



The Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, April 12, 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 March 22, 2011**
- 6. Staff Report**
- 7. Board Business**
- 8. Unfinished Business**
 - A) DR110015- 1301 Main Street- Minor External Change
 - B) DR100026- Paulie's Pizza- Alteration/ Addition
- 9. New Business**
 - A) DR110019- Hilton Head Cabanas- Repaint
- 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, March 22, 2011 Meeting
1:15pm – Benjamin M. Racusin Council Chambers

DRAFT

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

Board Members Absent: Jennifer Moffett and Galen Smith

Council Members Present: Bill Ferguson

Town Staff Present: Mike Roan, Urban Design 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 March 8, 2011 meeting were **approved** as presented by general consent.

6. STAFF REPORT

None

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

Ocean Walk Condominiums - Phasing Plan - DR070089

Mr. Roan presented a brief review of the application. Since its previous review, the applicant has logically re-phased the project and addressed the Board's concerns. The applicant has submitted two different paint schedules incorporating the existing color and accents. The main difference is in the application of finish # 2 relative to the water table. Mr. Roan reviewed both options which included today's alternate version. Both meet the criteria of the Design Guide and both are acceptable. Following staff's presentation, Chairman Parker requested that the applicant make his presentation.

Mr. Dan Ogden, Architect, presented statements in support of the application. The applicant provided a hard sample of the proposed 'Flattering Peach' paint color for the Board's review. The Board reviewed the two painting options and agreed with the staff that both versions are acceptable. Following final comments, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the Ocean Walk Condominiums application with the condition that the alternate version presented today shall be used. Ms. Welch **seconded** the motion and the motion **passed** with a vote of 5-0-0.

1400 Main Street - Minor External Change - DR110014

Mr. Roan presented a brief review of the application. At the March 8th meeting the Board requested additional information from the applicant on the following items: (1) the colors on the walls that wrap around the end units; (2) the amount, the frequency, and the rhythm of the awnings themselves; (3) how the awnings resolve themselves with the pop-out trim around the vents at the rear; and (4) a need for some understory planting in the beds underneath the canopy of the pines to break up the back elevation.

Mr. Roan stated that the applicant would like to install four Saw Palmettos across the back elevation. The paint color at the end units remains as exists. The new colors will be placed in the units in the middle. The applicant has consolidated some of the awnings. The detail remains the same. Mr. Roan stated that the staff will require a paint schedule from the applicant. Following staff's presentation, Chairman Parker requested that the applicant make his presentation.

Mr. Dale Johnson, Architect, presented statements in support of the application. The applicant and the Board discussed the number and the placement of the awnings, the placement of the Palmetto Palm trees, and the color scheme. At the completion of the Board's discussion, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the 1400 Main Street application with the following conditions: (1) the service walls shall be a consistent uniform color; (2) the applicant shall provide the Town with updated drawings or information indicating the exact color locations of the individual sections of the building; (3) the applicant shall provide the Town with updated awning layouts showing a rhythm in the awning width rather than an individual consistent awning width; (4) applicant's plans for the installation of the palm trees is approved. Vice Chairman Theodore **seconded** the motion and the motion **passed** with a vote of 5-0-0.

1301 Main Street - Minor External Change - DR110015

Mr. Roan presented a brief review of the application. The applicant would like to modify the windows on two locations (replace three single windows with a large bay window.) This application was denied by the Board on March 8th because the Board felt that the existing window system is much more in keeping with the scale and symmetry of this building.

Mr. Roan stated that since the previous review, the applicant has widened one bay to keep in proportion to the dormers on the left. The applicant does not specify bay roof materials. Staff believes that the single panes are discordant with the existing windows and recommends that the application be denied. The applicant is present at today's meeting, and he would like to present statements to the Board in support of the application.

Mr. Dale Johnson, Architect, presented statements in support of the bay window system for this building. The Board stated concern with the removal of the shutters and the existing window system. This will negatively impact the character of the building. The bay window lacks integration and is a step in the wrong direction. The Board stated that the proposed clam shell awnings are also inappropriate.

At the completion of the discussion, Mr. Johnson stated that he would like to **withdraw** today's submission. The Board accepted the request and no action was taken.

Bomboras Grille (Coligny Plaza) - Addition Alteration - DR110017

Mr. Roan presented a brief review of the application. This application was withdrawn by the staff on behalf of the applicant on March 8th. At that time the Board stated that they needed to see an accurate site plan, a complete landscape plan, the outdoor table arrangement, details regarding the pavers, the colors, the materials, and details regarding the parking for bikes.

Mr. Roan stated that the applicant wishes to break from the existing walkway to allow for controlled hostess access. Non-linear geometry of access points is in keeping with that same function. The applicant has expanded the pad. The expansion is not to encroach into the 12.5-ft. buffer allowed for outdoor seating. The landscape plan also needs to be updated and resubmitted. The staff recommends approval with conditions based on the validity of the proposed use. The application materials, however, leave too many questions to be answered, relative to the Board's earlier comments. The applicant is present at today's meeting for questions and comments from the Board.

