



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, October 9, 2012
1:15 p.m. – Benjamin M. Racusin Council Chambers

AGENDA

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

1. **Call to Order**
2. **Roll Call**
3. **Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements
4. **Approval of Agenda**
5. **Approval of Minutes** – Meeting of September 25, 2012
6. **Staff Report**
7. **Board Business**
8. **Unfinished Business**
9. **New Business**
 - A. Alteration & Addition
 - 1) DR 120028 – Marriott Harbour Point & Sunset Pointe
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, September 25, 2012 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers

DRAFT

Board Members Present: Chairman Scott Sodemann, Vice Chairman Deborah Welch,
Jake Gartner and Todd Theodore

Board Members Absent: Tom Parker, Jennifer Moffett, and Galen Smith, Excused

Council Members Present: Bill Harkins

Town Staff Present: Jennifer Ray, Urban Designer
Jill Foster, Deputy Director, Community Development Department
Teri Lewis, LMO Official
Richard Spruce, Plans Review Administrator
Brian Hulbert, Board Attorney
Kathleen Carlin, Secretary

1. Call to Order

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

2. Roll Call

3. Freedom of Information Act Compliance

4. Approval of the Agenda

The Board **approved** the agenda as presented by general consent.

5. Approval of the Minutes

The Board **approved** the minutes of the September 11, 2012 meeting as presented by general consent.

6. Staff Report

New Board Training Program

Ms. Jill Foster stated that the South Carolina Planning Education Advisory Committee (SCPEAS), which oversees mandatory training for municipal and county boards and commissions, has approved the staff's proposed new Training Program. New members must receive six (6) hours of Orientation Training during their first year; whereas other members must maintain three (3) hours training in subsequent years. The approved program is geared toward training that is more specific to the issues that are facing Hilton Head Island.

Ms. Foster presented an overview of the training topics that will be presented by the staff. The first training session on the topic of Variances will be presented to the BZA on Monday, October 22, 2012 at 2:30p.m. The second training session on the topic of Design Guidelines will be presented following the DRB meeting on Tuesday, October 23, 2012. All Board members and Commissioners are invited to attend the training sessions to complete their mandated training requirements. Ms.

Foster requested that the Board contact her if they have any questions on the training material. The Board thanked Ms. Foster for developing and presenting the new Board Training Program.

7. Board Business

The Board **adopted** the DRB Schedule of Meetings for 2013 as submitted by general consent.

8. Unfinished Business

Westin Hilton Head Resort & Spa - Alteration & Addition DR120005

Ms. Ray stated that the Board first reviewed this application on September 11, 2012. The Board presented their comments and recommendations to the applicant; however, action could not be taken on that date because the staff was waiting for receipt of the required approval letter from the Port Royal Plans Review Board. Action on the application was **tabled** on September 11th at the applicant's request.

Ms. Ray stated that the staff has received the letter of approval from the Port Royal Plans Review Board. Ms. Ray reviewed the Board's previous comments regarding the proposed roof structure at the Covered Pool Pavilion. Based on the Board's recommendation, the applicant is proposing to keep the roof structure as existing on the Covered Pool Pavilion. The applicant will add the wood shutters to the building as recommended.

Ms. Ray presented an overhead review of the elevations for the mid-level Open Bar, the Covered Pool Pavilion, and the Porte Cochere. The applicant is proposing to make some revisions to the Ocean's Restaurant (located on the opposite side of the resort from the Covered Pool Pavilion) to keep it in character with the other additions. The existing windows will be reconfigured to either be a roll-up or folding type window. The applicant is proposing to add the same color tone shutters to the second floor elevation. Staff recommended that the application be approved including the changes discussed at today's meeting with the condition that the shrubs be replaced as needed at the ends of the planter. Following staff's presentation, Chairman Sodemann invited comments from the applicant; however, the applicant was not present at the meeting.

The Board discussed the elevations of the Open Air Bar, the stairs, the pool fencing, the green metal roofs, the wood shutters, details regarding the handrails, and the landscaping. Following this discussion, Chairman Sodemann requested that a motion be made.

Vice Chairman Welch made a **motion** to approve the Westin Hilton Head Resort and Spa Application DR120005 as presented by the staff. Mr. Gartner **seconded** the motion and the motion **passed** with a vote of 4-0-0.

**Mr. Theodore recused himself from review of the following application due to a professional conflict of interest. A Conflict of Interest Form was completed, signed and attached to the record.*

9. New Business

A) Marriott Harbour Point & Sunset Pointe Alteration & Addition DR 120028

*Chairman Sodemann stated that the Board does not have a quorum of members available for the review of this application, so action cannot be taken. The staff will place this application on the Board's October 9, 2012 agenda.

B) Omni Hilton Head Oceanfront Resort Alteration & Addition DR 120027

Ms. Ray introduced the application and stated its location at 23 Ocean Lane in Palmetto Dunes. The applicant is proposing to make several revisions to the exterior of this resort. The design starts with the transformation of the resort's main arrival and continues throughout the interior courtyards with the addition of dining terraces, exterior function space, the renovation of the Buoy Bar, and additional active zones for guests.

Ms. Ray presented an overhead review of the application including an aerial photograph of the site, photographs of existing site conditions, photos of the pool complexes and existing Porte Cochere. Ms. Ray reviewed the elevations with the Board.

Ms. Ray stated that the Porte Cochere will be redesigned to open views into the drop-off area through structural alterations to the roofline and the elimination of the fixed planters flanking the columns and replacing the landscaping at ground level. The vehicular surface will be evaluated and modified as needed along with the pedestrian walks leading into the front door from the parking lots.

