



The Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, October 26, 2010

1:15 p.m. – Benjamin M. Racusin Council Chambers

AGENDA

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

1. **Call to Order**
2. **Roll Call**
3. **Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
4. **Approval of Agenda**
5. **Approval of Minutes** - Meeting of September 28, 2010
6. **Staff Report**
7. **Board Business** – Adoption of the Design Review Board’s Meeting Schedule 2011
8. **Unfinished Business**
 - A) Discussion and Final Motions for projects DR100039, DR100040, DR100041, SIGN100165
9. **New Business**
 - A) New Development-
 - (1) Broad Creek Marina Outdoor Bar- DR100042
 - (2) Barony Beach Club Pool Bar- DR100043
 - B) Minor External Change-
 - (1) South Shore Condominiums Re-Roof- DR100044
10. **Appearance by Citizens**
11. **Adjournment**

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

The Town of Hilton Head Island
DESIGN REVIEW BOARD
Minutes of the Tuesday, September 28, 2010 Meeting **DRAFT**
1:15pm – Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Tom Parker, Vice Chairman Todd Theodore,
 Ted Behling, Jennifer Moffett, Martha Schymik, Scott Sodemann
 and Galen Smith

Board Members Absent: None

Council Members Present: Bill Ferguson

Town Staff Present: Mike Roan, Urban Design Administrator
 Richard Spruce, Plans Review Administrator
 Sally Krebs, Natural Resources Administrator
 Kathleen Carlin, Administrative Assistant

1. CALL TO ORDER

Chairman Parker called the meeting to order at 1:15pm.

2. ROLL CALL

3. FREEDOM OF INFORMATION ACT COMPLIANCE

4. APPROVAL OF THE AGENDA

The agenda was **approved** as presented by general consent.

5. APPROVAL OF THE MINUTES

The minutes of the September 14, 2010 meeting were **approved** as presented by general consent.

6. STAFF REPORT

None

7. BOARD BUSINESS

Ms. Martha Schymik was sworn in today as the newest member of the Design Review Board. Mayor Pro Tem Ken Heitzke performed the swearing in ceremony on behalf of Town Council. Mayor Pro Tem Heitzke welcomed Ms. Schymik to the Design Review Board and thanked her for her service.

8. UNFINISHED BUSINESS

Hilton Head Brewing Company – DR100036 Alteration/Addition

Mr. Roan provided a review of the application. In response to the Board's recommendations (made on September 14, 2010), the applicant has increased the size of the posts to 6' x 6' with associated chamfering. The applicant has provided an end detail to the horizontal elements and added a coved knee-brace. Staff believes that the proposed construction is much more successful proportionately than the first submission. Mr. Roan reviewed the proposed television elements including a cut sheet image for a simple bronze finish television bracket. The Board discussed the application with the staff. At the completion of the discussion, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion** that the Hilton Head Brewing Company application be approved with the condition that the details on the ends of the beams shall be drawn correctly and dimensionally and be labeled on the drawings. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 7-0-0.

Beach Market Shops – DR100037 Alteration/Addition

Mr. Roan provided a review of the application including all of the elevations. In response to the Board's recommendations (made on September 14, 2010), the applicant has updated the south elevation to accurately reflect 18" – 0" sliders in place of the existing storefront. All of the other elements (the columns, specifically) remain unchanged, and are better reflected on the drawing.

The applicant will stain the door to reflect the original cut sheet (rather than painting it black). The slab will have a bottom panel and a single pane window in place of the top panel. The staff recommended that the shutters be removed.

Mr. Roan stated the applicant feels strongly about the 4-pane window configurations and awning for the west elevation. The applicant has provided three options for the Board's review. Mr. Roan reviewed the options with the Board. At the completion of the staff's presentation, Chairman Parker requested that the applicant make his presentation.

The applicant, Mr. Bruce Kimball, presented statements in support of the project. The Board and the applicant discussed the awnings and the signage. At the completion of the discussion, Chairman Parker requested that a motion be made.

Mr. Behling made a **motion** that the Beach Market Shops application be **approved** with the condition that the applicant uses the choice presented today showing the awnings over the windows and sign over the front door. Vice Chairman Theodore **seconded** the motion and the motion **passed** with a vote of 7-0-0.

9. NEW BUSINESS

The Circle Building – Repaint – DR100038

Mr. Roan introduced the application and stated its location. The applicant is proposing to repaint the building. Mr. Roan reviewed the existing three-color palette (stucco color, siding color, and trim color). The applicant is proposing to consolidate the color palette to two colors.

The applicant proposes to paint the stucco with Sherwin Williams # 7555 and the trim with Sherwin Williams # 7527. Mr. Roan reviewed the proposed color palette. Staff is concerned with a lack of contrast (for compliance with the Design Guide). The proposed stucco color is considered a bit light and the trim color is not dark enough. Mr. Roan stated that the applicant will need to be careful to protect the root system of a specimen live oak tree on site. At the completion of the staff's presentation, Chairman Parker requested that the applicant make his presentation.

Applicant, Mr. John Ruxton, Ruxton Painting, presented statements in support of the application. The Board and the applicant discussed the existing building colors and the proposed color palette. The Board recommended that the applicant paint the stucco in Sherwin Williams #7527 (originally proposed as the trim color). The trim color will need to be made darker, and it will need to be approved at a later date. The applicant agreed to the Board's recommendation. At the completion of the discussion, Chairman Parker requested that a motion be made.

Ms. Moffett made a **motion** to **approve** The Circle Building application with the condition that the stucco be painted Sherwin Williams # 7527 as discussed today. Approval of the trim color (which is to be a darker color for needed contrast) shall be made at a later date. Vice Chairman Theodore **seconded** the motion and the motion **passed** with a vote of 7-0-0.

10. APPEARANCE BY CITIZENS

None

11. ADJOURNMENT

The meeting was adjourned at 2:25p.m.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Tom Parker
Chairman

THE TOWN OF HILTON HEAD ISLAND

DESIGN REVIEW BOARD

2011 REGULAR MEETING SCHEDULE

DRB Powers and Duties	Application Procedure	
<p>The Design Review Board has the following powers:</p> <ul style="list-style-type: none"> A. To review development within the Corridor Overlay District; B. To review applications for sign permits throughout the community; C. To periodically review and recommend for adoption such amendments to the Land Management Ordinance as it may deem appropriate. 	<p>General applications must be completed and submitted not later than 12:00pm 14 days prior to the meeting date at which the application will be reviewed. New Development applications must be completed and submitted not later than 12:00pm 21 days prior to the meeting date at which the application will be reviewed.</p> <p>An Application Check-In Conference is recommended for all applications to determine whether the application meets the minimum requirements for acceptance. Application Check-In Conferences must be scheduled by appointment with the Community Development Department staff.</p>	
DRB	DEADLINE FOR	DEADLINE FOR
<u>MEETING DATE:</u>	<u>GENERAL APPLICATIONS</u>	<u>NEW DEVELOPMENT APPLICATIONS</u>
January 11, 2011	December 28, 2010	December 21, 2010
January 25, 2011	January 11, 2011	January 4, 2011
February 8, 2011	January 25, 2011	January 18, 2011
February 22, 2011	February 8, 2011	February 1, 2011
March 8, 2011	February 22, 2011	February 15, 2011
March 22, 2011	March 8, 2011	March 1, 2011
April 12, 2011	March 29, 2011	March 22, 2011
April 26, 2011	April 12, 2011	April 5, 2011
May 10, 2011	April 26, 2011	April 19, 2011
May 24, 2011	May 10, 2011	May 3, 2011
June 14, 2011	May 31, 2011	May 24, 2011
June 28, 2011	June 14, 2011	June 7, 2011
July 12, 2011	June 28, 2011	June 21, 2011
July 26, 2011	July 12, 2011	July 5, 2011
August 9, 2011	July 26, 2011	July 19, 2011
August 23, 2011	August 9, 2011	August 2, 2011
September 13, 2011	August 30, 2011	August 23, 2011
September 27, 2011	September 13, 2011	September 6, 2011
October 11, 2011	September 27, 2011	September 20, 2011
October 25, 2011	October 11, 2011	October 4, 2011
November 8, 2011	October 25, 2011	October 18, 2011
November 22, 2011	November 8, 2011	November 1, 2011
* December 13, 2011	November 29, 2011	November 22, 2011
<p><i>* December has only one meeting due to the Holidays</i></p> <p>All meetings are held in Council Chambers at 1:15pm on the second & fourth Tuesdays of each month.</p>		

**NARRATIVE IN SUPPORT OF
A NEW BAR-RESTAURANT**

BROAD CREEK MARINA

Applicant desires to construct an open air bar-restaurant on his property on Broad Creek. It would be approximately 3,500 sf. covered, including about 1,000 sf enclosed kitchen, storage and toilet areas.

Construction is to be wood frame with a "five V crimp" metal roof. The enclosed portion is to be sided with Hardiplank lap siding. Colors are as shown with the roofing of several colors. The central columns at the bar will be telephone poles and the siding is to be a matching creosote color. The floor will be concrete, in various colors. The aesthetic intention is of a casual nature meaning to indicate an added-to, informal blending of rural materials and colors.

The positioning of the structure reflects the creek facing, through specimen live oaks, public orientation and the service area to the road side. The complex, just behind the Coastal council Critical Line, will be ten to twelve feet above mean tide.

Existing parking is more than adequate for the proposed use.