Mr. Dale Johnson, Architect, reviewed the project with the Board. The applicant discussed the right hand 'jog' shown on the site plan, the entryways, the landscaping, and the paver details. The Board stated that while the concept is good, they still need to see an accurate site plan, a complete landscaping plan, and complete details regarding the colors and the materials. The Board and the staff discussed the buffer requirements for Coligny Plaza. The right hand 'jog' shown on the site plan may be a problem and may need to be eliminated from the plan.

Following this discussion, Mr. Pat (unintelligible last name) and Mr. Gary Whitehead, business co-owner, presented statements in support of the project. Mr. Whitehead presented details regarding the pavers, the landscaping, the pathway, and a bike rack. The business owners are requesting the Board's approval to begin the construction phase as soon as possible (due to the busy tourist season just ahead.) Vice Chairman Theodore stated that he is satisfied with the landscape plan as presented today.

Following final comments, and in an effort to assist the applicant, Chairman Parker stated that if the Board decides to approve the application, the following conditions should be attached:

1. The applicant is to remove the right hand most 'jog' from the site plan;
2. The patio area is to be 12-1/2 feet from the property line;
3. The 2-1/2" pavers are to be a gray color, sand laid, with a mortared exterior border, to be half size of the paver brick;
4. The landscaping is approved as submitted;
5. Final drawings to be submitted to staff for the record.

Mr. Behling made a **motion** for **approval** of the Bomboras Grille application with conditions attached as stated. Ms. Welch **seconded** the motion and the motion **passed** with a vote of 5-0-0.

9. NEW BUSINESS

Verizon Antennae Co-locate – Hidden Trail DR110018

Mr. Roan introduced the application and stated its location, 22 Hidden Trail. This application is for the co-location of three (3) new antennae on an existing halo on an existing tower. The staff recommended approval of the application with the condition that no activity shall occur during the Osprey nesting season.

The Board briefly discussed the application with the staff and Chairman Parker requested that a motion be made.

Mr. Behling made a **motion** to **approve** the Verizon Antennae Co-locate application for the Hidden Trail location with the condition that no activity shall occur during the Osprey nesting season. Vice Chairman Theodore **seconded** the motion and the motion **passed** with a vote of 5-0-0.

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



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

FOR OFFICIAL USE ONLY	
Date Received:	2/21/11
Accepted by:	OH
App. #: DR	110015
Meeting Date:	3/8/11

Applicant/Agent Name: DALE JOHNSON Company: JOHNSON PARTNERSHIP
 Mailing Address: 32 OFFICE PARK RD. #104 City: H.H.I. State: SC Zip: 29928
 Telephone: 785-4666 Fax: _____ E-mail: _____
 Project Name: MODIFICATIONS Project Address: 1303 MAIN STREET
 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
 New Development – Final, indicate Project Number
 Alteration/Addition
 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

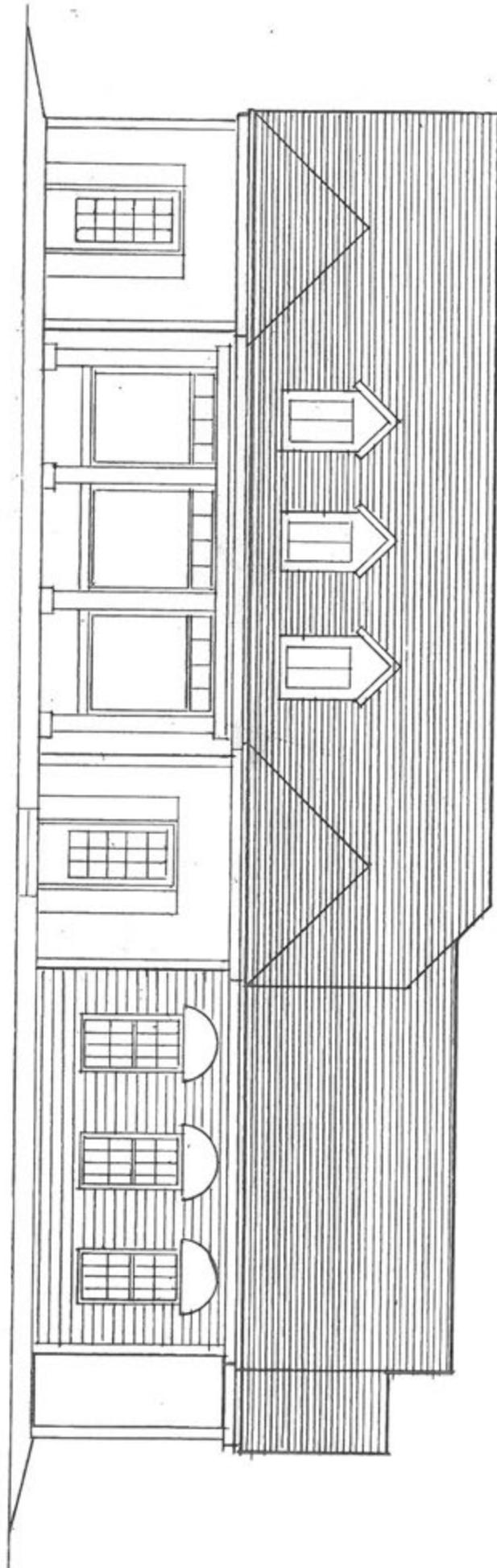
- _____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, and if applicable, location of bordering streets, marshes and beaches.
- _____ A site analysis study to include specimen trees, access, significant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