Proposed renovation of the existing Buoy Bar building will include the expansion of the service area by relocation of walls to fit under the existing roof structure, finish and fixture renovation of the existing bathrooms, interior renovation of the kitchen, extension of the bar, extension of the existing roof over the new bar extension, and new standing seam metal roof to replace the existing asphalt shingles.

Ms. Ray stated that the pool and amenity area will include an interactive water jet zone, new beach entry family pool and spas, renovations to the existing pools and pool bar, and new pedestrian surfaces through the area. The design removes the existing lagoon and replaces it with landscaped retention areas while preserving all specimen trees. Palm trees affected by the design will be relocated and incorporated in the new design. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Jeff Suiter, Land Planner with EDSA, presented statements in support of the renovation plans. The Board discussed the application with Mr. Suiter. The Board stated that they like the color palette. Vice Chairman Welch presented statements regarding the decking and recommended that the applicant consider replacing the railing system throughout the project. While discussing some architectural details, the Board stated concern that final details may not be available today. Any additional architectural changes that are made will need to be brought back to the Design Review Board for approval. The applicant agreed to this condition.

Mr. David Urban, with Omni Hilton Head, presented additional statements on behalf of the application on several items including the selected fabric awning for The Buoy Bar. The awning will have neutral colors with no hard fixed roofing included in the area. Exact details are not known at this time because the applicant still needs to work with the manufacturer. The Board stated that they like the entry element. Chairman Sodemann noted that the applicant is planning to box out the round columns. The Board also recommended that the applicant work with Natural Resources in the transitional area to determine the appropriate natural plant materials.

Chairman Sodemann and the applicant discussed the small gazebo which will be a permanent tent-covered structure. Chairman Sodemann also discussed the applicant's plans to enclose the end of the exit stairs of the meeting room. The Board and the applicant discussed the Market Center area. The Board recommended that the applicant wrap the corner and add a cover over it. The Board and the applicant also discussed the color of the pool fence. The Board recommended that the color be a dark bronze. The light bollards should also be a dark bronze color. The Board and the applicant discussed the color of the shingles. The applicant stated that the shingles have a

more natural muted brown gray color than the color shown in the drawing. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Theodore made a **motion** to approve the Omni Hilton Head Oceanfront Resort DR120027 application with the following conditions: (1) the applicant shall work with Natural Resources to determine the natural plant materials that are acceptable in the transition area, including the removal of the lawn area; (2) the pool fence shall be a dark bronze color; (3) the light bollards shall be a dark bronze color; (4) any additional variations made to the architectural components shall return to the Design Review Board for their review.

Vice Chairman Welch **seconded** the motion and the motion **passed** with a vote of 4-0-0.

10. Appearance by Citizens

None

11. Adjournment

The meeting was adjourned at 2:10p.m.

Submitted By:

Approved By:

October 9, 2012

Kathleen Carlin
Secretary

Scott Sodemann
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:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: TEEV GRIFFIN Company: WOOD + PARTNERS INC
 Mailing Address: 7 LAFAYETTE PLACE City: HILTON HEAD State: SC Zip: 29928
 Telephone: 601-6618 Ext. 232 Fax: 601-7080 E-mail: TGRIFFIN@WOODANDPARTNERS.COM
 Project Name: HARBOUR POINTE + SUNSET POINT ADULT POOL + GRILL AREA ADDITION/RENOVATION Project Address: A SHELTER COVE LANE
 Parcel Number [PIN]: R52001200B0001001A, 001B + 001C - 0000
 Zoning District: PD-1 Overlay District(s): OE

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:

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

Trey Guffe
SIGNATURE

9/11/12
DATE

Adult Pool and Grill Area Addition/ Renovation Marriott Harbour Pointe and Sunset Point

#4 Shelter Cove Lane
Hilton Head Island, SC

PROJECT NARRATIVE

September 11, 2012

The project consists of renovating the existing adult pool and grill area for Marriott's Harbour Pointe and Sunset Pointe Properties. The existing pool area (see photos) has become dated and is in need of renovation to better promote the resort experience. Pool modifications will remain in character with surrounding project materials and finishes, but will create an updated and attractive resort look. Modifications and additions include renovating the existing pool and it's surrounds including an updated pool deck, pool finish, coping surround and waterline tile. New jet spray features will be added to the coping to create white noise and add more excitement. The existing entrance walk will be reconfigured to have a more direct access and visual terminus on the existing gazebo. A new summer kitchen is proposed adjacent to the gazebo to create a more organized and useable space. Permeable pavers with steel edge restraints will be used at the summer kitchen patio.

Minimal site disturbance is planned as the limits of the new pool deck do not exceed the existing pool deck footprint. One existing palm tree is to be removed. Additional minor landscape renovation is required and new material will be installed per proposed landscape plan.

The additional grilling area that is to be renovated is located adjacent to the existing feature pool. There are currently free standing grills and concrete stepping stones within this area. The alterations to this space will consist of a new summer kitchen, permeable paver patio for tables and chairs and a new concrete walk for ADA accessibility to existing walks. The intent of this design is to provide a more organized and useable space while maintaining the existing character of the resort.

Minimal site disturbance is planned as proposed hardscape additions are intended to be placed as close to existing grade as possible, while still allowing for positive drainage. Minor existing landscape removal is required and is replanted as proposed in landscape plan.

