



Town of Hilton Head Island Regular Design Review Board Meeting

**Tuesday, November 13, 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 October 23, 2012**
- 6. Staff Report**
- 7. Board Business**
- 8. Unfinished Business**
- 9. New Business**
 - A. New Development
 - 1) DR 120030 – Shelter Cove Towne Centre Phase 1B - CONCEPTUAL
 - B. Alteration & Addition
 - 1) DR 120031 – Sonesta Resort
 - 2) DR 120032 – The Westin
- 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, October 23, 2012 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers**

DRAFT

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

Board Members Absent: Jake Gartner, Excused

Council Members Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Teri Lewis, LMO Official
Rocky Browder, Environmental Planner
Kathleen Carlin, Secretary

1. Call to Order

Chairman Scott Sodemann called the meeting to order at 1:15 p.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 October 9, 2012 meeting as amended by general consent.

6. Staff Report

- A. Ms. Ray reminded the Board of the importance of their attendance at all regular meetings.
- B. Ms. Ray stated that the staff will provide Board training on the subject of Design Guidelines immediately following the business meeting.

7. Board Business

None

8. Unfinished Business

None

9. New Business

- A. DR 120024 Fire Station #6 – New Development Final Review

Ms. Ray stated that Fire Station # 6 is located at 12 Dalmatian Lane. The project received Conceptual approval from the Board on September 11, 2012. The Board's primary comments

at the Conceptual review were that the applicant should pull the sidewalk back from the road a bit and treat it more like a pathway. Also, the applicant should address the separation between the fire station and St. Andrews Common.

The applicant has submitted a detailed set of plans as well as a narrative that addresses the Design Guide and how their project meets the goals of the Guide. Ms. Ray presented an overhead review of the applicant's plans. The site plan indicates the reconfigured access onto Dalmatian Lane. Pervious concrete parking is located in front of the building with some located at the rear of the building as well. The bike path sidewalk has been treated more like a pathway as recommended by the Board.

The applicant's landscape plan is responsive to the site plan and the needs of the fire department as well as preserving the existing trees located along the buffer. Several existing trees have been retained and the buffer has been supplemented with a mix of wax myrtles and savannah holly. Sod is used selectively in the plan for ease of maintenance. Typical landscape materials have been used in the area including Sago Palms and muhly grass. Ms. Ray described the location of the dumpster area. The perimeter board-on-board fence will be painted Charleston Green. The applicant has submitted floor plans for the building; the building elevations remain basically the same as those at Conceptual review. Ms. Ray reviewed the color samples. This project is the prototype fire station that has been approved previously by the Board. The project uses the same design, the same materials, and color palette as used previously. At the completion of the staff's presentation, Chairman Sodemann invited the applicant to present comments. The applicant stated that he did not have anything more to add to the staff's presentation.

The Board discussed the Final review application. Chairman Sodemann asked Ms. Ray about the sidewalk bumping out in a small spot going around a 27-inch live oak tree. It also looks like there is a storm sewer running around the base of the live oak tree. Ms. Ray presently statements regarding the location of the live oak tree as well as the location of a laurel oak tree. There is an existing storm sewer in this location. Mr. Theodore recommended that the applicant consider using flexible pavement in the area to preserve the roots of the tree. Following the Board's discussion, Chairman Sodemann requested that a motion be made on the application.

Ms. Moffett made a **motion** to **approve** DR 120024 Fire Station # 6 - New Development Final Review application as submitted. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 6-0-0.

B. DR 120029 Jersey Mikes Subs – New Development Conceptual Review

Ms. Ray introduced the application and stated its location, 75 Pope Avenue. Ms. Ray presented an overhead review of the application including an aerial photo of the site as well as the site plan. The applicant proposes to build a 2,200 square foot building to house Jersey Mikes Subs and a yogurt shop. The site is currently vacant and is located adjacent to Heritage Plaza. Ms. Ray presented several photos of the existing site. The project's site analysis indicates the location of the setbacks and buffers, the existing curb cut, and existing trees. The existing trees are not specimen trees according to the survey; however, there are a couple of Hickory trees that are nearly specimen in size. The plan indicates that a cluster of about 10 trees located in the center of the entrance area will be removed.

The site plan utilizes the existing curb cut and will need to widen it to allow for two-way traffic. The parking is located to the north and to the east. The applicant states that the existing curb cut location and the narrow site limit their development options. The staff recommends that the applicant restudy the site plan before the final submission in an effort to reduce the impact to the existing trees. This may be possible with the use of smaller, more compact parking spaces. Pervious asphalt and/or pervious pavers are proposed for the parking area.

The applicant describes the design as old beach architecture. Two options were submitted: (1) one with architectural shingles; and (2) one with a metal roof. A stone base is shown in the applicant's rendering. Staff recommends the use of brick instead of stone for the base material because it is more in keeping with the Design Guide.

Other features of the building include a hidden roof well for the HV/AC units, a trellis covered deck with stairs and ramp for pedestrian access, and a trellis covered screened dumpster enclosure. The building's west elevation is the view from Pope Avenue. The trellis at the pedestrian access appears a little thin at the east and west elevation, especially in relationship to the trellis on the dumpster enclosure. Staff recommends that the applicant restudy this element as the plans progress. In addition, the south elevation is very flat with a long expanse of solid wall. The applicant should restudy the facade on the south elevation in an effort to break up the mass. The staff recommended *approval* of the Conceptual review application with the conditions that the applicant restudy the side plan to see if the impact to the existing trees can be reduced. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Paul Girardeau, architect, presented statements in support of the application. Mr. Parker and the applicant discussed the staff's comments regarding the base materials and scale of the trellis. The applicant stated that he is agreeable to staff's comments regarding the brick base (versus stone) and the thickness of the trellis. The applicant also stated that he agrees with staff's recommendation to break up the mass of the south elevation with perhaps the addition of some shutters. The applicant stated, however, that the site is tight and development is limited. The applicant discussed the parking arrangements. A reduction in stall widths does not seem to be an option. The cluster of trees is located right in the middle of the property and it is very difficult to plan around them.

Mr. Parker and the applicant discussed the detail of the frieze (the big white band that runs around the building). Vice Chairman Welch suggested that the applicant consider a possible change of color beyond the all white surface. Mr. Theodore and the applicant discussed the location of the cluster of trees. The applicant stated that the cluster of trees is located in line with the existing curb cut. The applicant stated that he has looked at several different options to save the trees and was unable to plan around them. The applicant also discussed the site's drop off area and his efforts to screen the dumpster area.

Mr. Theodore recommended that the applicant consider a shallower parking area for the first parking space. Mr. Theodore and the applicant discussed the location of pavement adjacent to the building. The applicant should consider using pavers instead of the asphalt in this location. The applicant presented statements regarding zoning regulations. Mr. Theodore stated that a paver drive way would be more appealing without the asphalt coming right up to the building. Mr. Theodore also suggested that the applicant incorporate a vine or something green on that side of the building. The applicant presented statements regarding the use of potted plants and

vines that could climb on the trellis. Mr. Theodore stated that landscaping will be important in this location. It will also be important on the street side location. The loss of trees needs to be addressed with a canopy at the front of the building. The Board and the applicant discussed green space. Ms. Moffett and the applicant discussed the location of the ramp. The applicant briefly discussed their plans for lighting along the perimeter of the building.

Mr. Smith agreed with the use of brick instead of stone for the foundation. Mr. Smith also commented on the color of the frieze. It should be integrated better. Foundation planting should be addressed with planter boxes around the front of the building. Chairman Sodemann recommended that a metal roof be used for the building instead of the architectural shingles. Chairman Sodemann recommended that the frieze element be a contrasting color. The applicant should work with scale and they should use brick on the foundation.

Chairman Sodemann and the applicant discussed the location of the parking spaces. Landscaping will be very important in front of the building as well as along the side. The applicant discussed the use of pervious pavers to protect the roots of trees located along the perimeter. Mr. Theodore recommended the use of shrubbery.

Mr. Parker and the applicant discussed the recommendation of an outdoor porch. Mr. Parker and the applicant also discussed plans for the 40-ft. loading and unloading area as it relates to adding a wrap-around porch on the front. This is the perfect environment for this type of porch. The loading zone is a big distraction. Mr. Parker and the applicant also discussed parking arrangements. Mr. Parker stated that the applicant needs to do everything that he can to make the architecture as strong as possible in this location.

Ms. Ray stated that she will work with case manager, Nicole Dixon, for this project to determine possible options regarding the location of the loading zone. Mr. Theodore stated that the sidewalk pavement parallel to Pope Avenue should extend through the drive. If there is a porch or patio in the front, it would be nice to have a pedestrian connection to that corridor.

The applicant stated that he is at his density limit (80/20). The applicant discussed the loading dock and related zoning regulations. The applicant stated that parking spaces could be blocked off for unloading (some areas allow this). The Board and the applicant discussed several more issues included open space and pervious pavers.

The Board and the applicant also discussed the flood plain and the possibility of lowering the building down to a foot to 14-ft. This might allow additional landscaping and would save some ramp space. The Board recommended that the applicant take all of today's comments into consideration. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion to approve** the Conceptual application for DR 120039 Jersey Mikes Subs with the comments provided by the Board taken into consideration by the applicant. Vice Chairman Welch **seconded** the motion and the motion **passed** with a vote of 6-0-0.

10. Appearance by Citizens

None

11. Adjournment

The meeting was adjourned at 2:00p.m.

Submitted By:

Approved By:

Kathleen Carlin
Secretary

Scott Sodemann
Chairman

DRAFT



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: Mark Senn Company: Shelter Cove Towne Centre, LLC
 Mailing Address: 2743 Perimeter Parkway City: Augusta State: GA Zip: 30909
Building 100 Ste 370 Telephone: 706-722-5565 Fax: _____ E-mail: MarkS@BCCCommercial.com
 Project Name: Shelter Cove Towne Centre Phase B Project Address: 24 Shelter Cove Lane
 Parcel Number [PIN]: R5 2 0- 0 1 2-0 0 b-0 0 2 6-0 0 0 0 & 5 2 0-0 1 2-0 0 b-0 0 3 0-0 0 0 0
 Zoning District: PUD Overlay District(s): Highway Corridor

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

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

Submittal Requirements for *All* projects:

- (In process) 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

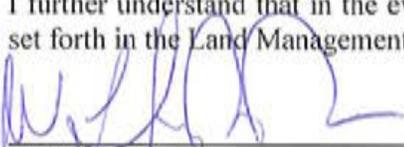
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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.



SIGNATURE

10/23/12

DATE

**TOWN OF HILTON HEAD ISLAND
DESIGN REVIEW BOARD – SUBMITTAL NARRATIVE
SHELTER COVE MALL REDEVELOPMENT
November 1, 2012**

Revitalization of the Shelter Cove Mall property represents a rare and unique opportunity to create a mid-island mixed-use destination with commercial and residential land uses that are oriented to Broad Creek. The proposed Conceptual Master Plan is organized around a relocated Shelter Cove Lane creating a new Waterfront Drive paralleling Broad Creek; and a new central main street connecting William Hilton Parkway to the water front. Moving Shelter Cove Lane landward allows for the creation of a new waterfront park between the marshes of Broad Creek and redeveloped commercial and residential land uses. The new waterfront park and street provide the back drop for mixed-use commercial and residential properties. The park will also be the host site for many civic functions and special events. In addition, it is intended that the new Waterfront Park be extended through a greenway trail corridor system interconnecting waterfront open space with potential linkages along Broad Creek to Chaplin Park, Shelter Cove Marina and Palmetto Dunes.

The new central main street and entry drive will have smaller scale buildings placed along it to further enhance pedestrian scale and qualities and break up the large surface parking lots along Hwy 278 and provide a window through the center to Broad Creek. Working within the Town's recommended earth-tone colors and finishes, the architectural character will have a "low country" village quality. The linear façades will be interrupted by architectural variations, much like the way small towns would be built over time, having individual character but working together as a whole.

The plan also includes a proposed land swap for the new water front park in front of the mall site for a multifamily residential area on adjacent Town owned property, located between Shelter Cove Lane and Broad Creek. Placement of the residential units adjacent to the mixed-use commercial, overlooking the waterfront park will add to and enhance the pedestrian scale and qualities of the newly revitalized center. Residential units in this setting provide a new and unique opportunity to live in a setting with convenient access to shopping, dining and recreation spaces.

The mall property is approximately 42 acres in size and is located within the Palmetto Dunes planned development district (PD-1). Opened in 1988, the Mall includes an existing 328,200 SF single story stucco and brick building with approximately 1,192 asphalt parking spaces. In addition to the 42 acre property, the mall shares a master planned storm drainage system within Shelter Cove that includes two (4.5 acre and 1.4 acre) adjacent lagoons.

The proposed redevelopment includes +/- 295,000 SF of commercial (+/- 88,000 SF Kroger grocery store and fuel center, +/- 107,000 SF of new kiosk/retail/restaurants and +/- 100,000 SF of existing retail – (2 retained Belk stores), two multi-family apartment neighborhoods with +/- 210 units, pedestrian enhanced streetscapes with on street parking, public plazas, and a new +/- 5 acre waterfront park. Building heights range from 4 story residential to one and two story commercial structures. Proposed parking includes re-use of existing spaces adjacent to the eastern Belk store, extended rows of existing



parking in front of Kroger and a proposed mix of on-site and on-street shared parking throughout the remaining redevelopment area (refer to conceptual site plan for parking summary). Required commercial parking is calculated based on an estimated mix of shopping center and restaurant tenants.

In addition to the existing 42 acre property, recent PUD zoning amendments and a Development Agreement have been approved by Town Council to realign Shelter Cove Lane to expand open space and public access to the waterfront along Broad Creek. The proposed re-alignment will include on-street parking for convenient access to the park and for adjacent proposed shared uses. A proposed central road with enhanced streetscaping and parking will extend from Highway 278 (right-in / right-out intersection) to the re-aligned waterfront drive. Shelter Cove Lane is proposed to connect directly through the commercial village (fronting Highway 278) with an enhanced streetscape and pedestrian walkways. As part of the Town negotiations and coordination with Santee Cooper, an existing 100' power line easement is proposed to be relocated from the marsh edge and rerouted through the parking lot, fronting highway 278.

Proposed buildings adjacent to the Broad Creek marsh will be setback 50' or greater from the critical line. Primary use within the 50' buffer will be associated with public access to the waterfront park, public pier and a pathway corridor, providing public access along the entire waterfront edge. Every effort possible has been given to preserving specimen trees within the redevelopment area. Only one specimen tree is currently being impacted by the relocation of Santee Cooper's power line.

Most of the existing trees throughout the property will be retained while many of the unhealthy trees within the parking lots will be replaced with healthier species. The pedestrian streetscape environment will include evenly spaced street trees and landscaped plant beds. Landscape buffers will be located in areas immediately adjacent to the Newport Community and to buffer views toward the proposed fuel center. Several of the existing Crape Myrtles will be transplanted within the proposed redevelopment.

A proposed network of sidewalks and pathways will be integrated into the mixed-use commercial area, residential properties and adjacent land uses. The proposed pathway along Highway 278 frontage will eventually be connected with the Town's future pathway corridor system and will have multiple connections into the property from 278 and long Shelter Cove Lane.

The proposed conceptual site plan represents several months of planning, engineering and coordination with the Town and Shelter Cove POA. The uniqueness of the proposed redevelopment and reconfiguration of land uses has required careful consultation with the Town to craft new entitlement documentation for future submission to Planning Commission and Town Council.



belk







look





belk





NO
PARKING





OFFICE OF THE
SUPERVISOR OF BANKS











WALTER MILBOND
REAL ESTATE
WALTER MILBOND
(949) 637-4444
25 YEARS OF SERVICE













FILDRUCKERS

**WORLD'S GREATEST
HAMBURGERS**





TRUKERS

STOP





College of Charleston

EUA 667

PIZZERIA PASTA

COP



USEPPI'S PIZZA & PASTA

STOP



HARDY



DELI BAKERY

COFFEE

STOP



Existing Entry off Mall Boulevard



Existing Entry off Shelter Cove Lane and Overhead Utilities



Existing Parking Lot



Existing Parking Lot and Internal Drive



Existing Parking Lot



Existing Parking Lot



Existing Entry and Overhead Utilities



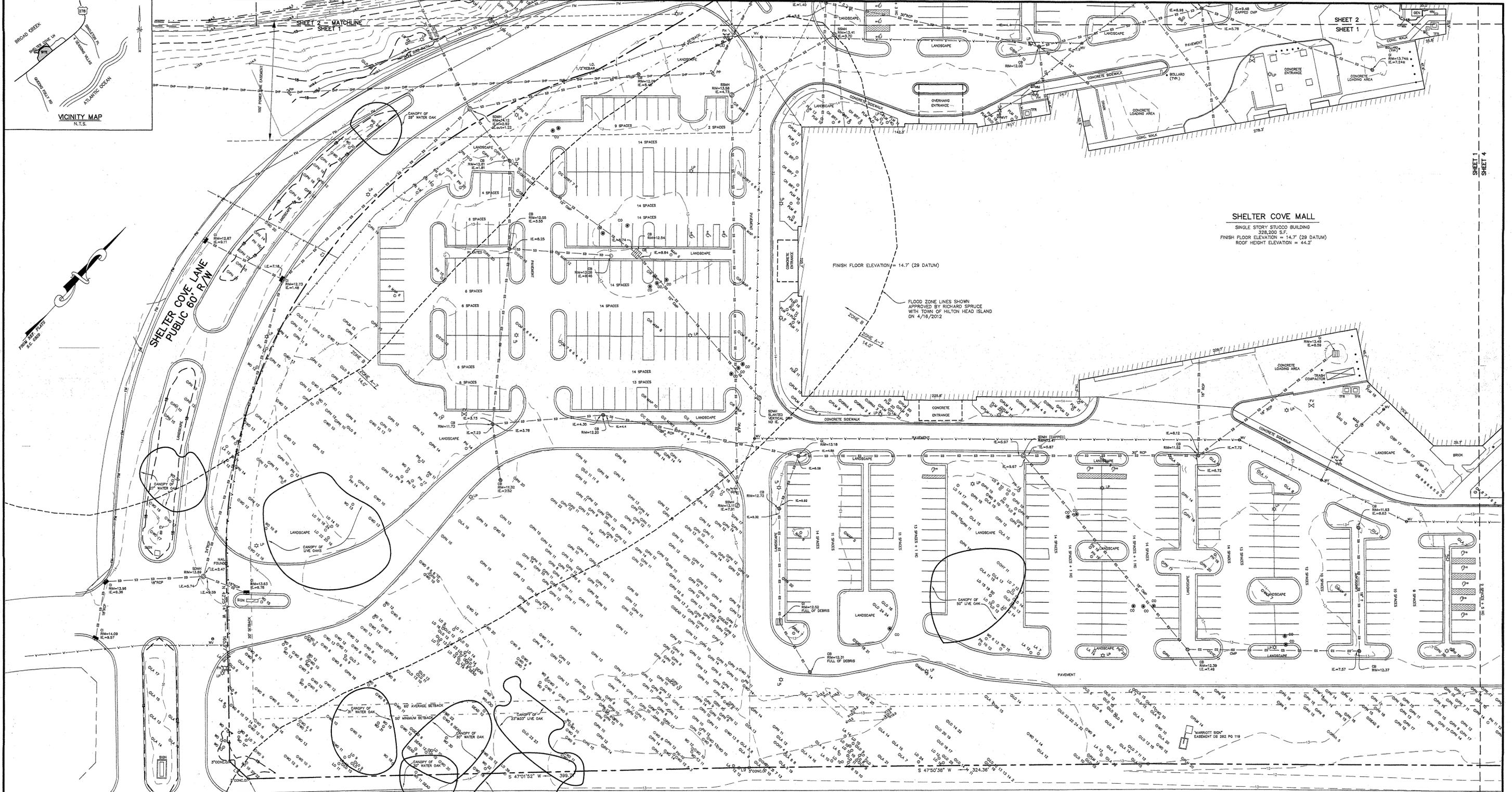
Existing Entry off Shelter Cove Lane - Lagoon Adjacent



Shelter Cove Lane - Views to Broad Creek



Buffer at Newport Edge



SHELTER COVE MALL
 SINGLE STORY STUCCO BUILDING
 102,000 S.F.
 FINISH FLOOR ELEVATION = 14.7' (29 DATUM)
 ROOF HEIGHT ELEVATION = 44.2'

U.S. HIGHWAY 278
 'WILLIAM HILTON PARKWAY'

NOTES

- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
- AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE B-A-7 & C-B, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY HUD, PANEL 14-D, COMMUNITY NO. 502020, MAP DATED 9/28/86. BASE ELEVATION 15.0' & 15.0'. FLOOD HAZARD ZONE AND BASE ELEVATION WERE VERIFIED BY RICHARD SPRUCE, PLANS REVIEW ADMINISTRATOR, TOWN OF HILTON HEAD ISLAND ON 4/16/2012.
- BUILDING SETBACKS WHICH EXIST FOR THIS PROPERTY, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
- THE UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM A COMBINATION OF REFERENCE PLAT NUMBERS 2, 3, 4 AND 5 AND FROM FIELD OBSERVATION TO THE BEST OF THIS FIRM'S ABILITY. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE ACTUAL LOCATION OF ANY OF THE UNDERGROUND UTILITIES.
- SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS, INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
- BEARINGS SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATES ESTABLISHED FROM GPS OBSERVATION. SEE REFERENCE PLAT #1 FROM RECORD BEARINGS.

REFERENCE PLATS:

- RECOMBINATION PLAT, TOTAL AREA 18488953 SQ FT, 42.447 ACRES, DATED: 2/18/2005, BY: ROBERT DALE KIRK, S.C.R.L.S. NO. 18133, RECORD: P.B. 106, PG. 98, 5/9/2005.
- ALTA/ACSM LAND TITLE SURVEY, THE MALL AT SHELTER COVE, 26 SHELTER COVE LANE, HILTON HEAD ISLAND, SC, DATED: 8/27/2007, BY: ROBERT DALE KIRK, S.C.R.L.S. NO. 18133.
- PAVING, GRADING & DRAINAGE PLAN, THE MALL AT SHELTER COVE, FOR DAVID HOOKER & ASSOCIATES, DATED: OCT. 1986, LAST REVISED: 5/8/1987, BY: HUSSEY, GAY & BELL, CONSULTING ENGINEERS.
- SANITARY SEWER AND WATER DISTRIBUTION PLAN, THE MALL AT SHELTER COVE, FOR DAVID HOOKER & ASSOCIATES, DATED: OCT. 1986, LAST REVISED: 5/8/1987, BY: HUSSEY, GAY & BELL, CONSULTING ENGINEERS.
- PLAN OF WATER, SANITARY SEWER AND FORCEMAIN LINES, FROM BROAD CREEK PUBLIC SERVICE DISTRICT, 843-785-7582, DATE RECEIVED: 9/7/2011, BY: ADAM PHILIP, GAS MANAGER, BROAD CREEK P.S.D.

LINE TABLE

LINE	LENGTH	BEARING
L1	21.21'	N 87°40'09" W
L2	3.45'	N 51°59'14" W
L3	8.27'	N 88°24'20" E
L4	1.26'	S 52°09'41" E
L5	9.82'	S 49°40'37" E
L6	18.50'	S 45°20'04" E
L7	13.42'	S 13°28'19" E
L8	21.21'	S 03°38'21" W
L9	9.32'	S 47°13'54" W
L10	74.83'	S 03°58'20" W
L11	8.20'	S 86°24'21" W
L12	57.44'	N 05°11'51" E
L13	55.99'	N 74°33'13" E
L14	39.18'	S 42°25'14" E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	550.45'	425.00'	321.47'	512.77'	S 02°21'23" E	74°12'22"
C2	228.21'	1609.88'	112.74'	228.08'	N 16°10'19" E	6°48'23"
C3	397.02'	547.46'	207.81'	388.96'	S 25°58'40" W	61°14'18"
C4	395.22'	595.34'	205.12'	388.07'	S 67°28'58" W	37°50'42"
C5	193.38'	983.03'	97.00'	193.07'	N 87°57'17" W	11°16'16"
C6	53.47'	419.87'	26.77'	53.43'	N 88°31'42" W	7°25'05"
C7	41.06'	352.97'	20.55'	41.04'	N 89°39'06" W	6°32'54"
C8	205.28'	1043.03'	102.98'	204.83'	N 87°57'24" W	11°16'31"
C9	309.20'	658.34'	152.76'	287.81'	S 73°20'31" W	26°32'37"
C10	134.84'	658.34'	67.58'	134.41'	S 54°25'09" W	11°14'38"
C11	120.78'	607.46'	60.58'	120.56'	S 41°04'08" W	11°23'24"
C12	320.00'	627.46'	163.80'	318.31'	S 20°16'59" W	30°10'56"
C13	158.64'	137.50'	89.48'	149.89'	N 75°25'27" W	68°32'23"
C14	337.92'	378.17'	181.18'	328.79'	S 71°54'29" W	51°11'52"

UTILITY LEGEND

- I.O. IRON OLD, FOUND
- LN. IRON NEW, 5/8" REBAR SET
- TEL. TELEPHONE
- T. CABLE TV BOX
- EP. ELECTRIC PANEL
- EB. ELECTRIC BOX
- TR. TRANSFORMER
- CO. CLEAN-OUT
- FH. FIRE HYDRANT
- WP. WATER VALVE
- WM. WATER METER
- LP. FIRE VALVE
- LP. LIGHT POLE
- SSMH. SANITARY SEWER MANHOLE
- SSMH. STORM DRAIN MANHOLE
- CS. CURB INLET
- GA. GUYWIRE ANCHOR
- RCP. REINFORCED CONCRETE PIPE
- PVC. CORRUGATED METAL PIPE
- HOPE. HIGH DENSITY POLYETHYLENE PIPE
- POLY. POLYVINYL CHLORIDE PIPE
- OHP. OVERHEAD POWERLINE
- SS. SANITARY SEWER LINE
- SD. STORM DRAIN LINE
- W. WATER LINE
- FM. FORCEMAIN

LEGEND:

- SPOT ELEVATION
- CONTOUR
- CONC. O. CONCRETE MONUMENT, OLD (FOUND)
- T.B.M. TEMPORARY BENCH MARK
- LIVE OAK
- W.O. WATER OAK
- FUM. FUM
- MAG. MAGNOLIA
- RB. RIVER BIRCH
- LA. LAUREL OAK
- SYC. SYCAMORE
- CHY. CHERRY
- BR. BIRCH
- RB. RIVER BIRCH
- HB. HACKBERRY
- BG. BLACK GUM
- MAP. MAPLE
- CM. CREPE MYRTLE
- WAX. WAX MYRTLE
- PEC. PECAN
- ORNA. ORNAMENTAL
- TAL. TALLOW
- TUP. TUPLO
- RC. RED CEDAR
- POP. POPLAR
- PE. PEAR
- CH BRY. CHINA BERRY

TIDAL INFORMATION
 According to NOAA Station ID # 8669338
 (Name: Broad Creek, SC, Location: 32° 11.1' N, 80° 45.2' W, 1983-2001 Epoch)
 MHW: 4.63
 MSL: 0.64
 MTL: 0.48
 NGVD29: 0.00
 MLLW: -3.26
 MLLW: -3.49
 (All elevations are relative to NGVD29)

SPECIAL NOTE:
 THE AREA SHOWN ON THIS PLAN IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY SELECTING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE SURVEYOR HAS NO WAY TO GUARANTEE THE CRITICAL AREAS ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

Kirk 3/21/12
 PREPARED FOR: PVI SHELTER COVE LIMITED PARTNERSHIP
 ADDRESS: #24 SHELTER COVE LANE
 TAX PARCEL I.D. NO. R520-012-008-0028-0000

ASBULT, TREE & TOPOGRAPHIC

SURVEY OF
SHELTER COVE MALL

& A PORTION OF
SHELTER COVE COMMUNITY PARK

A SECTION OF
SHELTER COVE

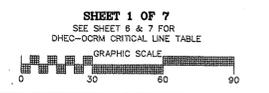
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 30' DATE: 8/3/2011 JOB NO: SC110040

REVISED: 9/7/2011; UPDATED WATER, SANITARY SEWER & FORCEMAIN LINES FROM REFERENCE PLAT #5

REVISED: 3/12/2012; ADDED ASBULT, TREE & TOPO OF LARGE LAGOON WEST OF SHELTER COVE MALL & PORTION OF SHELTER COVE COMMUNITY PARK. REVISED STATE PLAN COORDINATES AND BEARINGS

REVISED: 4/16/2012; REVISED FEMA FLOOD ZONE LINES & ADDED LAGOON NO. 3 ON SHEET 7.
ASBULT, TREE & TOPOGRAPHIC
 17 Sheraton Drive, Suite C, Bluffton, SC 29910
 SC Telephone: (843) 815-3504 FAX: (843) 815-3505
 GA Telephone: (912) 828-2775
 COPYRIGHT © BY SURVEYING CONSULTANTS

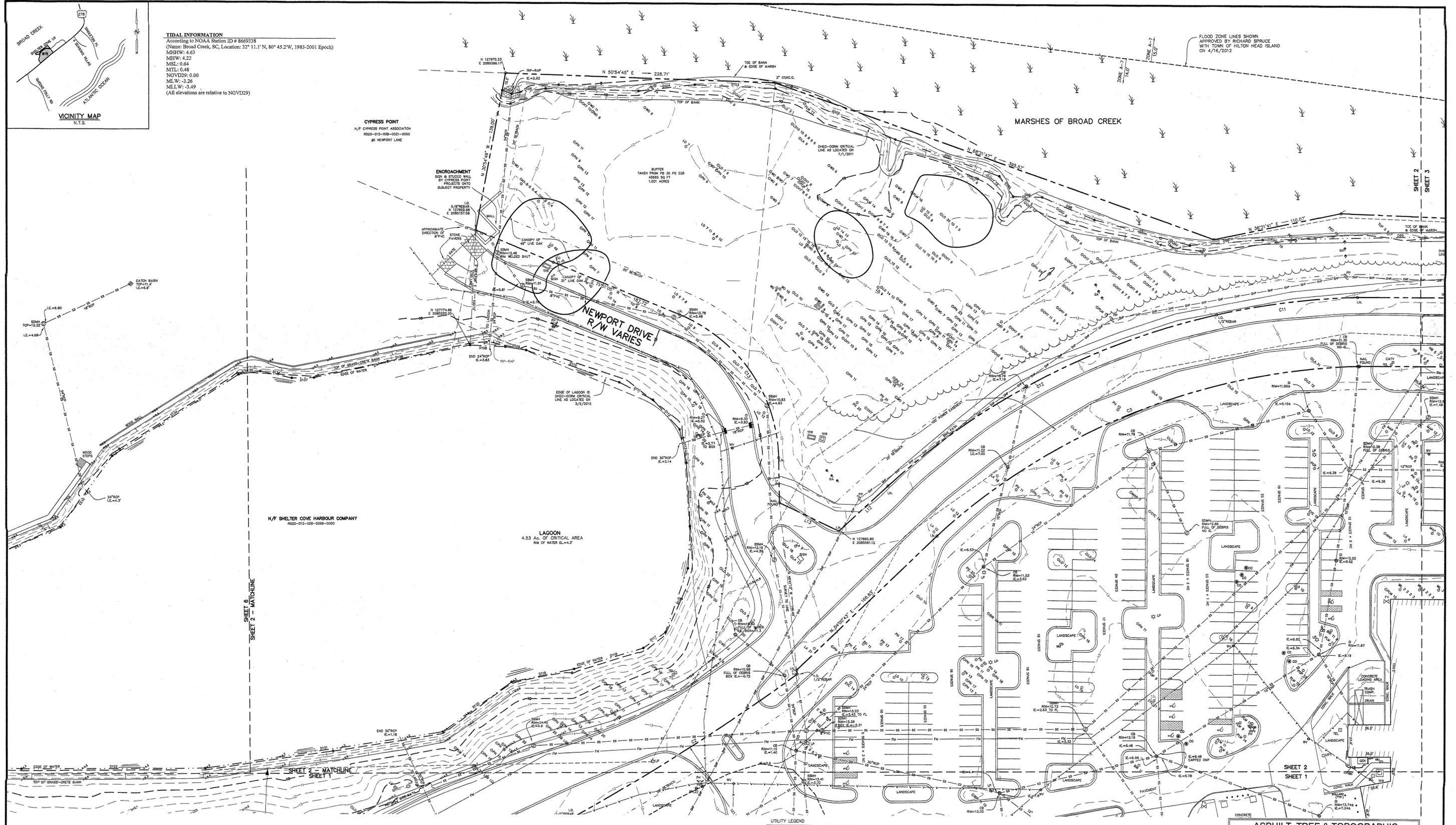


TIDAL INFORMATION
 According to NOAA Station ID # 8659338
 (Name: Broad Creek, SC, Location: 32° 11.1' N, 80° 45.2' W, 1983-2001 Epoch)
 MHW: 4.63
 MSL: 0.64
 MTL: 0.48
 NGVD29: 0.00
 MLW: -3.26
 LLLW: -5.49
 (All elevations are relative to NGVD29)

VICINITY MAP
 N.T.S.

CYPRESS POINT
 N/P CYPRESS POINT ASSOCIATION
 R520-012-008-000-0000
 #5 NEWPORT LANE

FLOOD ZONE LINES SHOWN
 APPROVED BY RICHARD SPRUCE
 WITH TOWN OF HILTON HEAD ISLAND
 ON 4/16/2012



NOTES

- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
- AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE B-1, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 14-D, COMMUNITY NO. 450250, MAP DATED 8/29/86, BASE ELEVATION 16.0' & 16.0' FLOOD HAZARD ZONE AND BASE ELEVATION WERE VERIFIED BY RICHARD SPRUCE, PLANS REVIEW ADMINISTRATOR, TOWN OF HILTON HEAD ISLAND ON 4/16/2012.
- BUILDING SETBACKS WHICH EXIST FOR THIS PROPERTY, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
- THE UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM A COMBINATION OF REFERENCE PLAT NUMBERS 2, 3, 4 AND 5 AND FROM FIELD OBSERVATION TO THE BEST OF THIS FIRM'S ABILITY. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE ACTUAL LOCATION OF ANY OF THE UNDERGROUND UTILITIES.
- SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
- BEARINGS SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATES ESTABLISHED FROM GPS OBSERVATION. SEE REFERENCE PLAT # FROM RECORD BEARINGS.

REFERENCE PLATS:

- RECOMBINATION PLAT, TOTAL AREA AREA 1848953 SQ. FT., 42.447 ACRES, DATED: 2/18/2005, BY: ROBERT DALE KIRK, S.C.R.L.S. NO. 16133, RECORDED: P.B. 106, PG. 98, 5/9/2005.
- ALTA/ACSM LAND TITLE SURVEY, THE MALL AT SHELTER COVE, 26 SHELTER COVE LANE, HILTON HEAD ISLAND, SC, DATED: 6/21/2007.
- PAVING, GRADING & DRAINAGE PLAN, THE MALL AT SHELTER COVE, FROM DAVID HOOKER & ASSOCIATES, DATED: OCT. 1986, LAST REVISED: 5/8/1987, BY: HUSSEY, GAY & BELL CONSULTING ENGINEERS.
- SANITARY SEWER & WATER DISTRIBUTION PLAN, THE MALL AT SHELTER COVE, FROM DAVID HOOKER & ASSOCIATES, DATED: OCT. 1986, LAST REVISED: 5/8/1987, BY: HUSSEY, GAY & BELL CONSULTING ENGINEERS.
- PLAN OF WATER, SANITARY SEWER AND FORCEMAIN LINES, FROM BROAD CREEK PUBLIC SERVICE DISTRICT, 843-785-7852, DATE RECEIVED: 9/7/2011, BY: ADAM PHILLIPS, GIS MANAGER, BROAD CREEK P.S.D.

LINE TABLE

LINE	LENGTH	BEARING
L1	21.21'	N 87°40'09" W
L2	3.45'	N 81°58'14" W
L3	8.27'	N 86°24'20" E
L4	1.26'	S 92°08'41" E
L5	9.82'	S 49°40'37" E
L6	16.50'	S 45°20'34" E
L7	13.42'	S 13°28'19" E
L8	21.21'	S 03°38'21" W
L9	8.32'	S 47°03'54" W
L10	74.83'	S 40°38'00" W
L11	8.20'	S 86°24'21" E
L12	57.44'	N 05°11'31" E
L13	55.98'	N 74°33'13" E
L14	38.18'	S 42°28'14" E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	550.45'	426.00'	321.47'	512.77'	S 50°21'23" E	74°23'27"
C2	226.21'	1809.86'	112.74'	228.08'	N 15°10'19" E	82°52'24"
C3	367.22'	547.46'	207.81'	388.56'	S 25°58'40" W	41°34'18"
C4	383.22'	586.34'	204.12'	388.07'	S 67°28'58" W	37°50'42"
C5	193.38'	983.03'	97.00'	193.07'	N 87°21'17" W	11°15'16"
C6	53.47'	412.97'	26.77'	53.43'	N 89°01'42" W	7°24'06"
C7	41.06'	352.97'	20.55'	41.04'	N 89°39'06" W	6°38'54"
C8	205.26'	1043.03'	102.95'	204.83'	N 87°27'24" W	11°15'11"
C9	300.20'	658.34'	152.76'	297.61'	S 73°20'31" W	28°07'37"
C10	134.64'	658.34'	67.56'	134.41'	S 84°20'09" W	11°43'06"
C11	120.78'	607.45'	60.58'	120.56'	S 41°04'08" W	11°23'24"
C12	320.00'	607.45'	163.80'	316.31'	S 20°18'58" W	30°10'56"
C13	158.64'	137.50'	89.48'	149.88'	N 75°25'27" W	66°08'23"
C14	337.92'	378.17'	181.18'	326.79'	S 71°34'29" W	51°11'52"

UTILITY LEGEND

- IRON OLD, FOUND
- TEL TELEPHONE BOX
- TV CABLE TV BOX
- EP ELECTRIC PANEL
- EB ELECTRIC BOX
- PB POWER BOX
- TRF TRANSFORMER
- CO CLEAN-OUT
- FB FIRE HYDRANT
- WM WATER VALVE
- WM WATER METER
- FV FIRE VALVE
- LP LIGHT POLE
- SSMH SANITARY SEWER MANHOLE
- SSMH STORM DRAIN MANHOLE
- CB CATCH BASIN
- CI CURB INLET
- GA GUYWIRE ANCHOR
- RCP RENEVORATED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- OHV OVERHEAD POWERLINE
- MS SANITARY SEWER LINE
- SL SANITARY SEWER LINE
- WL WATER LINE
- FM FOREMAN

LEGEND: TREE SIZES ARE INCHES IN DIAMETER

- SPOT ELEVATION
- CONC. G. CONCRETE MONUMENT, OLD (FOUND)
- T.B.M. TEMPORARY BENCH MARK
- LO LIVE OAK
- WO WATER OAK
- WH WHITE OAK
- PI PINE
- PLM PALM
- MAG MAGNOLIA
- GM GUM
- RB RIVER BIRCH
- LA LAUREL OAK
- SY SYCAMORE
- CH CHERRY
- CHY CHINA BERRY
- RB RIVER BIRCH
- SL BLACK GUM
- MA MAPLE
- CR CREPE MYRTLE
- WAX WAX
- REC RECAN
- ORNA ORNAMENTAL
- TUP TULPE
- RED RED CEDAR
- POP POPLAR
- SP BRADFORD PEAR
- CH CHINA BERRY

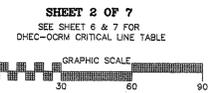
PREPARED FOR: PM SHELTER COVE LIMITED PARTNERSHIP
 ADDRESS: #24 SHELTER COVE LANE
 TAX PARCEL ID. NO. R520-012-008-0000-0000

ASBUILT, TREE & TOPOGRAPHIC
 SURVEY OF
SHELTER COVE MALL
 & A PORTION OF
SHELTER COVE COMMUNITY PARK
 A SECTION OF
SHELTER COVE
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

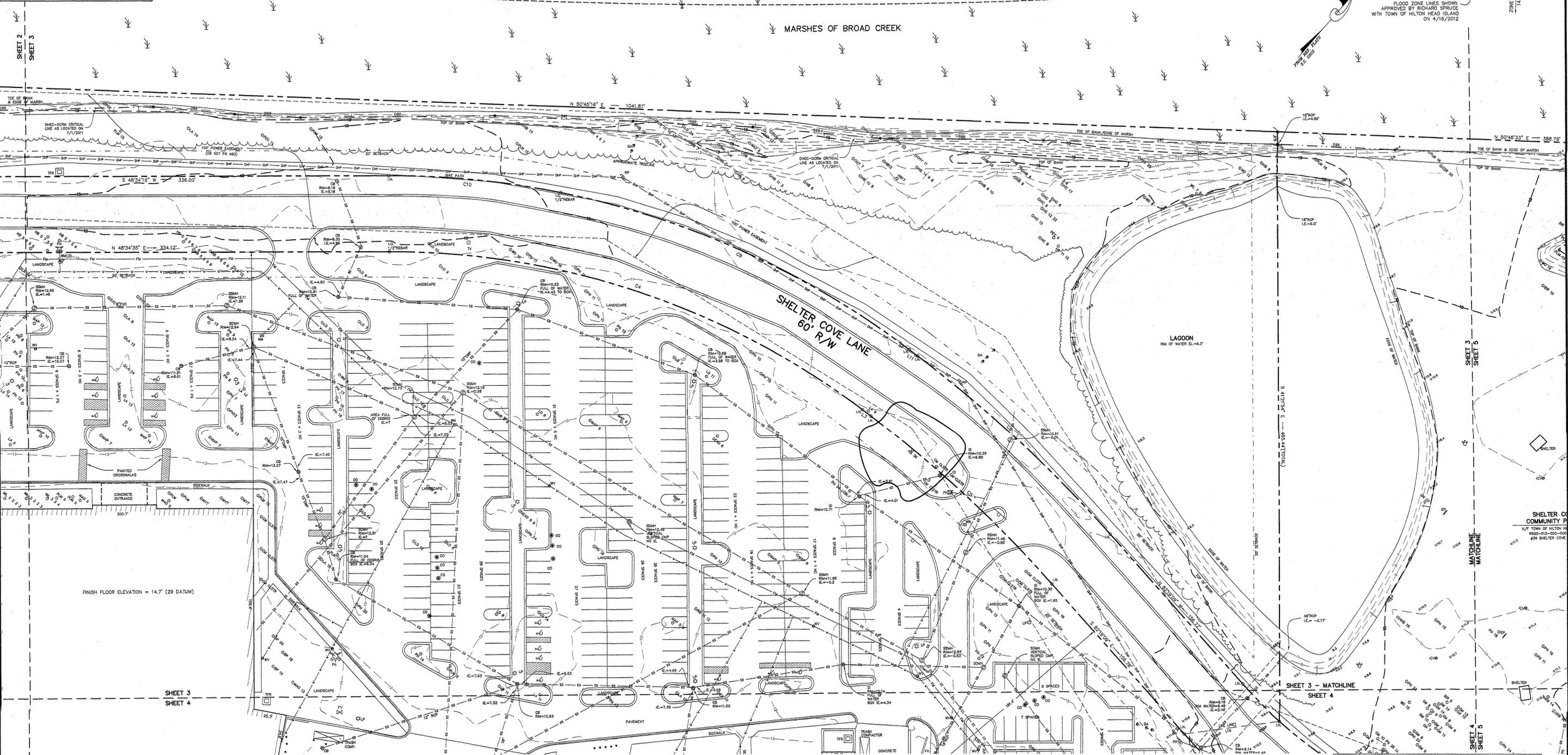
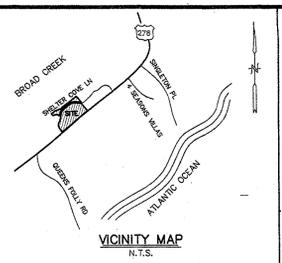
SCALE: 1" = 30' DATE: 8/3/2011 JOB NO: SC110040

REVISED: 9/7/2011; UPDATED WATER, SANITARY SEWER & FORCEMAIN LINES FROM REFERENCE PLAT #5
 REVISED: 3/12/2012; ADDED ASBUILT, TREE & TOPO OF LARGE LAGOON WEST OF SHELTER COVE MALL & PORTION OF SHELTER COVE COMMUNITY PARK. REVISED STATE PLAN COORDINATES AND BEARINGS
 REVISED: 4/16/2012; REVISED FEMA FLOOD ZONE LINES & ADDED LAGOON NO. 3 ON SHEET 7

SURVEYING CONSULTANTS
 17 Sherrington Drive, Suite C, Bluffton, SC 29910
 SC Telephone: (843) 815-5804 FAX: (843) 815-5805
 GA Telephone: (912) 828-9776



TIDAL INFORMATION
 According to NOAA Station ID # 8669338
 (Name: Broad Creek, SC, Location: 32° 11.1' N, 80° 45.2' W, 1983-2001 Epoch)
 MHHW: 4.63
 MSLW: 4.22
 MSL: 0.64
 MTL: 0.48
 NGVD29: 0.00
 MLLW: -3.26
 MLLW: -3.49
 (All elevations are relative to NGVD29)



NOTES

- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
- AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE A-7 & A-8, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 14-0, COMMUNITY NO. 500250, MAP DATED 5/28/86, BASE ELEVATION 14.0' & 15.0'. FLOOD HAZARD ZONE AND BASE ELEVATION WERE VERIFIED BY RICHARD SPRUCE, PLANS REVIEW ADMINISTRATOR, TOWN OF HILTON HEAD ISLAND ON 4/16/2012.
- BUILDING SETBACKS WHICH EXIST FOR THIS PROPERTY, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
- THE UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM A COMBINATION OF REFERENCE PLAT NUMBERS 2, 3, 4 AND 5 AND FROM FIELD OBSERVATION TO THE BEST OF THIS FIRM'S ABILITY. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE ACTUAL LOCATION OF ANY OF THE UNDERGROUND UTILITIES.
- SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS' INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
- BEARINGS SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATES ESTABLISHED FROM GPS OBSERVATION. SEE REFERENCE PLAT #1 FROM RECORD BEARINGS.

REFERENCE PLATS:

- TOTAL RECONSTRUCTION PLAT, 101 AREA AREA 1846653 SQ FT, 42.447 ACRES, FOR DAVID HOOKER & ASSOCIATES, DATED: 2/19/2005, BY: ROBERT DALE KIRK, S.C.R.L.S. NO. 16133, RECORDED: P.B. 106, PG. 98, 5/9/2005.
- ALTA/ACSM LAND TITLE SURVEY, THE MALL AT SHELTER COVE, 26 SHELTER COVE LANE, HILTON HEAD ISLAND, SC, DATED: 5/27/2007, BY: ROBERT DALE KIRK, S.C.R.L.S. NO. 16133.
- PAVING, GRADING & DRAINAGE PLAN, THE MALL AT SHELTER COVE, FOR DAVID HOOKER & ASSOCIATES, DATED: OCT. 1986, LAST REVISED: 5/8/1987, BY: HUSSEY, GAY & BELL, CONSULTING ENGINEERS.
- SANITARY SEWER & WATER DISTRIBUTION PLAN, THE MALL AT SHELTER COVE, FOR DAVID HOOKER & ASSOCIATES, DATED: OCT. 1986, LAST REVISED: 5/8/1987, BY: HUSSEY, GAY & BELL, CONSULTING ENGINEERS.
- PLAN OF WATER, SANITARY SEWER AND FORCEMAIN LINES, FROM BROAD CREEK PUBLIC SERVICE DISTRICT, 843-785-7882, DATE RECEIVED: 9/7/2011, BY: ADAM PHILLIPS, GIS MANAGER, BROAD CREEK P.S.D.

LINE TABLE

LINE	LENGTH	BEARING
L1	21.21'	N 87°40'08" W
L2	3.45'	N 51°59'14" W
L3	8.27'	N 86°24'20" E
L4	1.28'	S 52°09'41" E
L5	9.82'	S 49°40'37" E
L6	18.50'	S 45°20'34" E
L7	13.42'	S 13°29'19" E
L8	21.21'	S 03°38'21" W
L9	8.32'	S 47°03'54" W
L10	76.63'	S 40°58'20" W
L11	8.20'	S 86°24'51" W
L12	57.44'	N 08°11'31" E
L13	55.99'	N 74°33'14" E
L14	38.19'	S 42°25'14" E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	550.45'	425.00'	321.47'	512.77'	S 05°21'23" E	74°12'27"
C2	225.21'	1909.86'	112.74'	225.08'	N 15°10'19" E	6°45'23"
C3	397.52'	547.46'	207.81'	388.56'	S 25°58'40" W	41°34'18"
C4	395.22'	548.34'	205.12'	388.07'	S 27°29'58" W	37°29'42"
C5	193.39'	983.03'	97.00'	193.07'	N 87°57'17" W	11°16'16"
C6	53.47'	412.87'	26.77'	53.43'	N 86°01'42" W	7°29'08"
C7	41.04'	352.87'	20.55'	41.04'	N 85°39'04" W	6°59'54"
C8	205.28'	1043.03'	102.56'	204.93'	N 87°57'24" W	11°16'31"
C9	300.20'	688.34'	152.76'	297.61'	S 73°20'31" W	26°37'37"
C10	134.84'	658.34'	67.42'	134.41'	S 54°29'02" W	11°53'06"
C11	120.78'	607.46'	60.58'	120.56'	S 41°34'08" W	11°23'22"
C12	320.00'	607.46'	153.80'	316.31'	S 20°18'59" W	30°10'56"
C13	188.64'	127.50'	89.46'	148.99'	N 78°26'27" W	86°38'23"
C14	337.62'	378.17'	181.19'	326.78'	S 71°54'29" W	91°11'52"

UTILITY LEGEND

- I.O. IRON OLD, FOUND
- I.N. IRON NEW, 5/8" REBAR SET
- TEL TELEPHONE BOX
- TV CABLE TV BOX
- EP ELECTRIC PANEL
- EB ELECTRIC BOX
- PB POWER BOX
- TFR TRANSFORMER
- CO CLEAN-OUT
- FH FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- FV FIRE VALVE
- CS CATCH BASIN
- LP LIGHT POLE
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- FOR FOR DRAIN
- CI CURB INLET
- GA GUYWIRE ANCHOR
- RCP RENFORCED CONCRETE PIPE
- OMP CORRUGATED METAL PIPE
- HDP HIGH DENSITY POLYETHYLENE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- OHP OVERHEAD POWERLINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- W WATER LINE
- FM FORCEMAIN

LEGEND

- TREE SIZES ARE INCHES IN DIAMETER
- SPOT ELEVATION
- CONTOUR
- CONG. O. CONCRETE MONUMENT, OLD (FOUND)
- T.B.M. TEMPORARY BENCH MARK
- LIVE OAK
- WHITE OAK
- PINE
- PALM
- MAGNOLIA
- GUM
- RIVER BIRCH
- LAUREL OAK
- SYCAMORE
- CHERRY
- BIRCH
- RIVER BIRCH
- HACKBERRY
- BLACK GUM
- MAPLE
- WAX MYRTLE
- WAX
- PECAN
- ORNAMENTAL
- TALLEO
- TUPELO
- RED CEDAR
- POPLAR
- BRADFORD PEAR
- CHINA BERRY

PREPARED FOR: PVI SHELTER COVE LIMITED PARTNERSHIP
 ADDRESS: #24 SHELTER COVE LANE
 TAX PARCEL I.D. NO. R520-012-008-0026-0000

SPECIAL NOTE:
 THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF THE DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. ORIGINAL MEASUREMENTS BY JOHN HUSSEY ARE SUBJECT TO CHANGE OVER TIME BY REASSESSING THE PERMIT AUTHORITY OF THE DEPARTMENT. THE DEPARTMENT IS NOT WARRANTING THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY OTHER AREA OR SUBJECT MATTER, WHETHER SHOWN HEREON OR NOT.

DATE: 3/21/12
SIGNATURE: [Signature]

ASBLUT, TREE & TOPOGRAPHIC SURVEY OF SHELTER COVE MALL & A PORTION OF SHELTER COVE COMMUNITY PARK A SECTION OF SHELTER COVE

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 30' DATE: 8/3/2011 JOB NO: SC110040

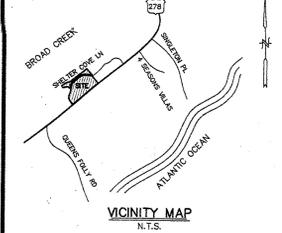
REVISED: 9/7/2011; UPDATED WATER, SANITARY SEWER & FORCEMAIN LINES FROM REFERENCE PLAT #5
 REVISED: 3/12/2012; ADDED ASBLUT, TREE & TOPO OF LARGE LAGOON WEST OF SHELTER COVE MALL, A PORTION OF SHELTER COVE COMMUNITY PARK; REVISED STATE PLAT COORDINATES AND BEARINGS
 REVISED: 4/16/2012; REVISED FEMA FLOOD ZONE LINES & ADDED LAGOON NO. 3 ON SHEET 7

SURVEYING CONSULTANTS
 17 Sherbrooke Drive, Suite C, Bluffton, SC 29910
 SC Telephone: (843) 816-3304 FAX: (843) 816-3305
 GA Telephone: (912) 836-2775

SHEET 3 OF 7
 SEE SHEET 6 & 7 FOR DHEC-OCRM CRITICAL LINE TABLE
 GRAPHIC SCALE

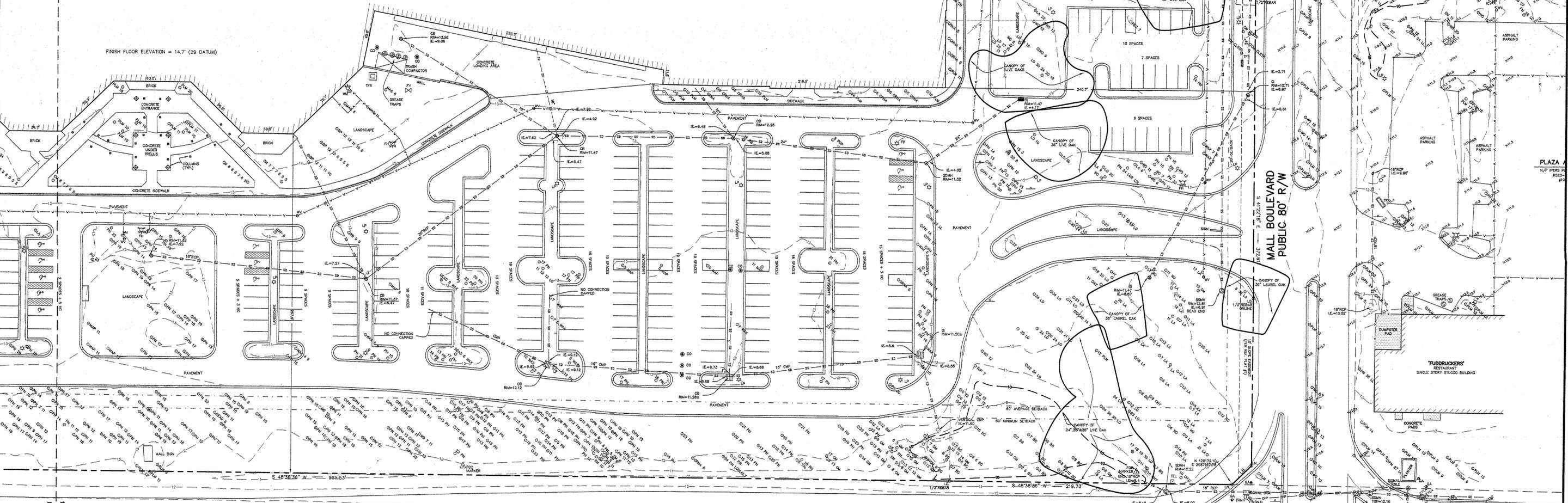
REGISTERED SURVEYOR
 LARRY G. HATCOCK
 No. 000835
 11059

SOUTH CAROLINA
 SURVEYING CONSULTANTS, INC.
 No. 000835
 STATE OF AUTHORITY



SHELTER COVE MALL
SINGLE STORY STUCCO BUILDING
328,200 S.F.
FINISH FLOOR ELEVATION = 14.7' (29 DATUM)
ROOF HEIGHT ELEVATION = 44.2'

FINISH FLOOR ELEVATION = 14.7' (29 DATUM)



U.S. HIGHWAY 278
WILLIAM HILTON PARKWAY

NOTES
1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA...
2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE B-1 & B-2. A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 14-01, COMMUNITY NO. 450226, MAP DATED 9/25/86...
3) BUILDING SETBACKS WHICH EXIST FOR THIS PROPERTY, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPANDED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY...
4) THE UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM A COMBINATION OF REFERENCE PLAT NUMBERS 2, 3, 4 AND 5 AND FROM FIELD OBSERVATION TO THE BEST OF THIS FIRM'S ABILITY...
5) SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUIT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY...
6) BEARINGS SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATES ESTABLISHED FROM GPS OBSERVATION...

