY LATCH OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SITE SUMMARY:

PARCEL PIN NUMBERS:	R520-016-000-0338-0000
TOTAL SITE AREA (ENTIRE PARCEL):	12.98 ACRES
TOTAL AREA OF DISTURBANCE:	± .37 ACRES
ZONING DISTRICT:	PD1
MAXIMUM IMPERVIOUS COVER:	65%
NET INCREASE IN IMPERVIOUS COVER:	1,495 SF (± 0.2% TOTAL PARCEL)



SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC96263C.1.dwg, DATED JUNE 1, 2018. PLAN IS SUBJECT TO CHANGE.

Omni Hilton Head Oceanfront Resort
23 Ocean Lane
Hilton Head Island, SC 29928

OMNI HOTEL & RESORT
BEACH BAR STUDY
23 Ocean Lane
Hilton Head Island, SC

DRAWN BY:
DM/EW
CHECKED BY:
TT/EW

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#	REVISION	DATE	BY

DATE
11-27-2018
PROJECT NUMBER
01-18025
SHEET TITLE
SITE PLAN

Wood+Partners Inc. WPI
Landscape Architects
Land Planners

PO Box 2900 • Hilton Head Island, SC 29925
843.881.6518 • Fax 843.881.7065 • www.woodpartners.com

SHEET NUMBER

L-400



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

PROJECT NAME: Omni Bar **PROJECT #:** DRB-002714-2018
PROJECT ADDRESS: 23 Ocean Lane
CATEGORY: Alteration/Addition
ACTION DATE: December 11, 2018 **NOTICE DATE:** December 12, 2018
APPLICANT/AGENT: Timothy C Probst, Parker Design Group Architects
10 Palmetto Business Park Suite 201
Hilton Head Island, SC 29928
Email: tim@pdg-architects.com

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

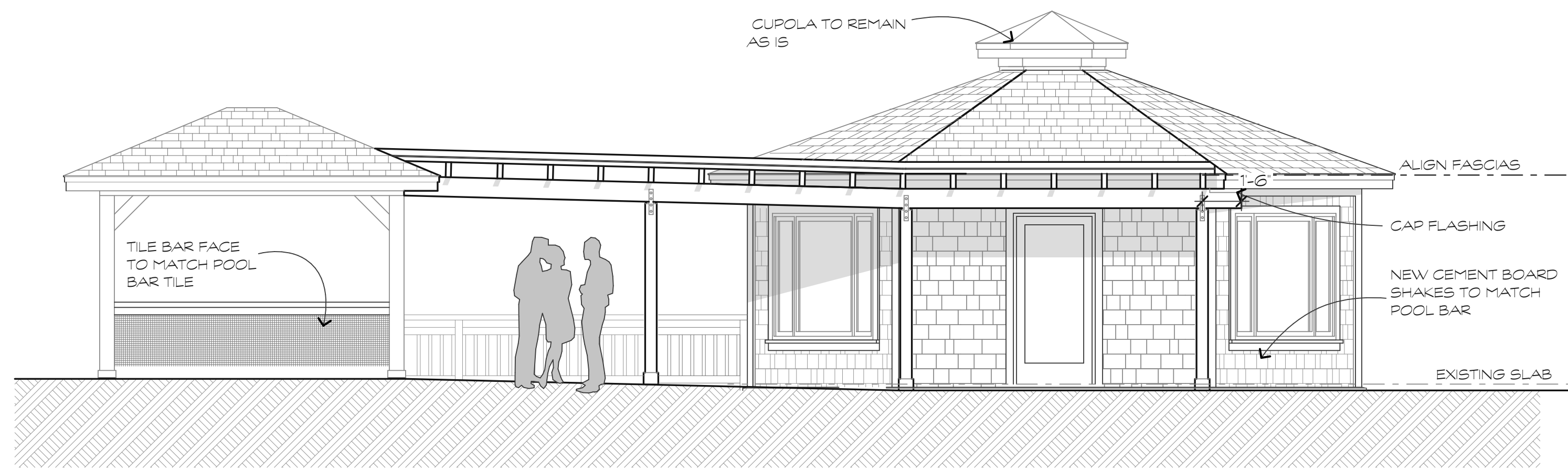
- APPROVED AS SUBMITTED**
 APPROVED WITH THE SPECIFIC CONDITIONS LISTED BELOW
 DENIED
 WITHDRAWN AT THE APPLICANTS REQUEST

1. Replant a total 4” of caliper of Live Oaks that were required under a previous mitigation.
2. Retain the 4” mitigation oak between the proposed bar and restrooms in its current location.

