



# Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, June 24, 2014

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

## AGENDA

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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. **Presentation of Crystal Awards to Ms. Jennifer Moffett, Mr. Tom Parker, Mr. Todd Theodore, and Ms. Deborah Welch performed by Mayor Drew Laughlin**
5. **Approval of Agenda**
6. **Approval of Minutes** – Meeting of June 10, 2014
7. **Staff Report**
  - A. Farewell Reception for departing Board members
  - B. Board Training
8. **Board Business**
9. **Unfinished Business**
  - A. New Development – Final
    - 1) DR140007 – Shelter Cove Community Park
10. **Old Business**
11. **New Business**
  - A. New Development – Conceptual
    - 1) DRB-000807-2014 – The Reserve at Olde House Creek
  - B. New Development - Final
    - 1) DRB-000841-2014 – Marriott Grande Ocean Sales Center
  - C. Alteration/Addition

1) DRB-000843-2014 – Shelter Cove Towne Centre Building 101

**12. Appearance by Citizens**

**13. 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, June 10, 2014 Meeting  
1:15p.m – Benjamin M. Racusin Council Chambers**

**DRAFT**

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

Board Members Absent: Galen Smith

Town Council Present: None

Town Staff Present: Jennifer Ray, Urban Designer  
Kathleen Carlin, Administrative Assistant

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- 1. Call to Order**  
Chairman Scott Sodemann called the meeting to order at 1:15p.m.
- 2. Roll Call**
- 3. Freedom of Information Act Compliance**
- 4. Approval of the Agenda**  
The Board **approved** the agenda as presented by general consent.
- 5. Approval of the Minutes**  
The Board **approved** the minutes of the May 27, 2014 meeting as presented by general consent.
- 6. Staff Report**  
Ms. Ray stated that staff will present board training on ‘Signs’ immediately following today’s meeting. The staff will present board training on ‘Citizen Access Portal’ following the June 24, 2014 meeting.
- 7. Board Business**  
None
- 8. Unfinished Business**  
None
- 9. New Business**  
*(Mr. Todd Theodore recused himself from review of the following application, DRB-000754-2014, due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mr. Theodore and attached to the record.)*

A. Alteration/Additions

1. Plaza at Shelter Cove Landscape Enhancements – DRB-000754-2014

Ms. Ray introduced the project and stated its location at 50 Shelter Cove Lane. The applicant proposes landscape enhancements for the Plaza at Shelter Cove based on the need to revitalize the landscape areas specifically along Highway 278, along the entry at Shelter Cove Lane/Mall Blvd., and within the parking lot islands directly in front of and beside the new Whole Foods store.

Ms. Ray presented an in-depth overhead review of the submission. Photos show the existing site conditions along Highway 278, at the entry from Mall Blvd/Shelter Cove Lane and the parking island within the plaza. The existing landscape material has become old, leggy, unappealing and lacks the desired aesthetic brought on by new building enhancements and additions to the shopping center.

The landscape removal plan indicates the shrubs to be removed as well as some limited tree removal. The existing landscape material adjacent to the cemetery will remain. Tree removal has been coordinated with Mr. Rocky Browder, Environmental Planner. The Phase 1 landscape plan includes two areas along Highway 278 from the curb cut on Highway 278 to the intersection at Shelter Cove Lane and up to the main entrance.

The proposed landscape material includes trees (crepe myrtles, willow oaks and live oaks) and palms as well as a mix of evergreen and flowering shrubs and ground covers, with staggered rows of shrubs along the head in the parking area. Areas 3 and 4 are the parking lot islands in front of and beside Whole Foods. Additionally, the buffer adjacent to the cemetery is being supplemented with azaleas and wax myrtles. The photos show the conceptual plant palette.

Ms. Ray stated that the Shelter Cove Harbour Company ARB has approved the project. The staff recommended approval of the application. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Trey Griffin, Wood + Partners, presented statements in support of the application. The Board complimented the submission. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion** to **approve** the Plaza at Shelter Cove Landscape Enhancements, DRB-000754-2014, as submitted. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 5-0-0.

**10. Adjournment**

The meeting was adjourned at 1:25p.m.

Submitted By:

Approved By:

\_\_\_\_\_  
Kathleen Carlin  
Administrative Assistant

\_\_\_\_\_  
Scott Sodemann  
Chairman



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

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: Wallace Milling Company: Witmer Jones Keeler  
 Mailing Address: 14 A Palmetto Way City: Bluffton State: SC Zip: 29910  
 Telephone: 843-757-7411 Fax: \_\_\_\_\_ E-mail: wallace@wjkltd.com  
 Project Name: Shelter Cove Park Project Address: 39 Shelter Cove Lane  
 Parcel Number [PIN]: R 120 003 000 00 91 0000  
 Zoning District: \_\_\_\_\_ Overlay District(s): \_\_\_\_\_

**DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS**

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

Project Category:

- |                                                                                      |                                                |
|--------------------------------------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> New Development – Conceptual                                | <input type="checkbox"/> Alteration/Addition   |
| <input checked="" type="checkbox"/> New Development – Final, indicate Project Number | <input type="checkbox"/> 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

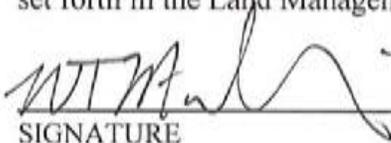
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

*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

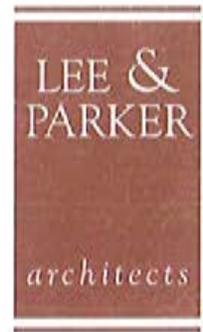
To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property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

  
SIGNATURE

3-11-14  
DATE

April 22, 2014



JAKIE H. LEE, AIA  
W. THOMAS PARKER, JR., AIA

To the Hilton Head DRB:

**Our design statement:**

Due to the concerns of the Shelter Cove ARB with the structures being too contemporary we have made changes to the Sunset Pavilion and the Performance Pavilion.

Here is a brief description of the changes:

**Performance Pavillon:**

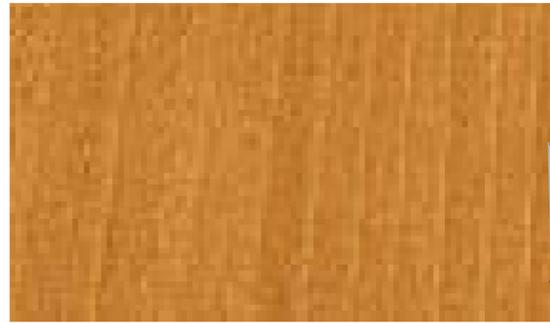
- (4) More columns and benches were added to allow seating for everyday use. This detail is carried over to the new Sunset Pavilion.
- The roof was changed from a single pitched roof to a traditional hip roof with exposed rafters. This change allows for a more useable pavilion for everyday use and not just for performances.
- The depth stayed the same but the overall width changed from 52'-0" to 46'-0".

**Sunset Pavilion:**

- (2) More columns were added and the bench was moved away from the wall to allow for seating for everyday use. This will allow for a more direct path to the bathrooms from the playground.
- The roof was changed from an inverted sloped roof to a traditional hip roof with exposed rafters.
- The siding was changed from IPE to nickel joint cypress siding. We have also added louvers to allow for more air flow into the bathrooms.

**Shade structure:**

The shade structure has stayed the same.