REFERENCE PLATS:
1) RECOMBINATION PLAT FOR DAVID HOOKER & ASSOCIATES, TOTAL AREA AREA 1948953 SQ FT, 42.447 ACRES, DATED: 2/18/2005, BY: ROBERT DALE KIRK, S.C.R.L.S. NO. 16133, DATED: 6/27/2007.
2) ALTA/ACSM LAND TITLE SURVEY, THE MALL AT SHELTER COVE, 28 SHELTER COVE LANE, HILTON HEAD ISLAND, SC, DATED: 6/27/2007, BY: ROBERT DALE KIRK, S.C.R.L.S. NO. 16133.
3) PAVING, GRADING & DRAINAGE PLAN, THE MALL AT SHELTER COVE, DATED: OCT. 1986, LAST REVISED: 5/8/1987, BY: HUSSEY, GAY & BELL, CONSULTING ENGINEERS.
4) SANITARY SEWER & WATER DISTRIBUTION PLAN, THE MALL AT SHELTER COVE, FOR DAVID HOOKER & ASSOCIATES, DATED: OCT. 1986, LAST REVISED: 5/8/1987, BY: HUSSEY, GAY & BELL, CONSULTING ENGINEERS.
5) PLAN OF WATER, SANITARY SEWER AND FORCEMAIN LINES, FROM BROAD CREEK PUBLIC SERVICE DISTRICT, 843-785-7882, DATE RECEIVED: 9/7/2011, BY: ADAM PHILLIPS, GIS MANAGER, BROAD CREEK P.S.D.

LINE TABLE

LINE	LENGTH	BEARING
L1	21.21	N 87°40'09" W
L2	3.45	N 51°56'14" W
L3	8.27	N 86°24'20" E
L4	1.26	S 52°09'41" E
L5	9.82	S 48°43'37" E
L6	18.50	S 45°20'34" E
L7	13.42	S 13°29'19" E
L8	21.21	S 03°38'21" W
L9	8.32	S 47°03'54" W
L10	74.63	S 40°58'20" W
L11	8.20	S 88°24'21" W
L12	87.44	N 00°11'30" E
L13	55.99	N 74°33'13" E
L14	39.18	S 42°28'14" E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	550.45	428.00	321.47	512.77	S 09°21'23" E	74°12'27"
C2	225.21	1908.86	112.74	225.08	N 18°10'18" E	6°48'23"
C3	322.22	2471.45	202.81	328.56	S 25°58'40" W	41°34'18"
C4	395.22	598.34	205.12	388.07	S 67°28'48" W	37°50'42"
C5	193.38	983.03	97.00	193.07	N 87°57'17" W	11°16'18"
C6	53.47	412.97	26.77	53.43	N 88°01'42" W	2°25'05"
C7	41.05	355.97	20.55	41.04	N 85°02'08" W	6°39'54"
C8	205.28	1043.03	102.98	204.93	N 87°57'24" W	11°16'31"
C9	300.20	888.34	150.78	297.61	S 73°20'31" W	28°07'37"
C10	154.64	888.34	87.84	154.41	S 84°28'09" W	11°23'08"
C11	120.78	602.46	60.88	120.56	S 41°04'08" W	11°23'24"
C12	320.00	802.46	163.80	316.31	S 20°16'58" W	30°10'56"
C13	198.64	137.50	89.48	199.89	N 73°28'27" E	88°08'23"
C14	337.92	378.17	181.18	336.79	S 71°34'29" E	01°11'52"

UTILITY LEGEND

- I.O. IRON OLD, FOUND
- TEL. TELEPHONE BOX
- TV. CABLE TV BOX
- EP. ELECTRIC PANEL
- EB. ELECTRIC BOX
- PB. POWER BOX
- TR. TRANSFORMER
- CO. CLEAN-OUT
- FH. FIRE HYDRANT
- WV. WATER VALVE
- WM. WATER METER
- FV. FIRE VALVE
- LP. LIGHT POLE
- SSMH. SANITARY SEWER MANHOLE
- SMH. STORM DRAIN MANHOLE
- CB. CATCH BASIN
- CA. CURB INLET
- GA. GUYWIRE ANCHOR
- RCP. RCP
- CM. CMP
- HPD. HDPE
- PVC. PVC
- OP. OVERHEAD POWERLINE
- SS. SANITARY SEWER LINE
- SD. STORM DRAIN LINE
- W. WATER LINE
- FM. FORCEMAIN

PREPARED FOR: PVI SHELTER COVE LIMITED PARTNERSHIP
ADDRESS: #24 SHELTER COVE LANE
TAX PARCEL I.D. NO. R520-012-005-0026-0000

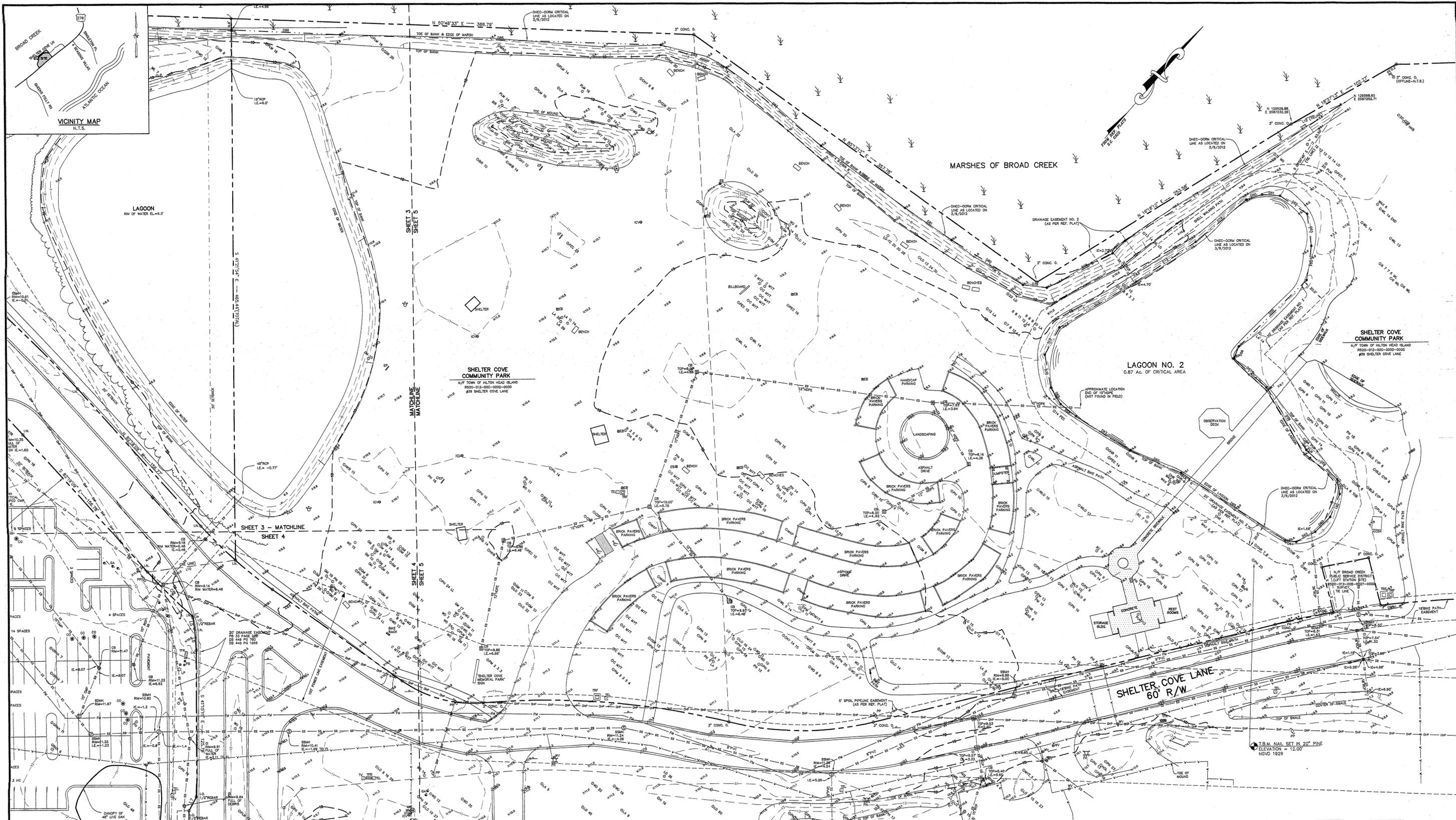
UTILITY LEGEND (continued)
I.O. IRON OLD, FOUND
TEL. TELEPHONE BOX
TV. CABLE TV BOX
EP. ELECTRIC PANEL
EB. ELECTRIC BOX
P.B. POWER BOX
TR. TRANSFORMER
CO. CLEAN-OUT
FH. FIRE HYDRANT
WV. WATER VALVE
WM. WATER METER
FV. FIRE VALVE
LP. LIGHT POLE
SSMH. SANITARY SEWER MANHOLE
SMH. STORM DRAIN MANHOLE
CB. CATCH BASIN
CA. CURB INLET
GA. GUYWIRE ANCHOR
RCP. RCP
CM. CMP
HPD. HDPE
PVC. PVC
OP. OVERHEAD POWERLINE
SS. SANITARY SEWER LINE
SD. STORM DRAIN LINE
W. WATER LINE
FM. FORCEMAIN

LEGEND:
TREE SIZES ARE INCHES IN DIAMETER
SPOT ELEVATION
CONC. O. CONCRETE MONUMENT, OLD (FOUND)
T.B.M. TEMPORARY BENCH MARK
L.O. LIVE OAK
W.O. WHITE OAK
WHG. WHITE HOGWOOD
PLM. PALM
MAG. MAGNOLIA
GM. GUM
RB. RIVER BIRCH
LA. LAUREL OAK
SYC. SYCAMORE
CH. CHERRY
BIR. BIRCH
R. RIVER BIRCH
GM. GUM
BLG. BLACK GUM
M. MAPLE
W. WAX MYRTLE
REG. REGAN
ORNA. ORNAMENTAL
TAL. TALLOW
TU. TURPELO
RC. RED CEDAR
POP. POPLAR
BRD. BRADFORD PEAR
CH. CHINA BERRY

TIDAL INFORMATION
According to NOAA Station ID # 8669238
(Name: Broad Creek, SC, Location: 32° 11' 1" N, 80° 45' 2" W, 1983-2001 Epoch)
MHHW: 4.63
MHW: 4.22
MSL: 0.64
MTL: 0.48
NGVD29: 0.00
MLW: -3.26
MLLW: -3.49
(All elevations are relative to NGVD29)



ASBUILT, TREE & TOPOGRAPHIC SURVEY OF SHELTER COVE MALL & A PORTION OF SHELTER COVE COMMUNITY PARK
A SECTION OF SHELTER COVE
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
SCALE: 1" = 30' DATE: 8/3/2011 JOB NO: SC110040
REVISED: 9/7/2011; UPDATED WATER, SANITARY SEWER & FORCEMAIN LINES FROM REFERENCE PLAT #5
REVISED: 3/12/2012; ADDED ASBUILT, TREE & TOPO OF LARGE LAAGON WEST OF SHELTER COVE MALL & PORTION OF SHELTER COVE COMMUNITY PARK; REVISED STATE PLANE COORDINATES AND BEARINGS
REVISED: 4/16/2012; REVISED FEMA FLOOD ZONE LINES & ADDED LAAGON NO. 3 ON SHEET 7
SURVEYING CONSULTANTS
17 Sherrington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-8804 GA Telephone: (912) 888-8776
FAX: (843) 815-8806
G.A. HATFIELD & ASSOCIATES



NOTES

- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
- AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE B-A-7 & A-B. A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.L.D. PANEL 14-D, COMMUNITY NO. 450256, MAP DATED 8/22/05. BASE ELEVATION 14.0' & 15.0' FLOOD HAZARD ZONE AND BASE ELEVATION WERE VERIFIED BY RICHARD SPURDUE, PLANS REVIEW ADMINISTRATOR, TOWN OF HILTON HEAD ISLAND ON 4/16/2012.
- BUILDING SETBACKS WHICH EXIST FOR THIS PROPERTY, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VIEWED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
- THE UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM A COMBINATION OF REFERENCE PLAT NUMBERS 2, 3, 4 AND 5 AND FROM FIELD OBSERVATION TO THE BEST OF THIS FIRM'S ABILITY. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE ACTUAL LOCATION OF ANY OF THE UNDERGROUND UTILITIES.
- SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUIT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
- BEARINGS SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATES ESTABLISHED FROM GPS OBSERVATION. SEE REFERENCE PLAT #1 FROM RECORD BEARINGS.

REFERENCE PLATS:

- RECOMBINATION PLAT, TOTAL AREA AREA 1848953 SQ FT, 42.447 ACRES, DATED: 2/15/2005, BY: ROBERT DALE KIRK, S.C.R.L.S. NO. 16133, RECORDED: P.B. 106, PG. 98, 5/9/2005.
- ALTA/ACSM LAND TITLE SURVEY, THE MALL AT SHELTER COVE, 28 SHELTER COVE LANE, HILTON HEAD ISLAND, SC, DATED: 6/27/2007, BY: ROBERT DALE KIRK, S.C.R.L.S. NO. 16133.
- PAVING, GRADING & DRAINAGE PLAN, THE MALL AT SHELTER COVE, FOR DAVID HOOKER & ASSOCIATES, DATED: OCT. 1996, LAST REVISED: 5/8/1987, BY: HUSSEY, GAY & BELL, CONSULTING ENGINEERS.
- SANITARY SEWER & WATER DISTRIBUTION PLAN, THE MALL AT SHELTER COVE, FOR DAVID HOOKER & ASSOCIATES, DATED: OCT. 1996, LAST REVISED: 5/8/1987, BY: HUSSEY, GAY & BELL, CONSULTING ENGINEERS.
- PLAN OF WATER, SANITARY SEWER AND FORCEMAIN LINES, FROM BROAD CREEK PUBLIC SERVICE DISTRICT, 843-785-7582, DATE RECEIVED: 9/7/2011, BY: ADAM PHILLIPS, GIS MANAGER, BROAD CREEK P.S.D.

LINE TABLE

LINE	LENGTH	BEARING
L1	21.21'	N 87°40'08" W
L2	3.44'	N 51°59'14" W
L3	8.27'	N 82°42'02" E
L4	1.26'	S 52°02'41" E
L5	9.82'	S 48°40'37" E
L6	18.50'	S 45°20'34" E
L7	13.42'	S 13°29'16" E
L8	21.21'	S 03°38'21" W
L9	8.32'	S 47°02'54" W
L10	74.63'	S 40°58'20" W
L11	8.20'	S 86°24'21" W
L12	57.44'	N 05°11'31" E
L13	58.92'	N 74°33'13" E
L14	38.18'	S 42°22'14" E

SPECIAL NOTE:
THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. OFFICIAL AREAS BY SUCH NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DESIGNATING THE PERMIT AUTHORITY TO THE DEPARTMENT OF PERMITTING IN ANY WAY ON THIS OFFICIAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

DATE: 3/21/12

UTILITY LEGEND

- I.O. IRON OLD FOUND
- I.N. IRON NEW, 5/8" REBAR SET
- TEL TELEPHONE BOX
- TV CABLE TV BOX
- EP ELECTRIC PANEL
- EB ELECTRIC BOX
- POW POWER BOX
- TFR TRANSFORMER
- CO CLEAN-OUT
- FH FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- FV FIRE VALVE
- LP LIGHT POLE
- SSMH SANITARY SEWER MANHOLE
- SSWH STORM DRAIN MANHOLE
- CB CATCH BASIN
- CI CURB INLET
- GA GUYWIRE ANCHOR
- RCP CORRUGATED CONCRETE PIPE
- HOPE CORRUGATED METAL PIPE
- PVC HIGH DENSITY POLYETHYLENE PIPE
- PCV POLYVINYL CHLORIDE PIPE
- OPW OVERHEAD POWERLINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- W WATER LINE
- FM FORCEMAIN

LEGEND:

TREE SIZES ARE INCHES IN DIAMETER

- SPOT ELEVATION
- CONTOUR
- CONCRETE MONUMENT, OLD (FOUND)
- TEMPORARY BENCH MARK
- T.B.M. LIVE OAK
- WO WATER OAK
- WHO WHITE OAK
- PN PINE
- PLM PALM
- MAG MAGNOLIA
- GUM GUM
- RIVER BIRCH RIVER BIRCH
- LA LAUREL OAK
- SYC SYCAMORE
- CHY CHERRY
- BIR BIRCH
- HB HACKBERRY
- BS BLACK GUM
- MAC MAPLE
- CRPE CREPE MYRTLE
- WAX WAX MYRTLE
- PEC PECAN
- ORNA ORNAMENTAL
- TAL TALLOW
- TUP TUPELO
- RC RED CEDAR
- POP POPULAR
- BP BRADFORD PEAR
- CH CHINA BERRY

TIDAL INFORMATION
According to NOAA Station ID # 8669338
(Name: Broad Creek, SC, Location: 32° 11.1' N, 80° 45.2' W, 1983-2001 Epoch)
MHW: 4.63
MSL: 0.64
MTL: 0.48
NGVD29: 0.00
MLW: -3.26
MLLW: -3.49
(All elevations are relative to NGVD29)

ASBLUIT, TREE & TOPOGRAPHIC SURVEY OF SHELTER COVE MALL & A PORTION OF SHELTER COVE COMMUNITY PARK

A SECTION OF SHELTER COVE

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 30' DATE: 8/3/2011 JOB NO: SC110040

REVISED: 9/7/2011; UPDATED WATER, SANITARY SEWER & FORCEMAIN LINES FROM REFERENCE PLAT #5

REVISED: 3/12/2012; ADDED ASBLUIT, TREE & TOPO OF LARGE LAGOON WEST OF SHELTER COVE MALL & PORTION OF SHELTER COVE COMMUNITY PARK. REVISED STATE PLAN COORDINATES AND BEARINGS

REVISED: 4/16/2012; REVISED FEMA FLOOD ZONE LINES & ADDED LAGOON NO. 3 ON SHEET 7

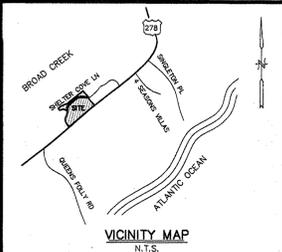
SHEET 5 OF 7
SEE SHEET 6 & 7 FOR DHEC-00RM CRITICAL LINE TABLE

SURVEYING CONSULTANTS, INC.
1750 SHELTER COVE LANE
HILTON HEAD ISLAND, SOUTH CAROLINA 29928
(843) 818-8004 FAX: (843) 818-3305
GA Telephone: (912) 888-2776

ASBLUIT, TREE & TOPOGRAPHIC SURVEY OF SHELTER COVE MALL & A PORTION OF SHELTER COVE COMMUNITY PARK

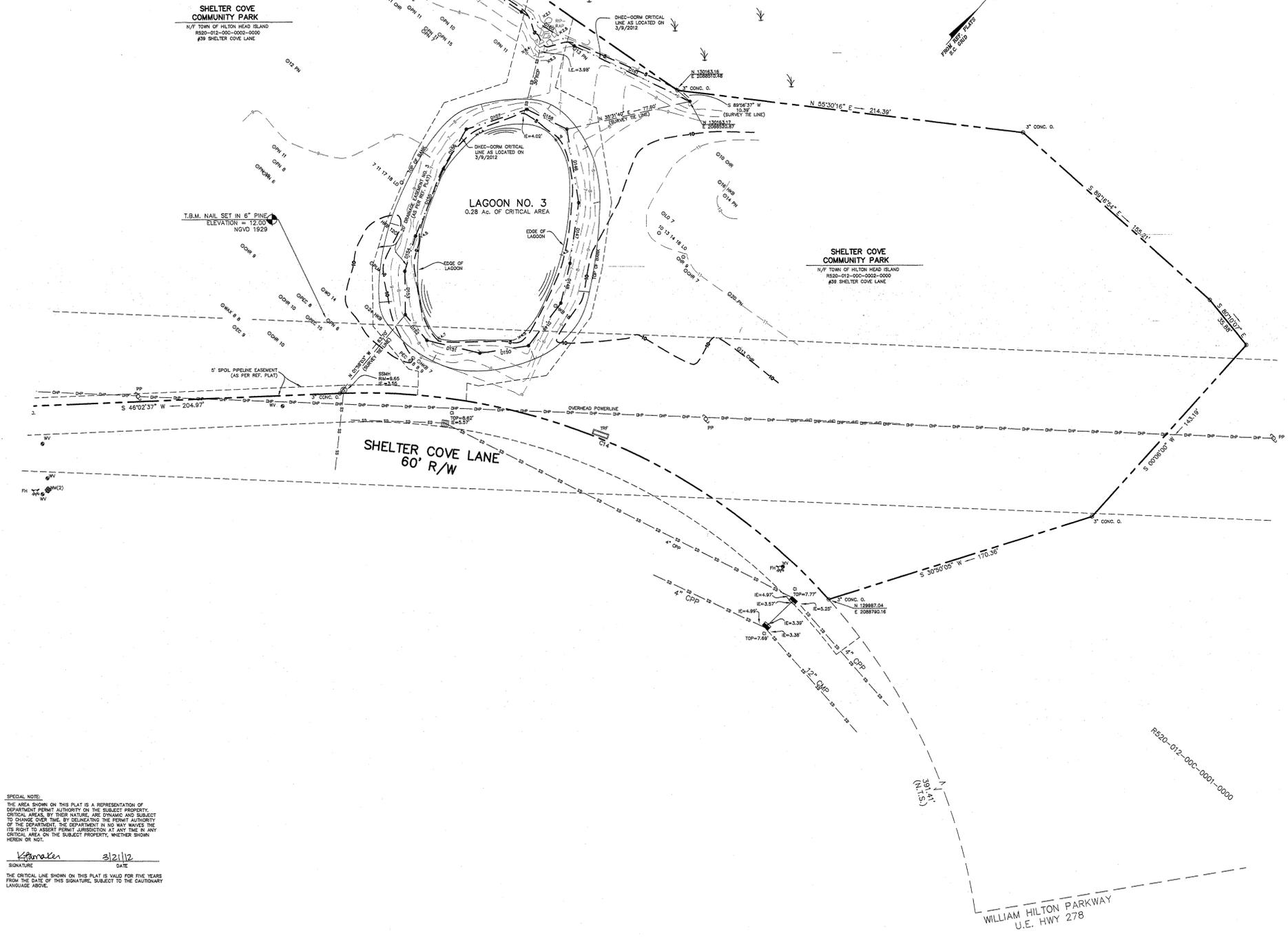
SURVEYING CONSULTANTS, INC.

1750 SHELTER COVE LANE
HILTON HEAD ISLAND, SOUTH CAROLINA 29928
(843) 818-8004 FAX: (843) 818-3305
GA Telephone: (912) 888-2776



TIDAL INFORMATION
 According to NOAA Station ID # 8669338
 (Name: Broad Creek, SC, Location: 32° 11.1' N, 80° 45.2' W, 1983-2001 Epoch)
 MHHW: 4.63
 MHW: 4.22
 MSL: 0.64
 MTL: 0.48
 NGVD29: 0.00
 MLW: -3.26
 MLLW: -3.49
 (All elevations are relative to NGVD29)

LINE	LENGTH	BEARING	DHEC-DCRM CRITICAL LINE TABLE		
D50	14.10	S 30°25'21" W	D50	14.10	S 30°25'21" W
D51	15.23	S 53°22'41" W	D51	15.23	S 53°22'41" W
D52	27.41	S 82°57'41" W	D52	27.41	S 82°57'41" W
D53	27.71	N 48°18'39" W	D53	27.71	N 48°18'39" W
D54	28.17	N 33°54'43" W	D54	28.17	N 33°54'43" W
D55	80.76	N 03°54'03" E	D55	80.76	N 03°54'03" E
D56	11.15	N 19°20'28" W	D56	11.15	N 19°20'28" W
D57	38.89	N 88°45'37" W	D57	38.89	N 88°45'37" W
D58	63.18	N 73°08'08" W	D58	63.18	N 73°08'08" W
D59	36.20	N 86°32'01" W	D59	36.20	N 86°32'01" W
D60	12.87	N 50°41'28" W	D60	12.87	N 50°41'28" W
D61	23.23	N 18°58'54" W	D61	23.23	N 18°58'54" W
D62	17.98	N 03°17'28" E	D62	17.98	N 03°17'28" E
D63	18.34	N 20°28'36" E	D63	18.34	N 20°28'36" E
D64	9.81	N 56°32'46" E	D64	9.81	N 56°32'46" E
D65	104.50	N 82°30'36" E	D65	104.50	N 82°30'36" E
D66	46.81	N 72°41'10" E	D66	46.81	N 72°41'10" E
D67	54.21	N 81°54'51" E	D67	54.21	N 81°54'51" E
D68	16.39	N 86°02'11" E	D68	16.39	N 86°02'11" E
D69	18.40	S 71°14'34" E	D69	18.40	S 71°14'34" E
D70	26.81	S 51°01'27" E	D70	26.81	S 51°01'27" E
D71	28.38	S 13°16'11" E	D71	28.38	S 13°16'11" E
D72	75.53	S 17°21'36" W	D72	75.53	S 17°21'36" W
D73	80.90	S 14°14'08" W	D73	80.90	S 14°14'08" W
D74	58.79	S 08°13'03" W	D74	58.79	S 08°13'03" W
D75	72.53	N 15°13'58" E	D75	72.53	N 15°13'58" E
D76	143.63	N 16°25'05" E	D76	143.63	N 16°25'05" E
D77	15.93	N 03°11'58" E	D77	15.93	N 03°11'58" E
D78	59.24	N 19°42'36" E	D78	59.24	N 19°42'36" E
D79	20.09	N 55°17'51" E	D79	20.09	N 55°17'51" E
D80	71.47	N 81°28'34" E	D80	71.47	N 81°28'34" E
D81	47.81	N 83°59'55" E	D81	47.81	N 83°59'55" E
D82	88.55	N 85°54'04" E	D82	88.55	N 85°54'04" E
D83	103.74	N 89°03'18" E	D83	103.74	N 89°03'18" E
D84	48.33	N 68°09'02" E	D84	48.33	N 68°09'02" E
D85	269.58	N 50°39'28" E	D85	269.58	N 50°39'28" E
D86	91.53	N 51°23'08" E	D86	91.53	N 51°23'08" E
D87	181.81	N 49°40'56" E	D87	181.81	N 49°40'56" E
D88	128.97	N 48°21'11" E	D88	128.97	N 48°21'11" E
D89	92.36	N 53°58'36" E	D89	92.36	N 53°58'36" E
D90	93.33	N 51°29'57" E	D90	93.33	N 51°29'57" E
D91	107.81	N 51°01'37" E	D91	107.81	N 51°01'37" E
D92	151.61	N 48°09'45" E	D92	151.61	N 48°09'45" E
D93	51.27	N 51°45'34" E	D93	51.27	N 51°45'34" E
D94	63.57	N 54°03'00" E	D94	63.57	N 54°03'00" E
D95	233.44	N 47°14'45" E	D95	233.44	N 47°14'45" E
D96	62.02	N 44°04'52" E	D96	62.02	N 44°04'52" E
D97	83.66	N 63°41'50" E	D97	83.66	N 63°41'50" E
D98	48.40	N 72°12'10" E	D98	48.40	N 72°12'10" E
D99	24.72	N 50°07'17" E	D99	24.72	N 50°07'17" E
D100	21.05	S 74°35'33" E	D100	21.05	S 74°35'33" E



SPECIAL NOTE:
 THE AREA SHOWN ON THIS PLAN IS A REPRESENTATION OF THE DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. THE DEPARTMENT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PLAN OR FOR DELAYING THE PERMIT AUTHORITY TO EXCEED THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 DATE: 3/2/12
 SIGNATURE: [Signature]

NOTES:
 1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE B, A-2, & A-3, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 14-D, COMMUNITY NO. 450250, MAP DATED 8/22/86. BASE ELEVATION 16.0' & 16.5' FLOOD HAZARD ZONE AND BASE ELEVATION WERE VERIFIED BY RICHARD SPRUCE, PLANS REVIEW ADMINISTRATOR, TOWN OF HILTON HEAD ISLAND ON 4/16/2012.
 3) BUILDING SETBACKS WHICH EXIST FOR THIS PROPERTY, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
 4) THE UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM A COMBINATION OF REFERENCE PLAT NUMBERS 2, 3, 4 AND 5 AND FROM FIELD OBSERVATION TO THE BEST OF THIS FIRM'S ABILITY. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE ACTUAL LOCATION OF ANY OF THE UNDERGROUND UTILITIES.
 5) SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
 6) BEARINGS SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATES ESTABLISHED FROM GPS OBSERVATION. SEE REFERENCE PLAT #1 FROM RECORD BEARINGS.

REFERENCE PLATS:
 1) RECOMBINATION PLAT, TOTAL AREA AREA 1848953 SQ FT, 42.447 ACRES, DATED: 2/18/2005, BY: ROBERT DALE KIRK, S.C.R.L.S. NO. 16133, RECORDED: P.B. 106, PG. 98, 5/9/2005.
 2) ALTA/ACSM LAND TITLE SURVEY, THE MALL AT SHELTER COVE, 26 SHELTER COVE LANE, HILTON HEAD ISLAND, SC, DATED: 6/27/2007, BY: ROBERT DALE KIRK, S.C.R.L.S. NO. 16133.
 3) PAVING, GRADING & DRAINAGE PLAN, THE MALL AT SHELTER COVE, FOR DAVID HOOKER & ASSOCIATES, DATED: OCT. 1986, LAST REVISED: 5/8/1987, BY: HUSSEY, GAY & BELL CONSULTING ENGINEERS.
 4) SANITARY SEWER & WATER DISTRIBUTION PLAN, THE MALL AT SHELTER COVE, FOR DAVID HOOKER & ASSOCIATES, DATED: OCT. 1986, LAST REVISED: 5/8/1987, BY: HUSSEY, GAY & BELL CONSULTING ENGINEERS.
 5) PLAN OF WATER, SANITARY SEWER AND FORCEMAIN LINES, FROM BROAD CREEK PUBLIC SERVICE DISTRICT, 843-785-7852, DATE RECORDED: 9/7/2011, BY: ADAM PHILLIPS, GIS MANAGER, BROAD CREEK P.S.D.

LINE	LENGTH	BEARING
L1	21.21	N 87°40'09" W
L2	3.45	N 51°59'14" W
L3	8.27	N 86°24'30" E
L4	1.26	S 52°09'41" E
L5	9.82	S 49°40'37" E
L6	16.50	S 45°20'34" E
L7	13.42	S 13°29'19" E
L8	21.21	S 03°38'21" W
L9	8.32	S 47°03'54" W
L10	74.63	S 40°58'20" W
L11	8.20	S 86°24'21" E
L12	57.44	N 05°11'31" E
L13	55.99	N 74°33'13" E
L14	38.18	S 42°29'14" E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	556.45	426.00	321.47	512.77	S 65°21'25" E	74°12'27"
C2	225.21	190.86	112.74	228.08	N 15°10'15" E	6°42'23"
C3	397.22	547.46	202.81	388.56	S 25°58'40" W	41°34'18"
C4	395.22	598.34	209.12	388.07	S 67°28'38" W	37°50'42"
C5	193.38	993.03	97.00	193.07	N 87°51'17" W	11°51'61"
C6	53.47	412.97	26.77	53.43	N 86°01'44" W	7°25'06"
C7	41.06	352.97	20.55	41.04	N 85°39'06" W	6°39'54"
C8	205.28	1043.03	102.95	204.83	N 87°57'24" W	11°51'61"
C9	300.20	858.34	152.76	297.61	S 73°20'31" W	26°07'37"
C10	134.64	658.34	67.56	134.41	S 54°25'09" W	11°43'06"
C11	120.78	607.46	60.58	120.58	S 41°34'08" W	11°33'24"
C12	300.00	607.46	163.90	316.31	S 20°15'59" W	30°10'56"
C13	158.64	137.50	89.48	149.99	N 75°25'27" W	86°08'23"
C14	337.92	378.17	181.18	328.79	S 71°34'29" W	51°11'52"

- UTILITY LEGEND:**
- I.O. IRON OLD, FOUND
 - TEL TELEPHONE BOX
 - TV CABLE TV BOX
 - EP ELECTRIC PANEL
 - EB ELECTRIC BOX
 - PB POWER BOX
 - TRF TRANSFORMER
 - CO CLEAN-OUT
 - FH FIRE HYDRANT
 - WV WATER VALVE
 - WM WATER METER
 - FV FIRE VALVE
 - LP LIGHT POLE
 - SSMH SANITARY SEWER MANHOLE
 - SDMH STORM DRAIN MANHOLE
 - CB CATCH BASIN
 - CI CURB INLET
 - GA GUYWIRE ANCHOR
 - RCP REINFORCED CONCRETE PIPE
 - CM CORRUGATED METAL PIPE
 - HDPE HIGH DENSITY POLYETHYLENE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - OWP OVERHEAD POWERLINE
 - SS SANITARY SEWER LINE
 - SD STORM DRAIN LINE
 - WL WATER LINE
 - FM FORCEMAIN
- LEGEND:**
- TREE SIZES ARE INCHES IN DIAMETER
 - SPOT ELEVATION
 - CONTOUR
 - CONCRETE MONUMENT, OLD (FOUND)
 - TEMPORARY BENCH MARK
 - LIVE OAK
 - WATER OAK
 - WHITE OAK
 - PINE
 - PLM PALM
 - MAGNOLIA
 - GM GUM
 - RIVER BIRCH
 - LAUREL OAK
 - SYCAMORE
 - CHERRY
 - BIRCH
 - RIVER BIRCH
 - HICKBERRY
 - MAPLE
 - BLACK GUM
 - PECAN
 - CREPE MYRTLE
 - WAX MYRTLE
 - ORNA ORNAMENTAL
 - TAL TALLOW
 - TUP TUPLOD
 - RED CEDAR
 - POPLAR
 - BRADFORD PEAR
 - CHINA BERRY

PREPARED FOR: PVI SHELTER COVE LIMITED PARTNERSHIP
 ADDRESS: #24 SHELTER COVE LANE
 TAX PARCEL I.D. NO. R520-012-008-0026-0000

ASBUILT, TREE & TOPOGRAPHIC
 SURVEY OF
SHELTER COVE MALL
 & A PORTION OF
SHELTER COVE COMMUNITY PARK
 A SECTION OF
SHELTER COVE
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
 SCALE: 1" = 30' DATE: 8/3/2011 JOB NO: SC110040
 REVISED: 9/7/2011; UPDATED WATER, SANITARY SEWER & FORCEMAIN LINES FROM REFERENCE PLAT #5
 REVISED: 3/12/2012; ADDED ASBUILT, TREE & TOPO OF LARGE LAAGOON WEST OF SHELTER COVE MALL & PORTION OF SHELTER COVE COMMUNITY PARK. REVISED STATE PLAN COORDINATES AND BEARINGS
 REVISED: 4/16/2012; REVISED FEMA FLOOD ZONE LINES & ADDED LAAGOON NO. 3 ON SHEET 7
SURVEYING CONSULTANTS
 17 Sherington Drive, Suite C, Bluffton, SC 29910
 SC Telephone: (843) 815-3504 FAX: (843) 815-3505
 GA Telephone: (912) 888-2775
 SHEET 6 OF 7
 GRAPHIC SCALE
 0 30 60 90
 SOUTH CAROLINA REGISTERED LAND SURVEYOR
 TERRY & HATCHELL
 11059

TIDAL INFORMATION
 According to NOAA Station ID # 8669338
 (Name: Broad Creek, SC, Location: 32° 11.1' N, 80° 45.2' W, 1983-2001 Epoch)
 MEAN: 4.63
 MHW: 4.22
 MSL: 0.64
 MTL: 0.48
 NGVD29: 0.00
 MLW: -3.26
 MLLW: -3.49
 (All elevations are relative to NGVD29)

VICINITY MAP
 N.T.S.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
D51	14.00	S 85°25'21" W	D101	83.56	N 88°13'45" E
D52	15.23	S 83°24'41" W	D102	110.67	N 71°59'46" E
D53	27.41	S 82°57'41" W	D103	68.43	N 51°12'28" E
D54	29.73	N 33°24'43" W	D104	48.06	N 41°56'54" E
D55	80.78	N 03°54'03" E	D105	78.80	N 50°21'20" E
D56	11.15	N 19°20'28" W	D106	29.39	N 39°16'44" E
D57	38.89	N 88°43'27" W	D107	8.33	N 89°01'00" E
D58	63.18	N 73°06'06" W	D108	30.01	S 41°36'30" W
D59	36.20	N 86°32'01" W	D109	17.75	S 57°47'00" W
D60	14.82	N 50°41'26" W	D110	83.73	S 67°57'46" W
D61	21.23	N 18°58'24" W	D111	36.26	S 78°18'30" W
D62	17.99	N 03°17'28" E	D112	34.30	N 82°17'12" W
D63	18.34	N 20°28'36" E	D113	29.57	N 82°19'10" W
D64	9.81	N 56°32'46" E	D114	55.29	N 44°17'47" W
D65	104.50	N 82°30'36" E	D115	36.72	N 30°58'52" W
D66	46.81	N 72°51'10" E	D116	58.87	N 22°29'49" W
D67	56.21	N 81°24'51" E	D117	23.24	N 12°17'27" E
D68	16.39	N 88°02'11" E	D118	81.48	N 31°10'29" E
D69	16.40	S 71°43'34" E	D119	54.30	N 38°23'20" E
D70	28.81	S 51°01'27" E	D120	72.87	N 11°50'38" E
D71	26.30	S 13°16'11" E	D121	204.48	N 39°32'09" E
D72	75.53	S 17°21'36" W	D122	158.78	N 49°14'20" E
D73	80.90	S 14°14'08" W	D123	188.35	N 61°49'39" E
D74	48.29	S 09°13'03" W	D124	48.15	N 60°48'05" E
D75	72.63	N 15°13'58" E	D125	29.64	S 70°56'11" E
D76	143.53	N 16°23'05" E	D126	54.95	S 43°24'19" E
D77	16.03	N 03°11'38" E	D127	14.39	S 46°34'18" E
D78	52.24	N 19°42'36" E	D128	12.40	S 130°29'29" E
D79	20.09	N 55°17'31" E	D129	12.84	S 240°20'23" E
D80	71.47	N 81°36'34" E	D130	46.02	S 43°11'08" W
D81	47.81	N 83°59'35" E	D131	108.28	S 34°18'53" W
D82	88.55	N 85°54'04" E	D132	125.08	S 24°54'22" W
D83	103.74	N 89°03'18" E	D133	76.15	S 08°28'59" E
D84	58.33	N 89°02'02" E	D134	128.03	S 15°05'46" W
D85	269.58	N 50°39'28" E	D135	18.64	S 32°58'17" W
D86	91.53	N 31°23'08" E	D136	27.37	S 60°42'18" W
D87	181.81	N 49°40'58" E	D137	18.93	S 47°48'07" W
D88	128.97	N 49°21'11" E	D138	138.53	S 82°20'08" W
D89	99.36	N 53°58'36" E	D139	15.92	N 89°14'00" W
D90	83.33	N 51°29'57" E	D140	16.12	S 86°54'12" E
D91	102.31	N 51°03'37" E	D141	14.63	S 92°38'02" E
D92	151.61	N 48°09'45" E	D142	28.06	S 39°46'21" E
D93	81.27	N 51°45'34" E	D143	29.09	S 36°41'29" E
D94	63.97	N 54°03'00" E	D144	23.41	S 30°02'33" E
D95	233.44	N 47°14'45" E	D145	31.01	S 11°09'44" E
D96	82.02	N 44°04'52" E	D146	46.40	N 50°28'03" W
D97	83.66	N 63°41'51" E	D147	38.19	N 33°26'42" W
D98	48.40	N 72°12'10" E	D148	28.49	N 28°04'01" W
D99	24.72	N 50°07'17" E	D149	33.21	N 64°33'09" W
D100	21.05	S 74°35'33" E	D150	30.31	N 38°40'06" E
			D151	33.55	N 82°13'25" E
			D152	20.21	S 80°54'05" E
			D153	27.09	S 42°09'50" E
			D154	22.88	S 24°31'31" E
			D155	45.27	S 19°15'47" E
			D156	28.45	S 11°58'17" E
			D157	39.48	S 30°11'04" W
			D158	22.50	S 75°10'24" W
			D159	47.67	N 82°31'17" W
			D160	38.86	N 81°31'36" E
			D161	78.86	N 74°28'11" E

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
C1	850.45	429.50	C7	41.08	352.87
C2	225.21	1909.86	C8	205.26	1054.03
C3	387.22	847.46	C9	300.20	658.34
C4	396.22	598.34	C10	134.64	858.34
C5	193.38	653.03	C11	120.78	607.46
C6	53.47	412.87	C12	309.02	607.46
			C13	158.64	137.50
			C14	337.92	378.17

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	21.21	N 87°40'08" W	L7	13.42	S 13°28'19" E
L2	3.45	N 81°59'14" W	L8	21.21	S 03°38'21" W
L3	8.27	N 86°24'20" E	L9	8.35	S 47°03'54" W
L4	1.26	S 52°09'41" E	L10	74.83	S 40°58'20" W
L5	8.97	S 49°42'37" E	L11	6.97	S 86°24'21" W
L6	18.50	S 46°20'34" E	L12	57.44	N 09°11'31" E
			L13	55.89	N 74°33'13" E
			L14	39.18	S 42°28'14" E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	850.45	429.50	321.47	812.77	S 05°21'23" E	747°22'27"
C2	225.21	1909.86	112.74	225.06	N 15°01'19" E	84°42'28"
C3	387.22	847.46	207.81	388.56	S 23°58'40" W	41°34'18"
C4	396.22	598.34	205.12	388.07	S 67°28'58" W	37°50'42"
C5	193.38	653.03	97.90	193.07	N 87°52'17" W	11°16'16"
C6	53.47	412.87	26.77	53.43	N 80°14'22" W	7°29'09"
C7	41.08	352.87	20.55	41.04	N 86°59'06" W	6°39'54"
C8	205.26	1054.03	102.98	204.63	N 87°37'24" W	11°16'31"
C9	300.20	658.34	150.78	297.61	S 73°01'31" W	26°37'37"
C10	134.64	858.34	67.56	134.41	S 54°28'09" W	11°43'06"
C11	120.78	607.46	60.58	120.58	S 41°04'08" W	11°23'24"
C12	309.02	607.46	153.90	316.31	S 20°18'56" W	30°10'56"
C13	158.64	137.50	88.48	149.89	N 73°29'21" W	84°09'23"
C14	337.92	378.17	181.18	328.79	S 71°34'28" W	81°11'52"

AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE B, AS SHOWN ON A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 14-1-D, COMMUNITY NO. 450250, MAP DATED 9/29/86, BASE ELEVATION 10.0' & 15.0' FLOOD HAZARD ZONE AND BASE ELEVATION WERE VERIFIED BY RICHARD SPRUCE, PLANS REVIEW ADMINISTRATOR, TOWN OF HILTON HEAD ISLAND ON 4/16/2012.

BUILDING SETBACKS WHICH EXIST FOR THIS PROPERTY, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.

THE UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM A COMBINATION OF REFERENCE PLAT NUMBERS 2, 3, 4 AND 5 FROM FIELD OBSERVATION TO THE BEST OF THIS FIRM'S ABILITY. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE ACTUAL LOCATION OF ANY OF THE UNDERGROUND UTILITIES.

SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUIT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.

BEARINGS SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATES ESTABLISHED FROM GPS OBSERVATION. SEE REFERENCE PLAT #1 FROM RECORD BEARINGS.

REFERENCE PLATS:

- 1) RECOMBINATION PLAT, TOTAL AREA AREA 1846953 SQ FT, 42.447 ACRES, DATED: 2/18/2005, BY: ROBERT DALE KIRK, S.C.R.L.S. NO. 16133, RECORDED: P.B. 106, PG. 98, 5/9/2006.
- 2) ALTA/ACSM LAND TITLE SURVEY, THE MALL AT SHELTER COVE, 28 SHELTER COVE LANE, HILTON HEAD ISLAND, SC, DATED: 6/27/2007, BY: ROBERT DALE KIRK, S.C.R.L.S. NO. 16133.
- 3) PAVING, GRADING & DRAINAGE PLAN, THE MALL AT SHELTER COVE, FOR DAVID HOOKER & ASSOCIATES, DATED: OCT. 1986, LAST REVISED: 5/8/1987, BY: HUSSEY, GAY & BELL, CONSULTING ENGINEERS.
- 4) SANITARY SEWER & WATER DISTRIBUTION PLAN, THE MALL AT SHELTER COVE, FOR DAVID HOOKER & ASSOCIATES, DATED: OCT. 1986, LAST REVISED: 5/8/1987, BY: HUSSEY, GAY & BELL, CONSULTING ENGINEERS.
- 5) PLAN OF WATER, SANITARY SEWER AND FORCEMAIN LINES, FROM BROAD CREEK PUBLIC SERVICE DISTRICT, 843-785-7582, DATE RECEIVED: 9/7/2011, BY: ADAM PHILLIPS, GIS MANAGER, BROAD CREEK P.S.D.