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.

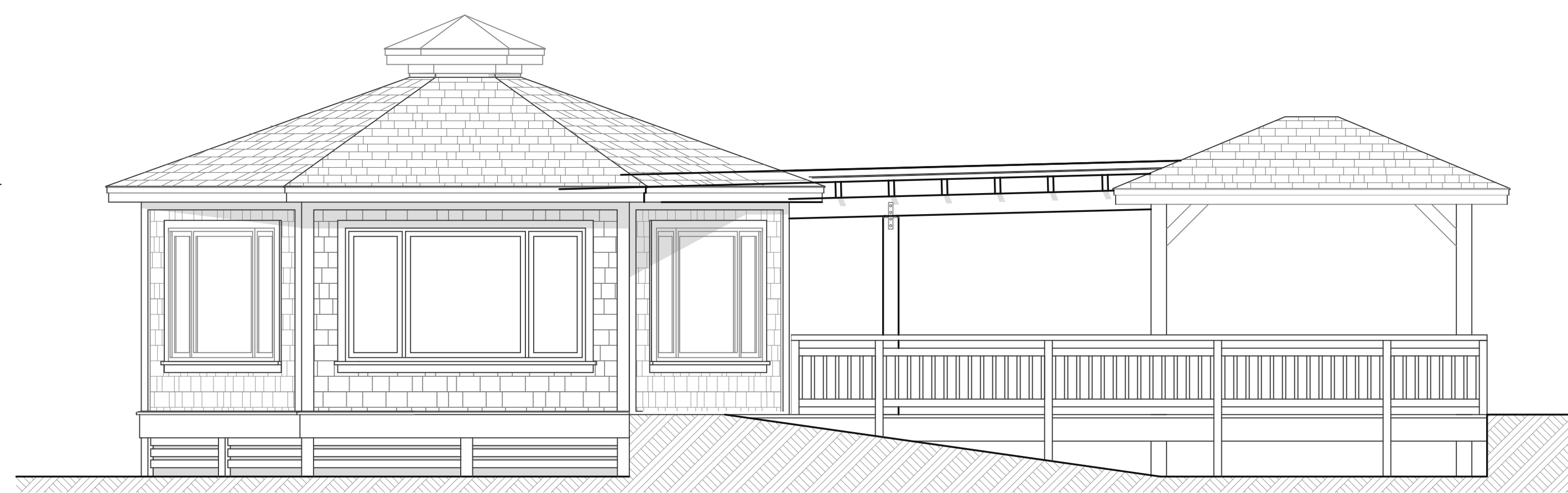
NOTICE: APPROVAL BY THE DESIGN REVIEW BOARD MAY NOT CONSTITUTE AUTHORITY TO PROCEED. PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 843-341-4757 TO FIND OUT IF OTHER APPROVALS OR PERMITS ARE REQUIRED FROM THE DEVELOPMENT REVIEW AND ZONING, BUILDING, OR ENGINEERING DIVISIONS.

