



The Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, January 11, 2011

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 December 14, 2010**
- 6. Staff Report**
- 7. Board Business**
- 8. Unfinished Business**
 - A) DR090013- 200 Central Avenue- Alteration/ Addition
- 9. New Business**
 - A) DR100052- Coastal Timeshare Creations- Alteration/ Addition
 - B) DR100053- Harbour Pointe Entrance- Alteration/ Addition
 - C) DR100054- Park Plaza- Monkey Business/ Brick Oven Entrance- Alteration/ Addition
 - D) DR110001- Advance Auto Parts (Galleria of Shops)- Alteration/ Addition
- 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.

Town of Hilton Head Island
DESIGN REVIEW BOARD
Minutes of the Tuesday, December 14, 2010 Meeting
1:15pm – Benjamin M. Racusin Council Chambers

DRAFT

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

Board Members Absent: None

Council Members Present: Bill Ferguson

Town Staff Present: Mike Roan, Urban Design Administrator
Richard Spruce, Plans Review 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 November 23, 2010 meeting were **approved** as presented by general consent.

6. STAFF REPORT

None

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

None

9. NEW BUSINESS

One Hot Mama's - Awning – Alteration/Addition - DR100047

Mr. Roan introduced the project and stated its location in Hilton Head Plaza. The applicant currently has an indoor/outdoor bar configuration. Based on weather considerations, the applicant would like to add an overhang to be contained to the bar area. The applicant is

proposing a simple, fairly basic pipe construction that will extend just beyond the area of the bar. Mr. Roan presented an in-depth review of the project. The applicant is proposing to use the same 1 x 4 trim and leaner bar detail that is currently shown on Reilley's outdoor bar.

The applicant will need to clarify how and where the awning resolves into the wall and the connecting parapet feature in the courtyard. The awning color will be dark green to match the roof. Staff recommended approval with the condition that the requested clarification is approved by the Board. At completion of the staff's presentation, Chairman Parker requested that the applicant make his presentation.

Applicant, Mr. Chris Moscola, managing partner of One Hot Mama's, presented statements in support of the application. The Board and the applicant discussed the attachment details, the roof, the pipe construction, and the awning. The Board and the applicant discussed concerns with the attachment issue. At the completion of the discussion, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the One Hot Mama's – awning application upon the revision of the details to show a continuous attachment to both fascias, creating a valley in the awning versus a simple shed awning. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 5-1-0.

Lawton Canal Antennae Co-Locate – Alteration/Addition - DR100048

Mr. Roan introduced the project and stated its location, 2 Lawton Canal Road in Sea Pines. The applicant would like to install a microwave dish on the monopole at this address. Mr. Roan reviewed the site and the proposed project. The Sea Pines Architecture Board has approved the project. The staff recommended approval of the application. The Board discussed the project and agreed with staff's recommendation to approve the application. At the completion of final comments, Chairman Parker requested that a motion be made.

Mr. Behling made a **motion** to **approve** the Lawton Canal Antennae Co-Locate application as presented. Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 6-0-0.

(Chairman Parker and Vice Chairman Theodore recused themselves from review of the following application due to a potential conflict of interest. A Disclosure of Conflict of Interest Form was completed by both members, signed, and attached to the record).

First Presbyterian Church - Renovation – Alteration/Addition - DR100049

Mr. Roan introduced the project and stated its location, 540 William Hilton Parkway. Today's application represents Phase II of the modifications and additions for the Church. The scope of the Phase II work is limited to the original 1982 – 83 Christian Education structure. A new exist access stair will be added along with a new primary entrance to the structure which will provide weather protection and improved user access. The existing west entrance will be eliminated. The door and side lights will be removed; and two double hung windows added to restore that wall to its original configuration.

The proposed work included the elimination of several double hung windows and the addition of several new double hung windows. All exterior building colors and materials will match the existing. The site design will require minimal site disturbance, minor landscape alterations and no tree removal. Two areas of existing concrete walk on the western side of the building will be

removed as they are no longer needed for building access. Concrete walks along the front of the building and accessing the parking lot will be replaced with a new exposed aggregate walk. A new, exposed aggregate walk will be installed on-grade and will provide additional access from the parking lot to the new, covered entryway. Landscape replacement material will complement the existing and recently installed Phase I landscaping.

Mr. Roan presented details regarding the elevations, the landscaping, and the covered entryway. Mr. Roan discussed the need to preserve existing trees. These trees are important in softening the new, large Pattern 139 addition for the stairwell. They also constrain the ability to increase the bed size in front of this wall, given the new covered entry configuration.

Every attempt should be made to minimize the impact to the existing trees and landscaping. The size and placement of the proposed azaleas and redbud anchoring the corner should be carefully considered. Because the large trees located near the sidewalks are scheduled to be replaced, the sidewalk must go back in the same footprint; or it must be on top of existing grade.

Following staff's presentation, Mr. Behling (*acting on behalf of recused Chairman Tom Parker*) requested that the applicant(s) make their presentation.

Mr. Trey Griffin, Landscape Architect, with Wood + Partners, and Mr. Jake Lee, Architect of Record, Lee & Parker Architects, presented statements in support of today's Phase II application. The applicants addressed the staff's concerns regarding trees and landscaping. The applicant(s) stated that the trees will be protected. At the completion of final comments, Mr. Behling requested that a motion to be made.

Mr. Sodemann made a **motion** to approve the First Presbyterian Church - Renovation application as presented. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

Spanish Wells Road Antennae Co-Location – Alteration/Addition - DR100050

Mr. Roan introduced the project and stated its location, 282 Spanish Wells Road. Mr. Roan reviewed the site and the proposed project. Today's application includes expansion of an existing ground cabinet. The cabinet is located behind the fence and virtually invisible. The staff recommended approval of the application. The Board discussed the project and agreed with the staff's recommendation. Following final comments, Chairman Parker requested that a motion be made.

Mr. Behling made a **motion** to approve the Spanish Wells Road Antennae Co-Location application as presented. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 7-0-0.

The Lodge – Alteration/Addition - DR100051

Mr. Roan introduced the project and stated its location in Hilton Head Plaza. Mr. Roan presented an in-depth review of the site and the proposed project. The applicant is proposing to extend one of the four walls of the courtyard. The applicant wishes to extend the wall in order to create some partial definition on the back of the deck.

The staff feels that the proposed project would break up the symmetry and definition of the overall area. For all the cumulative add-ons in and on this courtyard, approved or otherwise, this is actually a structural component of the building. It appears (in the photos) that One Hot

Mama's has extended the same feature with an aluminum rail. Staff would recommend that the applicant do the same with a matching detail along the same delineation, and cut back the deck accordingly to suit. The extension of the brick wall is not an appropriate solution.

The applicant should subsequently fill the increased bed area with some sort of landscaping. If today's application is denied or withdrawn, the deck should be properly finished to integrate into the edge of the existing sidewalk without a continuous 8-12" gap of dirt.

Mr. Roan also presented statements with regard to the need to preserve existing trees. This project was previously reviewed by the Fire Department and their requirements are that the material shall be flame resistant; and the fireplace in the center of the patio shall be changed to a gas fireplace only.

The applicant was not available at today's meeting for comments or questions from the Board. The Board discussed the project. The Board reported aesthetic and safety concerns regarding the proposed extension of the brick wall. The applicant should explore more appropriate options. The Board agreed with staff's concerns regarding the need to preserve trees.

Following final comments, and based on today's concerns, Chairman Parker reported that the Board is unable to approve today's submission. The applicant should reconsider the design of the project taking today's comments into consideration. Staff will meet with the applicant to discuss the Board's concerns. Mr. Roan **withdrew** today's submission on behalf of the applicant.

Providence Presbyterian Church - SIGN100174

Mr. Roan reported that this is a sign application. The applicant would like to locate the new (secondary) sign next to the driveway of the Church's Children's Center.

Mr. Roan presented an in-depth review of the sign application including the location of the Church's main ID sign. The proposed sign is to complement/mirror the main ID sign for the sanctuary entrance (further down Cordillo Parkway). The materials and colors are to match the existing. The staff recommended that the exposed 4 x 4 supports be clad with blanks to anchor the sign, provide some weight, and mimic the changeable copy panels on the main ID sign.

The staff recommended that the standing seam roof element on the main sign be repeated on the new sign. This is a highly visible entry on the street and an attempt at value-engineering existing details would be a disservice to the quality of the development on the site.

Mr. Roan stated that landscaping will need to be submitted as well. The Board discussed the project and agreed with staff's recommendations. Following staff's presentation, Chairman Parker requested that the applicants make (their) presentation.

Applicants, Mr. Joe Alexander and Mr. Brian Byrd, with Providence Presbyterian Church, and Mr. Howard Wright, with Hilton Head Signs, presented statements in support of the application.

The Board and the applicants discussed several issues including a recommendation to reduce the size of the new sign, adding a roof to the back of the sign, and wrapping the bottom of the sign for added weight. Reducing the size of the new sign, in order to differentiate it from the main ID sign, will help a great deal.

The Board agreed that the new sign should have a back and a roof in order to achieve the same high quality as the main ID sign. Following final comments, the applicants stated that they would like to **withdraw** today's application for needed revisions.