SPECIAL NOTE:
 THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CIVIL ENGINEERS, THEIR LICENSES, ARE GRANTED AND SUBJECT OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY MAKES ANY TRUST TO ASSIST POINT ASSOCIATION AT ANY LINE IN THE ORIGINAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

[Signature] 3/21/12
 DATE

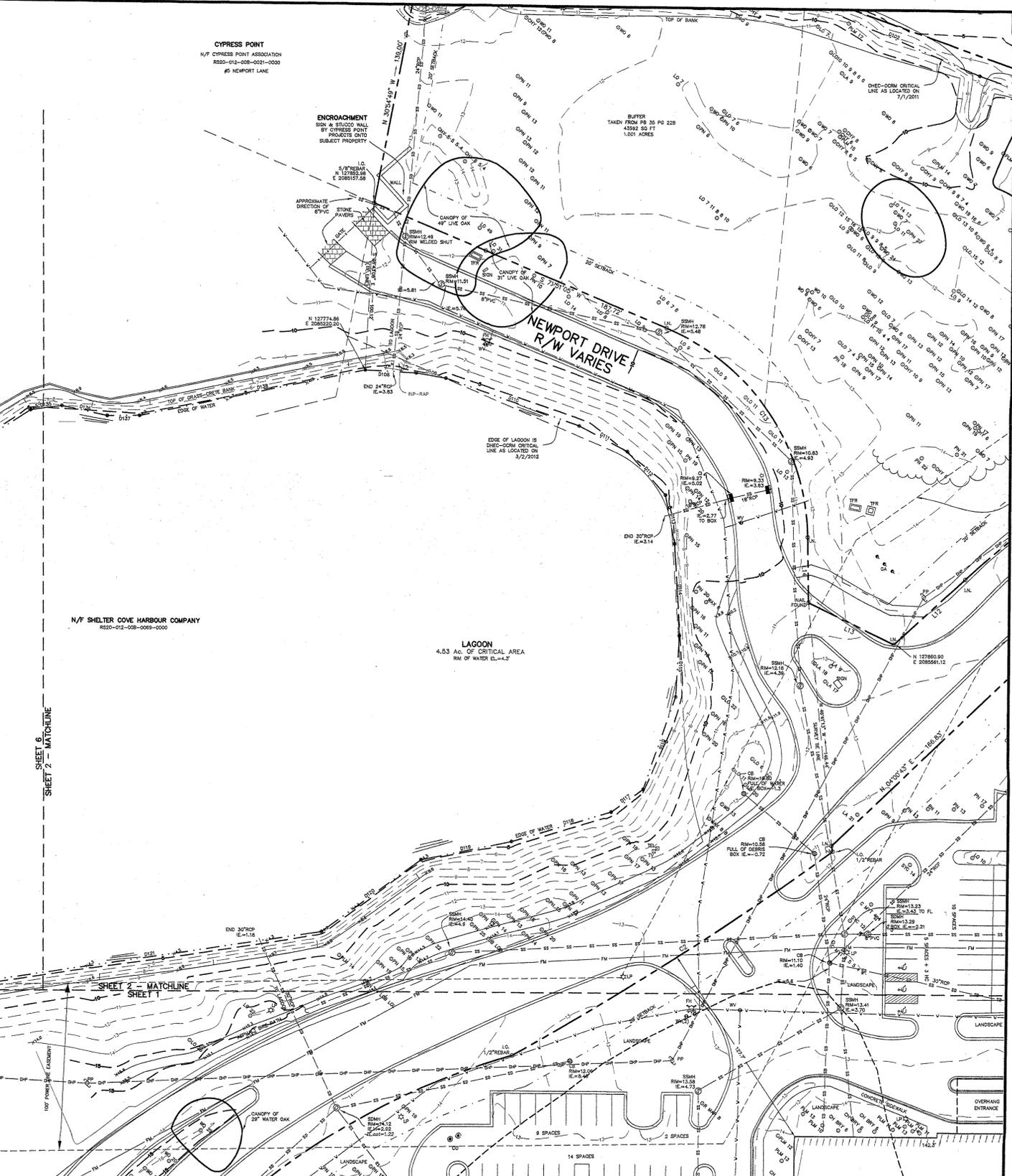
PREPARED FOR: PVI SHELTER COVE LIMITED PARTNERSHIP
 ADDRESS: #24 SHELTER COVE LANE
 TAX PARCEL I.D. NO. R520-012-008-0026-0000

- UTILITY LEGEND**
- LN IRON OLD, FOUND
 - LN IRON NEW, 1/2" REBAR SET
 - TL TELEPHONE BOX
 - TV CABLE TV BOX
 - EP ELECTRIC PANEL
 - EB ELECTRIC BOX
 - PB POWER BOX
 - TR TRANSFORMER
 - CO CLEAN-OUT
 - FH FIRE HYDRANT
 - WV WATER VALVE
 - WM WATER METER
 - FW FIRE VALVE
 - LP LIGHT POLE
 - SMH SANITARY SEWER MANHOLE
 - SMH SANITARY SEWER MANHOLE
 - CB CATCH BASIN
 - CI CURB INLET
 - GA GUYWIRE ANCHOR
 - RCP REINFORCED CONCRETE PIPE
 - HOPE CORRUGATED METAL PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - OHP OVERHEAD POWERLINE
 - SS SANITARY SEWER LINE
 - SD STORM DRAIN LINE
 - W WATER LINE
 - FM FORCEMAIN

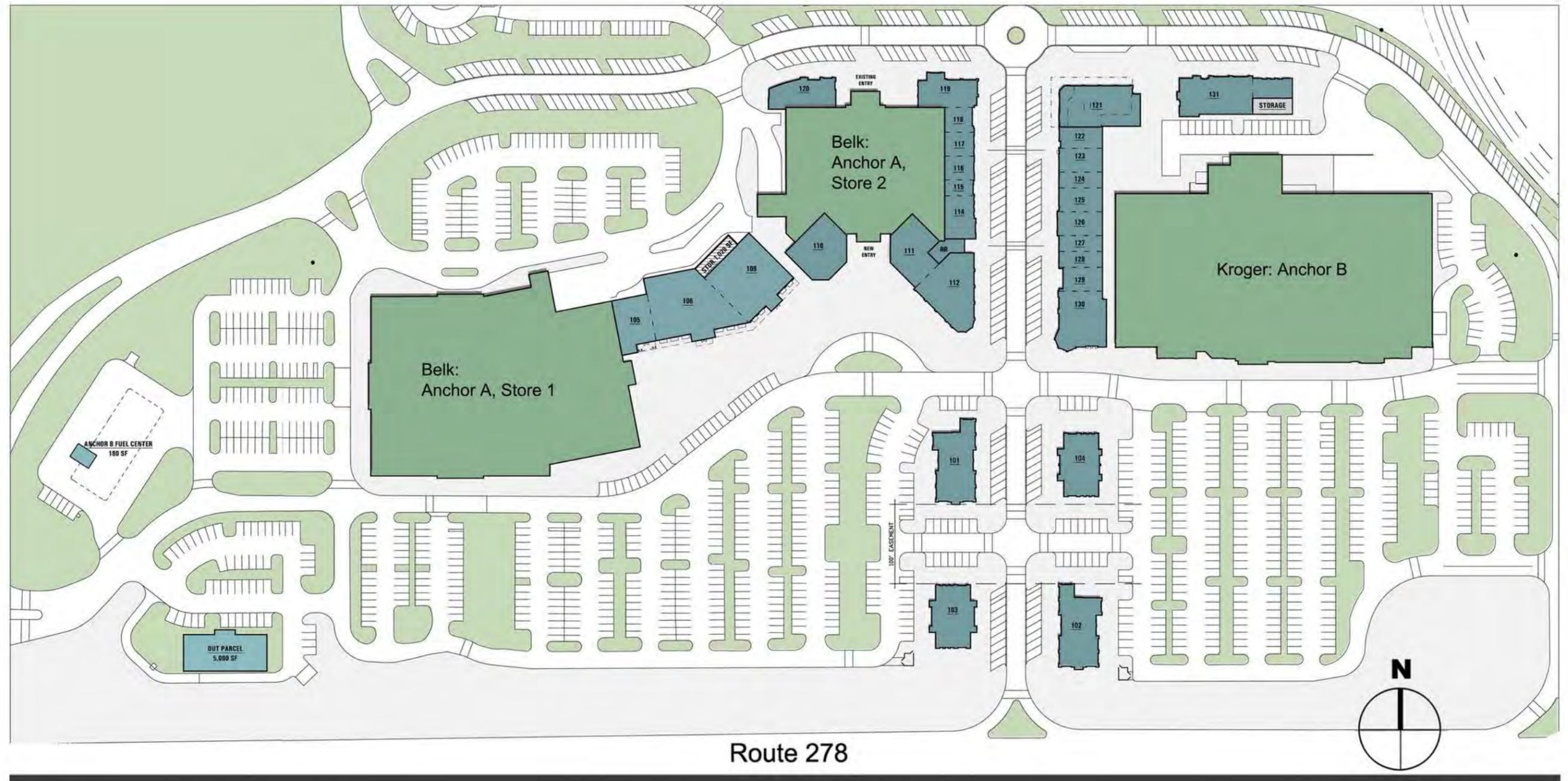
- LEGEND:**
- TREE SIZES ARE INCHES IN DIAMETER
- SP SPOT ELEVATION
 - CONC. CONCRETE MONUMENT, OLD (FOUND)
 - T.B.M. TEMPORARY BENCH MARK
 - LO LIVE OAK
 - WO WATER OAK
 - WH WHITE OAK
 - PN PINE
 - PA PALM
 - GM GUM
 - MA MAGNOLIA
 - LA LAUREL OAK
 - LA LAUREL OAK
 - SY SYCAMORE
 - CH CHERRY
 - BR BIRCH
 - RB RIVER BIRCH
 - HB HACKBERRY
 - BG BLACK GUM
 - FM FORN MAPLE
 - CM CREPE MYRTLE
 - LA LAUREL OAK
 - LA LAUREL OAK
 - OR ORNAMENTAL
 - TAL TALLOW
 - TUP TUPELO
 - RC RED CEDAR
 - PO POPLAR
 - BP BRADFORD PEAR
 - CB CHINA BERRY



ASBLUIT, TREE & TOPOGRAPHIC SURVEY OF SHELTER COVE MALL & A PORTION OF SHELTER COVE COMMUNITY PARK
 A SECTION OF SHELTER COVE
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
 SCALE: 1" = 30' DATE: 8/3/2011 JOB NO: SC110040
 REVISED: 9/7/2011; UPDATED WATER, SANITARY SEWER & FORCEMAIN LINES FROM REFERENCE PLAT #5
 REVISED: 3/12/2012; ADDED ASBLUIT, TREE & TOPO OF LARGE LAAGOON WEST OF SHELTER COVE MALL & PORTION OF SHELTER COVE COMMUNITY PARK; REVISED STATE PLAN COORDINATES
 REVISED: 4/16/2012; REVISED FEMA FLOOD ZONE LINES & ADDED LAAGOON NO. 3 ON SHEET 7
SURVEYING CONSULTANTS
 17 Sherrington Drive, Suite C, Bluffton, SC 29910
 SC Telephone: (843) 815-3904 FAX: (843) 815-3908
 GA Telephone: (910) 888-2719
 © 2011 SURVEYING CONSULTANTS



Shelter Cove Park



LEASE PLAN

SCHEMATIC DESIGN ELEVATIONS

Nov. 1, 2012

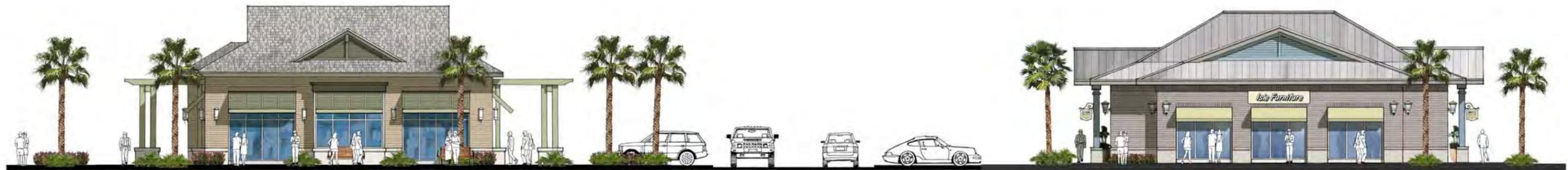
SHELTER COVE TOWNE CENTRE Hilton Head Island, SC



COLOR GUIDE



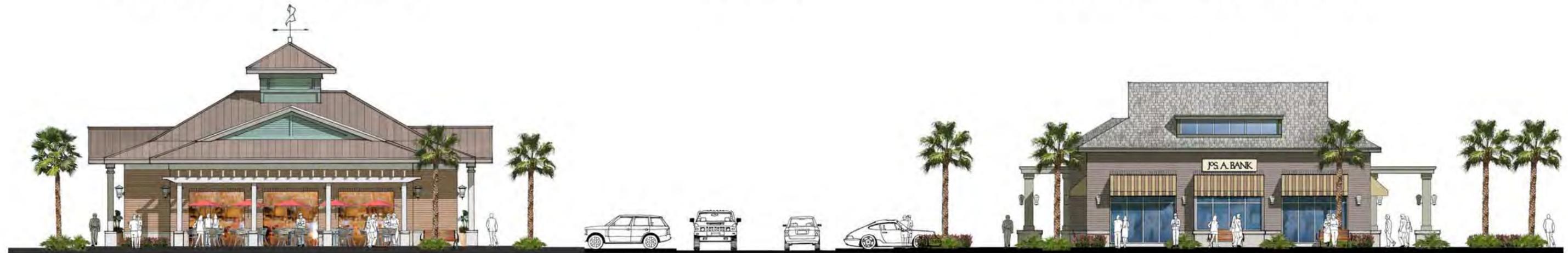
KEY MAP



Restaurant Building 103 - South Elevation

Main Street

Restaurant Building 104 - South Elevation



Outdoor dining terrace

Restaurant Building 101 - South Elevation

Main Street

Retail Building 102 - South Elevation

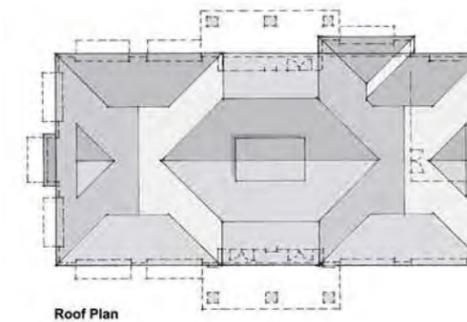
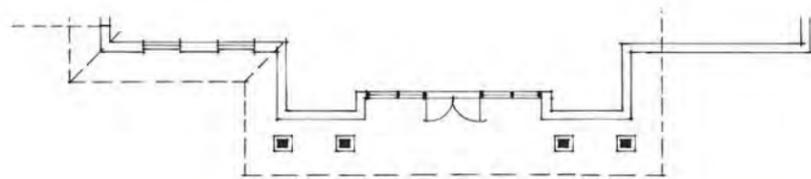
South Elevation, Four Entry Buildings



COLOR GUIDE



KEY MAP



Roof Plan



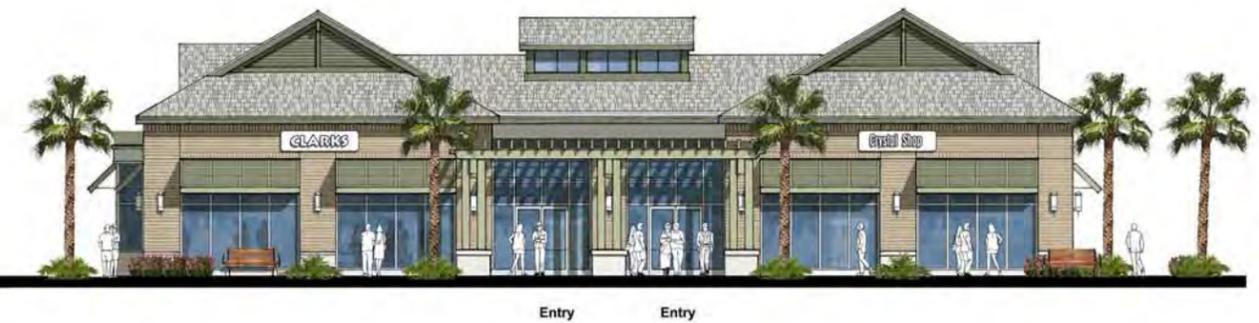
Patio Dining

Entry

Restaurant Building 101 East



Street



Entry

Entry

Building 103 East

East Elevations, Entry Buildings 101 & 103



Building 103

Entry



Patio Dining

Building 101

Entry

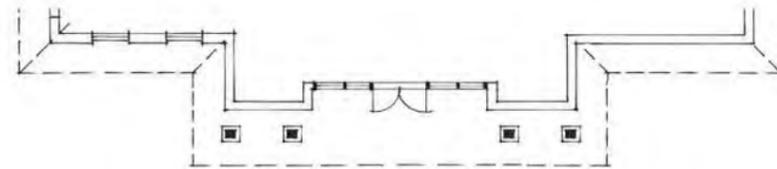
East Elevation Blowup, Buildings 101 & 103



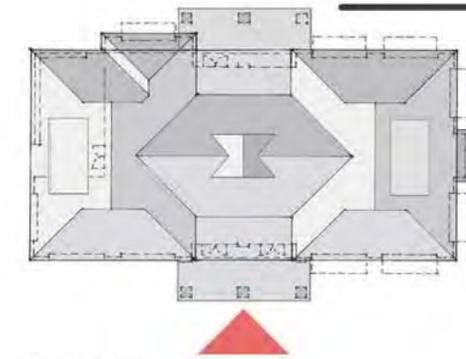
COLOR GUIDE



KEY MAP



Partial Floor Plan



Roof Plan



Entry
Building 104 West



Street



Building 102 West

West Elevations, Entry Buildings 102 & 104



Entry

Building 104 West



Building 102 West

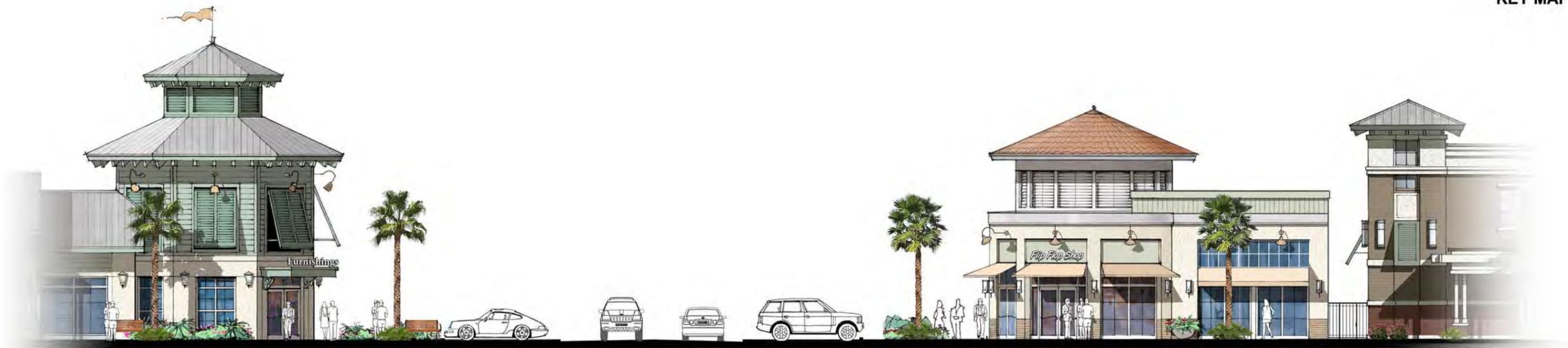
West Elevation Blowup, Buildings 102 & 104



COLOR GUIDE



KEY MAP



Building 112

Main Street

Building 130

Kroger

South Elevation, Main Street Bldg's 112 & 130



Building 130

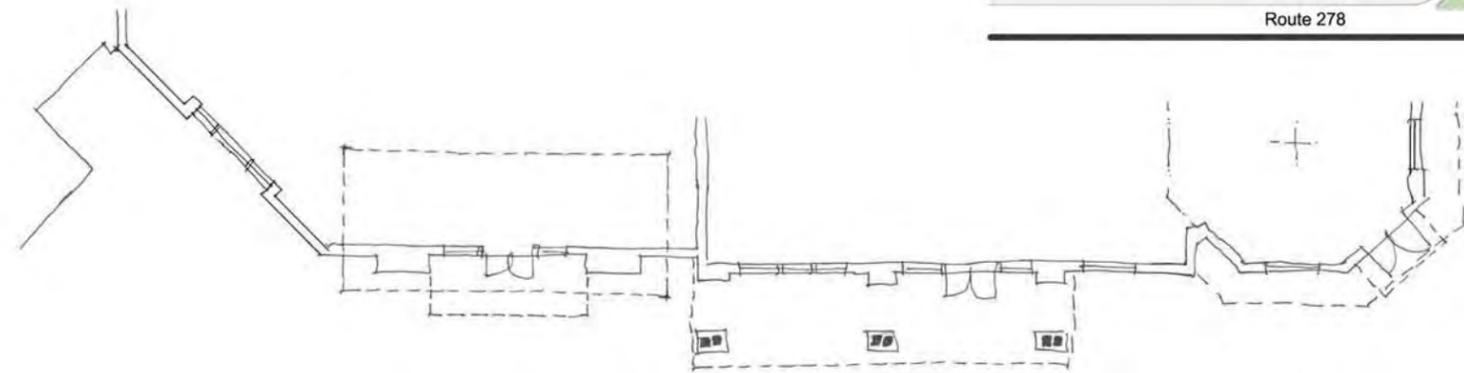
South Elevation Blowup, Building 130



COLOR GUIDE



KEY MAP



Building 111

Building 112

112 Rotunda

South-west Elevation, Buildings 111 & 112



Building 111 angled face

Building 111

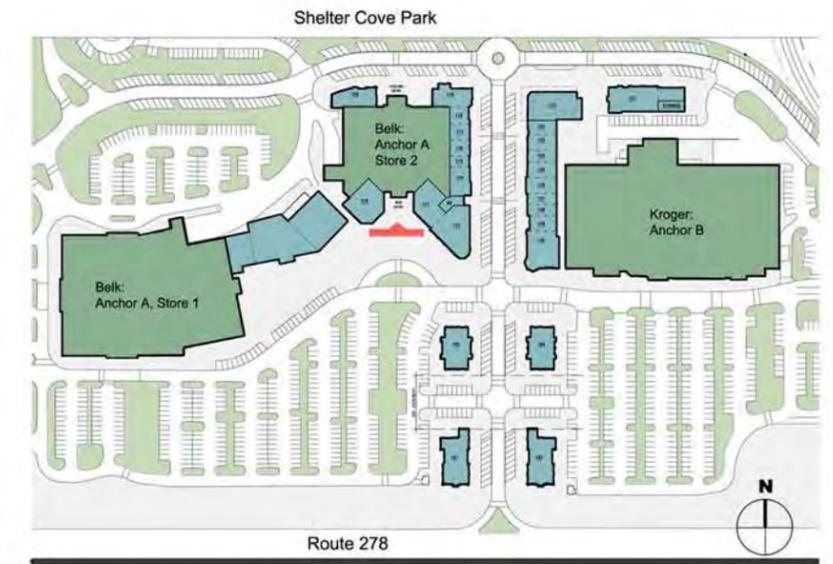
Building 112

Building 112 Rotunda

South-west Elevation Blowup, Buildings 111 & 112



COLOR GUIDE



MAP



Entry

Anchor A, Store 2: Belk - South

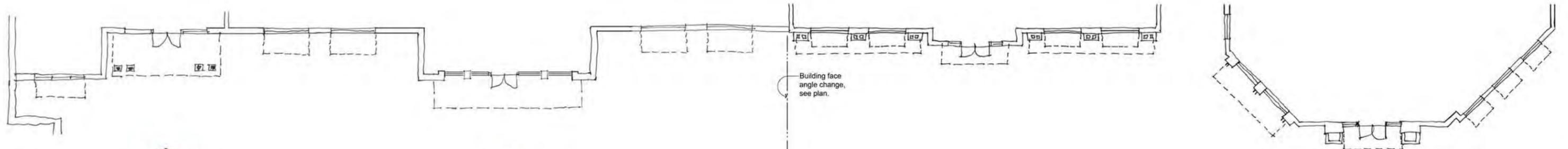
South Elevation, Anchor A, Store 2 (Belk)



COLOR GUIDE



KEY MAP



Building 105

Building 106

Building 109

Building 110

South-east Elevations, Buildings 105 - 110



Building 105

Building 106



Building 109

Walkway

Building 110

South-east Elevation Blowup, Buildings 105 - 110



COLOR GUIDE



KEY MAP



Anchor A, Store 1: Belk - East

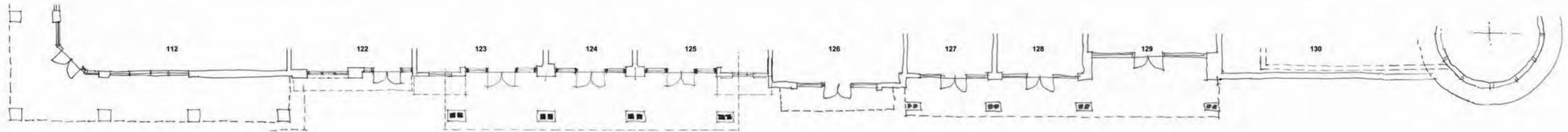
East Elevation, Anchor A, Store 1 (Belk)



COLOR GUIDE



KEY MAP



Building 121

Bldg 122

Bldg 123

Bldg 124

Bldg 125

Bldg 126

Bldg 127

Bldg 128

Bldg 129

Building 130

West Elevation, Main Street, Buildings 121 - 130



Main Street Blowup, Buildings 121 - 125



Main Street Blowup, Buildings 126 - 129

SCHEMATIC DESIGN ELEVATIONS

Nov. 1, 2012

SHELTER COVE TOWNE CENTRE Hilton Head Island, SC



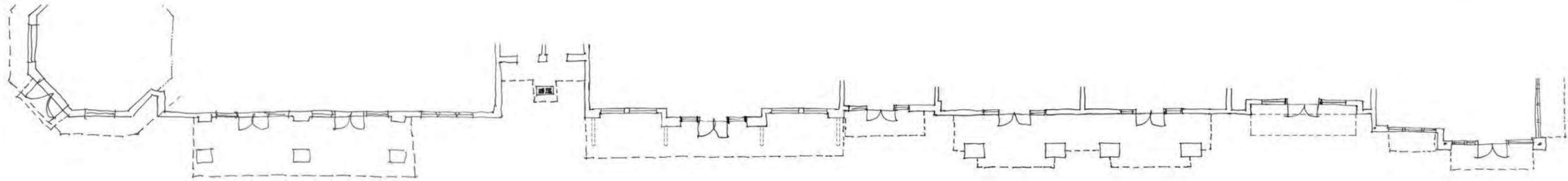
Entry

Building 130

Main Street Blowup, Building 130



COLOR GUIDE



Building 112 Rotunda

Building 112

Restroom

Building 114

Building 115

Building 116

Building 117

Building 118

Building 119

MAIN STREET EAST ELEVATION

Main Street East Elevations, Bldg's 112 - 119



Building 112 Rotunda

Building 112

Restroom

Main Street Elevation Blowup, Bldg's 112 & Restrooms



Building 114

Building 115

Building 116

Building 117

Main Street Elevation Blowup, Bldg's 114 - 117



Building 118

Building 119

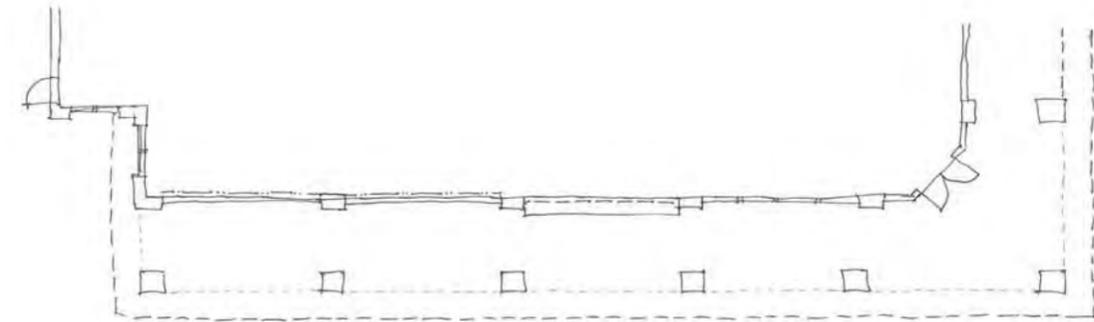
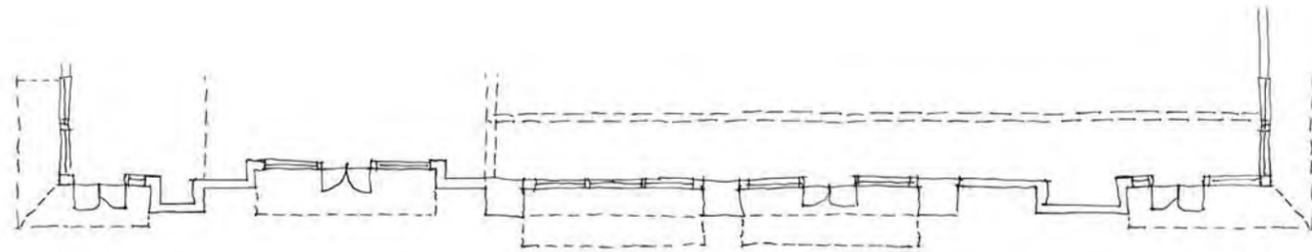
Main Street Elevation Blowup, Bldg's 118 & 119



COLOR GUIDE



KEY MAP



Building 131



Building 121

North Elevations, Buildings 121 & 131



Building 131

North Elevation Blowup, Building 131



Building 121

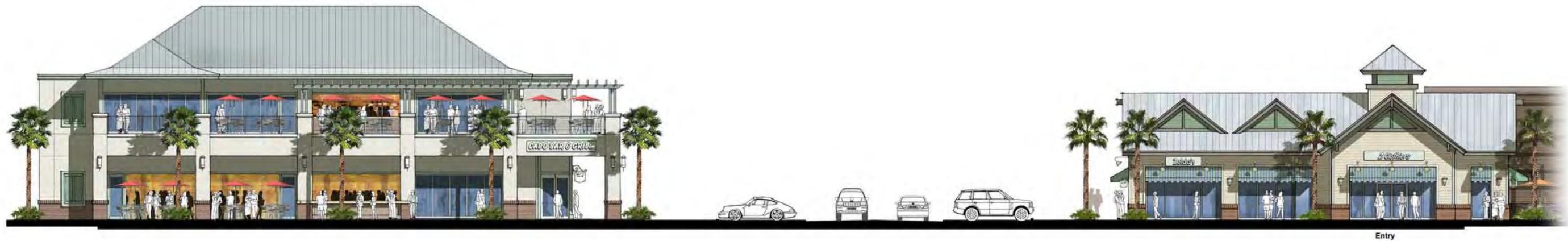
North Elevation Blowup, Building 121



COLOR GUIDE



KEY MAP



Building 121

Main Street

Building 119

Belk St. 2

North Elevation, Main Street, Buildings 121 & 119



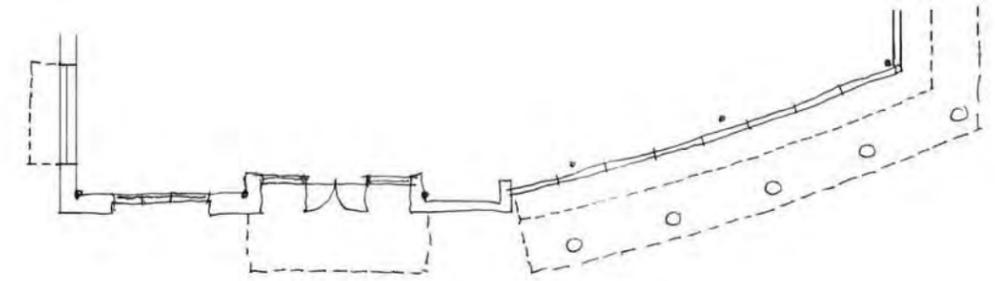
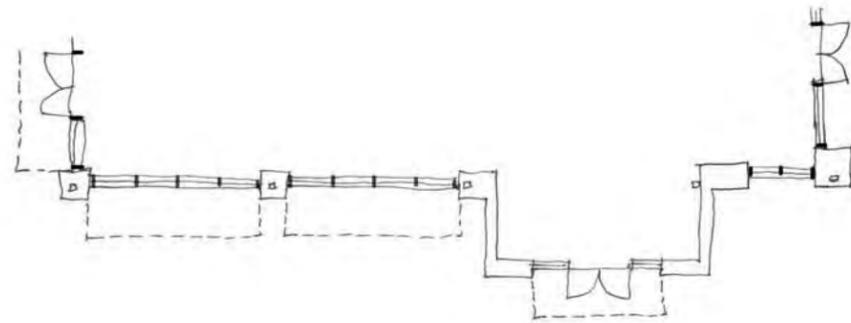
Building 119

Entry

North Elevation Blowup, Building 119



COLOR GUIDE



Building 119

Anchor A, Store 2 (Belk)

Building 120

North Elevations, Bldg's 119, 120 & Anchor A, Store 2



Belk, Anchor A, Store 2

North Elevation Blowup, Belk: Anchor A, Store 2



Entry

Terrace

Building 120

North Elevation Blowup, Building 120

SCHEMATIC DESIGN ELEVATIONS

Nov. 1, 2012

SHELTER COVE TOWNE CENTRE Hilton Head Island, SC



COLOR GUIDE



KEY MAP



South Elevation Partial Close-up 1



South Elevation Partial Close-up 2



South Elevation Kroger & Building 130

Kroger: Front Elevations



COLOR GUIDE



KEY MAP



Kroger - East Elevation



Kroger - North Elevation

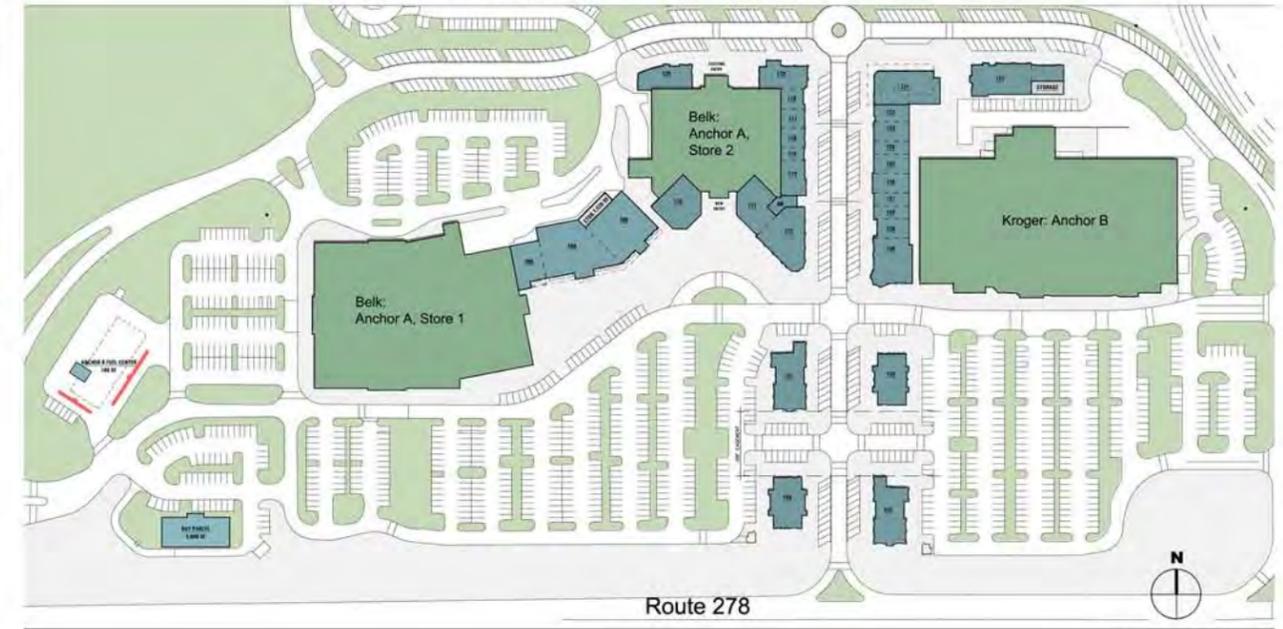
Building 131

Building 121

Kroger: Rear & Side Elevations



COLOR GUIDE



KEY MAP



South Elevation



East Elevation

Fueling Station

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: Shelter Cove Towne Centre Phase 1 B – CONCEPTUAL

DRB#: DR 120030

DATE: November 13, 2012

RECOMMENDATION: Approval Approval with Conditions Denial

ARCHITECTURAL DESIGN

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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forms an 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 and architectural elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	Little is specified in Conceptual Plan. Proposed landscaping appears to mitigate parking. Full landscape plan and schedule are required for Final Approval.
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A variety of species is selected for texture and color	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



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: 29926
 Telephone: 681-6618 Fax: 681-7086 E-mail: tgriffin@woodandpartners.com
 Project Name: SONESTA RESORT Project Address: 170 SHIPYARD DR., HHI, SC 29928
 Parcel Number [PIN]: R550 015 000 0267 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
 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 Gulf
SIGNATURE

10.26.12
DATE

DRB NARRATIVE
For
Sonesta Resort
Building and Site Enhancements

The Sonesta Resort at Shipyard Plantation is proposing to make resort renovations to enhance the property. Renovations include both interior and exterior improvements. Interior renovations include improvements to the existing ground floor public spaces such as Ballrooms, Lobby, Restrooms, Restaurant, Lobby Bar and addition of new meeting rooms. An existing indoor pool facility will be converted to an outdoor pool while the existing outdoor pool will be expanded to include a zero entry. The existing beach side pavilion will also receive renovation enhancements.

Minor exterior renovations will include a new paint scheme as well as modifications to guestroom balcony guardrails and include some door replacements. Existing guardrail systems on middle floors will be replaced with new aluminum railing systems with pickets while upper and lower floor guardrails will receive new aluminum cap rails.

Exterior site and amenity improvements are also planned. Existing amenities include an informal pool, kiddie pool, single story outdoor bar, single story cabana and bike tent, raised concrete terrace, water feature with small pond and extensive landscaping. Redevelopment plans call for a partial renovation of the existing pool as well as the removal of the kiddie pool. Plans also call for the renovation of the existing raised concrete terrace accessing the resort lobby and removal of the existing landscape water feature.

The beachside pavilion will receive improvements that include a new nanawall window wall system which will allow protection from elements as well as a new bar for entertaining.

The existing concrete terrace at the building will be revised to extend a breakout space along the edge of the building. The new terrace will consist of colored concrete with banding as well as a new stucco terrace wall. A new wood deck is also proposed adjacent to the dining room to allow for indoor/outdoor dining experience. Within this deck area is an outdoor fireplace that is being constructed as part of the new deck.

The outdoor pool environment will be renovated to improve guest experience by expanding the existing pool deck to allow for a greater number of lounge chairs. Because the existing pool deck is worn, it will be replaced with a new colored concrete deck. In areas near existing large trees, permeable pavers will be used to minimize disturbance to tree roots.

The existing pool will be renovated to add a zero entry pool feature to comply with new ADA regulations. The pool shell will be refinished to allow for a seamless transition from existing pool to new zero entry addition. New waterline tile and concrete pool coping will be added as well.

The pool area will be surrounded by a new pool fence enclosure system. Pool signage will be provided to meet all DHEC regulations regarding swimming pools. Footwash, hosebib, drinking fountain, emergency phone and lifesaving equipment will also be provided.

An extensive landscape plan is proposed to maintain the existing resort feel. Tree mitigation requirements have been addressed through the use of Live Oaks and Sabal Palmettos. Understory material consists of a variety of shrubs, ornamental grasses and groundcovers.

The site plan was designed in a way to minimize the amount of disturbance to existing trees. No specimen trees are being removed with the majority of tree removal consisting of palms.

Site lighting will consist of relocating existing bollard light fixtures for lighting of new sidewalks. Tree accent up-lights have been added in key locations for aesthetic and functional lighting. Step lights have been added to the low seat wall along the new terrace to provide safety lighting.

Some renovation to the existing storm water system has been proposed and has been planned to limit disturbance to adjacent trees. The use of pervious pavers has kept the increase of impervious site work to minimum and reduced storm water requirements for the site.

Since most site improvements are internal to the property, the proposed improvements will have no negative effect on adjacent properties and have limited visibility from the beach.

ARB Material Board

Sonesta Resort

Hilton Head Island, SC

Permeable Pavers

Eco Dublin by Belgard Hardscapes

- Color: Fossil Beige
- Pattern: To be Similar to Dublin Cobble Pattern A



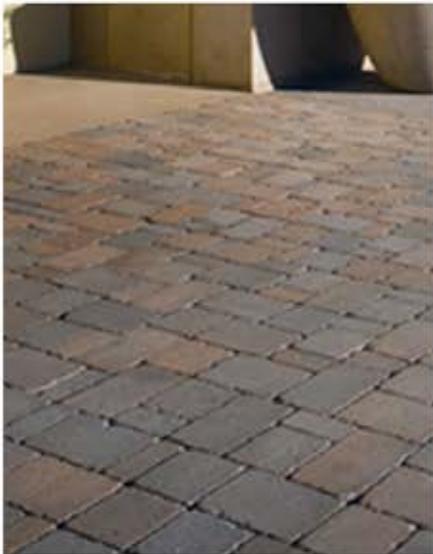
Fossil Beige Color Sample



Impermeable Pavers

Dublin Cobble by Belgard Hardscapes

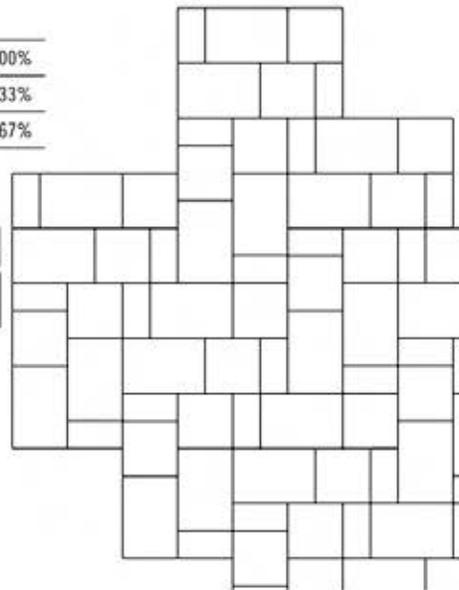
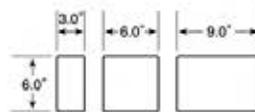
- Color: Fossil Beige
- Pattern: A



DUBLIN
 Pattern A

6" x 9" Large Rectangle	50.00%
6" x 6" Small Square	33.33%
3" x 6" Small Rectangle	16.67%

Pattern appropriate for vehicular applications.



ARB Material Board

Sonesta Resort

Hilton Head Island, SC

Pool Deck

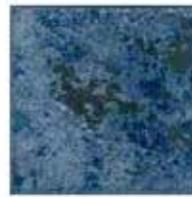
- 4" Color Concrete
- Finish: Rocksalt
- Color: Scofield Mesa Beige



Scofield Mesa Beige Color Sample

Pool Tile

- National Pool Tile - 6"x6" Verona Series
- Frostproof Tile - VR681
- Color: Tondela Blue

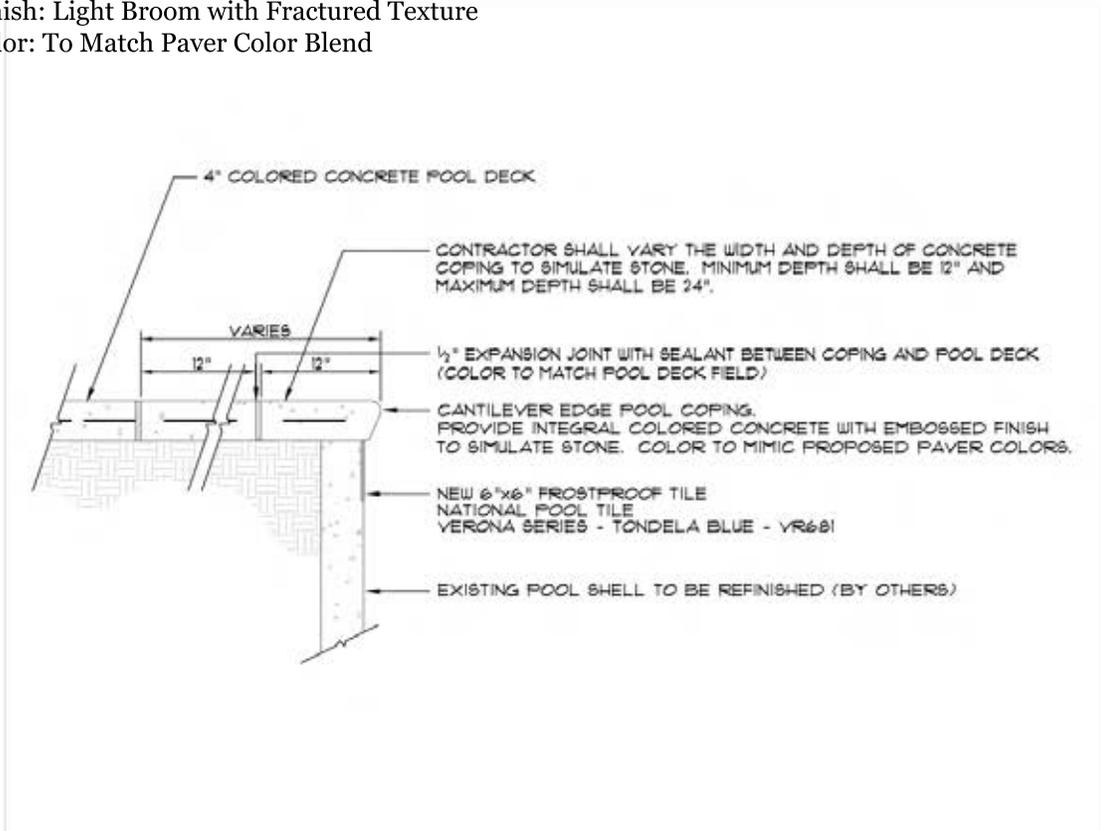


Tondela Blue Color Sample

Pool Coping

Stamped Concrete Coping with Varying Depth and Width

- Finish: Light Broom with Fractured Texture
- Color: To Match Paver Color Blend



ARB Material Board

Sonesta Resort

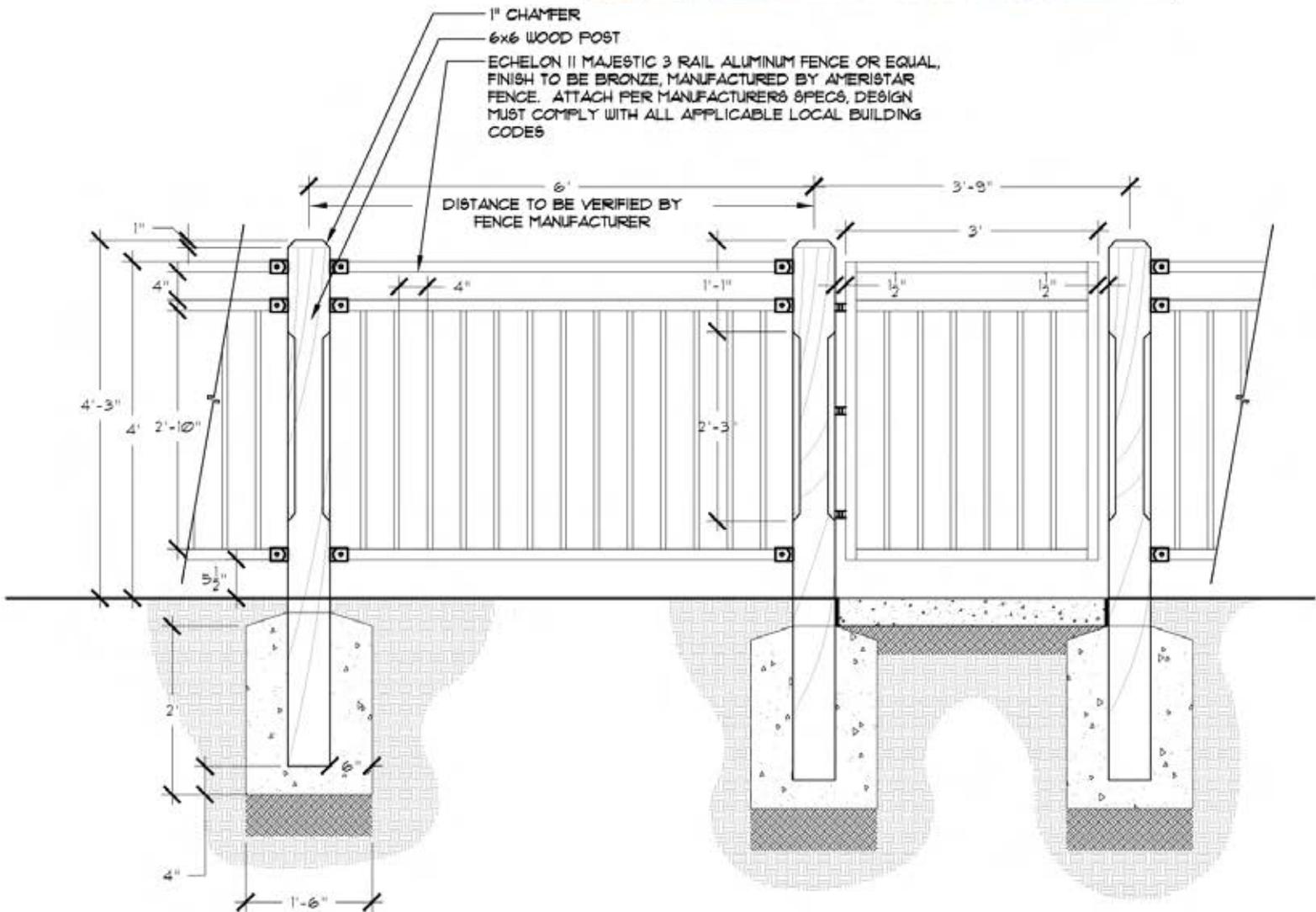
Hilton Head Island, SC

Pool Fence

Echelon II Majestic 3 Rail

Aluminum Fence

- Finish: Bronze



ARB Material Board

Sonesta Resort

Hilton Head Island, SC

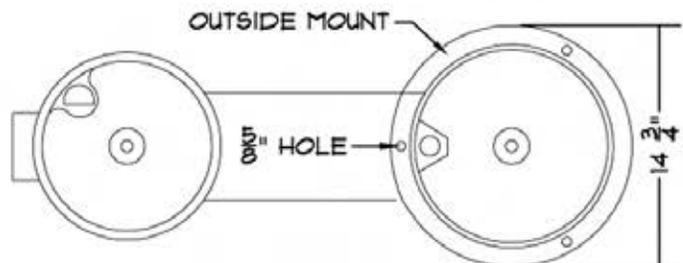
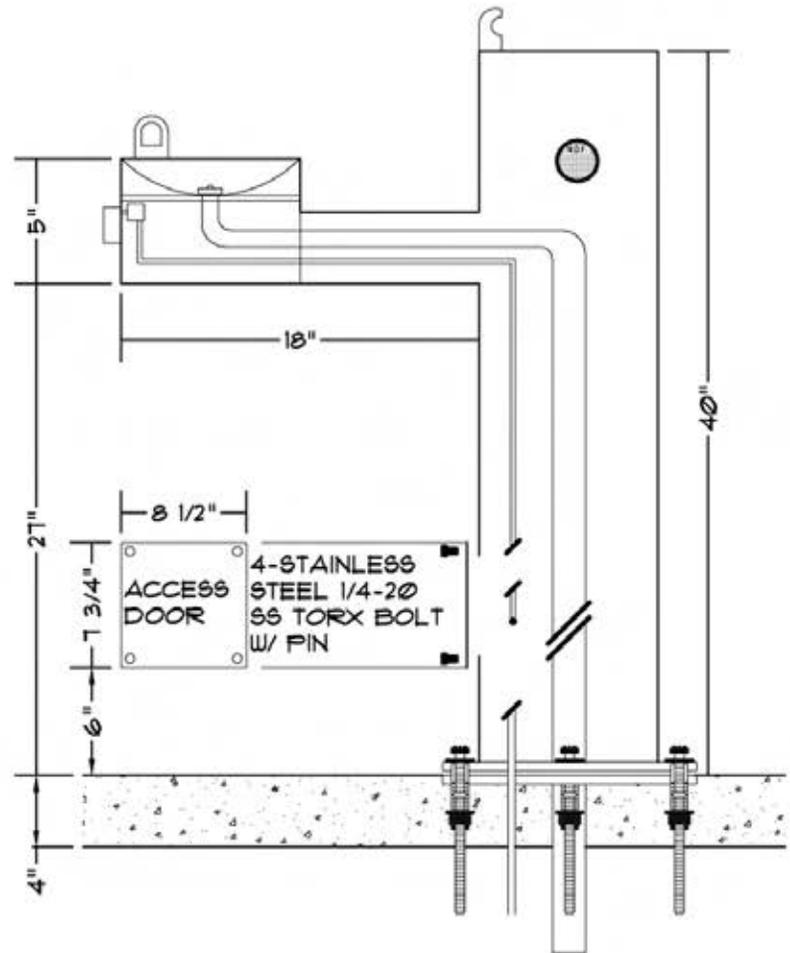
Drinking Fountain

Most Dependable Fountains - 440SM with Hosebib, Footwash,
 and Surface Carrier

- Color: Brown



Brown Color Sample



ARB Material Board

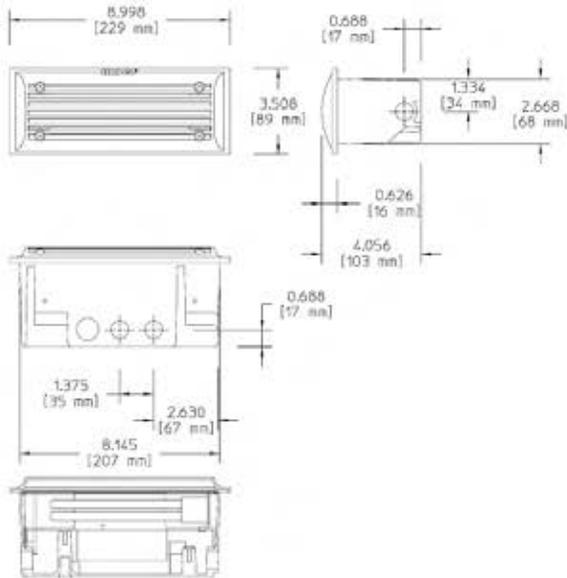
Sonesta Resort

Hilton Head Island, SC

Wall Mounted Composite Steplyte

Hadco No. CB100 H K5 I E

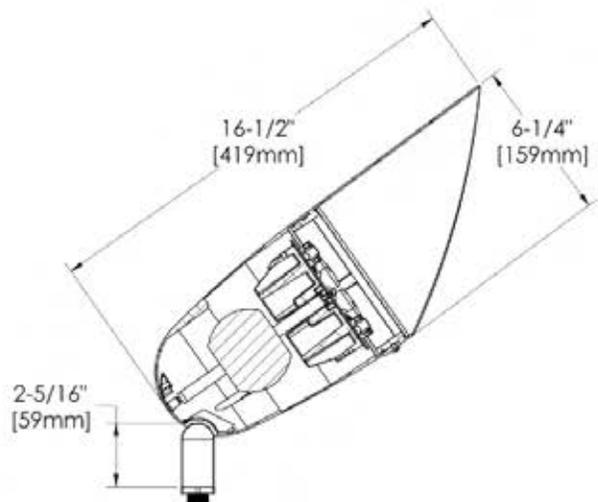
- 40 W T10
- Finish: Bronze



Ground Mounted Uplight

Hadco LED Bullyte Narrow Optic - Model B-4 N H L

- Finish: Bronze Powder Coat
- LED



Impact resistant wall luminaires · shielded on two ends

Housing: One piece die-cast aluminum housing/frame supplied with mounting holes for direct attachment to the wall over a 3½" or 4" octagonal wiring box.

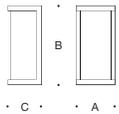
Enclosure: Heavy pressed crystal glass with internal optical structure secured by four (4) captive socket head stainless steel screws, threaded into stainless steel inserts. Fully gasketed for weather tight operation in any mounting orientation using a molded silicone rubber gasket.

Electrical: Lampholders: Fluorescent are type Gx24q-3 (26W). Ballasts are electronic, available in 120V or 277V – specify.

Finish: Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed, suitable for wet locations. Protection class: IP65.

Type:
 BEGA Product:
 Project:
 Voltage:
 Color:
 Options:
 Modified:



	Lamps	Lumen	A	B	C
3477P	1 26W CF triple-4p	1800	5	10¼	5



BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
 ©copyright BEGA-US 2010 Updated 9/10



Catalog No: 3477P-(FINISH)-(VOLT)

Lamp Type: (1) CF26DT/E/IN/830/ECO

Date: 10/01/2012
 Fixture Type:

D1

down



QUICK FIND #: QF-38

Construction: Body and cap machined from 6061 - T6 ALUMINUM, loop made from STAINLESS STEEL. Lens cut from tempered borosilicate glass for superior clarity and strength.

LED Unit:

3012-3017: Winscape proprietary unit using a single (1) High Output four (4) Diode LED with a integral low voltage (14.0V max) AC **dimmable** LED driver. Available in three (3) beam spreads; 12° Spot, 20° Narrow Flood, and 35° Flood. Available in Warm White (3000K) and Cool White (5000K) color temps. Dimmable using standard LOW VOLTAGE MAGNETIC dimming systems.

Finishes: Available in 12 standard TGIC polyester powdercoat finishes. Custom powdercoat finishes available (contact factory for more information).

Features: Field replaceable lens. Any combination of up to 3 lens accessories/color filter/shielding can be specified for cap style and are held securely by a removable stainless steel clip ring. Liquid tight, strain-relief wire way with black fiberglass wire sleeve.

General: This fixture requires a MAGNETIC 12V transformer to function properly. Transformer must be purchased separately (see Accessories section on our website). Fixture designed to be hung from loop only, do NOT hang from leads. Cable support/fixture mounting (by others). Includes 6 feet of 16/2 landscape cable.

MOUNTING OPTIONS:



HANGING MOUNT

MODIFIED STANDARD

Fixture w/ LED units 3012-3017



1. MILED

SERIES MILED = MILLERTON LED

2. LIGHT SOURCE

Warm White, 3000K, 370 lumen**	Cool White, 5000K, 430 lumen**
3012 = 3.5W/12° SP/WW LED - DIM	3015 = 3.5W/12° SP/CW LED - DIM
3013 = 3.5W/20° NFL/WW LED - DIM	3016 = 3.5W/20° NFL/CW LED - DIM
3014 = 3.5W/35° FL/WW LED - DIM	3017 = 3.5W/35° FL/CW LED - DIM

**Lumens are at the LED under ideal conditions.

3. 12V VOLTAGE

12V = 12 VOLT

4. ACCESSORY LENS

L0 = NONE L2 = LINEAR
L1 = PRISMATIC L3 = SOFTENING

5. FINISH

BKS = BLACK SMOOTH	IVS = IVORY SMOOTH
BKT = BLACK TEXTURED	CHS = CHROME SMOOTH
BRS = BRONZE SMOOTH	NBS = NATURAL BRONZE SMOOTH
BRT = BRONZE TEXTURED	VET = VERDE TEXTURED
WHS = WHITE SMOOTH	SAT = SAND TEXTURED
WHT = WHITE TEXTURED	CPF = CUSTOM FINISH
SIS = SILVER SMOOTH	

6. COLOR FILTER

F0 = NONE	FG = GREEN
FM = MERCURY VAPOR	FGD = GREEN DICHROIC
FR = RED	FLB = LIGHT BLUE
FRD = RED DICHROIC	FMB = MEDIUM BLUE
FP = PINK	FMBD = MEDIUM BLUE DICHROIC
FA = AMBER	

7. SHIELDING

SH0 = NONE
SH6 = HONEYCOMB LOUVER

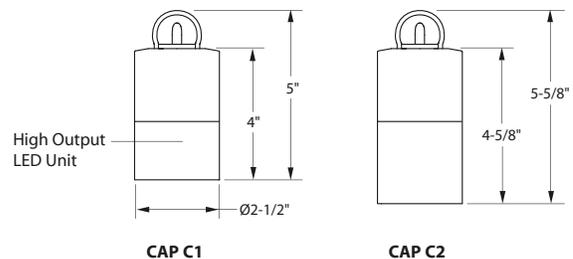
8. CAP STYLE

C1 = SHORT FLUSH
C2 = LENS RECESSED

9. SPECIAL

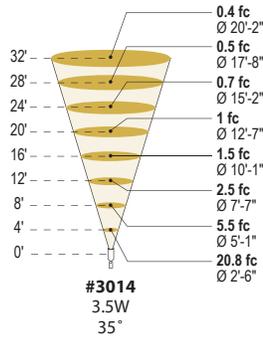
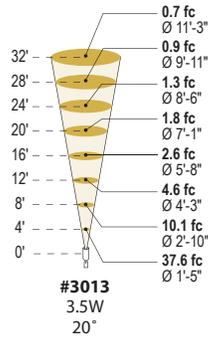
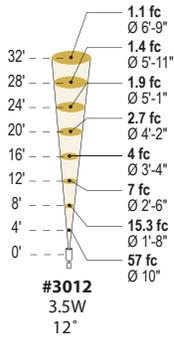
STD = STANDARD
MOD = MODIFIED

Modification Descriptions: (if needed)



down

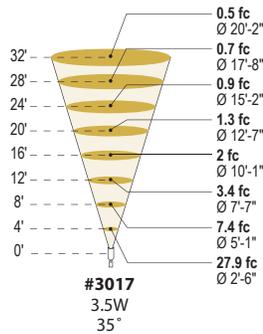
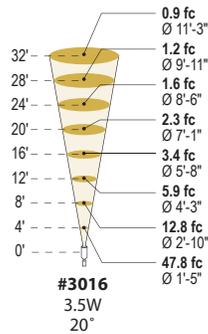
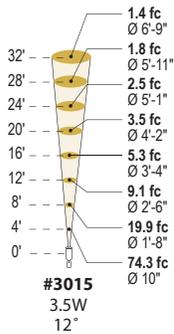
PHOTOMETRY • LED-16 WARM WHITE



3012, 3013, 3014, 3015, 3016 & 3017 LED-16 units independently tested at Acuity LABS inside of a fixture to LM-79-08 standard.