1



2



3



4

ROOF



Gallery Blue



Marine Green



Patriot Red

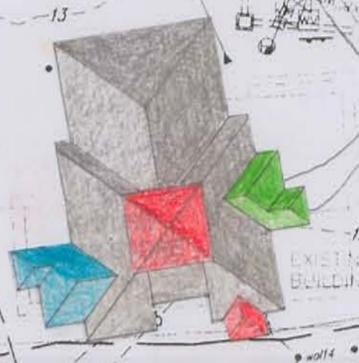


Galvalume

EXISTING
BOAT STORAGE
39,281 SQFT
FFE-17.54

MP# R510-011-000-0183-0000
PLAT BOOK 70, PAGE 80
(WMU)

EXISTING
BOAT
STORAGE
16,892 SQFT
FFE-17.41

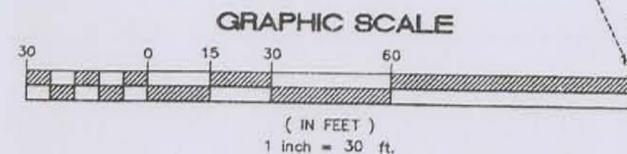


1 STRY
WOOD
BLDG
14,380
SQFT

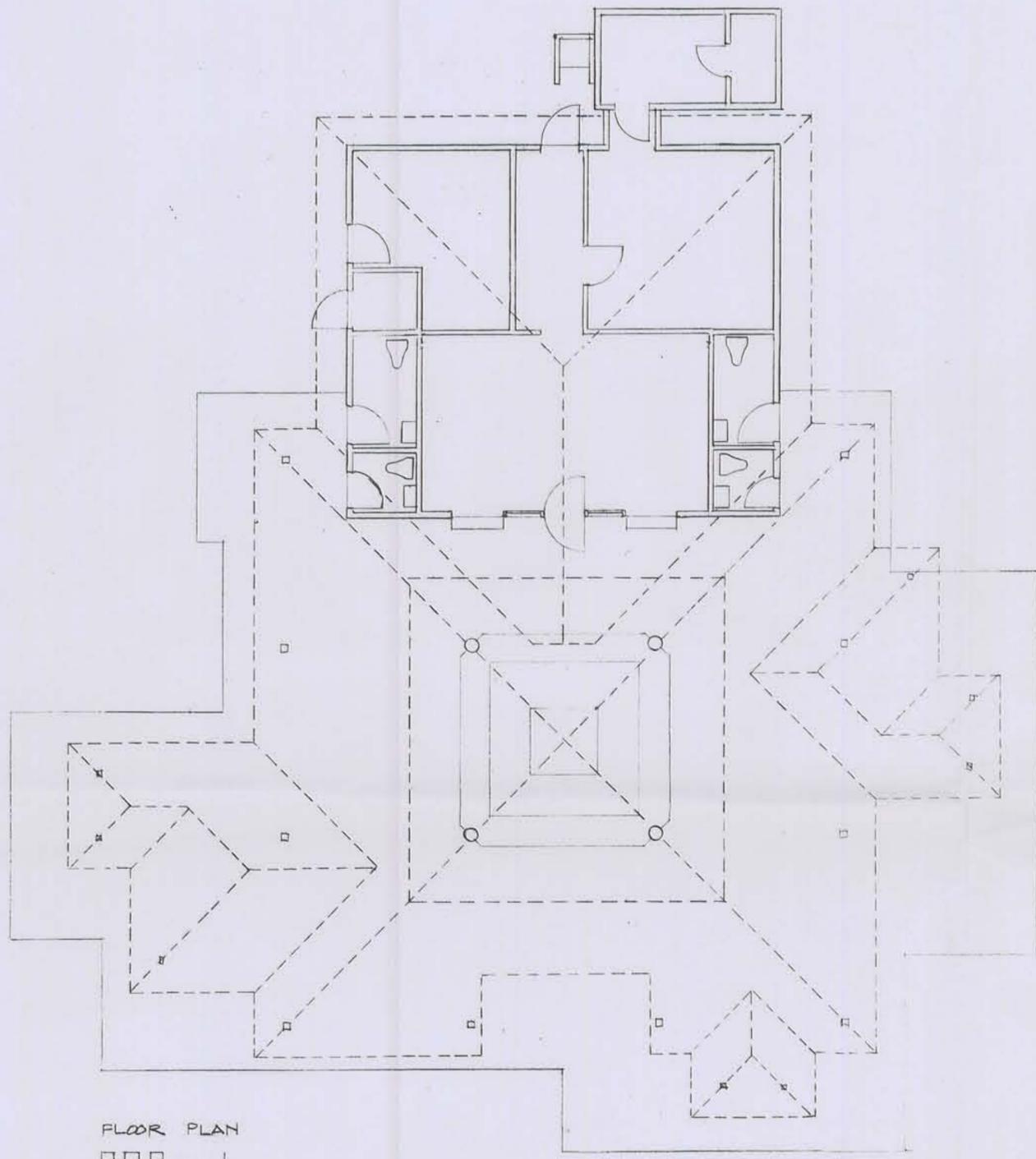
SCDHEC-OCRM
COASTAL CRITICAL AREA
176 SF
0.004 AC

SCDHEC-OCRM
COASTAL CRITICAL AREA
2,567 SF
0.059 AC

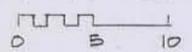
BROAD CREEK

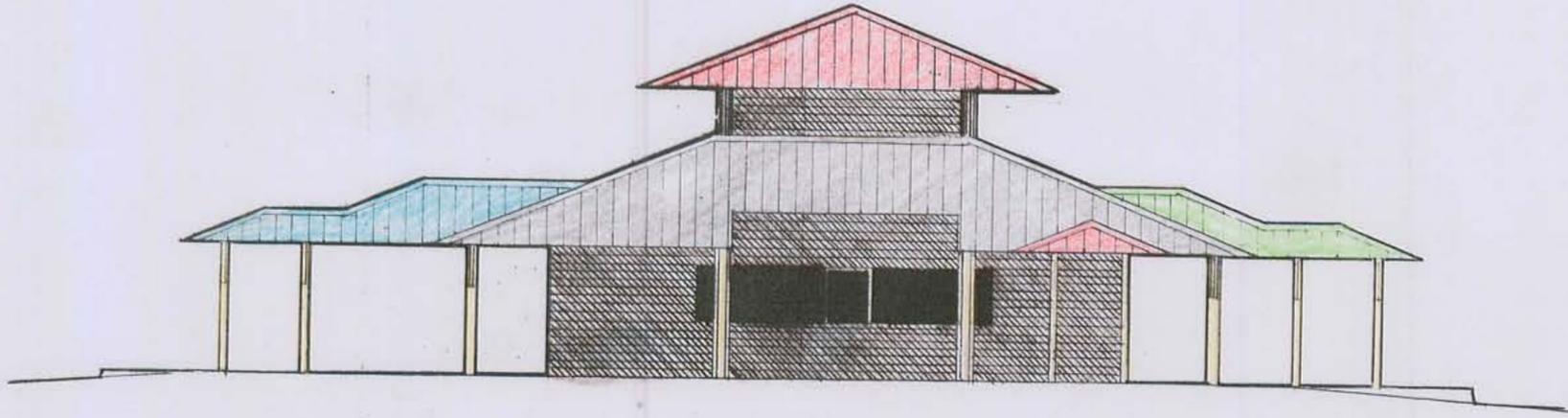


CDHEC-OCRM
COASTAL CRITICAL LINE
WATER LINE
4.22 FEET
VUMENT CK2043.)



FLOOR PLAN

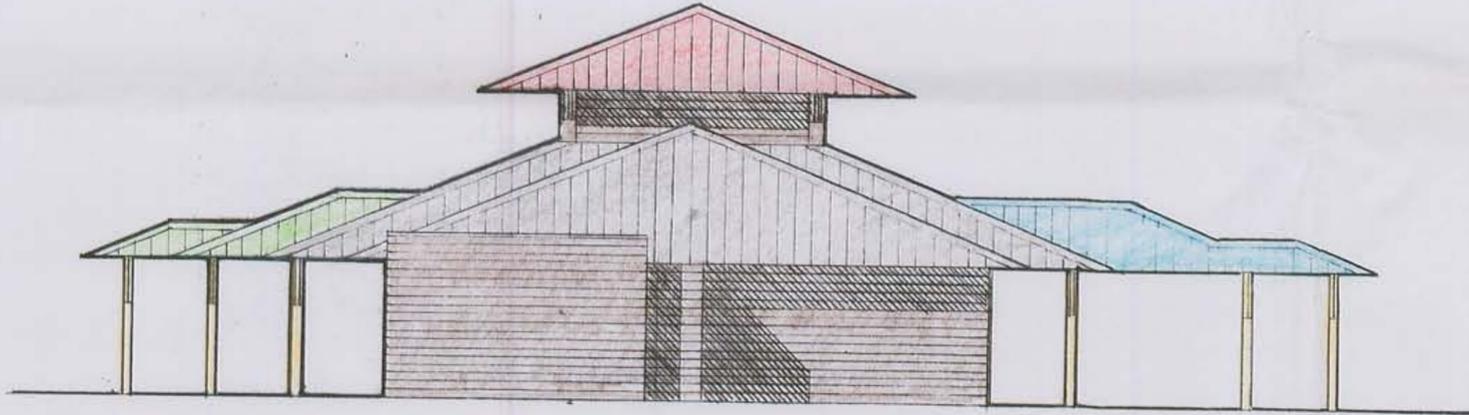




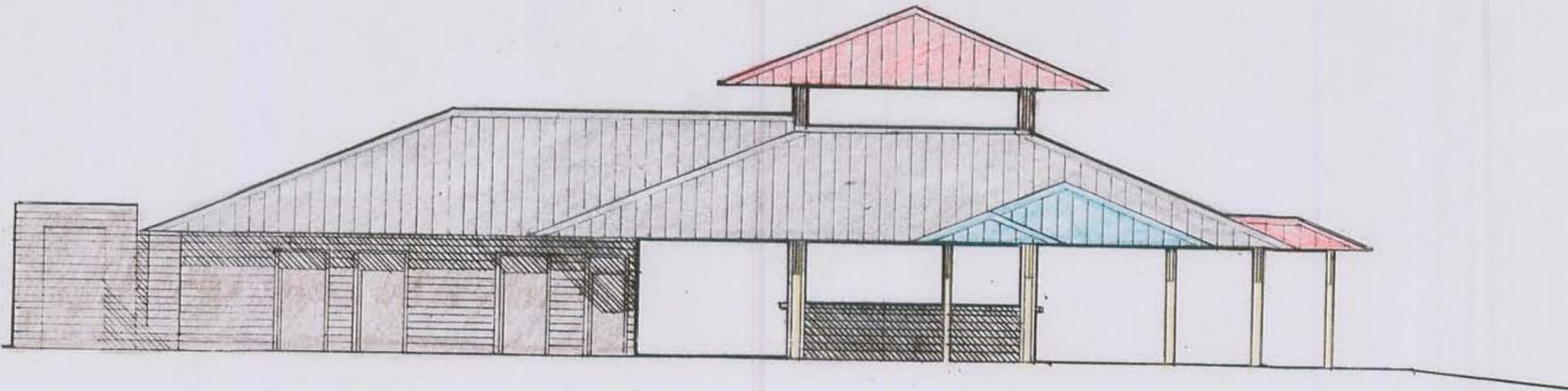
SOUTH
0 5 10



EAST



NORTH



WEST

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 DRB#

DATE RECOMMEND APPROVE RECOMMEND APPROVE W/COND. RECOMMEND DENY

ARCHITECTURAL DESIGN

Pending Board comments, Staff feels the structural element of the project can continue moving forward, although the issue(s) with the 58” Live Oak will need to be resolved prior to any final approval.