NARRATIVE IN SUPPORT OF MODIFICATIONS TO

1301 MAIN STREET

Applicant desires to modify the windows on two locations to replace three single windows to a large bay window. This will allow the tenants to have more presence on the street with a larger display area.





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*

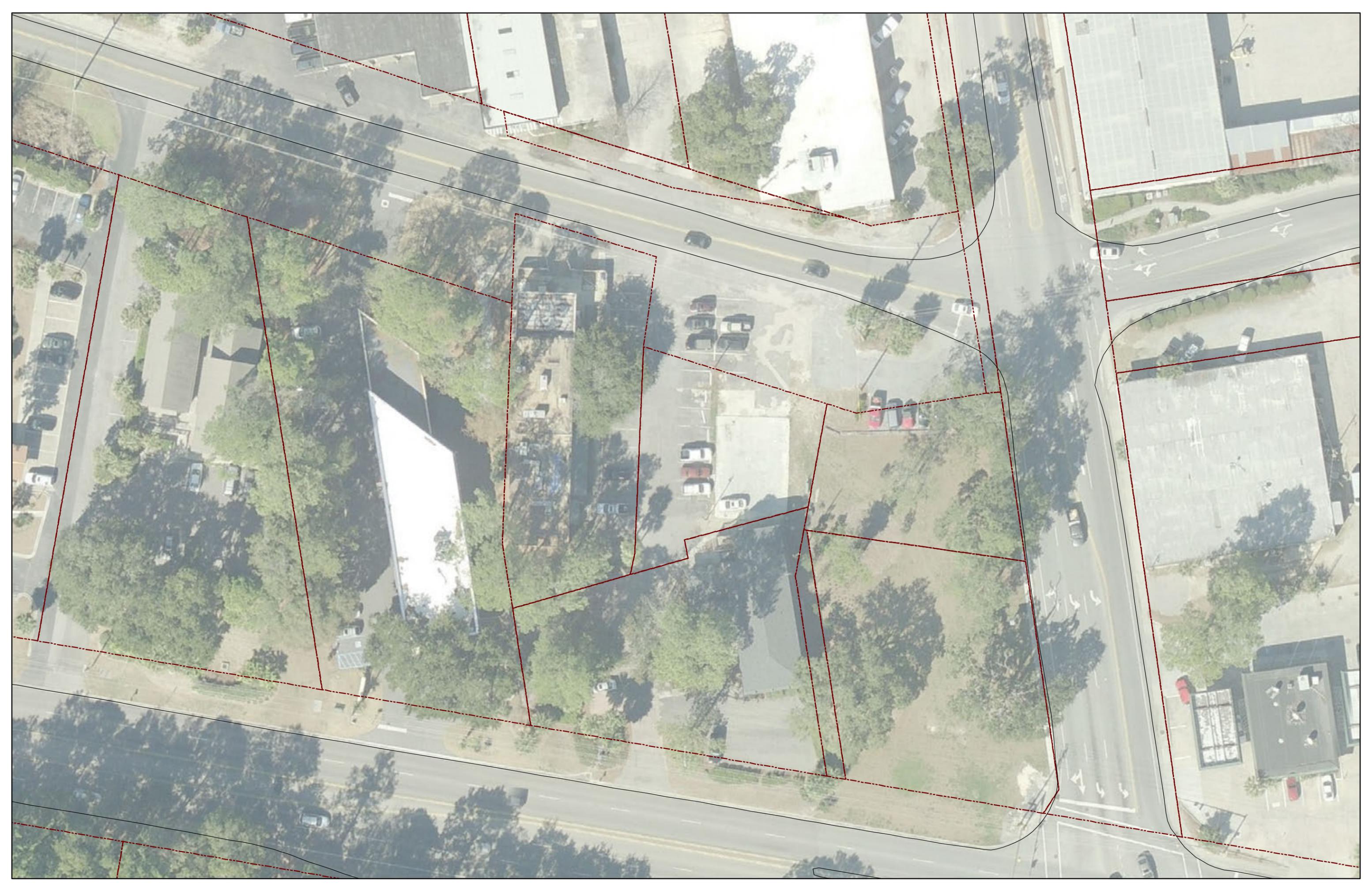
PROJECT	1301 Main Street	DRB#	DR1100015
DATE	4/12/2011	RECOMMEND APPROVE	<input type="checkbox"/>
		RECOMMEND APPROVE W/COND.	<input checked="" type="checkbox"/>
		RECOMMEND DENY	<input type="checkbox"/>