*All information is subject to change without prior notice. All diameter dimensions are nominal.

PHOTOMETRY • LED-16 COOL WHITE



Magnetic Transformer (10W & 20W)

mounting & accessories



1. **TM** SERIES
2. WATTAGE
3. VOLTAGE

Construction: Toroidal transformer.

Features:

Power rating: 10 watt or 20 watt.

Primary Voltage: 120 volt. or 277 volt.

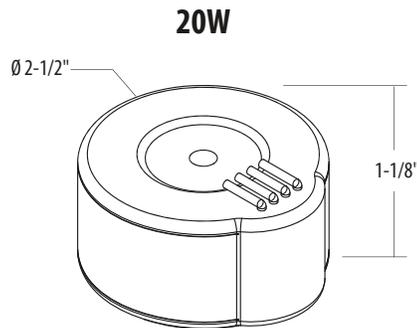
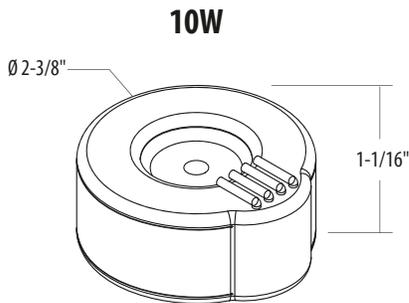
Secondary Voltage: 12 volt.

Installation: Class B

Dimmable: Fully dimmable with magnetic low voltage dimmer.

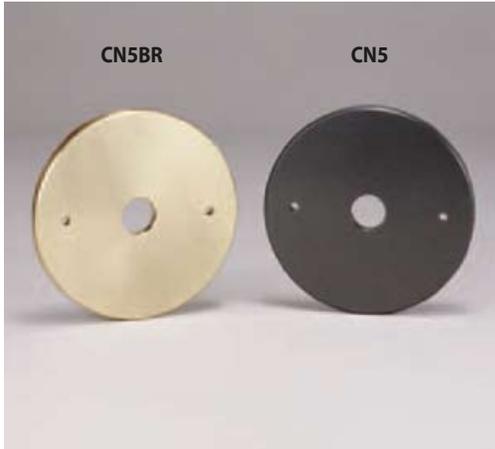
General: Transformers must be placed in a sealed enclosure when used in a wet location. TM-10 will fit into a standard 4 inch round wet location J-box. TM-20 requires a double depth 4 inch round J-box (extension ring).

Winona Lighting reserves the right to make design revisions without prior notice.



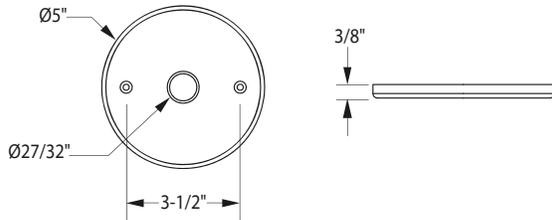
CN5 Canopy

mounting & accessories



CN5SS not shown

Construction: Machined from ALUMINUM, BRASS, or STAINLESS STEEL.
Finishes: Available in 12 standard TGIC polyester powdercoat finishes (Aluminum), 3 standard Brass finishes (Brass), or 3 standard Stainless finishes (Stainless). Custom powdercoat finishes available (contact factory for more information).
Features: Single centered 27/32" mounting hole. Mounting hardware by others (not included). Mounts to a standard 4" round or octagon J-box, but may be mounted to any flat surface.



Aluminum Specification:

1. **CN5**
 SERIES

2. _____
 FINISH

3. _____
 SPECIAL

Modification Descriptions: (if needed)

Brass Specification:

1. **CN5BR**
 SERIES

2. _____
 FINISH

3. _____
 SPECIAL

Modification Descriptions: (if needed)

Stainless Steel Specification:

1. **CN5SS**
 SERIES

2. _____
 FINISH

3. _____
 SPECIAL

Modification Descriptions: (if needed)

Easy Fit Savannah Ledge



A CUSTOM, RUSTIC LOOK THAT GOES UP FAST

Tightly fitted to form a precise yet rugged texture, Easy Fit Savannah Ledge provides color and shadow for a variety of designs. It comes grouped in modular components of equal height to make installation quick and easy.

- 9" to 12" with 4" corner returns
- 6" in height
- 3" to 12" corner returns

Product shown: Easy Fit Savannah Ledge Glacier Valley

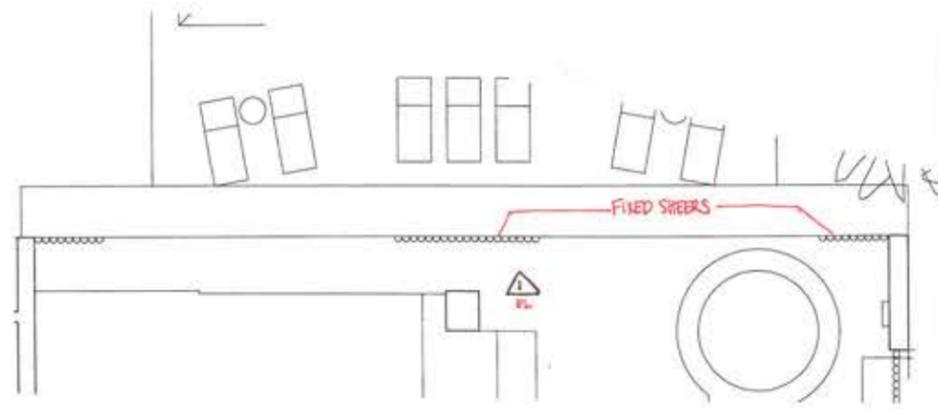
EASY FIT SAVANNAH LEDGE



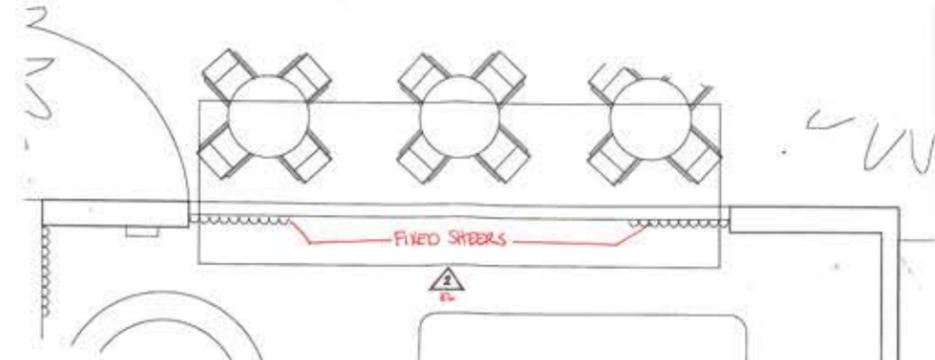
Vintage Wine



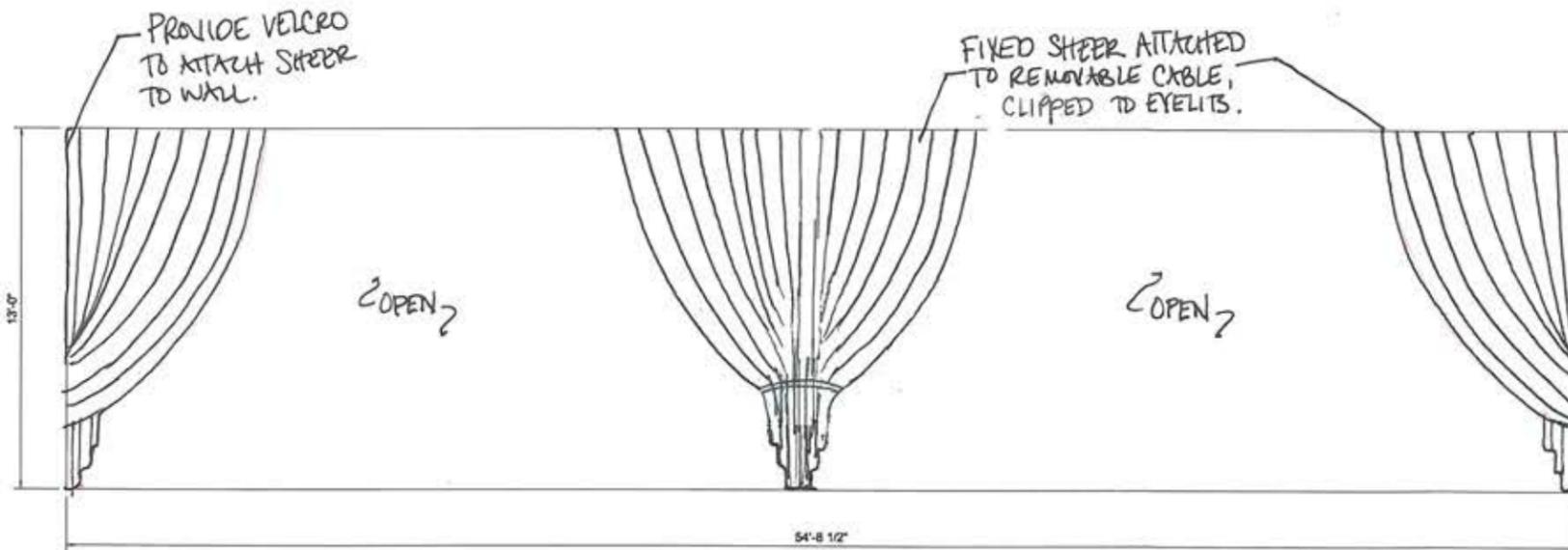
Glacier Valley



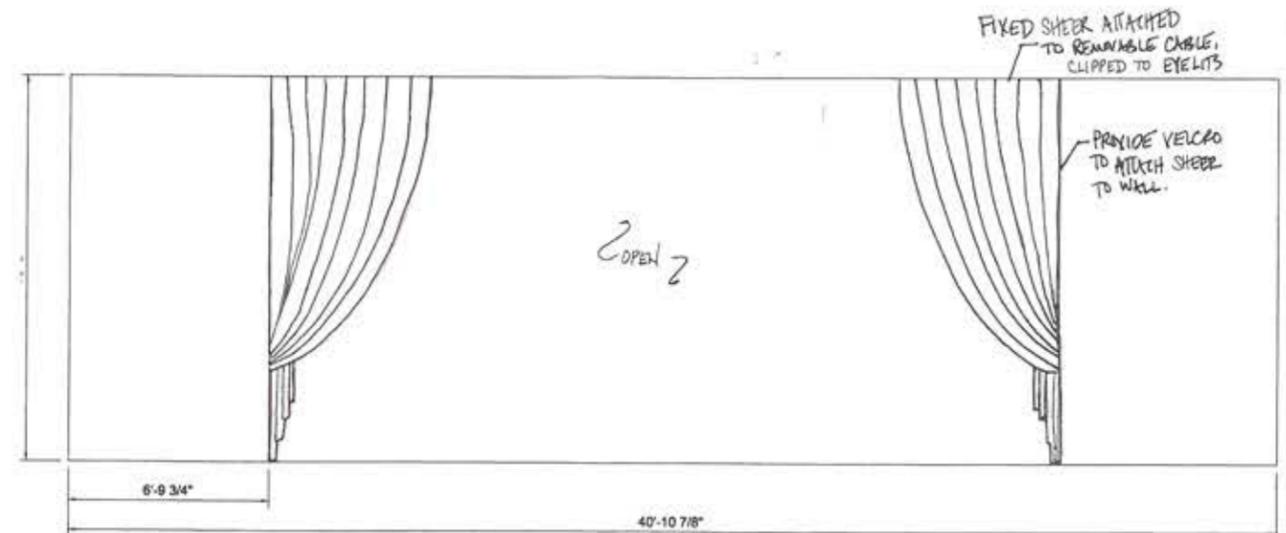
INDOOR/OUTDOOR POOL PLAN
N.T.S.



INDOOR/OUTDOOR POOL PLAN
N.T.S.



INDOOR/OUTDOOR ELEVATION ①
N.T.S.



INDOOR/OUTDOOR POOL ELEVATION ②
N.T.S.

General Notes:

- Do not scale off drawings.
- Sketch is for Design Intent only.
- Refer to Specification for light fixture information.
- Manufacturer to submit shop drawings and finish samples to designer for approval prior to production.

FOR DESIGN INTENT ONLY

FSK: IF-1081	DESCRIPTION: SONESTA RESORT HILTON HEAD ISLAND	SCALE: NTS	Sims Patrick Studio, Inc. 267 W. Wieuca Rd., NE Ste. #104 Atlanta, GA 30342 404-261-6043 Ph. 404-816-2541 Fx.
		DATE: 7.31.2012	

**PROJECT NAME: Sonesta Resort
Hilton Head Island**
Sims Patrick Studio, Inc.
267 West Wieuca Rd., NE Ste. #104
Atlanta GA 30342
p (404) 261.6043 f(404) 816.2541

ISSUE DATE: July 31, 2012
REVISIONS: September 20, 2012
FSK #: IF-1081

WINDOW TREATMENT SPECIFICATION

Item Number: IF-1081
Area: Indoor/Outdoor Pool

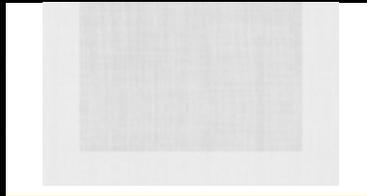
QTY: Refer to Furniture Schedule
Attic Stock:

NOTES
General:
* Fabricator to submit cuttings to designer for approval prior to fabrication. Refer to FSK IF-1081 for Mounting Heights and Dimensions.

ITEM
Manufacturer: CDI
Model No: Custom
Item Description: Decorative fixed sheers, Two side panels

DIMENSIONS
Finish Width: Varies per window.
Length: 1/2" AFF
Height: Installer to verify on-site prior to fabrication.

* Fabricator to field verify all window conditions and dimensions prior to fabrication.
* All draperies to be 1/2" AFF.
* Add 1" vinyl covered non-rust lead weight to hem line on each seam and corner.
Mount: Ceiling- #902874 Double ceiling bracket
Hardware: Techno Track
Finial: Lglesia

FABRIC	SWATCH	
	A	B
Manufacturer:	Reid WitlinLTD	
Name:	Sunblock	
Pattern Number:	2320	
Color:	Ivory	
Width:	118"	
Repeat:	n/a	
Content:	100% Solution Dyed Acrylic	
Other:		

Construction: MFG to center and match patterns vertically. Method of fabrication should be suitable for contract/hospitality use. All drapery is to be seamed to eliminate creases and wrinkles. All staples and loose threads to be removed. Each drapery should be measured for width and length. All draperies are to be fan folded, banded and hung on a drapery hanger and covered with a poly bag. A label is to be placed on bag showing size, fabric, room name and sidemark. Must be properly sidemarked: Sonesta Resort Drapery Treatment at Indoor/Outdoor Pool, IF-1081.
*All Hardware and Finishes to be Non-Corrosive

FLAMMABILITY	TRIM
Shall Meet NFPA 701	n/a

DETAILS
Size / Style: Double Sided Fixed Panels
Lined: No
Tiebacks: Manufacturer to use fabric A for sheer tiebacks and ensure tieback has buckham and will hold double sided sheers. Manufacturer to confirm size based on drapery width.

HARDWARE	PHOTO
<p>Manufacturer: Vesta Name: Techno Track Finish: Aluminum w/ Brushed Nickel Dimensions: Installer Responsible for cable length, eyelits and Finial Requirements/Counts. End Caps/Finials: same as above</p>	<p>For Reference Only</p>

Type: Fixed.
Fill/ Fullness: 200%
Seaming: Overlocked safety stitch & serged
Buckham: N/A
Hems: Hankey Hem; side hems to be 1 1/2" & pillowcase leading edge. Provide velcro to side panels to attach sheer to wall.

NanaWall® SL60

The Standard Thermally Broken Aluminum Framed Folding System

The SL60 is a thermally broken, aluminum folding panel system designed to provide an opening glass wall for openings up to 39 feet wide. It is appropriate for mostly residential applications where high levels of resistance to air and water infiltration are desired.

For benefits of all NanaWall® systems, see the “General Introduction” section. For features common to aluminum folding systems, see the “Aluminum Folding Systems” Introduction.

High Weather Resistance

The system is engineered to provide high weather resistance and structural performance. The inward-opening unit with raised sill tested to AAMA HGD- LC45 915x2600 with no water entry, even at 15 psf. See the “Performance and Testing Results” section for more details.

NFRC-Approved Thermal Performance / Energy Star

The SL60 has been rated, certified and labeled in accordance with NFRC 100 and 200; see the “Performance and Testing Results” section for more details.

Florida Approval

The SL60 system is Florida statewide approved with Product Approval number FL 8349. This information with limitations can be viewed at <http://www.floridabuilding.org>.

Acoustical Performance

The SL60 system has been tested by an independent acoustic lab for acoustical performance. The SL60 with raised sill and STC 38 laminated glass achieved STC and Rw values of 38.

Superior Thermal Break

The system is thermally broken with a wide polyamide plastic reinforced with glass fibers. This thermal barrier provides increased strength, superior humidity control, improved acoustics, and energy savings.

Top-Hung or Floor-Mounted

On the top-hung SL60/o, the main weight is carried by the head track. On the floor-mounted SL60/u, the lower running carriages ride on top of the sill track. Variable interlocking profiles minimize expansion problems.

Especially for High Rises: Easy Cleaning Feature

For balcony applications, there is an easy hinge removal option, facilitating glass cleaning from the inside.

Dual Color Option

The option of different finishes on the inside and outside is available; see the “Color Selection” section in General Introduction.

Hardware Options

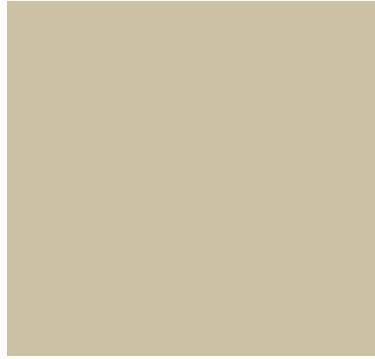
For the main entry panel, several locking options are available. The profile locking cylinder (if any) on the main entry panel is Schlage-compatible.



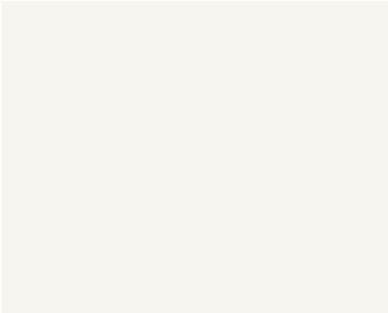
**SONESTA RESORT – HILTON HEAD ISLAND
PROPOSED EXTERIOR BUILDING COLORS**



**GENERAL FIELD COLOR –
SW 6155 Rice Grain**



**DARKER ACCENT COLOR –
SW 6156 Ramie**



**TRIM / HANDRAIL COLOR –
BM 2144-70 Snowfall White**

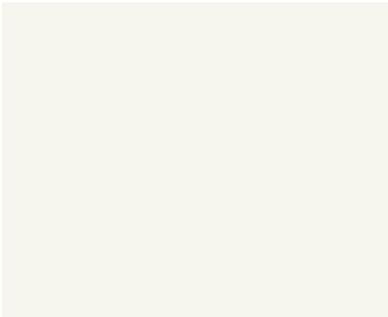
Alternate Exterior Building Colors –



**General Field –
SW 6148 Wool Skein**



**Darker Accent –
SW 6149 Relaxed Khaki**



**Handrails –
BM 2144-70 Snowfall White**

SHIPYARD PLANTATION

The Architectural Review Board (ARB) was pleased to have the opportunity to meet with Dan Waterman and Trey Griffin to review the plans for the renovations at the Sonesta Resort, the former Crowne Plaza, at its October 24th meeting. The architectural and landscape improvements will be wonderful addition for the property and the Shipyard community.

After positive dialogue about the scope of the project, the Shipyard ARB is prepared to grant approval for this project on its schedule November 14, 2012 ARB meeting, pending the following recommendations:

- The white color for the entry and guardrails should be revisited. The Board suggested a more neutral cream or perhaps a bronze to match the landscape details.
- Any signage should be illustrated on the drawings or submitted under separate cover.
- Care should be taken around the existing trees in the pool courtyard during construction
- The contractor will provide a narrative on construction access and work hours
- Provide a solution for the abandoned arbor near the side entry
- It was presented that the covered pavilion footprint will remain the same, the central bar area will be serving only (no kitchen or bar equipment), and the finishes/colors will match existing.
 - The Nana wall is approved pending a color submittal. Be advised, that enclosing the building may require additional structural requirements and exterior modifications will require ARB approval.

We hope these comments are beneficial to you and your design team.

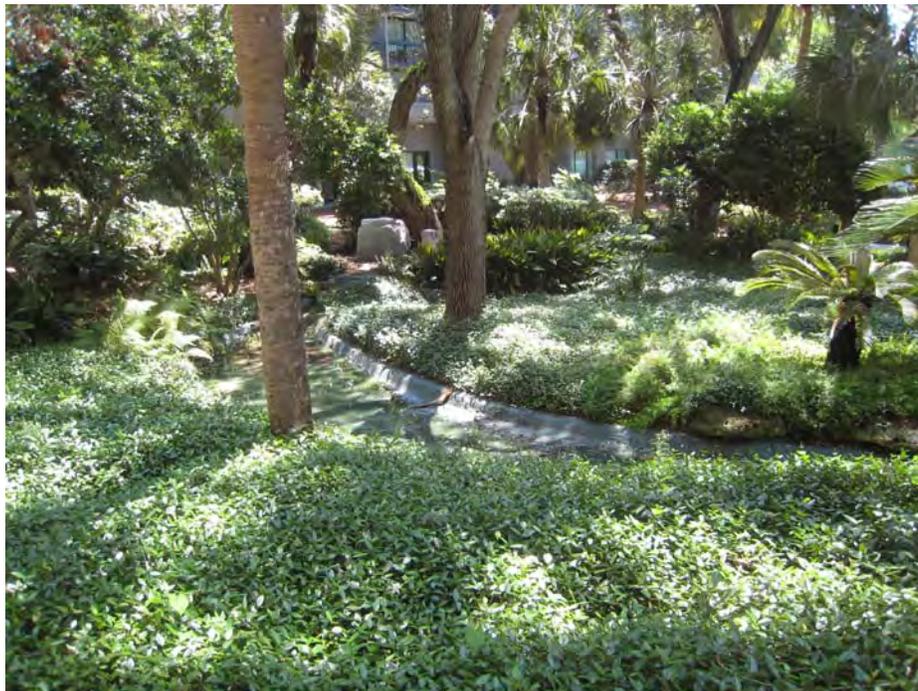
If you or members of your team have any questions regarding the Board's comments, please call us.



Existing Project Photographs
Sonesta Resort
Additions/Modifications
Hilton Head Island, South Carolina
October 30, 2012



Existing water feature to be removed and receive new terrace



Existing landscape to be removed and replaced. Water feature to be removed.

Existing Site Photographs - Continued Sonesta Resort



Area to receive new wood deck and outdoor fireplace



Area to receive new terrace .

Existing Site Photographs - Continued Sonesta Resort



Area of existing pool to be modified for new zero entry feature.



Area of existing pool deck to be expanded.

Existing Site Photographs - Continued Sonesta Resort



Existing Porte Cochere to receive renovation



Second and fifth floor balconies to receive new top rail. 3rd and 4th floor balconies to receive new rail system

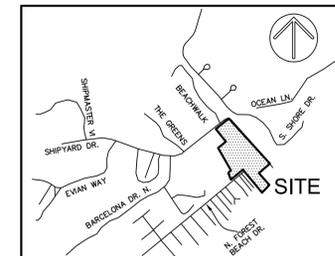
Existing Site Photographs - Continued Sonesta Resort



Existing Beach Pavilion to receive new Nanawall system and serving bar



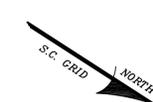
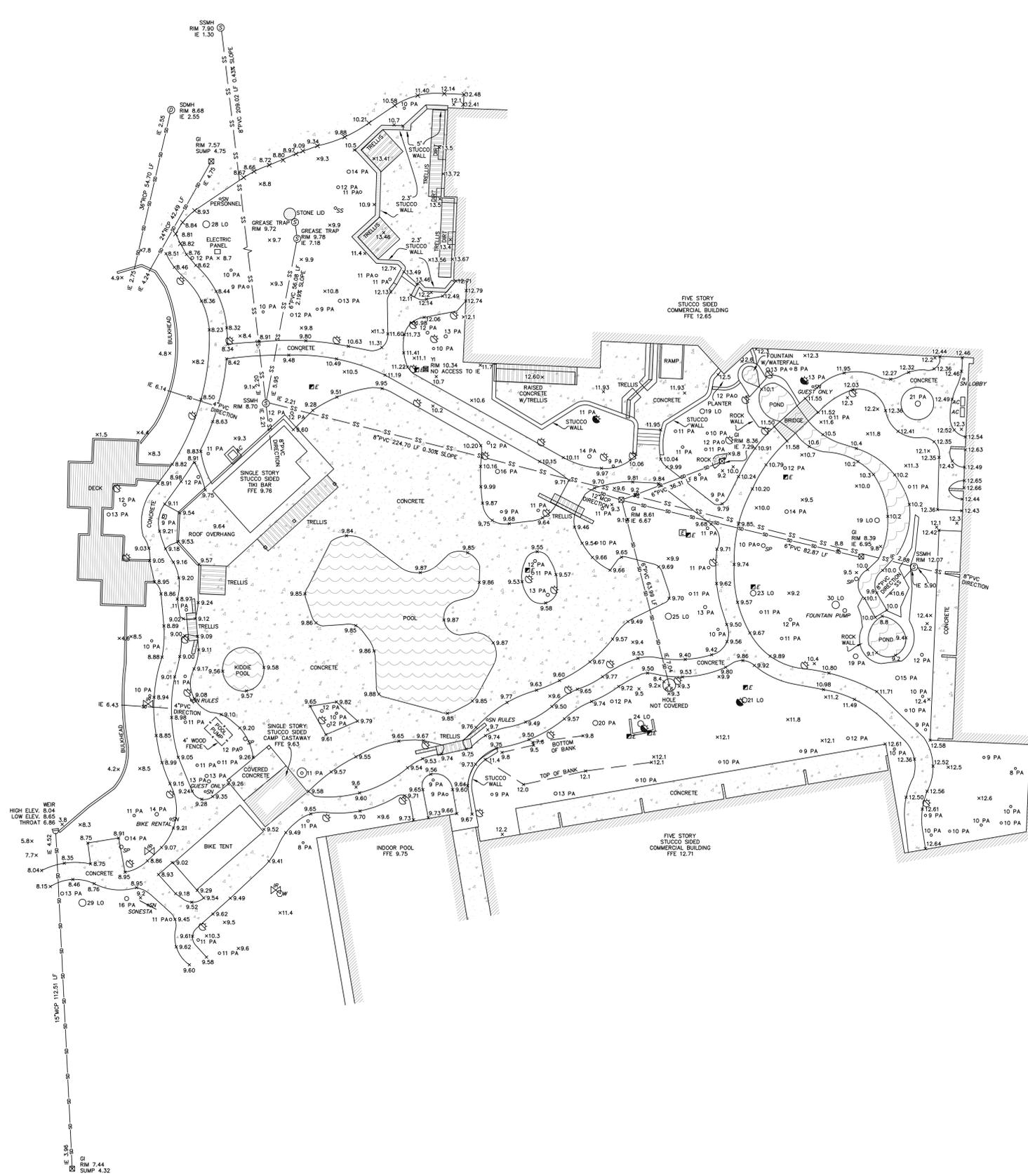
Existing Oceanside Pavilion.



VICINITY MAP NOT TO SCALE

LEGEND

- ⊗ IRRIGATION CONTROL VALVE
- WATER METER
- _{sp} WATER SPIGOT
- _{sv} SIGN
- ⊗ STORM DRAIN MANHOLE
- ⊗ GRATE INLET
- ⊗ YARD INLET
- ⊗ SANITARY SEWER MANHOLE
- ⊗ ELECTRIC JUNCTION BOX
- ⊗ ELECTRIC OUTLET
- ⊗ AIR CONDITIONER UNIT
- ⊗ GROUND LIGHT
- ⊗ TREE LIGHT
- PVC POLYVINYL CHLORIDE
- MCP METAL CORRUGATED PIPE
- RCP REINFORCED CONCRETE PIPE
- IE INVERT ELEVATION
- LO LIVE OAK
- PA PALMETTO
- x 16.5 SPOT ELEVATION



NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE A7, EL.14', FIRM PANEL 0013-D COMMUNITY 450250.
2. TREES SIZES SHOWN ARE IN INCHES OF DIAMETER.
3. ELEVATIONS ARE BASED ON NGVD 29 DATUM.
4. SURVEY IS BASED ON EXISTING STRUCTURE AND WAS NOT TIED TO BOUNDARY LINES.

PREPARED FOR:
DONALD STEVENS

A PARTIAL ASBUILT, TREE AND TOPOGRAPHIC SURVEY OF

130 SHIPYARD DRIVE
SONESTA

TAX PARCEL No. R550 015 000 0267 0000

HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: RKB
FIELD CHECK: WMS
DRAWN BY: SCT
DATE: 07-19-12
SCALE: 1"=20'
PROJECT No.: 12079
FILE: 12079_A1-12096



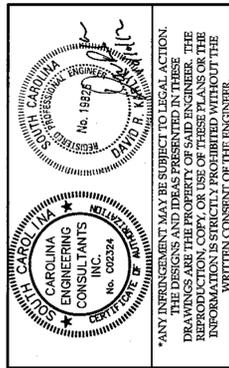
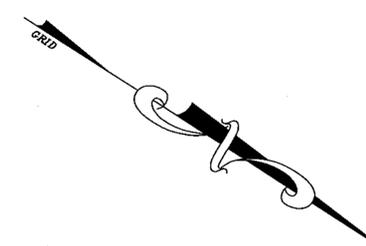
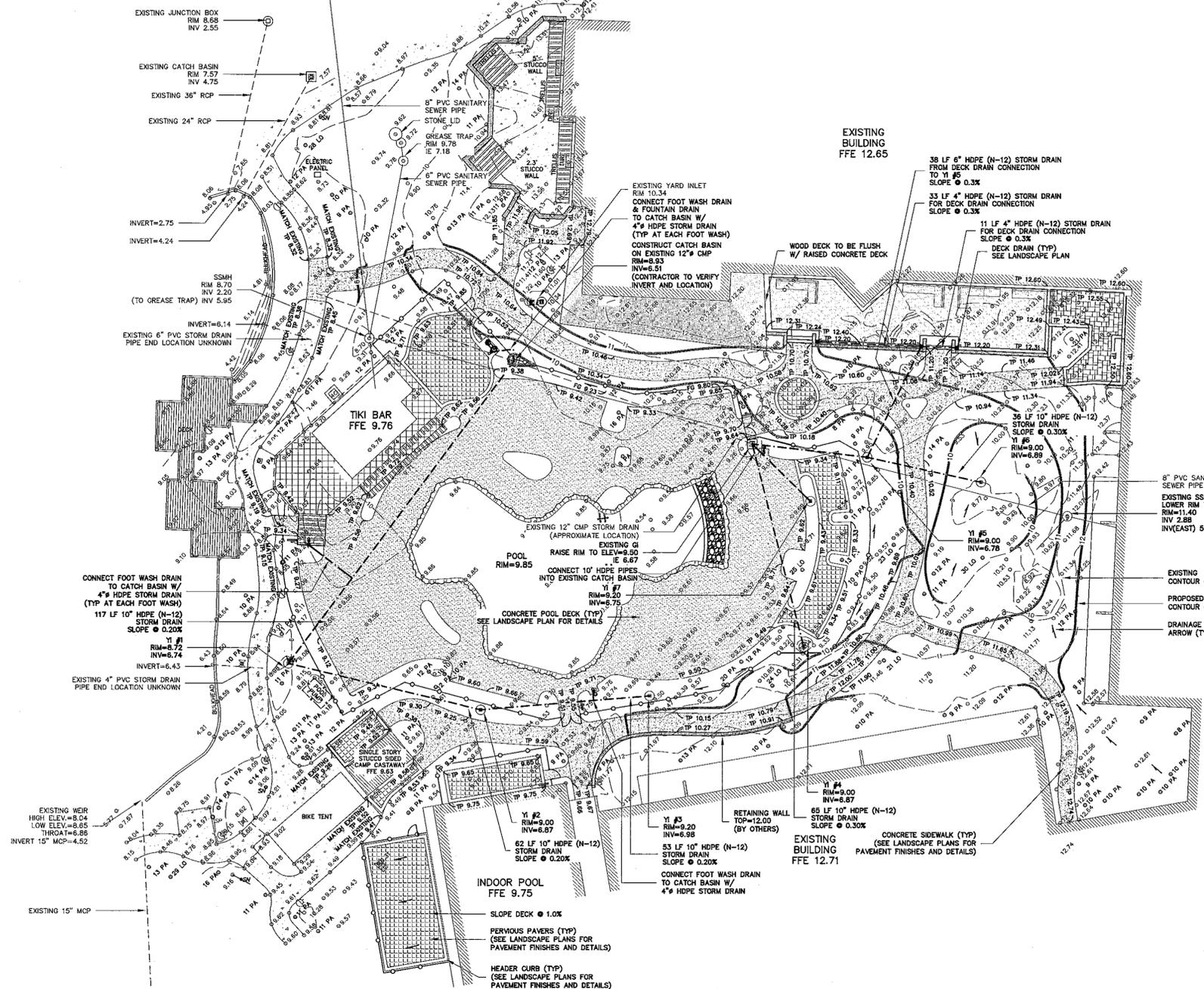
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
FAX: (843) 645-9267
WEBSITE: WWW.ATLASSURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

WILLIAM H. GRAY, JR.
S.C.P.L.S. No. 22744
NOT VALID UNLESS CRIMPED WITH SEAL





PLAN REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

SONESTA
 SHIPYARD DRIVE
 BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
 843/322-0553
 2 PROFESSIONAL VILLAGE CIRCLE
 BEAUFORT, SC 29907

GENERAL NOTES, PAVING, GRADING & DRAINAGE NOTES:

CAROLINA ENGINEERING CONSULTANTS, INC.'S WRITTEN CONSTRUCTION SPECIFICATIONS WILL BE FOLLOWED ON THIS JOB. IF CONTRACTOR NEEDS COPY OF THESE SPECIFICATIONS, PLEASE CONTACT CAROLINA ENGINEERING.

TOPOGRAPHY, BOUNDARY AND WETLAND INFORMATION PROVIDED BY ATLAS SURVEYING AND MAPPING.

BASE INFORMATION PROVIDED BY WOOD & PARTNERS INC.

BENCHMARKS ARE TO BE PROVIDED & VERIFIED BY CONTRACTOR.

CONTRACTOR SHALL VERIFY ALL MANHOLE AND INVERT ELEVATIONS BEFORE STARTING WORK.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES.

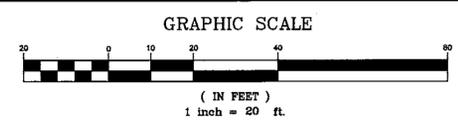
SILT FENCE AND TREE FENCES TO BE IN PLACE PRIOR TO COMMENCING WORK.

MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS. WHERE THIS SEPARATION CANNOT BE MAINTAINED OR THE LINES CROSS, THE BOTTOM OF THE WATER MAIN SHALL BE 18" ABOVE THE TOP OF THE SEWER MAIN LAID IN SEPARATE TRENCHES.

ALL FOOT WASH STATIONS ARE TO BE SUPPLIED WITH 1/2" WATERLINE FROM THE EXISTING WATERLINES ON SITE.

DRINKING FOUNTAIN IS TO BE SUPPLIED WITH 1/2" WATERLINE FROM THE EXISTING WATERLINES ON SITE.

REFER TO LANDSCAP PLAN FOR HARDSCAPE MATERIALS AND CONSTRUCTION DETAILS.



PROJECT:	1569
DATE:	09/26/12
REVISED:	10/10/12
DRAWN BY:	TAB
ENGINEER:	IPA
SCALE:	1"=20'

SITE DEVELOPMENT PLAN

5

OF 6

PAVING SCHEDULE

- DECORATIVE PAVER WALK**
 TYPE: 3 DUBLIN COBBLE
 COLOR: FOSSIL BEIGE
 MANUFACTURER: BELGARD HARDSCAPES
 SEE DETAIL 5/L5
- POOL COPING**
 STAMPED CONCRETE COPING WITH VARYING DEPTH AND WIDTH
 FINISH: LIGHT BROOM WITH FRACTURED TEXTURE
 COLOR: TO MATCH PAVER COLOR BLEND
 SEE DETAIL 2/L5
- 4' COLOR CONCRETE POOL DECK**
 FINISH: ROCKSALT
 COLOR: SCOFIELD MESA BEIGE OR EQUAL
 SEE DETAIL 1/L5
- 4' COLOR CONCRETE TERRACE**
 FINISH: ROCKSALT
 COLOR: SCOFIELD MESA BEIGE OR EQUAL
 4'x4' CONTROL JOINT PATTERN ON DIAGONAL
 SEE DETAIL 1/L5
- 4' STANDARD CONCRETE WALK**
 FINISH: ROCKSALT
 COLOR: STANDARD COLOR
 SEE DETAIL 3/L5
- PERMEABLE PAVER WALK**
 TYPE: ECO DUBLIN
 COLOR: FOSSIL BEIGE
 MANUFACTURER: BELGARD HARDSCAPES
 SEE DETAIL 4/L5
- LIFE WOOD DECK**
 SCHEMATIC DECK SECTION BY ARCHITECT
- EXISTING STAMPED CONCRETE TO REMAIN**
 REFINISH COLOR TO MATCH WITH NEW PAVERS AND POOL COPING

PAVING LEGEND

- CONTROL JOINT**
 SEE DETAIL 6/L5
- EXPANSION JOINT**
 SEE DETAIL 6/L5

SITE DATA LEGEND

- PREDEVELOPMENT**
 IMPERVIOUS SURFACES: 18,253 SF
 PERVIOUS SURFACES: 21,749 SF
- POST DEVELOPMENT**
 IMPERVIOUS SURFACES: 19,156 SF
 PERVIOUS SURFACES: 21,492 SF

FURNISHINGS SCHEDULE:

- | QTY. | DESCRIPTION |
|------|---|
| 156 | CHAISE LOUNGE (FOR REFERENCE ONLY - BY OTHERS) |
| 12 | SIDE TABLE (FOR REFERENCE ONLY - BY OTHERS) |
| 14 | TABLE AND FOUR CHAIRS (FOR REFERENCE ONLY - BY OTHERS) |
| 6 | TABLE AND TWO CHAIRS (BY OTHERS) |
| 4 | CABANA WITH DAYBED (FOR REFERENCE ONLY - BY OTHERS) |
| 41 | UMBRELLA (FOR REFERENCE ONLY - BY OTHERS) |
| 4 | COUCH (FOR REFERENCE ONLY - BY OTHERS) |
| 6 | DECORATIVE PLANTER (FOR REFERENCE ONLY - BY OTHERS) |
| 4 | FOOTWASH/HOSEBIB |
| 1 | HOSEBIB |
| 1 | DRINKING FOUNTAIN A
COLOR: BROWN
MODEL: 4420M WITH HB FOOTWASH AND SURFACE CARRIER
COLOR: BROWN
MANUFACTURER: MOST DEFENDABLE FOUNTAINS (SEE DETAIL 9 SHEET LB) |
| 3 | DECORATIVE DECK DRAIN |
| 4 | POOL DECK DRAIN |
| 8 | POOL SIGNAGE |
| 1 | EMERGENCY SHUT-OFF SWITCH |
| 1 | EMERGENCY PHONE
EXISTING PHONE TO REMAIN |
| 2 | LIFE SAVING EQUIPMENT |

LANDSCAPE LEGEND

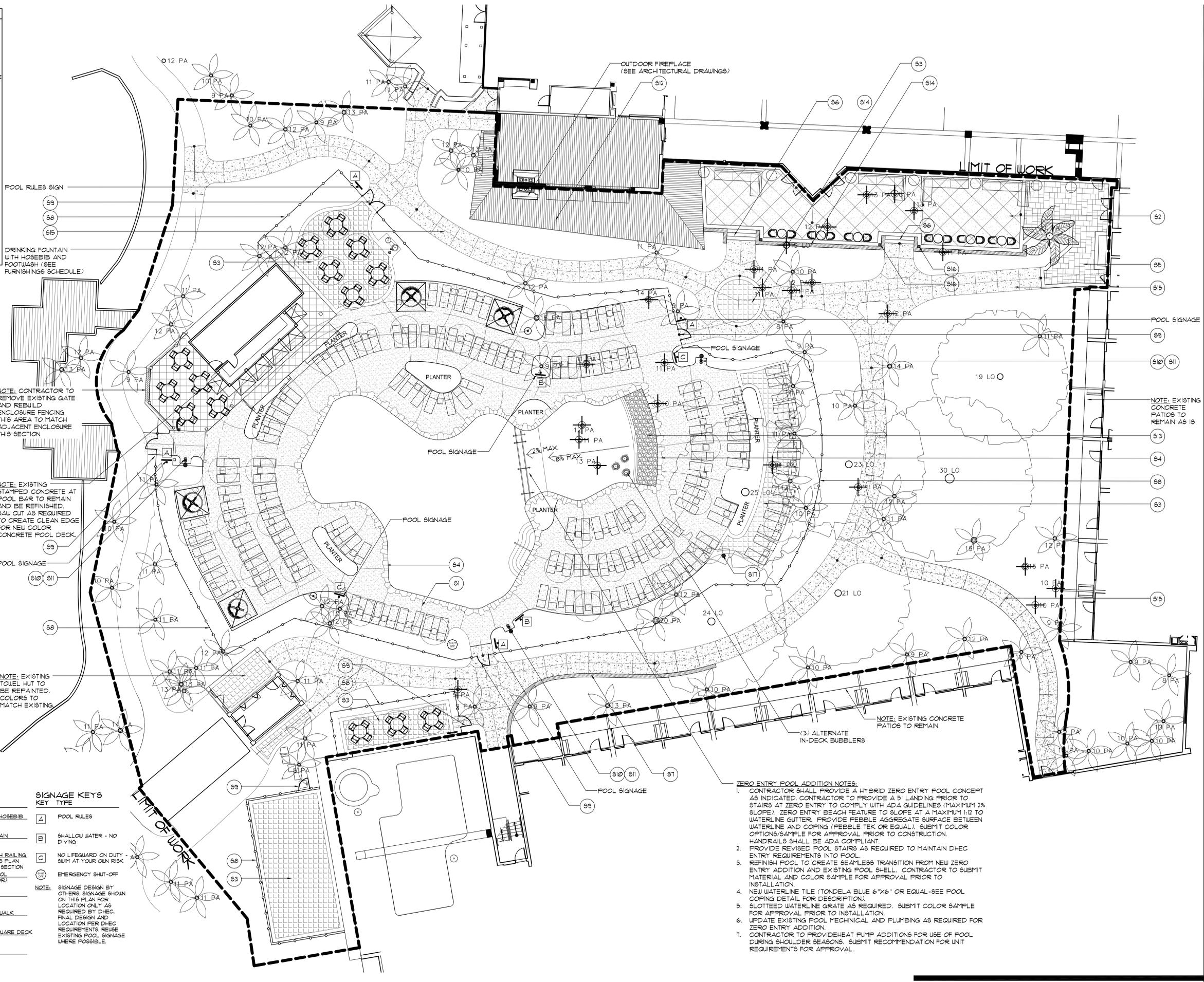
- EXISTING LIVE OAK
- EXISTING PALM
- TREE TO BE REMOVED

DETAIL KEYS

- | KEY | DESCRIPTION |
|-----|--|
| S1 | COLOR CONCRETE POOL DECK
DETAIL 1/L5 |
| S2 | CONCRETE TERRACE WITH BANDING
DETAIL 1/L6 |
| S3 | PERMEABLE PAVERS
DETAIL 4/L5 |
| S4 | POOL COPING
DETAIL 2/L5 |
| S5 | DECORATIVE PAVER WALK
DETAIL 5/L5 |
| S6 | CONCRETE STEPS
DETAIL 4/L6 |
| S7 | RETAINING WALL
DETAIL 3/L6 |
| S8 | POOL FENCE
DETAIL 5/L6 |
| S9 | POOL GATE
DETAIL 5/L6 |
| S10 | FOOTWASH WITH HOSEBIB
DETAIL 6/L6 |
| S11 | POOL DECK DRAIN
DETAIL 1/L5 |
| S12 | WOOD DECK WITH RAILING
SEE ARCHITECT'S PLAN FOR SCHEMATIC SECTION |
| S13 | ZERO ENTRY POOL (BY CONTRACTOR) |
| S14 | TERRACE WALL
DETAIL 1/L6 |
| S15 | CONCRETE SIDEWALK
DETAIL 3/L5 |
| S16 | DECORATIVE SQUARE DECK DRAIN
DETAIL 8/L5 |
| S17 | HOSEBIB
DETAIL 1/L6 |

SIGNAGE KEYS

- | KEY | TYPE | DESCRIPTION |
|-----|---|-------------|
| A | POOL RULES | |
| B | SHALLOW WATER - NO DIVING | |
| C | NO LIFE GUARD ON DUTY - SWIM AT YOUR OWN RISK | |
| EM | EMERGENCY SHUT-OFF | |
- NOTE: SIGNAGE DESIGN BY OTHERS. SIGNAGE SHOWN ON THIS PLAN FOR LOCATION ONLY AS REQUIRED BY DHEC. FINAL DESIGN AND LOCATION PER DHEC REQUIREMENTS. REUSE EXISTING POOL SIGNAGE WHERE POSSIBLE.



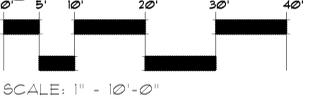
NOTE: CONTRACTOR TO REMOVE EXISTING GATE AND REBUILD ENCLOSURE FENCING THIS AREA TO MATCH ADJACENT ENCLOSURE THIS SECTION

NOTE: EXISTING STAMPED CONCRETE AT POOL BAR TO REMAIN AND BE REFINISHED. SAW CUT AS REQUIRED TO CREATE CLEAN EDGE FOR NEW COLOR CONCRETE POOL DECK.

NOTE: EXISTING TOWEL HUT TO BE REPAINTED. COLORS TO MATCH EXISTING.

ZERO ENTRY POOL ADDITION NOTES:

- CONTRACTOR SHALL PROVIDE A HYBRID ZERO ENTRY POOL CONCEPT AS INDICATED. CONTRACTOR TO PROVIDE A 5' LANDING PRIOR TO STAIRS AT ZERO ENTRY TO COMPLY WITH ADA GUIDELINES (MAXIMUM 2% SLOPE). ZERO ENTRY BEACH FEATURE TO SLOPE AT A MAXIMUM 1:12 TO WATERLINE GUTTER. PROVIDE PEBBLE AGGREGATE SURFACE BETWEEN WATERLINE AND COPING (PEBBLE TEK OR EQUAL). SUBMIT COLOR OPTIONS/SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION. HANDRAILS SHALL BE ADA COMPLIANT.
- PROVIDE REVISED POOL STAIRS AS REQUIRED TO MAINTAIN DHEC ENTRY REQUIREMENTS INTO POOL.
- REFINISH POOL TO CREATE SEAMLESS TRANSITION FROM NEW ZERO ENTRY ADDITION AND EXISTING POOL SHELL. CONTRACTOR TO SUBMIT MATERIAL AND COLOR SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
- NEW WATERLINE TILE (TONDOLA BLUE 6"x6" OR EQUAL-SEE POOL COPING DETAIL FOR DESCRIPTION).
- SLOTTEED WATERLINE GRATE AS REQUIRED. SUBMIT COLOR SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
- UPDATE EXISTING POOL MECHANICAL AND PLUMBING AS REQUIRED FOR ZERO ENTRY ADDITION.
- CONTRACTOR TO PROVIDE HEAT PUMP ADDITIONS FOR USE OF POOL DURING SHOULDER SEASONS. SUBMIT RECOMMENDATION FOR UNIT REQUIREMENTS FOR APPROVAL.



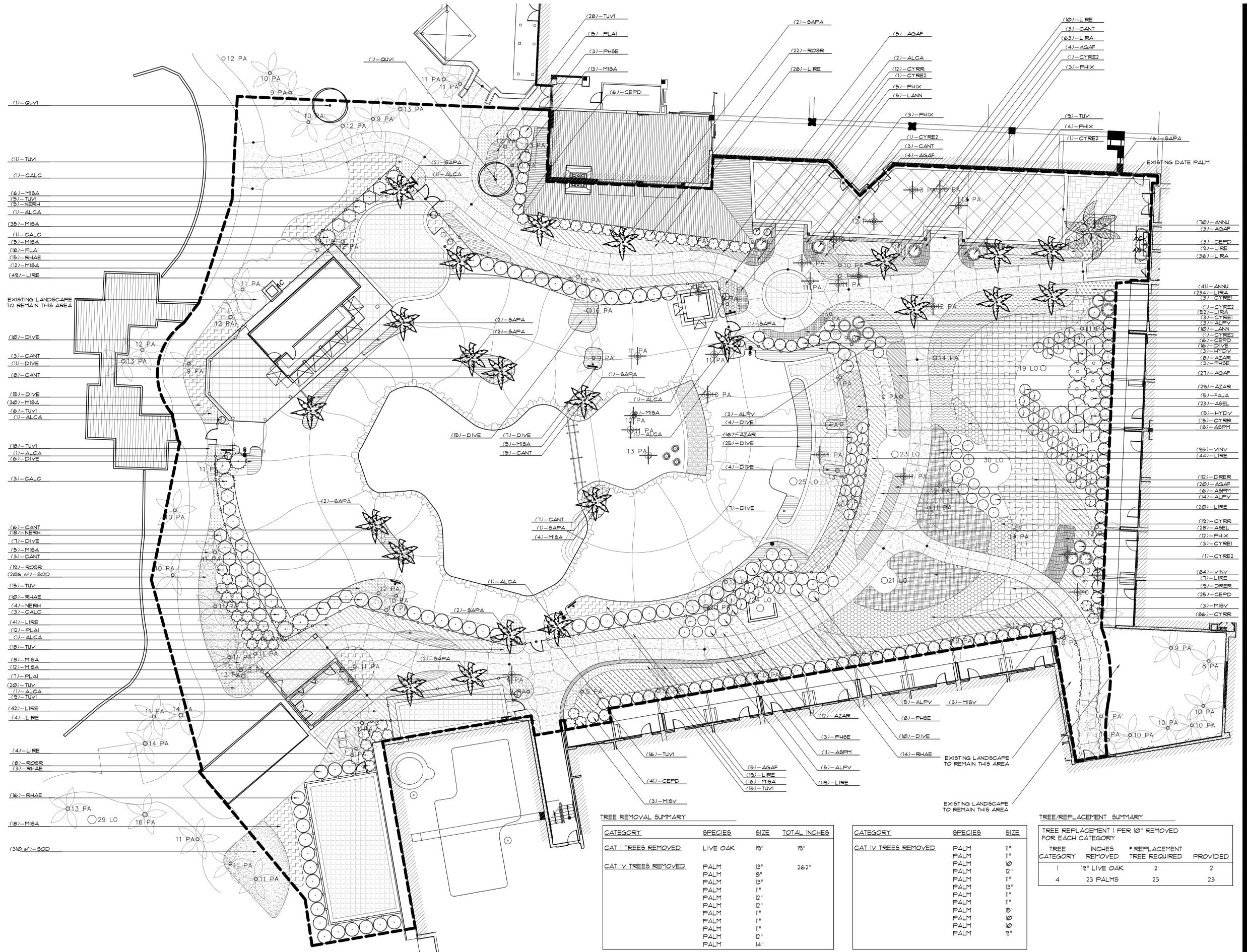
SURVEY INFORMATION, COMPILED FROM AS-BUILT SURVEY BY ATLAS SURVEYING, INC. FILE 12079 A1.dwg DATED FEBRUARY 20, 2008.
 PLAN IS SUBJECT TO CHANGE.