**Adult Pool and Grill Area Addition/ Renovation
Marriott Harbour Pointe and Sunset Point**

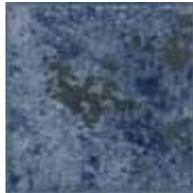
#4 Shelter Cove Lane
Hilton Head Island, SC

POOL AND HARDSCAPE FINISHES/COLORS

Pool Finish: Krystalkrete pebble finish, Bahama Blue



Waterline Tile Color: Verona Ceramic – Tondela Blue yrp# ti5500



Coping Material/Color: 12” x 36” Brushed Travertine



HARDSCAPE

Pool Deck: Color Concrete with Rock Salt Finish – Scofield Mesa Beige to match existing

Walk to gazebo: Oyster Shell concrete with brick banding – to match existing.

Walks without Brick Banding: Colored concrete - Scofield Mesa Beige

Grilling Zone: Lowcountry Watershed Permeable Pavers on 4" Aggregate Base-Riverwalk Style with Tabby Finish – Header Course to be standard Plantation Paver on Aggregate Base with Steel Edge Restraint

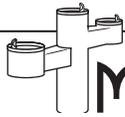
Summer Kitchen Countertop: 1 ½” Granite – Black with Gray – Final Selection by Owner

SUMMER KITCHEN VENEER(Front and Sides)

(Rear of Kitchen to be stucco)

Brick: Pine Hall Casa Grande Oversize Tumbled





MDF 400 SERIES DRINKING FOUNTAIN SPECIFICATIONS

WATER QUALITY (LEAD FREE)

Fountain meets NSF-61 requirements and has a UL approved label with a UL tracking number.

PEDESTAL

One piece weld construction with MDF standard $\frac{3}{16}$ " wall thickness **or optional** 304 schedule 10 stainless steel.

RECEPTOR BOWL

18 gauge electro-polished stainless steel bowl. Bowl overlaps pedestal by $\frac{9}{16}$ ". Prevents build-up of residue in visual drinking area. Optional SS Bowl Strainer recommended for areas with sand.

BUBBLER HEAD

Heavy-duty, stainless steel anti-squirt head mounted with lock nut and washer to prevent tampering. Designed to deliver a constant stream trajectory. Natural shield to prevent contamination.

PUSH BAR

304 stainless steel with $1\frac{1}{4}$ " x 2" stainless steel housing. Mushroom style push bar overlaps and prevents sand and other objects from sticking push bar in the ON position.

CONTROL VALVE

Non-cartridge stainless steel O-Ring valve delivers non-spurt, adjustable steady stream of water. Washerless.

WATER SUPPLY (LEAD FREE)

Maintenance-free reinforced nylobraid tubing and fittings, NSF-61 certified. This tubing is not plastic. It is supplied with a $\frac{1}{2}$ " MIP threaded inlet with a stainless steel strainer. Union fittings at every connection. Supply line stops above grade.

FINISH

Oven-baked powder coat. Color choices: green, blue, brown, black, red, yellow, orange, white and chrome. Textured color choices: emerald, sapphire, pyrite, text-black, burgundy, gold vein, copper and sandstone. Stainless Steel fountains are powder coated for added protection and all colors listed are available.

WASTE

$1\frac{1}{2}$ " schedule 40 PVC pipe. Waste line stops above grade.

ACCESS

Working parts accessible through bowl of fountain for easy service.

INSTALLATION

Optional installations are **DIRECT BURY** or **SURFACE MOUNT**. Direct Bury is designed to be buried a depth of 14" in the ground with concrete poured around it. Surface Mount is designed to be anchored on top of an existing surface (concrete, etc.) with anchor bolts through a mounting plate that is welded to the fountain. Surface Mount fountains provide an access door with vandal-resistant stainless steel screws. Surface Mount Carrier recommended for all surface mount installations. Access door standard on all pedestal fountains. Flush Supply line before installing.

WINTERIZATION

Shut off water and drain down.

WARRANTY

One year warranty. Labor not included.

SHIPPING WT.

Model 400	125 lbs.	Model 450*	45 lbs.
Model 410*	150 lbs.	Model 493*	150 lbs.
Model 440*	150 lbs.	<i>* Meets ADA regulations</i>	

Note: When ordering, please specify installation by DB or SM, and stainless steel by SS. Always note your color choice and options where applicable. (Options are added at an additional cost to the customer.) Example: Specify 410 DBSS to order 410 Direct Bury Stainless Steel. Please call MDF to assist you with ordering, quoting and shipping.

MOST DEPENDABLE FOUNTAINS, INC.
 (800) 552-6331 • (901) 867-0039 • Fax (901) 867-4008
 5705 COMMANDER DR. • ARLINGTON, TN 38002-0587
www.mostdependable.com





SHELTER COVE HARBOUR COMPANY

PO Box 6004
Hilton Head Island, SC 29938

Via Email Only

Mark Harney
Sunset Pointe/Harbor Point
Hilton Head Island, SC

RE: Approval of Exterior Property Improvements Plan

Dear Mark:

The ARB unanimously approved the application, plan and description of work. Please sign page three (3) of the attached Schedule of Fees as the owner/manager, and the principal contractor as well, and return to me as soon as possible.

Please submit an administration fee of \$250.00 (non-refundable) and a \$500.00 refundable compliance deposit. Upon notification of project completion to the ARB, a final inspection will be made. The compliance deposit will be returned if all conditions are met.

Once you are closer to the project start date, please provide the ARB a finalized time line and completion date. Any member of the ARB team may visit the site to observe the progress and conditions of the site in accordance with the guidelines.

Please contact us at any time for assistance if necessary.

This letter of approval by the SCHC ARB will suffice for submission to the Town of Hilton Head Island as required.

Sincerely,

H.H. (Hank) Johnson
Community Manager

Enclosures: Signed Application
Schedule of Fees

c: SCHC Architectural Review Board

Existing Project Photographs
Marriott Harbour Point and Sunset Point
Adult Pool and Grill Additions/Modifications
Hilton Head Island, South Carolina
September 11, 2012



View of entrance into adult pool area.