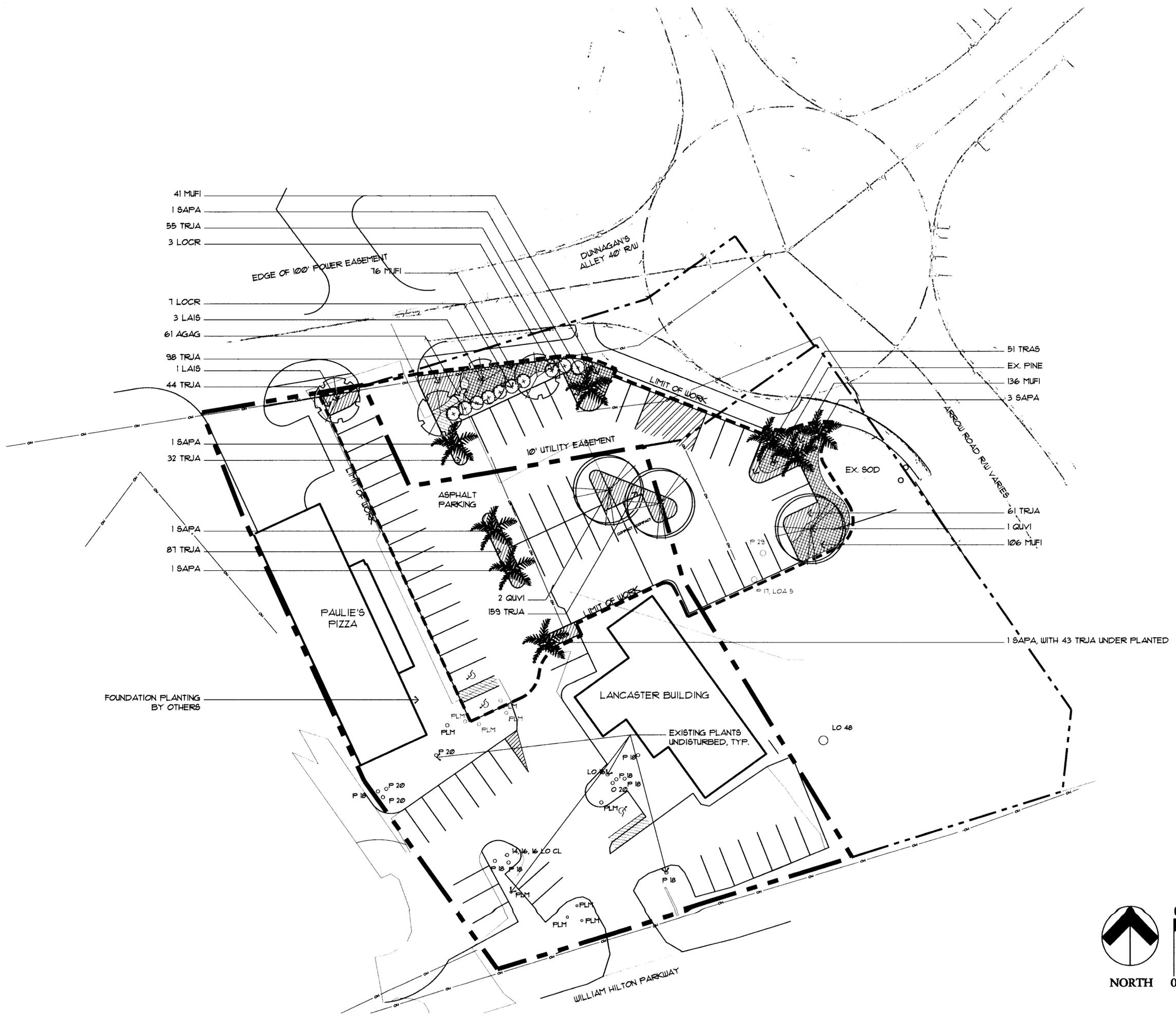
ARCHITECTURAL DESIGN		
Scale, detailing, and geometry are more in keeping with what would seem to be the original design intent. Bay on the left side of the elevation has been abandoned. If landscaping in place is removed or disturbed, it should be replaced with an evergreen material, in kind.		
DESIGN 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		
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- 41 MUFI
- 1 SAPA
- 55 TRJA
- 3 LOCR
- 7 LOCR
- 3 LAIS
- 61 AGAG
- 98 TRJA
- 1 LAIS
- 44 TRJA

- 1 SAPA
- 32 TRJA
- 1 SAPA
- 81 TRJA
- 1 SAPA

- 51 TRAS
- EX. PINE
- 136 MUFI
- 3 SAPA

- 61 TRJA
- 1 QUVI
- 106 MUFI

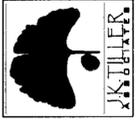
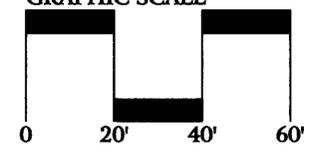
1 SAPA, WITH 43 TRJA UNDER PLANTED

FOUNDATION PLANTING BY OTHERS

EXISTING PLANTS UNDISTURBED, TYP.