DRAWN BY: MM
 CHECKED BY: TG

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: 10-16-2012
 PROJECT NUMBER: 01-12030
 SHEET TITLE: Keynote Plan



- (1)-QUVI
- (1)-TUVI
- (1)-CALC
- (6)-MISA
- (2)-TUVI
- (5)-NERH
- (1)-ALCA
- (3)-MISA
- (1)-CALC
- (5)-MISA
- (10)-FLAI
- (15)-RHAE
- (12)-MISA
- (4)-LIRE
- EXISTING LANDSCAPE TO REMAIN THIS AREA
- (10)-DIVE
- (3)-CANT
- (1)-DIVE
- (8)-CANT
- (1)-DIVE
- (30)-MISA
- (6)-TUVI
- (1)-ALCA
- (18)-TUVI
- (1)-ALCA
- (6)-DIVE
- (3)-CALC
- (6)-CANT
- (10)-NERH
- (7)-DIVE
- (5)-MISA
- (3)-CANT
- (19)-ROSR
- (20 & 21)-BOD
- (15)-TUVI
- (10)-RHAE
- (4)-NERH
- (3)-CALC
- (4)-LIRE
- (12)-FLAI
- (1)-ALCA
- (10)-TUVI
- (8)-MISA
- (2)-MISA
- (7)-FLAI
- (20)-TUVI
- (1)-ALCA
- (9)-TUVI
- (42)-LIRE
- (4)-LIRE
- (4)-LIRE
- (8)-ROSR
- (3)-RHAE
- (16)-RHAE
- (18)-MISA
- (30 & 31)-BOD

- (20)-TUVI
- (15)-FLAI
- (3)-PHBE
- (13)-MISA
- (6)-CEPD
- (2)-SAPA
- (22)-ROSR
- (2)-LIRE
- (5)-AGAF
- (2)-ALCA
- (12)-CYRR
- (1)-CYRE2
- (5)-PHIX
- (5)-LANN
- (3)-PHIX
- (1)-CYRE2
- (3)-CANT
- (4)-AGAF
- (9)-TUVI
- (4)-PHIX
- (1)-CYRE2
- (6)-SAPA
- EXISTING DATE PALM
- (10)-ANNU
- (3)-AGAF
- (3)-CEPD
- (9)-LIRE
- (30)-LIRA
- (4)-ANNU
- (234)-LIRA
- (3)-CYRE1
- (1)-CYRE2
- (5)-LIRA
- (3)-CYRE1
- (3)-ALPV
- (1)-LANN
- (1)-CYRE2
- (6)-CEPD
- (16)-DIVE
- (13)-HYDV
- (8)-AZAR
- (3)-PHBE
- (21)-AGAF
- (29)-AZAR
- (5)-FAJA
- (23)-ABEL
- (5)-HYDV
- (15)-CYRR
- (8)-ASPM
- (95)-VINV
- (44)-LIRE
- (112)-DRER
- (20)-AGAF
- (6)-ASPM
- (14)-ALPV
- (20)-LIRE
- (18)-CYRR
- (28)-ABEL
- (12)-PHIX
- (3)-CYRE1
- (1)-CYRE2
- (84)-VINV
- (7)-LIRE
- (9)-DRER
- (25)-CEPD
- (3)-MISV
- (86)-CYRR
- (5)-ALPV
- (3)-MISV
- (10)-DIVE
- (14)-RHAE
- EXISTING LANDSCAPE TO REMAIN THIS AREA
- (16)-TUVI
- (5)-AGAF
- (19)-LIRE
- (16)-MISA
- (119)-LIRE
- (3)-MISV
- (11)-ASPM
- (5)-ALPV
- (10)-DIVE
- EXISTING LANDSCAPE TO REMAIN THIS AREA
- (9)-PA
- (8)-PA
- (10)-PA
- (10)-PA
- (10)-PA
- (10)-PA

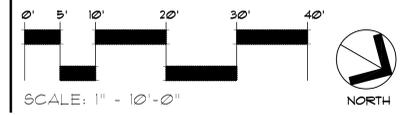
TREE REMOVAL SUMMARY

CATEGORY	SPECIES	SIZE	TOTAL INCHES
CAT. I TREES REMOVED	LIVE OAK	19"	19"
CAT. IV TREES REMOVED	PALM	13"	262"
	PALM	8"	
	PALM	13"	
	PALM	11"	
	PALM	12"	
	PALM	12"	
	PALM	11"	
	PALM	11"	
	PALM	12"	
	PALM	14"	

TREE REPLACEMENT SUMMARY

TREE REPLACEMENT 1 PER 10" REMOVED FOR EACH CATEGORY

CATEGORY	INCHES	*REPLACEMENT TREE REQUIRED	PROVIDED
1	18" LIVE OAK	2	2
4	23 PALMS	23	23



SURVEY INFORMATION, COMPILED FROM AS-BUILT SURVEY BY ATLAS SURVEYING, INC. FILE 12079 A1.dwg DATED FEBRUARY 20, 2008.
 PLAN IS SUBJECT TO CHANGE.

DRAWN BY: MM
 CHECKED BY: TG

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

PLANT SCHEDULE:

QUAN	ABBV	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
67	AGAF	Agapanthus africanus Lily of the Nile	12"-18"	12"-18"	1 gal.	24" O.C.	Full pot
11	ALCA	Alocasia calidora Fertian Palm Elephant Ear	-	-	-	AS SHOWN	
30	ALPV	Alpinia zerumbet 'Variegata' Variegated Ginger	18"-24"	18"-24"	cont.	AS SHOWN	Full pot
111	ANNU	Annuals (selection by contractor)	-	-	1 gal.	12" O.C.	Selection to be approved by landscape architect
38	CANT	Canna 'Tropicana Gold' Tropicana Gold Lily	12"-18"	10"-12"	1 gal.	24" O.C.	Full pot
9	CYRE1	Cycas revoluta Sago Palm	30"-36"	30"-36"	cont.	AS SHOWN	Specimen
7	CYRE2	Cycas revoluta Sago Palm	36"-48"	36"-48"	cont.	AS SHOWN	Specimen
8	HYDV	Hydrangea macrophylla 'Variegata' Variegated Hydrangea	24"-36"	24"-36"	cont.	AS SHOWN	Full/matched
15	LANN	Lantana camara 'New Gold' New Gold Lantana	6"-10"	10"-12"	1 gal.	24" O.C.	Full clump
27	PHIX	Philodendron x 'Xanadu' Xanadu Cut Leaf Philodendron	12"-18"	10"-12"	cont.	30" O.C.	Full pot
49	ROSR	Rosa x 'Radiko' Double Knockout Rose	24"-36"	18"-24"	cont.	AS SHOWN	Full/matched
170	TUVI	Tulbaghia violacea Society Garlic	8"-12"	10"-12"	1 gal.	24" O.C.	Full pot

TREES & SHRUBS

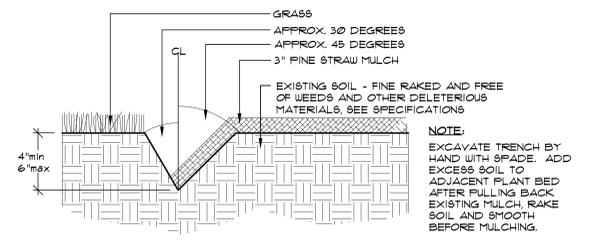
QUAN	ABBV	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
65	AZAR	Azalea x 'Robler' Autumn Embers Encore Azalea	18"-24"	12"-18"	cont.	AS SHOWN	Matched, full pots
8	CALC	Callitamon rigidus 'Clemson Hardy' Clemson Hardy Red Bottlebrush	24"-36"	36"	cont.	AS SHOWN	Full
81	CEPD	Cephalotaxus harringtonia var. drupacea Japanese Plum Yew	18"-24"	18"-24"	cont.	AS SHOWN	Full/matched
137	DIVE	Dietes vegeta White African Iris	12"-18"	10"-12"	1 gal.	24" O.C.	Full pot
5	FAJA	Fatsia Japonica Japanese Aralia	24"-36"	18"-24"	cont.	AS SHOWN	Full/matched
27	NERH	Nerium oleander 'Hardy Red' Hardy Red Oleander	24"-36"	24"	cont.	AS SHOWN	Full/matched
17	PHSE	Philodendron selloum Cut Leaf Philodendron	24"-36"	24"-36"	cont.	AS SHOWN	Full/matched
2	QUVI	Quercus virginiana Southern Live Oak	-	-	B&B	AS SHOWN	
58	RHAE	Rhaphiolepis indica 'Eleanor Tabor' Eleanor Tabor Indian Hawthorne	18"-24"	18"-24"	cont.	AS SHOWN	Full/matched
23	SAPA	Sabal palmetto Sabal Palm	14'-16' C.T.	-	B&B	AS SHOWN	14'-16' clear trunk. Refer to plans for specific palm heights. All palms to be smooth trunk.

GROUND COVER & GRASSES

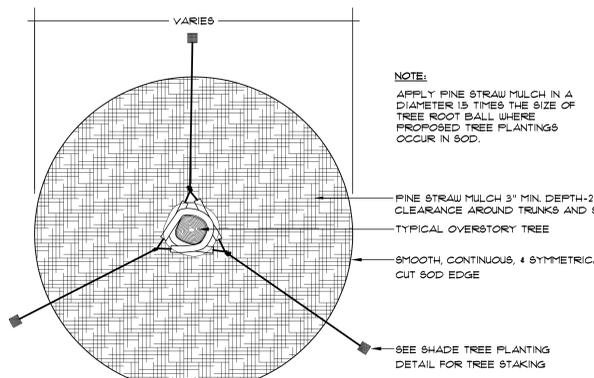
QUAN	ABBV	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
25	ASPM	Asparagus densiflorus 'Myers' Foxtail Fern	12"-18"	12"-18"	1 gal.	3" O.C.	Full clump
51	ABEL	Aspidistra elatior Cast Iron Plant	18"-24"	10"-12"	cont.	24" O.C.	Full/matched
131	CYRR	Cyrtomium falcatum 'Rochfordianum' Holly Fern	24"-36"	18"	1 gal.	24" O.C.	Full clump/matched
121	DRER	Dryopteris erythrosora Autumn Fern	8"-12"	12"-18"	1 gal.	3" O.C.	Full clump
385	LIRA	Liriope muscari 'Aztec Grass' Aztec Grass	6"-10"	8"-12"	1 gal.	18" O.C.	Full pot
396	LIRE	Liriope muscari 'Evergreen Giant' Evergreen Giant Liriope	12"-18"	12"-18"	1 gal.	30" O.C.	Full pot/matched
175	MISA	Miscanthus sinensis 'Adagio' Adagio Dwarf Miscanthus	18"-24"	12"-18"	cont.	30" O.C.	Full clump
9	MISV	Miscanthus sinensis 'Variegatus' Variegated Miscanthus	24"-36"	24"-30"	cont.	AS SHOWN	Full clump
52	PLAI	Plumbago auriculata 'Imperial' Imperial Blue Plumbago	12"-18"	12"-18"	1 gal.	24" O.C.	Full clump
179	VINV	Vinca minor 'Variegata' Variegated Common Periwinkle	10"-12"	12"-18"	1 gal.	24" O.C.	Full pot

MULCH & SOD

QUAN	ABBV	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
5/6 SF	SOD	Eremochloa ophiuroides Centipede Sod	-	-	-	-	
17,112 SF	MULCH	Pine Straw	-	-	-	-	3" min.



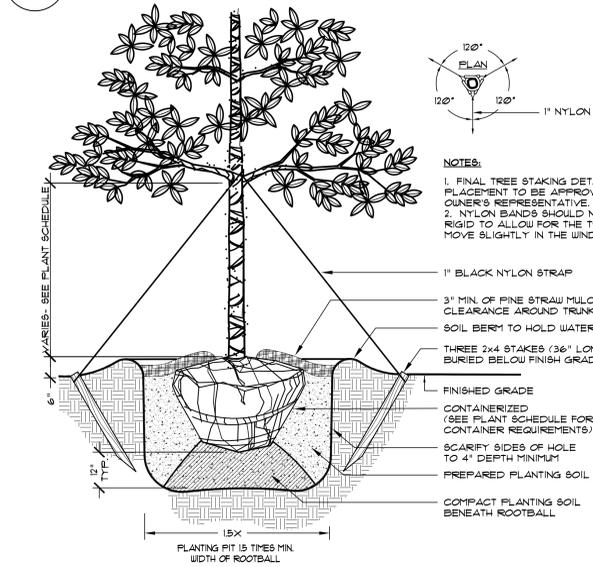
1 TRENCH EDGE
L4 NOT TO SCALE



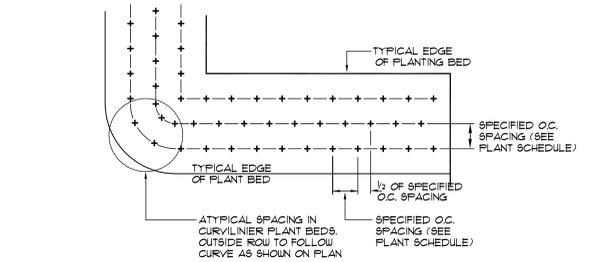
2 PALM TREE PLANTING
L4 NOT TO SCALE



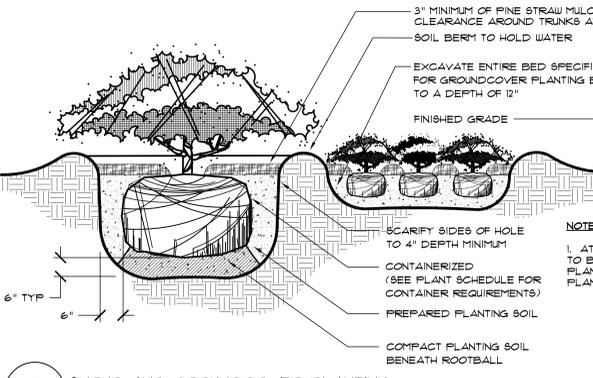
3 MULCH TREE RING
L4 NOT TO SCALE



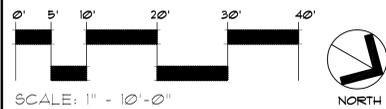
4 SHADE TREE PLANTING
L4 NOT TO SCALE



5 SPACING
L4 NOT TO SCALE



6 SHRUB AND GROUND COVER PLANTING
L4 NOT TO SCALE



SURVEY INFORMATION, COMPILED FROM AS-BUILT SURVEY BY ATLAS SURVEYING, INC. FILE 12079 A1.dwg DATED FEBRUARY 20, 2008.
PLAN IS SUBJECT TO CHANGE.

DESIGN ONE STUDIO
2126 Defours Ferry Road, NW
Atlanta, Georgia 30318

SITE AND LANDSCAPE BUILDER'S SET CONSTRUCTION DOCUMENTS
SONESTA RESORT
Hilton Head Island, South Carolina

DRAWN BY: MM
CHECKED BY: TG

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: 10-16-2012
PROJECT NUMBER: 01-12030
SHEET TITLE: Planting Details

Wood+Partners Inc. **WPI**
Landscape Architects
Land Planners
PO Box 23369 • Hilton Head Island, SC 29925
843.881.6618 • Fax 843.881.7086 • www.woodpartners.com

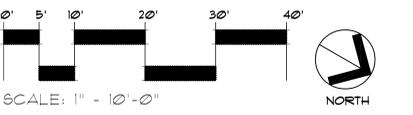
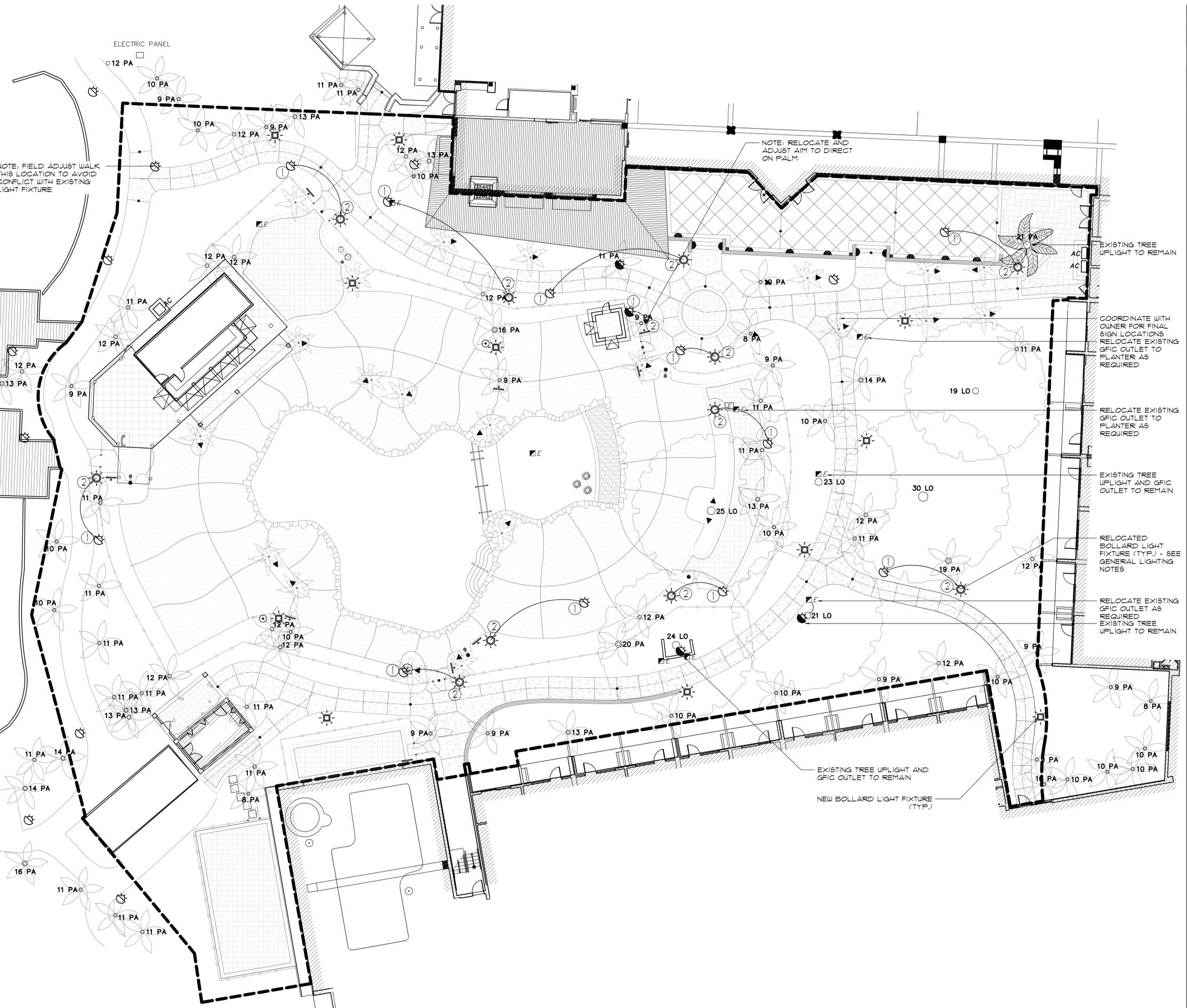
SHEET NUMBER
L4

QTY. (NEW)	SYM.	DESCRIPTION
1	E	EXISTING GFCI OUTLET TO REMAIN OR BE RELOCATED
1	☉	EXISTING BOLLARD LIGHT FIXTURE TO REMAIN IN ITS CURRENT LOCATION AND REMAIN CIRCUITED AND IN OPERATION 'AS IS'
1	☉	EXISTING TREE UPLIGHT (TO REMAIN) EXISTING LIGHT FIXTURE TO REMAIN IN ITS CURRENT LOCATION AND REMAIN CIRCUITED AND IN OPERATION
1	☉	EXISTING RELOCATED BOLLARD LIGHT FIXTURE CONTRACTOR TO UTILIZE EXISTING BOLLARD LIGHT FIXTURE AND RELOCATE AS INDICATED IN DRAWINGS (BRONZE FINISH)
11	☉	NEW BOLLARD LIGHT MATCH EXISTING FIXTURE IN STYLE AND COLOR (BRONZE)
11	☉	NEW WALL MOUNTED COMPOSITE STEELYTE HADCO No. CB100 H X5 1'E, BRONZE - 40" W X 10"
23	☉	NEW GROUND MOUNTED UPLIGHT LED BULB TYPE NARROW OPTIC HADCO No. B-4 N H L, BRONZE FINISH
1	☉	EMERGENCY POOL SHUT-OFF BUTTON APPROXIMATE LOCATION INDICATED - FINAL LOCATION TO BE DETERMINED BY POOL CONTRACTOR. PLAGE ON 4' X 4' FT. POST WITH MUSHROOM TYPE BUSH BUTTON LOCATED IN NEMA 3R COVER MOUNTED AT 42" AFG TO THE CENTER

KEYED NOTES	
1	EXISTING FIXTURE TO BE RELOCATED CONTRACTOR SHALL REMOVE LIGHT FIXTURE WITH CAUTION. CONTRACTOR SHALL DEMOLISH AND REPOSE EXISTING CONCRETE BASE (IF ANY) AND INTERCEPT EXISTING BRANCH CIRCUIT CONDUIT AND WIRING ORIGINALLY SERVING THE FIXTURE AND EXTEND TO NEW LOCATION AS FEASIBLE. PROVIDE 6"x8"x4" PVC JUNCTION BOX WITH GASKETED COVER, FLUSH WITH FINAL GRADE AS REQUIRED TO INTERCEPT EXISTING BRANCH CIRCUITS; CONDUIT AND WIRING FOR EXTENSION.
2	NEW LOCATION OF EXISTING FIXTURE CONTRACTOR SHALL PROVIDE NEW BASE AS REQUIRED AND REINSTALL EXISTING FIXTURE.

GENERAL SITE ELECTRICAL NOTES:

- THIS LIGHTING PLAN IS FOR LIGHTING FIXTURE LOCATIONS ONLY - WIRING DIAGRAMS, DETAILS AND INSTALLATION SPECIFICATIONS ARE BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TIMER OR SWITCH CONTROLLED LIGHTING SYSTEMS USING FIXTURES AND LOCATIONS NOTED ON THIS PLAN. COORDINATE WITH OWNER'S REPRESENTATIVE FOR PREFERRED SWITCHING OPTIONS. INSTALLATION SHALL COMPLY WITH ALL APPLICABLE STATE AND COUNTY CODES AND SHALL MEET OR EXCEED THE NATIONAL ELECTRICAL CODE. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERMITS AND APPROVALS AS REQUIRED. SYSTEM SHALL BE GUARANTEED FOR 1 YEAR PARTS AND LABOR, DUE TO FAILURE BASED ON FAULTY WORKMANSHIP OR EQUIPMENT FAILURE.
- CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE AND PROPERTY ENGINEER FOR CONNECTION AND CIRCUITING TO EXISTING EQUIPMENT/ELECTRICAL PANELS.
- THE INTENT OF THIS PLAN IS TO PROVIDE LOW LEVEL UNOBTRUSIVE SITE LIGHTING FOR PEDESTRIAN FLOW AND LIGHTING OF SELECTED ARCHITECTURAL ELEMENTS. FINAL AIMING AND ADJUSTING SHALL BE MADE AT NIGHT.
- CONTRACTOR SHALL HAND DIG ANY TRENCHES FOR WIRE ADJACENT TO EXISTING TREES.
- CONTRACTOR SHALL COORDINATE WITH POOL CONSULTANT FOR NEW ELECTRICAL NEEDS, INCLUDING POOL LIGHTS, EMERGENCY SHUT-OFF SWITCH, RELOCATION OR REMOVAL OF EXISTING POOL LIGHT JUNCTION BOXES AND NEW OR FUTURE HEAT PUMPS.
- CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE TO VERIFY POWER NEEDS AND TYPE (IF ANY) TO NEW POOL CABANAS.



SURVEY INFORMATION, COMPILED FROM AS-BUILT SURVEY BY ATLAS SURVEYING, INC. FILE 12079 A1.dwg DATED FEBRUARY 20, 2008.
 PLAN IS SUBJECT TO CHANGE.

DRAWN BY:
 MM
 CHECKED BY:
 TG

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
 10-16-2012
 PROJECT NUMBER
 01-12030
 SHEET TITLE
 Schematic Lighting Plan



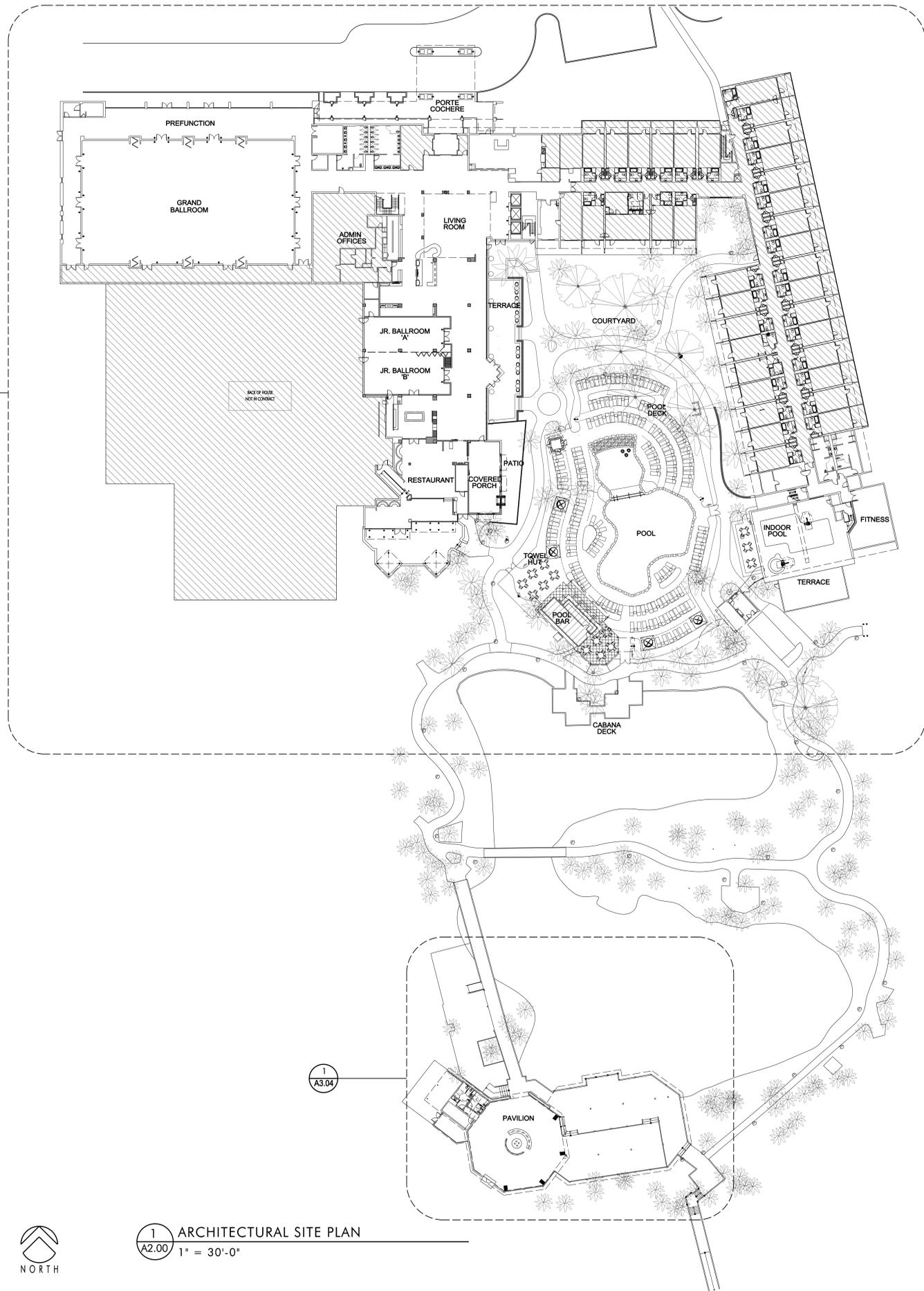


- ISSUE
- PUBLIC AREA 75% CD ISSUANCE
JULY 5, 2012
 - PUBLIC AREA 90% CD ISSUANCE
AUGUST 13, 2012
 - PUBLIC AREA 100% CD ISSUANCE
SEPTEMBER 11, 2012

ARCHITECTURAL
SITE PLAN

SHEET TITLE
This drawing is the property of Design One Studio, L.L.C. and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project.
DATE JUNE 27, 2012

A2.00
1203.00
PROJECT NUMBER



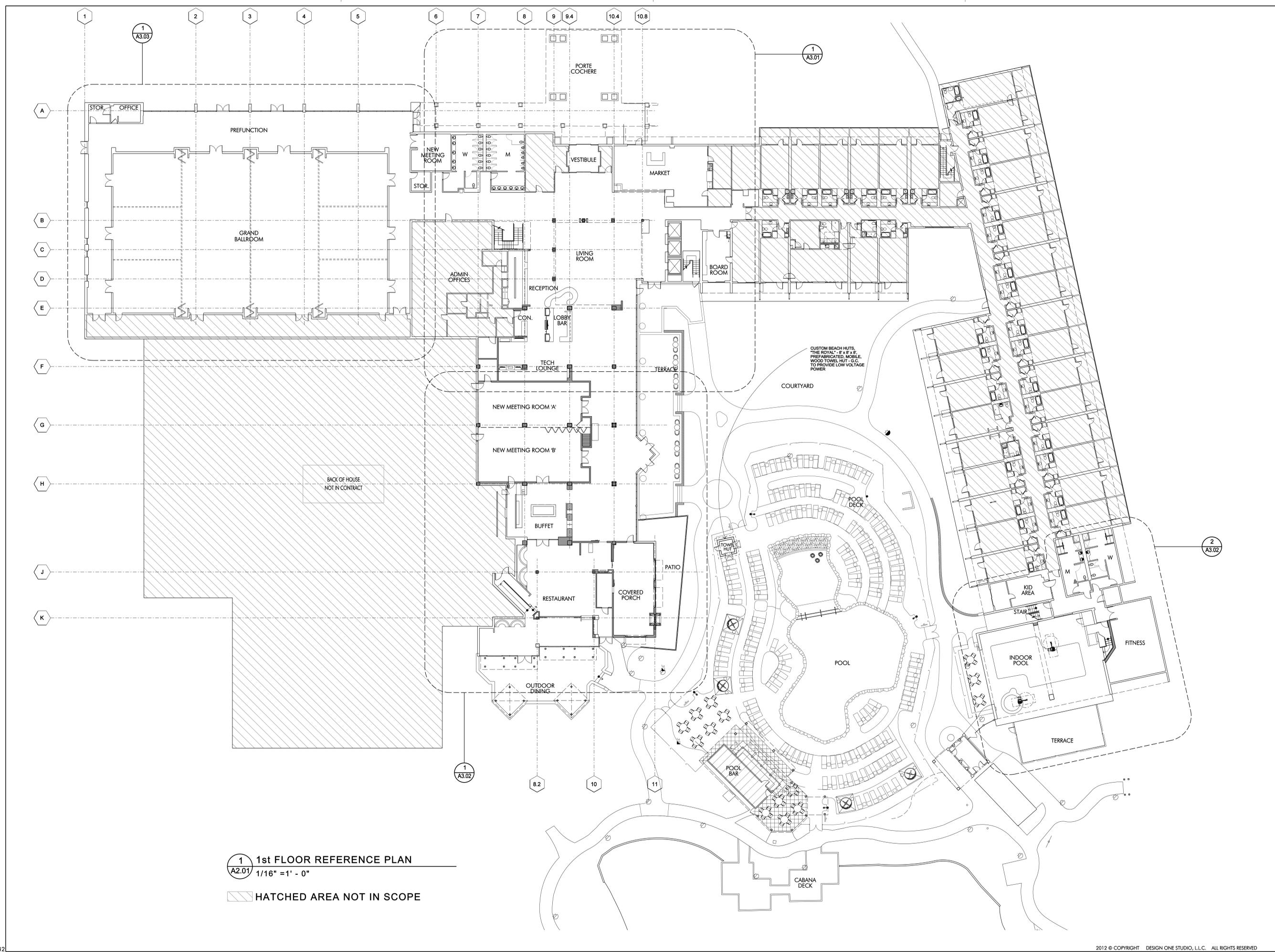
1
A2.01

1
A3.04

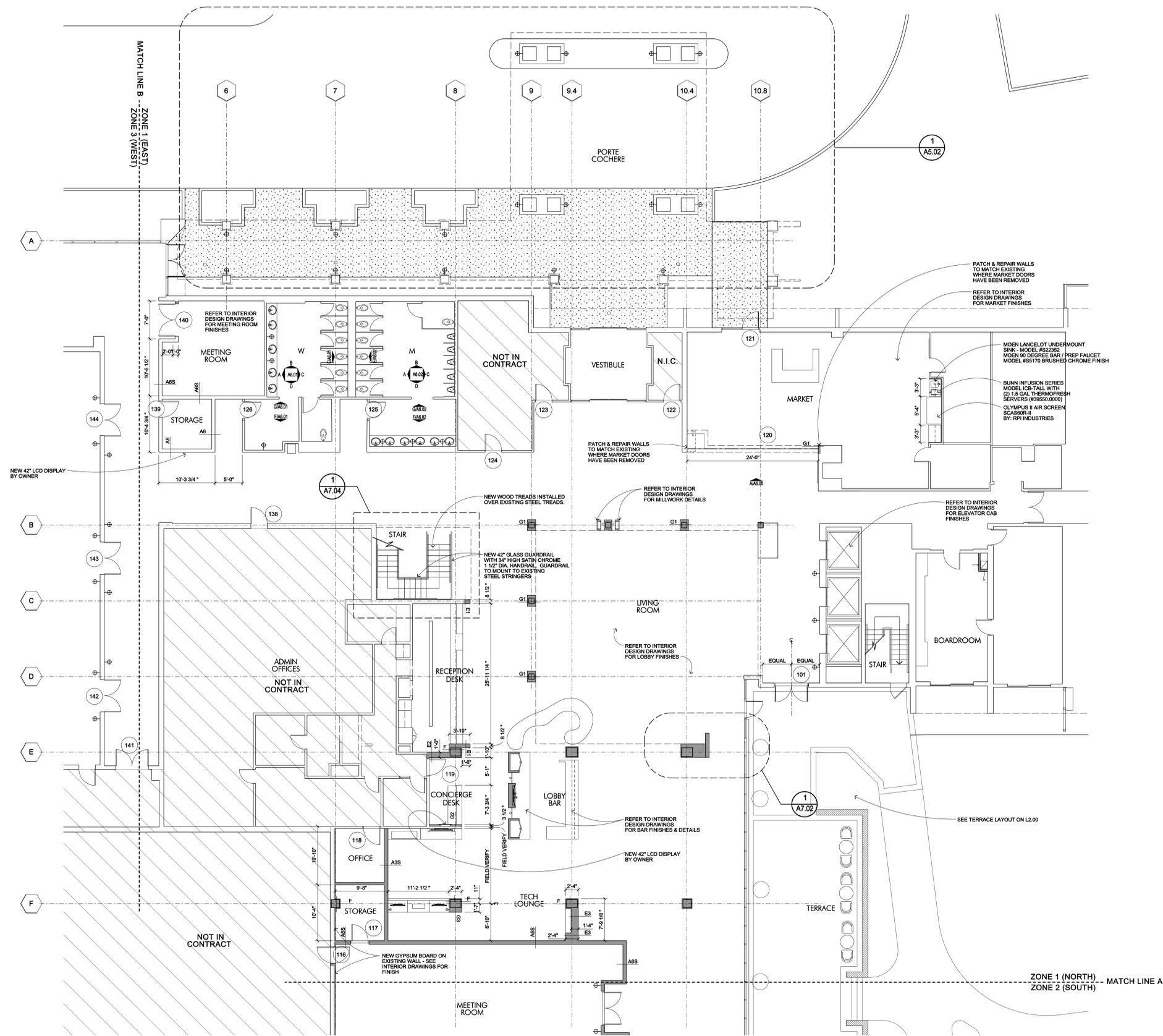


1 ARCHITECTURAL SITE PLAN
A2.00 1" = 30'-0"

RELEASED FOR CONSTRUCTION 9/11/12 DATE

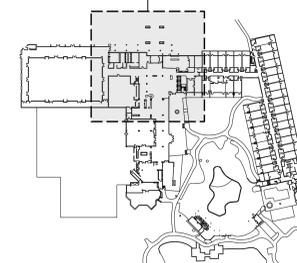


1 1st FLOOR REFERENCE PLAN
A2.01 1/16" = 1' - 0"
 HATCHED AREA NOT IN SCOPE

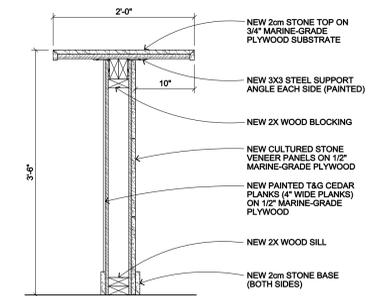


1 1st FLOOR LOBBY PLAN
A3.01 1/8" = 1' - 0"

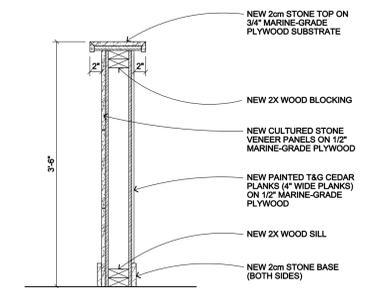
AREA OF WORK



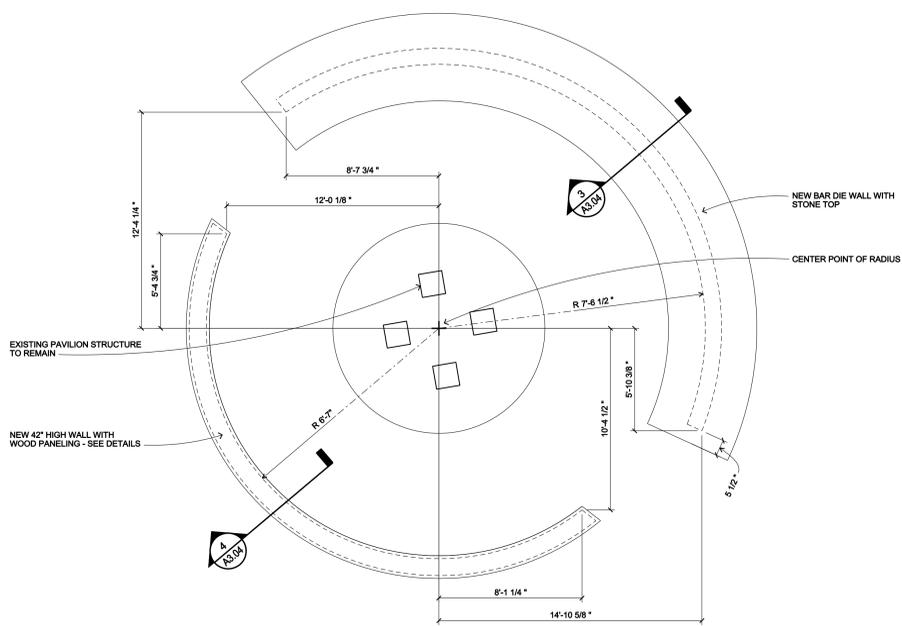
1ST FLOOR KEY PLAN - ZONE 1



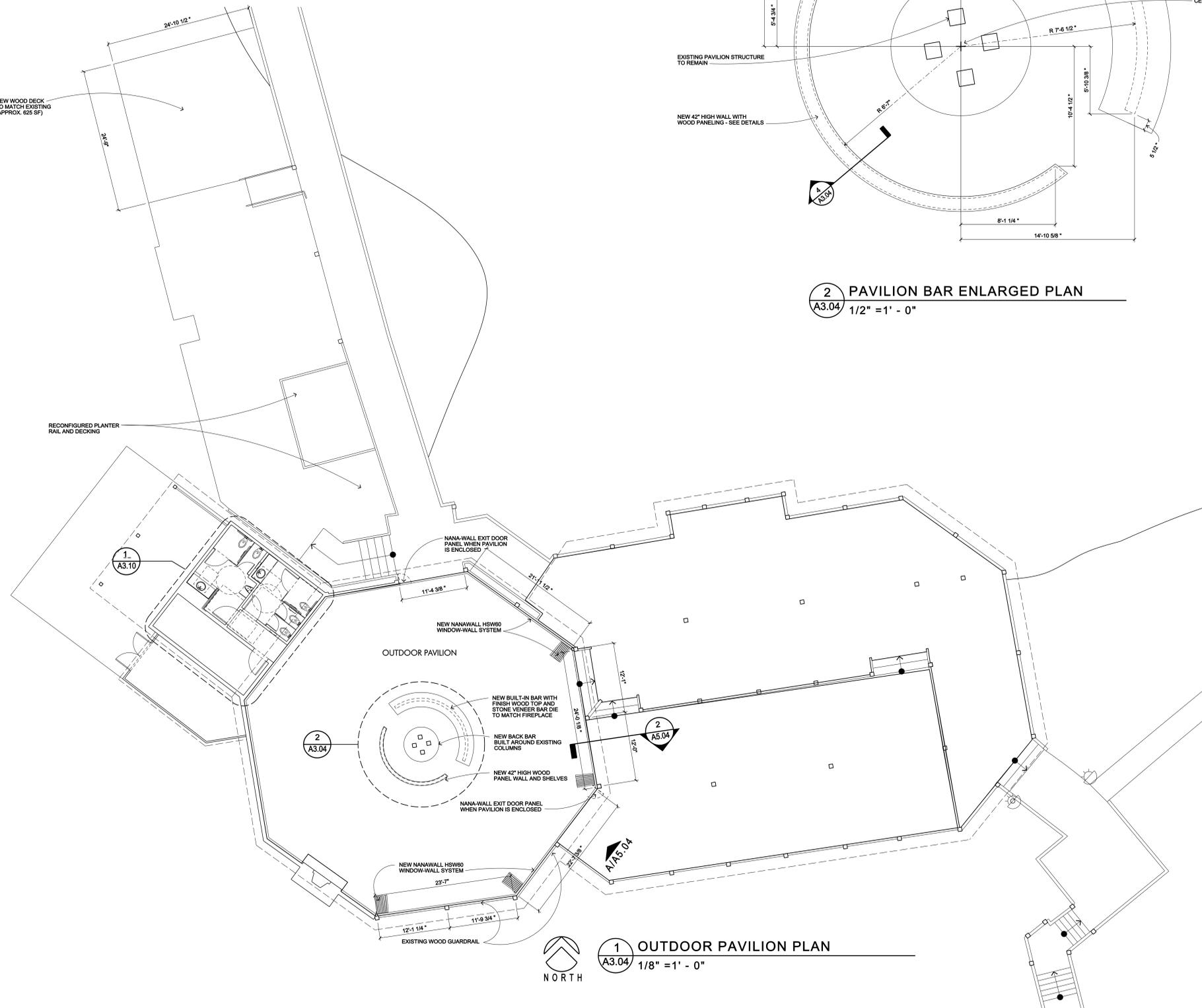
3 SECTION AT FRONT BAR DIE WALL
A3.04 1" = 1' - 0"



4 SECTION AT BAR WALL
A3.04 1" = 1' - 0"

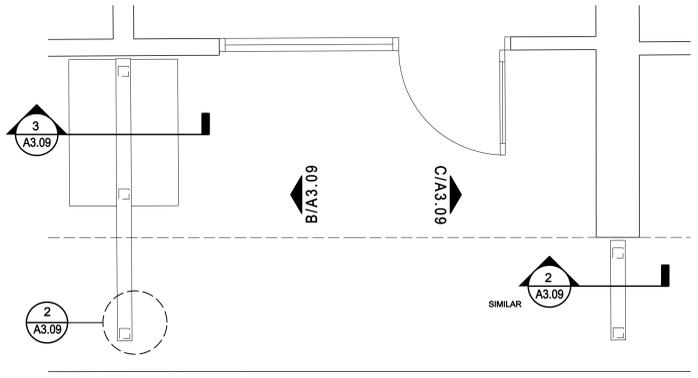


2 PAVILION BAR ENLARGED PLAN
A3.04 1/2" = 1' - 0"

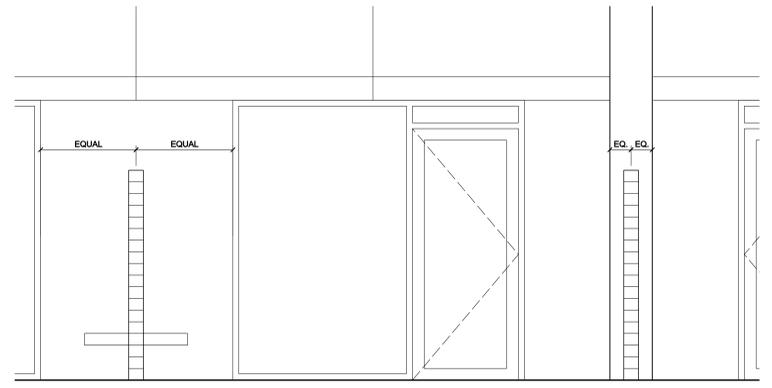


1 OUTDOOR PAVILION PLAN
A3.04 1/8" = 1' - 0"

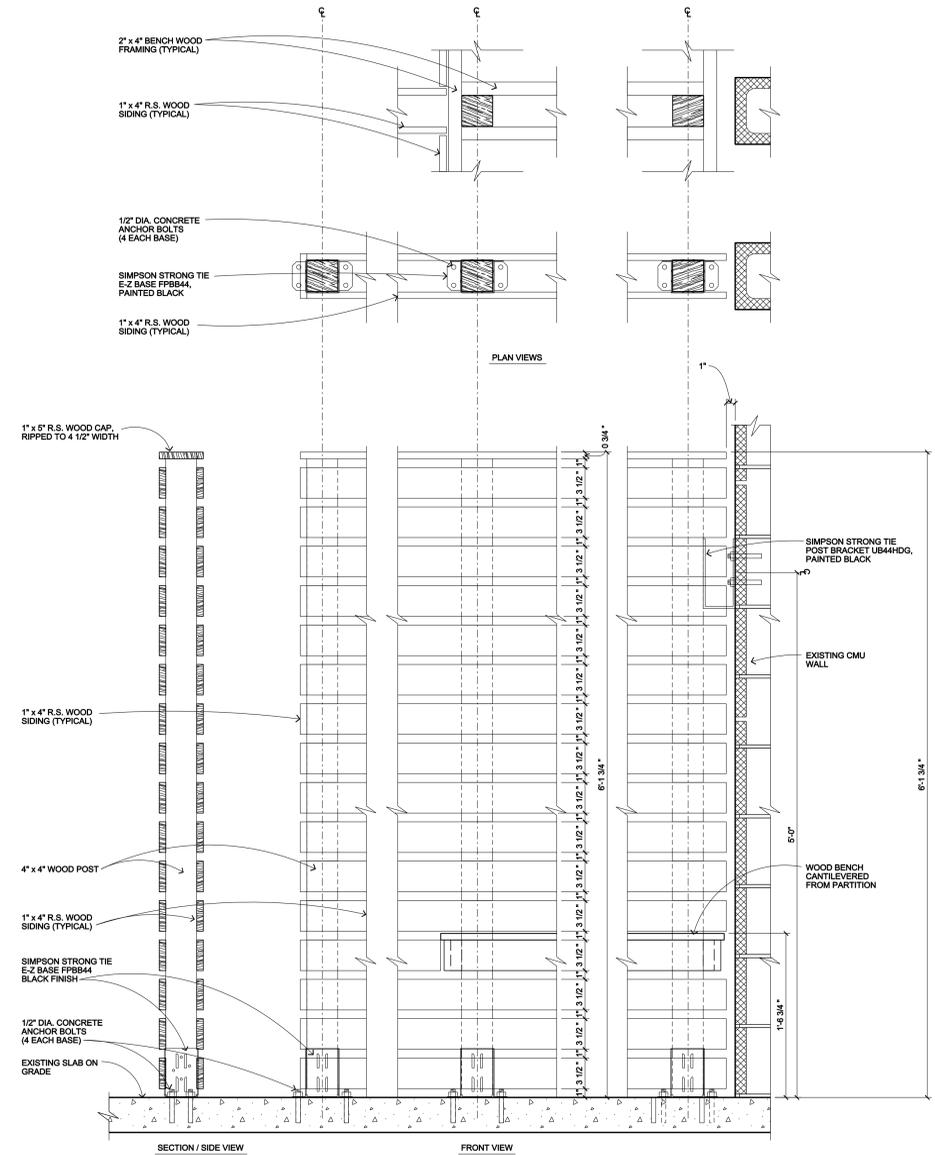




1 TYPICAL 1ST FLOOR TERRACE PLAN
A3.09 1/2" = 1' - 0"

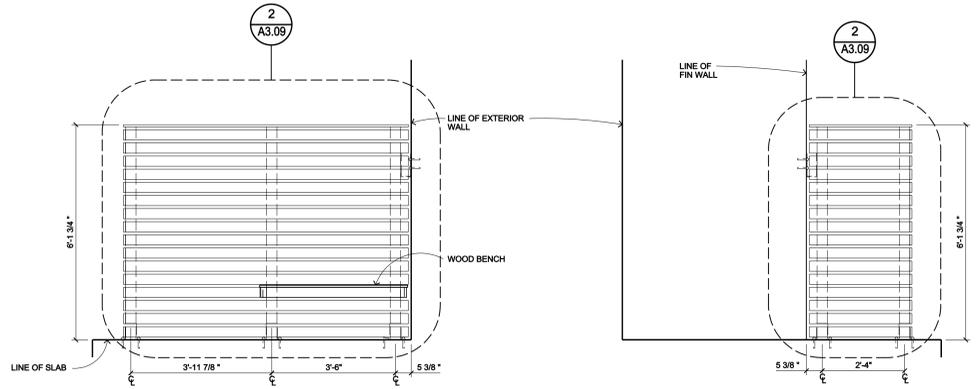


A GUESTROOM DECK ELEVATION
A3.09 1/2" = 1' - 0"



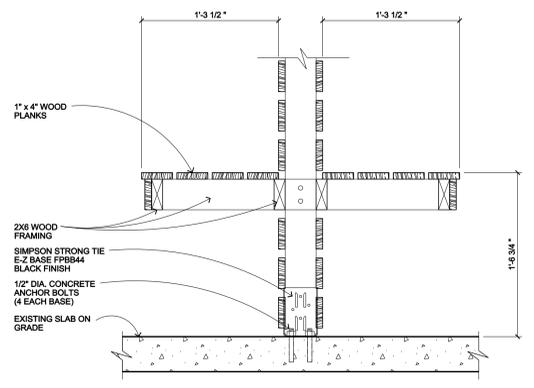
2 FENCE AND POST DETAILS
A3.09 1 1/2" = 1' - 0"

GENERAL NOTES:
1. ALL WOOD TO BE EXTERIOR GRADE CYPRESS WITH WATER-SEALER FINISH COAT.
2. ALL ANCHOR BOLTS ARE TO BE STAINLESS STEEL.
3. COORDINATE WITH GUESTROOM GENERAL CONTRACTOR SEQUENCING OF BALCONY SLAB FINISH COAT.