BY:  _____, Urban Designer



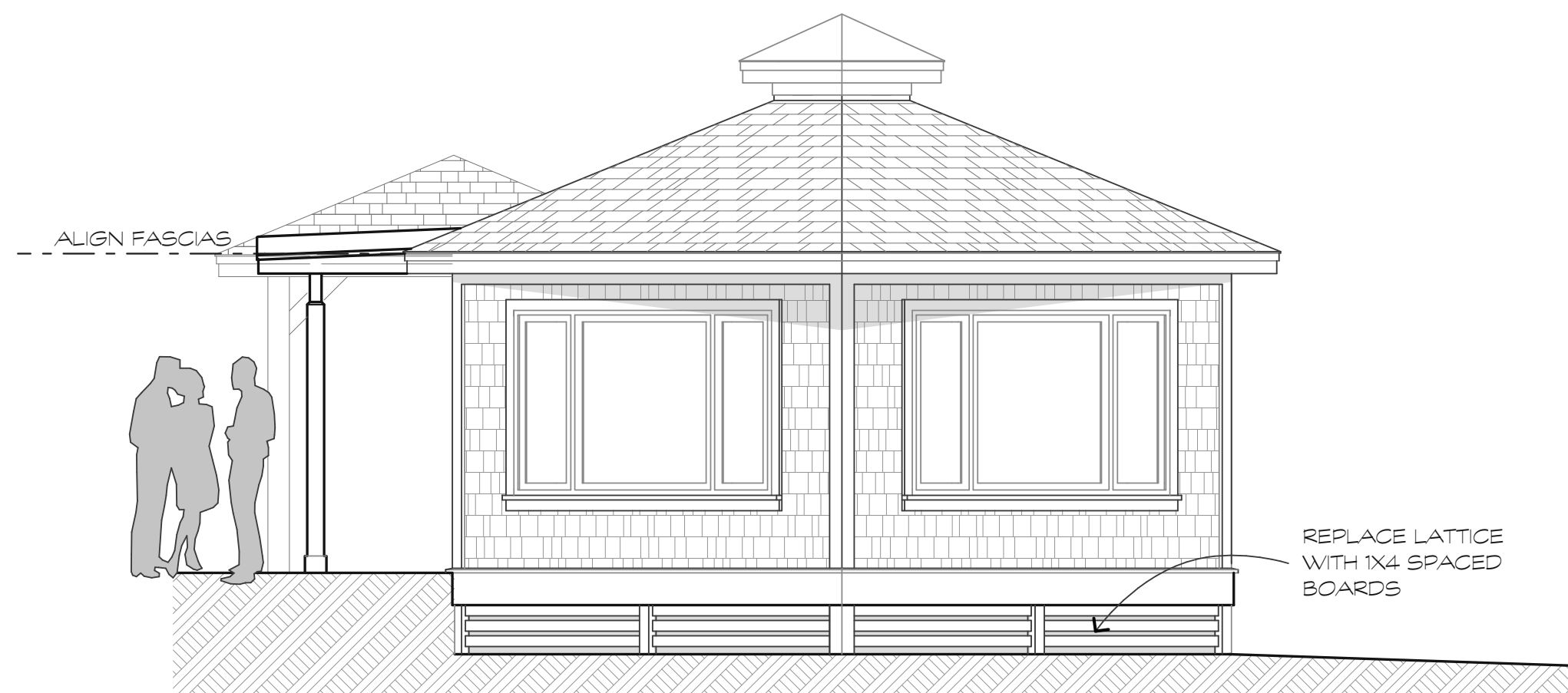
FRONT ELEVATION
SCALE: 1/4"=1'-0"