GRAPHIC SCALE



Paulie's Place
 Beaufort County, South Carolina

Sheet Title:
Planting Plan

Job Number:
200915-02

Date:
April 07, 2011

Drawn:
MY

Approved:
GD

Revisions:

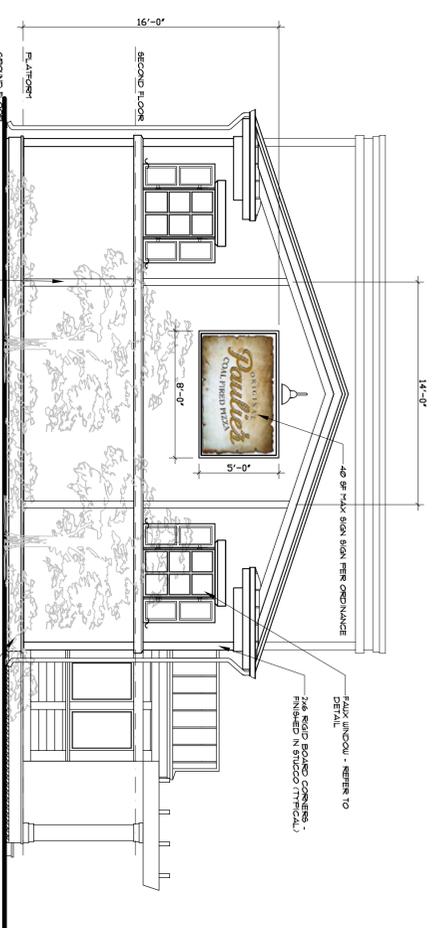
An Uplift for:
Paullie's Pizza
 former Prescotts
 1034 William Hilton Parkway
 Hilton Head Island, SC
 for the Carrobbia Family



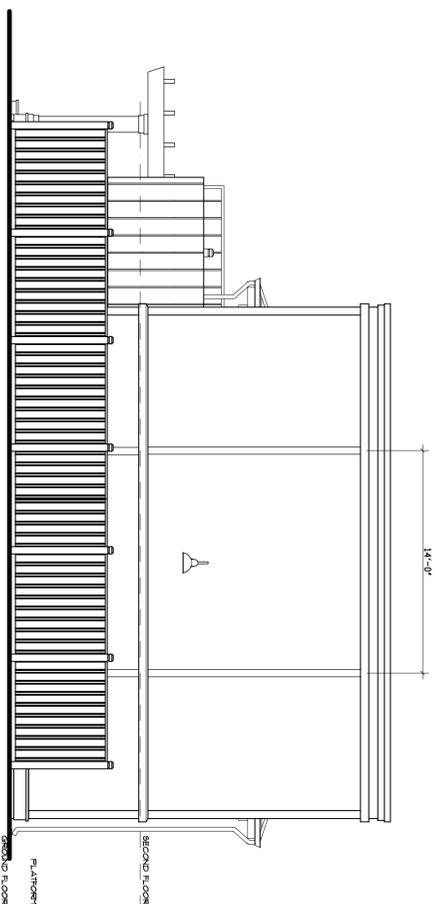
KRA architecture + design

KRA architecture + design
 18 Oak Forest Road Suite C
 Bluffton, SC 29910

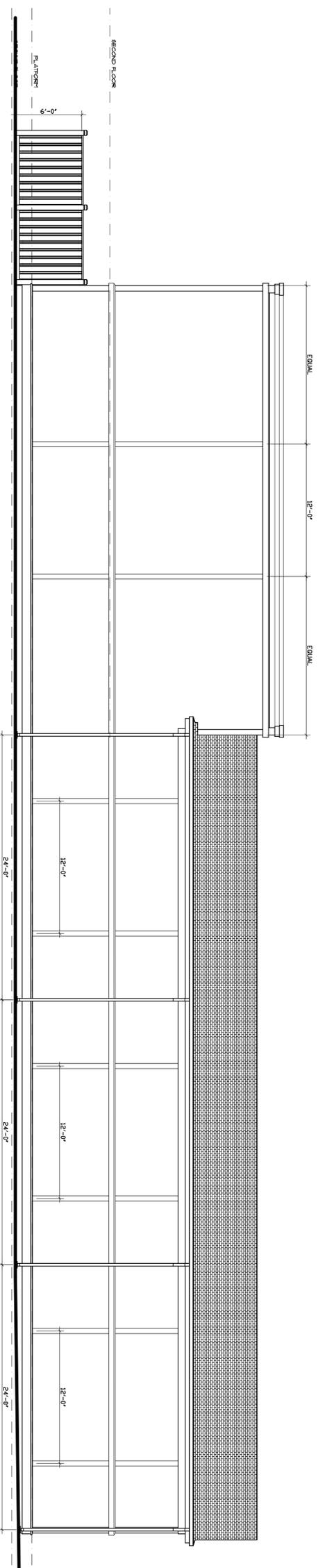
t 843.815.2021
 f 843.815.2022
 www.krasc.com