**WOOD BEAMS & CEILING NEW CEDAR SEMI SOLID STAIN**



**MEDIUM BRONZE METAL ROOF AND FLASHING**



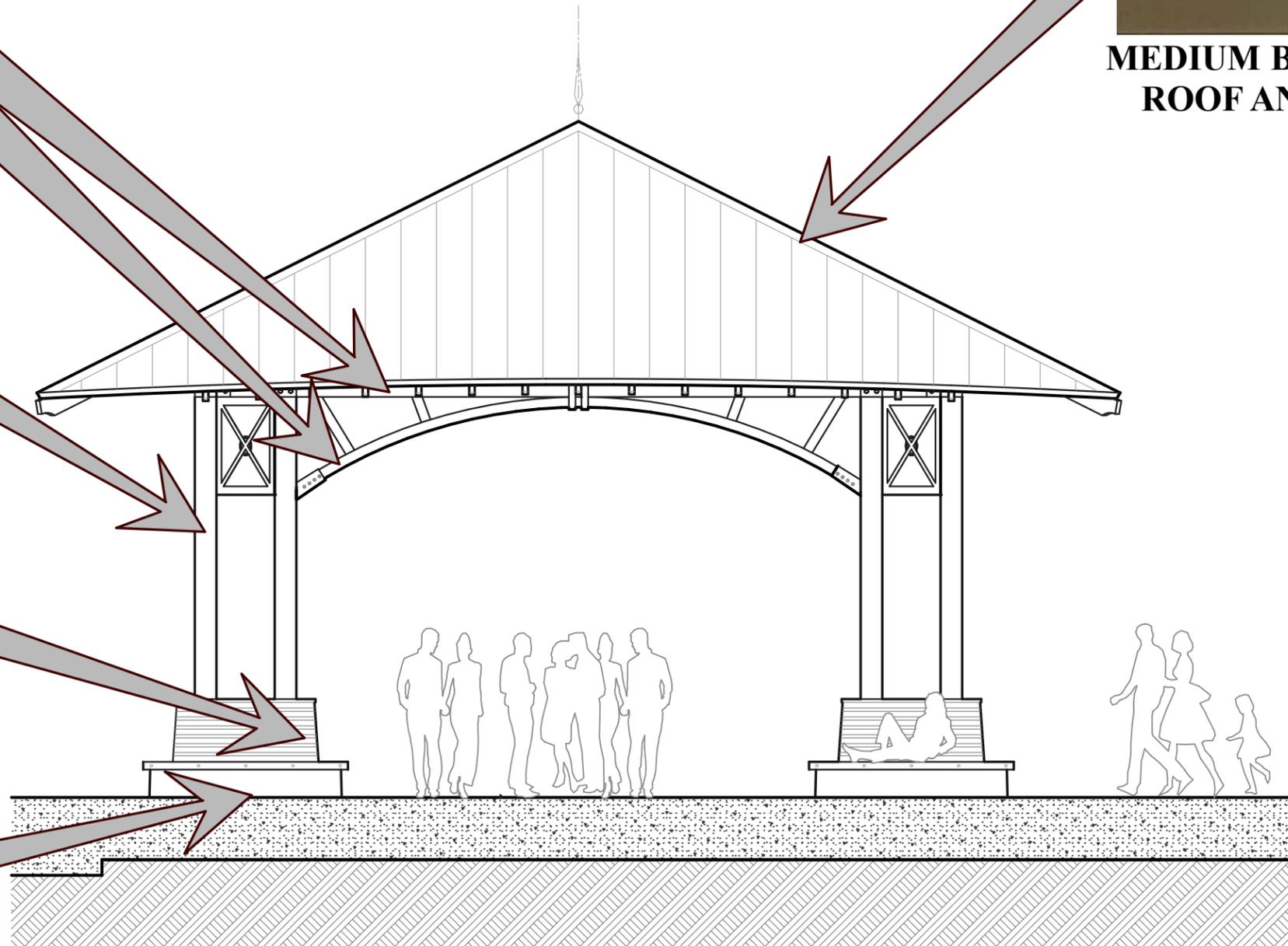
**PAINT TO MATCH CORTEN STEEL**



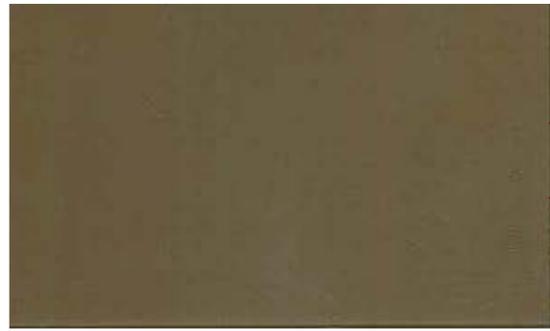
**IPE BENCHES AND BACK**



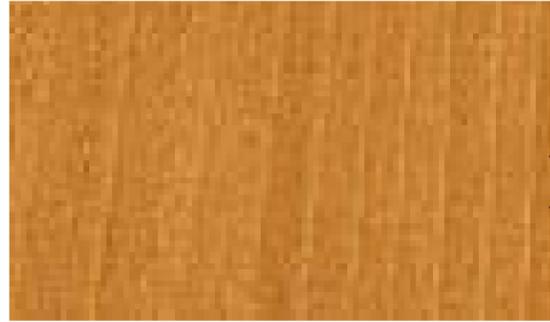
**TABBY STUCCO**



# PERFORMANCE PAVILLION COLOR KEY



**MEDIUM BRONZE METAL  
ROOF AND FLASHING**



**WOOD BEAMS & CEILING NEW  
CEDAR SEMI SOLID STAIN**



**PAINT TO MATCH  
CORTEN STEEL**



**IPE BENCHES AND  
BACK**



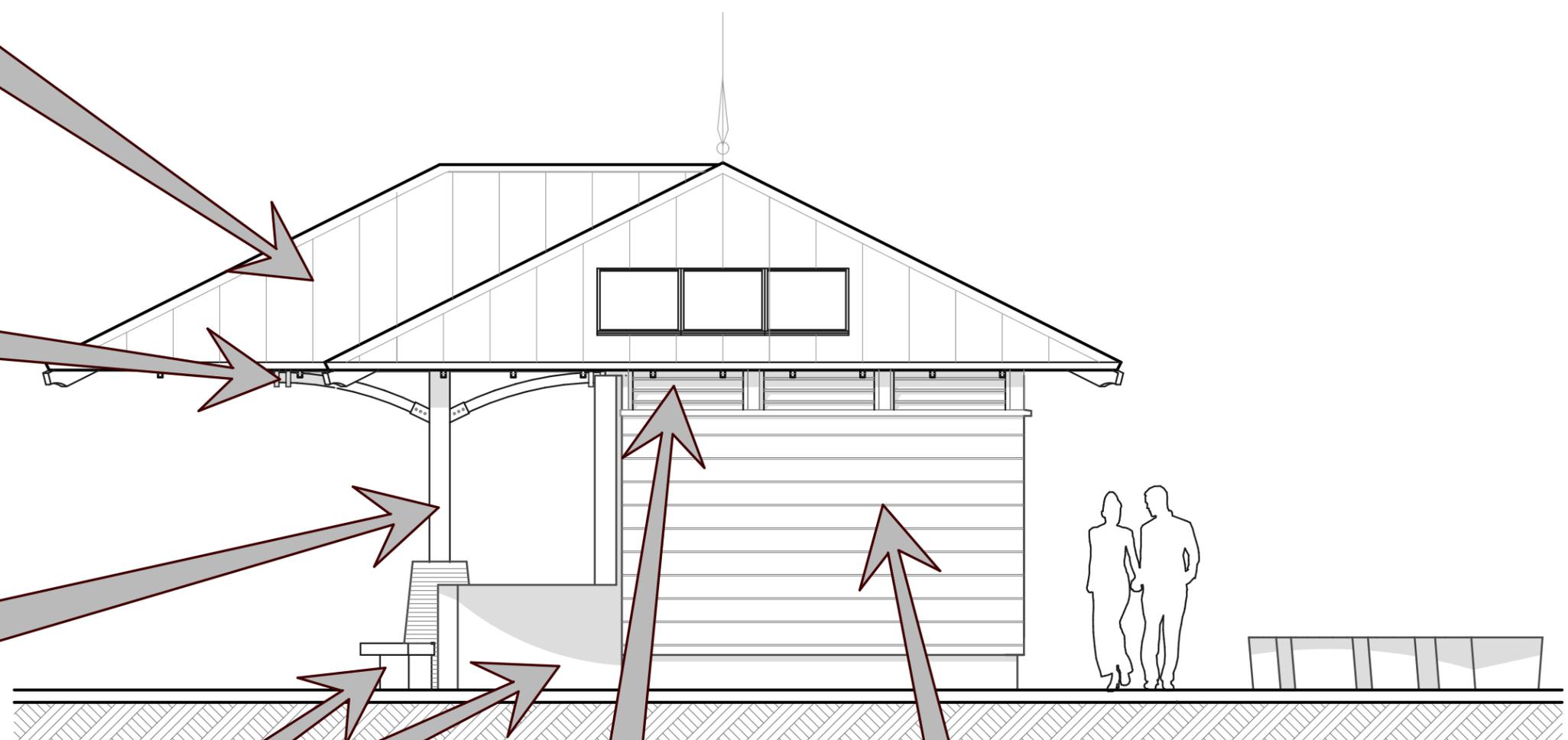
**TABBY STUCCO**



**TRIM IN CHESTNUT  
BROWN SOLID STAIN**



**SIDING IN NEW CEDAR  
SEMI SOLID STAIN**



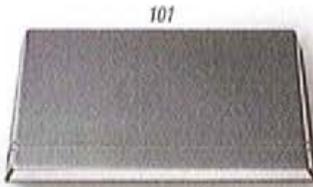
# SUNSET PAVILLION COLOR KEY

# VERSATILITY

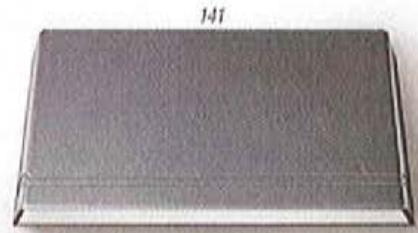


The notion that good things come in small packages is especially true of the Gardco Mini Sconce. A performance luminaire in every sense, the 111 Line combines high output and full cutoff illumination with design and construction worthy of landmark architecture.

Most importantly, this compact luminaire provides full cutoff illumination without the high angle brightness associated with refractor type products, making them an attractive choice for controlled illumination at points of entry.



The immediate popularity of Gardco sconces is in large part due to their architectural integrity. Sleek, stylish, ever in good taste, they are clearly superior to obtrusive, glaring wall packs.



Just as the Gardco 100 Line reinvented the sconce market under 250 watts, so too does the 141 redefine the high-output market. It does it thoughtfully, efficiently, practically, and as you expect from Gardco, economically. It is a universal solution to a universal problem, a welcome and long-awaited 400 watt source of illumination and inspiration.



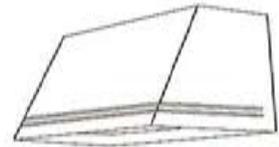
Job:  
Type:  
Notes:

# 110 Line

Page 1 of 3

## 111 Mini Sconce

The 110 Line combines high output and full cutoff performance with design and construction worthy of landmark architecture. The 111 Mini Sconce mirrors the renowned Gardco 100 Line, with classic styling, intelligent engineering and integrity of construction. This compact luminaire provides full cutoff performance without the high angle brightness associated with refractor type products, making them an attractive choice for controlled illumination at points of entry. Add to this seamless material transitions, flawless finishes and engineering considerate of installation, service and long term operation and one immediately appreciates that size need not compromise quality. 111 luminaires installed in the normal downlight position, with a flat glass lens, provide full cutoff performance.



PREFIX	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
		26 W		BRONZE	
Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.					

### PREFIX

- 111 Trapezoidal Wedge (Standard Luminaire)
- 111EM Emergency Sconce
- 111EMC Emergency Sconce, Cold Temperature
- 111EMR Remote Emergency Sconce

Refer to configuration chart below for available combinations.

### DISTRIBUTION

- FT Forward Throw T6 MH and CMHE types only.
- WT Wide Throw T6 MH and CMHE types only.
- MT Medium Throw Fluorescent and E-17 HID lamps only.

### WATTAGE AND VOLTAGE

#### LAMP / VOLTAGE CHART - 111

	FT / WT DISTRIBUTION					
	Voltage					
T6 Lamps	120	208	240	277	347	480
<i>(16 Lamps Supplied by Gardco.)</i>						
T39MH	.	.	.	.	.	.
T70MH	.	.	.	.	.	.
T39CMHE <sup>1</sup>	UNIV					
T70CMHE <sup>1</sup>	UNIV					

MH - Metal Halide  
CMHE - Ceramic Metal Halide  
with Electronic Ballast  
HPS - High Pressure Sodium  
TRF - Triple Tube Fluorescent  
QF - Quad Fluorescent

#### CONFIGURATION CHART - 111EM, 111EMC, OR 111EMR

	Distribution			Voltage					
	FT	WT	MT	120	208	240	277	347	480
Fluorescent									
26QF			.	.			.		
32TRF <sup>1</sup>			.	.			.		
42TRF <sup>1</sup>			.	.			.		

1. Fluorescent and CMHE luminaires feature electronic ballasts that accept 120V through 277V, 50hz to 60hz, input. Specify "UNIV" voltage for 120V through 277V.
2. Not Available in 111EM or 111EMC.

\* MH, CMHE and HPS types require medium based E17 lamps.  
All MH and CMHE types shown are pulse start by design.

#### LAMP / VOLTAGE CHART - 111

	MT DISTRIBUTION					
	Voltage					
E17 - HID*	120	208	240	277	347	480
50MH	.	.	.	.	.	.
70MH	.	.	.	.	.	.
35HPS	.	.	.	.	.	.
50HPS	.	.	.	.	.	.
70HPS	.	.	.	.	.	.
Fluorescent						
26QF <sup>1</sup>	UNIV					
32TRF <sup>1</sup>	UNIV					
42TRF <sup>1</sup>	UNIV					
Incandescent						
INC	.	.	.	.	.	.

Combinations marked with a dot, shown with "UNIV" or "200-277" are available for ordering.

1611 Clovis Barker Road, San Marcos, TX 78666  
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

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Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

79115-97/0810

**PHILIPS**

**GARDCO**

### FINISH

<b>BRP</b>	Bronze Paint
<b>BLP</b>	Black Paint
<b>WP</b>	White Paint
<b>NP</b>	Natural Aluminum Paint
<b>BGP</b>	Belge Paint
<b>OC</b>	Optional Color Paint Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.
<b>SC</b>	Special Paint Specify. Must supply color chip.

### OPTIONS

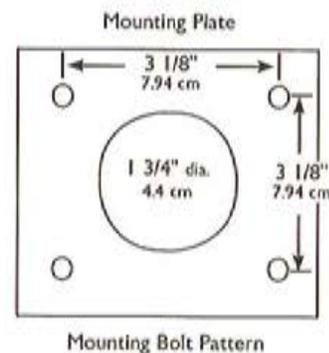
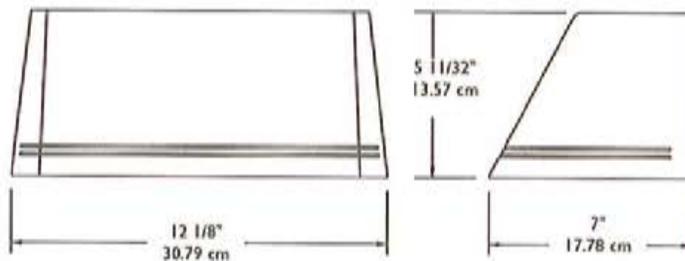
<b>F<sup>3</sup></b>	Fusing
<b>PCB<sup>4</sup></b>	Button Type Photocontrol
<b>SL</b>	Solite <sup>®</sup> Diffusing Lens
<b>UT</b>	5° Uptilt
<b>WLU<sup>5</sup></b>	Wet Location Door for Inverted Mount
<b>WG<sup>6</sup></b>	Wire Guard
<b>WS<sup>7</sup></b>	Wall Mounted Box for Surface Conduit

3. 120V through 277V only. Not available in Incandescent.
4. Not available with 111EM.
5. Not Available with WG option.
6. Not Available with WLU option.
7. Rear entry permitted.
8. Emergency Battery Packs for EMR types MUST be ordered with luminaires and supplied by Gardco.

### EMR LUMINAIRES ONLY<sup>8</sup>

<b>B84CG</b>	Bodine Remote Emergency Pack
--------------	------------------------------

### DIMENSIONS



Note: Mounting plate center is located in the center of the luminaire width and 2.38" (6.03cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 5/16" (.79cm) diameter bolts (by others) structurally to the wall.

### SPECIFICATIONS

**GENERAL:** Each Gardco III luminaire is a wall mounted cutoff luminaire for high intensity discharge, compact fluorescent or incandescent lamps. Internal components are totally enclosed in a rain-tight, dust-tight and corrosion resistant housing. The housing, back plate and door frame are die cast aluminum. A choice of three (3) optical systems is available. Luminaires are suitable for wet locations (damp locations if inverted).

**HOUSING:** Single-piece soft trapezoidal housings are die cast aluminum. A memory retentive gasket seals the housing with the doorframe to exclude moisture, dust, insects and pollutants from the optical system. A black, die cast ribbed backplate dissipates heat for longer lamp and ballast life.

**DOOR FRAME:** A single-piece die cast aluminum door frame integrates to the housing form. The door frame is hinged closed and secured to the housing with two (2) captive stainless steel fasteners. The heat and impact resistant 1/8" (.32cm) tempered glass lens and one-piece gasket are mechanically secured to the door frame.

**OPTICAL SYSTEMS:** Reflectors are composed of specular extruded and faceted components, electropolished, anodized and sealed. Reflector segments are set in arc tube image duplicating patterns to achieve the wide throw, forward throw or medium throw distributions.

#### ELECTRICAL:

**STANDARD LUMINAIRES:** Each high power factor HID core and coil or electronic ballast is capable of providing reliable lamp starting down to -20°F/-29°C. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600VAC at 302°F/150°C or higher. Plug disconnects are listed by UL for use at 600VAC, 15A or higher.

Standard fluorescent units have a starting temperature of 0°F/-18°C. Standard fluorescent ballasts are high power factor electronic solid state.

**EM AND EMC LUMINAIRES:** In the event of power interruption, integral battery pack will power (1) 32W or (1) 26W compact fluorescent lamp at reduced light levels for a minimum of 90 minutes. Maintenance free battery is rated for ambient temperatures down to 32°F/0°C (EM) or -4°F/-20°C (EMC). Indicator light is visible through the lens. A test switch is accessible through the door assembly. EM and EMC units do not bear CUL label.

**EMR LUMINAIRES:** A 7.5'/.29m, 12 wire, quick disconnect assembly is provided for wiring through conduit (by others) to a Bodine B84CG fluorescent emergency battery pack. The fluorescent emergency battery pack MUST be supplied by Gardco. The B84CG option is required to be on the order to the factory. In the event of power interruption, the B84CG remote battery pack will power (1) 42W, (1) 32W or (1) 26W compact fluorescent lamp at at reduced light levels for a minimum of 90 minutes.

Maintenance free battery is rated for ambient temperatures down to 32°F/0°C. Minimum luminaire starting temperature is 0°F/-18°C. Indicator light is visible through the lens. A test switch is accessible through the door assembly. NOTE: B84CG does not bear CUL label.

**LAMPHOLDER:** Pulse rated medium base sockets are glazed porcelain with nickel plated screw shell. T6 lamps use a G12 base, pulse rated porcelain sockets. Fluorescent sockets are high temperature PBT with brass contacts.

**FINISH:** Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), natural aluminum (NP) and beige (BGP). Consult factory for specs on custom colors.

**LABELS:** All luminaires bear either UL or CUL (where applicable) Wet Location labels. Lens down application is Wet Location and lens up is Damp Location, except when using the optional inverted Wet Location components.

**WARRANTY:** Gardco luminaires feature a 5 year limited warranty. See Warranty Information on [www.sitelighting.com](http://www.sitelighting.com) for complete details and exclusions. Polycarbonate lenses carry a 1 year warranty only.