New sidewalk to tie in directly with Existing Gazebo. Grills and palm to be removed.

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



View of existing pool to be renovated including deck, coping, tile and pool finish



View of existing gazebo. Stairs and ramp to be reconfigured for new grilling area.

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



Existing Shower to be replaced.



Existing Firepit to remain. Grills and stepping stones to be removed.

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



Existing grills and oyster shell to be removed.

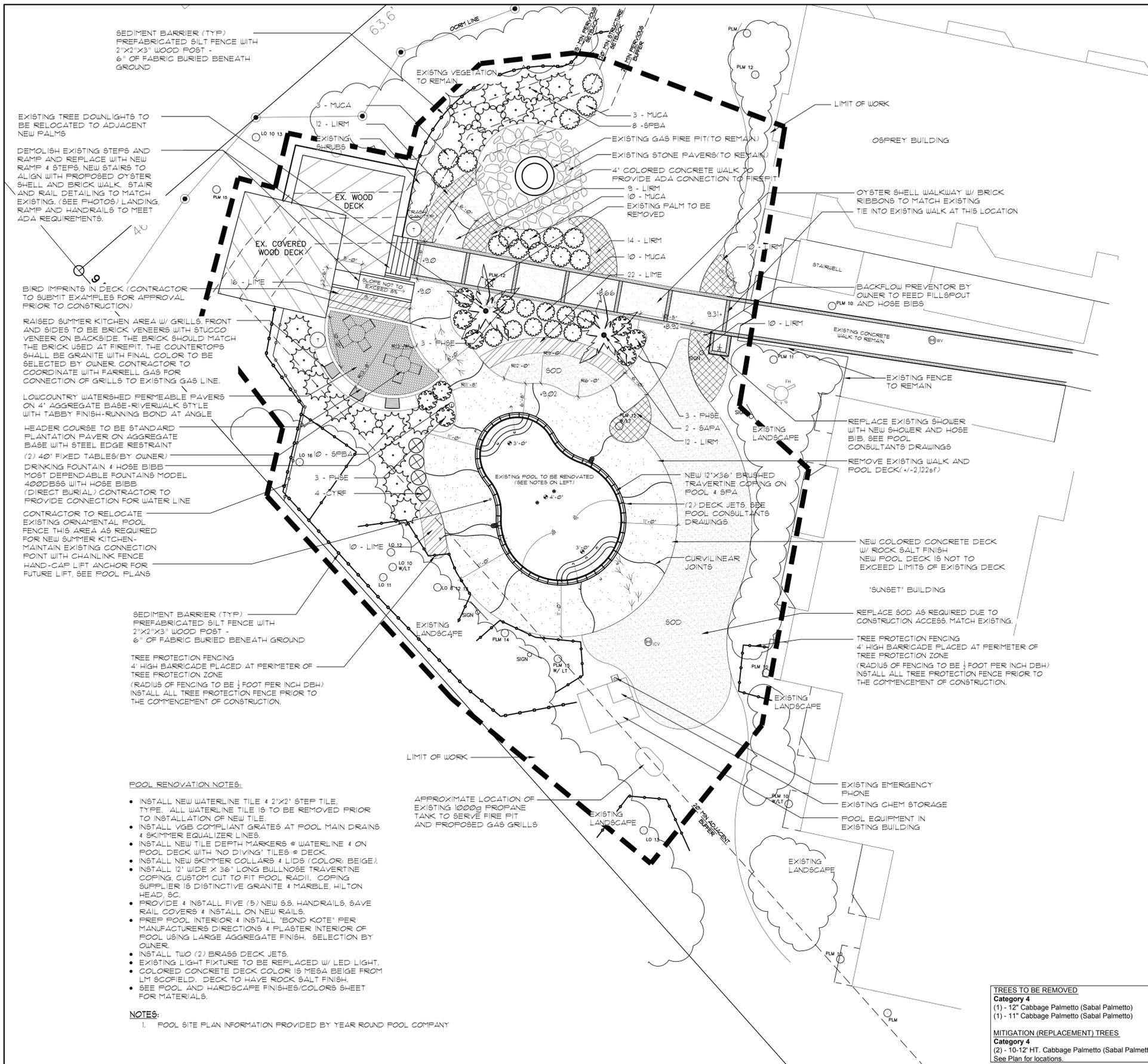


Stepping stones and grills to be removed and location of existing gas tanks.

Existing Project Photographs - Continued
Marriott Harbour Pointe and Sunset Pointe



View of existing grills to be removed as well as pampas grass and shrubs to be adjusted to accommodate new permeable pavers and summer kitchen.



SITE DEVELOPMENT SUMMARY

	ACREAGE
TOTAL LIMIT OF WORK AREA:	0.26 AC
PRE-DEVELOPMENT:	
IMPERVIOUS SURFACE AREA	0.08 AC
PERVIOUS SURFACE AREA	0.18 AC
POST-DEVELOPMENT:	
IMPERVIOUS SURFACE AREA	0.08 AC
PERVIOUS SURFACE AREA	0.18 AC