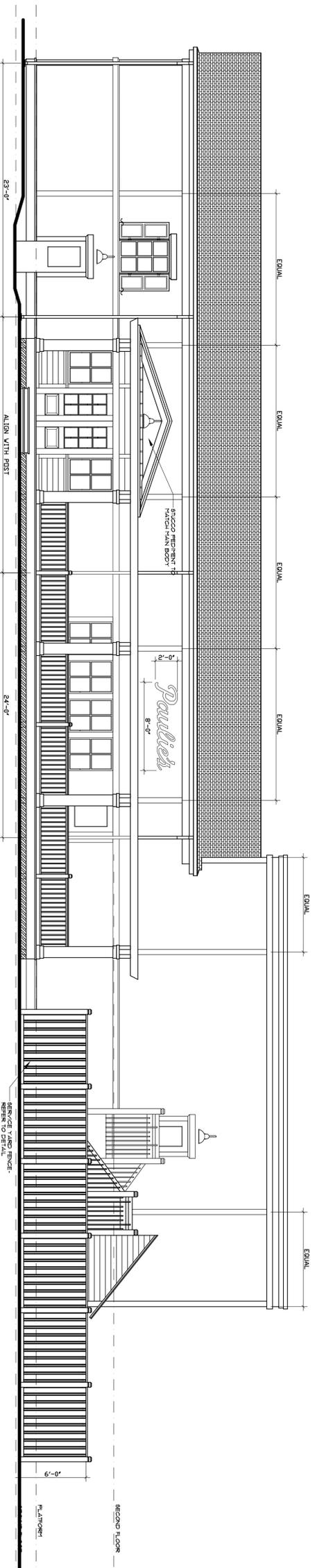
NEW FRONT ELEVATION
 FROM WILLIAM HILTON PARKWAY
 SCALE 3/16" = 1'-0"



NEW REAR ELEVATION
 FROM DUNNAGAN'S ALLEY
 SCALE 3/16" = 1'-0"



NEW SIDE ELEVATION
 FROM MERCHANTS BANK
 SCALE 3/16" = 1'-0"



NEW SIDE ELEVATION
 FROM ARROW ROAD
 SCALE 3/16" = 1'-0"

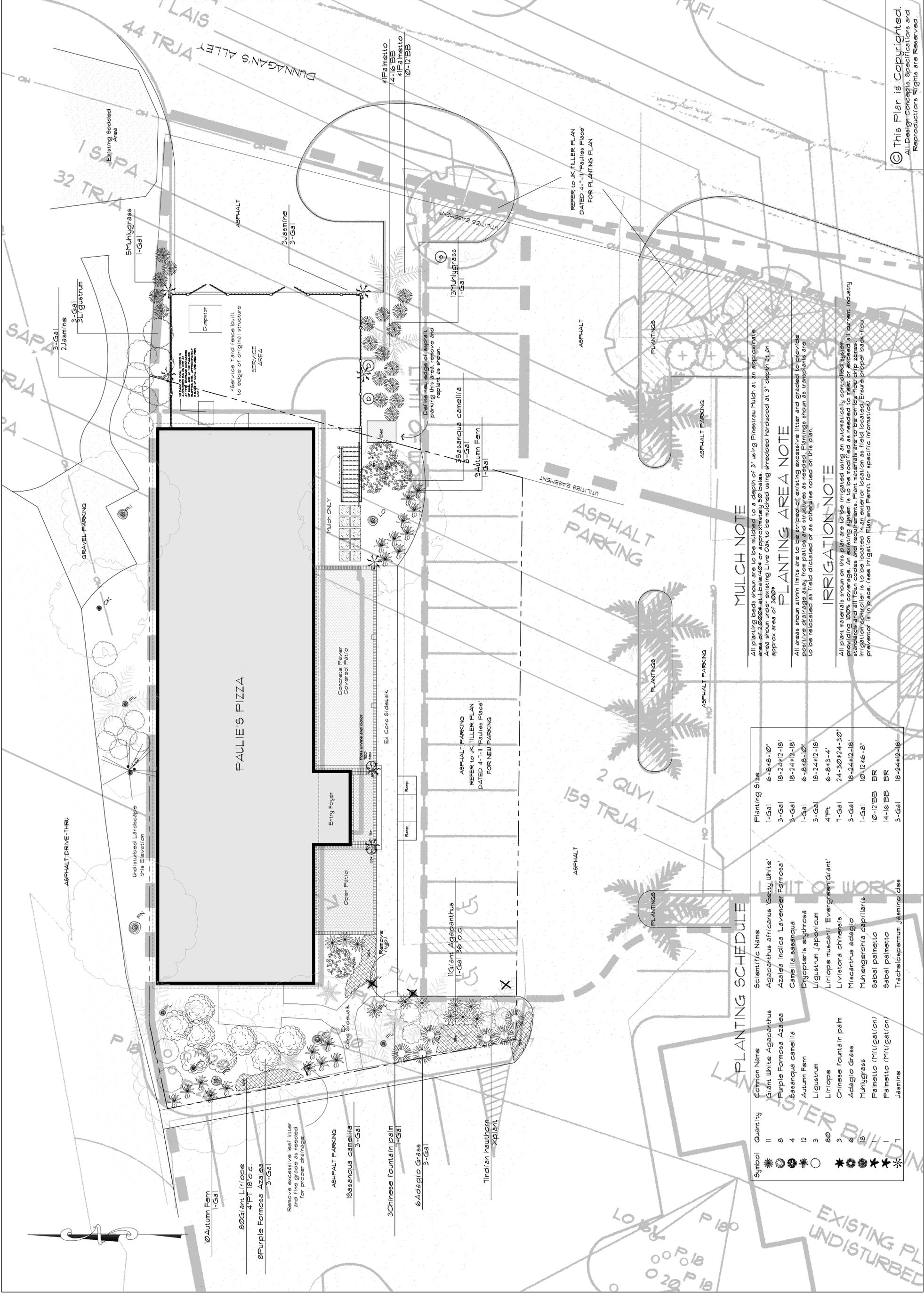
Stamped By:	MRG
Drawn By:	MRG
Checked By:	MRG
Date:	
Revisions:	