Structure utilizes multiple roof colors, all with a precedent on the Island, individually. Color samples are much more muted than what is indicated on the rendering, and will be provided at the meeting. The corresponding wood elements (piles/poles) and finishes (creosote), indicate a facility that has gone through several evolutions over a long period of time, reinforcing the roof palette. All elements reviewed individually might seem non-compliant to the guide, but collectively they complement one another nicely, relative to the program. Further discussion at the meeting will probably be required, moving forward.

An ADA compliant seat will be required at the bar with a counter height of 36” above FFE

The floor plans do not designate any equipment inside the building. A hood system may be required and the hood vent is not shown on the elevations.

The proposed site is partially in a C zone---no minimum floor elevation required--- and partially in an A7 zone which requires a minimum first floor elevation of 14’ msl. The site appears to be all at elevation 14’ and higher.

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood	Y	
Promotes pedestrian scale and circulation	Y	
Design is unobtrusive and set into the natural environment	Y	
Utilizes natural materials and colors	Y/N	
Avoids distinctive vernacular styles	Y	
Design is appropriate for its use	Y	
All facades are have equal design characteristics	Y	
Avoids monotonous planes or unrelieved repetition	Y	
Has a strong roof form with enough variety to provide visual interest	Y	
Minimum roof pitch of 6/12	Y	

Overhangs are sufficient for the façade height.	Y	
Forms and details are sufficient to reduce the mass of the structure	Y	
Human scale is achieved by the use of proper proportions and architectural elements	Y	
Utilizes a variety of materials, textures and colors	Y	
Incorporates wood or wood simulating materials	Y	
Windows are in proportion to the facade	NA	
Details are clean, simple and appropriate while avoiding excessive ornamentation	Y/N	Roof colors to be discussed at meeting
Utilities and equipment are concealed from view	Y	
Decorative lighting is limited and low wattage and adds to the visual character	Y	
Accessory elements are design to coordinate with the primary structure	Y	

LANDSCAPE DESIGN

Placement of the structure relative to the specimen oak shown on the site analysis will be critical for approval, relative to DRB and Development Plan Review approval. As shown, the structure would need to be moved.

None submitted. An approved landscape plan with a full plant schedule will be required to issue a Notice of Action for a Building Permit application. Special care should be taken to reflect the native waterfront landscape and existing tree canopy

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project		
Provides Landscaping of a scope and size that is in proportion to the scale of the development		
Landscape is designed so that it may be maintained in its natural shape and size		
Preserves a variety of existing native trees and shrubs		
Provides for a harmonious setting for the site's structures, parking areas or other construction		
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)		
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project		
A variety of species is selected for texture and color		
Provides overall order and continuity of the Landscape plan		
Native plants or plants that have historically been prevalent on the Island are utilized		
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth		
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots		
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning		
Proposed groundcovers are evergreen species with low maintenance needs		
Large grassed lawn areas encompassing a major portion of the site are avoided		
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood		
Ornamentals and Annuals are limited to entrances and other focal points		

NATURAL RESOURCES PROTECTION

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants	No	The unlabeled “dot” at the left rear of the proposed building is a specimen 58 inch live oak. Under the Land Management Ordinance, specimen trees are given special protection; the plan as submitted would destroy the root system of the tree, and therefore would not be approvable by Natural Resources.
Supplemental and replacement trees meet		

LMO requirements for size, species and number		
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

MISCELLANEOUS COMMENTS/QUESTIONS



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

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: TOM CREWS Company: TOM CREWS ARCHITECTS, INC.
 Mailing Address: 2 CORPUS CHRISTI, STE 101 City: HHI State: SC Zip: 29928
 Telephone: 842.6009 Fax: 842.3561 E-mail: TCAHI@901.COM
 Project Name: BARONY BEACH CLUB Project Address: 5 GRASSLAWN AVE
BAR & GRILL
 Parcel Number [PIN]: R
 Zoning District: _____ Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:
 New Development – Conceptual _____ Alteration/Addition
 New Development – Final, indicate Project Number _____ Minor External Change

Submittal Requirements for **All** projects:

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

Additional Submittal Requirements:

New Development – Conceptual Approval

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

Additional Submittal Requirements:

New Development – Final Approval

_____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.

_____ Final site development plan meeting the requirements of Sec. 16-3-303.F.

_____ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.

_____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.

_____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

_____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions *and* Minor External Changes

_____ A written narrative describing how project conforms to design guidelines of Section 16-4-503.

_____ Photographs and/or drawings of existing development.

_____ Drawings of the proposed development - 11"x 17" .

_____ Material/color samples of existing and proposed changes - 8 1/2" X 14" *Maximum*;
Stating manufacturer and material name

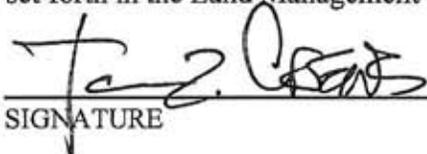
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

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

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

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



SIGNATURE

10/12/2010

DATE

DESIGN REVIEW BOARD NARRATIVE:

This project consists of a new pool side bar & grill for Marriott's Barony Beach Club. The new building shall contain 395 square feet of conditioned space and 899 square feet of covered, unconditioned space for a total of 1294 square feet. The scale, form, materials, and colors shall match/be similar to the existing architecture on the property. The porch column details and metal roof are inspired by the existing pavilion located near the proposed building site. The structure shall be +/- 2'-0" above existing grade. This allows for the finished floor (11.5 MSL) to be above flood level and to provide optimal views of the pool and beach beyond from the covered porches. Great care shall be taken to save existing trees, and Wood & Partners will provide a landscape plan to blend the new architecture into the site.



EXISTING PAVILION AT BARONY BEACH CLUB



EXISTING PAVILION AT BARONY BEACH CLUB



EXISTING TRELLIS DETAIL & BLDG COLORS IN BACKGROUND

A New Bar & Grill for:

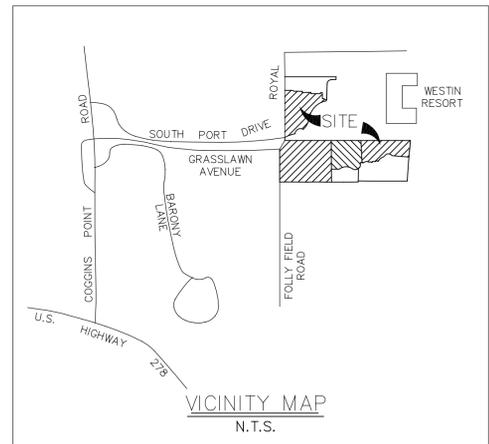
MARRIOTT'S BARONY BEACH CLUB

5 GRASSLAWN AVENUE
 PORT ROYAL PLANTATION • HILTON HEAD ISLAND • SOUTH CAROLINA

ARCHITECTS - *Architecture*

Tom Crews
 101 Professional Building Hilton Head Island, SC 29928
 843-842-6009 843-842-3561fax

LANDSCAPE ARCHITECTS - **Wood & Partners Inc.**
 7 Lafayette Place Hilton Head Island, SC 29926
 843-681-6618 843-681-7086fax



DRAWING INDEX

- A0.0 COVER SHEET
- SURVEY
- SITE PLAN
- A2.1 FLOOR PLAN, ROOF PLAN
- A2.2 ELEVATIONS & DETAILS

**PRELIMINARY
 NOT FOR
 CONSTRUCTION!**
 ISSUE DATE: 10/12/2010

Scale

Scale

Date 10/12/10
 Drawn by PFB
 Checked by TZC
 Project # 0524T

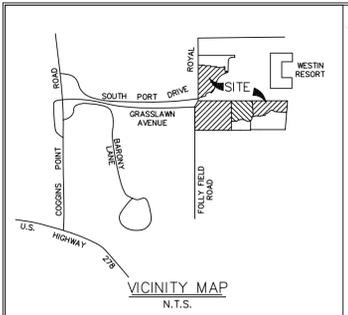
Architecture
Tom Crews Architects
 2 Corpus Christie Pl., Ste. 101 Hilton Head Island, SC 29928
 843-842-3561fax

A New Bar For:
**MARRIOTT'S BARONY
 BEACH CLUB**
 5 GRASSLAWN AVENUE
 HILTON HEAD ISLAND, SOUTH CAROLINA

Revision # Date Description

DRAWING
 COVER SHEET
 SHEET NUMBER
A0.0
 © Tom Crews Architects

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BASILINE COORDINATES

- 1) N 136,021.50
E 2,098,430.00
- 2) N 136,050.00
E 2,098,501.00
- 3) N 136,056.00
E 2,098,569.00
- 4) N 136,062.00
E 2,098,637.00
- 5) N 136,068.00
E 2,098,705.00
- 6) N 136,074.00
E 2,098,773.00
- 7) N 136,080.00
E 2,098,841.00