- GENERAL SITE PLAN AND LAYOUT NOTES:**
- 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 CONSTRUCTING ALL BUILD ELEMENTS DEPICTED HEREIN.
 - TEMPORARY EROSION & SEDIMENT CONTROLS (SILT FENCES, ETC.) SHALL BE INSTALLED AT INLETS, PIPES, & LIMITS OF WORK AREAS WHERE SURFACE RUN-OFF OCCURS UNTIL SOIL STABILIZATION IS COMPLETE.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES AND UNUSUAL CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL MAINTAIN ALL GRASSED AREAS, INCLUDING THE REPAIR OF EROSION AREAS, UNTIL GRASS HAS REACHED THE LEVEL OF FINAL ACCEPTANCE.
 - 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.
 - TREE PROTECTION FENCES SHALL BE MAINTAINED IN PLACE AT ALL TIMES UNTIL WORK IS COMPLETED.
 - ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND ALL LOCAL, STATE, AND FEDERAL AGENCIES AND REGULATIONS.
 - ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - 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.
 - GAS LINE TO GRILLS TO HAVE AN AUTOMATIC SHUTOFF VALVE AT 45 MINUTES. SIGNAGE WILL NEED TO BE PROVIDED TO INDICATE LOCATION OF SHUTOFF VALVE.
 - CONCRETE WALKS TO BE FIBER REINFORCED, 3000 PSI AT 28 DAYS. WALK TO GAZEBO TO BE OYSTER SHELL CONCRETE WITH BRICK BANDING. ALL OTHER WALKS TO BE COLORED CONCRETE/SCOFIELD MESA BEIGE.
 - ALL WOOD TO BE SANDED SMOOTH AND PAINTED TO MATCH EXISTING ON SITE.

ADULT POOL AREA PLANTING PLAN

QUAN	ABBV	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
2	SAPA	Sabie palmetto Cabbage Palm	10-12'			AS SHOWN	SMOOTH TRUNK
SHRUBS AND GROUNDCOVERS							
4	CYRF	Cytisium falcatum Holly Fern	10-12"	12-18"	1 GAL.	AS SHOWN	FULL
61	LIRM	Liriope muscari 'BIG BLUE' Big Blue Liriope			1 GAL.	AS SHOWN	FULL POT
48	LIME	Liriope muscari 'Evergreen giant' Evergreen Giant Liriope			1 GAL.	AS SHOWN	FULL POT
10	PHSE	Philodendron sellow Cut-Leaf Philodendron	18-24"	18-24"	CONT.	AS SHOWN	FULL
25	MUCA	Muhlenbergia capillaris Pink Muhly			1 GAL.	AS SHOWN	FULL
11	SPBA	Spartina bakeri Sand Cordgrass			1 GAL.	AS SHOWN	FULL
130	SOD	St. Augustine Stenotaphrum secundatum					
1630	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 FINE 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 Z60.1, 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
 - UTILIZE TRANSPLANTED MATERIALS FROM ON-SITE WHERE POSSIBLE

- IRRIGATION NOTES**
- ALL PLANT BEDS AND SOD 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.
 - IN AREAS WHERE APPROPRIATE, UTILIZE DRIP IRRIGATION TO MINIMIZE WATER CONSUMPTION
 - 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.

SEDIMENT BARRIER (TYP)
PREFABRICATED SILT FENCE WITH
2"x2"x3" WOOD POST -
6" OF FABRIC BURIED BENEATH
GROUND

EXISTING TREE DOWNLIGHTS TO
BE RELOCATED TO ADJACENT
NEW PALMS

DEMOLISH EXISTING STEPS AND
RAMP AND REPLACE WITH NEW
RAMP & STEPS, NEW STAIRS TO
ALIGN WITH PROPOSED OYSTER
SHELL AND BRICK WALK. STAIR
AND RAIL DETAILING TO MATCH
EXISTING. (SEE PHOTOS) LANDING,
RAMP AND HANDRAILS TO MEET
ADA REQUIREMENTS.

BIRD IMPRINTS IN DECK (CONTRACTOR
TO SUBMIT EXAMPLES FOR APPROVAL
PRIOR TO CONSTRUCTION)

RAISED SUMMER KITCHEN AREA W/ GRILLS, FRONT
AND SIDES TO BE BRICK VENEERS WITH STUCCO
VENEER ON BACKSIDE. THE BRICK SHOULD MATCH
THE BRICK USED AT FIREPIT. THE COUNTERTOPS
SHALL BE GRANITE WITH FINAL COLOR TO BE
SELECTED BY OWNER. CONTRACTOR TO
COORDINATE WITH FARRELL GAS FOR
CONNECTION OF GRILLS TO EXISTING GAS LINE.

LOWCOUNTRY WATERSHED PERMEABLE PAVERS
ON 4" AGGREGATE BASE-RIVERWALK STYLE
WITH TABBY FINISH-RUNNING BOND AT ANGLE

HEADER COURSE TO BE STANDARD
PLANTATION PAVEN ON AGGREGATE
BASE WITH STEEL EDGE RESTRAINT
(2) 40" FIXED TABLES (BY OWNER)
DRINKING FOUNTAIN & HOSE BIBB
MOST DEPENDABLE FOUNTAINS MODEL
400DBSS WITH HOSE BIBB
(DIRECT BURIAL) CONTRACTOR TO
PROVIDE CONNECTION FOR WATER LINE

CONTRACTOR TO RELOCATE
EXISTING ORNAMENTAL POOL
FENCE THIS AREA AS REQUIRED
FOR NEW SUMMER KITCHEN-
MAINTAIN EXISTING CONNECTION
POINT WITH CHAINLINK FENCE
HAND-CAP LIFT ANCHOR FOR
FUTURE LIFT, SEE POOL PLANS

SEDIMENT BARRIER (TYP)
PREFABRICATED SILT FENCE WITH
2"x2"x3" WOOD POST -
6" OF FABRIC BURIED BENEATH
GROUND

TREE PROTECTION FENCING
4' HIGH BARRICADE PLACED AT PERIMETER OF
TREE PROTECTION ZONE
(RADIUS OF FENCING TO BE 1/2 FOOT PER INCH DBH)
INSTALL ALL TREE PROTECTION FENCE PRIOR TO
THE COMMENCEMENT OF CONSTRUCTION.