Project No:
 File Name:
 Drawing Title:
ELEVATIONS

Sheet No:
A2.0
 Scale:



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 All Design Concepts, Specifications and
 Reproductions Rights are Reserved.



PLANTING SCHEDULE

Symbol	Quantity	Common Name	Scientific Name	Planting Size
☀	11	Giant White Agapanthus	Agapanthus africanus 'Getty White'	6-8x8-10'
🌺	8	Purple Formosa Azalea	Azalea indica 'Lavender Formosa'	18-24x12-18'
🌿	4	Sasanqua camellia	Camellia sasanqua	18-24x12-18'
🌿	12	Autumn Fern	Dryopteris erythrosora	6-8x8-10'
🌿	3	Ligustrum	Ligustrum japonicum	18-24x12-18'
🌿	80	Liriope	Liriope muscari/ 'Evergreen Giant'	6-8x3-4'
🌿	3	Chinese fountain palm	Livistona chinensis	24-30x24-30'
🌿	6	Adagio Grass	Miscanthus adagio	18-24x12-18'
🌿	18	Muhlygrass	Muhlenbergia capillaris	10-12x6-8'
🌿	1	Palmetto (Mitigation)	Sabal palmetto	10-12BB BR
🌿	1	Palmetto (Mitigation)	Sabal palmetto	14-16BB BR
🌿	1	Jasmine	Trachelospermum jasminoides	18-24x12-18'

MULCH NOTE

All planting beds shown are to be mulched to a depth of 3" using Finestraw Mulch at an approximate area of 2,000# at 1.045/40# or approximately 50 bales. Area shown under existing Live Oak to be mulched using shredded hardwood at 3" depth at an approx area of 300#

PLANTING AREA NOTE

All areas shown within limits are to be stripped of existing excessive litter and graded to provide positive drainage away from patios and structures as needed. Plantings shown as transplants are to be relocated as field dictated or as otherwise noted on this plan.

IRRIGATION NOTE

All plant materials shown on this plan are to be irrigated using an automatically controlled system providing 100% coverage. An existing system is to be modified as needed to meet or exceed all current industry standards and all Town codes and requirements. Plant materials are to be on low flow drip zones. Irrigation controller is to be located in an exterior location as field located. Ensure proper back-flow preventer is in place. (see Irrigation Plan and Permit for specific information)

ASPHALT PARKING
 REFER TO JK TILLER PLAN
 DATED 4-1-11 Paulie's Place
 FOR NEW PARKING

ASPHALT
 REFER TO JK TILLER PLAN
 DATED 4-1-11 Paulie's Place
 FOR PLANTING PLAN

Define the edge of asphalt parking with curbs and replant as shown.