10. APPEARANCE BY CITIZENS

None

11. ADJOURNMENT

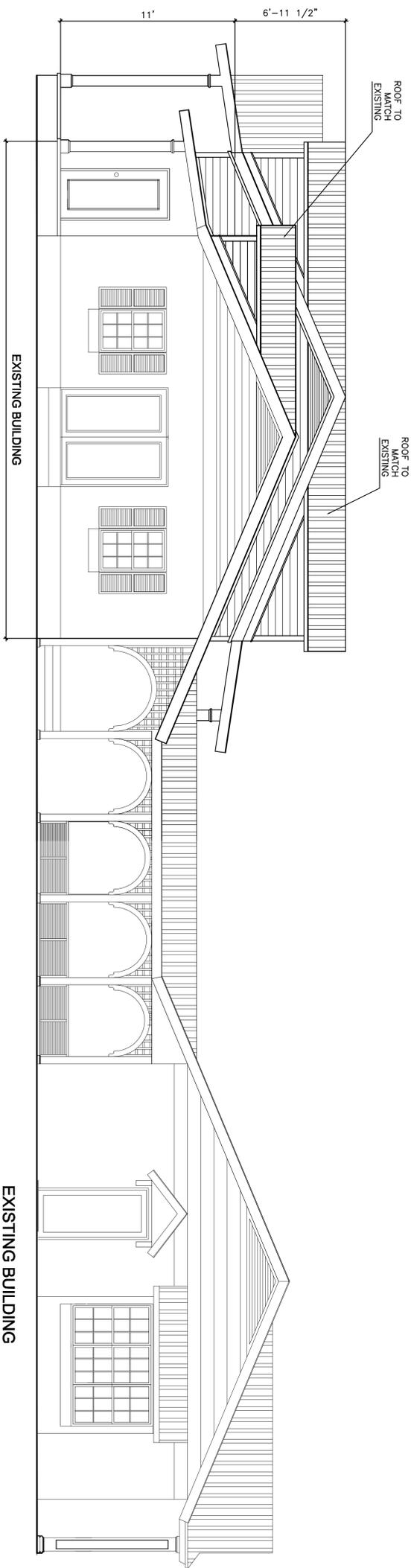
The meeting was adjourned at 2:15pm.

Submitted By:

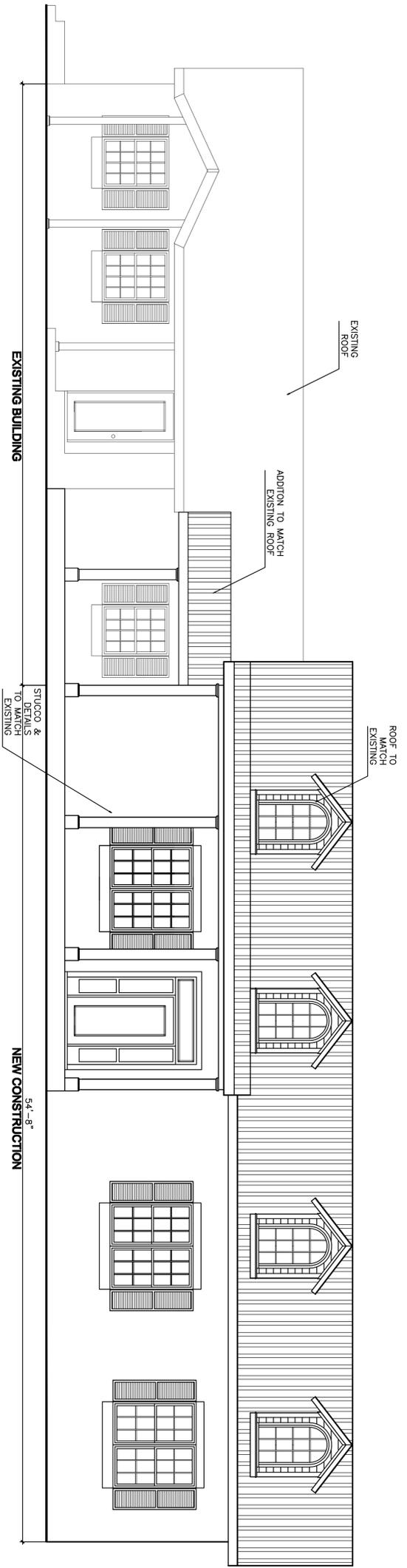
Approved By:

Kathleen Carlin
Administrative Assistant

Tom Parker
Chairman



2 ELEVATION (MERCHANT STREET)
SCALE: 1/4"=1'-0"



1 ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"

REPRODUCTION IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF DIVERSIFIED DESIGNS P.C.

REVISIONS

DIVERSIFIED DESIGNS P.C.
P.O. BOX 1397, 11 JONES AVE.
TYBEE ISLAND, GA. 31328
EMAIL: ddesigns@bellsouth.net
(912)786-7945 (800)858-4125
(912)786-7944 (912)786-7943 FAX

GILLELAND OFFICE & RETAIL COMPLEX ADDITION
200 CENTRAL AVENUE
LOT # 10 & 11 U.S. HWY 278, A PART OF MAIN ST.
HILTON HEAD PLANTATIONS COMMERCIAL SUBDIVISIONS

DRAWN BY: S.R.
CHECKED BY:
DATE: 05-17-10
SCALE: AS NOTED
PROJECT#: SEA PINES

PERMIT SET A-6

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 200 Central Avenue DRB# DR090013

DATE 1/11/2011 RECOMMEND APPROVE RECOMMEND APPROVE W/COND. RECOMMEND DENY

ARCHITECTURAL DESIGN
 The approvable elements remain (colors, materials, etc.), and improvements have been made in regards to the Board’s concerns regarding consistency in some aspects (i.e windows, shutter details) and better integrating the addition into the existing 900 SF building. The “Bank as Bookends” approach has been abandoned. The project elements not directly addressed by the Design Guide can be clarified by the Board and applicant at the next meeting. An updated site plan will be required, as well as an updated landscape plan

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		
-------------------------	--	--

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		
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: 12-13-10
 Accepted by: MR
 App. #: DR 1000.52
 Meeting Date: _____

Applicant/Agent Name: TED MORRIS Company: Coastal Timeshore Creations
 Mailing Address: 2 N Forest Bch Dr #106B City: HHT State: SC Zip: 29928
 Telephone: 68762500x104 Fax: 843 200 2324 E-mail: tmorris@coastal4less.com
 Project Name: Beachmarket OPC Bwth Project Address: 2 N Forest Bch Dr
 Parcel Number [PIN]: R552 012 000 0012 0000
 Zoning District: Coligny Walking 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
 New Development – Final, indicate Project Number
 Alteration/Addition
 Minor External Change

Submittal Requirements for *All* projects:

NO 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" .
- NA Material/color samples of existing and proposed changes - 8 1/2" X 14" *Maximum*;
Stating manufacturer and material name

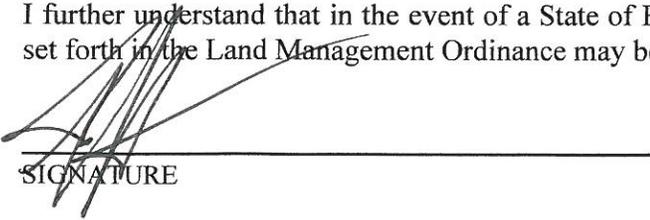
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

12/9/2010

DATE



Narrative for Beachmarket Minor External Change

Beachmarket Shops and Coastal Timeshare Creations propose the following external change:

The area in question is on the North Forest Beach Dr side of the plaza. Currently it houses a small booth used to book clients for tours of Spinnaker Resorts, and several magazine racks. The area is approximately 10' x 10' and would not hinder the existing accessibility of the plaza.

We propose to remove the current booth and magazine racks and install an open gazebo with counters and lockable cabinets inside. The design, colors and roof materials would match the existing style of the plaza (per attached drawings and pictures) No trees or branches of the existing trees will need to be removed to achieve this. We feel that this change would greatly enhance the aesthetic view of this area for visitors and residence alike.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Jay Stevens", written over a horizontal line.

Jay Stevens – Beachmarket Shops

A handwritten signature in black ink, appearing to read "Ted Morris", written over a horizontal line.

Ted Morris – Coastal Timeshare Creations

Coastal Timeshare Creations
2 North Forest Beach Dr. Suite 101
Hilton Head Island, SC 29928
(843) 686-2500 Ext. 101

Beach Market
2 North Forest Beach Dr.
Hilton Head Island, SC 29928



Photo Page 3

Beach Market
2 North Forest Beach Dr.
Hilton Head Island, SC 29928



Beach Market
2 North Forest Beach Dr.
Hilton Head Island, SC 29928



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 Coastal Timeshare Creations DRB# DR100052

DATE 1/11/2011 RECOMMEND APPROVE RECOMMEND APPROVE W/COND. RECOMMEND DENY

ARCHITECTURAL DESIGN		
Formalizing a space currently used for an information booth and fliers. Colors and materials to match existing building. Staff would like to see how the back of the proposed cabinetry presents itself outwardly to the plaza area. Exposed rafter details could be interpreted as a means of celebrating a unique feature, or conversely, inconsistent with the fascia on the roof of the main building		
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		
-------------------------	--	--

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		
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: Trey Griffin Company: Wood+Partners, Inc
 Mailing Address: 7 Lafayette Pl City: HHI State: SC Zip: 29925
 Telephone: 481-6618 Fax: 481-7086 E-mail: tgriffin@woodandpartners.com
 Project Name: HARBOUR POINTE/ ENTRANCE RENOVATION Project Address: #4 SHELTER COVE LANE
SUNSET POINTE
 Parcel Number [PIN]: R520 012 00B 0001, 001A, 001B & 001C - 0000
 Zoning District: PD-1 Overlay District(s): COR

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.