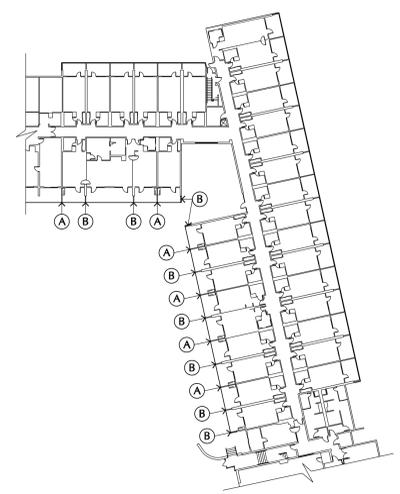


B WOOD SCREEN WALL ELEVATION TYPE A
A3.09 1/2" = 1' - 0"

C WOOD SCREEN WALL ELEVATION TYPE B
A3.09 1/2" = 1' - 0"



3 BENCH DETAIL
A3.09 1 1/2" = 1' - 0"

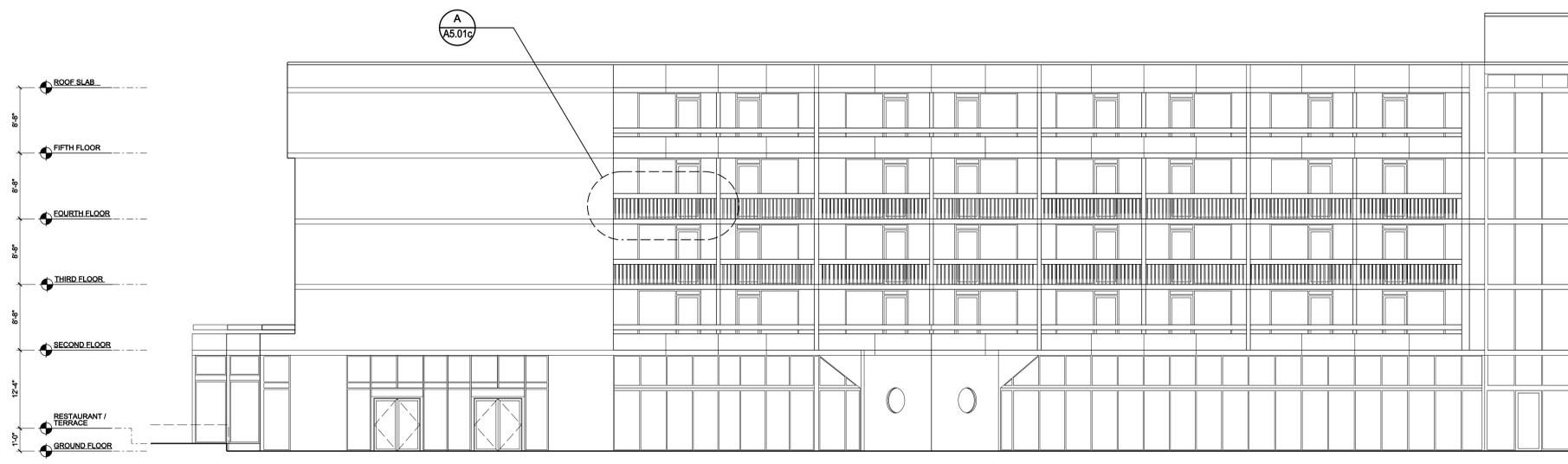


PARTIAL KEY PLAN

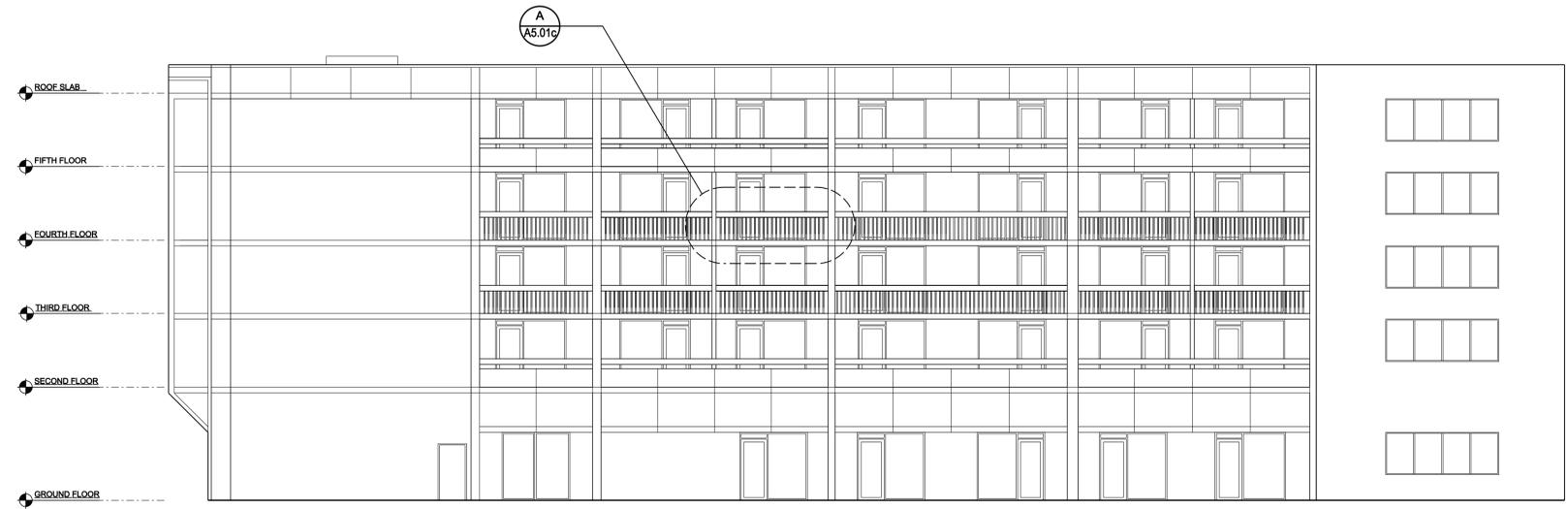
ISSUE
PUBLIC AREA 75% CD ISSUANCE JULY 5, 2012
PUBLIC AREA 90% CD ISSUANCE AUGUST 13, 2012
PUBLIC AREA 100% CD ISSUANCE SEPTEMBER 11, 2012

GUESTROOM TERRACE
DETAILS
SHEET TITLE
This drawing is the property of Design One Studio, L.L.C. and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project.
DATE JUNE 27, 2012

A3.09
1203.00
PROJECT NUMBER

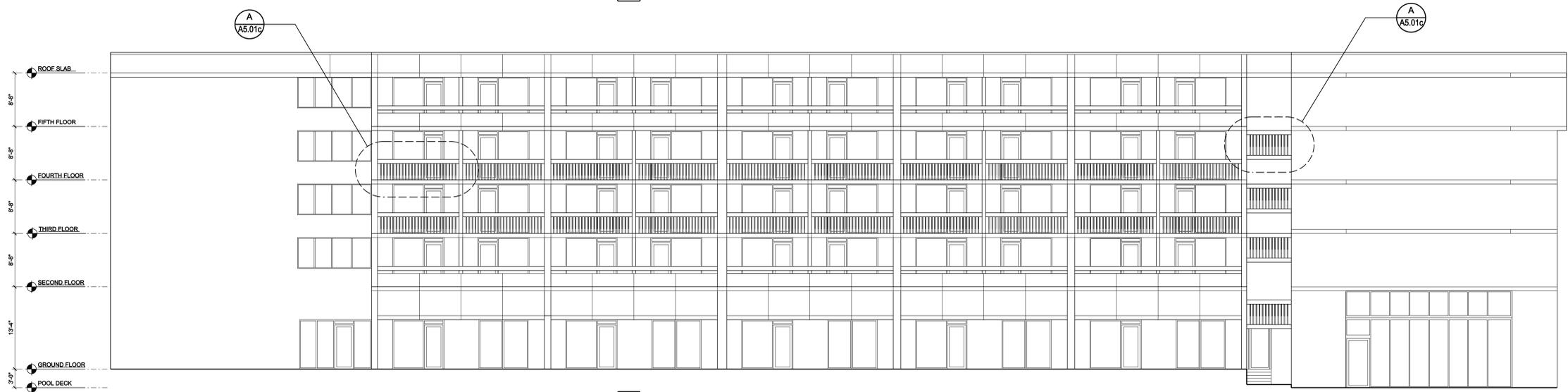


A EXISTING EXTERIOR COURTYARD ELEVATION
A5.01a 1/8" = 1'-0"

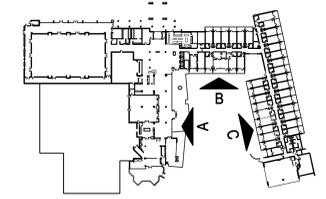


B EXISTING EXTERIOR COURTYARD ELEVATION
A5.01a 1/8" = 1'-0"

GUARDRAIL REPLACEMENT ON FLOORS 2 THROUGH 5 IS BY THE GUESTROOM GENERAL CONTRACTOR

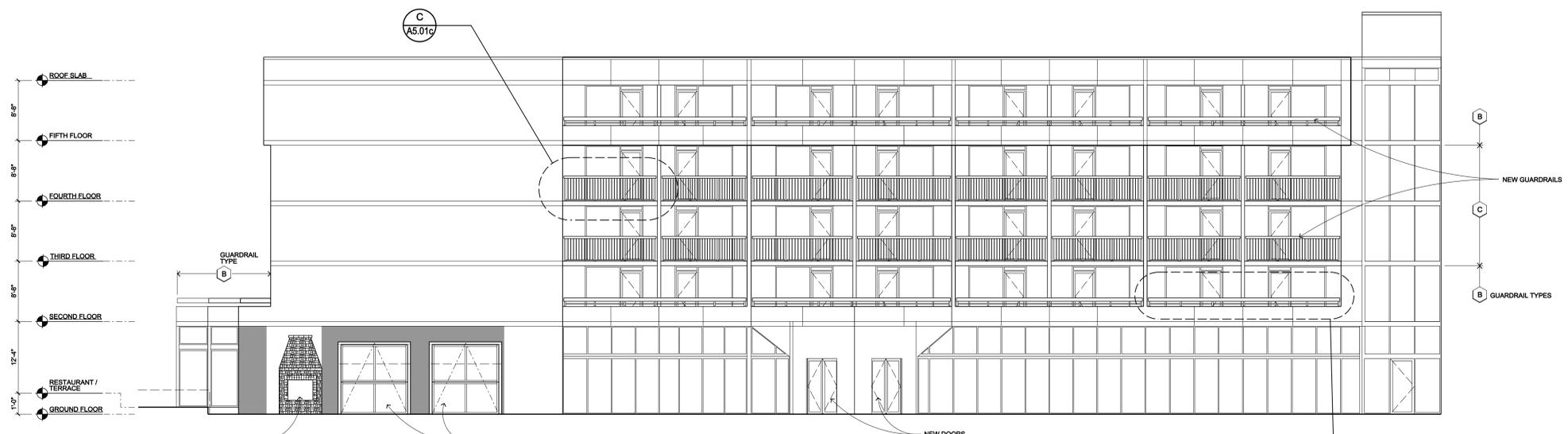


C EXISTING EXTERIOR COURTYARD ELEVATION
A5.01a 1/8" = 1'-0"

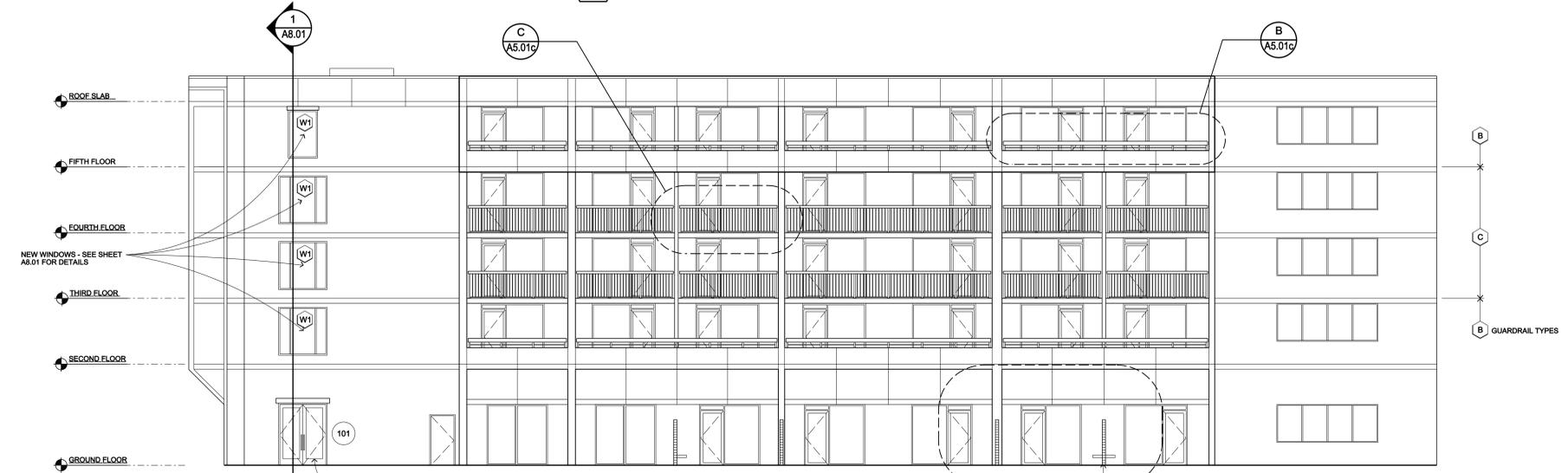


1ST FLOOR KEY PLAN -

SEE SHEET A5.03c FOR GUARDRAIL TYPES
A B C D



A EXTERIOR COURTYARD ELEVATION
A5.01a 1/8" = 1'-0"

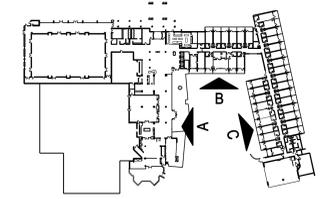


B EXTERIOR COURTYARD ELEVATION
A5.01a 1/8" = 1'-0"



C EXTERIOR COURTYARD ELEVATION
A5.01a 1/8" = 1'-0"

GUARDRAIL REPLACEMENT ON FLOORS 2 THROUGH 5 IS BY THE GUESTROOM GENERAL CONTRACTOR



1ST FLOOR KEY PLAN -

SEE SHEET A5.03c FOR GUARDRAIL TYPES
B C D

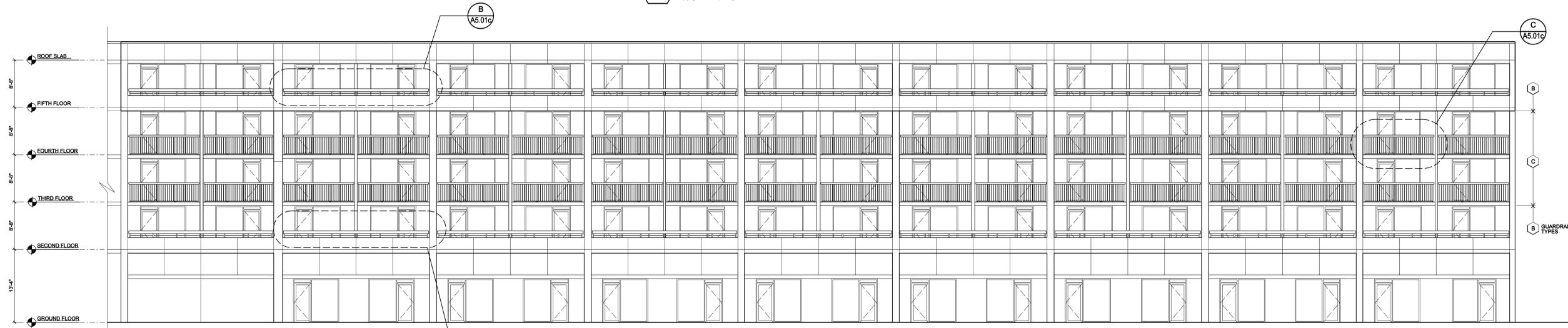
NEW WOOD PARTITIONS AT FIRST FLOOR GUESTROOM PATIOS - SEE SHEET A3.09 FOR DETAILS

NEW DRAPERY - SEE INTERIORS
LINE OF NEW POOL CEILING BEYOND

GUARDRAIL TYPES
NEW ALUMINUM LOUVERED SUNSHADE



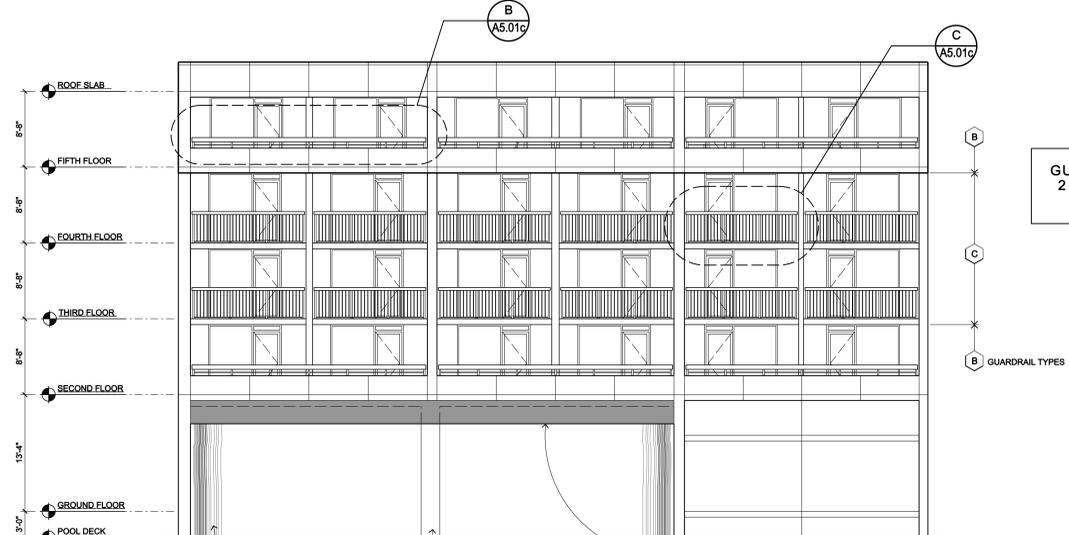
A EXTERIOR COURTYARD ELEVATION
A5.01b 1/8" = 1'-0"



B EXTERIOR COURTYARD ELEVATION
A5.01b 1/8" = 1'-0"

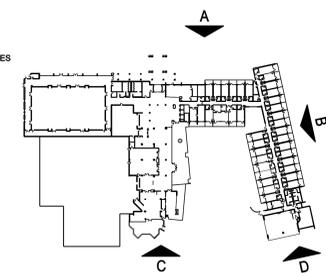


C EXTERIOR COURTYARD ELEVATION
A5.01b 1/8" = 1'-0"



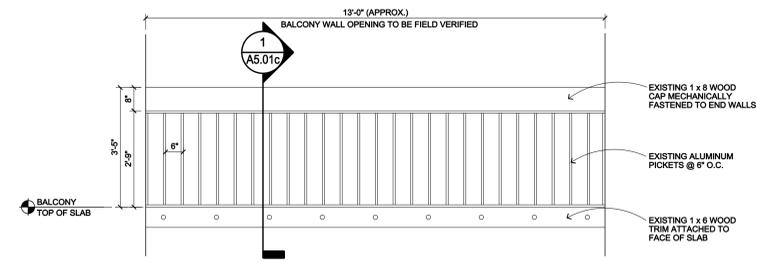
D EXTERIOR COURTYARD ELEVATION
A5.01b 1/8" = 1'-0"

GUARDRAIL REPLACEMENT ON FLOORS 2 THROUGH 5 IS BY THE GUESTROOM GENERAL CONTRACTOR

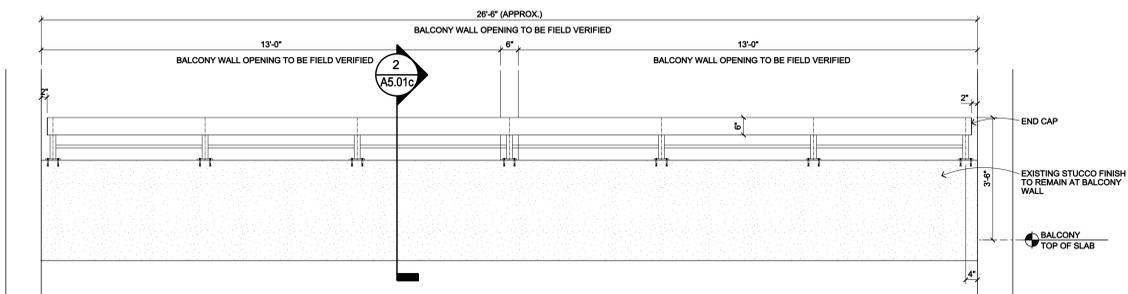


1ST FLOOR KEY PLAN -

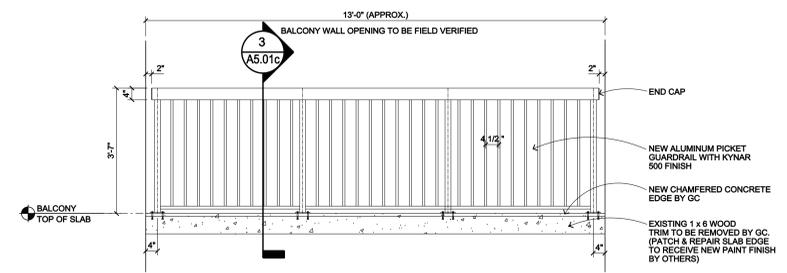
SEE SHEET A5.03c FOR GUARDRAIL TYPES
B C D



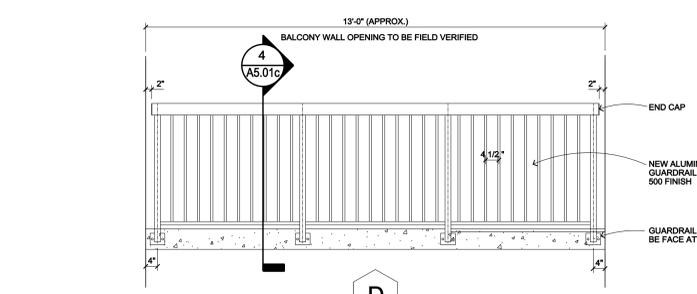
A EXISTING GUARDRAIL ELEVATION
A5.01c 1/2" = 1' - 0"



B

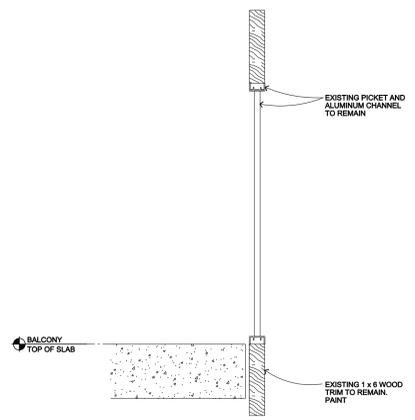


C

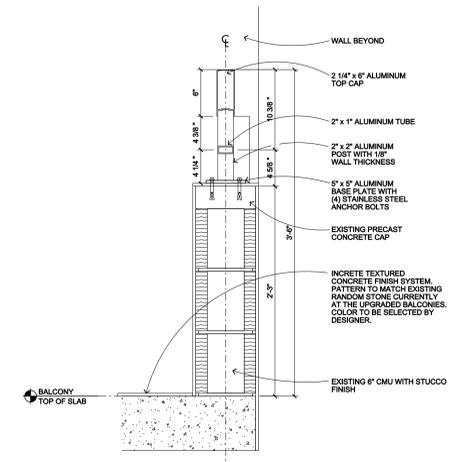


D

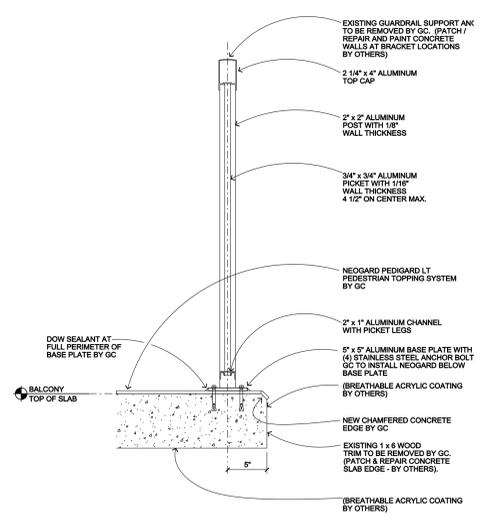
B TYPICAL GUARDRAIL TYPES
A5.01c 1/2" = 1' - 0"



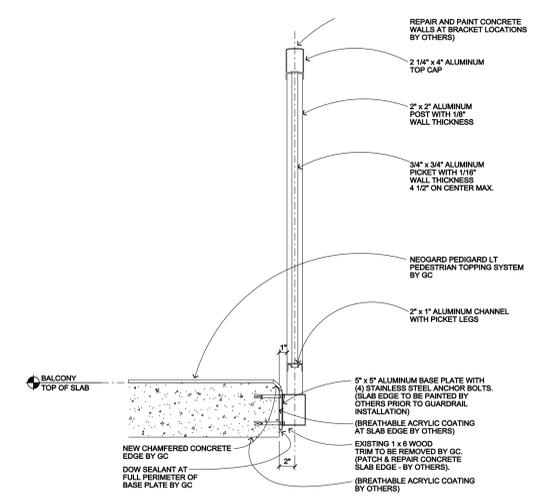
1 EXISTING GUARDRAIL SECTION
A5.01c 1 1/2" = 1' - 0"



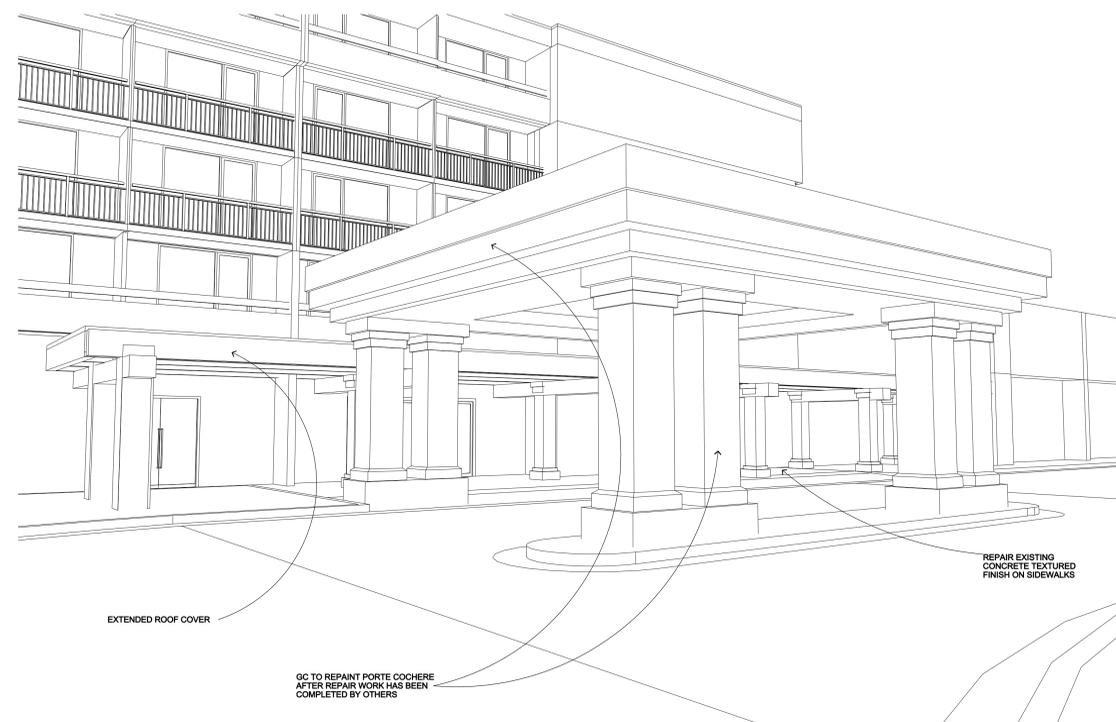
2 TYPE B GUARDRAIL SECTION
A5.01c 1 1/2" = 1' - 0"



3 TYPE C GUARDRAIL SECTION
A5.01c 1 1/2" = 1' - 0"



4 TYPE D GUARDRAIL SECTION
A5.01c 1 1/2" = 1' - 0"



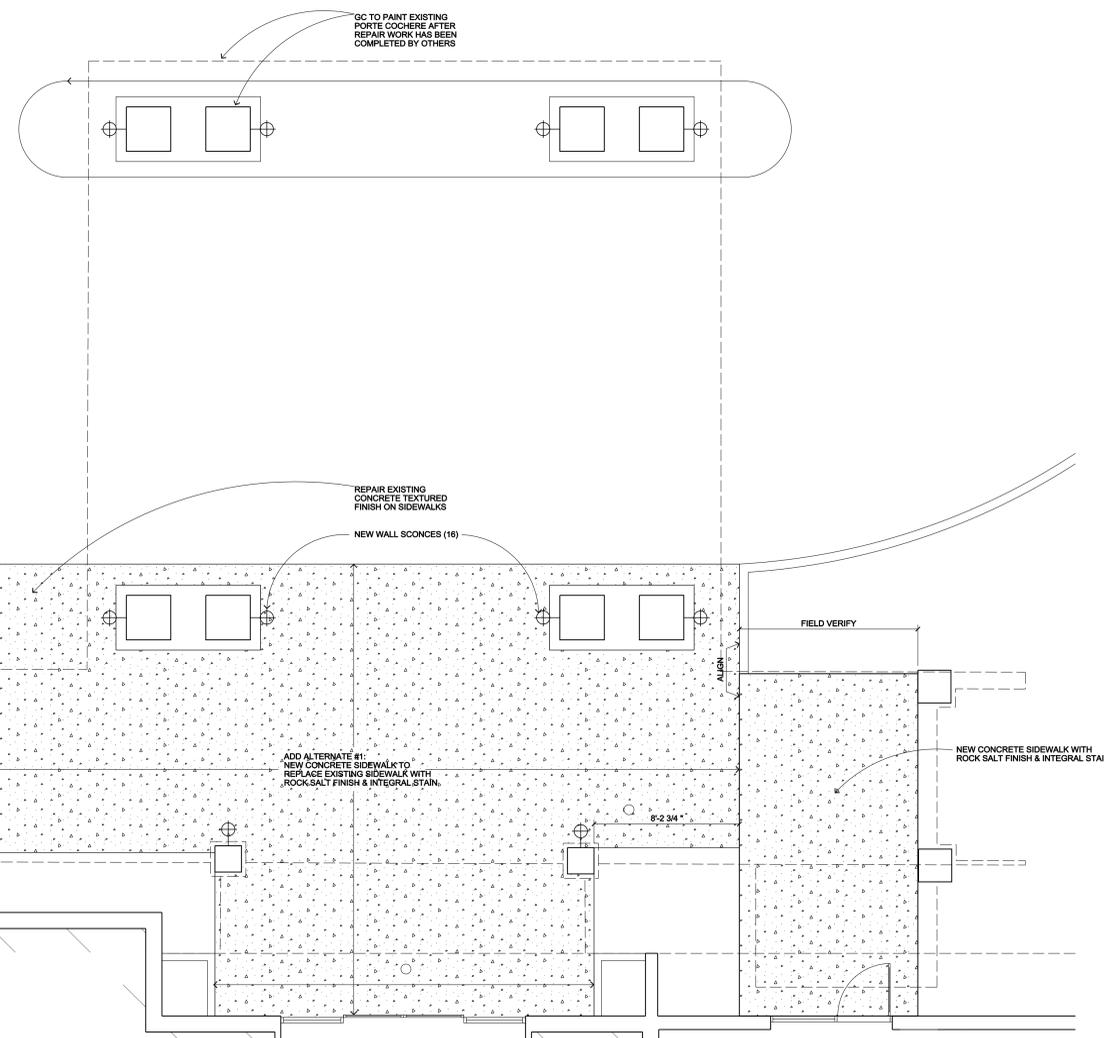
A PORTE COCHERE -BASE BID
 A5.02 NTS

NOTES

ALL OPTIONS INCLUDE REMOVING FOUNTAIN AND REPLACING WITH PAVING. ALL OPTIONS ALSO INCLUDE EXTENDING COVERED ROOF OVER TO EXISTING COLUMNS AND EXTENDING THE COVER TO THE NEW GIFT SHOP ENTRY.

ALL OPTIONS INCLUDE NEW LIGHT FIXTURES. PROVIDE POWER TO ALL NEW FIXTURES.

CONTRACTOR TO VERIFY EXISTING STRUCTURAL CONDITIONS.



1 ENLARGED PORTE COCHERE PLAN
 A5.02 1/4" = 1' - 0"



1 INTERIOR VIEW OF BAR
A5.04 NTS

NEW DECORATIVE LIGHT FIXTURES AND CEILING FANS

NEW BACK BAR BUILT AROUND EXISTING COLUMNS

NEW 42" HIGH BUILT-IN BAR WITH FINISH WOOD TOP AND STONE VENEER BAR DIE TO MATCH FIREPLACE

NOTE:
 PANEL WIDTHS MAY VARY DUE TO DIMENSION OF OPENINGS BETWEEN EXISTING PAVILION STRUCTURE. CONTRACTOR AND MANUFACTURER TO FIELD VERIFY DIMENSIONS.

EXISTING ROOF TO REMAIN
 NEW 1/2" PLYWOOD BETWEEN (2) 2X12 WOOD BEAMS

EXISTING PAVILION WOOD BEAM TO REMAIN

MECHANICALLY FASTEN NEW HEADER BEAM TO EXISTING BEAM WITH THRU-BOLTS

NEW 1/2" PLYWOOD BETWEEN (2) 2X8 WOOD BEAMS

NEW NANA-WALL HSW60 HEADER TRACK

NEW NANA-WALL HSW60 OPERABLE PANELS (SHOWN IN STACKED POSITION)

EXISTING PAVILION STRUCTURE TO REMAIN

EXISTING GUARDRAIL AND POSTS TO REMAIN

EXISTING PAVILION DECKING

EXISTING PAVILION STRUCTURE TO REMAIN

MECHANICALLY FASTEN NEW WOOD STIRRUP TO EXISTING BEAM WITH THRU-BOLTS

NEW 2X4 STIRRUP WITH DOUBLE 2X PLATE TO SUPPORT TRACK

NEW 1/2" PLYWOOD AT EXPOSED FACE - EACH SIDE

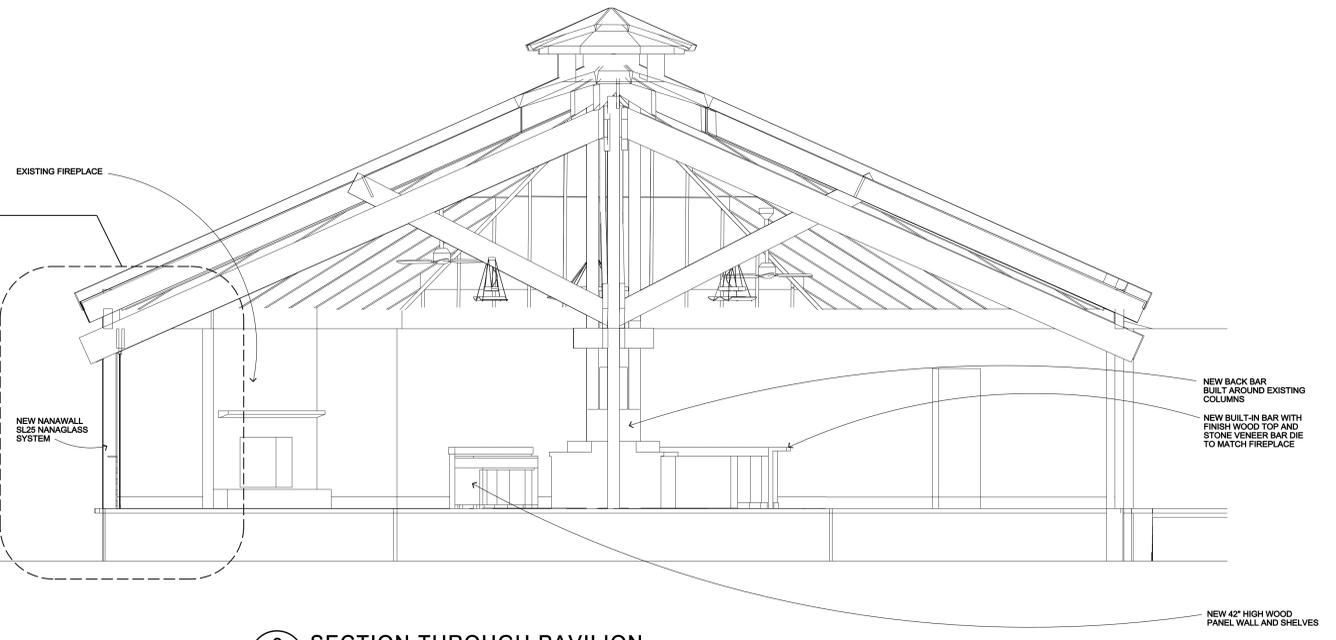
NEW 2X DOUBLE PLATE

3'-0" PANEL WIDTH

6'-7" PANEL HEIGHT

9'-0" BOTTOM OF TRACK SUPPORTS

2 PAVILION WALL SECTION
A5.04 1" = 1'-0"



3 SECTION THROUGH PAVILION
A5.04 NTS

EXISTING ROOF TO REMAIN

EXISTING PAVILION WOOD BEAM TO REMAIN

NEW NANA-WALL TRACK HEADER BEAM

NEW NANA-WALL HSW60 HEADER TRACK

NEW NANA-WALL DOOR PANEL

NEW NANA-WALL HSW60 OPERABLE PANELS

EXISTING GUARDRAIL AND POSTS TO REMAIN (SHOWN DASHED FOR CLARITY)

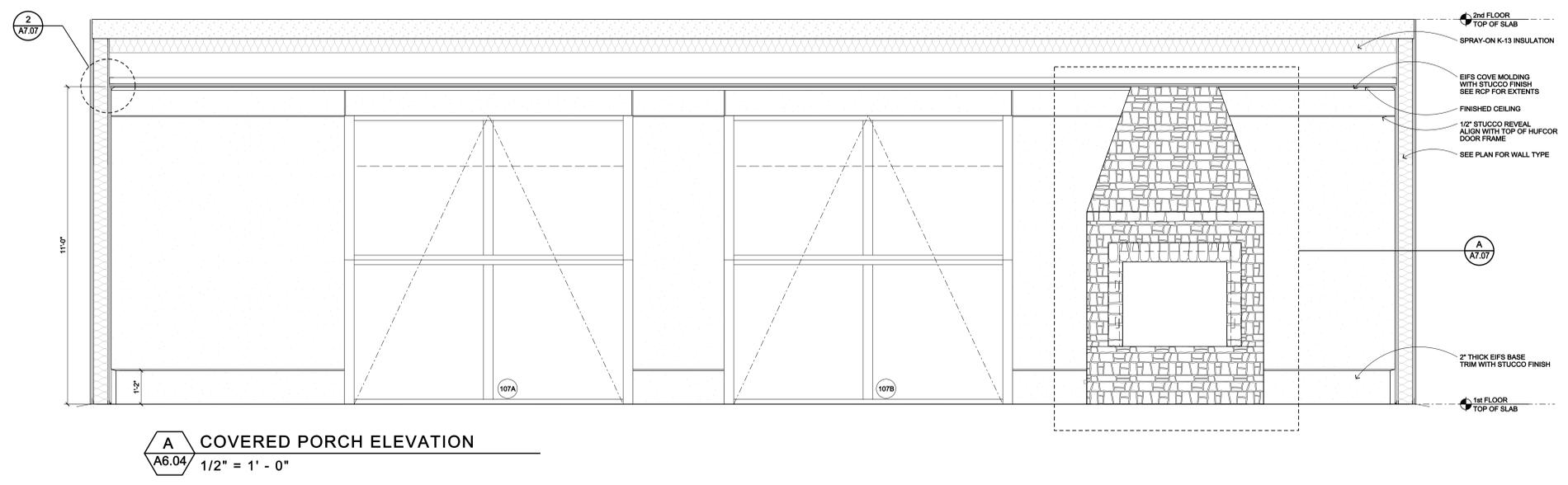
EXISTING PAVILION STRUCTURE TO REMAIN

NEW BACK BAR BUILT AROUND EXISTING COLUMNS

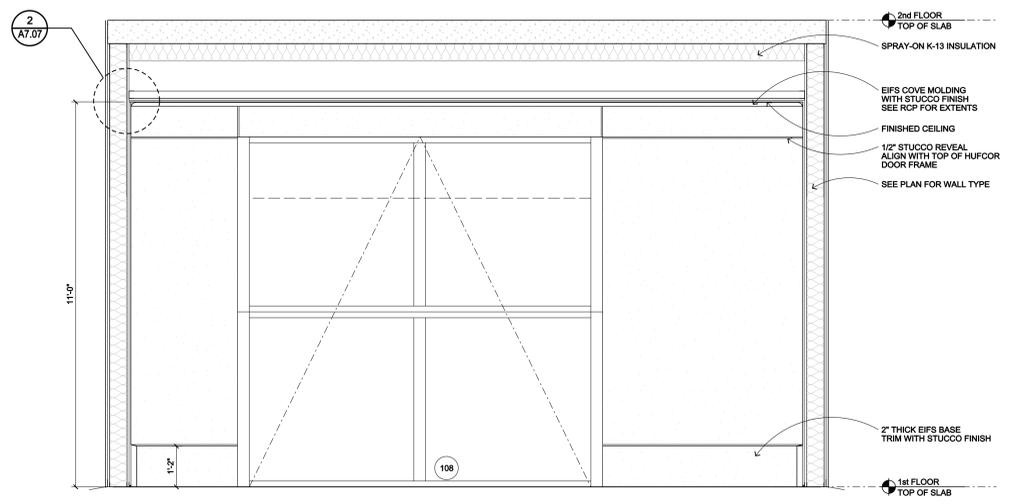
NEW BUILT-IN BAR WITH FINISH WOOD TOP AND STONE VENEER BAR DIE TO MATCH FIREPLACE

NEW 42" HIGH WOOD PANEL WALL AND SHELVES

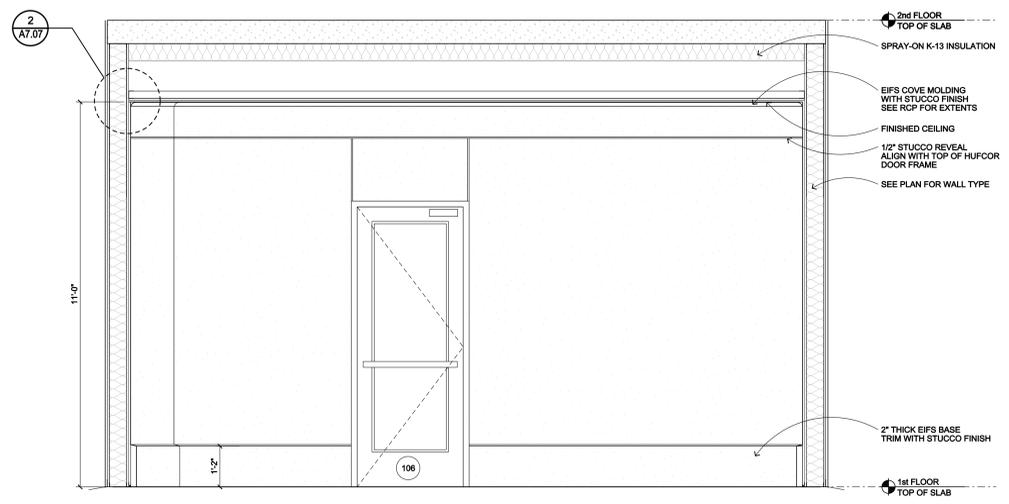
A ELEVATION OF NANA-WALL AT TYPICAL BAY
A5.04 1/2" = 1'-0"



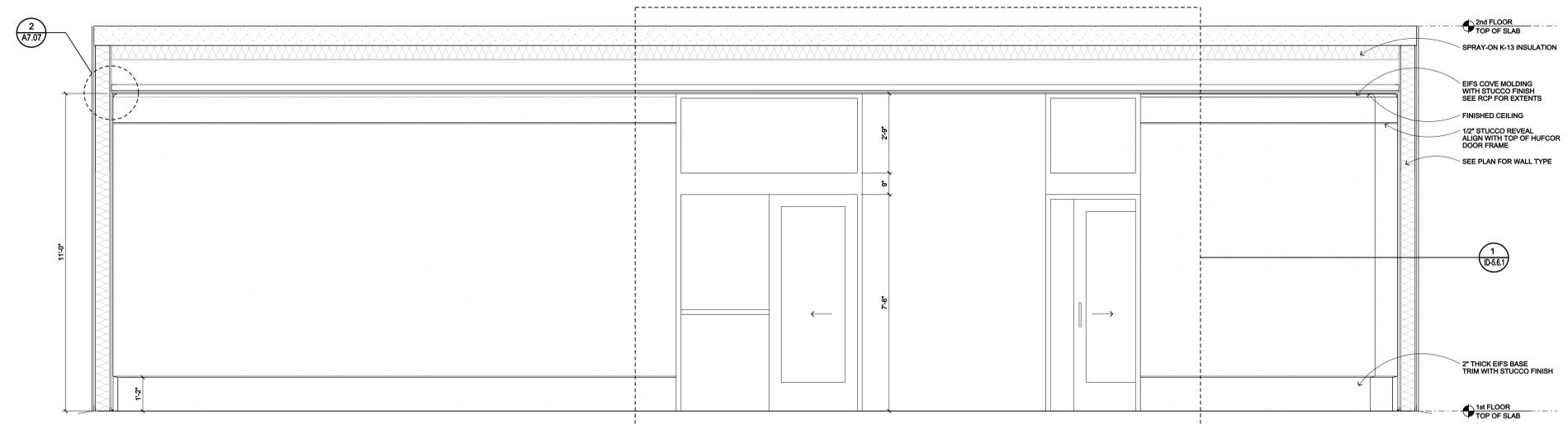
A COVERED PORCH ELEVATION
A6.04 1/2" = 1' - 0"



B COVERED PORCH ELEVATION
A6.04 1/2" = 1' - 0"



C COVERED PORCH ELEVATION
A6.04 1/2" = 1' - 0"



D COVERED PORCH ELEVATION
A6.04 1/2" = 1' - 0"

ISSUE	
■ PUBLIC AREA 75% CD ISSUANCE	JULY 5, 2012
■ PUBLIC AREA 90% CD ISSUANCE	AUGUST 13, 2012
■ PUBLIC AREA 100% CD ISSUANCE	SEPTEMBER 11, 2012

SECTIONS AND DETAILS

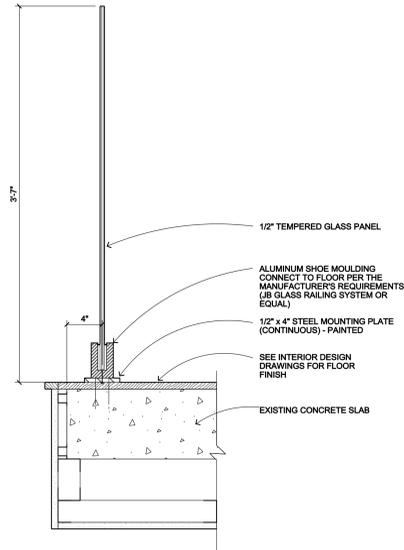
SHEET TITLE

This drawing is the property of Design One Studio, L.L.C. and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project.

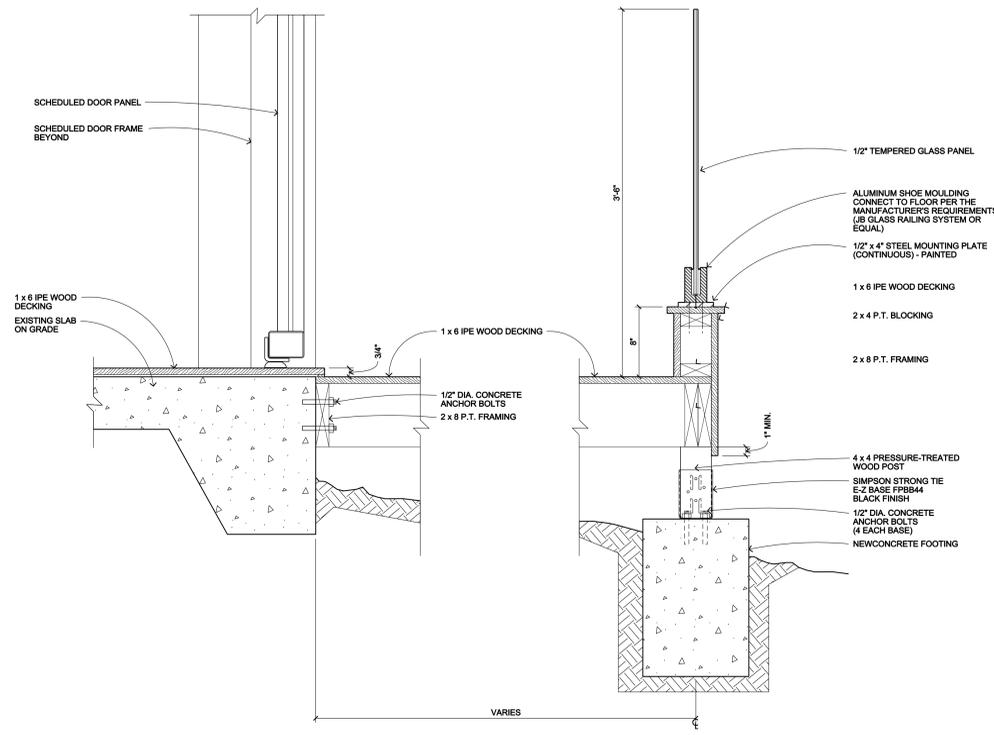
DATE JUNE 27, 2012

A7.01
1203.00
PROJECT NUMBER

RELEASED FOR CONSTRUCTION 9/11/12 DATE SHEET

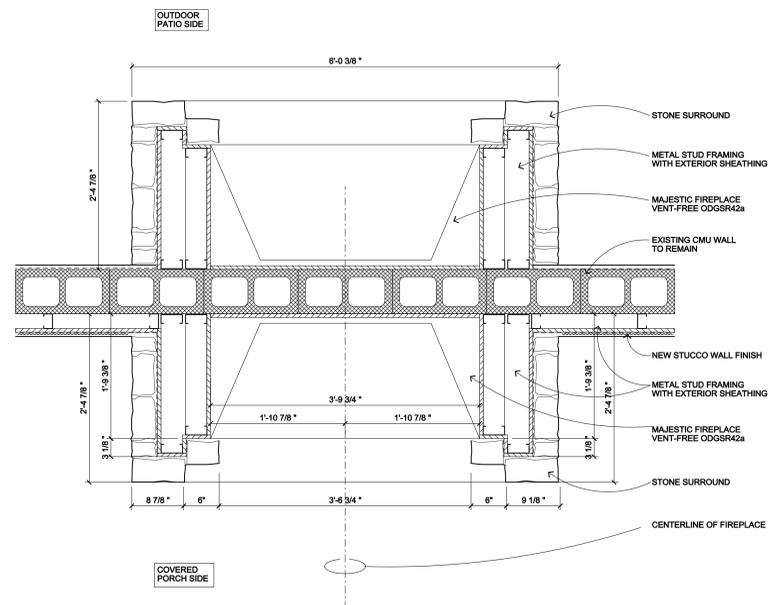


1 ATRIUM GLASS GUARDRAIL DETAIL
A7.01 1 1/2" = 1'-0"

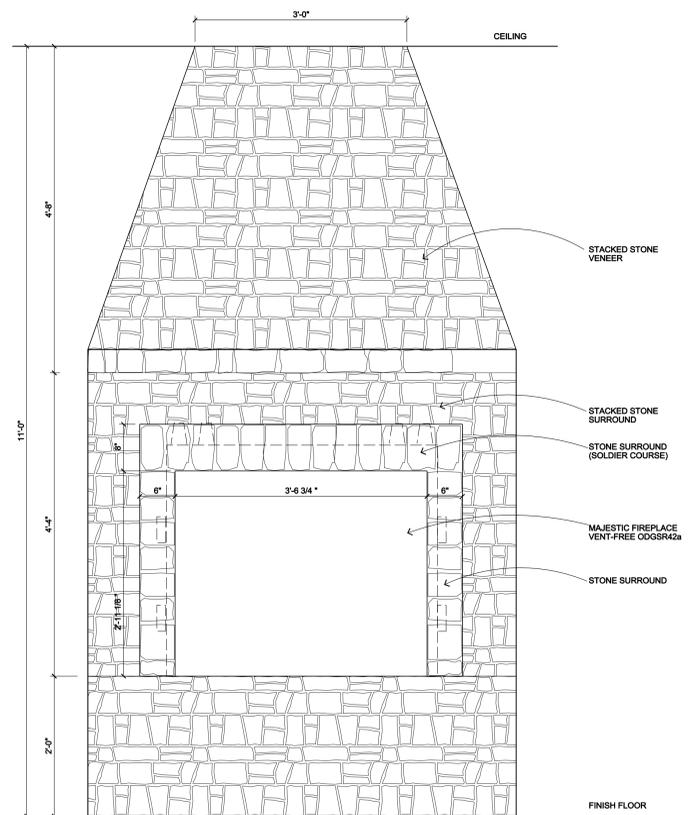


2 SECTION AT PATIO DECK
A7.01 1 1/2" = 1'-0"

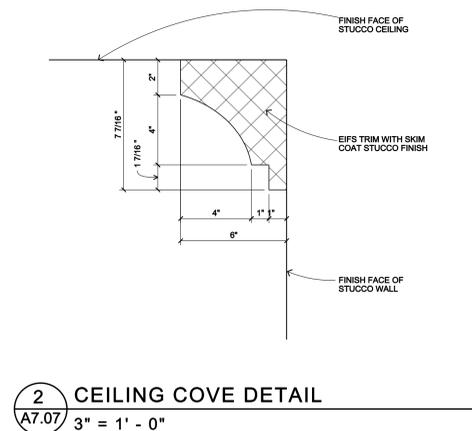
NOTE:
POST AND CONCRETE FOOTING
@ MAXIMUM 8'-0" O.C.