Service Yard fence built to edge of original structure

3-Gal 2 Jasmine
 3-Gal 3 Ligustrum

3-Jasmine 3-Gal

10-12BB
 14-16BB
 1 Palmetto
 1 Palmetto

3 Sasanqua camellia 3-Gal
 3 Autumn Fern 1-Gal

10 Autumn Fern 1-Gal
 80 Giant Liriope 4FT 18" O.C.
 8 Purple Formosa Azalea 3-Gal

ASPHALT PARKING
 1 Sasanqua camellia 3-Gal

3 Chinese fountain palm 1-Gal
 6 Adagio Grass 3-Gal

1 Indian Hawthorn xplant

PLANTINGS

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 Paulie's Pizza DRB# DR100026

DATE 4/12/2011 RECOMMEND APPROVE RECOMMEND APPROVE W/COND. RECOMMEND DENY

LANDSCAPE DESIGN

Restaurant has a parking easement across the paved areas between the rear of the existing Lancaster building and Dunagan's alley. The upfit for Paulie's and the pending construction of the traffic circle at the intersection of Dunagan's and Arrow has affected the configuration, and a formalized parking layout was required for the area, having some impact on the Paulie's site. The final parking plan is the result of negotiations between the Town of Hilton Head Island and Owner, approved by Community Development as part of the Development Review permit, and approved by Town Council.

Paulie's has submitted a plan for their respective property, which is the sole element for review that will have impact on approval. We are also, in the interests of context, showing the plans for the landscaping of the new lot configuration, as it has bearing on the development. This additional plan was done by a separate consultant representing the property owner in the parking lot negotiations. Both the tenant's landscaper, and the building owner's consultant have been in communications regarding the DRB submittal.

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/N	All foundation planting in the form of shrubs should be 7 gal. minimum
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	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	Y/N	Median at the hammerhead for turn-around at the service yard should be planted to screen from the street

A variety of species is selected for texture and color	Y	Palette has maybe too much variety, and should be consolidated to materials already selected in the schedule
Provides overall order and continuity of the Landscape plan	Y/N	See comment above
Native plants or plants that have historically been prevalent on the Island are utilized	Y	
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 excessive or unnatural pruning	Y	
Proposed groundcovers are evergreen species with low maintenance needs	Y	Agapanthus has durability issues, and might serve the consolidation notion by substituting
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		There is a lot going on under the large live oak at the front of the building, and the tree has had impacts to it during construction. Please remove the stepping stones and move the camellias outside the tree’s dripline. The applicant should consider using more native plants; currently there are only autumn fern and muhly grass.
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: 3-25-11
 Accepted by: YC
 App. #: DR 110019
 Meeting Date: _____

Applicant/Agent Name: Ron Fenstermaker Company: IMC Resort Services, Inc
 Mailing Address: 2 Corpus Christi Suite 302 City: Hilton Head State: SC Zip: 29928
 Telephone: 843-301-3852 Fax: 843-785-3301 E-mail: ron@imcresortservices.com
 Project Name: Hilton Head Cabanas, HPR Project Address: 32 South Forest Beach Dr.
 Parcel Number [PIN]: R 553 018 000 014B 0000 HHI, SC 29928
 Zoning District: CFB 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:

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- 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.

Hilton Head Cabanas, HPR

Date: March 25, 2011

To: Town of Hilton Head Island

From: Ron A. Fenstermaker, Agent for Hilton Head Cabanas, HPR
IMC Resort Services, Inc.

RE: Paint Colors

We wish to change the paint colors from existing (see photo) to new (see photo) to refresh the look of the property to conform to surrounding properties (see photo of Surf Court).

If you have any questions or comments, please direct them to:

Ron A. Fenstermaker, Agent for Hilton Head Cabanas, HPR

Office: 843-785-4775 ext. 109

Toll - Free: 877-785-4775 ext. 109

Email: Ron@IMCResortServices.com

Fax: 843-785-3901

HILTON HEAD CABANAS - EXISTING COLORS 3/25/11



52

53

24 10:26AM

NEIGHBORING PROPERTY TO HILTON HEAD CABANAS - SURF COURT EXISTING COLORS 3/25/11

FOR
REFERENCE



24 10:25AM

Hilton Head Cabanas - View One
PROPOSED NEW COLORS 3/25/11



Roof		Eucalyptus Tree
Lower Body		Water Chestnut
Fence		Water Chestnut

DESIGN TEAM/ DRB COMMENT SHEET

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and do not constitute DRB approval or denial*

PROJECT Hilton Head Cabanas

DRB# DR110019

DATE 4/12/2011

RECOMMEND
APPROVE

RECOMMEND
APPROVE W/COND.

RECOMMEND
DENY

ARCHITECTURAL DESIGN

Painting condominium project on South Forest Beach in a palette that reflects that of the neighboring property. Hard samples will be provided at the meeting for review. Accent color on the service yards provides an additional level of detail to what is currently a monochromatic building. Some clarification might be needed on what is to be done to the screen door elements. Any and all landscaping shall be protected, and any that is destroyed/ disturbed should be replaced with an identical or similar specimen.

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		