4
A-1



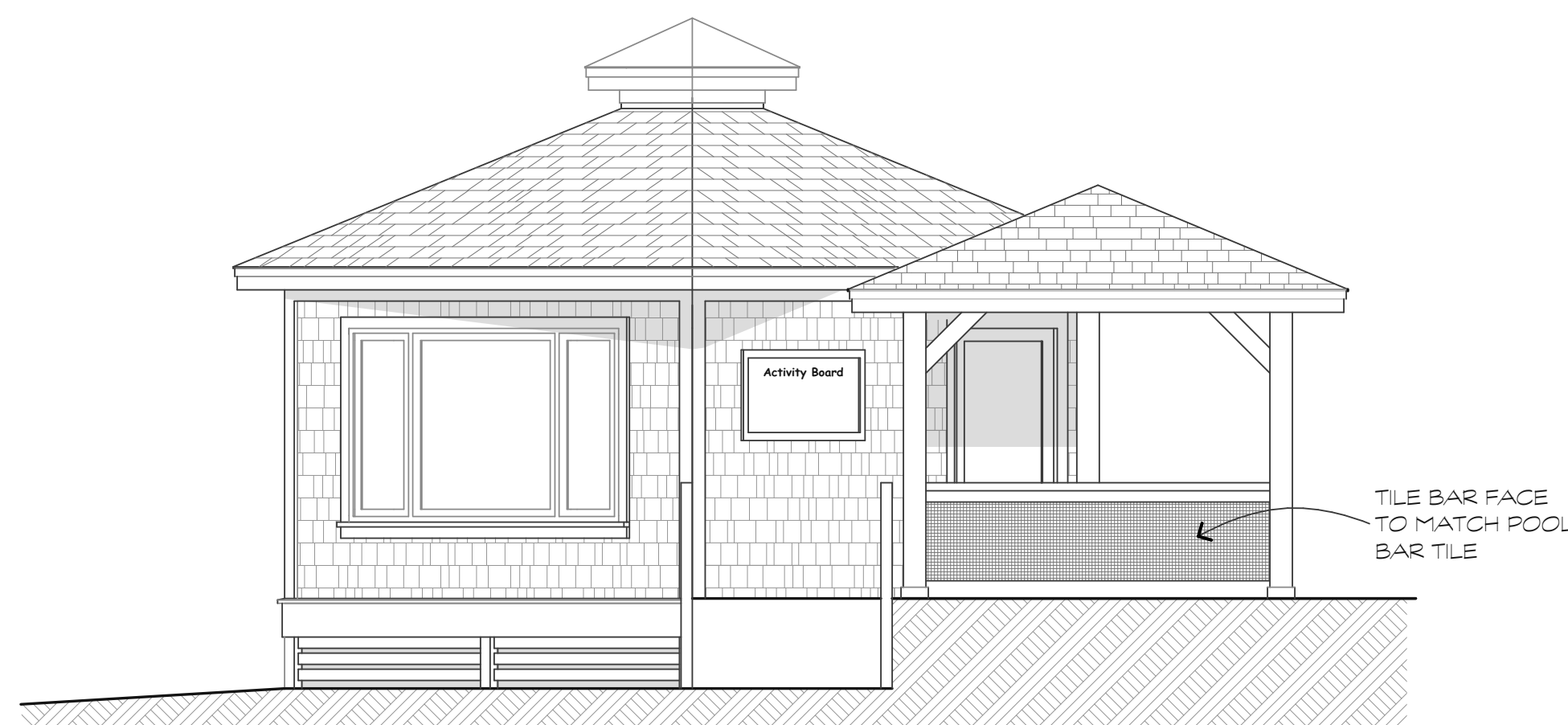
OCEAN SIDE ELEVATION
SCALE: 1/4"=1'-0"