 12-27-10

SIGNATURE

DATE

Entrance Renovation Marriott Harbour Pointe and Sunset Point

#4 Shelter Cove Lane
Hilton Head Island, SC

PROJECT NARRATIVE

December 28, 2010

The project consists of renovating the existing entrance for Marriott's Harbour Pointe and Sunset Pointe Properties. The existing entrance (see existing photos) has become dated and is in need of renovation to better promote and sign the arrival experience. Entrance modifications will remain in character with existing project materials and finishes but will create an updated and attractive resort arrival experience. Modifications include signage, hardscape, landscape and lighting enhancements.

Signage

The entrance is located on the apex of a curve along Shelter Cove Lane. The existing project signage is located parallel to the road within a small raised island and set far enough back that visibility of the sign is restricted until vehicles are nearly passing the location. This renovation relocates the sign to a new angled wall so that guests will better find the resort. The new wall will be constructed to match the color, size and materials of the existing adjacent walls. The new sign panel will be centered along the wall and raised for better visibility. Stud mounted aluminum channel letters will be mounted on a v-groove western red cedar panel to create a stronger nautical theme appropriate for Shelter Cove. Letters will be halo lit with low voltage LED lighting. Rough Sawn Timber Brackets will add decorative support touches below the sign panel.

Hardscape

Several small stucco planters in front of the existing walls will be removed to open up the landscape beds in front of the walls and sign to allow for a more appropriate and aesthetic planting scheme. The existing main columns flanking the entrance will be maintained but enhanced by adding built-out column caps utilizing clay tiles creating a gateway quality to the entrance. The new clay tile caps will match the architecture of the buildings. A new red cedar wood panel will replace an existing landscape hedge between the current columns and match the proposed sign backing. Decorative nautical lanterns will hang from the gateway columns adding character for evening arrivals. The existing walls will be cleaned and re-finished with a new rustic terra cotta tile border that matches the roof tile color and texture. The existing concrete pavers will be replaced with new pavers in a more appropriate low-country color blend and will have an exposed shell finish. The existing curbs are cracked and broken and will be replaced with new curbs to match. Decorative oyster shell concrete banding will be added to provide proper paver restraint.

Landscape

The landscape design will also be renovated to include a more colorful plant palette and better plant massing. The new landscape will provide more color and texture appropriate for a resort destination. Two specimen Medjool palms will be planted in the center island to complete the resort arrival experience. Two existing cabbage palms and one 6" live oak will be removed to allow for the renovation.

Lighting

New accent lighting will be added for illumination of the sign as well as architectural accents and better evening arrival.

Existing Project Photographs
Marriott Harbour Point and Sunset Pointe
Entrance Renovations

Hilton Head Island, South Carolina
December 28, 2010



View of entry signage as seen entering Marriott Harbour Point and Sunset Pointe



View of entry signage from within parking lot

**Existing Project Photographs - Continued
Marriott Harbour Pointe and Sunset Pointe**



View of entry signage when driving West on Shelter Cove Lane



View of entry signage when driving East on Shelter Cove Lane

**Existing Project Photographs - Continued
Marriott Harbour Pointe and Sunset Pointe**



Existing Wall (Match Color, Texture)



Existing Buildings (Tile Roof)

MARRIOTT'S HARBOUR POINT AND SUNSET POINTE LANDSCAPE DEVELOPMENT PLANS MAIN ENTRANCE HILTON HEAD ISLAND, SC OCTOBER 8, 2010

SHEET INDEX:

- L1 - SITE PLAN & DETAILS
L2 - LANDSCAPE PLAN AND DETAILS



ENTRY ELEVATION
SCALE: NTS

GENERAL SITE PLAN AND LAYOUT NOTES:

1. THIS BUILDER'S SET HAS BEEN CREATED TO ILLUSTRATE THE GENERAL DESIGN INTENT OF THE PROJECT. THE CONTRACTOR SHALL WORK CLOSELY WITH THE OWNER'S REP. AND NOTIFY HIM AS ADDITIONAL INFORMATION IS NEEDED TO PROPERLY CONSTRUCT/INSTALL/BUILD ELEMENTS DEPICTED HEREIN.
2. TEMPORARY EROSION & SEDIMENT CONTROLS (HAY BALES, 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 IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN ALL GRASSED AREAS, INCLUDING THE REPAIR OF EROSION AREAS, UNTIL GRASS HAS REACHED THE LEVEL OF FINAL ACCEPTANCE.

6. 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.
7. TREE PROTECTION FENCES SHALL BE MAINTAINED IN PLACE AT ALL TIMES UNTIL WORK IS COMPLETED.
8. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND ALL LOCAL, STATE, AND FEDERAL AGENCIES AND REGULATIONS.
9. ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
10. 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.
11. ALL CONCRETE SHALL BE 3000 PSI UNLESS OTHERWISE NOTED.
12. CONSTRUCT EXPANSION JOINTS WHERE WALKS MEET CURBS, STEPS, WALLS, OR FIXED SLABS OR AS NOTED.
13. CONTRACTOR SHALL PROTECT THE PUBLIC FROM CONSTRUCTION AREAS AND ASSOCIATED ACTIVITY DURING CONSTRUCTION.

TIE PALM FRONDS UP TO PROTECT CROWN, REMOVE 6 WEEKS AFTER PLANTING

TRUNK OF PALMS SHALL BE NEARLY UNIFORM IN SIZE OVER ENTIRE HEIGHT AND SHALL BE FREE OF DEAD FRONDS, FIRE STUBS, OR OTHER DAMAGE.

HEAVY DUTY STRAPPING FABRIC (GREEN OR BLACK)

SUBMIT PHOTOS OF EACH SELECTED TREE FOR APPROVAL PRIOR TO INSTALLATION

SOIL BERM TO HOLD WATER

3" THICK SHREDDED PINESTRAW MULCH

FINISH GRADE

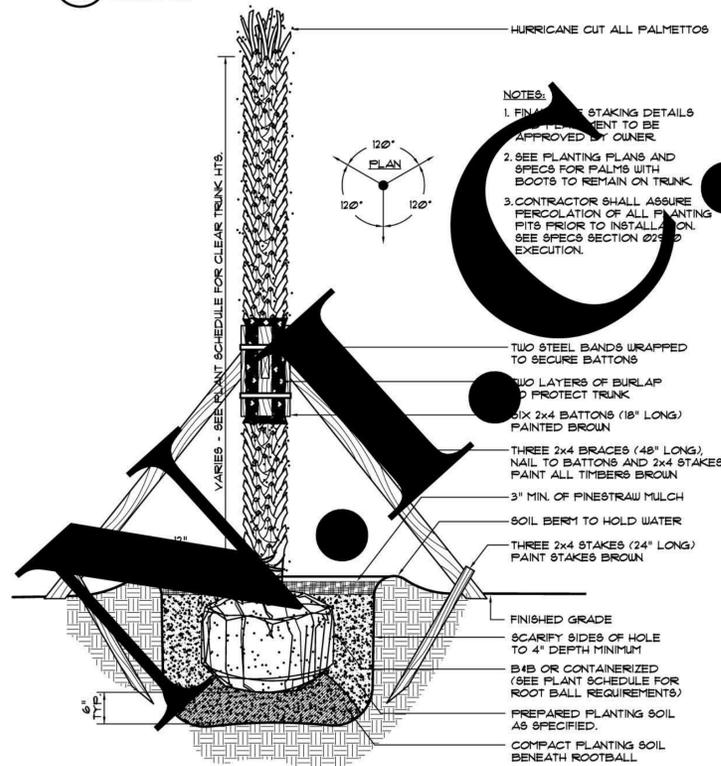
PLANTING MIXTURE

COMPACTED SUBGRADE

NOTES:
1. SUBMIT PHOTOS OF EACH TREE AND OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

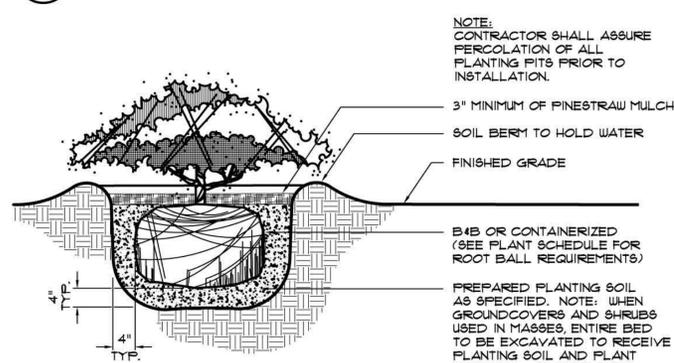
1 SPECIMEN PALM DETAIL

SCALE: N.T.S.



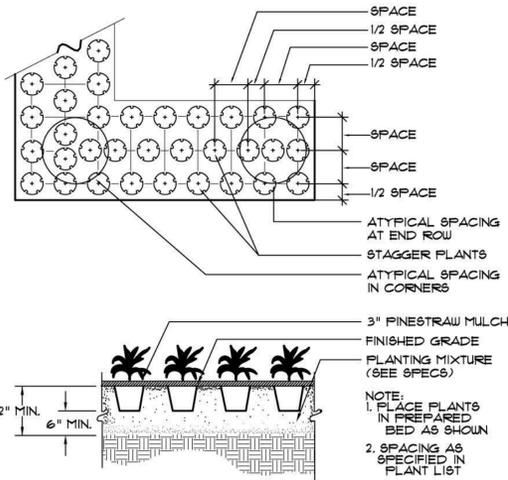
2 PALM PLANTING

SCALE: N.T.S.