**FULL CUTOFF PERFORMANCE:** Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

**CUTOFF PERFORMANCE:** Cutoff performance means a luminaire distribution where the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle at or above 90° above nadir, and 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

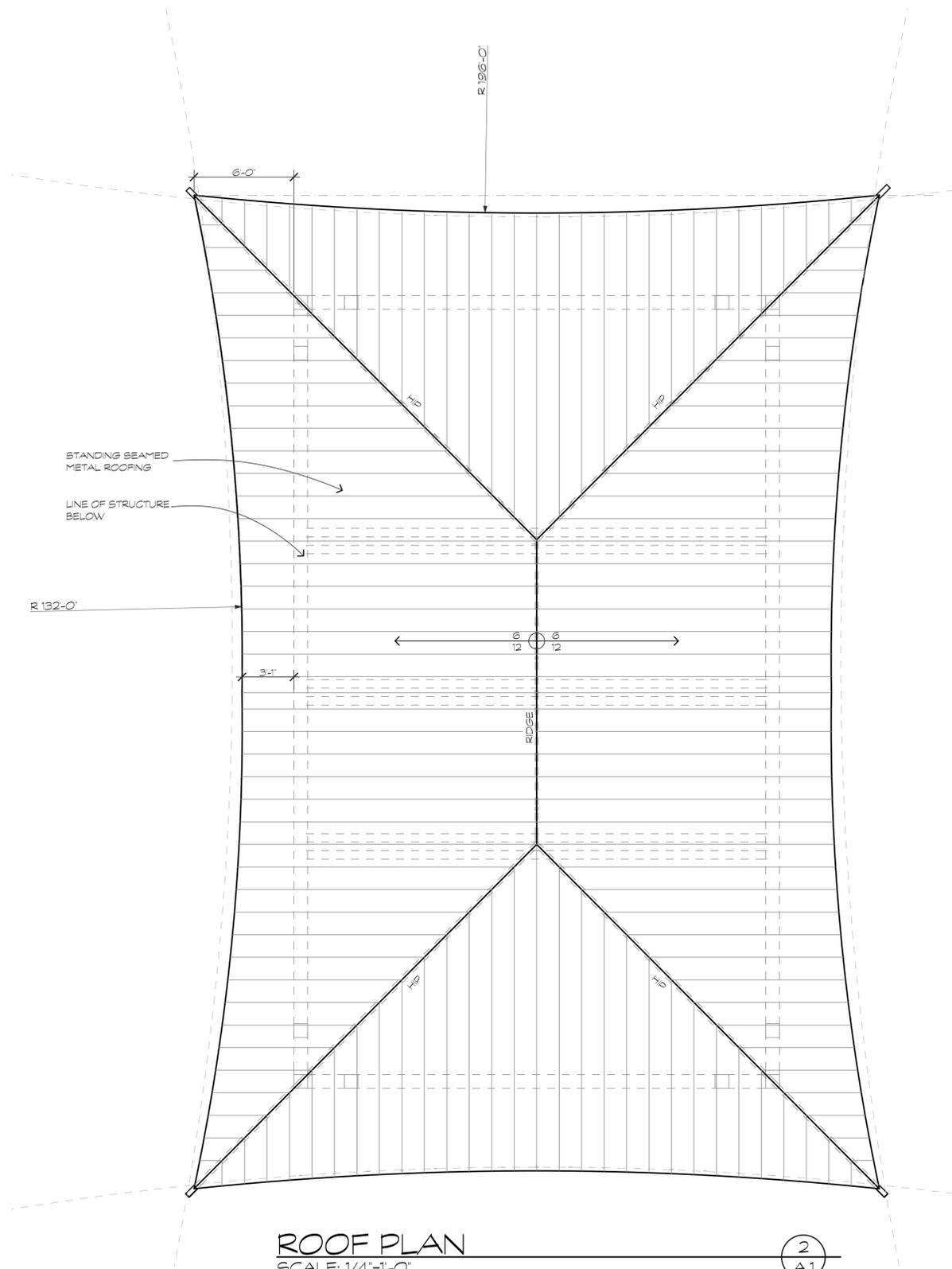
1611 Clovis Barker Road, San Marcos, TX 78666  
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 [sitelighting.com](http://www.sitelighting.com)  
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79115-97/0810