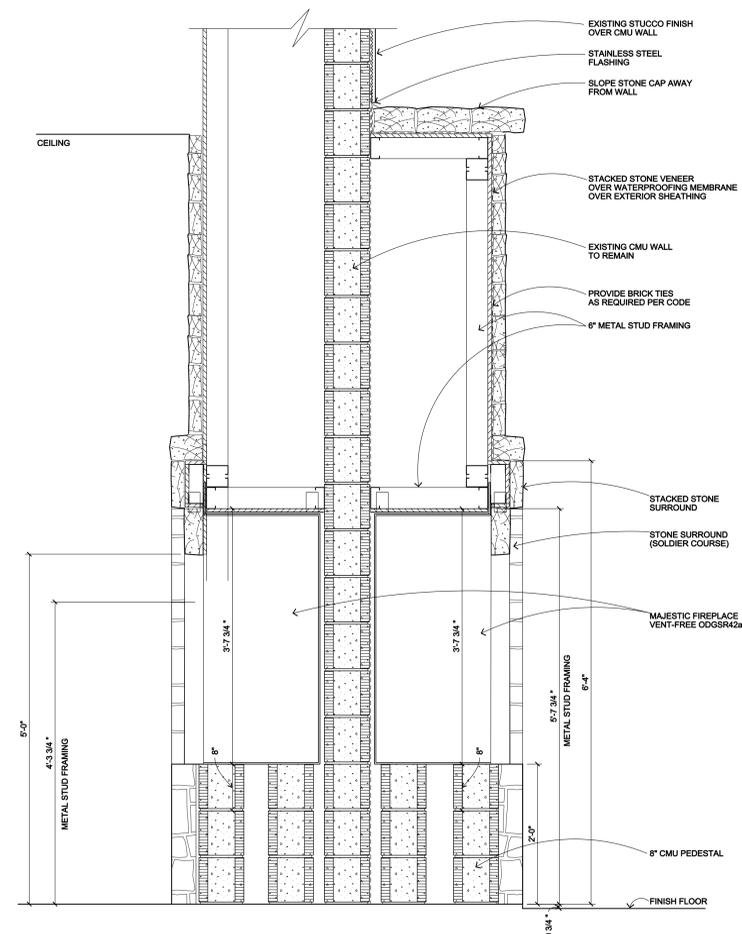
1 FIREPLACE PLAN
A7.07 1" = 1' - 0"



A FIREPLACE ELEVATION
A7.07 1" = 1' - 0"



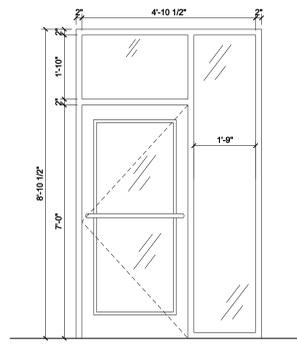
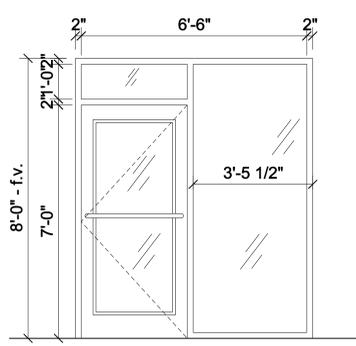
2 CEILING COVE DETAIL
A7.07 3" = 1' - 0"



3 FIREPLACE SECTION DETAIL
A7.07 1" = 1' - 0"

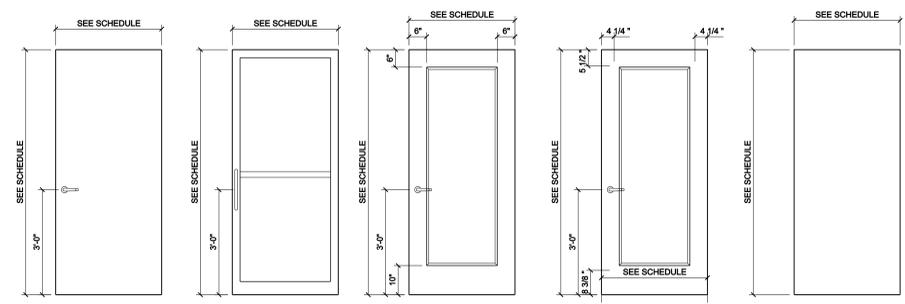
HARDWARE SCHEDULE

CODE	HARDWARE ITEM	MFR.	MFR. No.	FINISH	REMARKS
HW-1	PANIC HARDWARE & RODS	FALCON	25-V	626 - SATIN	ONE PER LEAF
	SURFACE CLOSERS (PULL SIDE)	LCN	4010 SERIES	626 - SATIN	WITH HOLD OPEN FUNCTION & FLUSH BOLTS (NO THRU BOLTS)
	LEVER	FALCON	25-SERIES - 510L	626 - SATIN	QUANTUM LEVER
	HINGES (FULL MORTISED)	HAGER		626 - SATIN	
	COORDINATORS	LCN		626 - SATIN	
	VIEWER	ROCKWOOD	620	SATIN NICKEL	PROVIDE 2 VIEWERS PER BALLROOM DIVISION. MOUNT AT 60" & 43" FOR ADA ACCESSIBILITY
	SMOKE SEAL	PEMCO			
	KICK PLATES (PUSH SIDE)	ROCKWOOD	K1050	626 - SATIN	
	FLUSH BOLTS	ROCKWOOD	555	626 - SATIN	



G ALUMINUM AND GLASS STOREFRONT DOOR W/ SIDE LIGHT

H ALUMINUM AND GLASS STOREFRONT DOOR W/ SIDE LIGHT



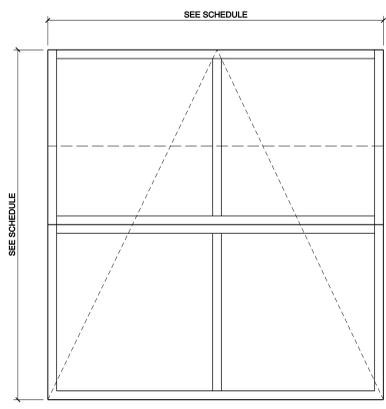
A FLAT SLAB HOLLOW METAL DOOR OR SOLID CORE WOOD

B ALUMINUM AND GLASS STOREFRONT DOOR

C SOLID CORE WOOD DOOR

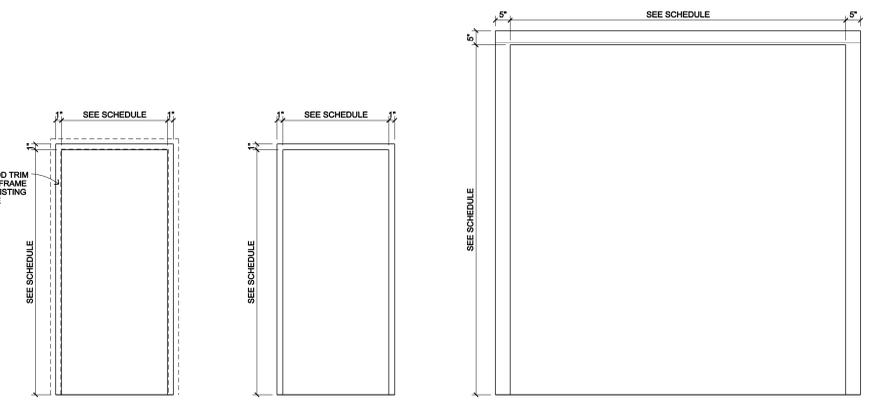
D SOLID CORE WOOD DOOR WITH GLASS LITE

E SOLID CORE WOOD SLIDING BARN DOOR



F HUFCOR B2 VERTICAL FOLDING BI-FOLD DOORS

DOOR TYPES



TYPE 1 - WELDED HOLLOW METAL - NEW

TYPE 2 - WELDED METAL - NEW

TYPE 3 - WELDED STEEL TUBE

FRAME TYPES

DOOR SCHEDULE

DOOR NUMBER	OPENING	NUMBER OF LEAVES	DOOR						LABEL	FRAME						GENERAL NOTES
			TYPE	MATERIAL	FINISH	WIDTH*	HEIGHT*	THICKNESS		TYPE	MATERIAL	FINISH	HEAD	JAMB	SILL	
101	2	B	AL/GL	AN	6'-0"	7'-0"	1 3/4"	-	-	AL	AN	H5	J5	S1	-	EXTERIOR ELEVATOR LOBBY STOREFRONT DOORS W/ 1'-0" TRANSOM - SEE DOOR SPEC DETAIL ON SHEET A8.01
102	2	B	AL/GL	AN	6'-0"	7'-0"	1 3/4"	-	-	AL	AN	H5	J5	S1	-	EXTERIOR STOREFRONT DOORS W/ 1'-0" TRANSOM AT TERRACE ALCOVE - SEE DOOR SPEC DETAIL ON SHEET A8.01
103	2	B	AL/GL	AN	6'-0"	7'-0"	1 3/4"	-	-	AL	AN	H5	J5	S1	-	EXTERIOR STOREFRONT DOORS W/ 1'-0" TRANSOM AT TERRACE ALCOVE - SEE DOOR SPEC DETAIL ON SHEET A8.01
104	2	C	WD	P	6'-0"	8'-0"	1 3/4"	45 MIN	-	HM	P	H1	J1	S2	HW-1	JR BALLROOM DOORS - PROVIDE DOOR ASTRAGAL ON INACTIVE LEAF
105	2	C	WD	P	6'-0"	8'-0"	1 3/4"	45 MIN	-	HM	P	H1	J1	S2	HW-1	JR BALLROOM DOORS - PROVIDE DOOR ASTRAGAL ON INACTIVE LEAF
106	1	E	WD	P	4'-0"	8'-0"	1 3/4"	-	-	-	-	-	-	-	-	BARN DOOR WITH EXPOSED HARDWARE.
106a	1	A	WD	P	3'-10"	7'-6"	1 3/4"	-	-	WD	P	-	-	-	-	POCKET DOOR
107a	1	A/A6.05	AL/GL	AN	9'-6"	10'-0"	-	-	3	STL	H3	J3	S5	-	-	HUFCOR-HYDRAU-LIFT HYDRALIC VERTICAL LIFT BI-FOLD DOOR. SEE A/6.05 FOR ELEVATION.
107b	1	A/A6.05	AL/GL	AN	9'-6"	10'-0"	-	-	3	STL	H3	J3	S5	-	-	HUFCOR-HYDRAU-LIFT HYDRALIC VERTICAL LIFT BI-FOLD DOOR. SEE A/6.05 FOR ELEVATION.
108	1	A/A6.05	AL/GL	AN	9'-6"	10'-0"	-	-	3	STL	H3	J3	S5	-	-	HUFCOR-HYDRAU-LIFT HYDRALIC VERTICAL LIFT BI-FOLD DOOR. SEE A/6.05 FOR ELEVATION.
109	2	EXIST	-	P	6'-0"	-	-	-	-	EX	P	-	-	-	-	EXTERIOR STOREFRONT DOORS AT RESTAURANT BAR - SEE DOOR SPEC DETAIL ON SHEET A8.01
110	2	EXIST	-	P	6'-0"	-	-	-	-	EX	P	-	-	-	-	EXISTING RESTAURANT DOORS TO REMAIN AND BE REPAINTED. REMOVE APPLIED TRIM.
110a	2	EXIST	-	P	6'-0"	-	-	-	-	EX	P	-	-	-	-	REMOVE APPLIED TRIM, LOCK DOORS, & PAINT TO MATCH WINDOW FRAME.
110b	2	EXIST	-	P	6'-0"	-	-	-	-	EX	P	-	-	-	-	REMOVE APPLIED TRIM, LOCK DOORS, & PAINT TO MATCH WINDOW FRAME.
110c	2	EXIST	-	P	6'-0"	-	-	-	-	EX	P	-	-	-	-	REMOVE APPLIED TRIM, LOCK DOORS, & PAINT TO MATCH WINDOW FRAME.
111	1	A	WD	P	3'-0"	8'-0"	1 3/4"	-	-	HM	P	H1	J1	S2	-	SERVICE BAR ACCESS DOOR
112	1	-	GL	P	4'-0"	8'-0"	-	-	-	-	-	-	-	-	-	GLASS SLIDING DOOR WITH CONCEALED HARDWARE. REFER TO I.D. DRAWINGS FOR ELEVATION
113	2	A	EXIST	P	6'-0"	8'-0"	1 3/4"	-	-	EX	P	-	-	-	-	EXISTING BUFFET DOORS TO REMAIN AND BE REPAINTED
114	2	B	WD	P	6'-0"	8'-0"	1 3/4"	20 MIN	-	HM	P	H1	J1	S2	-	NEW BUFFET DOORS TO JR BALLROOM
115	1	B	WD	P	3'-0"	8'-0"	1 3/4"	45 MIN	-	HM	P	H1	J1	S4	-	JR BALLROOM SERVICE DOORS
116	1	B	WD	P	3'-0"	8'-0"	1 3/4"	45 MIN	-	HM	P	H1	J1	S4	-	JR BALLROOM SERVICE DOORS
117	1	B	WD	P	3'-0"	8'-0"	1 3/4"	20 MIN	-	HM	P	H1	J1	S2	-	JR BALLROOM STORAGE
118	1	B	WD	P	3'-0"	8'-0"	1 3/4"	-	-	HM	P	H1	J1	S2	-	NEW OFFICE DOOR
119	1	B	WD	P	3'-0"	8'-0"	1 3/4"	-	-	HM	P	H1	J1	S2	-	NEW CONCIERGE DESK ACCESS DOOR
120	7	B	AL/GL	AN	24'-0"	8'-0"	2 1/4"	-	-	-	H4	J4	S6	-	-	INTERIOR SLIDING GLASS DOOR - HUFCOR FRAMELESS GLASS WALL
121	1	G	AL/GL	AN	3'-0"	7'-0"	1 3/4"	-	-	AL	AN	H2	J2	S1	-	EXTERIOR STOREFRONT DOORS AT MARKET WITH 36" SIDE LIGHT - SEE DOOR SPEC DETAIL ON SHEET A8.01
122	1	EXIST	-	P	-	-	-	-	-	P	-	-	-	-	-	EXISTING SERVICE DOOR & FRAME TO BE REPAINTED
123	1	EXIST	-	P	-	-	-	-	-	P	-	-	-	-	-	EXISTING SERVICE DOOR & FRAME TO BE REPAINTED
124	1	EXIST	-	P	-	-	-	-	-	P	-	-	-	-	-	EXISTING SERVICE DOOR & FRAME TO BE REPAINTED
125	1	A	WD	P	3'-0"	7'-0"	1 3/4"	-	-	HM	P	H1	J1	S4	-	MEN'S RESTROOM
126	1	A	WD	P	3'-0"	7'-0"	1 3/4"	-	-	HM	P	H1	J1	S4	-	WOMEN'S RESTROOM
127																NOT USED
128																NOT USED
129																NOT USED
130																NOT USED
131																NOT USED
132																NOT USED
133																NOT USED
134																NOT USED
135																NOT USED
136																NOT USED
137																NOT USED
138	1	B	WD/GL	P	3'-0"	8'-0"	1 3/4"	-	-	EX	P	H1	J1	S2	-	NEW OFFICE DOOR AND HARDWARE, DOOR FRAME TO REMAIN. SEE I.D. DRAWINGS FOR ELEVATION
139	1	B	WD	P	3'-0"	8'-0"	1 3/4"	45 MIN	-	HM	P	H1	J1	S4	-	STORAGE ROOM DOOR.
140	2	B	WD/GL	AN	6'-0"	8'-0"	1 3/4"	-	-	HM	P	H1	J1	S4	-	MEETING ROOM DOOR WITH FROSTED GLASS PANELS.
141	2	C	WD	P*	6'-0"	8'-0"	1 3/4"	45 MIN	-	EX	P	-	-	-	HW-1	* BALLROOM DOORS TO BE FACTORY FINISH. SEE NOTE #10 BELOW. PROVIDE DOOR ASTRAGAL ON INACTIVE LEAF
142	2	C	WD	P*	6'-0"	8'-0"	1 3/4"	45 MIN	-	EX	P	-	-	-	HW-1	* BALLROOM DOORS TO BE FACTORY FINISH. SEE NOTE #10 BELOW. PROVIDE DOOR ASTRAGAL ON INACTIVE LEAF
143	2	C	WD	P*	6'-0"	8'-0"	1 3/4"	45 MIN	-	EX	P	-	-	-	HW-1	* BALLROOM DOORS TO BE FACTORY FINISH. SEE NOTE #10 BELOW. PROVIDE DOOR ASTRAGAL ON INACTIVE LEAF
144	2	C	WD	P*	6'-0"	8'-0"	1 3/4"	45 MIN	-	EX	P	-	-	-	HW-1	* BALLROOM DOORS TO BE FACTORY FINISH. SEE NOTE #10 BELOW. PROVIDE DOOR ASTRAGAL ON INACTIVE LEAF
145	2	C	WD	P*	6'-0"	8'-0"	1 3/4"	45 MIN	-	EX	P	-	-	-	HW-1	* BALLROOM DOORS TO BE FACTORY FINISH. SEE NOTE #10 BELOW. PROVIDE DOOR ASTRAGAL ON INACTIVE LEAF
146	2	C	WD	P*	6'-0"	8'-0"	1 3/4"	45 MIN	-	EX	P	-	-	-	HW-1	* BALLROOM DOORS TO BE FACTORY FINISH. SEE NOTE #10 BELOW. PROVIDE DOOR ASTRAGAL ON INACTIVE LEAF
147	2	C	WD	P*	6'-0"	8'-0"	1 3/4"	45 MIN	-	EX	P	-	-	-	HW-1	* BALLROOM DOORS TO BE FACTORY FINISH. SEE NOTE #10 BELOW. PROVIDE DOOR ASTRAGAL ON INACTIVE LEAF
148	2	C	WD	P*	6'-0"	8'-0"	1 3/4"	45 MIN	-	EX	P	-	-	-	HW-1	* BALLROOM DOORS TO BE FACTORY FINISH. SEE NOTE #10 BELOW. PROVIDE DOOR ASTRAGAL ON INACTIVE LEAF
149	2	C	WD	P*	6'-0"	8'-0"	1 3/4"	45 MIN	-	EX	P	-	-	-	HW-1	* BALLROOM DOORS TO BE FACTORY FINISH. SEE NOTE #10 BELOW. PROVIDE DOOR ASTRAGAL ON INACTIVE LEAF
150	1	C	WD	P*	3'-0"	8'-0"	1 3/4"	45 MIN	-	EX	P	-	-	-	HW-1	* BALLROOM DOORS TO BE FACTORY FINISH. SEE NOTE #10 BELOW. PROVIDE DOOR ASTRAGAL ON INACTIVE LEAF
151	2	C	WD	P*	6'-0"	8'-0"	1 3/4"	45 MIN	-	EX	P	-	-	-	HW-1	* BALLROOM DOORS TO BE FACTORY FINISH. SEE NOTE #10 BELOW. PROVIDE DOOR ASTRAGAL ON INACTIVE LEAF
152	2	C	WD	P*	6'-0"	8'-0"	1 3/4"	45 MIN	-	EX	P	-	-	-	HW-1	* BALLROOM DOORS TO BE FACTORY FINISH. SEE NOTE #10 BELOW. PROVIDE DOOR ASTRAGAL ON INACTIVE LEAF
153	1	C	WD	P*	3'-0"	8'-0"	1 3/4"	45 MIN	-	EX	P	-	-	-	HW-1	* BALLROOM DOORS TO BE FACTORY FINISH. SEE NOTE #10 BELOW. PROVIDE DOOR ASTRAGAL ON INACTIVE LEAF
154	2	C	WD	P*	6'-0"	8'-0"	1 3/4"	45 MIN	-	EX	P	-	-	-	HW-1	* BALLROOM DOORS TO BE FACTORY FINISH. SEE NOTE #10 BELOW. PROVIDE DOOR ASTRAGAL ON INACTIVE LEAF
155	1	B	WD	P	3'-0"	8'-0"	1 3/4"	45 MIN	-	HM	P	H1	J1	S2	-	MEETING ROOM SERVICE DOOR
156	1	E	WD	P	4'-0"	8'-0"	1 3/4"	-	-	-	-	-	-	-	-	BARN DOOR WITH EXPOSED HARDWARE. SEE I.D. DRAWINGS FOR ELEVATIONS
157	1	B	AL/GL	AN	3'-0"	6'-8"	1 3/4"	-	-	AL	AN	-	-	-	-	
158	1	B	WD	P	2'-10"	8'-0"	1 3/4"	45 MIN	-	HM	P	H1	J1	S2	-	STORAGE ROOM DOOR.
159	1	H	AL/GL	AN	3'-0"	7'-0"	1 3/4"	-	-	AL	AN	H5	J5	S1	-	INDOOR/OUTDOOR POOL - SEE NOTE #11 BELOW.

GENERAL NOTES:

- ALL DOORS WITH FIRE RATING LABEL ARE TO HAVE CLOSERS
- EXISTING DOOR AND FRAME FIRE RATING LABEL TO BE PROTECTED DURING CONSTRUCTION AND PAINTING
- ALL NEW DOOR HARDWARE TO BE SCHLAGE JUPITER (JUP) LEVER HANDLE DESIGN (MORTISE LOCKS); (POLISHED CHROME FINISH)
- SEE SHEET A9.01 FOR FLOOR SILL AND TRANSITION DETAILS.
- ALL DOORS INDICATED AS EXISTING TO REMAIN WITH EXISTING HARDWARE ARE TO BE RE-KEYED TO MATCH NEW LOCKS. CONTRACTOR TO CONFIRM WHAT EXISTING KEYWAY IS.
- ALL DOOR CLOSERS TO BE CONCEALED CLOSERS WHERE EXISTING CONDITIONS ALLOW. ALL CLOSERS TO ALLOW A MAXIMUM OF 5 LBS. OF FORCE TO OPEN DOORS PER IAC 400.310 (I-10).
- CONTRACTOR TO VERIFY THAT WHERE EXISTING FRAMES ARE TO BE REUSED, HINGES SPECIFIED WILL COORDINATE WITH EXISTING FRAME OR CONTRACTOR TO ALLOW FOR FRAME PREF TO ACCEPT NEW HINGES.
- STORAGE DOORS TO HAVE KNURLED HARDWARE PER 18-11-1109.9.5
- OPERABLE PARTITION CLOSET DOORS BY MANUFACTURER (HUFCOR OR EQUAL); CLOSET DOORS MUST MATCH SURROUNDING WALL FINISH.
- BALLROOM DOORS BASE SCORE: REFER TO INTERIOR DESIGN DRAWINGS FOR FINISHES. DOORS TO RECEIVE NEW SATIN FINISH HARDWARE TO MATCH EXISTING HINGES, STRIKES, FEET/ROLLERS, KICK PLATES/LEVERS, ETC.

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: Sonesta Resort – ALTERATION & ADDITION

DRB#: DR 120031

DATE: November 13, 2012

RECOMMENDATION: Approval Approval with Conditions Denial

ARCHITECTURAL DESIGN

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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 an details are sufficient to reduce the mass of the structure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 tree roots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sand dunes if present are not disturbed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

MISC 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

DR120032

FOR OFFICIAL USE ONLY	
Date Received:	10-30-12
Accepted by:	SLH
App. #: DR	120032
Meeting Date:	

Applicant/Agent Name: Rick D. Sotiropoulos Company: Ocean Woods Landscape
 Mailing Address: 67 Union Cemetery Road City: HHTI State: SC Zip: 29926
 Telephone: 843-682-4000 Fax: 843-682-4012 E-mail: r.sotiropoulos@oceanwoods.com
 Project Name: THE WESTIN Project Address: 2 GRASS LANE AVE
 Parcel Number [PIN]: R510 009 000 0892 0000
 Zoning District: PD-1 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: N/A

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: N/A

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". Digital Format
- Material/color samples of existing and proposed changes - 8 1/2" X 14" *Maximum*; Stating manufacturer and material name See Attached

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]
SIGNATURE

10.30.12
DATE

SWVP HILTON HEAD, LLC



October 24, 2012

Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928

RE: Westin Hilton Head – Landscape Plan

To Whom It May Concern:

Please accept this letter, from ownership of the above referenced property, authorizing Rick Sotiropoulos from Ocean Woods Landscaping Co, Inc., to act as agent for ownership for the Westin Hilton Head landscaping submittal.

Please call with any questions.

A handwritten signature in blue ink, appearing to read 'Mark H. Robinson'.

SWVP Hilton Head, LLC
Mark H. Robinson, Authorized Person



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: _____
 App. #: _____

**AFFIDAVIT OF OWNERSHIP AND
 HOLD HARMLESS PERMISSION TO ENTER PROPERTY**

The undersigned being duly sworn and upon oath states as follows:

1. I am the current owner of the property which is the subject of this application.
2. I hereby authorize Rick Sotiropoulos from Ocean Woods Landscaping Co. to act as my agent for this application only.
3. All statements contained in this application have been prepared by me or my agents and are true and correct to the best of my knowledge.
4. The application is being submitted with my knowledge and consent.
5. Owner grants the Town, its employees, agents, engineers, contractors or other representatives the right to enter upon Owner's real property, located at 2 Grasslawn Ave, Hilton Head, SC 29928 (address), R510 009 0892 0000 (parcel ID) for the purpose of application review, for the limited time necessary to complete that purpose.
6. Owner agrees to hold the Town harmless for any loss or damage to persons or property occurring on the private property during the Town's entry upon the property, unless the loss or damage is the result of the sole negligence of the Town.
7. Non-responsiveness to a Town information request for sixty (60) or more days shall be cause to cancel the application(s) without refund of fees.

Print Name: Mark H. Robinson Address: 12790 El Camino Real, #150 San Diego, CA 92130

Signature: *Mark H. Robinson* Date: 10/24/12 Phone Number: 858-480-2900

State of California County of San Diego
 Sworn and subscribed before me this 24 day of October, 2012
 Name of Notary (print) Vickey Montez
 Signature of Notary *Vickey Montez*
 Commission Expires May 29, 2014





ASSOCIATION OF LANDOWNERS
PORT ROYAL PLANTATION, INC.
10 Coggins Point Road,
Hilton Head Island, SC 29928

PLANS APPROVAL BOARD

October 24, 2012

Ocean Woods Landscaping
ATTN: Rick Sotiropoulos
67 Union Cemetery Road
Hilton Head Island, SC 29926

RE: The Westin
2 Grasslawn Avenue

Dear Rick:

The Plans Approval Board has reviewed the Hardscape Plan and Landscape Plan and has no objections to the project as proposed.

Should you have any questions, please feel free to contact our office at 681-6813.

Sincerely yours,

Jan Ingram
Administrator, PAB

/ji



Catherine B. Templeton, Director

Promoting and protecting the health of the public and the environment

October 24, 2012

Rick D Sotiropoulos, CLP
Ocean Woods Landscaping, Inc
67 Union Cemetery Road
Hilton Head Island, SC 29926

Re: Westin
Beaufort County
Stormwater Less than .5 Acre Within .5 mile

Dear Rick D Sotiropoulos:

The submittal package indicates that the above referenced project is within one half mile of a receiving waterbody and is 0.2 acres in size. The South Carolina Department of Health and Environmental Control (DHEC) has reviewed the scope of the submittal and has determined this project is automatically granted coverage under the NPDES General Permit for Stormwater Discharges From Large and Small Construction Activities effective September 1, 2006 per Part 2 of the permit. Your submittal package, dated October 23, 2012, also meets the plan and notification requirements set forth in **R. 72-305(B)(1) and 72-307(H) from the State Standards for Stormwater Management and Sediment Reduction.**

This project is subject to a Coastal Zone Consistency (CZC) determination from the Department's CZC Section and automatic permit coverage is not effective until this project has been determined consistent with the Coastal Zone Management Program (CZMP). This project may qualify for General Coastal Zone Consistency (GCZC). If needed, please visit www.scdhec.gov/environment/ocrm/czc for the GCZC and the GCZC request form to submit to the CZC Coordinator. If the project does not qualify for the GCZC the CZC Coordinator will inform you of other CZC process requirements.

You are responsible for obtaining any other federal, state, or local authorizations that may be required for this project. Please note we have not sent a copy of this letter to any county or city building official. You must send a copy of this letter to these agencies, if necessary.

If you have any questions, please contact me at 843.953.5324 or via e-mail at martinhd@dhec.sc.gov.

Sincerely,

Holli Dawn Martin
Administrative Specialist
Coastal Stormwater Permitting Section

cc: Richard Geer – Coastal Stormwater Permitting Section

TOWN OF HILTON HEAD ISLAND
One Town Center Court, Hilton Head Island, S.C. 29928
(843) 341-4600 Fax (843) 842-7228
Http://www.hiltonheadislandsc.gov

October 29, 2012

Authorization Expiration Date: April 29, 2013

Mr. Rick Sotiropoulos, Ocean Woods Landscaping
c/o Allcare Tree Surgeons
PO Box 23122
Hilton Head Island, SC 29925

RE: NAT1205501, Tree Trimming/Removal Request
2 Grasslawn Avenue, Westin Resort
Hilton Head Island, SC

Dear Rick:

Your request to perform tree trimming/pruning at the above referenced site is approved. Specifically, you have proposed to:

Pool Deck/Courtyard

1. Prune 193 Sabal Palms around the pool deck area and ocean side of property to consist of removing dead fronds, seedpods, and normal trimming (10 & 2) to open canopy and allow sunlight,
2. Prune 25 pines along dune edge to remove large and small deadwood for safety and to remove select, small dead and/or declining cluster trees,
3. Prune other remaining large pines to remove large deadwood, raise canopies to separate from Live Oaks, and thin for view corridors for upper floors,
4. Prune 35 Live Oaks of various sizes along pool decks to remove large deadwood, thin canopy not to exceed 30%, and reduce, shape canopies to create view corridors, and to shape future growth away from buildings and allow more sunlight to lower canopy vegetation,

Fire Lane Access Road

5. Prune various Oaks and Pines along left property line to pull back branches away from building, allow more sunlight into lower canopy vegetation, remove deadwood and declining leads, and open view corridor by thinning canopies from building's midpoint,
6. Remove (2) Pines and (1) Laurel Oak at back left corner of building to open up view corridors.

The above items are approved pursuant to the Town of Hilton Head's Land Management Ordinance (LMO), Sec. 16-3-402(A)(4). This work must be done in accordance with the guidelines of the International Society of Arboriculture, as published in the Arborist Certification Guide, and in conjunction with the walkthrough that was done on-site with Mr. Mike Jasinski earlier today.

Also, if any of the authorized tree trimming will result in more than 30% of the leaf surface being removed at any one time, this work shall be considered as tree removal and must be reviewed as such. If considered as heavy pruning (20% -30%), this work will be restricted to once every three years.

Item 6 is approved pursuant to the Town of Hilton Head Island's Land Management Ordinance (LMO) Sec. 16-6-305, in an effort to open up view corridors. Since there are sufficient nearby trees and there will be no net loss in the overall canopy of the area due to this removal, there will be no mitigation required due to the existing canopy that the remaining trees provide.

TOWN OF HILTON HEAD ISLAND
One Town Center Court, Hilton Head Island, S.C. 29928
(843) 341-4600 Fax (843) 842-7228
[Http://www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)

October 24, 2012

Authorization Expires: April 24, 2013

Mr. Rick Sotiropoulos, Ocean Woods Landscaping
c/o Allcare Tree Surgeons
PO Box 23122
Hilton Head Island, SC 29925

Re: **NAT120497**, Tree Removal Request
2 Grasslawn Avenue, The Westin Resort
Hilton Head Island, SC

Dear Rick:

This letter is to serve as authorization for the above referenced tree removal request. Specifically you are proposing to remove an:

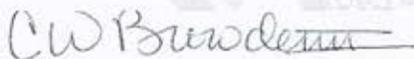
1. 24" Pine along the roadway leading up to the front entrance that is heaving the roadway and cracking the pavement, and
2. 12" Oak tree that is overshadowed by larger oaks that is unbalanced and stunted by these larger trees.

The above items are approved pursuant to the Town of Hilton Head Island's Land Management Ordinance (LMO) Sec. 16-3-402 due to the structural impacts that they are causing through their root systems or their physical conditions and future growth potential due to their location. Since there are sufficient nearby trees and there will be no net loss in the overall canopy of the areas due to these removals, there will be no mitigation required due to the existing canopy that the remaining trees provide.

This work must be done in accordance with the guidelines of the International Society of Arboriculture, as published in the Arborist Certification Guide. The Town would also ask that you have the trees checked for active nests prior to removal and that if any are found, to please call this office or take the necessary steps to relocate the nests.

If you should need anything further, please feel free to give me a call.

Sincerely,



C. W. "Rocky" Browder III
Environmental Planner

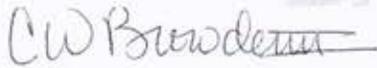
1663 · 1983

October 29, 2012
Mr. Rick Sotiropoulos
Page Two

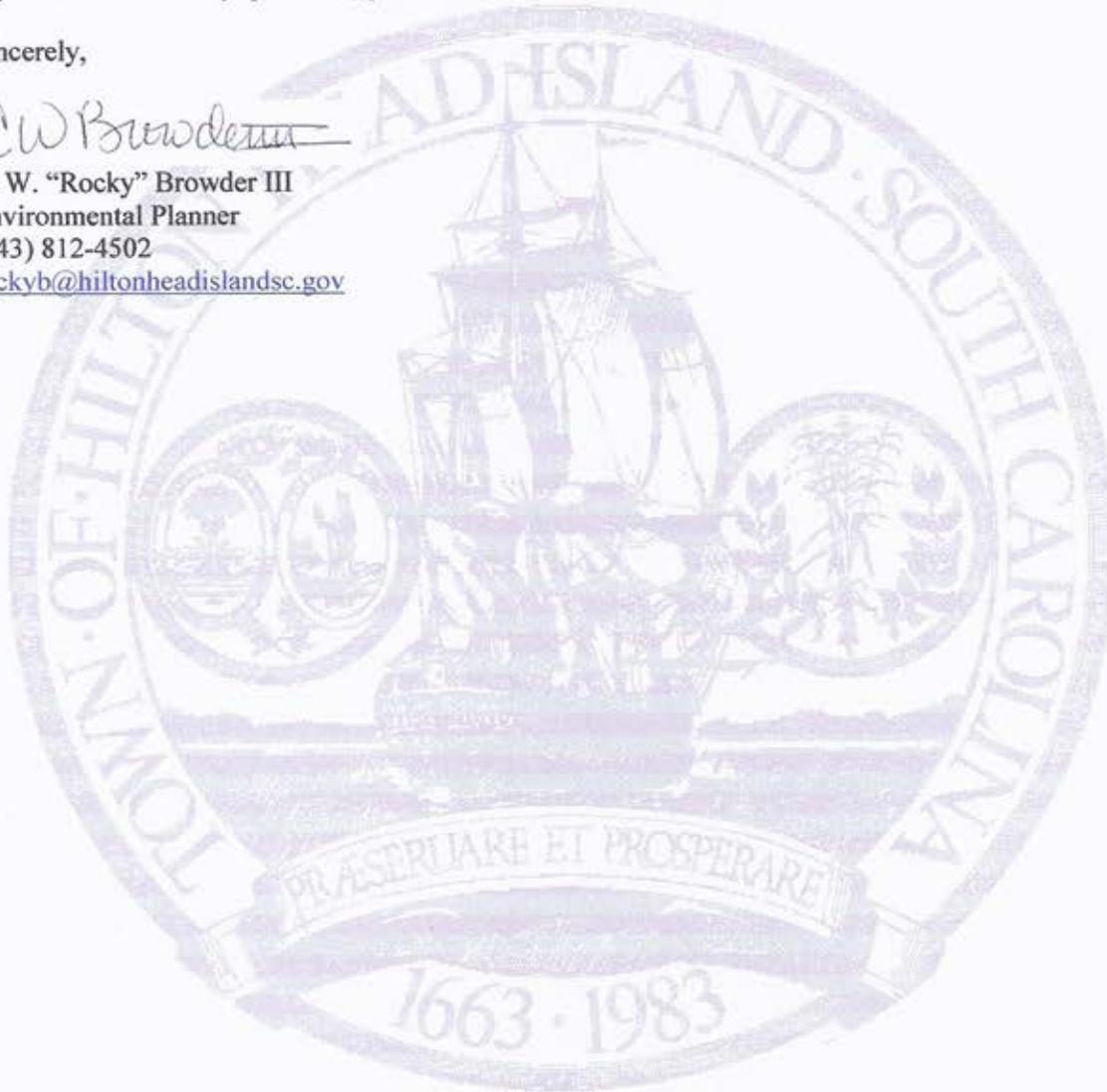
Please check for active nests prior to the pruning and either call this office if any are found or take the necessary steps to relocate these nests.

If you should have any questions, please feel free to give me a call.

Sincerely,



C. W. "Rocky" Browder III
Environmental Planner
(843) 812-4502
rockyb@hiltonheadislandsc.gov





OCEAN WOODS LANDSCAPING

67 Union Cemetery Road

Hilton Head Island, SC 29926

**LANDSCAPE
RENNOVATIONS
FOR**

THE WESTIN

HILTON HEAD ISLAND

CURRENT CONDITIONS

This existing site includes a large hotel that is currently in operation. The existing landscape and site amenities include an entry road flanked by maturing live oaks and a large central fountain element and portico that presents the front elevation of the 5 floor hotel. An underground parking garage and an open parking lot exist on the right side of the property. A conference and event area is located on the front right side of the property while guest rooms are mainly located on the left center and right side facing the ocean and north property line. The hotel layout wraps the courtyard/amenity area which is on the ocean side of the hotel and is adjacent to the primary dune. This amenity area includes three pools, an active Koi pond, associated impervious pool decking, pervious composite wood decking and large event area, three water features, Ocean's restaurant and a previously approved outdoor covered bar area. The existing vehicular and pedestrian circulation is in most part intact and in working order. There are multiple beach accesses to the Atlantic Ocean beach strand, one of which is designated as Public and is located in the southern most corner of the property. There are current renovations underway for the interior of the hotel.

The landscape and irrigation system(s), while currently maintained in good condition, have been largely left un-improved since original installation. The site currently has exterior site lighting; however it as well has been left un-improved and has been modified over the years since original installation. The adjacent properties are Marriott Ownership Resorts on the Western and Southern Property Lines and Association of Land Owners along the Northern Property line with the Atlantic Beach Strand along the South-Eastern Property Line.

PROJECT INTENT

The intent of this submittal is to identify and provide proposed solutions and improvements of the hotel's functionality and enhance the visual appearance of the landscape site in total better representing the hotel.

The over-arching design philosophy is to enhance the natural beauty of the existing landscape and introduce fresh landscape and site elements that would be in keeping with the Westin Brand and reflecting Hilton Head Island's natural surroundings in an up-to-date and appropriate manner while maintaining the integrity of the Town, County and State Codes and Standards.

PROJECT SCOPE OF WORK

The project has been broken up into sections as outlined on sheet S-1. The following scope will be reflected in these sections and the implementation of the project would most likely follow suit as defined in the following sheets:

Sheet LS-1 Overall Site Landscape Plan

Sheet LS-2 Overall Tree Plan DHEC-OCRM (DHEC items highlighted in yellow)

Sheet L-1 Main Entry Road and Fountain Area

Sheet L-2 North East Property Line and Conference Center Arrival and Parking

Sheet L-3 Courtyard Areas and Beach Front

Sheet L-4 Proposed Site Lighting Front

Sheet L-5 Proposed Site Lighting Rear

Sheet L-6 Children's Pool Improvements and Other Details

—

Sheet LS-2. Tree Plan- DHEC/ORCM Notes

- The overall intent on the existing tree canopy is to selectively prune for improved health of the mature trees, improve vistas, provide proper building clearances and fire lane access and remove any hazardous materials.
- The submission does include the request for removal of trees that are causing damage to surrounding hardscape or will be located in the way of new expanded pool deck or Koi Pond Walks.
- All removed trees are to be mitigated as per Town Tree Ordinance and the selection of the mitigated trees will be included in the final planting plan and labeled as such.

Sheet L-1. Main Entry and Fountain Area.

- Prune existing tree canopy and remove a large Pine that is currently damaging road and curb. All other existing trees are to remain.
- Remove and replace existing damaged vehicular hardscaping and replace with new vehicular hardscape elements. Remove existing asphalt approx 2,500 ft2 road and replace with pervious brick pavers.
- Introduce a new 4' fence that will visually tie the main entry road to the hotel. This will be a powder-coated aluminum element and will be heavily planted between the existing curb and the fence itself.
- Renovate the Security Gazebo as shown.
- Remove and improve the existing landscape along the entire entrance median leading up to the open fountain area.
- Remove the original site lighting fixtures and introduce new amber LED site fixtures as shown with hanging seasonal color baskets. Add new amber-warm LED landscape lighting to softly highlight the existing live oak alle' and the existing strong palm elements along the central median.
- Add landscaping to the northern side of the exit road to minimize the impact of the Marriott Gardenside's 6' Stucco Wall.
- Improve the central visual focus of the fountain element.
- Replace the existing fountain lighting and site lighting in this area with new and improved warm LED lighting in a more appropriate and visually pleasing manner.
- Remove and replace existing sabal palms as shown on plans to better frame fountain element. Replace the existing site lighting fixtures to match main entry road site lighting and baskets.
- Add new pedestrian access to fountain area which would include replacing steps and adding new paver walk and seating around the fountain. Add new pervious paver walk 800ft2
- Add new seating along the existing walkways. Remove and replace landscape as shown.
- Introduce new large cast stone planters as shown.
- Remove and replace landscaping as shown on conceptual planting plan.

Sheet L-2. North Property Line

- Improve and mark existing gravel fire lane in accordance with Fire District Standards.
- Improve guest room vistas through tree pruning and devining.
- Add landscaping along the existing fence line. Add landscaping along foundation of guest rooms that would be visible from first and second floor rooms. This area is currently designated as “island view rooms” to be improved.

Sheet L-2. Conference Center Arrival and Open Parking Lot.

- Remove and replace the existing tired landscaping.
- Add Live Oak tree to parking lot. Remove chain and removable bollards that exist along the low concrete retaining wall.
- Cut out asphalt and base and add new pervious planting space that would separate the upper and lower level of the 18-24” retaining wall. Approx adding 2,500 ft2 pervious planting space from asphalt parking
- Remove existing site lighting fixtures and introduce new LED down lighting to improve the poor lighting in the parking lot.

Sheet L-3. Courtyard Areas and Beach Front.

- Remove selected Palms and Pines.
- Selectively prune all trees within the courtyard to improve the overall health of the surrounding AND improve the guest room vistas to the ocean. All pruning to be done in accordance with current Town Natural Resources and Arboreal Industry Standards. Trees removed may be mitigated in the overall landscape plan IF required. The existing site has mature and heavy tree canopy and mitigation may not be required.
- Remove one existing water feature near the Children’s Pool.
- Revamp the current Children’s Pool to a more appropriate and interactive Children’s Pool.
- Revamp the existing “Dolphin” Water Feature by re-facing and repairing as field directed.
- Clean existing Koi Pond and add a new Floating Gazebo. Salvage all fish.
- Remove existing broken and hazardous flagstone paths and replace with new ADA accessible integral color walk and selective seating areas in a new configuration. Remove 2,000 ft2 add 2,500 ft2 in new location.

- Modify current impervious deck space and re-surface. Less than 1,000ft²
- Repair and Improve Existing Pool Deck drainage.
- Install a pervious synthetic turf area for event and guest activity area.
- Introduce free-standing permanent Cabana's.
- Introduce new site furnishings and planters as shown and place existing revamped planting containers as field directed.
- Remove existing 110 site lighting. Replace with appropriate amber and/or warm LED site lighting. Some existing lighting would remain such as step lighting and underwater pool lighting.
- Remove the associated landscape and replace with new landscaping as shown on the conceptual landscape planting plans.
- Provide a new native landscape transition between the existing fencing and the primary dune within the transition area and the OCRM setback. No disturbance adding native beach landscaping to transition area. See plant list Sheet L-3B.

Sheet L-4 and L-5. Site Lighting as proposed and outlined above.

Sheet L-6. Proposed Children's Pool Improvements.

- Alter the existing pool that has depths ranging from 3 to 5' to a true 12-18" depth and incorporate interactive children's features as shown. Replace all associated equipment and replace pool coping and steps as needed.

Sheet L-6. Security Gazebo Details.

- Re-fit the entry gazebo using some of the Chippendale detail in the proposed fence.

Sheet L-6. Floating Gazebo Details

- Add a "floating" Painted Wood Gazebo in the Koi Pond. This gazebo to be accessed from new integral concrete pathway and would be ADA accessible.

Sheet L-6. Site Furnishings

- As Shown













































































This plan is Copyrighted
All design concepts, specifications and reproduction rights are reserved.

OCEAN WOODS LANDSCAPING

67 Union Cemetery Road Hilton Head Island, South Carolina 29928
ph 843.662.4000 fx 843.662.4012 www.oceanwoods.com



EXPERIENCE EXCELLENCE INTEGRITY

OVERAL SITE PLAN

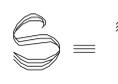
Landscape improvements for:

THE WESTIN
2 Grasslawn Avenue

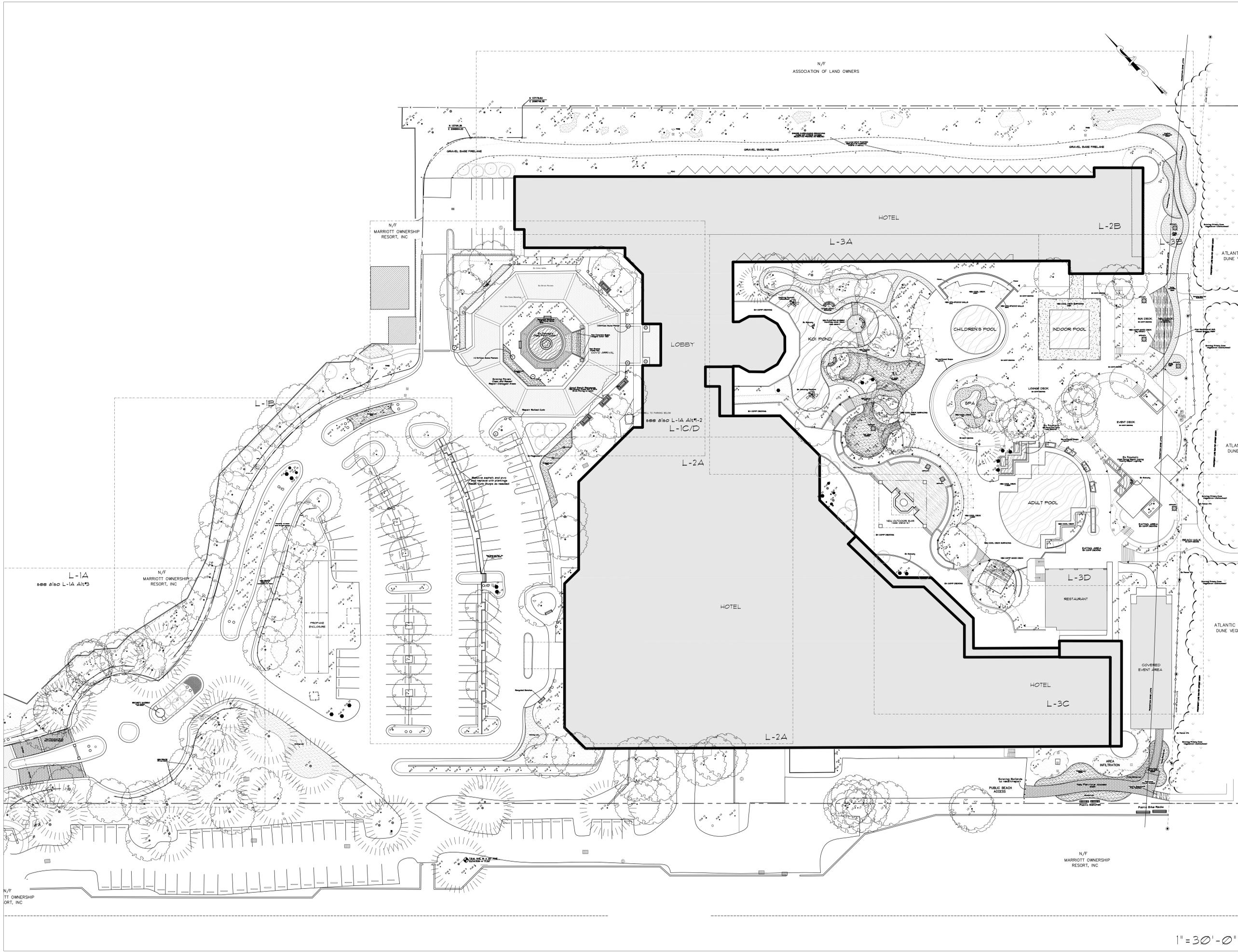
Hilton Head Island, South Carolina 29928

By: R. Sotiropoulos
Scale: 1"=30'-0"
Date: 5.17.12
Revs: 10-10-12
Revs:

Sht:



1" = 30' - 0"



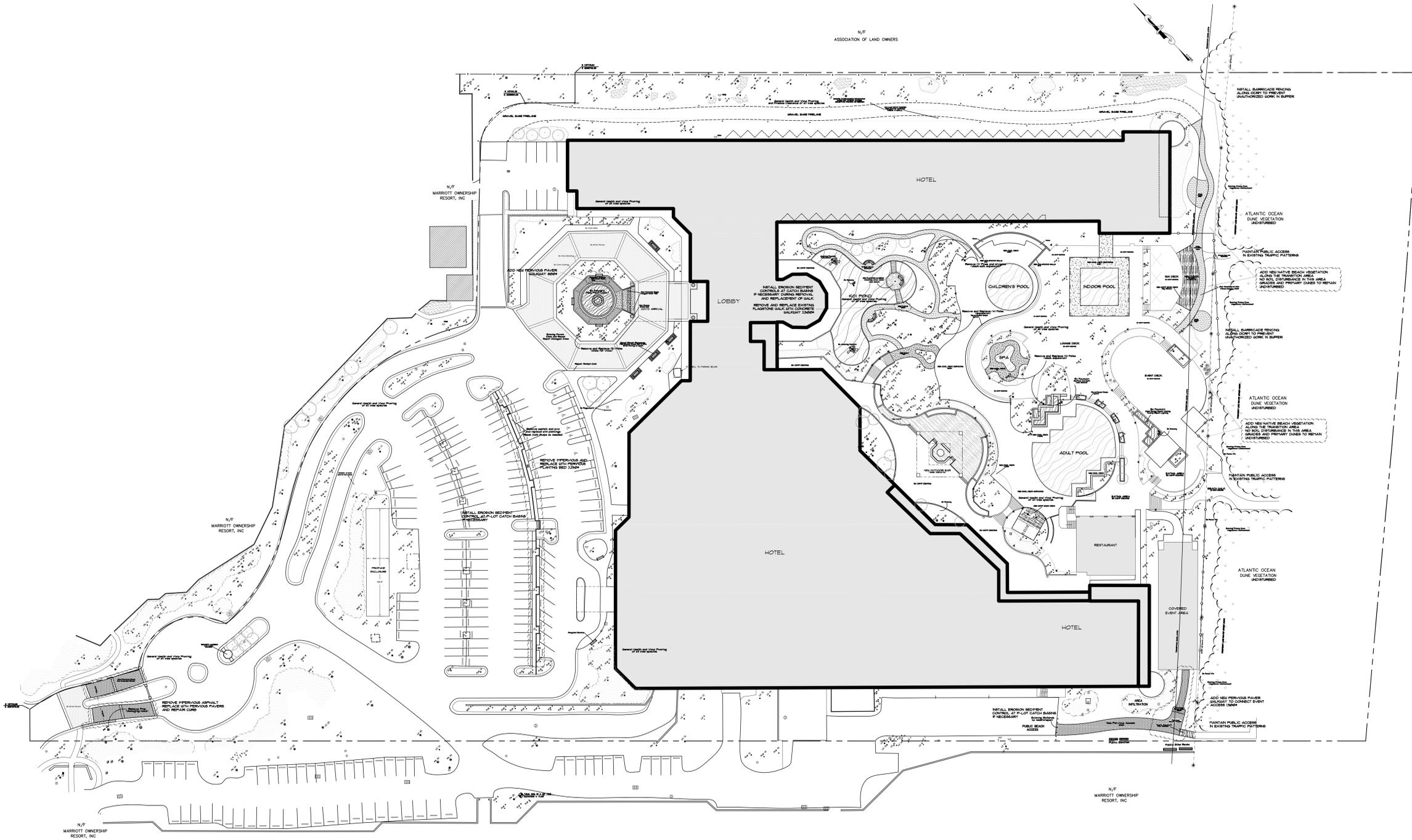
N/F
MARRIOTT OWNERSHIP
RESORT, INC

N/F
MARRIOTT OWNERSHIP
RESORT, INC

N/F
MARRIOTT OWNERSHIP
RESORT, INC

L-1A
see also L-1A Alt's

see also L-1A Alt's-2
L-1C/D



© This plan is Copyrighted
All design concepts, specifications and reproduction rights are reserved.

OCEAN WOODS LANDSCAPING

67 Union Cemetery Road Hilton Head Island, South Carolina 29928
ph 843.662.4000 fx 843.662.4012 www.oceanwoods.com



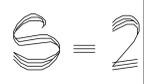
EXPERIENCE EXCELLENCE INTEGRITY

**OVERALL TREE PLAN
DHEC-ORCM NOTES**

Landscape improvements for:
THE WESTIN
2 Grasslawn Avenue
Hilton Head Island, South Carolina 29928

By: R. Sotiropoulos
Scale: 1" = 40'-0"
Date: 5/17/12
Revs: 10-10-12
Revs: 10-29-12

Sht:

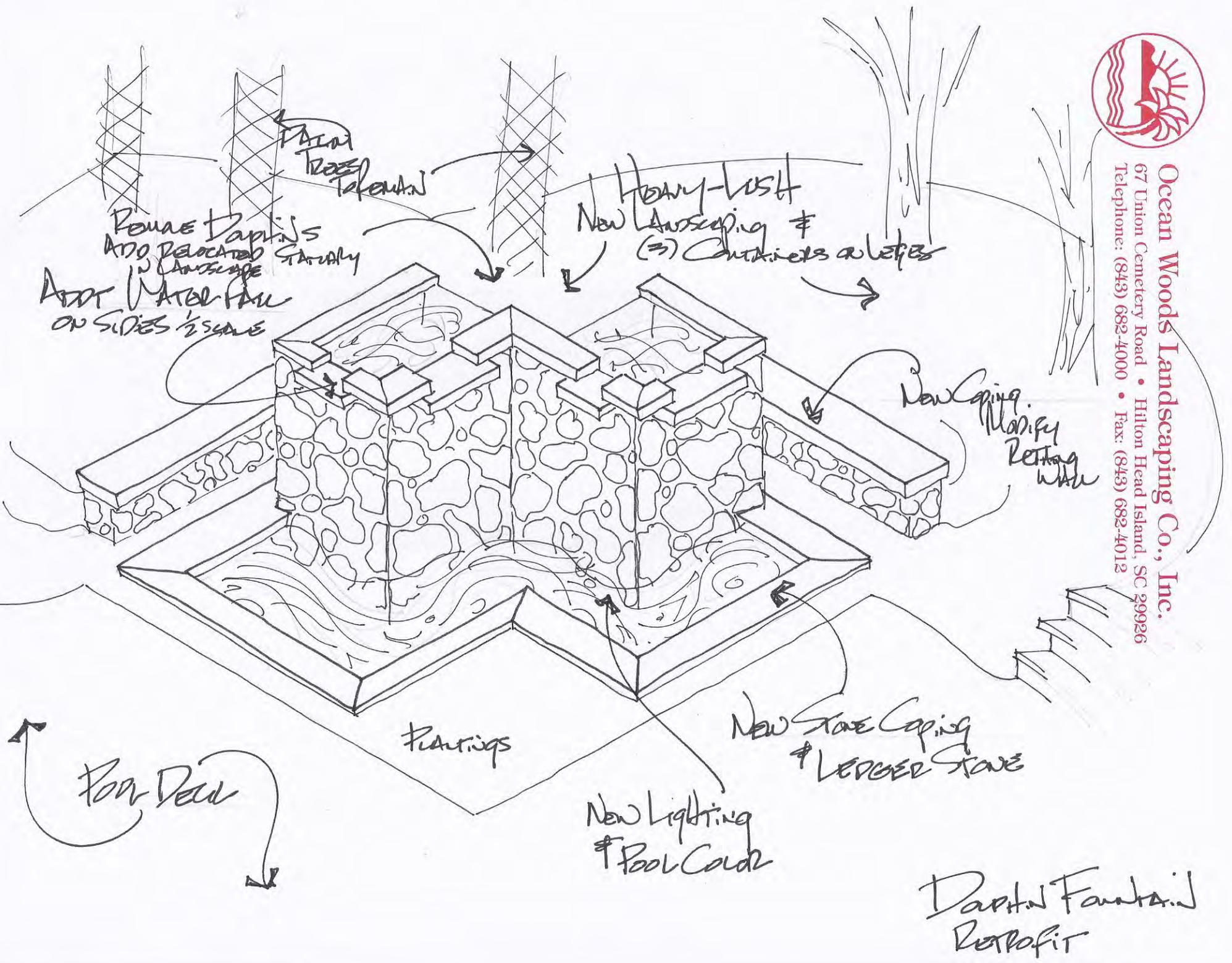


1" = 40'-0"



Ocean Woods Landscaping Co., Inc.