POOL RENOVATION NOTES:

- INSTALL NEW WATERLINE TILE & 2"x2" STEP TILE. TYPE. ALL WATERLINE TILE IS TO BE REMOVED PRIOR TO INSTALLATION OF NEW TILE.
- INSTALL VGB COMPLIANT GRATES AT POOL MAIN DRAINS & SKIMMER EQUALIZER LINES.
- INSTALL NEW TILE DEPTH MARKERS & WATERLINE & ON POOL DECK WITH "NO DIVING" TILES @ DECK.
- INSTALL NEW SKIMMER COLLARS & LIDS (COLOR, BEIGE).
- INSTALL 12" WIDE X 36" LONG BULLNOSE TRAVERTINE COPING, CUSTOM CUT TO FIT POOL RADIUS. COPING SUPPLIER IS DISTINCTIVE GRANITE & MARBLE, HILTON HEAD, SC.
- PROVIDE & INSTALL FIVE (5) NEW S.S. HANDRAILS, SAVE RAIL COVERS & INSTALL ON NEW RAILS.
- PREP POOL INTERIOR & INSTALL "BOND KOTE" PER MANUFACTURER'S DIRECTIONS & PLASTER INTERIOR OF POOL USING LARGE AGGREGATE FINISH. SELECTION BY OWNER.
- INSTALL TWO (2) BRASS DECK JETS.
- EXISTING LIGHT FIXTURE TO BE REPLACED W/ LED LIGHT.
- COLOR CONCRETE DECK COLOR IS MESA BEIGE FROM LM SCOFIELD. DECK TO HAVE ROCK SALT FINISH.
- SEE POOL AND HARDSCAPE FINISHES/COLORS SHEET FOR MATERIALS.

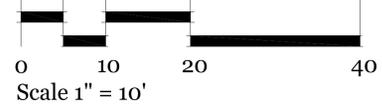
NOTES:

- POOL SITE PLAN INFORMATION PROVIDED BY YEAR ROUND POOL COMPANY

APPROXIMATE LOCATION OF
EXISTING 1000g PROPANE
TANK TO SERVE FIRE PIT
AND PROPOSED GAS GRILLS

TREES TO BE REMOVED
Category 4
(1) - 12" Cabbage Palmetto (Sabal Palmetto)
(1) - 11" Cabbage Palmetto (Sabal Palmetto)

MITIGATION (REPLACEMENT) TREES
Category 4
(2) - 10-12' HT. Cabbage Palmetto (Sabal Palmetto)
See Plan for locations.



PLAN IS SUBJECT TO CHANGE.

POOL ADDITION / RENOVATION FOR
MARIOTT HARBOUR POINT AND
SUNSET POINTE
HILTON HEAD ISLAND, SC

DRAWN BY: TRT/
TG
CHECKED BY: TG

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#	REVISION	DATE BY

DATE
Sept. 11, 2012
PROJECT NUMBER
01-12021
SHEET TITLE
PHASE TWO
ADULT POOL SITE /
LANDSCAPE PLAN



PO Box 23919 • Hilton Head Island, SC 29925
843.881.6618 • Fax 843.881.7088 • www.woodpartners.com

SHEET
NUMBER
L1 of 02

SITE DEVELOPMENT SUMMARY	ACREAGE
TOTAL LIMIT OF WORK AREA:	0.03 AC
PRE-DEVELOPMENT:	
IMPERVIOUS SURFACE AREA	0.003 AC
PERVIOUS SURFACE AREA	0.021 AC
POST-DEVELOPMENT:	
IMPERVIOUS SURFACE AREA	0.004 AC
PERVIOUS SURFACE AREA	0.026 AC

GRILL AREA PLANTING PLAN

6	PHSE	Philodendron selloum Cut-Leaf Philodendron	18-24"	18-24"	CONT.	AS SHOWN	FULL
13	SPBA	Spartina bakeri Sand Cordgrass			1 GAL.	AS SHOWN	FULL
200 SF	MULCH	Pinestraw Mulch					Spread to 3" depth