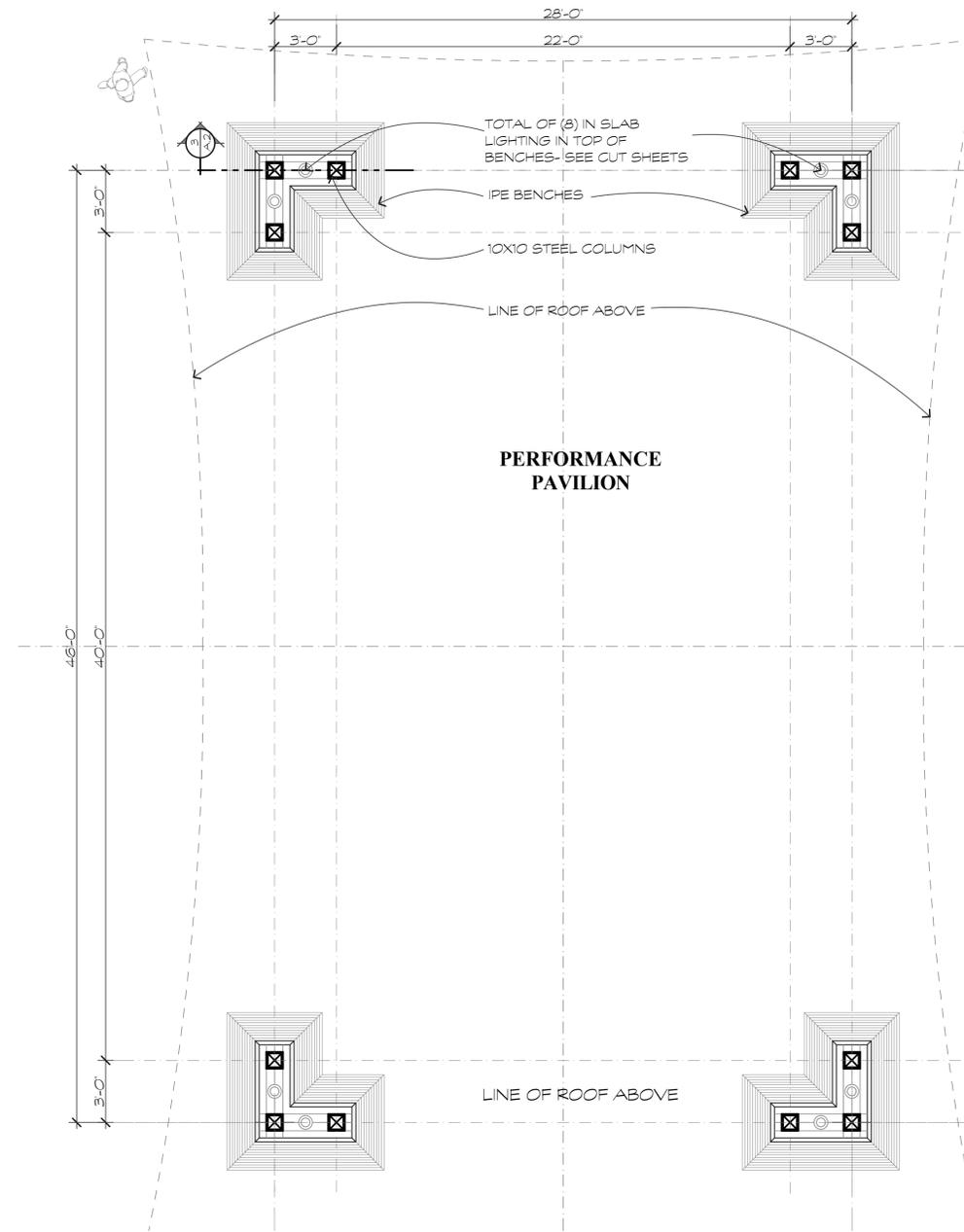
**PHILIPS**





**ROOF PLAN**  
SCALE: 1/4"=1'-0"

2  
A.1



**FLOOR PLAN**  
SCALE: 1/4"=1'-0"

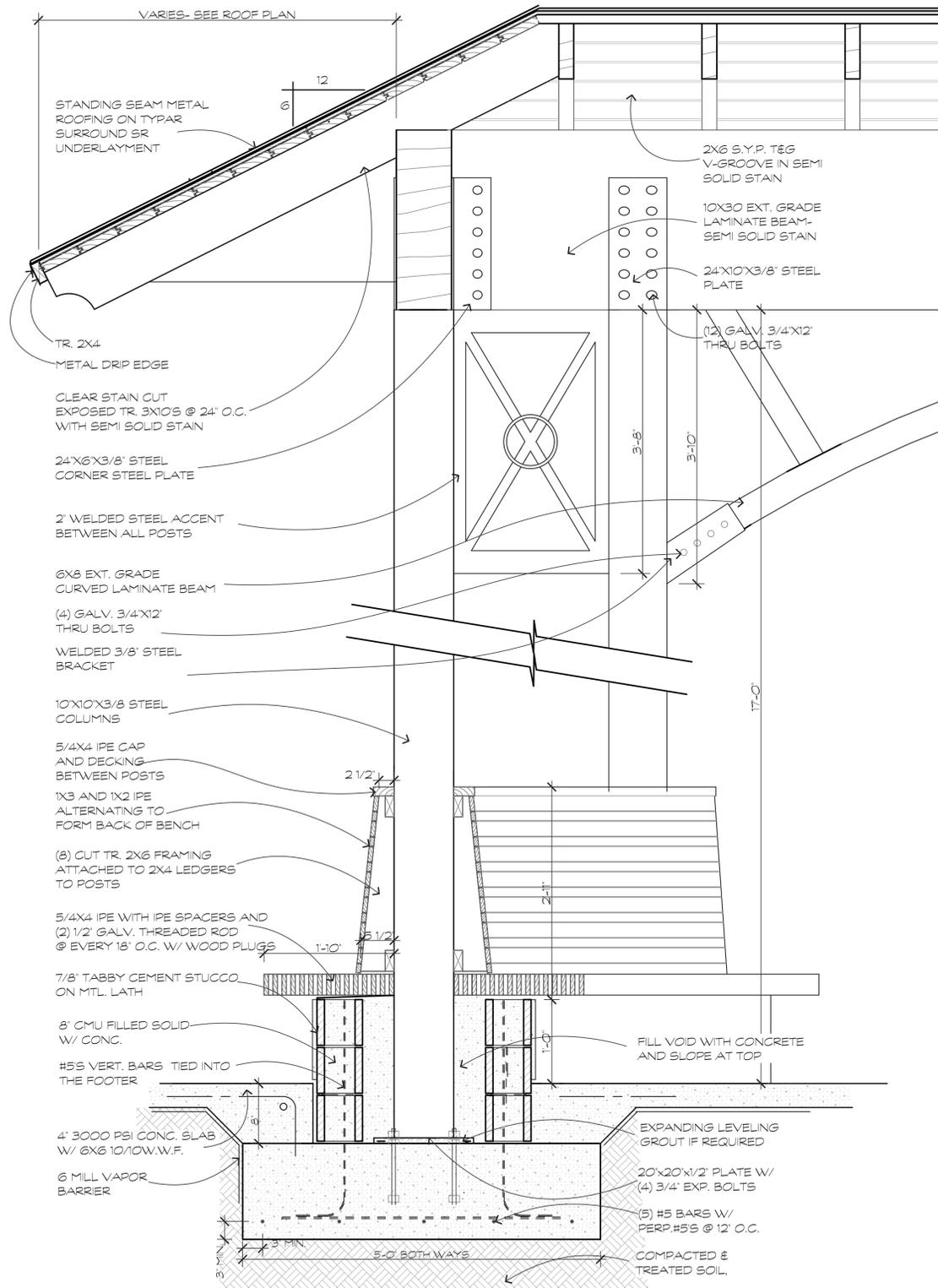
1  
A.1

REVISIONS	DATE

DRAWN BY  
TP  
CHECKED BY  
TP  
DATE OF ISSUE:  
06/05/14  
SCALE  
JOB NO.  
1311  
SHEET

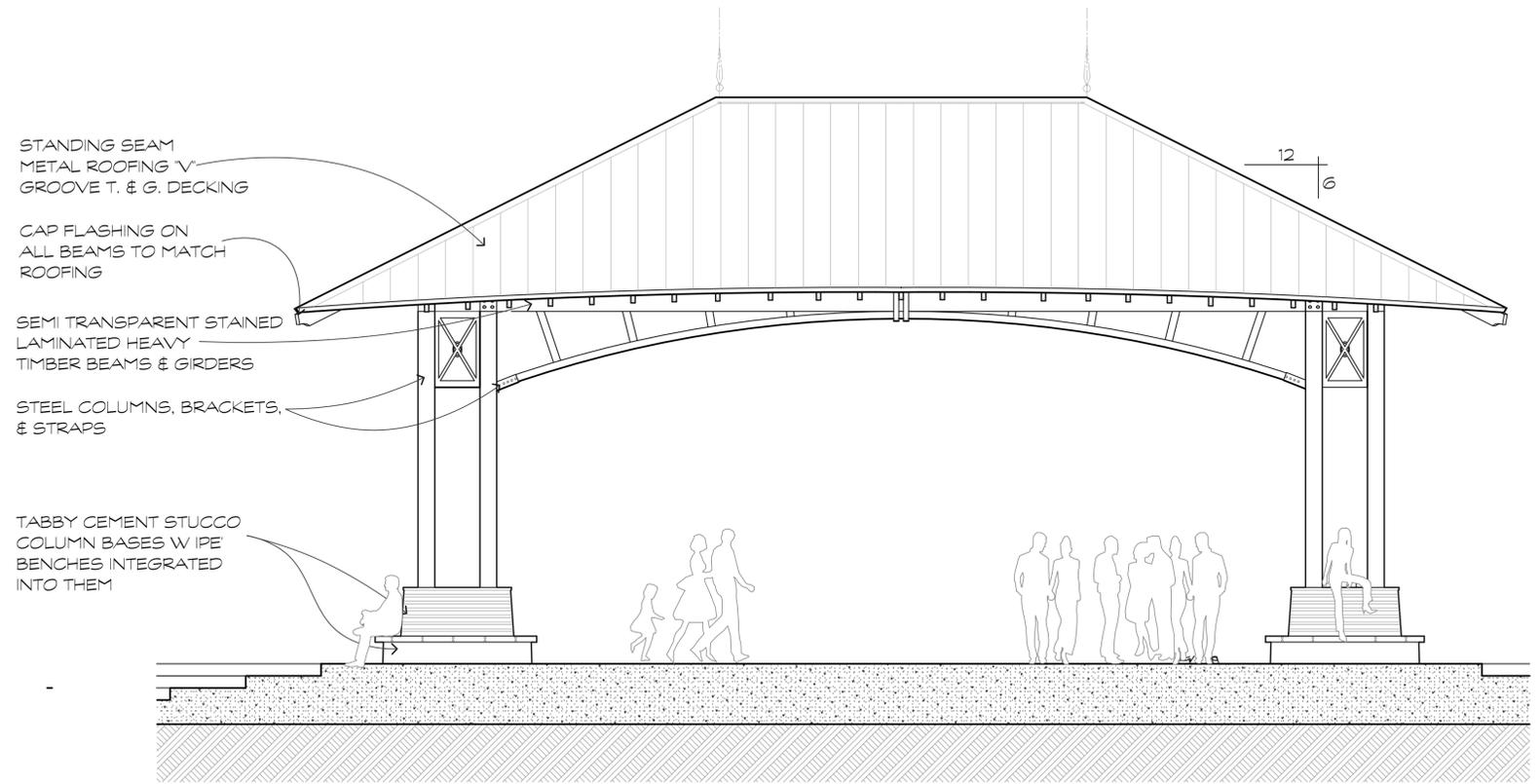
REVISIONS	DATE

DRAWN BY TP
CHECKED BY TP
DATE OF ISSUE: 06/05/14
SCALE
JOB NO. 1311
SHEET



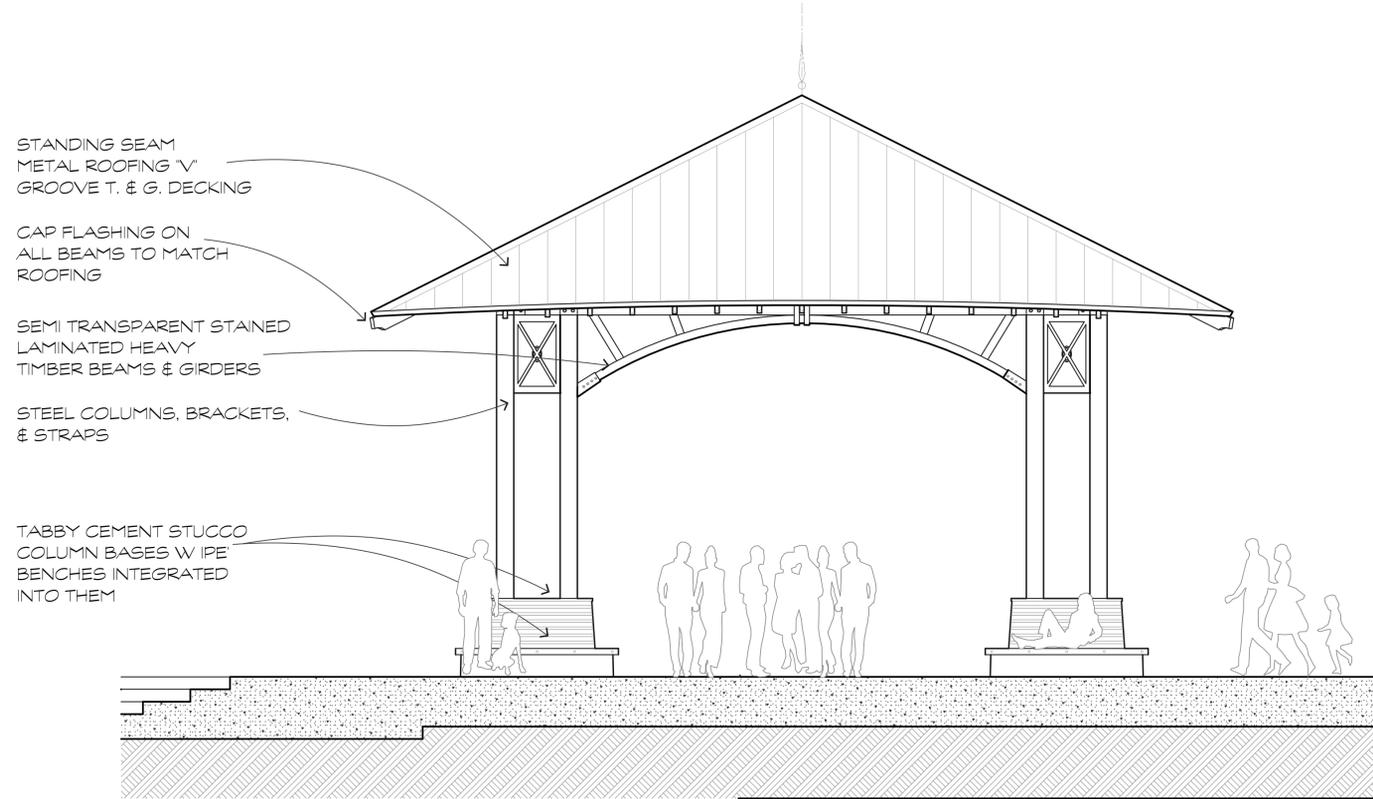
**POST DETAIL**  
SCALE: 1"=1'-0"

3  
A.2



**PARK SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

3  
A.2

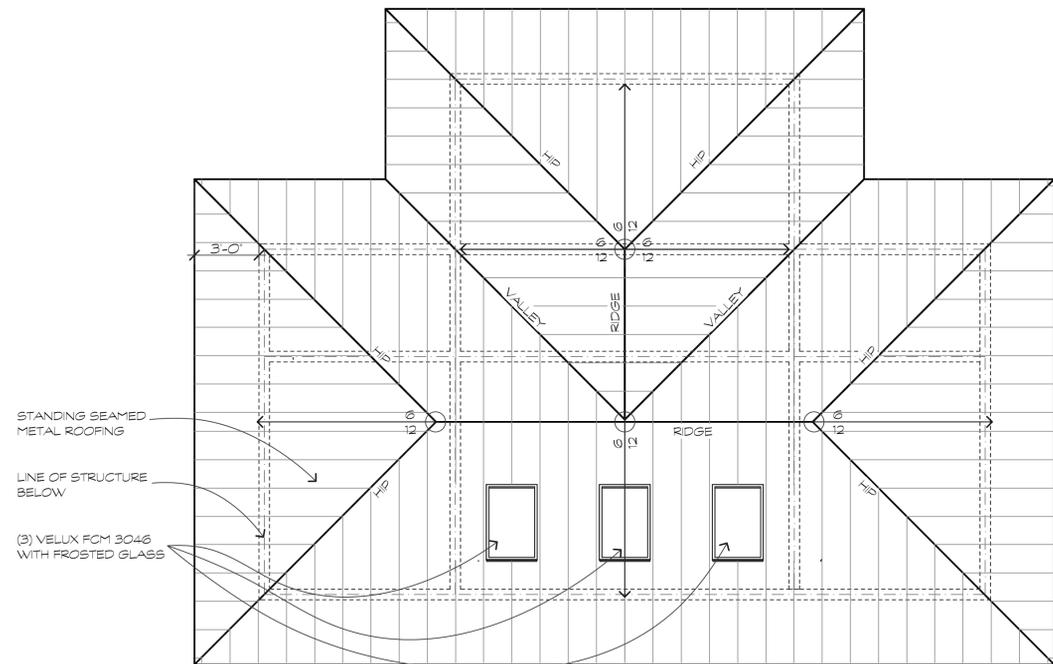


**STREET SIDE ELEVATION**  
SCALE: 1"=1'-0"

4  
A.2

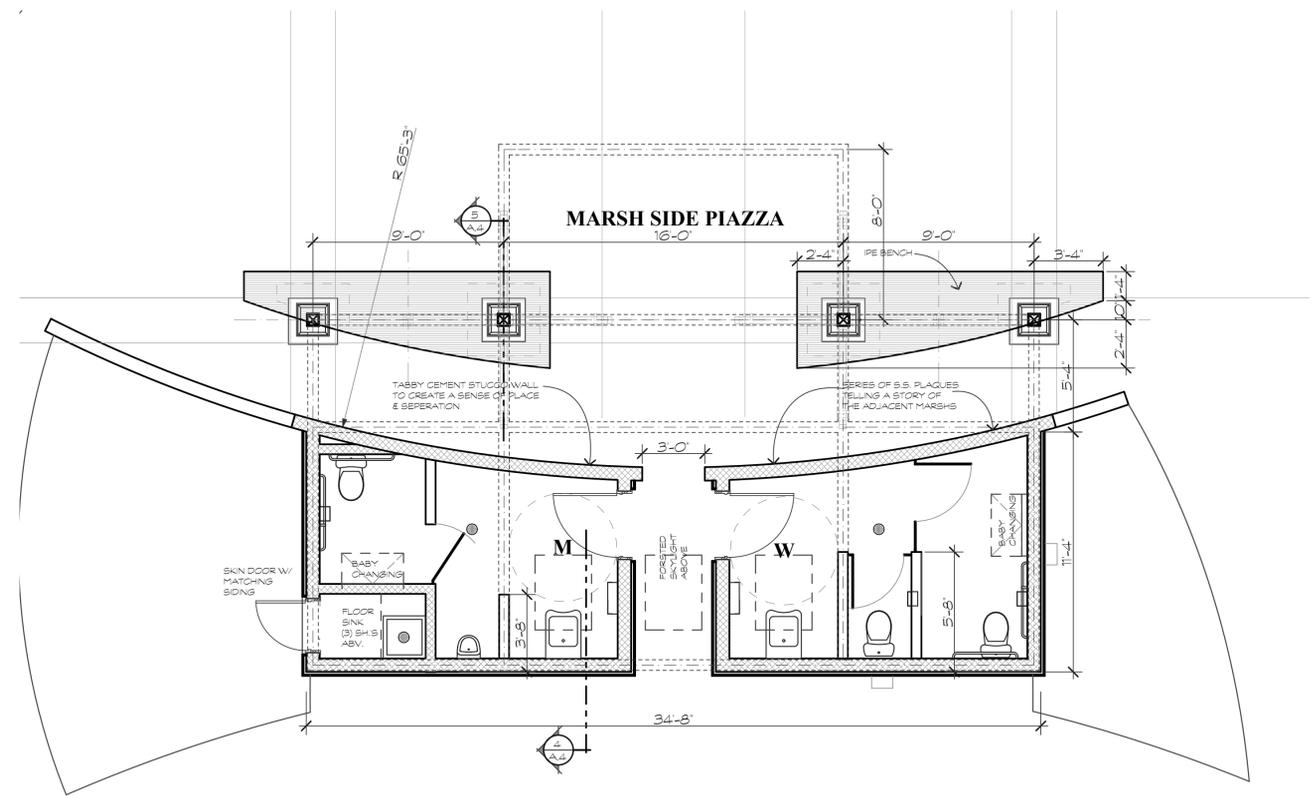
REVISIONS	DATE

DRAWN BY TP
CHECKED BY TP
DATE OF ISSUE: 06/05/14
SCALE
JOB NO. 1311
SHEET



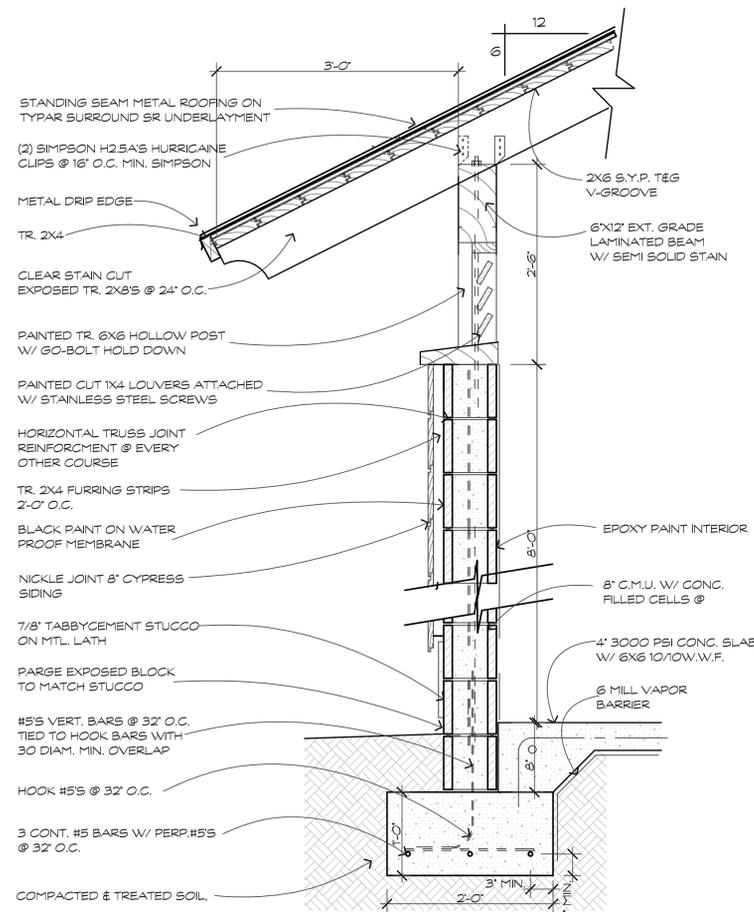
**ROOF VIEW**  
SCALE: 1/4"=1'-0"