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	63.55'	41.30'	39.99'	57.46'	N 89°45'24" W	88°09'24"
C2	16.73'	13.12'	13.00'	22.84'	S 87°49'05" W	62°51'50"
C3	233.37'	212.70'	130.00'	221.84'	S 87°49'05" W	62°51'50"
C4	111.52'	179.33'	57.63'	109.73'	N 74°11'44" E	35°37'48"
C5	107.76'	55.00'	81.93'	91.33'	N 73°18'32" W	112°15'13"
C6	29.72'	89.98'	15.00'	29.59'	N 70°01'50" W	18°55'40"
C7	134.82'	110.56'	77.23'	126.62'	N 48°04'08" W	68°52'11"
C8	69.77'	42.82'	45.41'	62.31'	S 48°42'36" E	93°21'50"
C9	35.27'	31.52'	19.74'	33.46'	N 59°08'23" E	141°15'21"
C10	32.97'	9.43'	66.81'	18.68'	N 84°44'13" W	196°04'07"
C11	13.27'	8.09'	8.67'	11.83'	S 38°03'56" E	93°57'10"
C12	21.91'	101.63'	11.00'	21.87'	N 69°23'51" W	12°21'09"
C13	27.54'	32.92'	14.64'	26.75'	N 40°49'33" W	47°56'22"
C14	19.12'	22.76'	10.16'	18.56'	S 41°55'59" E	48°07'59"
C15	16.17'	25.65'	8.36'	19.90'	S 48°42'36" W	93°21'50"
C16	11.65'	4.73'	13.44'	8.92'	N 89°08'23" E	141°15'21"
C17	10.03'	8.57'	5.68'	9.47'	S 28°37'37" E	67°04'31"
C18	12.84'	40.72'	6.47'	12.78'	N 52°19'08" W	18°03'42"
C19	8.11'	5.53'	4.98'	7.40'	S 88°07'52" E	84°01'48"
C20	25.48'	9.22'	48.10'	18.12'	S 50°36'15" W	158°17'30"
C21	14.95'	137.05'	7.48'	14.94'	S 80°24'29" W	06°15'01"
C22	27.11'	57.38'	13.81'	26.86'	N 72°58'44" W	27°04'17"
C23	21.12'	40.11'	10.81'	20.87'	S 82°11'36" W	30°09'36"
C24	69.17'	43.03'	44.63'	61.96'	N 36°53'24" W	92°05'22"

LINE TABLE

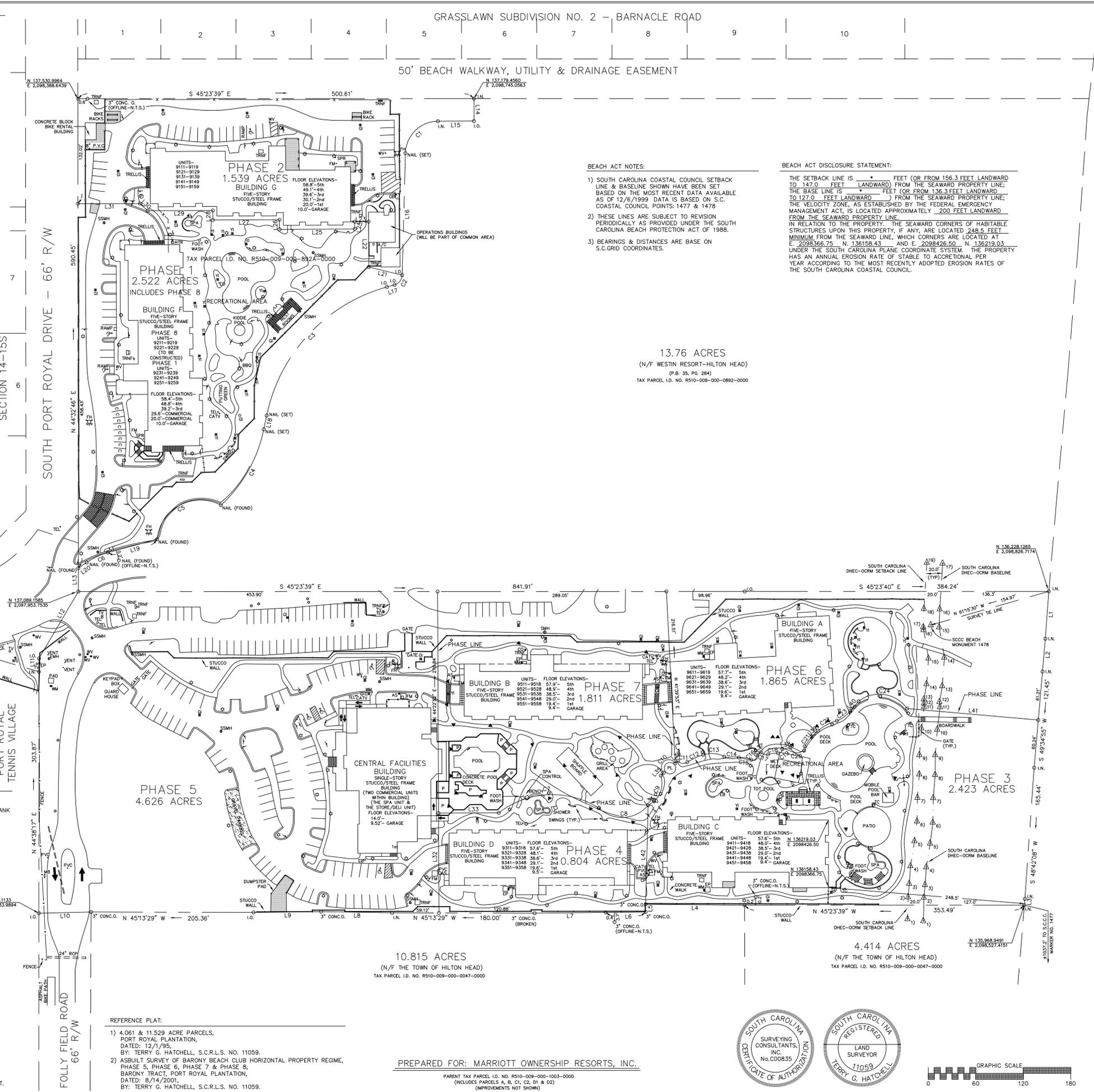
LINE	BEARING	LENGTH
L1	S 48°52'00" W	59.67'
L2	S 49°34'55" W	41.48'
L3	S 49°15'55" W	7.89'
L4	N 44°51'20" W	124.93'
L5	S 44°31'54" W	9.68'
L6	N 46°01'49" W	50.31'
L7	N 46°01'49" W	90.00'
L8	N 44°25'04" W	89.72'
L9	N 46°04'25" W	85.30'
L10	N 46°46'48" W	65.98'
L11	N 44°38'17" E	16.71'
L12	N 75°13'26" E	97.75'
L13	N 44°33'46" E	29.51'
L14	S 44°36'19" W	28.17'
L15	N 45°40'29" W	45.55'
L16	S 46°09'42" W	153.42'
L17	N 60°44'58" W	10.01'
L18	S 56°23'08" W	17.78'
L19	N 60°33'58" W	64.26'
L20	N 79°29'14" W	12.77'
L21	N 31°49'27" E	43.33'
L22	N 44°20'32" E	57.08'
L23	N 45°39'28" W	17.51'
L24	S 44°23'31" W	9.16'
L25	N 45°36'29" W	95.10'
L26	N 44°23'31" E	12.00'
L27	N 45°36'29" W	84.10'
L28	N 44°23'31" E	12.00'
L29	N 45°36'29" W	82.31'
L30	N 02°37'00" W	13.21'
L31	N 45°27'14" W	78.53'
L32	N 44°22'52" E	125.57'
L33	S 45°37'08" E	76.12'
L34	S 78°17'22" E	9.12'
L35	S 89°21'47" E	5.21'
L36	S 86°45'46" E	4.76'
L37	S 73°46'02" E	6.67'
L38	S 56°43'35" E	10.42'
L39	S 87°49'08" E	11.02'
L40	N 85°41'02" E	18.11'
L41	S 40°23'05" E	166.44'
L42	N 46°03'15" E	124.54'

LEGEND:

IN	IRON PIN, NEW (SET)	TRNF	TRANSFORMER
IO	IRON PIN, OLD (FOUND)	GL	GROUND LIGHT
WV	WATER VALVE	UTR	UNDERGROUND PROPANE TANK
FH	FIRE HYDRANT	TR	TRASH CAN
FM	FIRE MAIN	WC	WATER CISTERN
TEL	TELEPHONE BOX	WF	WATER FOUNTAIN
CATV	CABLE TELEVISION BOX	AS	AUTOMATIC SPRINKLER
EO	ELECTRIC OUTLET	CP	CONTROL PANEL
SSMH	SANITARY SEWER MANHOLE	WM	WATER METER
GI	GRATE INLET/CATCH BASIN	IB	IRRIGATION BOX
YI	YARD INLET	EB	ELECTRICAL BOX
S	SIGN	WB	WATER BIBB
SPR	LIGHT POLE	EP	ELECTRICAL PANEL
SB	SPRINKLER	CO	SEWER CLEAN-OUT
GB	GROUND BOX	WS	WATE SPIGOT
EMH	ELECTRIC MANHOLE	SMH	STORM MANHOLE
MB	MAILBOX	P	PLANTER

NOTES

- 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.
- THE BUILDINGS ON THIS PROPERTY ARE LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 15-D, COMMUNITY NO. 450250, MAP DATED 9/29/86, BASE ELEVATION 14.0'. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
- PHASE LINES SHOWN HAVE NOT AND WILL NOT BE MONUMENTED.
- ASBUILT INFORMATION SHOWN WAS TAKEN FROM REFERENCE PLAT #2.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRNET TITLE REPORT.



BEACH ACT NOTES:

- SOUTH CAROLINA COASTAL COUNCIL SETBACK LINE & BASELINE SHOWN HAVE BEEN SET BASED ON THE MOST RECENT DATA AVAILABLE AS OF 12/6/1999. DATA IS BASED ON S.C. COASTAL COUNCIL POINTS: 1477 & 1478.
- THESE LINES ARE SUBJECT TO REVISION PERIODICALLY AS PROVIDED UNDER THE SOUTH CAROLINA BEACH PROTECTION ACT OF 1988.
- BEARINGS & DISTANCES ARE BASE ON S.C. GRID COORDINATES.