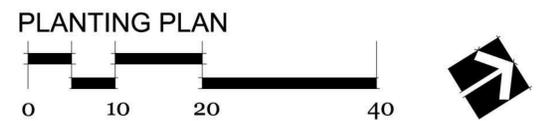
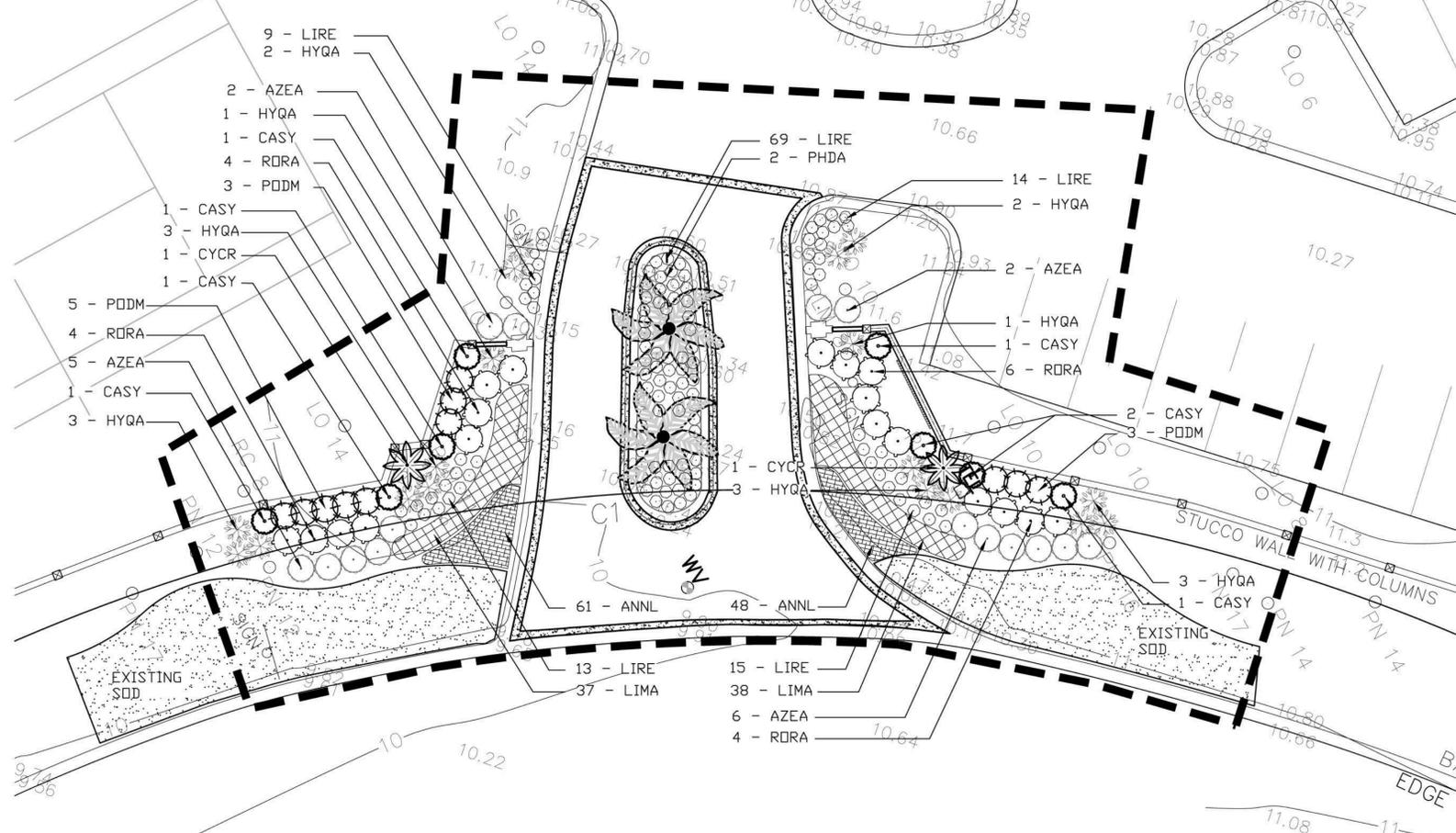
3 SHRUB PLANTING

SCALE: N.T.S.



4 GROUNDCOVER SPACING

SCALE: N.T.S.



PLANT SCHEDULE:

TREES							
QUAN	ABBVY	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
2	FHDA	Phoenix Dactylifera 'Medjool' Medjool Palm	12' C.T.	-	-	AS SHOWN	MATCHED #1 FLORIDA MIN.
SHRUBS							
QUAN	ABBVY	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
15	AZEA	Azalea x 'Conleb' Autumn Embers Azalea	18-24"	12-18"	CONT.	5' O.C.	FULL
8	CASY	Canellia bassanqua 'Yuletide' Yuletide Camellia	36-48"	18-24"	CONT.	AS SHOWN	FULL
2	CYCR	Cycas Revoluta King Sago	4-5'	2-3'	-	AS SHOWN	2' C.T. SPECIMEN
18	HYQA	Hydrangea quercifolia 'Alice' Alice Oakleaf Hydrangea	18-24"	18-24"	3 GAL.	AS SHOWN	FULL
11	PDDM	Podocarpus macrophylla Japanese Yew	24-36"	18-24"	1 GAL.	5' O.C.	Matched Full
18	RORA	Rosa x 'Racko' Double Knockout Rose	18-24"	12-18"	3 GAL.	5' O.C.	FULL

GROUNDCOVERS							
QUAN	ABBVY	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
109	ANNL	Annuals - To Be Selected			4" pot	12"	FULL POT
75	LIMA	Liriope muscari 'Aztec' Aztec Grass			1 GAL.	12"	FULL POT
120	LIRE	Liriope muscari 'Evergreen giant' Evergreen Giant Liriope			1 GAL.	AS SHOWN	FULL POT
2500	MULCH	PINESTRAW Mulch					Spread to 3" depth

GENERAL PLANTING NOTES:

- ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".
- FINE GRADING SHALL CONSIST OF HAND RAKED SMOOTH, FREE OF DEBRIS, ALL AREAS TO RECEIVE LANDSCAPE PLANTING AND/OR PINE STRAW MULCH.
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES. CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY. CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND ANY DAMAGE HE IS RESPONSIBLE FOR THAT MAY OCCUR TO EXISTING UTILITIES.
- PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITIES TAKEOFF USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
- WARRANT EXTERIOR PLANTS, FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE, OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
- FURNISH NURSERY-GROWN EXTERIOR PLANT MATERIALS COMPLYING WITH ANSI Z601, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR EQUAL.

IRRIGATION NOTES:

- ALL PLANT BEDS AND AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
- IRRIGATION SYSTEM TO MEET ALL LOCAL AND NATIONAL PLUMBING AND ELECTRICAL CODES.
- INCORPORATE ZONES THAT SEPARATE GRASS AREAS FROM PLANT BEDS.
- AVOID SPRAYING ROADS, PARKING AND WALKS.
- CONTRACTOR TO TIE SYSTEM INTO EXISTING SYSTEM AS NECESSARY. COORDINATE WITH OWNER.
- CONTRACTOR SHALL PROVIDE 3 SETS OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY THE OWNER.

MULCHING NOTES:

- MULCH ALL PLANTING BEDS WITH PINESTRAW MULCH TO A 3" DEPTH.

PLAN IS SUBJECT TO CHANGE.

Wood+Partners Inc. WPI
Landscape Architects
Land Planners

PO Box 23949 • Hilton Head Island, SC 29925
843.861.6618 • Fax 843.861.7886 • www.woodpartners.com

RESORT ENTRANCE BUILDER'S SET
MARRIOTT HARBOUR POINT AND
SUNSET POINTE
HILTON HEAD ISLAND, SC

DRAWN BY: TG/TRT
INITIALS
CHECKED BY: SR/PROJMR
TT

This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

#	REVISION	DATE	BY

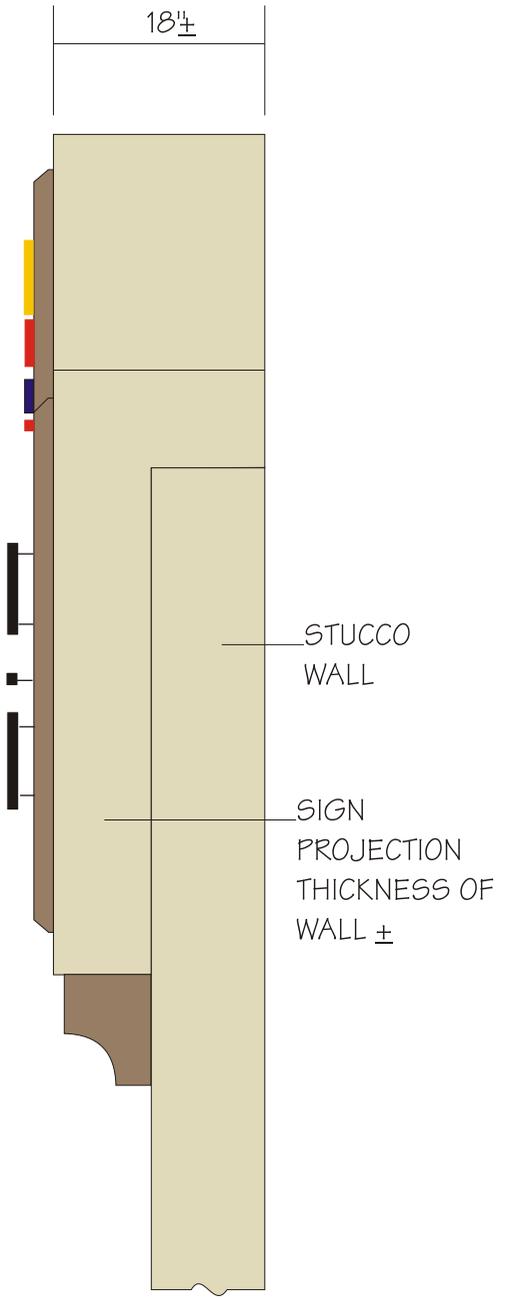
DATE
DECEMBER 28, 2010
PROJECT NUMBER
01-10013
SHEET TITLE
Planting Plan & DETAILS