2  
A.3



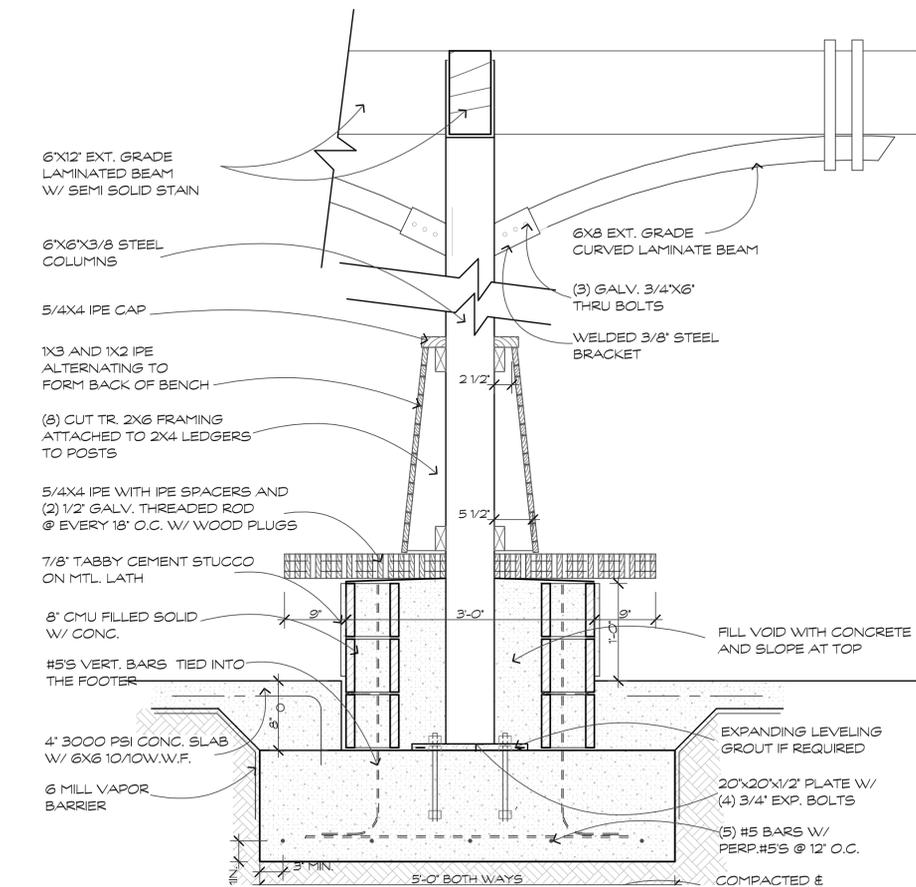
**PLAN VIEW**  
SCALE: 1/4"=1'-0"

1  
A.3



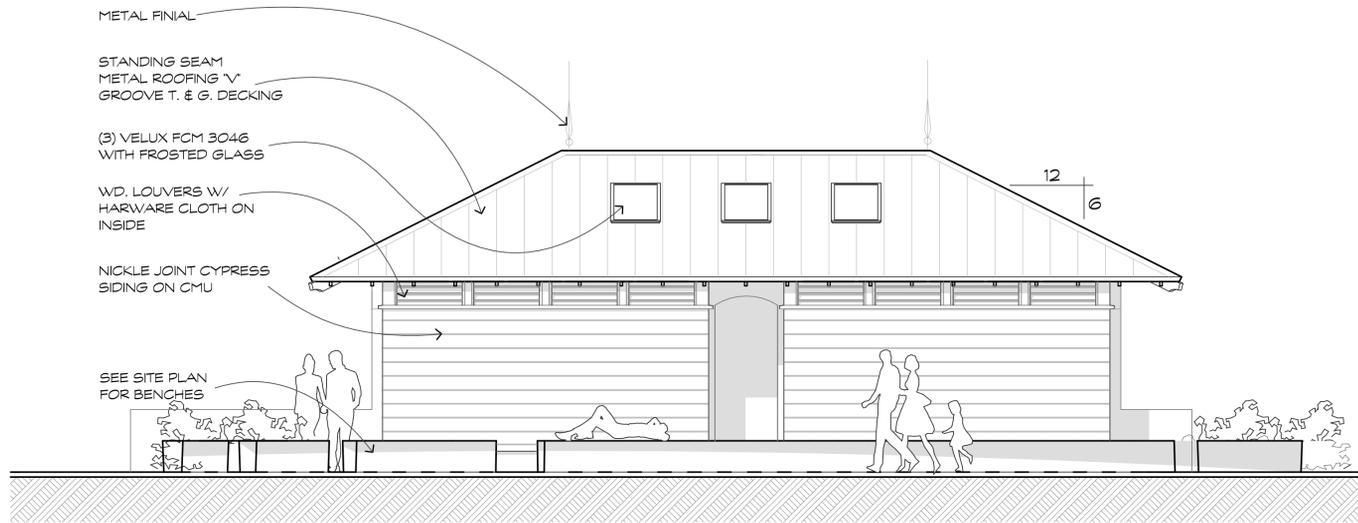
**TYP. WALL SECTION**  
SCALE: 1/4"=1'-0"

4  
A.4



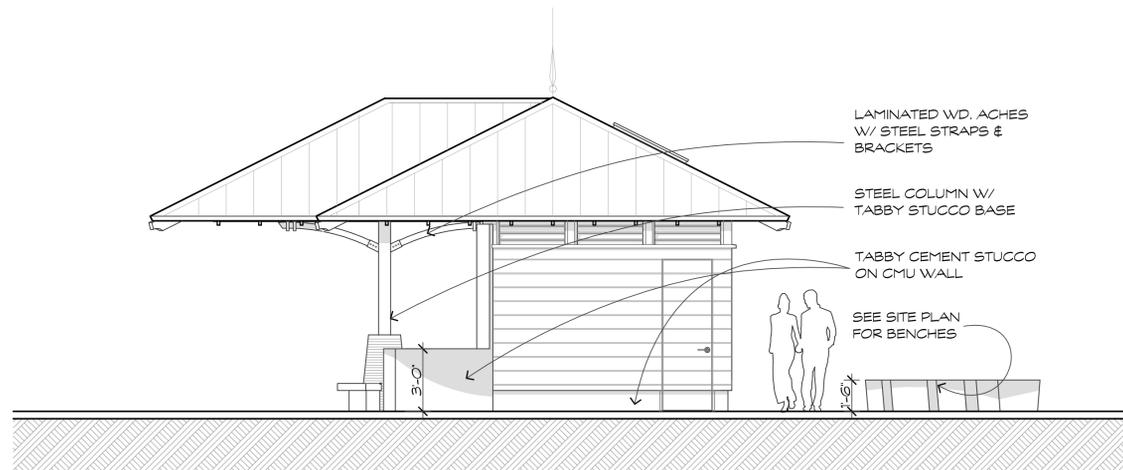
**BENCH DETAIL**  
SCALE: 1/4"=1'-0"

5  
A.4



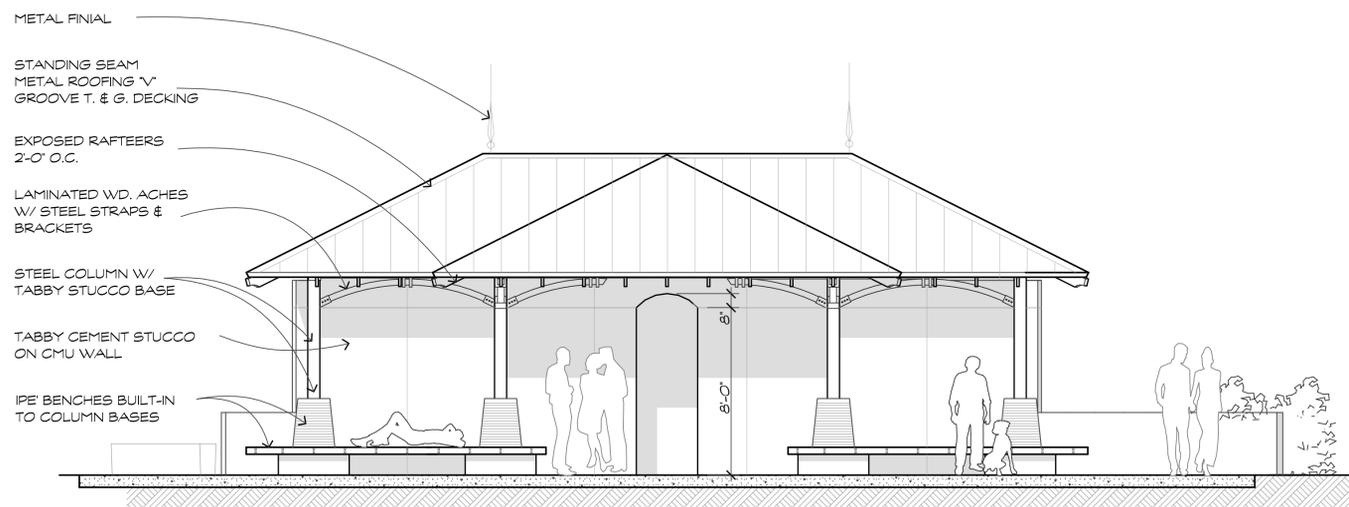
**PARK SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

1  
A.4



**LEFT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

2  
A.4



**MARSH SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

3  
A.4

**LEE & PARKER**

architects

Post Office Box 5010  
Hilton Head Island  
South Carolina  
29938  
843.785. 5171

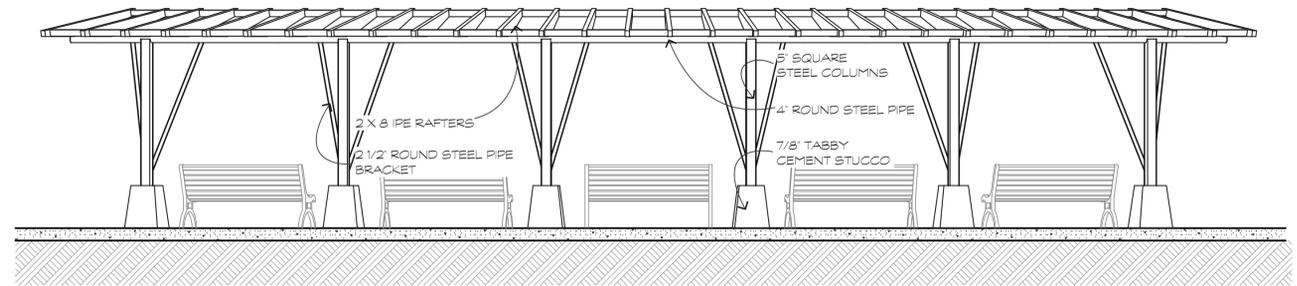
A NEW PARK PROJECT :  
**SUNSET PAVILLION**  
39 SHELTER COVE LANE  
HILTON HEAD ISLAND, SC

REVISIONS	DATE

DRAWN BY  
TP  
CHECKED BY  
TP  
DATE OF ISSUE:  
06/05/14  
SCALE  
JOB NO.  
1311  
SHEET  
**A.4**  
OF SHEETS

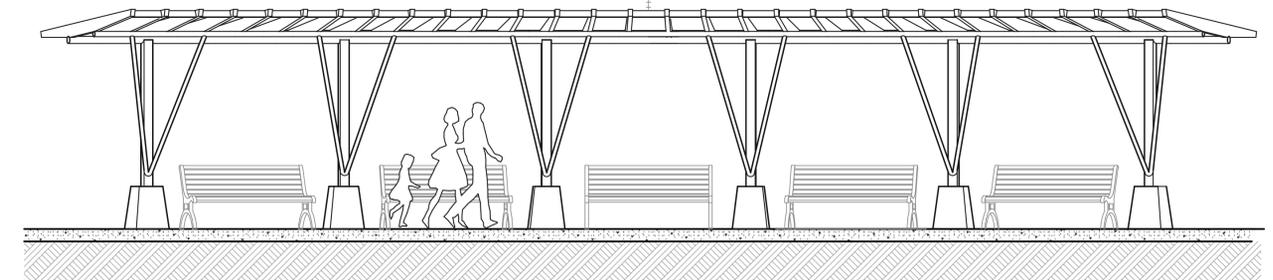
REVISIONS	DATE

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1311  
SHEET



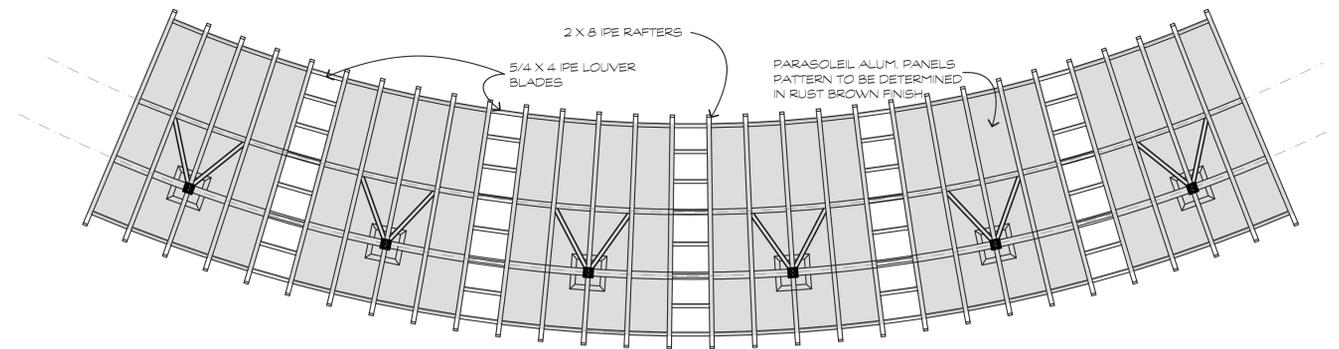
**REAR ELEVATION**  
SCALE: 1/4"=1'-0"