BEACH ACT DISCLOSURE STATEMENT:

THE SETBACK LINE IS * FEET (OR FROM 156.3 FEET LANDWARD TO 147.0 FEET LANDWARD) FROM THE SEAWARD PROPERTY LINE; THE BASE LINE IS * FEET (OR FROM 136.3 FEET LANDWARD TO 127.0 FEET LANDWARD) FROM THE SEAWARD PROPERTY LINE; THE VELOCITY ZONE, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT ACT, IS LOCATED APPROXIMATELY 200 FEET LANDWARD FROM THE SEAWARD PROPERTY LINE. IN RELATION TO THE PROPERTY, THE SEAWARD CORNERS OF HABITABLE STRUCTURES UPON THIS PROPERTY, IF ANY, ARE LOCATED 248.5 FEET MINIMUM FROM THE SEAWARD LINE, WHICH CORNERS ARE LOCATED AT E 2098366.75 N 136158.43 AND E 2098426.50 N 136219.03 UNDER THE SOUTH CAROLINA PLANE COORDINATE SYSTEM. THE PROPERTY HAS AN ANNUAL EROSION RATE OF STABLE TO ACCRETIONAL PER YEAR ACCORDING TO THE MOST RECENTLY ADOPTED EROSION RATES OF THE SOUTH CAROLINA COASTAL COUNCIL.

13.76 ACRES
(N/F WESTIN RESORT-HILTON HEAD)
(P.B. 35, PG. 284)
TAX PARCEL I.D. NO. R510-009-000-0892-0000

BASILINE COORDINATES

N 136,044.30	E 2,098,422.69
N 136,064.84	E 2,098,444.00
N 136,075.18	E 2,098,456.16
N 136,089.95	E 2,098,472.89
N 136,107.79	E 2,098,497.42
N 136,124.07	E 2,098,518.28
N 136,145.71	E 2,098,540.37
N 136,164.65	E 2,098,562.41
N 136,182.46	E 2,098,584.11
N 136,203.50	E 2,098,604.46
N 136,221.07	E 2,098,626.82
N 136,236.18	E 2,098,649.94
N 136,253.52	E 2,098,673.35
N 136,261.52	E 2,098,696.56
N 136,269.56	E 2,098,719.99
N 136,288.1265	E 2,098,826.7174

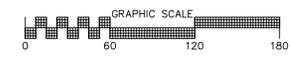
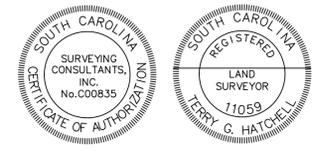
SETBACK LINE COORDINATES

N 136,060.08	E 2,098,410.24
N 136,079.24	E 2,098,430.12
N 136,090.29	E 2,098,443.06
N 136,104.94	E 2,098,459.66
N 136,123.77	E 2,098,485.38
N 136,139.15	E 2,098,510.09
N 136,160.00	E 2,098,526.38
N 136,179.70	E 2,098,546.77
N 136,196.96	E 2,098,569.96
N 136,218.63	E 2,098,591.38
N 136,235.32	E 2,098,612.58
N 136,253.53	E 2,098,636.55
N 136,262.18	E 2,098,659.19
N 136,274.98	E 2,098,685.41
N 136,284.58	E 2,098,712.42
N 136,297.50	E 2,098,740.60

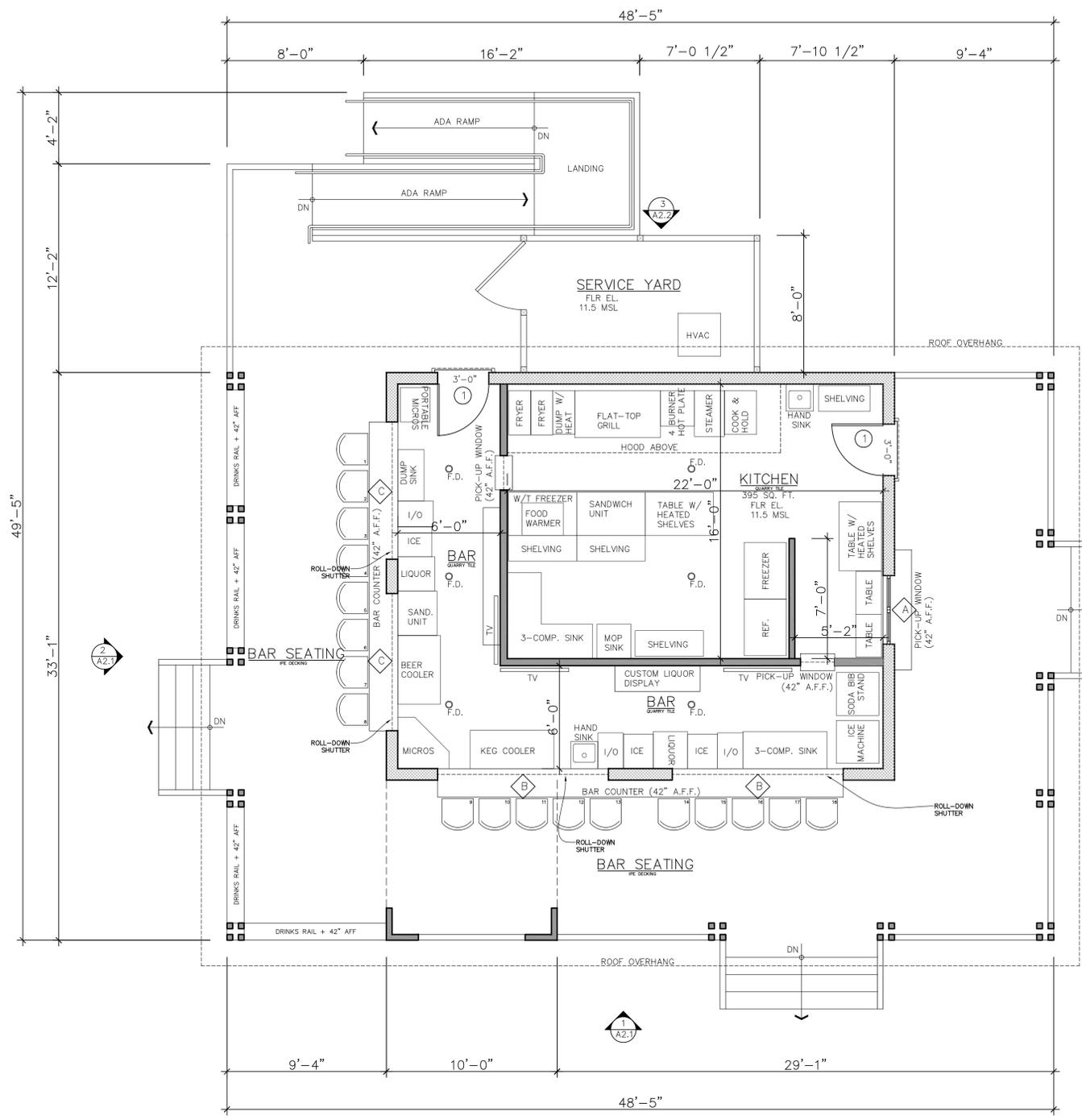
REFERENCE PLAT:

- 4.061 & 11.529 ACRE PARCELS, PORT ROYAL PLANTATION, DATED: 12/1/95, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.
- ASBUILT SURVEY OF BARONY BEACH CLUB HORIZONTAL PROPERTY REGIME, PHASE 5, PHASE 6, PHASE 7 & PHASE 8, BARONY TRACT, PORT ROYAL PLANTATION, DATED: 8/14/2001, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.

PREPARED FOR: MARRIOTT OWNERSHIP RESORTS, INC.
PARENT TAX PARCEL I.D. NO. R510-009-000-1003-0000
(INCLUDES PARCELS A, B, C1, C2, D1 & D2)
(IMPROVEMENTS NOT SHOWN)



SURVEYING CONSULTANTS
39 Sheridan Park Circle, Suite 6, Bluffton, SC 29910
Telephone: (843) 815-3904 FAX: (843) 815-3905
SCALE: 1" = 60' DATE: 5/21/2003 JOB NO: 95347V



LEGEND

SYM.	QTY	DESCRIPTION	SIZE	HD	HT	NOTES
(A)	1	WINDOW	4'-0"X3'-0"	6"	8"	
(B)	2	ROLL UP SHUTTER	10'-0"X4'-6"	8"	0"	
(C)	2	ROLL UP SHUTTER	8'-0"X4'-6"	8"	0"	
(1)	2	EXTERIOR DOOR	3'-0"X6'-8"	6"	8"	

BARONY BEACH CLUB BAR & GRILL: FLOOR PLAN
 SCALE 1/4"=1'-0"
 CONDITIONED: 395 SQ. FT.
 COVERED: 899 SQ. FT.
 TOTAL: 1294 SQ. FT.

PRELIMINARY
NOT FOR
CONSTRUCTION!
 ISSUE DATE: 10/12/2010

Date 10/12/10
 Drawn by PFB
 Checked by TZC
 Project # 0524T

Architecture
Tom Crews Architects
 2 Corpus Christie Pl., Ste. 101 Hilton Head Island, SC 29928
 843-842-5661 fax