SHEET NUMBER

L2 of 2



- DIMENSIONAL LOGOHDU SURFACE MOUNTED
- FABRICATED ALUMINUM CHANNEL LETTERS- STUD MOUNTED- HALO LIT WITH LED (LOW VOLTAGE)
- WESTERN RED CEDAR PANEL 1 3/4" ± THICK- FINISH TO BE:
SIKKENS CETOL 1
DARK OAK 009-1 COAT
SIKKENS CETOL 23
DARK OAK 009- 2 COATS
- BEVELED EDGE
- V-GROOVE TO SIMULATE PLANK CONSTRUCTION
- STUCCO FINISH/COLOR TO MATCH EXISTING
- WOOD TIMBER BRACKETS ROUGH SAWN CEDAR



SCALE: 3/4"=1'-0"
 0 6 12 24 ELEVATION

IDENTIFICATION SIGN/ CONCEPT
 SUNSET POINTE/ HARBOUR POINT

DESIGNEATH
 Alex Sineath, Design Consultant
 © All Rights Reserved 12-20-10
 Phone: 843.384.8200
 designeath@roadrunner.com

END VIEW

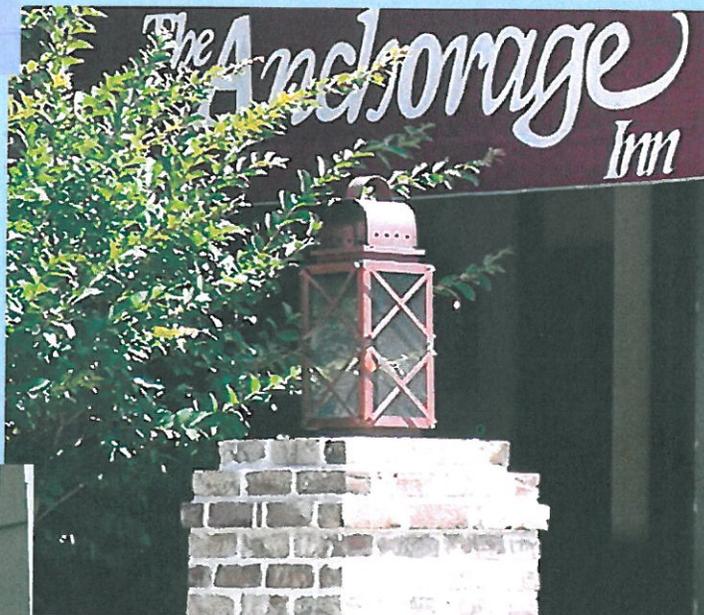
The HIGH BATTERY

Mounting	Model	Size
POST MT.	CLHB-28	25 x 9 x 9
	CLHB-30	29 x 11 x 11
WALL MT.	CLHB-29	22 x 9 x 10½
	CLHB-31	26 x 11 x 12½

- Natural Copper
- Top Loop
- Wall Mount
- 2-double candleabra
- electric



CLHB-29 High Battery Wall Mount with optional Top Loop and optional Corner Mount Bracket (pictured on left)



CLHB-30 High Battery Pier Mount



CLHB-29 High Battery with optional Top Loop

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 Harbour Pointe Entrance

DRB# DR100053

DATE 1/11/2011

RECOMMEND APPROVE

RECOMMEND APPROVE W/COND.

RECOMMEND DENY

ARCHITECTURAL DESIGN

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	NA	
Minimum roof pitch of 6/12	NA	
Overhangs are sufficient for the façade height.	NA	
Forms an 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		
Windows are in proportion to the facade	NA	
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		
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	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	Y	
A variety of species is selected for texture and color	Y	
Provides overall order and continuity of the Landscape plan	Y	
Native plants or plants that have historically been prevalent on the Island are utilized	Y/N	Some elements are relatively ornamental, but appropriate as an entry feature. See "limited to entrances and focal points" below
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	Y	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	Y	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding	Y	

excessive or unnatural pruning		
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		
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

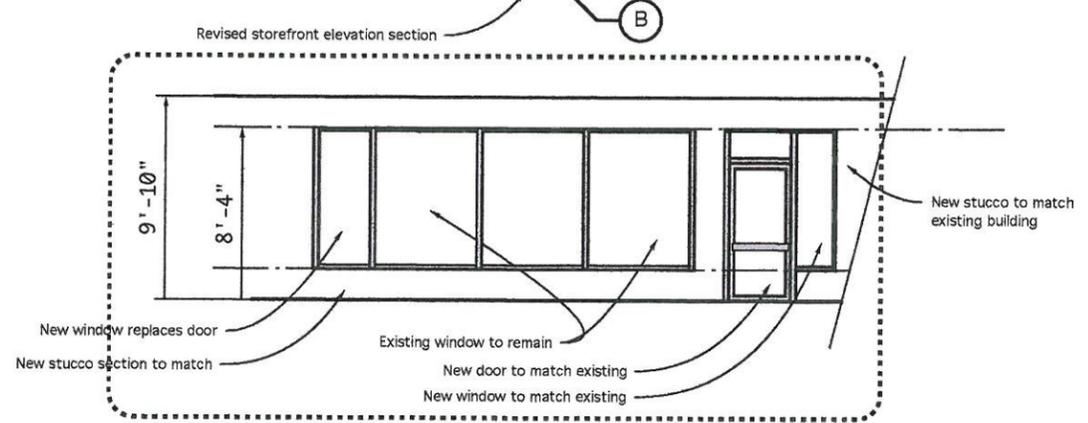
Narrative.

Park Plaza Shell Renovation is a minor change to the storefront entry of two lease spaces under the existing roof .

window frames and stucco color are to match existing Building.



(A) Photo Elevation
NTS

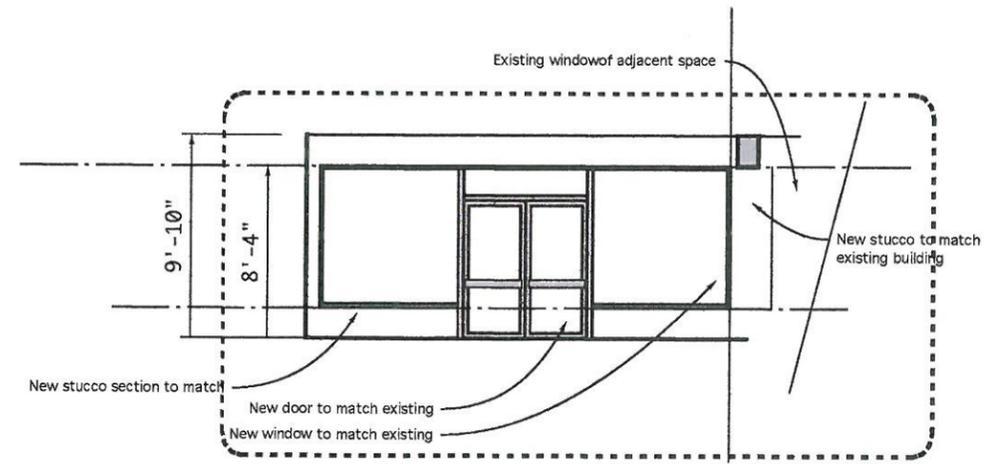


(B) Elevation of Renovated storefront
1/4" = 1'-0"



(C) Photo Elevation
NTS

(D)