1  
A.5



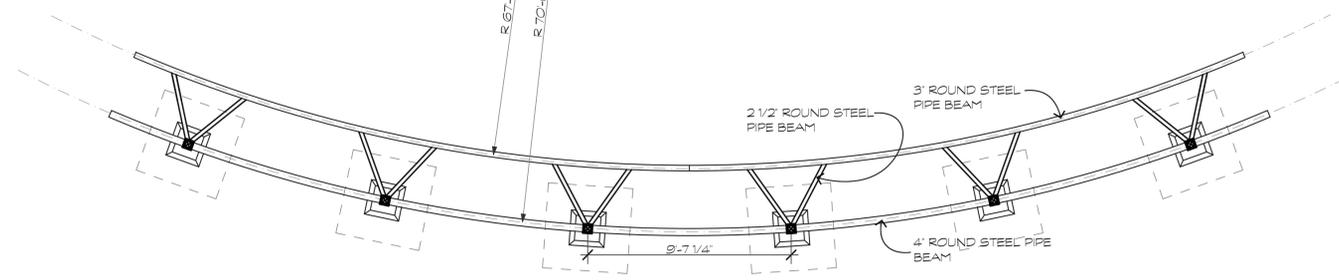
**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

2  
A.5



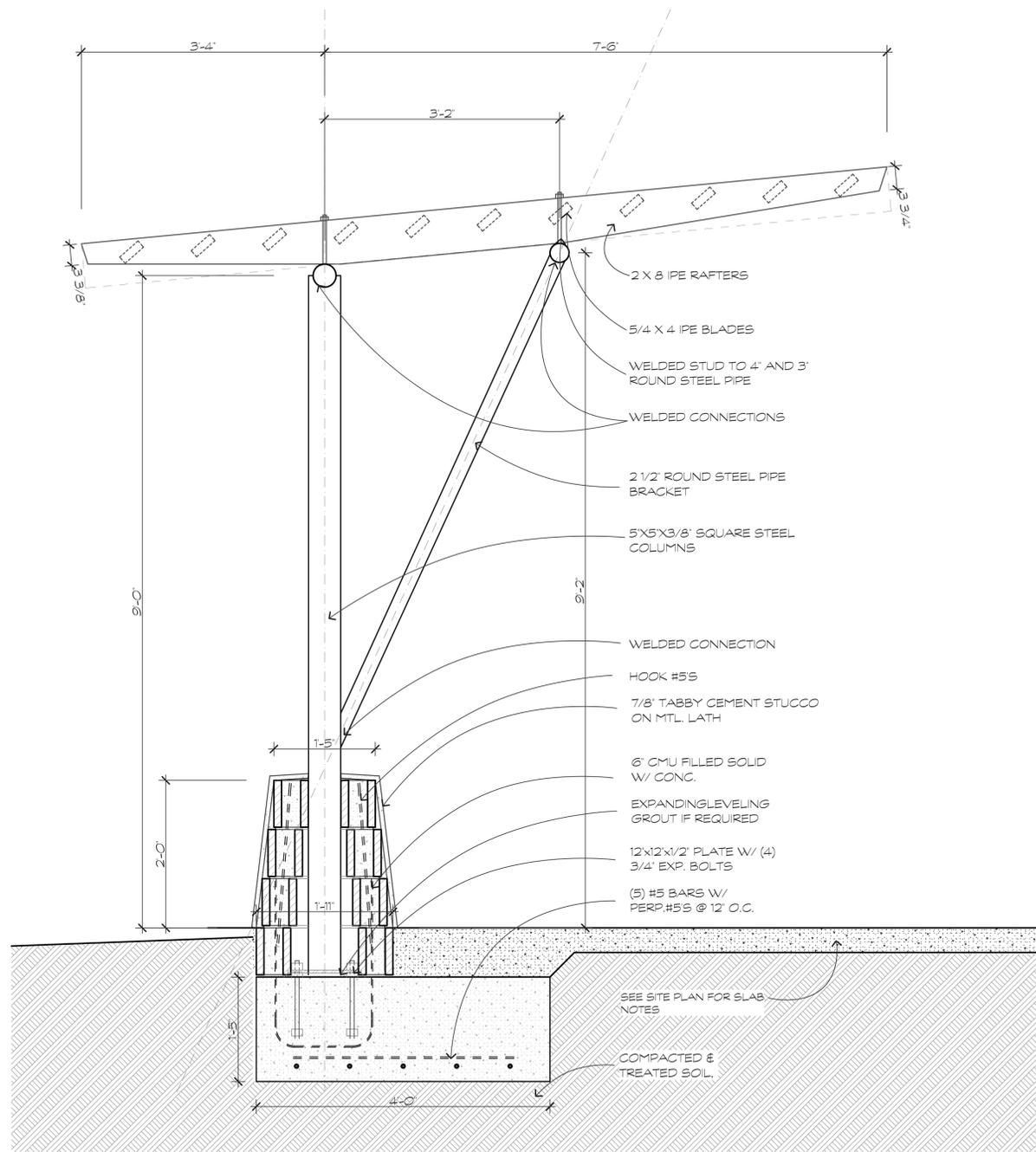
**ROOF PLAN**  
SCALE: 1/4"=1'-0"

3  
A.5



**PLAN VIEW**  
SCALE: 1/4"=1'-0"

4  
A.5



**TRELLIS SECTION**  
SCALE: 1"=1'-0"

5  
A.5

## 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 Park – NEW DEVELOPMENT FINAL

DRB#: DR 140007

DATE: June 24, 2014

RECOMMENDATION:    Approval             Approval with Conditions             Denial

Applicant has revised the proposed structures at the new Shelter Cove Community Park based on comments from the Shelter Cove Harbor Company ARB that the structures were too contemporary. The roof on both the performance pavilion and sunset pavilion was changed to a traditional hip roof and more benches were added for everyday use.



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](http://www.hiltonheadislandsc.gov)

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: Tim Wright Company: K Hornanlian Homes  
 Mailing Address: 49 Riverwalk Blvd-Bldg#8 City: Ridgeland State: SC Zip: 29936  
 Telephone: 843.645.4446 Fax: 843.645.2118 E-mail: TW81551@aol.com  
 Project Name: The Reserve at Olde House Creek Project Address: 330 Spanish Wells Rd-HHI  
 Parcel Number [PIN]: R SEE ATTACHED SHEET FOR PARCEL #'S  
 Zoning District: Rm-4 Overlay District(s): Corridor Overlay District

### 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:

- N/A 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.
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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.
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- \_\_\_\_\_ 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

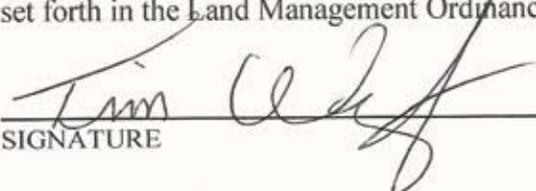
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

*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

6/3/14  
\_\_\_\_\_  
DATE

Sal Tartamella

R510 007 000 0476

R510 007 000 0449

R510 007 000 0093

**\*\*Sal's Parcels Total 8.67 Ac +/-**

Paddocks, LLC

R510 007 000 0147 (=2.73 ac. only)

R510 007 000 0438

R510 007 000 0092

R510 007 000 0279

R510 007 000 0440

R510 007 000 0098

R510 007 000 147B (Town of HHI)

**\*\*Paddocks, LLC's Parcels Total 23.71 Ac +/-**

# K Hovnanian Residential Development TOWN OF HILTON HEAD, SOUTH CAROLINA

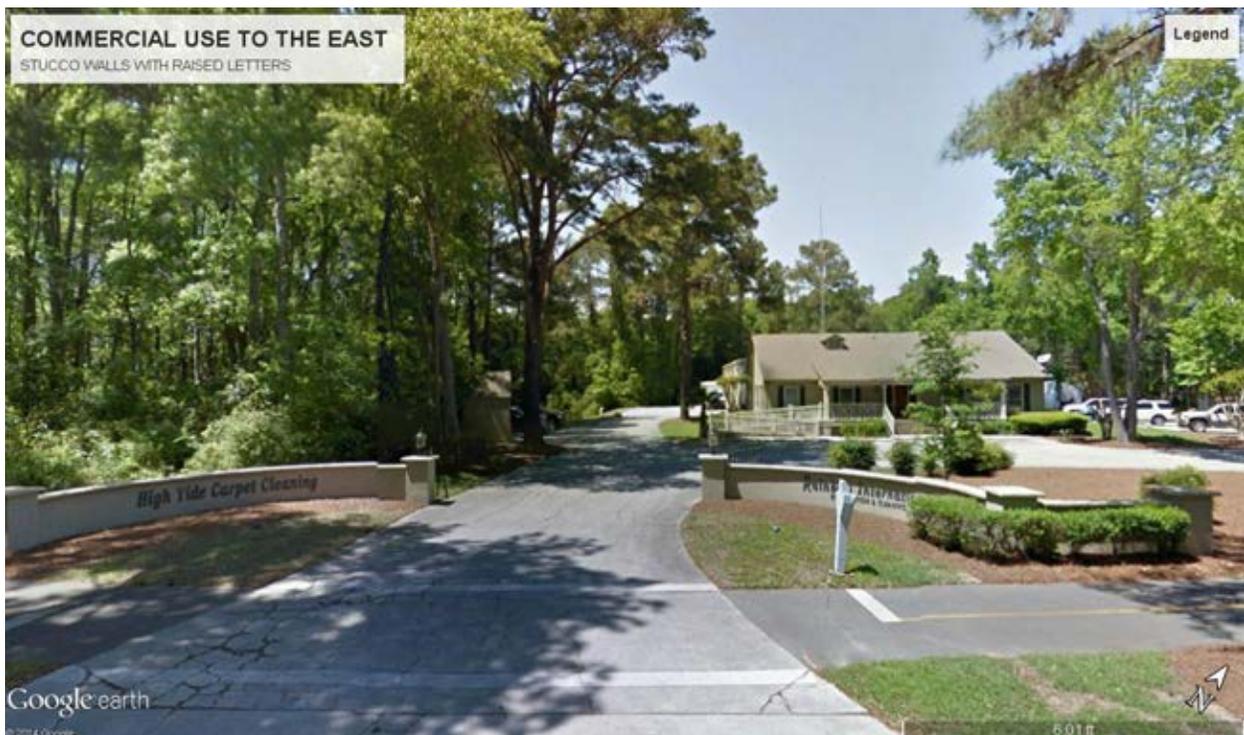
## Entry Statement Draft Narrative

J - 24999.0000

June 3, 2014

K Hovnanian Homes (Applicant) proposes the development of a private residential single family subdivision located approximately 1.3 miles south of the intersection of Spanish Wells Road (S-79) and US Highway 278 on Hilton Head Island, SC. The site address is 330 Spanish Wells Road. The project is anticipated to include approximately 38 single family lots. The development is currently being referred to as The Reserve at Olde House Creek. The final number of lots, subdivision name and internal road names may change as the project progresses. Anticipated site improvements include a gated entry feature along Spanish Wells Road, internal roadways, storm ponds, a gravel boat storage area, secondary gated gravel access to Bluebell Lane and associated infrastructure to accommodate the development. A future pool or amenity facility is planned in the northwest corner of the property.

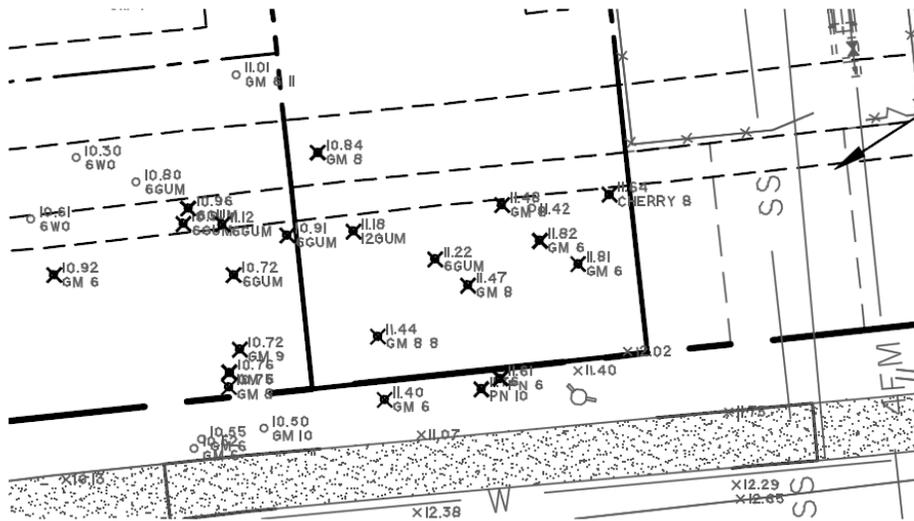
Recently, a few of the parcels were rezoned from IL (Light Industrial) to RM-4 (Low Density Residential). The adjacent uses are light industrial / commercial type uses. The entrances and building material types of the adjacent developments include, stucco signs and sign walls, wooden signs, stick framed horizontal siding buildings and metal façade buildings. (see photos below for adjacent developments)



COMMERCIAL USE TO THE WEST  
SMALL WOODEN STORAGE AND METAL FACADE BUILDINGS



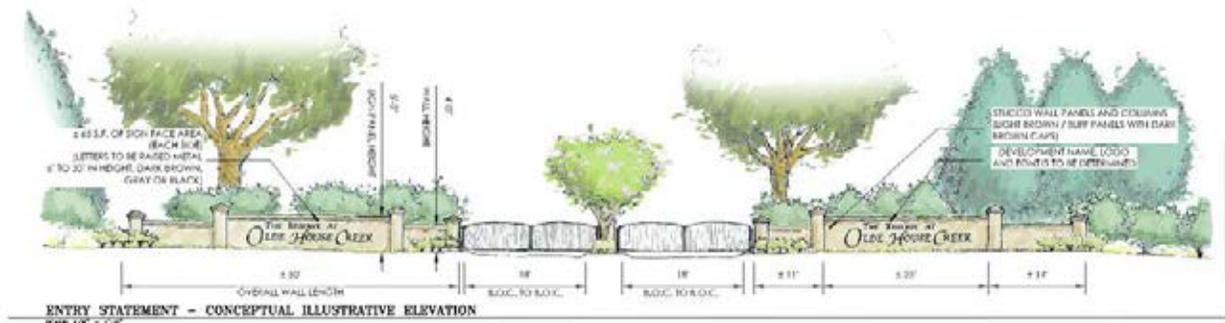
The property is currently undeveloped and consists of wooded areas with pines and scattered hardwoods. A tree and topographic survey of the property has been completed and is included along with this submittal. With the exception of three significant trees (one live oak and two sweet gums – see site analysis drawing), the remainder of the trees within the entrance area are small to medium sized sweet gums and water oaks. The trees specifically being removed related to the entrance statement are sweet gums from 6" to 12" DBH, a 10" DBH pine and an 8" DBH cherry tree. The image below shows the trees proposed for removal related to the entry statement.