A New Bar For:
MARRIOTT'S BARONY
BEACH CLUB
 5 GRASSLAWN AVENUE
 HILTON HEAD ISLAND, SOUTH CAROLINA

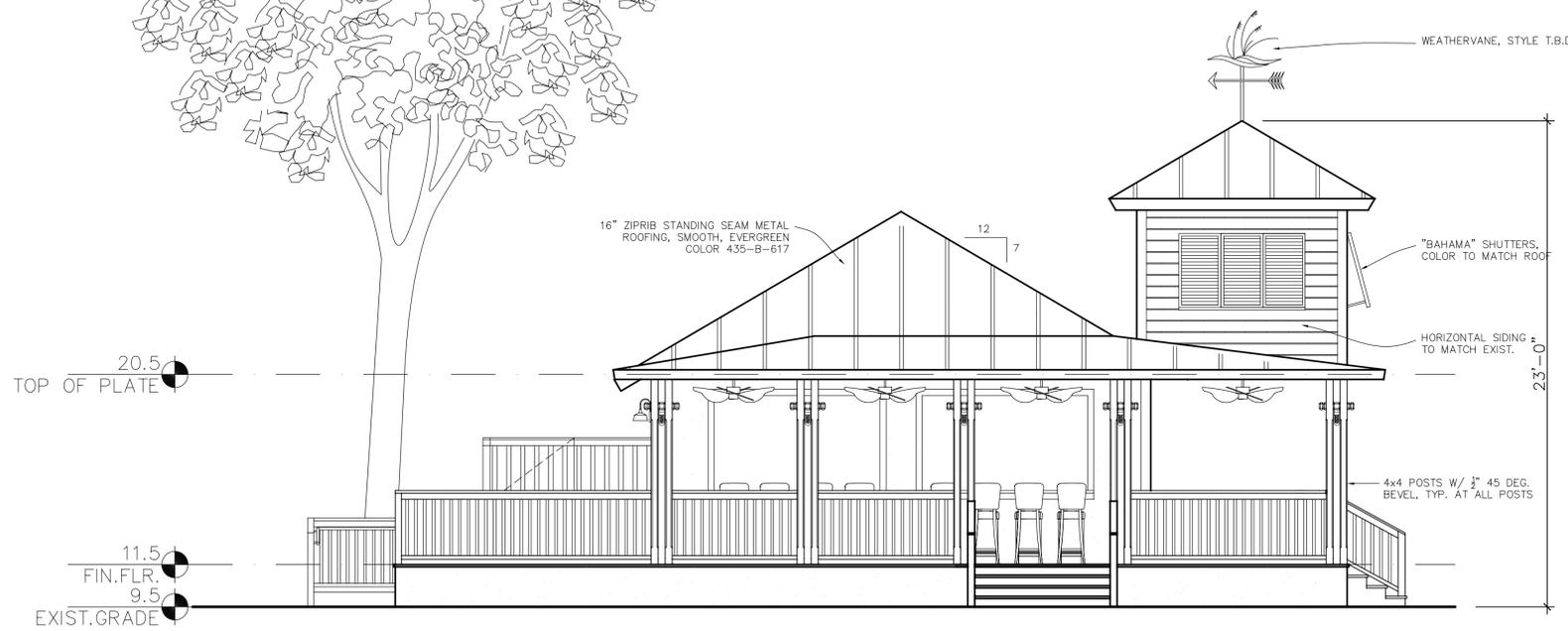
Revision # Date Description

DRAWING
 FLOOR PLAN
 ELECTRICAL PLAN

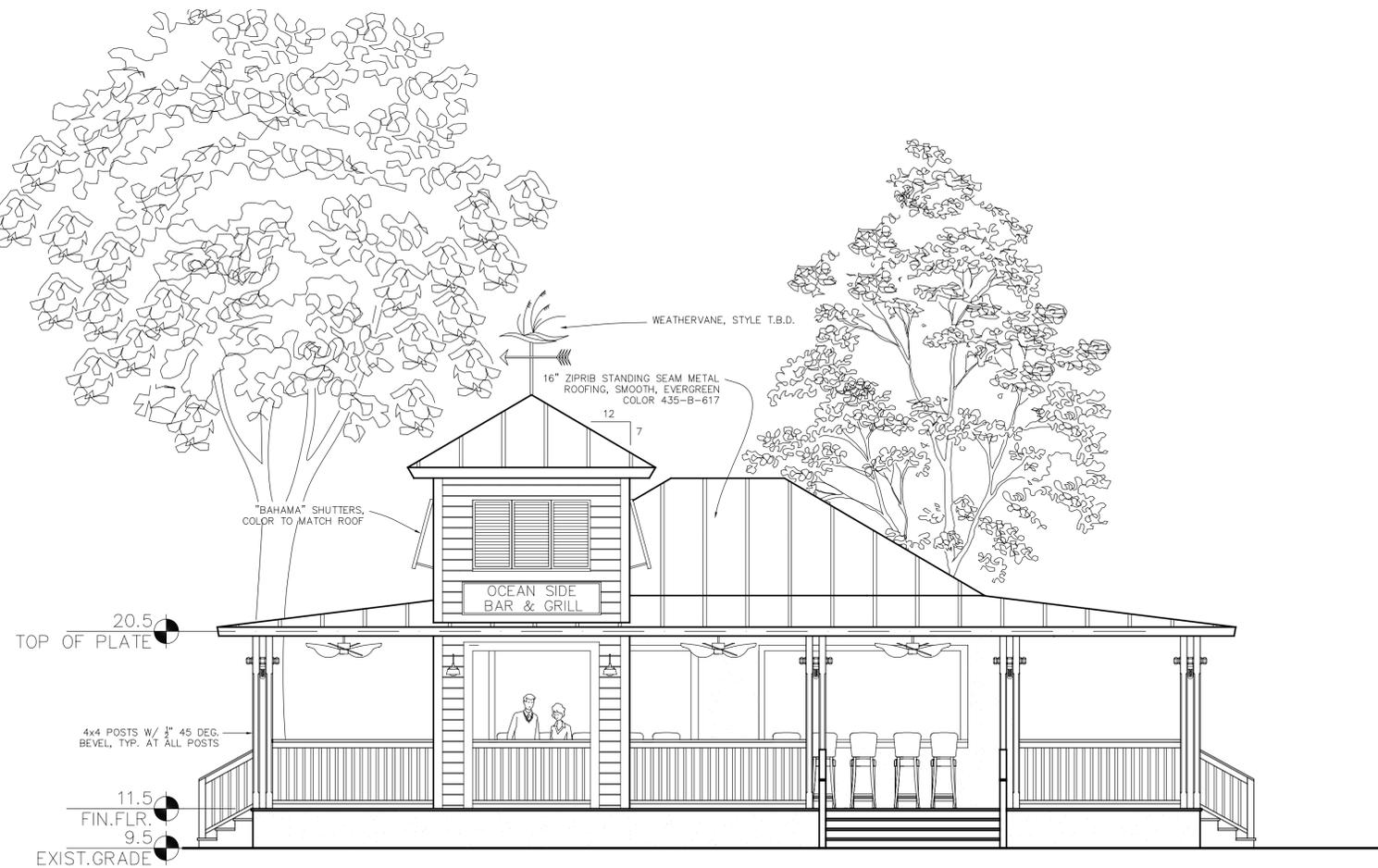
SHEET NUMBER

A1.1
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2 BARONY BEACH CLUB BAR & GRILL: ELEVATION
SCALE 1/4"=1'-0"



1 BARONY BEACH CLUB BAR & GRILL: ELEVATION
SCALE 1/4"=1'-0"

**PRELIMINARY
NOT FOR
CONSTRUCTION!**
ISSUE DATE: 10/12/2010

Soil

Soil

Date 10/12/10
Drawn by PFB
Checked by TZC
Project # 0524T

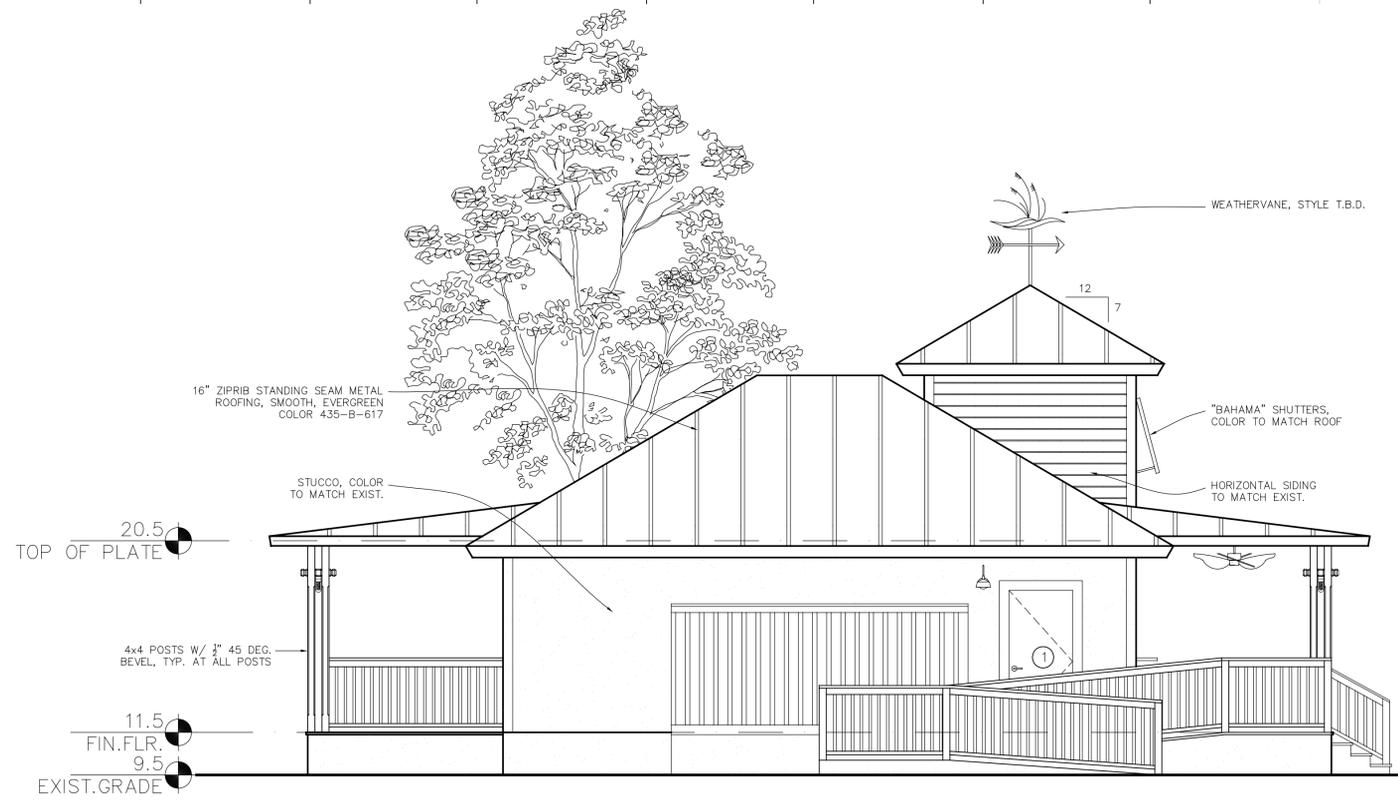
Architecture
Tom Crews Architects
2 Corpus Christie Pl., Ste. 101 Hilton Head Island, SC 29928
843-842-5671 fax