SEDIMENT BARRIER (TYP)
PREFABRICATED SILT FENCE WITH
2"X2"X3" WOOD POST -
6" OF FABRIC BURIED BENEATH
GROUND

EXISTING TRELLIS

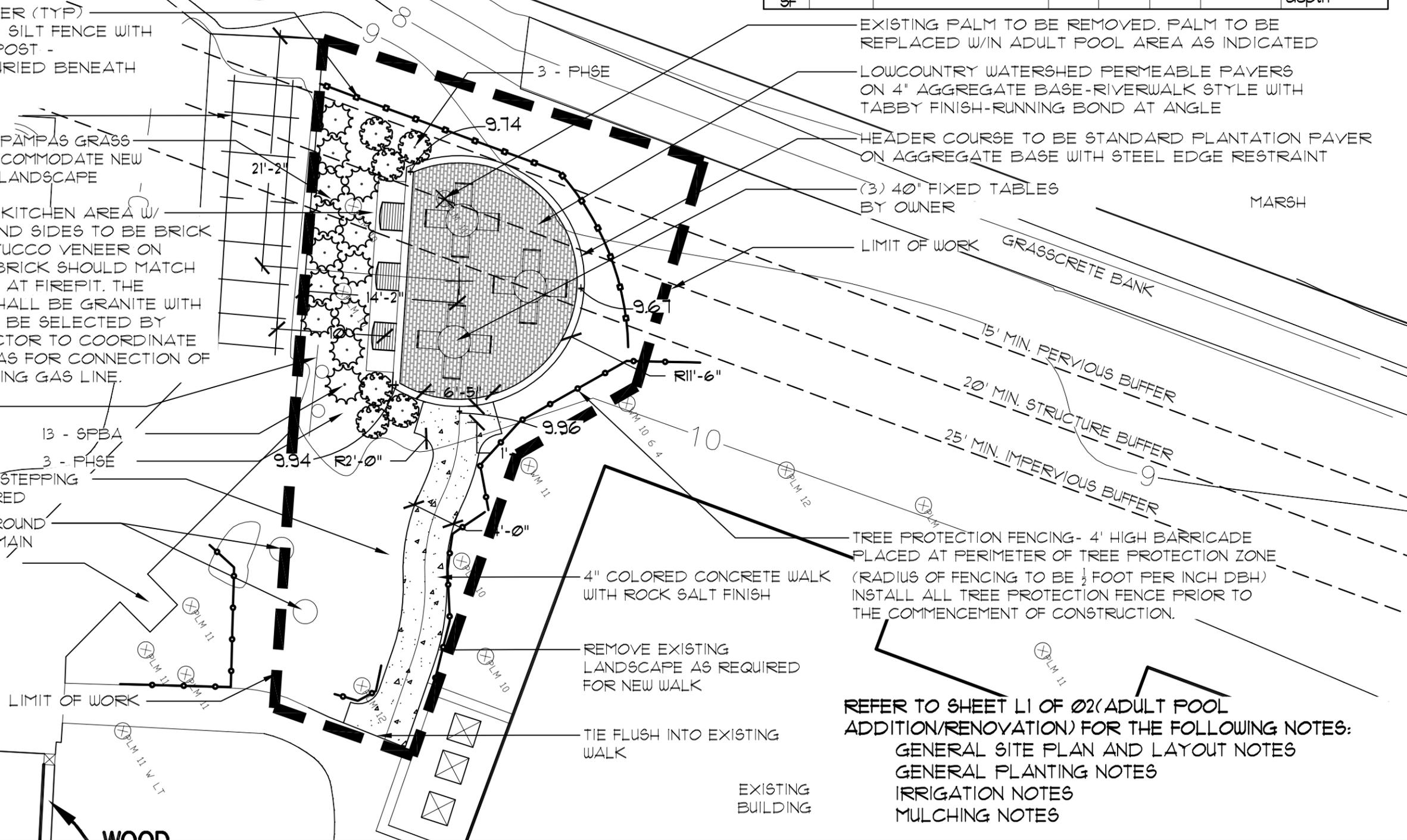
REMOVE EXISTING PAMPAS GRASS
AS NEEDED TO ACCOMMODATE NEW
HARDSCAPE AND LANDSCAPE

RAISED SUMMER KITCHEN AREA W/
GRILLS. FRONT AND SIDES TO BE BRICK
VENEERS WITH STUCCO VENEER ON
BACKSIDE. THE BRICK SHOULD MATCH
THE BRICK USED AT FIREPIT. THE
COUNTERTOPS SHALL BE GRANITE WITH
FINAL COLOR TO BE SELECTED BY
OWNER. CONTRACTOR TO COORDINATE
WITH FARRELL GAS FOR CONNECTION OF
GRILLS TO EXISTING GAS LINE.

EXISTING POOL
SIGN TO REMAIN

REMOVE EXISTING STEPPING
STONES AS REQUIRED

EXISTING UNDERGROUND
GAS TANKS TO REMAIN
EXISTING SHOWER



EXISTING PALM TO BE REMOVED. PALM TO BE
REPLACED W/IN ADULT POOL AREA AS INDICATED

LOWCOUNTRY WATERSHED PERMEABLE PAVERS
ON 4" AGGREGATE BASE-RIVERWALK STYLE WITH
TABBY FINISH-RUNNING BOND AT ANGLE

HEADER COURSE TO BE STANDARD PLANTATION PAVER
ON AGGREGATE BASE WITH STEEL EDGE RESTRAINT

(3) 40" FIXED TABLES
BY OWNER

LIMIT OF WORK
GRASSCRETE BANK

15' MIN. PERVIOUS BUFFER

20' MIN. STRUCTURE BUFFER

25' MIN. IMPERVIOUS BUFFER

TREE PROTECTION FENCING- 4' HIGH BARRICADE
PLACED AT PERIMETER OF TREE PROTECTION ZONE
(RADIUS OF FENCING TO BE 1/2 FOOT PER INCH DBH)
INSTALL ALL TREE PROTECTION FENCE PRIOR TO
THE COMMENCEMENT OF CONSTRUCTION.