67 Union Cemetery Road • Hilton Head Island, SC 29926
Telephone: (843) 682-4000 • Fax: (843) 682-4012





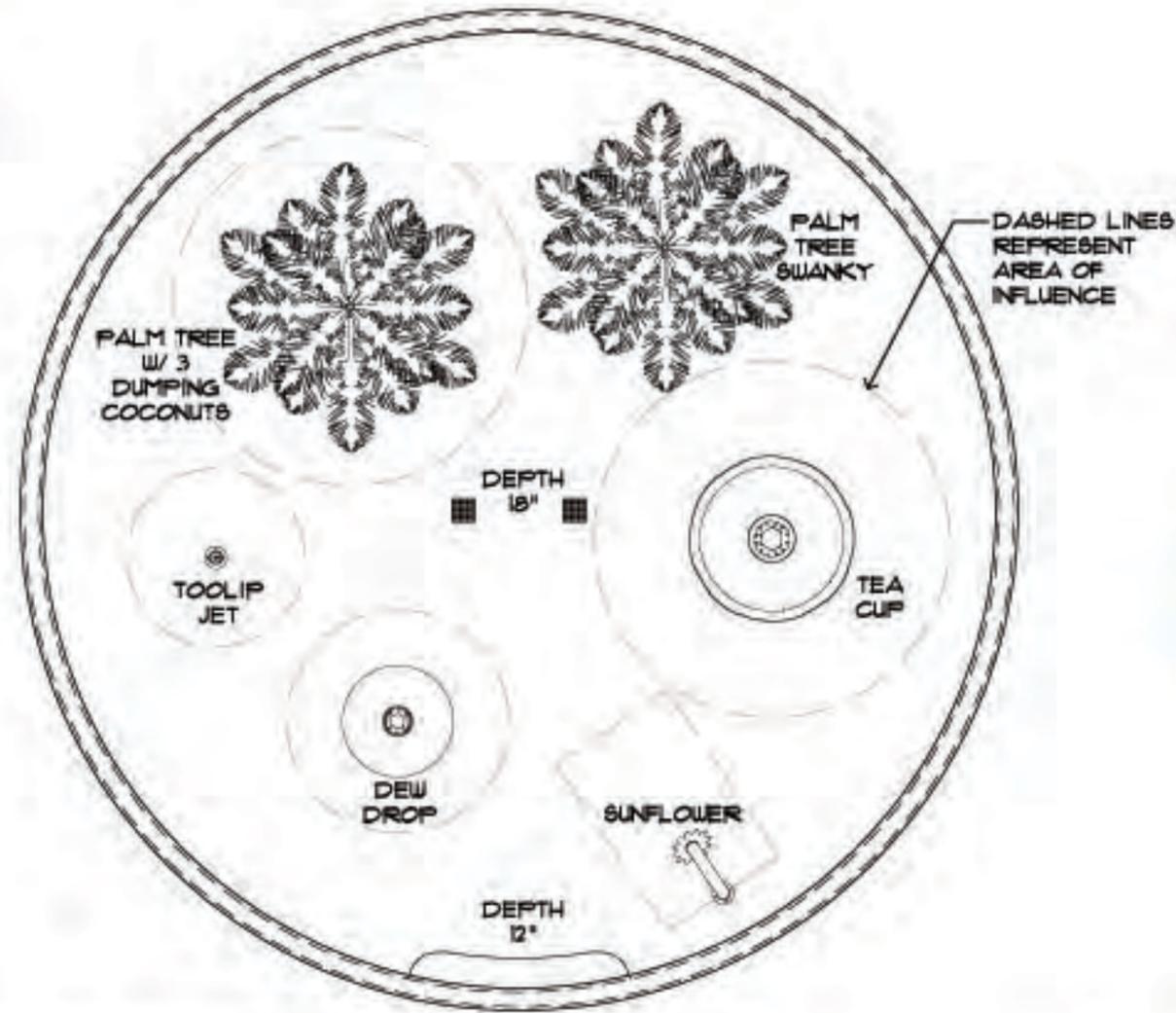
PALM TREE W/ 3 DUMPING COCONUTS



PALM TREE SWANKY



TOOLIP JET



TEA CUP



DEW DROP



SUNFLOWER

1/1 KIDDY POOL CONCEPT

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

DATE:	
PROJECT NO.:	

CONCEPT
 THIS DRAWING AND THE LAYOUT OF
 THE POOL ARE THE PROPERTY OF
 YEAR-ROUND POOL COMPANY, INC.
 NO PART OF THIS DRAWING OR
 LAYOUT IS TO BE REPRODUCED OR
 TRANSMITTED IN ANY FORM OR BY
 ANY MEANS, ELECTRONIC OR
 MECHANICAL, INCLUDING PHOTOCOPYING,
 RECORDING, OR BY ANY INFORMATION
 STORAGE AND RETRIEVAL SYSTEM,
 WITHOUT THE WRITTEN PERMISSION OF
 YEAR-ROUND POOL COMPANY, INC.

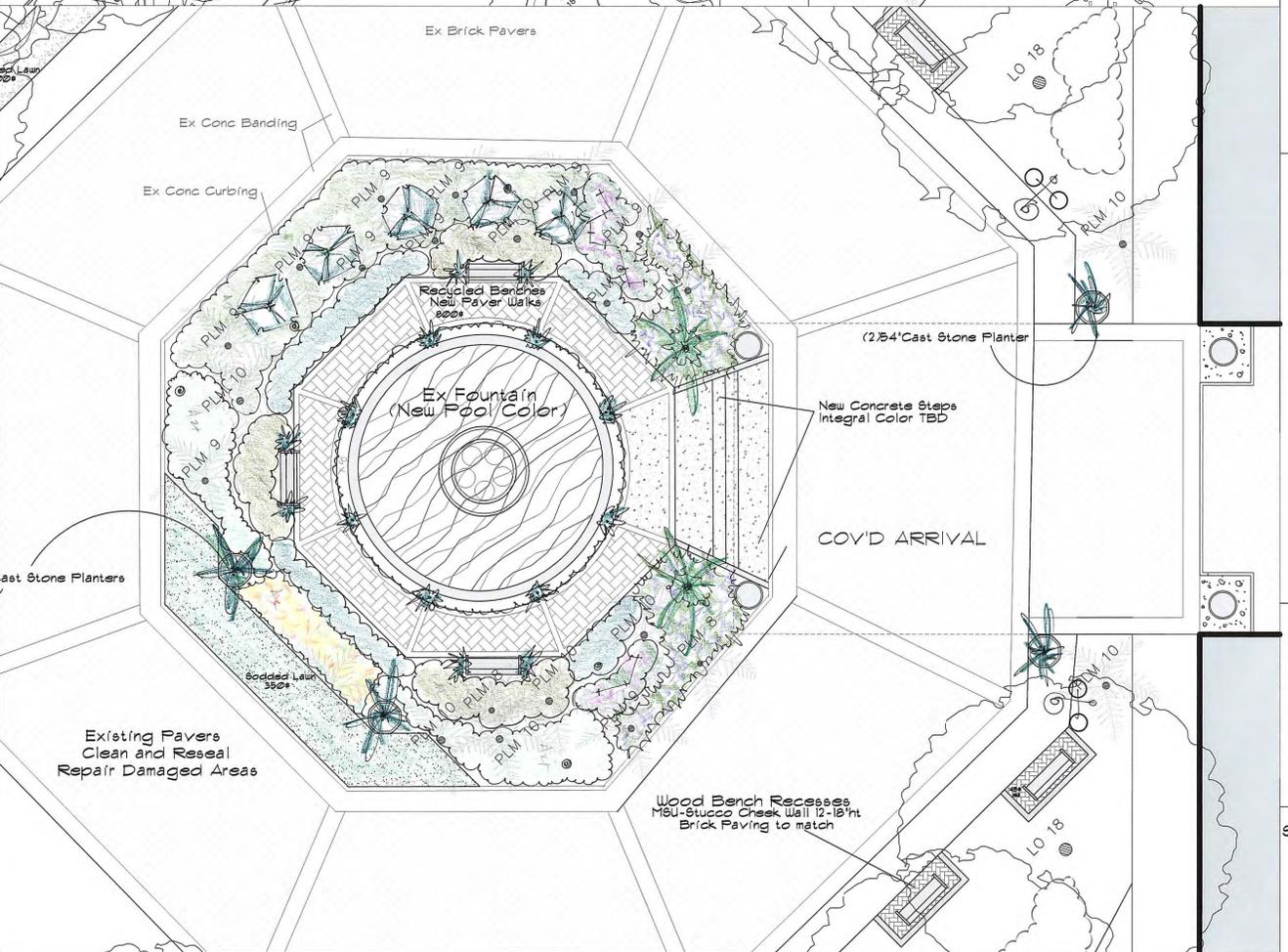
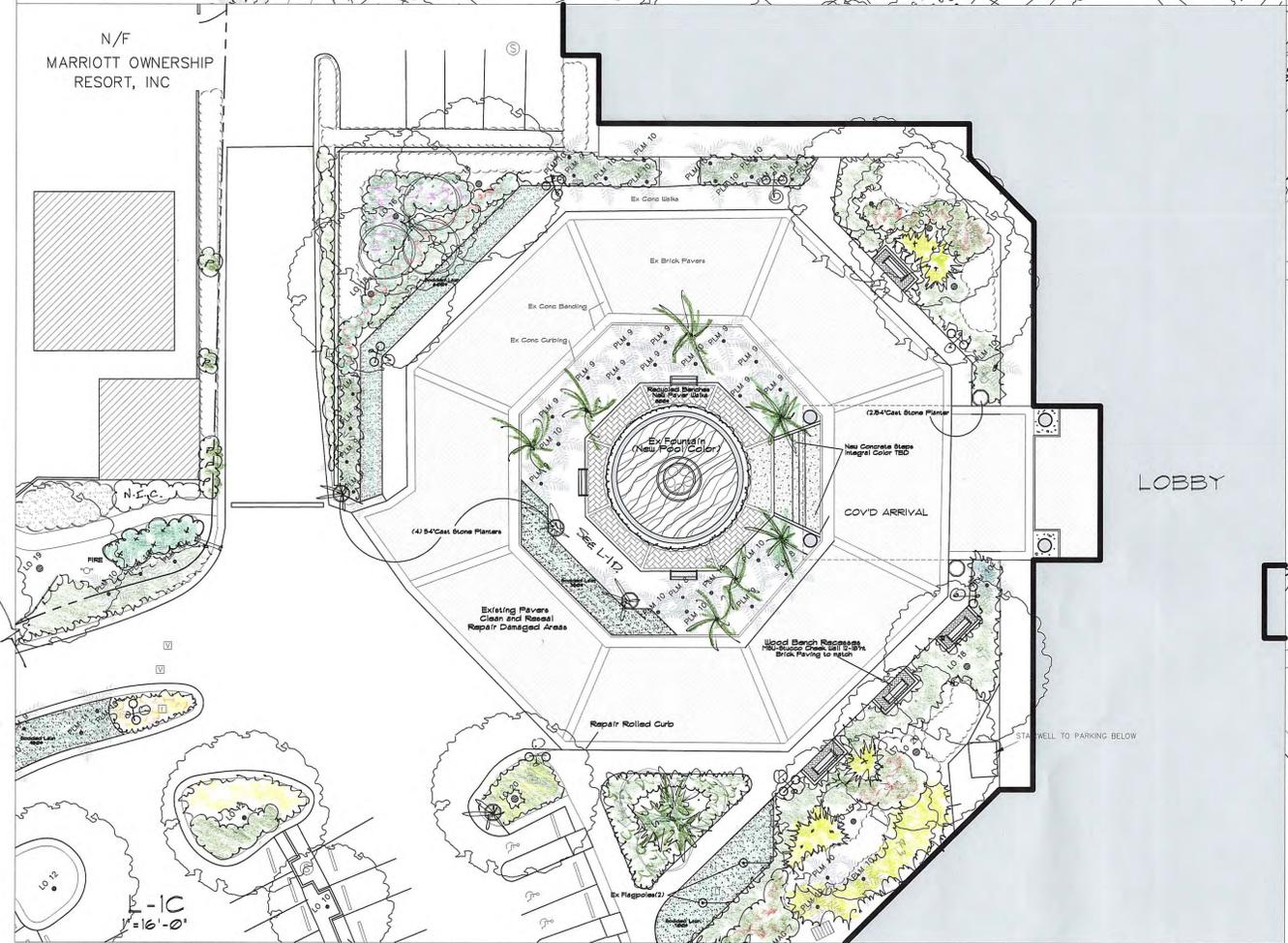
CONCEPTUAL DRAWING
 PREPARED FOR:
THE KIDDY POOL
THE WESTIN RESORT



DATE:	10/01/18
DRAWN BY:	JED
CHECKED BY:	JED
SCALE:	1/8"

PROJECT NO.
 -

SHEET NUMBER:
1 of 1



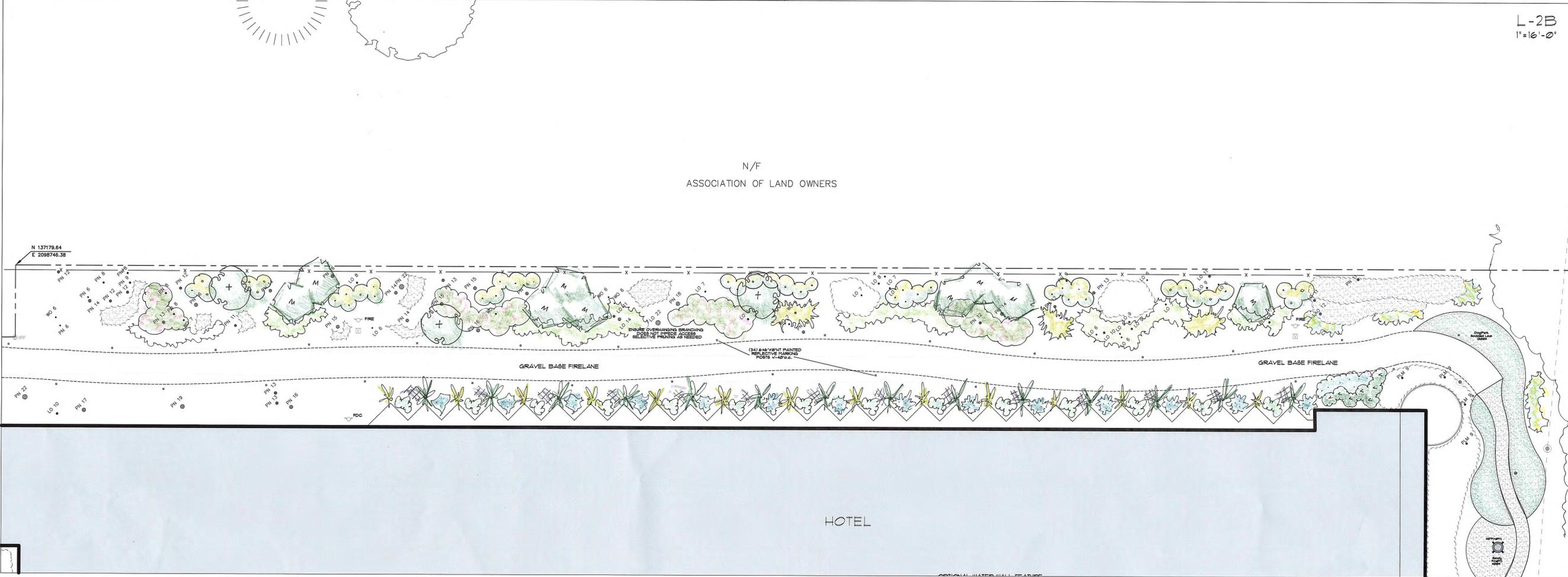

 This plan is Copyrighted
 All design concepts, specifications and reproduction rights are reserved.
OCEAN WOODS LANDSCAPING
 67 Union Cemetery Road Hilton Head Island, South Carolina 29928
 ph 843.662.4000 fx 843.662.4012 www.oceanwoods.com

 EXPERIENCE EXCELLENCE INTEGRITY

HARDSCAPE PLAN
PLANTING PLAN

Landscape Improvements for:
THE WESTIN
 2 Grasslawn Avenue
 Hilton Head Island, South Carolina 29928

By: R. Sotiropoulos
 Scale: 1" = 16'-0"
 Date: 9.11.12
 Revs:
 Revs:
 Sht:



GENERAL NOTES-DETAILS

This plan is Copyrighted
All design concepts, specifications and reproduction rights are reserved.

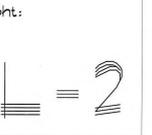
OCEAN WOODS LANDSCAPING
67 Union Cemetery Road Hilton Head Island, South Carolina 29926
ph 843.682.4000 fx 843.682.4012 www.oceanwoods.com



**HARDSCAPE PLAN
PLANTING PLAN**

Landscape Improvements for:
THE WESTIN
2 Grasslawn Avenue
Hilton Head Island, South Carolina 29928

By: R. Sotiropoulos
Scale: 1"=16'-0"
Date: 9/17/12
Rev: _____
Rev: _____







 This plan is copyrighted. All design concepts, specifications and reproduction rights are reserved.

OCEAN WOODS LANDSCAPING

 67 Union Cemetery Road Hilton Head Island, South Carolina 29926

 ph 843.682.4000 fx 843.682.4072 www.oceanwoods.com

HARDSCAPE PLAN

PLANTING PLAN

Landscape Improvements for:

THE WESTIN

 2 Grasslawn Avenue

 Hilton Head Island, South Carolina 29928

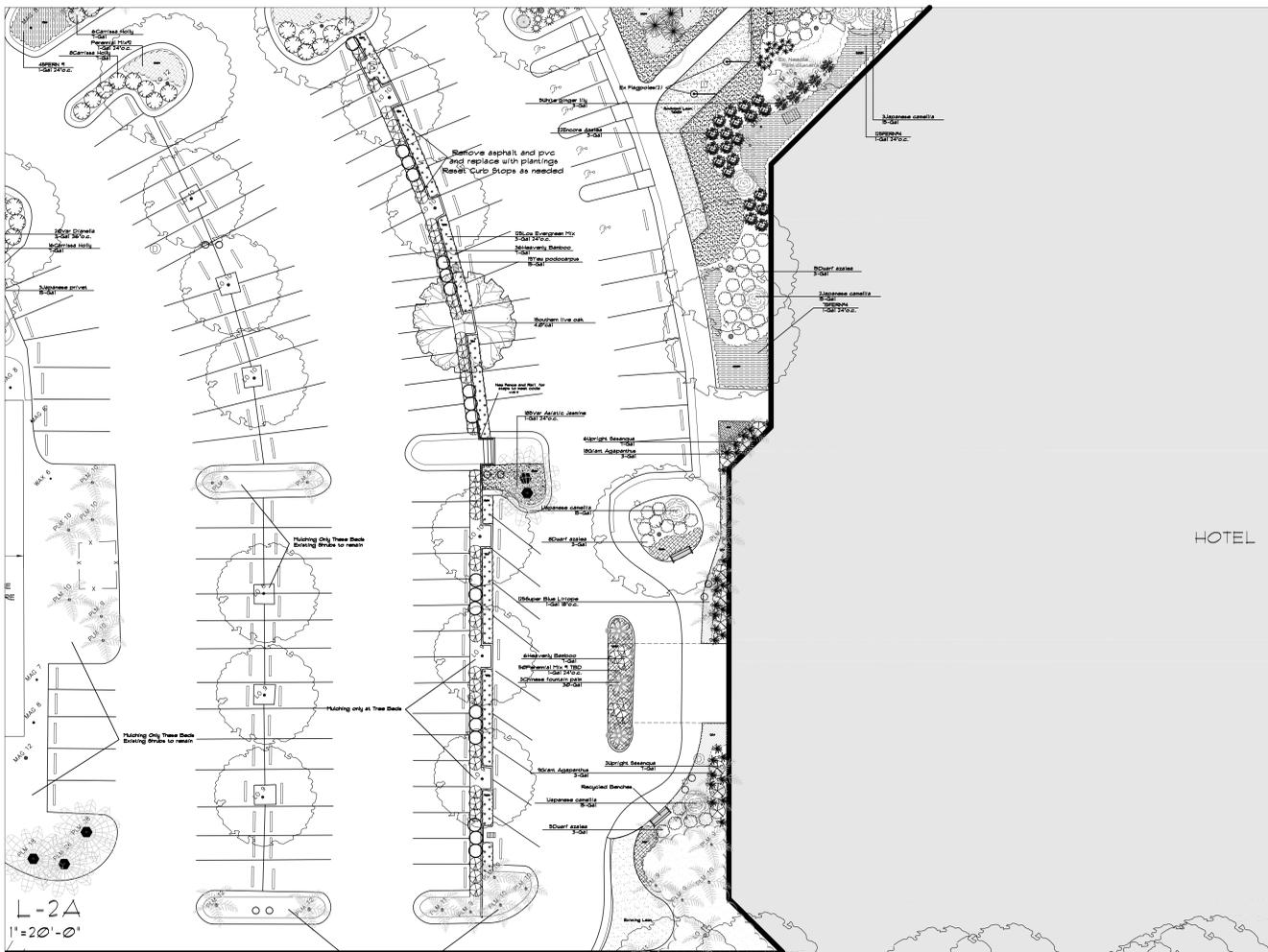
By: R. Setireopoulos

 Scale: 1"=16'-0"

 Date: 9.17.12

 Revs:

Sht:



PLANT MATERIALS & SCHEDULE

Symbol	Quantity	Scientific Name	Common Name	Planting Size
170	1	Agave parviflora 'Ella Mae'	Green Agave	3-Gal
171	1	Alpinia variegata	Variegated Shell Ginger	1-Gal
172	1	Azalea indica 'Southern Charm'	Southern Indian azalea	3-Gal
173	1	Azalea indica 'Gargery Taylor'	Var Pink Indian azalea	1-Gal
42	1	Azalea indica 'Lavender Formosa'	Purple Formosa Azalea	1-Gal
42	1	Azalea obtusum (variety TBD)	Dwarf azalea	3-Gal
65	1	Azalea spp 'Bicolor' (variety TBD)	Bicolor Azalea	3-Gal
3	1	Banksia spp	Banksia Palm	6-8" x 9"
10	1	Buxa microphylla 'Wintergreen'	Wintergreen Boxwood	3-Gal
18	1	Camellia japonica (Formal Red)	Japanese camellia	18-Gal
12	1	Camellia sasanqua 'Friedrich Blue'	Appleblossom camellia	3-Gal
13	1	Camellia sasanqua 'Tulsiador'	Appleblossom camellia	1-Gal
20	1	Camellia sasanqua (bush) 'Kanzai'	Mounding Sasanqua	3-Gal
15	1	Camellia sasanqua (bush) 'Bonanza'	Mounding Sasanqua	3-Gal
25	1	Camellia sasanqua (bush) 'Shirley Deanna'	Mounding Sasanqua	1-Gal
3	1	Cyrtosperma revoluta	Sago palm	Xplant
44	1	Dianella saurica variegata	Variegated Dianella	3-Gal
22	1	Dietes africanus bicolor	White African Iris	3-Gal
11	1	Gardenia jasminoides 'Mystery'	Mystery Gardenia	1-Gal
5	1	Hadynum coronatum	White ginger lily	3-Gal
5	1	Ilex cornuta 'Garnet'	Garnet Holly	1-Gal
5	1	Ilex vomitoria	Yaupon holly	10-12" DB TF
10	1	Ilex vomitoria	Yaupon holly	4-5" x 4"
36	1	Illicium floridanum	Florida anise-tree	1-Gal
3	1	Jasminum virginiana 'Brodia'	Eastern red cedar	30-50-Gal
12	1	Lantana camara 'Anna Maria'	Mad Pussel Plant/Lantana	1-Gal
9	1	Leptospermum spp. (Pink)	Tea Tree	3-Gal
18	1	Ligustrum japonicum	Japanese privet	18-Gal
18	1	Ligustrum japonicum	Japanese privet	18-Gal
1	1	Livistona chinensis	Chinese fountain palm	8-12" DB
1	1	Livistona chinensis	Chinese fountain palm	10-12" DB
1	1	Livistona chinensis	Chinese fountain palm	12-14" DB
3	1	Livistona chinensis	Chinese fountain palm	30-Gal
10	1	Loquatium chinensis 'Zhou-zou'	Large Loquatium	8-12" DB TF
3	1	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	65-85-Gal FTG
25	1	Magnolia virginiana MITIGATION	Sweet Bay Magnolia	30-Gal
23	1	Muhlenbergia capillaris	Muhlygrass	3-Gal
42	1	Nandina domestica	Heavenly Bamboo	1-Gal
53	1	Nandina domestica 'Royal Princess'	Royal Princess Nandina	3-Gal
6	1	Nerium oleander 'Hardy Red'	Hardy Red Oleander	1-Gal
16	1	Pennisetum spp 'Red Buttons'	Red Buttons Grass	1-Gal
18	1	Podocarpus macrophyllum	Yew podocarpus	18-Gal
6	1	Podocarpus macrophyllum	Yew podocarpus	18-Gal
3	1	Podocarpus macrophyllum	Yew podocarpus	1-Gal
6	1	Podocarpus macrophyllum	Yew podocarpus	30-36" x 18-24"
23	1	Podocarpus macrophyllum 'Pringle's Dwarf'	Dwarf Podocarpus	1-Gal
1	1	Quercus virginiana MITIGATION	Southern live oak	4-8" Cal
11	1	Rapidochloa indica	Indian Hawthorn	3-Gal
14	1	Rapidochloa indica	Needle Palm	1-Gal
10	1	Rosa spp 'Knock Out Rainbow'	Knock Out Rose	3-Gal
18	1	Rubus-egid watan	Black-eyed susan	1-Gal
5	1	Sabal palmato MITIGATION	Reclined Palmetto	14-16" DB to match
23	1	Saraca repens	Saw Palmetto	3-Gal
14	1	Trachycarpus fortunei	Windmill palm	18-Gal
2	1	Trachycarpus fortunei	Windmill palm	8-10" x 8"
16	1	Viburnum sargentii	Sanderson viburnum	1-Gal
3	1	Washingtonia robusta	Mexican fan palm	10-12" DB
155	1	Dryopteris erythrosora	Aulum Fern	1-Gal
155	1	Andryum niponicum	Japanese Painted Fern	1-Gal
215	1	Nephrolepis obtusata	Australian Sword Fern	1-Gal
200	1	Polystichum plojiferum	Tassel Fern	1-Gal
300	1	Thelypteris kunthii	Southern Shield Fern	1-Gal
PH 4 150	1	Perennial Mix	TBD	1-Gal
PH 10 400	1	Perennial Mix	TBD	1-Gal
PH 15 15	1	Perennial Mix	TBD	1-Gal
PH 14 140	1	Perennial Mix	TBD	1-Gal
PH 1 125	1	Lou Shrub mix # Parking Lot	2-plant mix TBD	3-Gal
PH 1 400	1	Evergreen Fescoline Mix # New Fence	2-plant mix TBD	3-Gal
PH 10 125	1	Flowering Fescoline Mix # New Fence	2-plant mix TBD	3-Gal
AC 150	1	New Seasonal Color	selected by Maintenance	1-Gal
125	1	Liriope muscari 'SuperBlue'	SuperBlue Liriope	1-Gal
675	1	Ophiopogon japonicus	Windmill palm	1-Gal
125	1	Ophiopogon japonicus variegata	Atisogras	1-Gal
145	1	Trachelopogon aristicus (variegated)	Variegated Jasmine	1-Gal
		FOR NATIVE DUNE VEGETATION MIX	SEE SHEET L-3B	



CAST STONE ENTRY JARDINIERS
Cast Stone-Terracotta

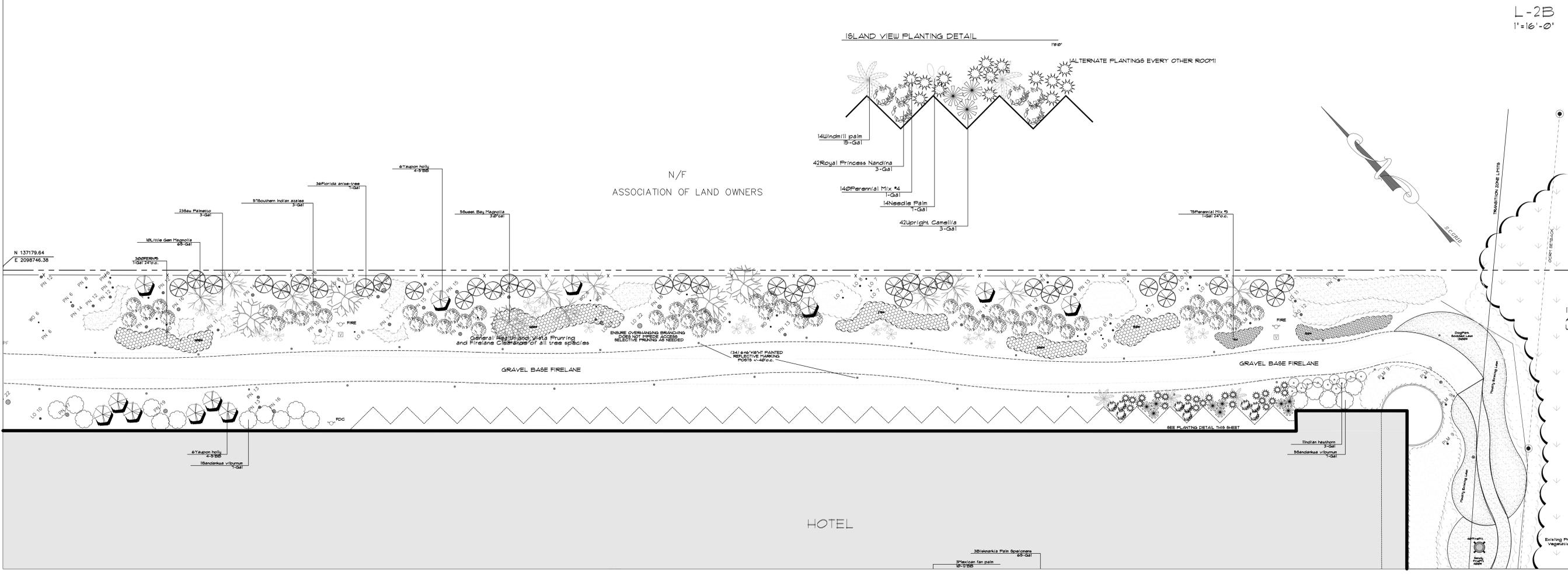


CAST STONE FIREPITS
Cast Stone-Terracotta



WOOD BENCHES

Proposed Site Furnishings





© This plan is Copyrighted. All design concepts, specifications and reproduction rights are reserved.

OCEAN WOODS LANDSCAPING

67 Union Cemetery Road Hilton Head Island, South Carolina 29928
 PH 843.662.4000 / FX 843.662.4012 www.oceanwoods.com

Planet Certified
 PLANET FRIENDLY LANDSCAPING

EXPERIENCE EXCELLENCE INTEGRITY

**HARDSCAPE PLAN
PLANTING PLAN**

Landscaping improvements for:
THE WESTIN
 2 Grasslawn Avenue
 Hilton Head Island, South Carolina 29928

By: R. Sotiropoulos
 Scale: 1" = 16'-0"
 Date: 3.17.12
 Revs: 10-10-12
 Revs:

Sht: 



This plan is Copyrighted
All design concepts, specifications and reproduction rights are reserved.

OCEAN WOODS LANDSCAPING

67 Union Cemetery Road Hilton Head Island, South Carolina 29928
ph 843.662.4000 fx 843.662.4012 www.oceanwoods.com



EXPERIENCE EXCELLENCE INTEGRITY

SITE LIGHTING PLAN

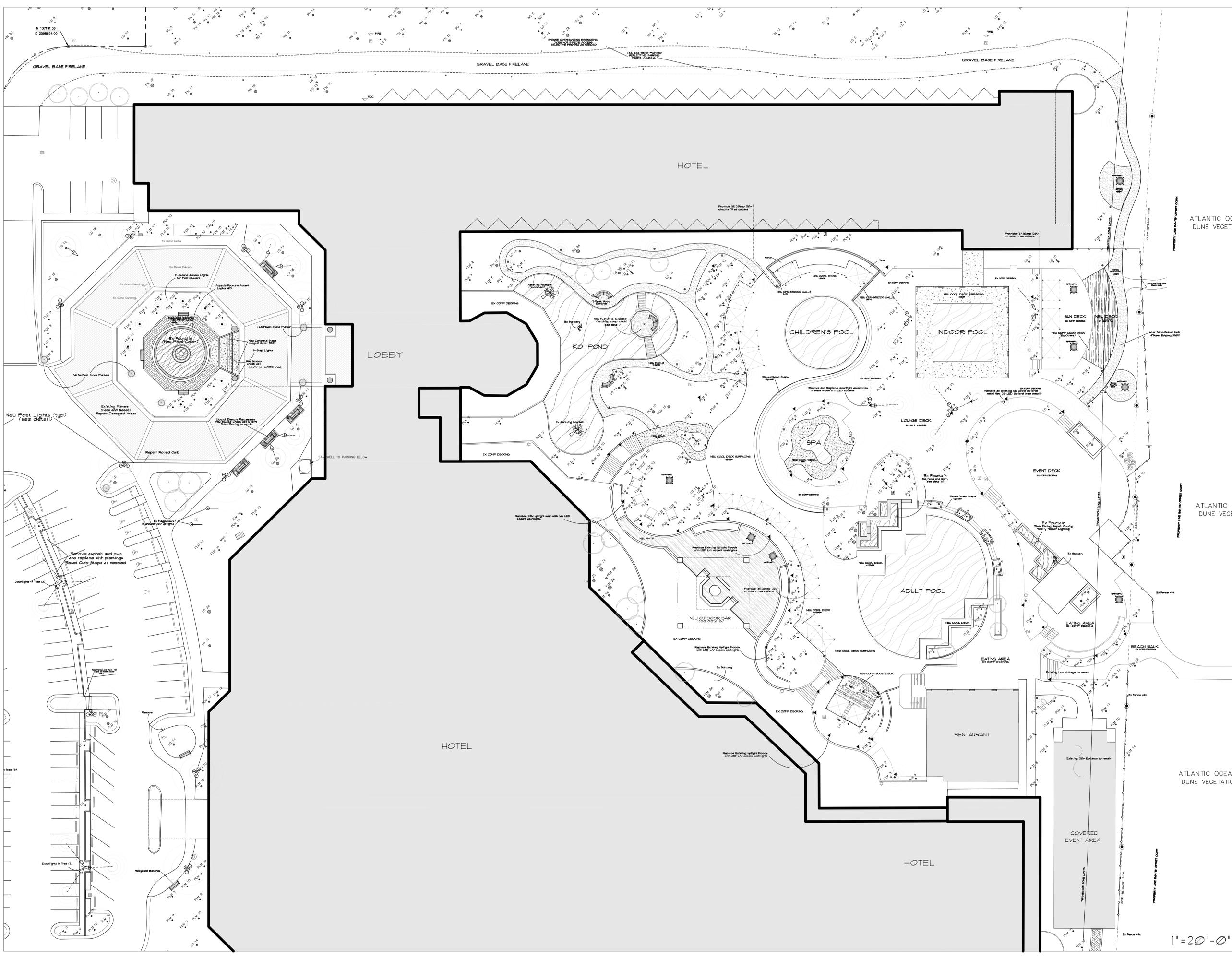
Landscape improvements for:
THE WESTIN
2 Grasslawn Avenue
Hilton Head Island, South Carolina 29928

By: R. Sotiropoulos
Scale: 1" = 20'-0"
Date: 9.17.12
Revs:
Revs:

Sh:



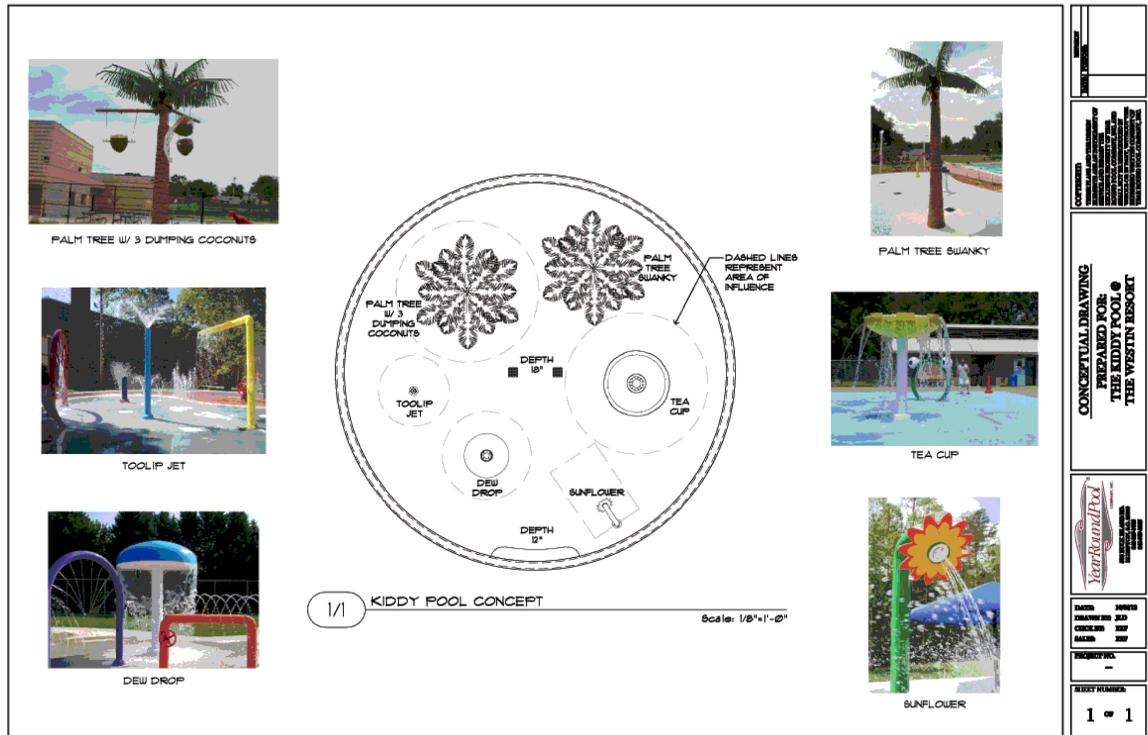
1" = 20'-0"



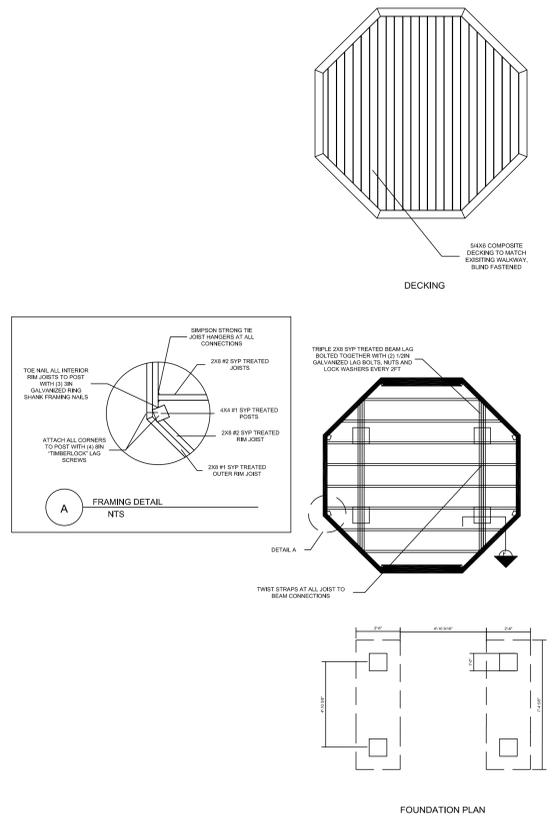
ATLANTIC OCEAN DUNE VEGETATION

ATLANTIC OCEAN DUNE VEGETATION

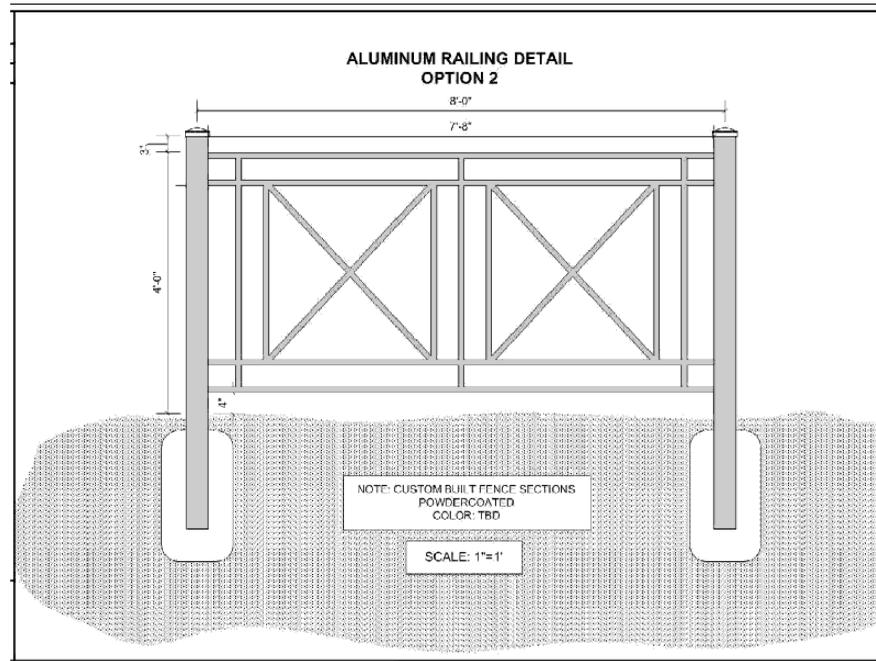
ATLANTIC OCEAN DUNE VEGETATION



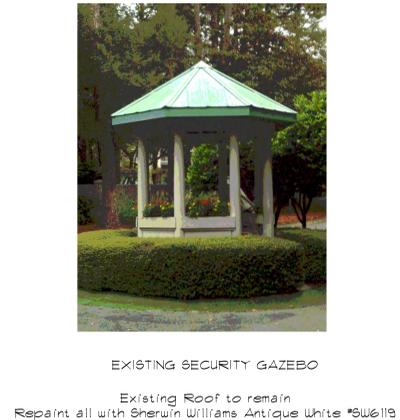
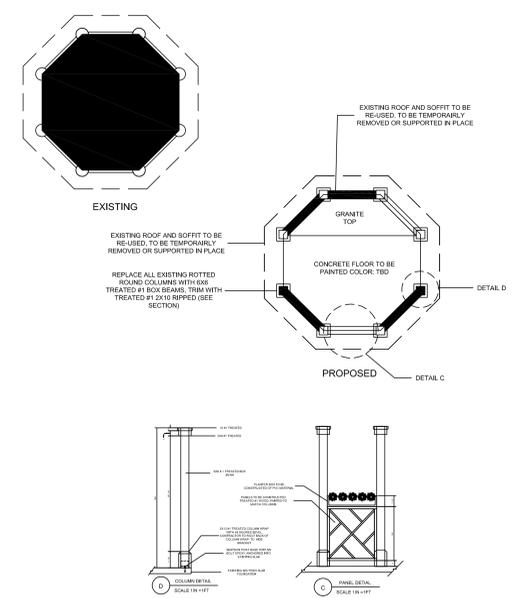
PROPOSED CHILDREN'S POOL MODIFICATIONS



scale 1"=4'



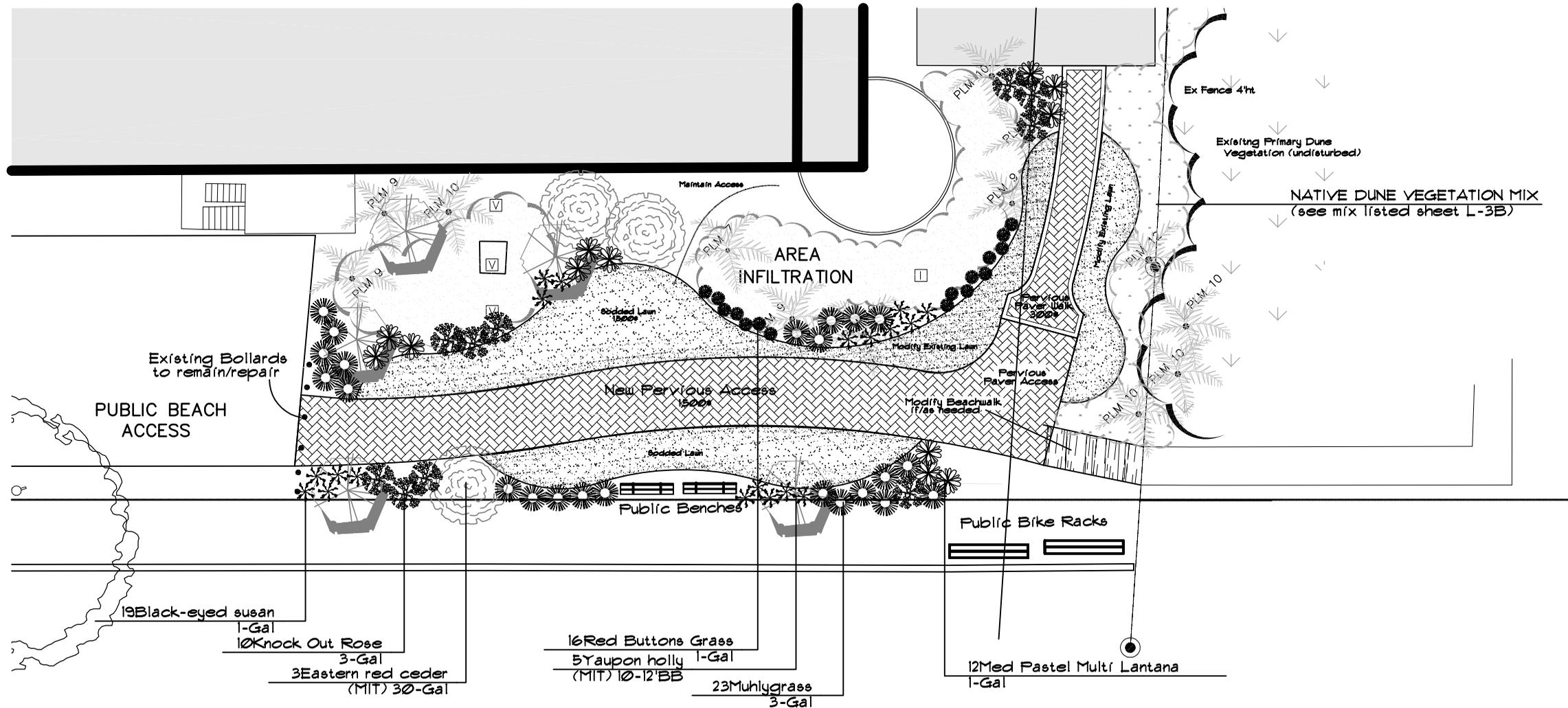
PROPOSED FENCE SECTIONS
All Fencing to be Powder-coated Aluminum construction
Color swatch submitted Cardinal Industrial #T241-GRI42



scale 1"=4'

PLANT MATERIALS SCHEDULE

Symbol	Quantity	Scientific Name	Common Name	Planting Size	
	170	Agapanthus africanus 'Ella Mae'	Giant Agapanthus	3-Gal	12-18*10-12'
	12	Alpinia spp. variegata	Variegated Shell Ginger	7-Gal	24-30*24-30'
	57	Azalea indica 'Southern Charm'	Southern Indian azalea	3-Gal	18-24*12-18'
	87	Azalea indica 'George Tabor'	Var Pink Indica Azalea	7-Gal	24-30*24-30'
	42	Azalea indica 'Lavender Formosa'	Purple Formosa Azalea	7-Gal	24-30*24-30'
	70	Azalea obtusum (variety TBD)	Dwarf azalea	3-Gal	12-18*12-18'
	63	Azalea spp 'Encore' (varieties TBD)	Encore Azalea	3-Gal	18-24*12-18'
	3	Bismarkia spp	Bismark Palm	65-Gal	8-9*8-9'
	70	Buxus macrophyllus 'Wintergreen'	Wintergreen Boxwood	3-Gal	10-12*10-12'
	18	Camellia japonica (Formal Red)	Japanese camellia	15-Gal	4-5*3-4'
	12	Camellia sasanqua 'Marden's Blush'	Appleblossom camellia	3-Gal	12-18*12-18'
	9	Camellia sasanqua 'Yuletide'	Appleblossom camellia	7-Gal	30-36*12-18'
	20	Camellia sasanqua (bush) 'Kanjiro'	Mounding Sasanqua	3-Gal	12-18*12-18'
	15	Camellia sasanqua (bush) 'Bonanza'	Mounding Sasanqua	3-Gal	12-18*12-18'
	25	Camellia sasanqua (bush) 'ShiShi Gashira'	Mounding Sasanqua	7-Gal	18-24*18-24'
	3	Cycas revoluta	Sago palm	Xplant	4-6*4-6'
	67	Dianella tasmanica variegata	Variegated Dianella	3-Gal	18-24*12-18'
	22	Dietes africanus bicolor	White African Iris	3-Gal	18-24*12-18'
	11	Gardenia jasminoides 'Mystery'	Mystery Gardenia	7-Gal	24-30*24-30'
	5	Hedychium coronarium	White ginger lily	3-Gal	24-30*12-18'
	44	Ilex cornuta 'Carrisa'	Carrissa Holly	7-Gal	18-24*18-24'
	5	Ilex vomitoria	Yaupon holly	10-12'BB TF	10-12*5-6'
	12	Ilex vomitoria	Yaupon holly	4-5'BB FTG	4-5*3-4'
	36	Illicium floridanum	Florida anise-tree	7-Gal	30-36*18-24'
	3	Juniperus virginiana 'Brodie'	Eastern red cedar	30-Gal	8-10*4-5'
	12	Lantana camara 'Anne Marie'	Med Pastel Multi Lantana	1-Gal	6-8*6-8'
	9	Leptospermum spp. (Pink)	Tea Tree	3-Gal	18-24*12-18'
	18	Ligustrum japonicum	Japanese privet	15-Gal	4-5*3-4'
	11	Ligustrum japonicum	Japanese privet	15-Gal	4-5*3-4'
	1	Livistona chinensis	Chinese fountain palm	8-9'BB	8-9*5-6'
	1	Livistona chinensis	Chinese fountain palm	10-12'BB	10-12*6-8'
	1	Livistona chinensis	Chinese fountain palm	12-14'BB	12-14*8-10'
	3	Livistona chinensis	Chinese fountain palm	30-Gal	4-5*4-5'
	5	Loropetalum chinensis 'Zhou-zou'	Large Loropetalum	8-9'BB TF	8-9*5-6'
	10	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	65-Gal FTG	10-12*4-5'
	5	Magnolia virginiana MITIGATION	Sweet Bay Magnolia	3.0'cal	12-14*5-6'
	23	Muhlenbergia capillaris	Muhlygrass	3-Gal	18-24*12-18'
	42	Nandina domestica	Heavenly Bamboo	7-Gal	30-36*12-18'
	53	Nandina domestica 'Royal Princess'	Royal Princess Nandina	3-Gal	18-24*12-18'
	6	Nerium oleander 'Hardy Red'	Hardy Red Oleander	7-Gal	30-36*18-24'
	16	Pennisetum spp 'Red Buttons'	Red Buttons Grass	1-Gal	10-12*6-8'
	19	Podocarpus macrophyllus	Yew podocarpus	15-Gal	4-5*3-4'
	6	Podocarpus macrophyllus	Yew podocarpus	15-Gal	4-5*3-4'
	3	Podocarpus macrophyllus	Yew podocarpus	7-Gal	30-36*18-24'
	6	Podocarpus macrophyllus	Yew podocarpus	Xplant	30-36*18-24'
	23	Podocarpus macrophyllus 'Fringles Dwarf'	Dwarf Podocarpus	7-Gal	18-24*18-24'
	1	Quercus virginiana MITIGATION	Southern live oak	4.0'cal	14-16*5-6'
	11	Raphiolepis indica	Indian hawthorn	3-Gal	12-18*12-18'
	14	Rapidophyllum hystrix	Needle Palm	7-Gal	24-30*18-24'
	10	Rosa spp. 'Knock Out Rainbow'	Knock Out Rose	3-Gal	18-24*12-18'
	19	Rudbeckia hirta	Black-eyed susan	1-Gal	10-12*6-8'
	5	Sabal palmetto MITIGATION	Refoliated Palmetto	14-16'BB to match	14-16*5-6'
	23	Serenoa repens	Saw Palmetto	3-Gal	12-18*12-18'
	14	Trachycarpus fortunei	Windmill palm	15-Gal	4*2-3'
	2	Trachycarpus fortunei	Windmill palm	Existing	8-10*6-8'
	16	Viburnum suspensum	Sandankwa viburnum	7-Gal	30-36*30-36'
	3	Washingtonia robusta	Mexican fan palm	10-12'BB	10-12*6-8'
Fern#1	155	Dryopteris erythrosora	Autumn Fern	1-Gal	8-10*6-8'
Fern#2	155	Anthyrium niponicum	Japanese Painted Fern	1-Gal	6-8*6-8'
Fern#3	215	Nephrolepis oblitterata	Australian Sword Fern	1-Gal	10-12*6-8'
Fern#4	200	Polystichum ployblifarum	Tassel Fern	1-Gal	6-8*6-8'
Fern#5	300	Thelypteris kunthii	Southern Shield Fern	1-Gal	10-12*6-8'
PM #1	150	Perennial Mix	TBD	1-Gal	TBD
PM #2	400	Perennial Mix	TBD	1-Gal	TBD
PM #3	75	Perennial Mix	TBD	1-Gal	TBD
PM #4	140	Perennial Mix	TBD	1-Gal	TBD
SM #1	125	Low Shrub Mix @ Parking Lot	2-plant mix TBD	3-Gal	12*12'
FLM#1	665	Evergreen Fenceline Mix @New Fence	2-plant mix TBD	3-Gal	varies
FLM#2	125	Flowering Fenceline Mix @ New Fence	2-plant mix TBD	3-Gal	varies
AC	750#	New Seasonal Color	selected by Maintenance		
	125	Liriope muscarif 'SuperBlue'	SuperBlue Liriope	1-Gal	6-8*6-8'
	675	Ophiopogon japonicus	Windmill palm	1-Gal	6-8*6-8'
	125	Ophiopogon intermedius variegata	Aztecgrass	1-Gal	8-10*6-8'
	745	Trachelospermum asiaticum (Variegated)	Variegated Jasmine	1-Gal	6-8*8-10'
		FOR NATIVE DUNE VEGETATION MIX	SEE SHEET L-3B		



N/F
 MARRIOTT OWNERSHIP
 RESORT, INC

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: The Westin – ALTERATION & ADDITION

DRB#: DR 120032

DATE: November 13, 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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 an details are sufficient to reduce the mass of the structure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consider using existing fence detail along entrance road versus introducing additional detail. Proposed floating gazebo is not in keeping with resort style/character.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Consider alternate (less ornate) post/light fixture.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	Fence-line shrub mix should be specified in development review plans.
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 tree roots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

MISC COMMENTS/QUESTIONS