A New Bar For:
**MARRIOTT'S BARONY
BEACH CLUB**
5 GRASSLAWN AVENUE
HILTON HEAD ISLAND, SOUTH CAROLINA

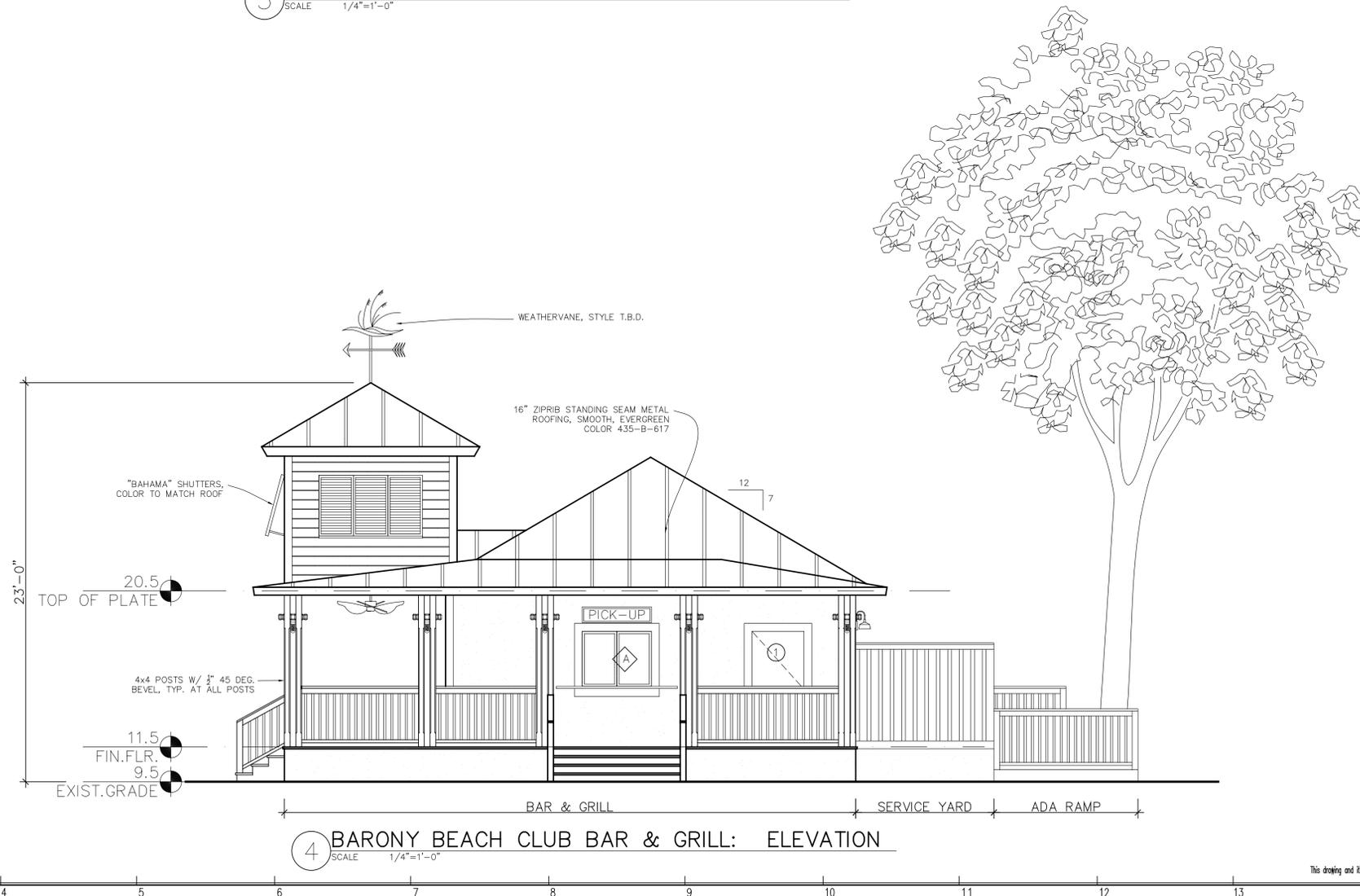
Revision # Date Description

DRAWING
EXTERIOR ELEVATIONS
SHEET NUMBER
A2.1
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3 BARONY BEACH CLUB BAR & GRILL: ELEVATION
SCALE 1/4"=1'-0"



4 BARONY BEACH CLUB BAR & GRILL: ELEVATION
SCALE 1/4"=1'-0"

**PRELIMINARY
NOT FOR
CONSTRUCTION!**
ISSUE DATE: 10/12/2010

Soil

Soil

Date 10/12/10
Drawn by PFB
Checked by TZC
Project # 0524T

Architecture
Tom Crews Architects
2 Corpus Christie Pl., Ste. 101 Hilton Head Island, SC 29928
843-842-5671 fax

A New Bar For:
**MARRIOTT'S BARONY
BEACH CLUB**
5 GRASSLAWN AVENUE
HILTON HEAD ISLAND, SOUTH CAROLINA

Revision # Date Description

DRAWING
EXTERIOR ELEVATIONS

SHEET NUMBER

A2.2

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DESIGN TEAM/ DRB COMMENT SHEET

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

PROJECT Barony Beach Club DRB# DR100043

DATE 10/26/2010 RECOMMEND APPROVE RECOMMEND APPROVE W/COND. RECOMMEND DENY

ARCHITECTURAL DESIGN

The Barony Beach Club has a first floor elevation of 11.5' in an A7 flood zone that requires the first floor to be at or above 14' msl. While it is a possible solution the narrative does not indicate if the building has been designed to be dry floodproofed. Dry floodproofing would require that the exterior walls must structurally withstand the passage of any flood water to a depth of 15' msl.

Bar must have one ADA accessible seating area with a bar height of 36" above FFE. Some consideration will need to be taken to fulfill this and the 15' msl floodproofing requirement.

Hood element(s) not shown on drawings.

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood	Y	
Promotes pedestrian scale and circulation	Y	
Design is unobtrusive and set into the natural environment	Y	
Utilizes natural materials and colors	Y	
Avoids distinctive vernacular styles	Y	
Design is appropriate for its use	Y	
All facades are have equal design characteristics	Y	
Avoids monotonous planes or unrelieved repetition	Y	
Has a strong roof form with enough variety to provide visual interest	Y	
Minimum roof pitch of 6/12	Y	
Overhangs are sufficient for the façade height.	Y	
Forms and details are sufficient to reduce the mass of the structure	Y	
Human scale is achieved by the use of proper proportions and architectural elements	Y	
Utilizes a variety of materials, textures and colors	Y	
Incorporates wood or wood simulating materials	Y	
Windows are in proportion to	Y	

the facade		
Details are clean, simple and appropriate while avoiding excessive ornamentation	Y	
Utilities and equipment are concealed from view	Y	
Decorative lighting is limited and low wattage and adds to the visual character	Y	
Accessory elements are design to coordinate with the primary structure	Y	

LANDSCAPE DESIGN

Some attempt should be made in the sidewalk layout to minimize tree removal/impact, if feasible.

A full landscape plan with full plant schedule will be required for final approval

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project	Y	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	Y	
Landscape is designed so that it may be maintained in its natural shape and size	Y	
Preserves a variety of existing native trees and shrubs	Y	
Provides for a harmonious setting for the site's structures, parking areas or other construction	Y	
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)	Y/N	See General Comment Above
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	NA	
A variety of species is selected for texture and color	NA	
Provides overall order and continuity of the Landscape plan	Y	
Native plants or plants that have historically been prevalent on the Island are utilized		
A variety of sizes is selected to create a "layered"	Y	

appearance for visual interest and a sense of depth		
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	Y/N	See General Comment Above
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	NA	
Proposed groundcovers are evergreen species with low maintenance needs	Y	
Large grassed lawn areas encompassing a major portion of the site are avoided	Y	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	Y	
Ornamentals and Annuals are limited to entrances and other focal points	Y	

NATURAL RESOURCES PROTECTION

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants		The proposed addition has been placed in a grove of live oaks. There are at least 9 live oaks of various sizes that will be adversely affected by the design, as proposed. Please attempt to alter the design to avoid removal or minimize damage to the root zone (area under the tree's canopy).
Supplemental and replacement trees meet LMO requirements for size, species and number		
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

MISCELLANEOUS COMMENTS/QUESTIONS



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

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: Gary Dieterich Company: Somerset Condominium HPR
 Mailing Address: 164 South Shore Drive, Unit 205 City: Town of HHI State: SC Zip: 29928
 Telephone: (843)422-9801 Fax: _____ E-mail: gjdieterich@earthlink.net
 Project Name: Somerset Condo Reroofing Construction Project Address: 164 South Shore Drive
 Parcel Number [PIN]: R_520 016 000 0357 0000
 Zoning District: PD- Overlay District(s): Oceanfront Corridor

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

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

Submittal Requirements for ***All*** projects:

Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB 's written notice of action per LMO Section 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

\$50.00 Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, and if applicable, location of bordering streets, marshes and beaches.

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

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

_____ Context photographs of neighboring uses and architectural styles.

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

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

Additional Submittal Requirements:

New Development – Final Approval

A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.

_____ Final site development plan meeting the requirements of Sec. 16-3-303.F.

_____ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.

Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.

A color board (11 "x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

_____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions and Minor External Changes

A written narrative describing how project conforms to design guidelines of Section 16-4-503. (Scanned Narrative)

Photographs and/or drawings of existing development. (Somerset.JPG)

Drawings of the proposed development - 11 "x 17" . (Elevations.pdf)

Material/color samples of existing and proposed changes - 8 1/2" X 14" Maximum;
Stating manufacturer and material name (Colors Roof)

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

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

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. 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.

Gary Dieterich

10/18/2010

SOMERSET HPR

P. O. Box 7431, Hilton Head Island, SC 29938

October 15, 2010

Hilton Head Island Design Review Board
Mr. Mike Roan
Community Development Department
One Town Center Court
Hilton Head Island, SC 29938

Dear Mr. Roan:

With regard to the impending Somerset roof repair/replacement project, we believe that the requested material change will be a minor change to the overall character of the existing building and its immediate neighboring structures.