There is an existing sanitary sewer lift station on the eastern side of the proposed entrance that will be screened with the proposed entry signage wall and landscaping. The proposed wall has been pulled off of the fencing around the lift station enough distance to allow for the planting of some upright evergreen plantings to buffer the view from Spanish Wells Road. (picture to the right is of the existing lift station)



The concept for the entry signage and associated walls is to use low stucco walls and columns with accent / screening plantings. The wall panels and columns will be a light brown (buff / tan) stucco and the wall and column caps are to be a darker brown stucco. There will be low, shielded, sign lights to illuminate each of the sign panels. The concept is to look very similar to the Jarvis Creek Club entry walls and gates. (see photo below) The planting plan will differ from that of Jarvis Creek Club in that the proposed landscaping will utilize a majority native evergreens tree and shrub species with a main focus of providing a visual backdrop for the signage, as well as, screening of the adjacent uses and existing lift station.

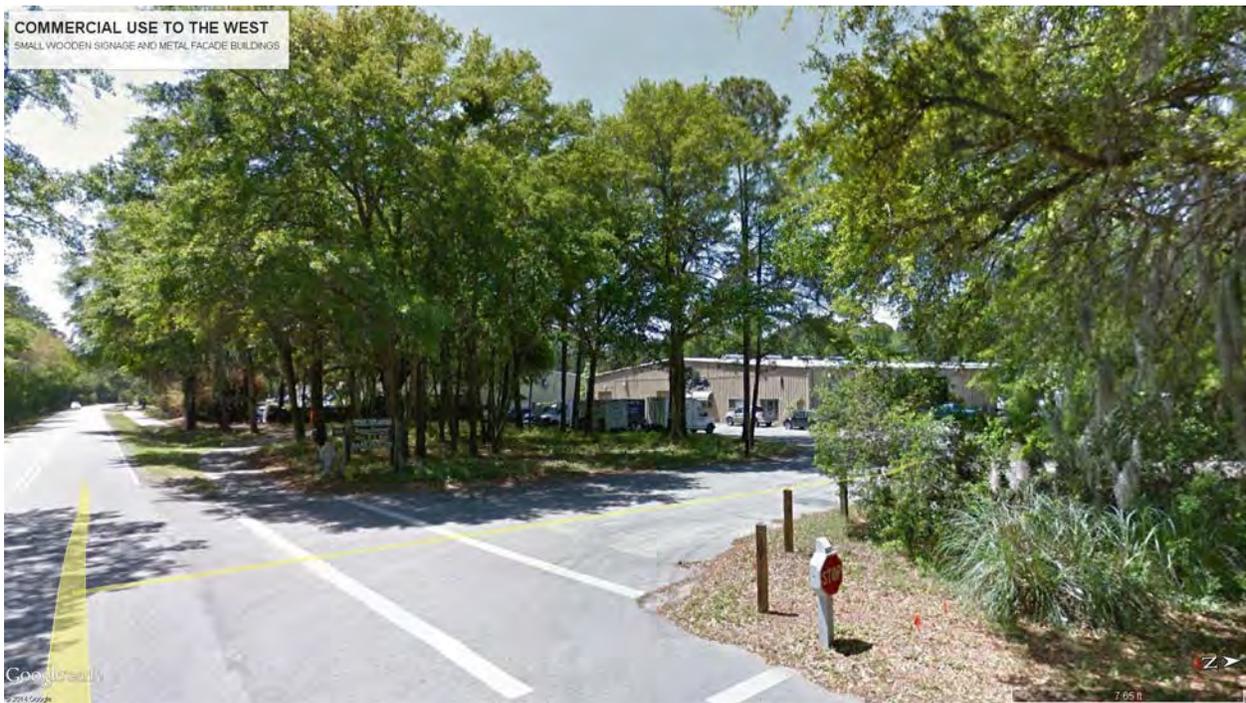




EXISTING LIFT STATION



EXISTING USE TO THE EAST



EXISTING USE TO THE WEST



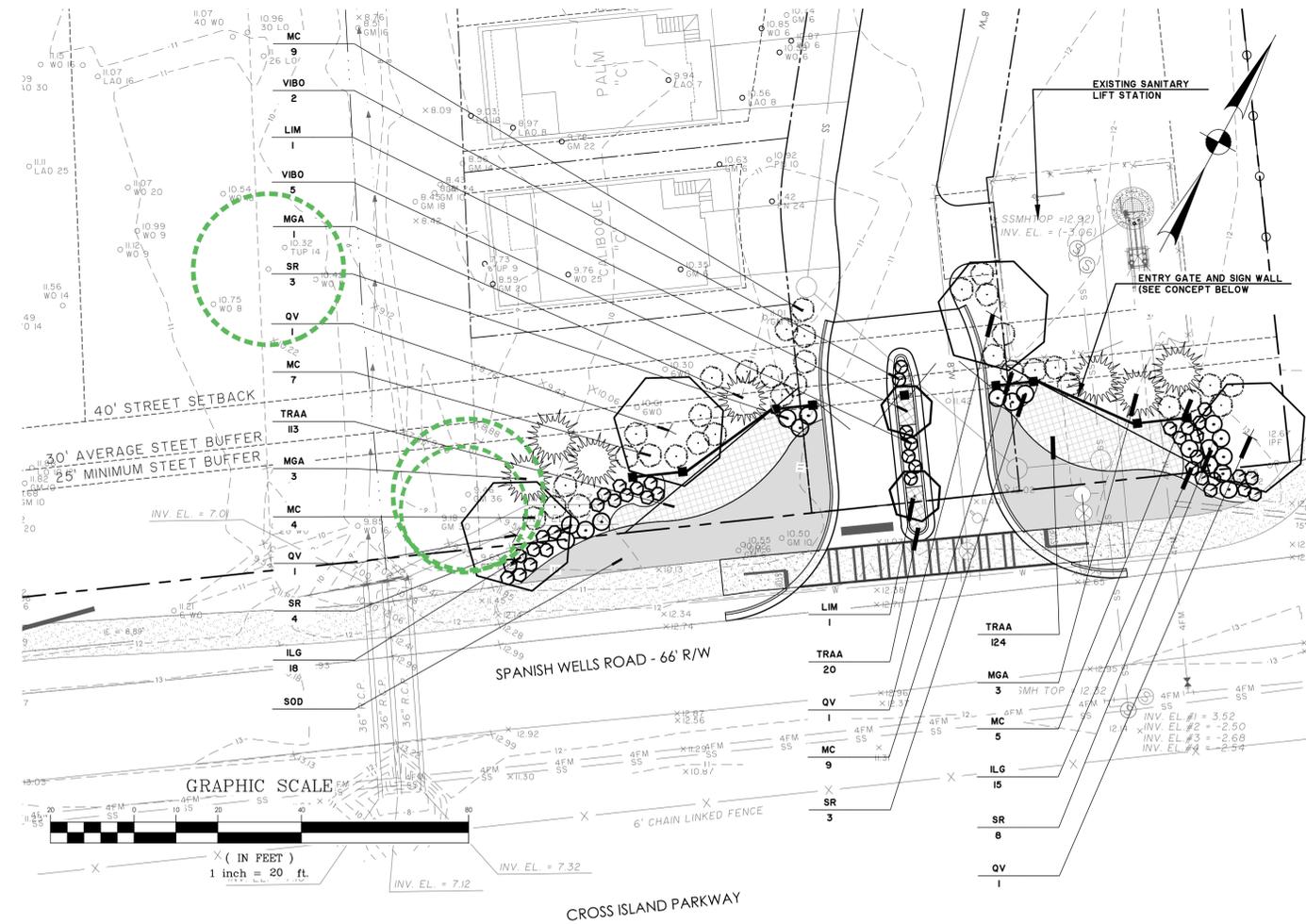
EXISTING SITE VEGETATION AT PROPOSED ENTRANCE AREA



EXISTING JARVIS CREEK CLUB ENTRANCE







**PLANT SCHEDULE**

TREES						
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
2	LIM	Lagerstroemia indica 'Muskogee'	'Muskogee' Crape Myrtle	CONT. 10' - 12' HT.	AS SHOWN	Specimen, multi-trunk, 3 trunk min
7	MGA	Magnolia grandiflora 'ALTA'	'ALTA' Southern Magnolia	B & B OR CONT. ; 2.5" Cal. Min., 14-16' HT.	AS SHOWN	Specimen, Full to Ground
4	QV	Quercus virginiana	Live Oak	B & B OR CONT. ; 3" Cal. Min., 14-16' HT.		Specimen

SHRUBS						
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
33	ILG	Ilex glabra 'Nigra'	Inkberry	CONT. 20" x 20"	AS SHOWN	Full
34	MC	Myrica cerifera	Wax Myrtle	CONT. 36" O.A. HT.	AS SHOWN	Full to Ground
18	SR	Serenoe repens	Silver Sav Palmetto	CONT. 24" x 24"	AS SHOWN	Full
7	VIBO	Viburnum Opavatum 'Mrs. Schiller's Delight'	Viburnum 'Mrs. Schillers Delight'	CONT. 20" x 20"	AS SHOWN	Full

ORNAMENTAL GRASSES AND GROUNDCOVERS						
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
1900	SOD	Eranthis sphaceloides	Centipede Grass		SOD S.F.	Dense roots
287	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	4" Pot 4" x 8"	2'	Full, Plant 24"

**ENTRY AREA CONCEPTUAL SITE PLAN WITH PROPOSED PLANTINGS**  
SCALE: 1" = 20'-0"



**ENTRY STATEMENT - CONCEPTUAL ILLUSTRATIVE ELEVATION**  
SCALE: 1/8" = 1'-0"

PRELIMINARY  
NOT FOR  
CONSTRUCTION

NO.	REVISIONS	BY	DATE

**THOMAS & HUTTON**  
Engineering | Surveying | Planning | GIS | Consulting  
50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300  
www.thomasandhutton.com

RESIDENTIAL DEVELOPMENT ON  
SPANISH WELLS ROAD  
HILTON HEAD ISLAND, SOUTH CAROLINA  
K. HOYNIAN HOMES  
CONCEPTUAL ENTRY SITE PLAN AND SIGNAGE ELEVATION

JOB NO:	J-24999-0000
DATE:	05/23/14
DRAWN:	GDS
DESIGNED:	GDS
REVIEWED:	RP1
APPROVED:	RP1
SCALE:	1" = 20'

**CSP 1**

## 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 Reserve at Olde House Creek – NEW DEVELOPMENT  
CONCEPTUAL

DRB#: DRB-000807-2014

DATE: June 24, 2014

RECOMMENDATION:    Approval                Approval with Conditions                Denial   

### ***ARCHITECTURAL DESIGN (Walls, Gates, & Signage)***

Entry walls (stucco with pre-cast cap) are in keeping with neighboring styles as well as developer’s other properties on the Island. Each sign can be no larger than 40 SF so this will need to be revised before the final submittal. A sign permit application will be required for the signs once the development name, logo, and font is determined.

### ***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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

between parking lots and building(s)				
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<b><i>NATURAL RESOURCE PROTECTION</i></b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



Town of Hilton Head Island  
 Community Development Department  
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 Phone: 843-341-4757 Fax: 843-842-8908  
[www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: Kristen Mansfield Company: Wood and Partners  
 Mailing Address: 7 Lafayette Place City: HHI State: SC Zip: 29926  
 Telephone: 681-6618 x 230 Fax: 681-7086 E-mail: kmansfield@woodandpartners.com  
 Project Name: Marriott Grande Ocean Sales Center Project Address: \_\_\_\_\_  
 Parcel Number [PIN]: R 553 018 000 067A 0000 and 553 018 000 0252 0000  
 Zoning District: CFB Overlay District(s): PD2 (Marriott S. Forest Beach)

**DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS**

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Project Category:  
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DRB-000669

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- Material/color samples of existing and proposed changes - 8 ½”X 14” *Maximum*; Stating manufacturer and material name

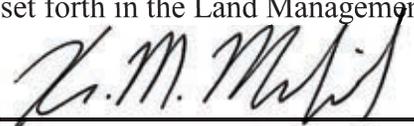
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*A representative for each agenda item is strongly encouraged to attend the meeting.*

**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

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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

6/10/2014  
\_\_\_\_\_  
DATE

# **Marriott Grande Ocean Resort Sales Center**

#4 Woodward Avenue  
Hilton Head Island, SC

## **Design Review Board Project Narrative**

June 10, 2014

Marriott Vacations Worldwide Corporation is proposing to construct a new resort sales center to be located across South Forest Beach Road from Marriott's Grande Ocean Resort. This proposed facility will replace the existing sales center that is within Marriott's Surfwatch Resort. The proposed development includes a 3.5 acre linear parcel (Woodward Parcel) used for beach access parking, resort overflow parking, storm drainage, and shared access to two adjacent properties. The proposed development also includes a 2.07 acre parcel used for tennis, restrooms/storage, and resort overflow parking. Both parcels are zoned CFB and are within the Marriott South Forest Beach PD2 overlay district. Based on previous permitting documentation, there are 92 existing parking spaces dedicated to the original Grande Ocean Resort. The site is adjacent to Providence Presbyterian Church campus, Sea Scape Villas, and Dunes Apartments.

The proposed development includes a three level structure (over parking), +/- 24,400 sf sales and marketing center building, 153 onsite parking spaces, 13 added parking spaces to Grande Ocean Resort, 4 existing tennis courts, a new tennis restroom facility and pedestrian circulation. In addition to the 153 onsite parking spaces, there is a proposed option for an additional 20 spaces to be located at the north end of the Woodward Parcel parking lot.