4" COLORED CONCRETE WALK
WITH ROCK SALT FINISH

REMOVE EXISTING
LANDSCAPE AS REQUIRED
FOR NEW WALK

TIE FLUSH INTO EXISTING
WALK

EXISTING
BUILDING

REFER TO SHEET L1 OF 02 (ADULT POOL
ADDITION/RENOVATION) FOR THE FOLLOWING NOTES:
GENERAL SITE PLAN AND LAYOUT NOTES
GENERAL PLANTING NOTES
IRRIGATION NOTES
MULCHING NOTES

GRILL AREA RENOVATION

FOR
MARRIOTT HARBOUR POINT
AND SUNSET POINTE

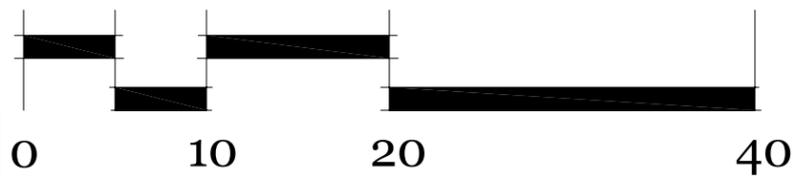
HILTON HEAD ISLAND, SC

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TT/TG
CHECKED BY:
TG

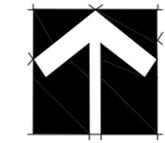
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#	REVISION	DATE	BY

DATE
Sept. 11, 2012
PROJECT NUMBER
01-12021
SHEET TITLE
PHASE ONE
GRILL AREA SITE/
LANDSCAPE PLAN



Scale 1" = 10'



NORTH

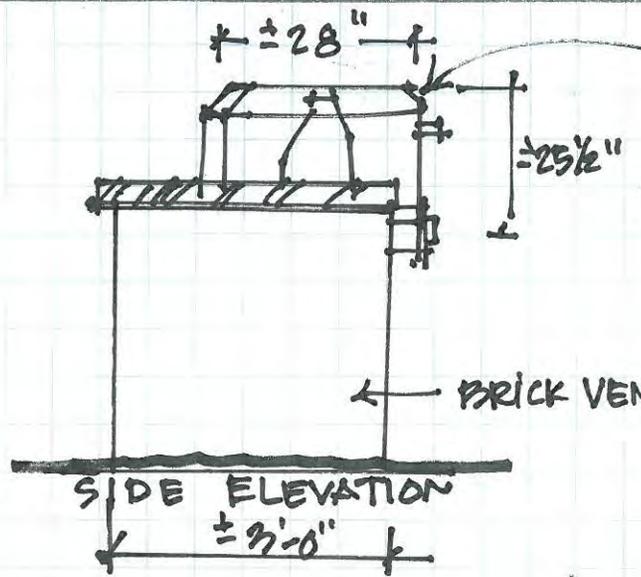
PLAN IS SUBJECT TO CHANGE.

Wood+Partners Inc. **WPI**
Landscape Architects
Land Planners

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SHEET
NUMBER

L2 of 02

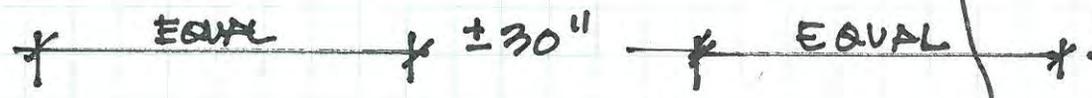


BUILT-IN STAINLESS STEEL GRILL -
 FLUSH MOUNT BROILMASTER SSB-2804 OR
 EQUAL. INSTALL PER MANUF. REC.

* CONTRACTOR TO PROVIDE VENT REGISTERS
 AS REQUIRED.

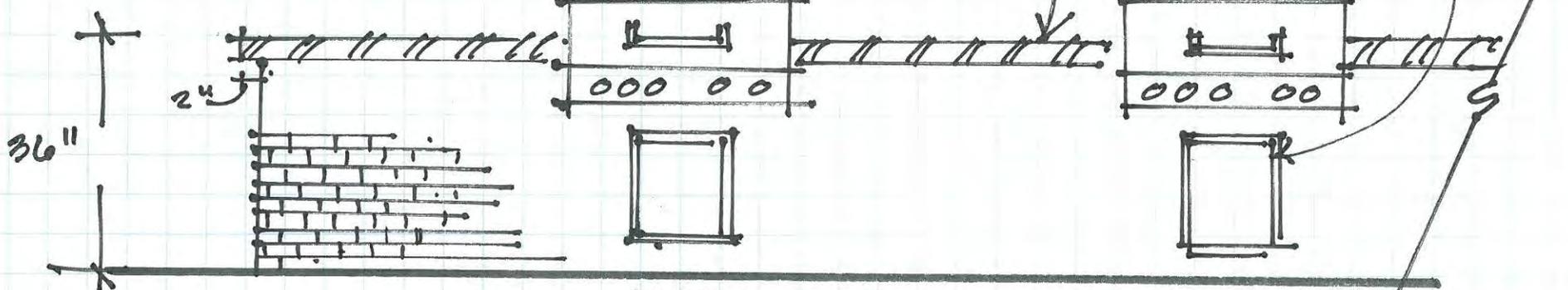
← BRICK VENEER.

SIDE ELEVATION
 ±3'-0"



GRANITELAP

STAINLESS STEEL DOOR KIT -
 # BDA. INSTALL PER
 MANUF. REC.



FRONT ELEVATION

BRICK VENEER -
 PINE HALL - CASA GRANDE
 OVERSIZE TUMPLED WITH
 1/2" BUFF MORTAR JOINT.

HARBOUR POINTE/
 SUNSET POINT

ADULT POOL
 ADDITION/RENOVATION

Wood+Partners, 1/2" = 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 NAME: Marriott Harbour Point & Sunset Pointe -
ALTERATION & ADDITION

DRB#: DR 120028

DATE: September 25, 2012

RECOMMENDATION: Approval Approval with Conditions Denial

<i>ARCHITECTURAL DESIGN</i>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Overhangs are sufficient for the façade height.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Forms and details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

and architectural elements				
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Incorporates wood or wood simulating materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Accessory elements are design to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape is designed so that it may be maintained in its natural shape and size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of species is selected for texture and color	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides overall order and continuity of the Landscape plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands if present are avoided and the required buffers are maintained	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

MISC COMMENTS/QUESTIONS