1
A-1



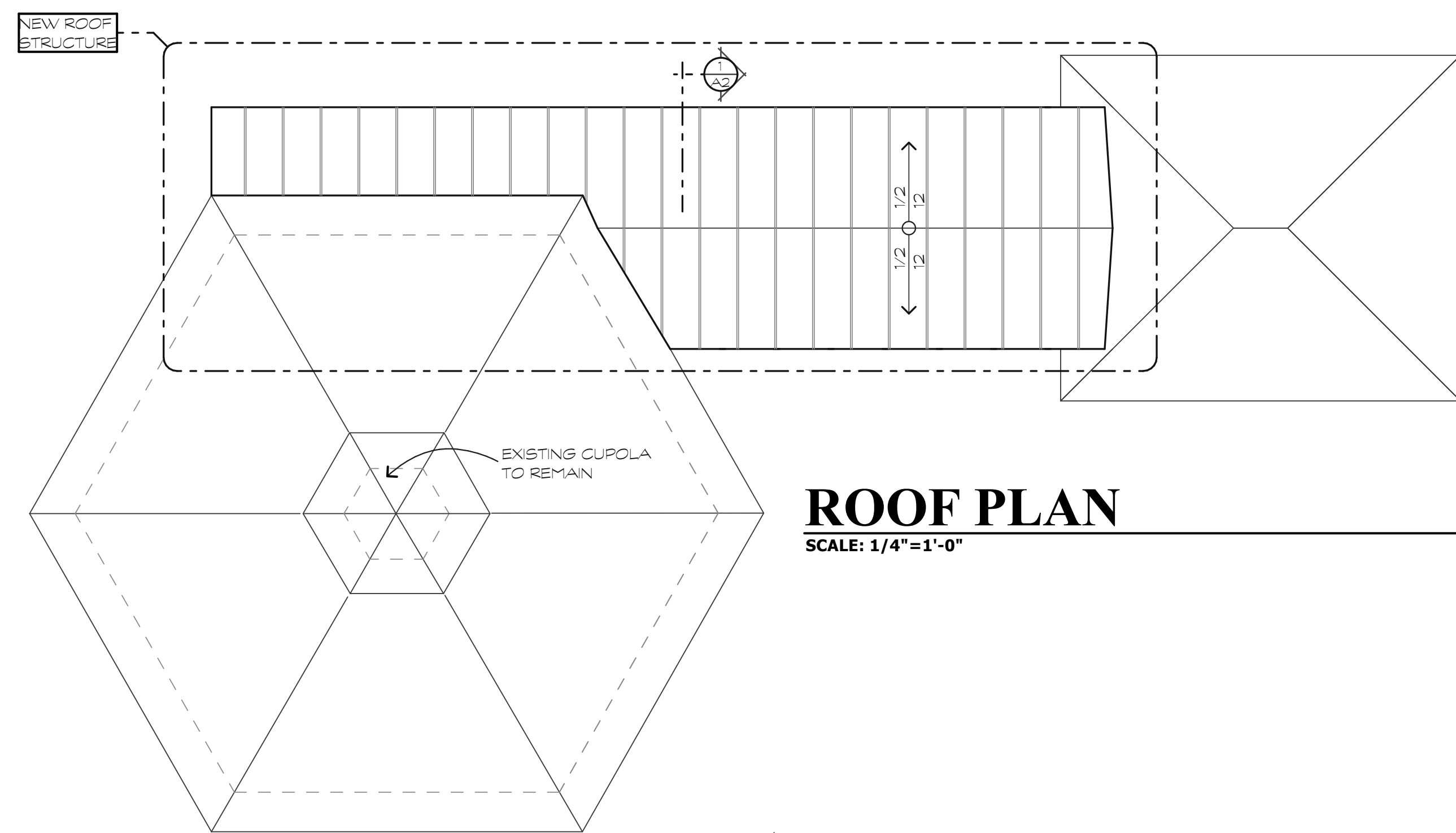
PLAYGROUND SIDE ELEVATION
SCALE: 1/4"=1'-0"