The form of the existing roof does an excellent job of avoiding monotonous unbroken planes. Nothing about the existing form will be changed. This can also be said about the building's mass. It will remain unchanged.

The proportions of the building exist and the use of trellises, canopies and terraces both at grade and in the elevated structure give the building a sense of human scale. The current building mass is also reduced at each end, where it is stepped down, further pulling it to the ground and promoting a more human scale.

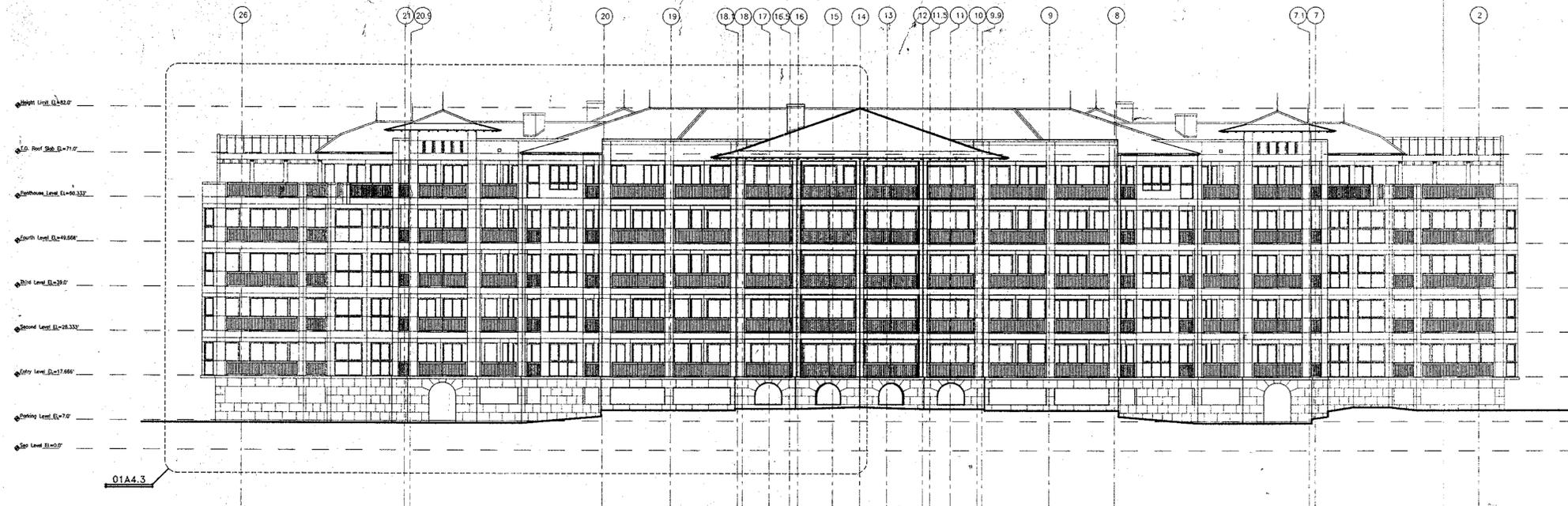
The choice to change the existing material on the roof is driven by the desire to have a material generally common to the area that is more appropriate for a tall building located in a high wind prone geographic region. Since the current concrete tile installation is in non conformance with the code and must be removed, the Somerset Board has decided to reduce their liability associated with the roofing material by changing it from concrete tile to a standing seam metal roof panel installation.

The architectural details associated with a standing seam metal panel roofing system have been around for centuries and are outlined in the SMACNA Architectural Sheet Metal Manual. We intend to utilize the traditional details that are described in this manual in the construction of this reroofing construction project.

We have included samples of the natural material colors which are color fast in the Roof Color Attachment for your consideration. While we feel that all three colors will be harmonious with the surrounding neighborhood, choice #1 is the closest in color to the current concrete tiles and we really prefer to use that, since we are trying to maintain the appearance of the building as it now stands.

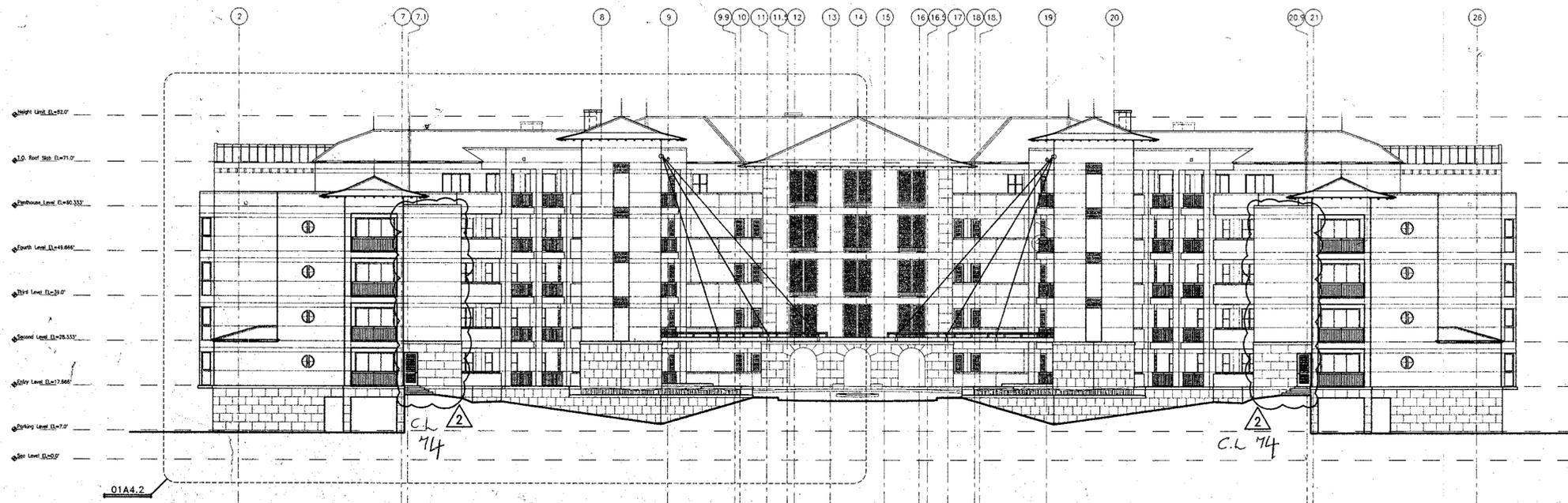
Sincerely,
Somerset Board of Directors





Beach Elevation

1/16" = 1'-0" 03



Road (Entry) Elevation

1/16" = 1'-0" 01

drawn by LKD
 checked by
 issue date CRC 10/20/97
 revisions: PRICING 12/12/97
 REVIEW 02/06/98
 PERMIT 02/25/98
 REV. #2 06/08/98

Architects, Inc.
**McKinney
 Frese
 Harsh**
 Interior Design
 Space Planning, Inc.
 Telephone 205/251-1616
 Fax 205/251-1658
 3017 Second Avenue South
 Birmingham, Alabama 35233

97001
 commission number

Southshore Condominiums
 Hilton Head ... South Carolina

Clearmont
 A Golf and Beach Community

ELEVATIONS
 Drawing title
A3.1
 Drawing number
 50
 sequence number
 136

KENT_C:\DWG\1400\CONDOS\SS-ELEV.DWG





October 19, 2010

Somerset HPR
c/o Allied Management Group
P. O. Box 7431
Hilton Head Island, SC 29938

SUBJECT: Re-roof Project

To Whom It May Concern:

The Leamington Architectural Review Board has reviewed the roof color samples submitted for the above project. We approve all three in the following order of preference: 1, 2, 3.

Should you have any questions, please feel free to contact us.

Sincerely,

Leslie Howard
ARB Administrator

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 South Shore Condominiums DRB# DR100044

DATE 10/26/2010 RECOMMEND X RECOMMEND RECOMMEND

APPROVE APPROVE W/COND. DENY

ARCHITECTURAL DESIGN		
Applicant wishes to replace shingle replication with standing seam metal roof. Three colors have been provided (grey, blue, brown/red) with grey being the preferred alternative. Actual color samples will be provided at the meeting. Staff recommends approval of the applicant's preferred grey.		
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood		
Promotes pedestrian scale and circulation		
Design is unobtrusive and set into the natural environment		
Utilizes natural materials and colors		
Avoids distinctive vernacular styles		
Design is appropriate for its use		
All facades are have equal design characteristics		
Avoids monotonous planes or unrelieved repetition		
Has a strong roof form with enough variety to provide visual interest		
Minimum roof pitch of 6/12		
Overhangs are sufficient for the façade height.		
Forms an details are sufficient to reduce the mass of the structure		
Human scale is achieved by the use of proper proportions and architectural elements		
Utilizes a variety of materials, textures and colors		
Incorporates wood or wood simulating materials		
Windows are in proportion to the facade		
Details are clean, simple and appropriate while avoiding excessive ornamentation		
Utilities and equipment are concealed from view		

Decorative lighting is limited and low wattage and adds to the visual character		
Accessory elements are design to coordinate with the primary structure		
LANDSCAPE DESIGN		
NA		
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project		
Provides Landscaping of a scope and size that is in proportion to the scale of the development		
Landscape is designed so that it may be maintained in its natural shape and size		
Preserves a variety of existing native trees and shrubs		
Provides for a harmonious setting for the site's structures, parking areas or other construction		
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)		
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project		
A variety of species is selected for texture and color		
Provides overall order and continuity of the Landscape plan		
Native plants or plants that have historically been prevalent on the Island are utilized		
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth		
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots		
Proper spacing and		

location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning		
Proposed groundcovers are evergreen species with low maintenance needs		
Large grassed lawn areas encompassing a major portion of the site are avoided		
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood		
Ornamentals and Annuals are limited to entrances and other focal points		

NATURAL RESOURCES PROTECTION

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants		Natural Resources has no comments on this project.
Supplemental and replacement trees meet LMO requirements for size, species and number		
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

MISCELLANEOUS COMMENTS/QUESTIONS
The hood system exhaust ducting is not shown on the elevations.
A portion of the bar will have to be lowered to meet the accessibility requirements.