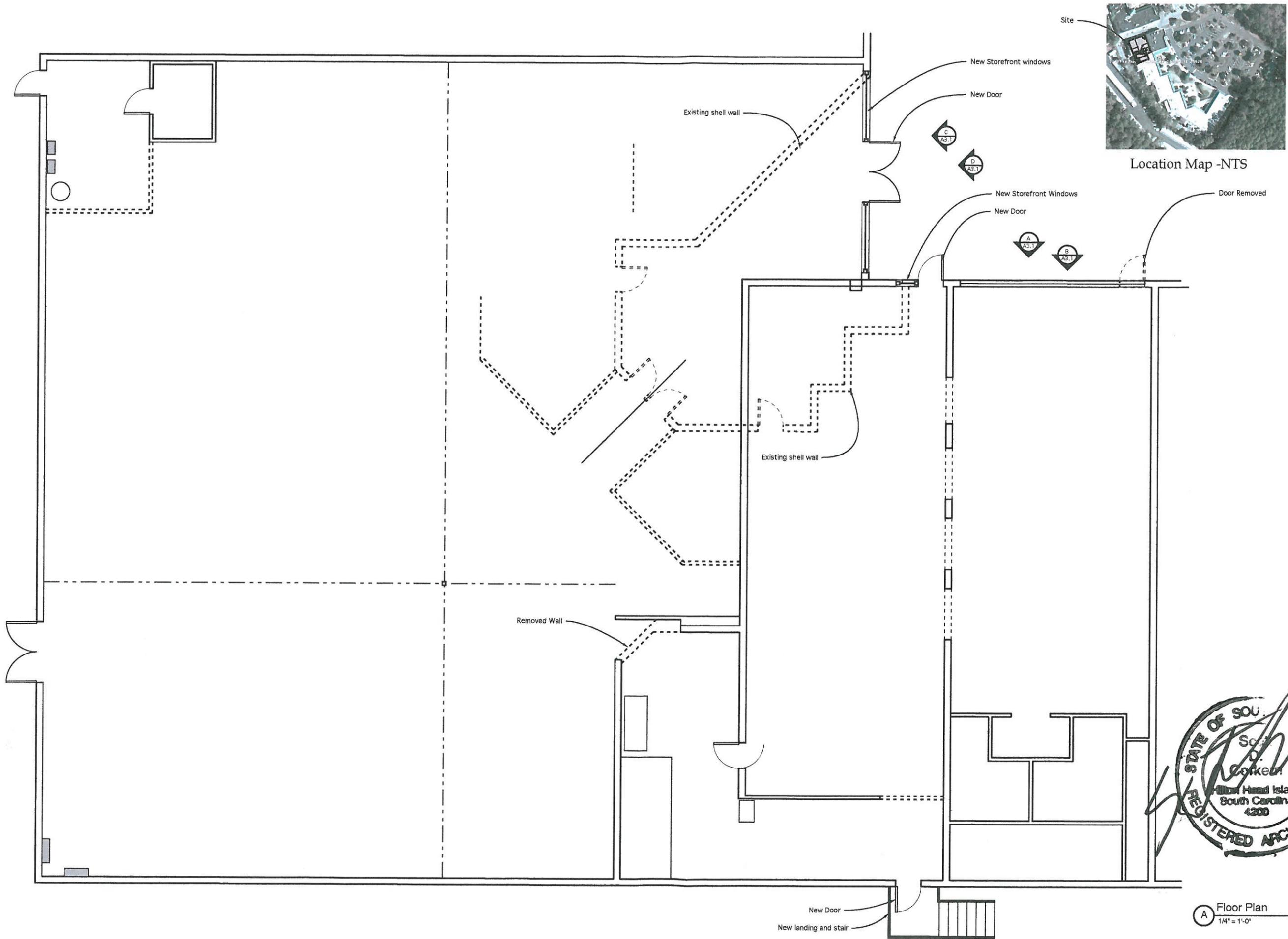


(D) Elevation of Renovated storefront
1/4" = 1'-0"



Park Plaza Shell Renovation

#33 Office Park Road
Hilton Head SC



Location Map -NTS

Scott Corkern Architect
 (843) 706-2593
 23 Plantation center drive #504,
 Bluffton SC, 29910

Park Plaza Shell Renovation



#33 Office Park Road
 Hilton Head SC

A Floor Plan
 1/4" = 1'-0"

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 Park Plaza/ Monkey Business-Brick Oven Storefronts DRB# DR100054

DATE 1/11/2011 RECOMMEND X APPROVE RECOMMEND APPROVE W/COND. RECOMMEND DENY

ARCHITECTURAL DESIGN		
A reconfiguration and installation of a new storefront system to the two old tenant spaces. Materials and colors to match		
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		
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		
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

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

1/3/11

DATE



218 5th Ave. N. St. Petersburg, FL 33701 FL License #AA 0003347
(P) 727-323-5676 (F) 727-323-5826
email: info@architectonicsstudio.com <http://www.architectonicsstudio.com>

January 3, 2010

Town Of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928

**Narrative Description how project conforms
to design guidelines of section 16-4-503:**

Scope of work consists of the addition of a landing palette lift and loading doors for proposed deliveries. In addition to accomplish the above, the existing non-compliant A.D.A. parking spaces are going to be relocated, A.D.A. non-compliant ramp will be removed and new A.D.A ramp will be built.

The proposed work still conforms to the design guidelines of section 16-4-503 since the overall appearance of the existing building will not be altered. The proposed landing and lift will be enclosed by the wall (same as adjacent rear stairs) and finished with the same materials of the existing buildings. The new loading doors will be painted to match the color of adjacent stucco. The lift and loading area do not encroach over the existing 50'-0" landscape buffer. New A.D.A. compliant ramp will be finished with same materials of the existing building and new guard rails will match existing. Overall the scale, form, materials, and colors shall match/be similar to the existing architecture on the property.

If I can be of further assistance, please call me at 727-323-5676.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Arrigo", is written over a horizontal line.

Michael Arrigo
Architect - Vice President
Lic. No. 7967

BLOCKBUSTER VIDEO







SHIPYARD CALIBRI
BLACKBERRY VIDEO
JCA TRAINING CENTER
TOTAL EXPOSURE
GREEK NEWS
RED ROVER



FDC





FDC



FDC



SHIPYARD
GALLEY

BLOCKBUSTER VIDEO

Bravo! Pizza

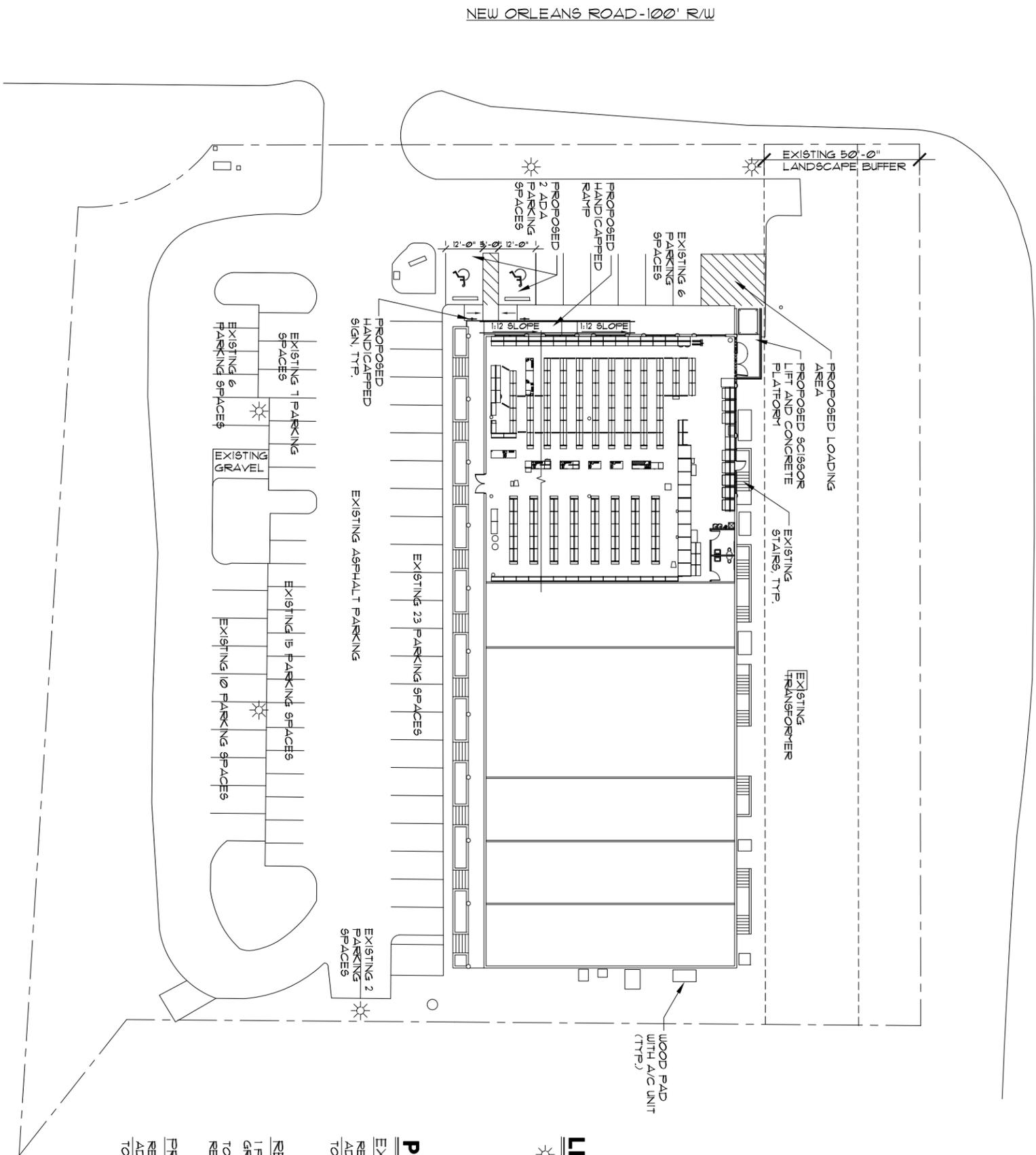
IJGA TRAINING
CENTER

TOTAL EXPOSURE
HAIR SALON

IT'S GREEK TO ME
RESTAURANT

RED ROVER

WILLIAM HILTON PARKWAY
U.S. HWY. 218-100' R/W



LEGEND:

☀ EXISTING LAMP POST

PARKING INFO:

EXISTING PARKING:
REGULAR: 11 SPACES
ADA: 2 SPACE
TOTAL: 13 SPACES

REQUIRED PARKING:
1 PARKING SPACE PER 335 SQ.FT OF GROSS FLOOR AREA.
TOTAL BUILDING AREA: 16,618 SQ. FT.
REQUIRED PARKING (16,618 / 335): 50 SPACES

PROPOSED PARKING:
REGULAR: 10 SPACES
ADA: 2 SPACE
TOTAL: 12 SPACES

SITE PLAN

SCALE: 1"=40'-0"



Site Plan

Project No.
2010-255C
Date:
January 3, 2010

File Name: Hilton Head-sp11.dwg
Revisions:

Advance Auto Parts

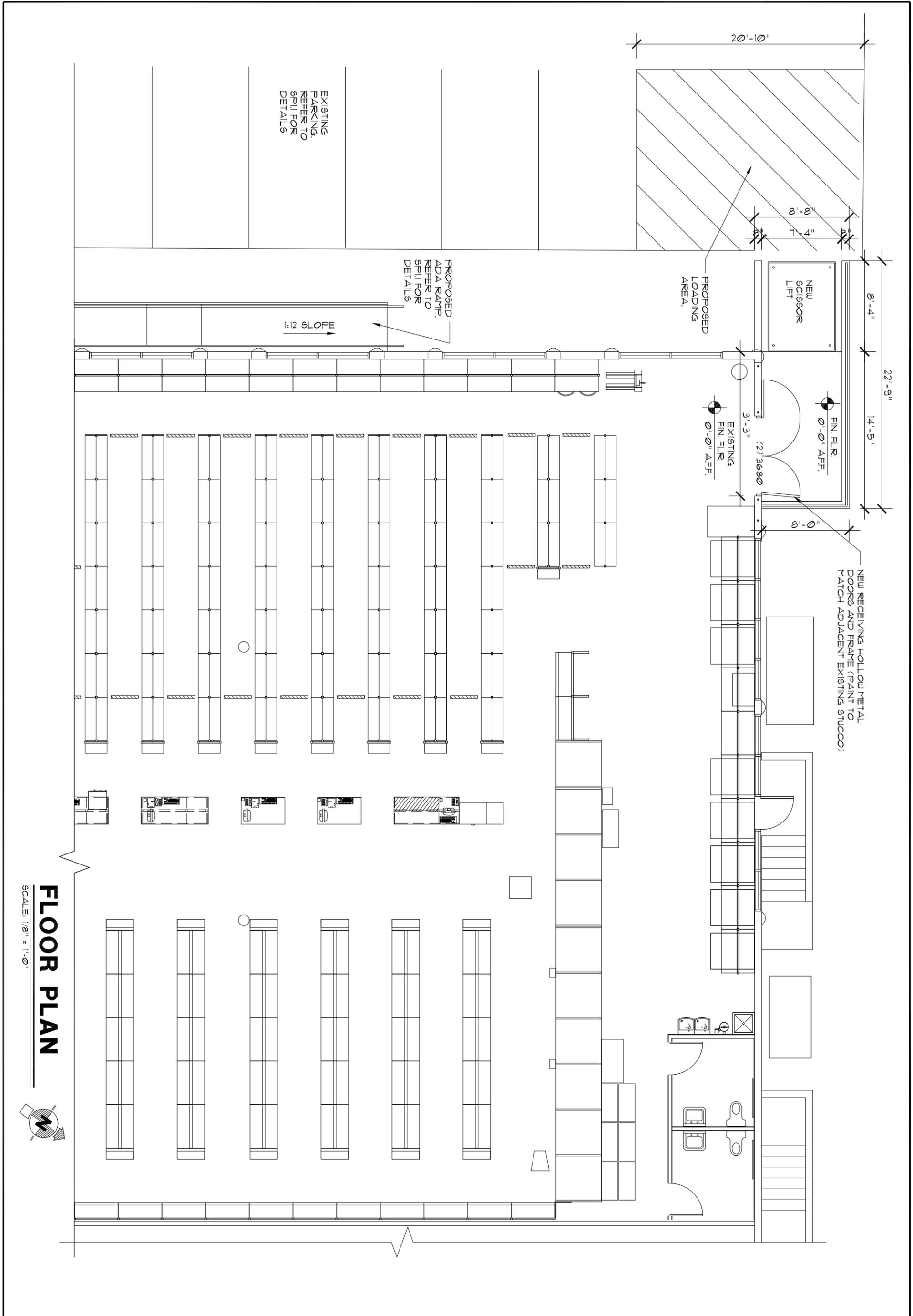
Alteration
*1A New Orleans Road
Hilton Head Island, South Carolina 29928



Lic. # AA-0003347
218 5th Ave. N St. Petersburg, FL. 33701
(p) 727-323-5676 (f) 727-323-5826
Info@architectonicsstudio.com www.architectonicsstudio.com

sp1.1

MICHAEL ARRIGO
LIC. NO. 7961

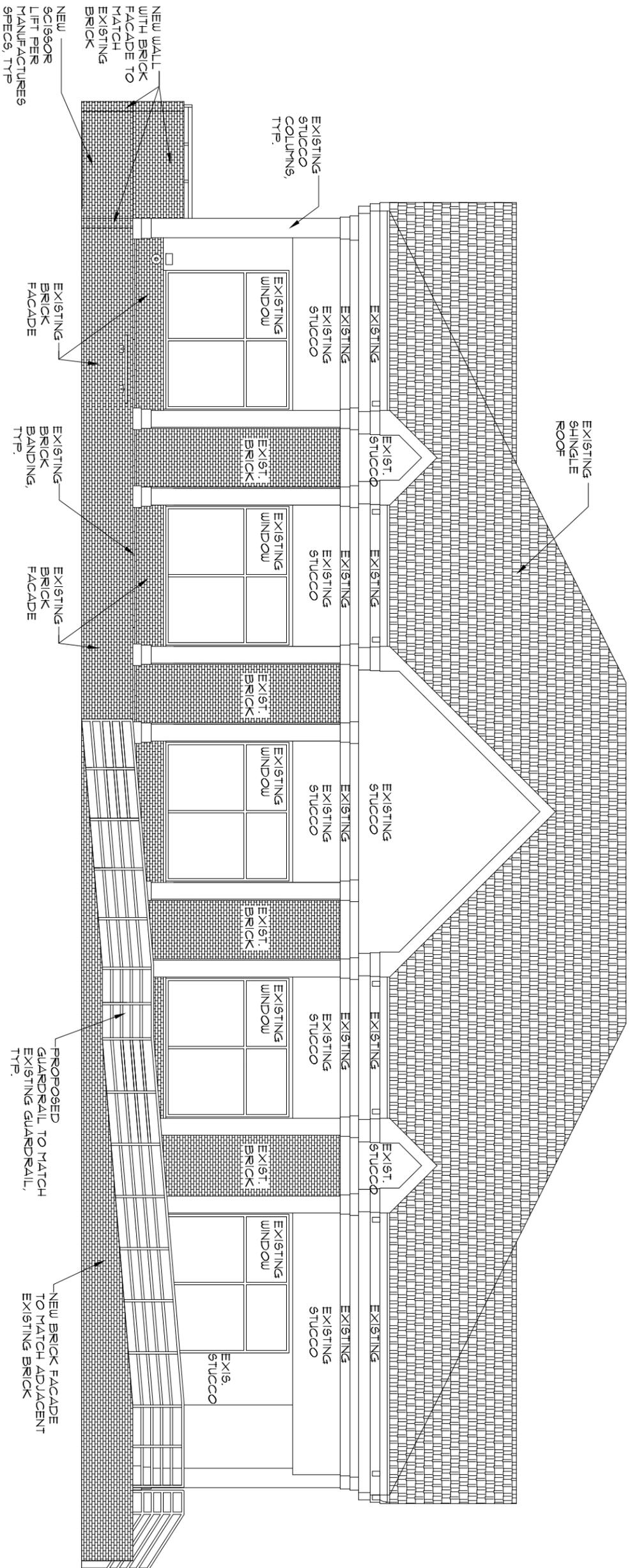


FLOOR PLAN

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



a1.1	MICHAEL AMERIGO LIC. NO. 7961	Floor Plan	Advance Auto Parts Alteration *1A New Orleans Road Hilton Head Island, South Carolina 29928	 rchitectonics Studio Lic. # AA-0003347 218 5th Ave. N St. Petersburg, FL. 33701 (p) 727-323-5676 (f) 727-323-5826 Info@architectonicsstudio.com www.architectonicsstudio.com
	Project No. 2010-255C Date: January 3, 2010	File Name: Hilton Head-a1.dwg Revisions:		



WEST ELEVATION

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

architectonics Studio
 Lic. # AA-0003347
 218 5th Ave. N St. Petersburg, FL. 33701
 (p) 727-323-5676 (f) 727-323-5826
 info@architectonicsstudio.com www.architectonicsstudio.com

Advance Auto Parts
 Alteration
 #1A New Orleans Road
 Hilton Head Island, South Carolina 29928

Elevations

Project No.
2010-255C
 Date:
January 3, 2010

File Name: Hilton Head-a2L.dwg

Revisions:

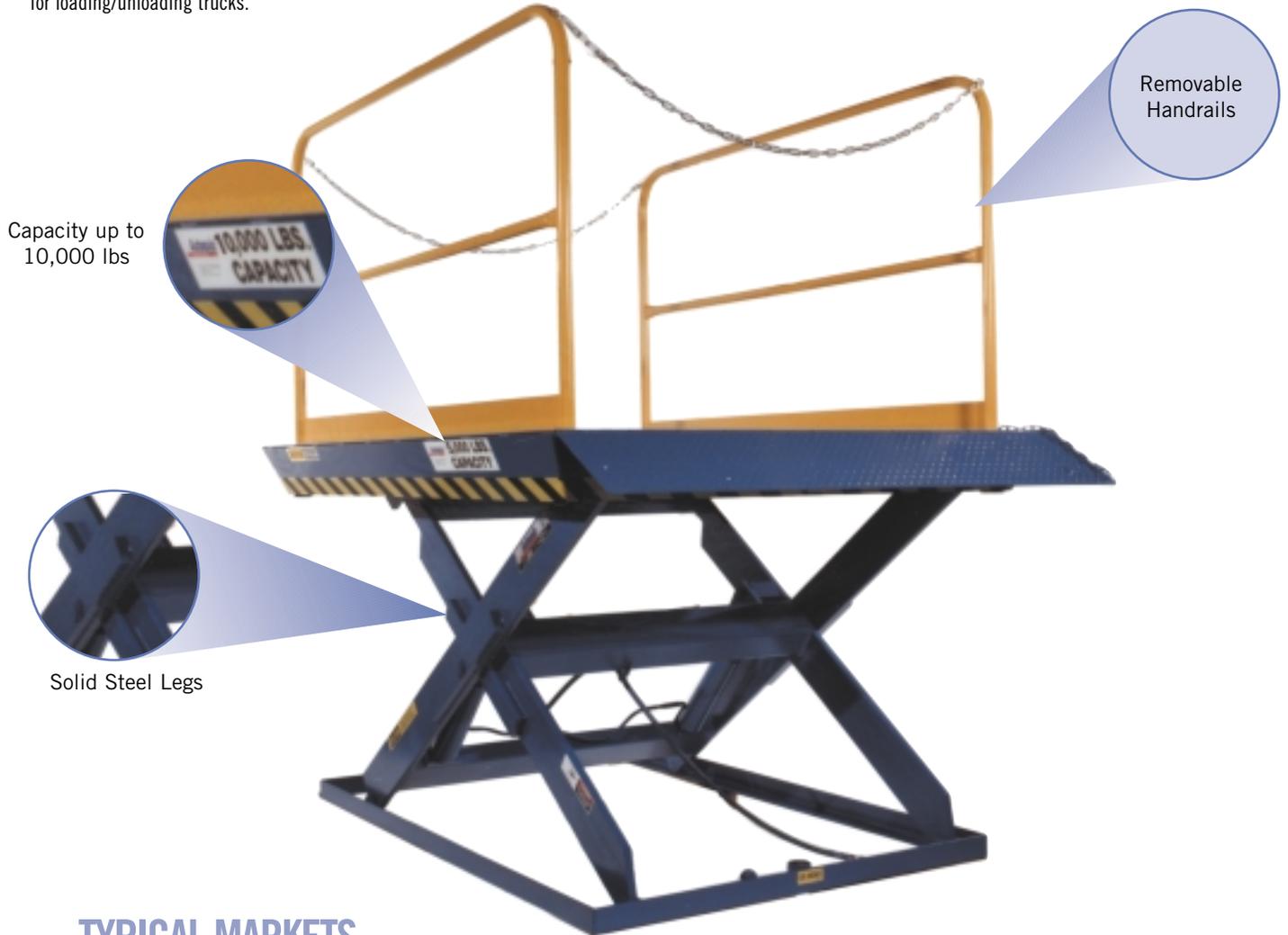
MICHAEL ARRIGO
 LIC. NO. 7961

a2.1

PLT AND PLT-C SCISSORS LIFTS

Designed to meet the most common specifications for new construction, the PLT and PLT-C dock lifts provide the customer with the most durable and versatile family of dock lifts. This family of medium to heavy capacity lifts can be used in a wide variety of pit mounted or surface mounted applications – such as loading or unloading trucks, moving fork trucks or other wheeled loads between levels. These lifts improve workflow at the dock or inside the plant.

The PLT series provides a permanent yet low-cost solution for loading/unloading trucks.



TYPICAL MARKETS

Automotive | Chemicals & Plastics | Retail Outlet | Postal | Grocery



KEY FEATURES

- Solid steel legs
- Lubricated-for-life composite bearings on all pivot points
- Platform surface constructed of 4-way tread plate
- Turned, ground, polished and hard-chromed axle pins
- Double-wire braided hydraulic hoses
- Velocity fuses on cylinders
- Power unit suitable for floor or wall mounting
- Roll-over support legs in corners and center of platform
- Built and designed in accordance with ANSI MH29.1
- Factory tested to 110% of capacity
- Beveled toe guards
- Hardened steel rollers
- Removable 48" high handrails and snap chains
- Maintenance leg
- UL labeled and approved control components

OPTIONS

Platform options for the PLT and PLT-C, 6050 and 6060 are:

- 72" x 96", 96" x 96", 72" x 120", and 84" x 120" – with derated axle load ratings for oversized platforms.

Platform options for the PLT and PLT-C, 6070, 6080, and 60100 are:

- 72" x 100", 96" x 100", 72" x 120", and 84" x 120" – with derated axle load ratings for oversized platforms.
- Manual bridge winch
- Powered hydraulic bridge
- Remote 230 VAC single phase power unit (speed at one-half normal for the PLT lift.)

BENEFITS

- Minimal platform deflection when raising and lowering
- Maintenance free bearings, NO GREASING
- Minimal platform deflection in lowered position
- Extended bearing life
- Extended hose life for added safety
- Easy servicing of hydraulic valve components
- Easy access to hydraulic/electrical components for servicing
- Free fall arrested in case of severed hose – Safety First!
- Can be used for in-plant applications

CUSTOM DESIGNS

- A number of "customized" Engineering designs are already on file for the PLT series. Additionally, Autoquip offers computerized engineering services for development of "one-of-a-kind" PLT applications.

POWER SUPPLY

- The 5 hp electric motor will operate on any of the following 3 phase voltages: 208, 220, 230, 240, 440, 460 or 480. Controllers are designed to specification and shipped loose.
- The PLT lift offers the 5 hp heavy duty fan cooled motor. The PLT-C offers the 5 hp super torque, intermittent (2 minute) duty motor. The only difference in performance is seen in the Standard Up Speed – the PLT power units have higher GPM pumps.

PLT SCISSORS LIFT

SPECIFICATIONS: Capacities – 5,000 to 10,000 lbs. - Travel Height of 60"

Travel (inches)	Capacity (pounds)	Baseframe Size (inches)	Platform Sizes (inches)	Axle Load Capacity Bridge End (pounds)	Axle Load Capacity Opposite Bridge End (pounds)	Axle Load Capacity Over Sides (pounds)	Lowered Height (inches)	Nom. Std. Speed Up (FPM)	Nom. Std. Speed Down (FPM)	Std. Power Unit Dim. (inches)	No. of Rams	Shipping Weight (pounds)	Model
PLT-C													
60	5,000	58 x 90¼	72 x 96	3,000	3,000	2,500	8	12	12	24 x 17 x 11	2	2,800	PLT 6050-C
60	6,000	58 x 90¼	72 x 96	3,000	3,000	2,500	8	12	12	24 x 17 x 11	2	3,000	PLT 6060-C
60	7,000	60¾ x 96½	72 x 100	6,400	6,400	6,400	12	8	12	24 x 17 x 11	2	4,600	PLT 6070-C
60	8,000	60¾ x 96½	72 x 100	6,400	6,400	6,400	12	8	12	24 x 17 x 11	2	4,700	PLT 6080-C
60	10,000	60¾ x 96½	72 x 100	8,000	8,000	6,400	12	8	12	24 x 17 x 11	2	4,800	PLT 60100-C
PLT													
60	5,000	58 x 90¼	72 x 96	3,000	3,000	2,500	8	25	12	16 x 22 x 29	2	2,800	PLT 6050
60	6,000	58 x 90¼	72 x 96	3,000	3,000	2,500	8	25	12	16 x 22 x 29	2	3,000	PLT 6060
60	7,000	60¾ x 96½	72 x 100	6,400	6,400	6,400	12	12	12	16 x 22 x 29	2	4,600	PLT 6070
60	8,000	60¾ x 96½	72 x 100	6,400	6,400	6,400	12	12	12	16 x 22 x 29	2	4,700	PLT 6080
60	10,000	60¾ x 96½	72 x 100	8,000	8,000	6,400	12	12	12	16 x 22 x 29	2	4,800	PLT 60100

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 Advance Auto Parts (Galleria of Shops) DRB# DR110001

DATE 1/11/2011 RECOMMEND X RECOMMEND RECOMMEND
APPROVE APPROVE W/COND. DENY

ARCHITECTURAL DESIGN

Project proposes removing one set of windows to install doors for delivery, as well as a scissor-lift for inventory, and a new handicap ramp. Materials, colors, and details match those existing on the building. The Board may want to see a detail on the short wall to the south of the new scissor-lift. Most at-grade improvements will be screened from William Hilton Parkway by existing landscaping. Staff is curious how the lift will look when not in use, and how/if it would need to be screened from New Orleans road (if necessary). Staff would recommend the removable handrails on the lift be stored, when not in use.

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		
-------------------------	--	--

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		NR has no comments.
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