5
A-1



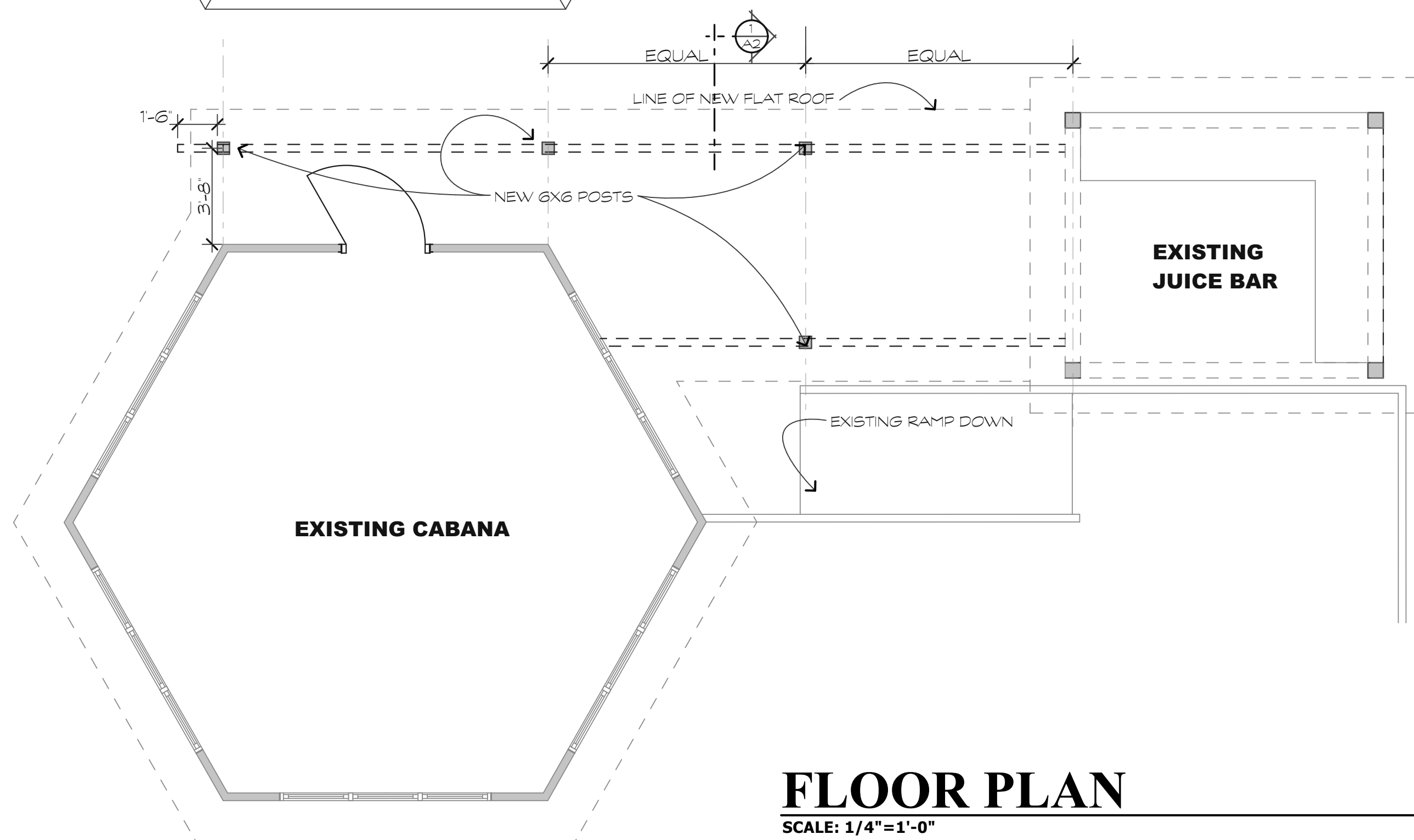
POOL SIDE ELEVATION
SCALE: 1/4"=1'-0"

6
A-1



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

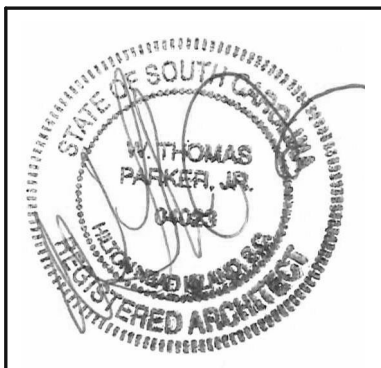
2
A-1



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

1
A-1

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A NEW SEA SHACK FOR:
OMNI HILTON HEAD OCEANFRONT RESORT
23 Ocean Lane
Hilton Head Island, S.C.

REVISIONS	DATE
1. CHANGED ELEV. OF EXISTING STRUCTURE TO REFLECT EXISTING COOR.	5.28.19
2. REMOVED CUPOLA RENOVATION FROM WORK.	8.5.19

DRAWN BY TP
CHECKED BY TP
DATE OF ISSUE: 08/05/19
SCALE
JOB NO.
SHEET

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Omni Sea Shack

DRB#: DRB-001657-2019

DATE: Aug. 6, 2019

RECOMMENDATION: Approval Approval with Conditions Denial

There is no Staff recommendation because this was part of a DRB approved plan.

RECOMMENDED CONDITIONS:

MISC COMMENTS/QUESTIONS

1. On April 24, 2018 the DRB approved the plans to renovate the Sea Shack (see DRB 000946-2018 Sea Shack Approved Plans).
2. On Dec. 12, 2018 the DRB approved additional buildings in the Omni Pool area (see 002714-2018 (DRB 002714-2018 Additional Building Approved)
3. The applicant requested a C of C without the cupola and was denied and required to submit to the DRB for approval to remove the cupola.