The design intent of the proposed building is to manipulate building massing, architectural detailing, and color palette in order to harmonize the architecture with the natural features of the site and protect the existing specimen oak tree. Building massing is reduced by varying roof forms and breaking the ridgeline of the roof with dormers adding additional detail. Material changes further breakdown the building mass.

Architectural detailing features such as applied shutters and brackets lend variety to the facade and are reflective of island character. Proposed exterior materials include stucco, lap siding and architectural shingles. Standing seam metal roof accents recall the color of the roofs at Grande Ocean Resort across the street. Applied brackets at the soffit recall traditional exposed rafter tails.

A neutral color scheme is proposed to further reduce the visual impact of the building and harmonize with the natural features of the site. A darker base color contrasts with a light field color on the facade and lighter trim, brackets and rails.

The tennis restroom facility (less than 300 SF) accommodates a HC unisex toilet, drinking fountains, storage and a garage space for the court machine with additional room for vending. The louvered doors allow the vestibule to be locked off whenever it is closed down.

Most of the property has been developed as parking, tennis, and landscaped maintained grounds. The site is mostly flat with an average elevation of 9.0'. There is one specimen oak tree that will be a feature to the building entrance and will be a predominant foreground element from the street. Most of the remaining trees on the site are pines and several will be preserved and incorporated into the landscape. One of the existing tennis courts will be removed and a buffer will be established adjacent to Sea Scape Villas.

The entrance off of South Forest Beach Road will remain in the same location as it exists, aligning with the entrance to Grande Ocean Resort. A second entrance will be located off of the existing parking lot and will align with the existing drive that serves the beach parking and access to the Dunes Apartments. Pedestrian circulation will include access to parking areas, tennis courts, and to the existing town pathway system.

Storm water management will be handled onsite and the use of pervious pavers has been considered within parking areas adjacent to South Forest Beach Road, around the specimen oak tree, and along the front building entrance to minimize run-off and increase permeability.

# MVW SALES CENTER

Colors · Materials

Stucco Color 1  
SW 7550



Fiber Cement Lap Siding Color 2  
SW 7548



Shutters/Louvers,  
Fascia, Trim, Brackets, Rails, Windows  
Color 3



Architectural Shingles Color 4  
Weathered Wood



Metal Roof Color 5  
SW 7604



## Town of Hilton Head DRB Material Board Marriott Sales Center

Hilton Head Island, SC

### Vehicular Hardscape Materials:

#### 1. Permeable Pavers @ Parking Stalls

Pine Hall Brick Storm Pave Permeable Pavers



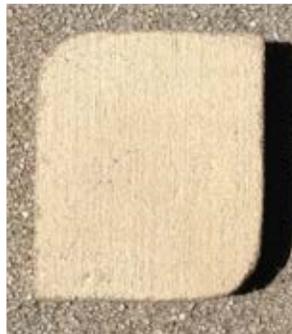
Color: Full Range Red

Pattern: 45 degree Herringbone with Single Header Course Border

### Pedestrian Hardscape Materials:

#### 1. Site Walks:

Colored Concrete w/ Rocksalt Finish, Color -Limestone



## 2. Specialty Paving:

Pine Hall Brick Rain Pave Permeable Pavers

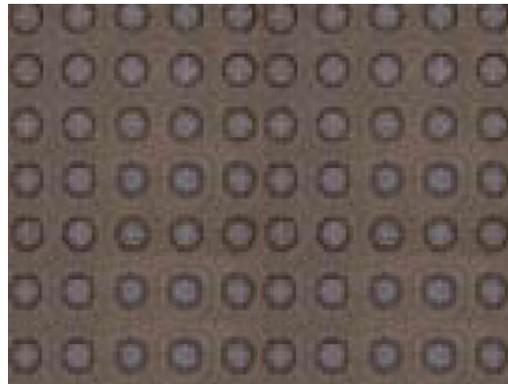


Color: Full Range Red

Pattern: 45 degree Herringbone with Single Header Course Border

## 3. ADA Truncated Dome Tiles:

Step-Safe Detectable Warning Tiles



Individual Tile Size: 12"x12"x1/2"

Color: Chocolate Brown

**Site Lighting:**

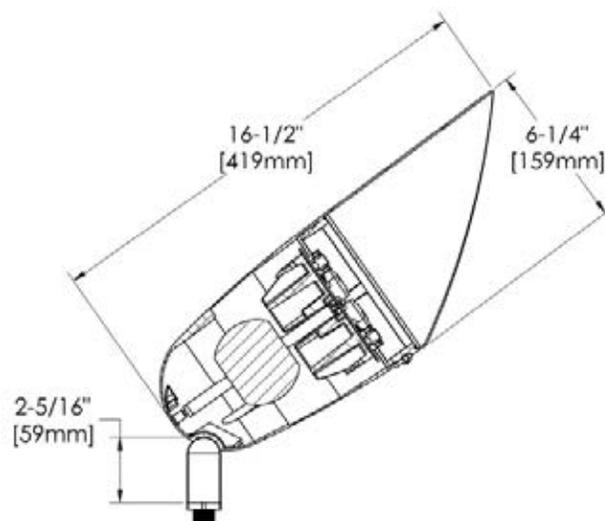
**1. Pedestrian Path Light:**

Reuse Existing – Repaint as necessary

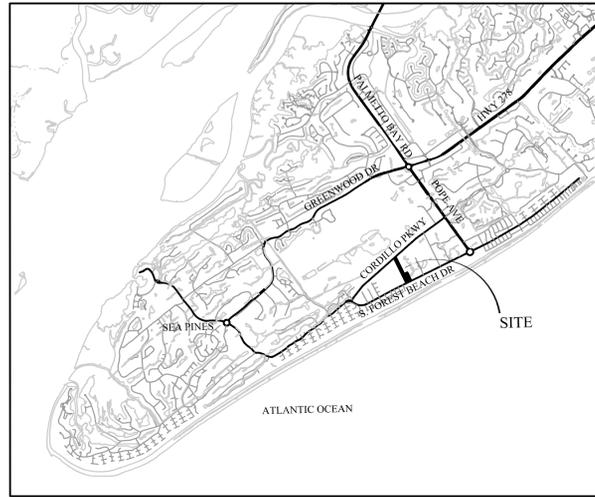


**2. Accent Uplight**

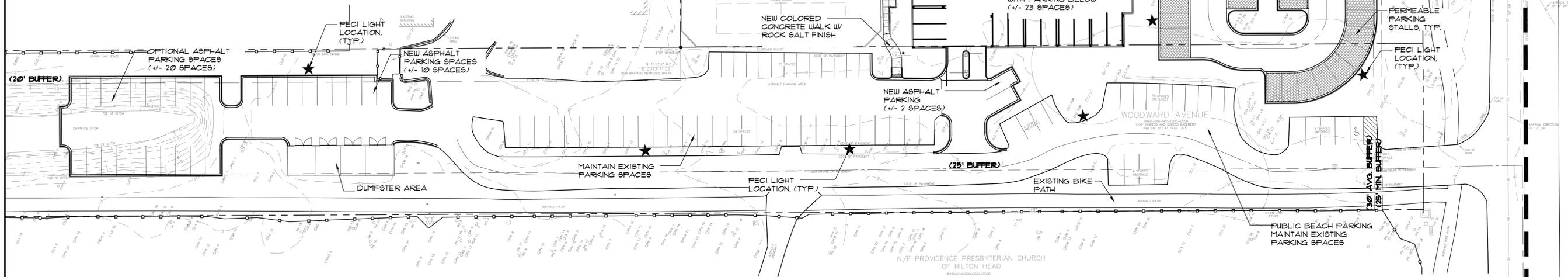
Hadco LED Bullyte B-4-H



Lamp Type: LED  
Housing: Ground Mount  
Finish: Bronze



LOCATOR MAP  
NTS



**PAVING SCHEDULE**

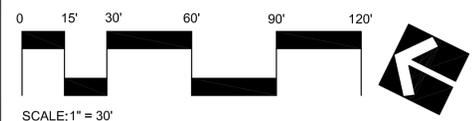
- 4" COLOR CONCRETE  
SCOFIELD CHROMIX ADMIX.  
LIMESTONE C-20  
ROCK SALT FINISH
- 4" COLORED CONCRETE  
TO MATCH EXISTING WALKS  
AT GRANDE OCEAN RESORT  
MEDIUM BROOM FINISH
- PEDESTRIAN PERMEABLE BRICK PAVEMENT  
PINE HALL BRICK  
RAINPAVE PERMEABLE PAVEMENT  
COLOR: FULL RANGE RED  
BORDER PATTERN: SINGLE HEADER COURSE  
FIELD PATTERN: 45° HERRINGBONE
- ADA DETECTABLE WARNING  
MANUFACTURER: CASTEK  
INC./TRANSPO INDUSTRIES, INC.  
COLOR: CHOCOLATE BROWN
- VEHICULAR PERMEABLE BRICK PAVEMENT  
PINE HALL BRICK  
STORMPAVE PERMEABLE PAVEMENT  
COLOR: FULL RANGE RED  
PATTERN: 45° HERRINGBONE W/ BORDER

**PAVING LEGEND:**

- CONTROL JOINT
- EXPANSION JOINT

**LIGHTING SCHEDULE**

- ★ PEDESTRIAN PATHWAY LIGHTS  
REUSE EXISTING - REPAINT AS NECESSARY
- ★ FOCI STANDARD SHOEBOX  
(NEW AND RELOCATED)
- ▲ ACCENT UPLIGHT AT  
SPECIMEN OAK
- ACCENT LIGHT AT  
PRIMARY ID SIGN



SCALE: 1" = 30'

PLAN IS SUBJECT TO CHANGE.

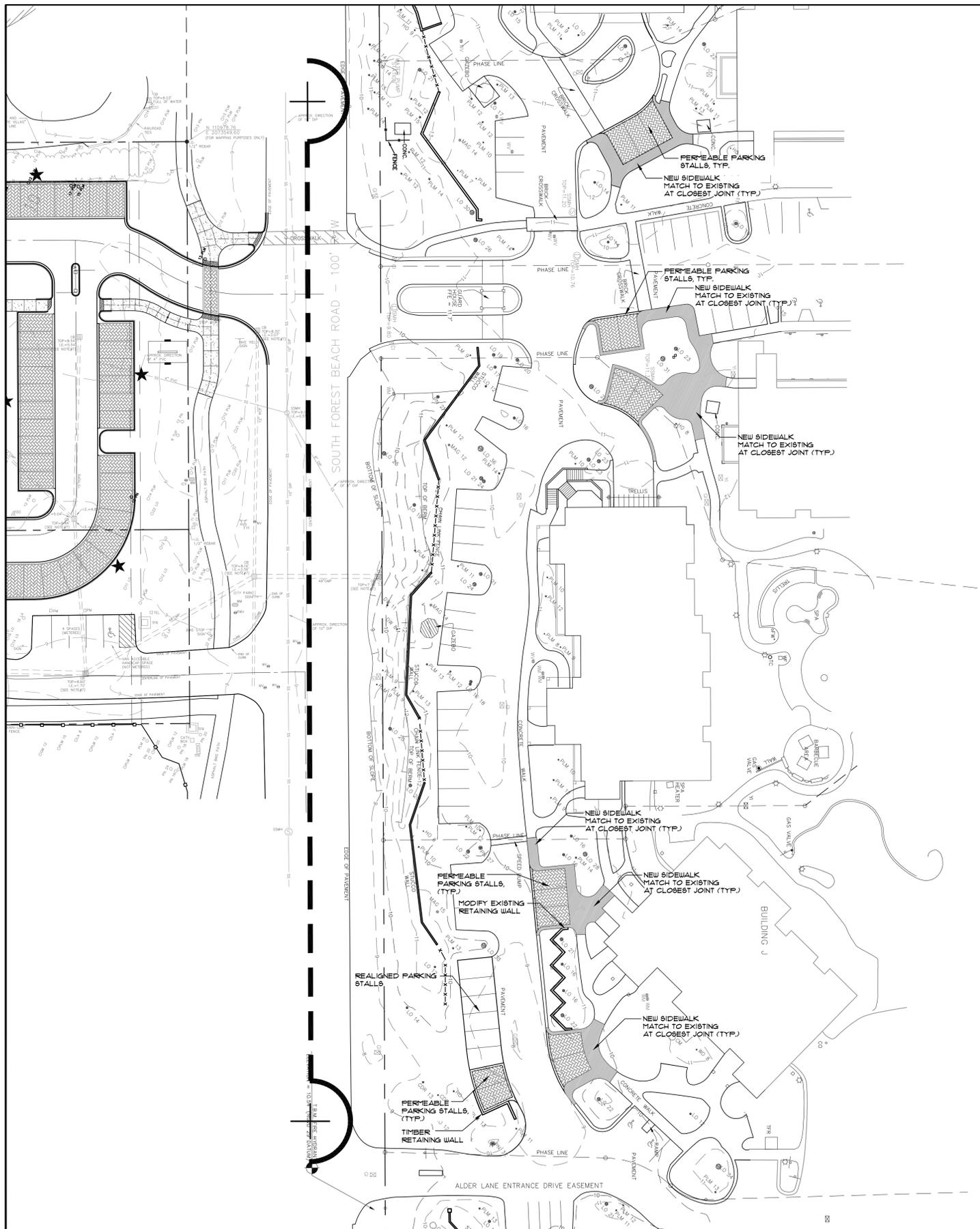
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DATE  
6.10.14  
PROJECT NUMBER  
01-14011  
SHEET TITLE  
SITE PLAN



**PAVING SCHEDULE**

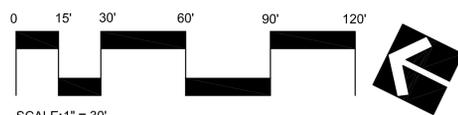
- 4" COLOR CONCRETE  
SCOFFIELD CHROMIX ADMIX.  
LIMESTONE C-20  
ROCK SALT FINISH
- 4" COLORED CONCRETE  
TO MATCH EXISTING WALKS  
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**PAVING LEGEND:**

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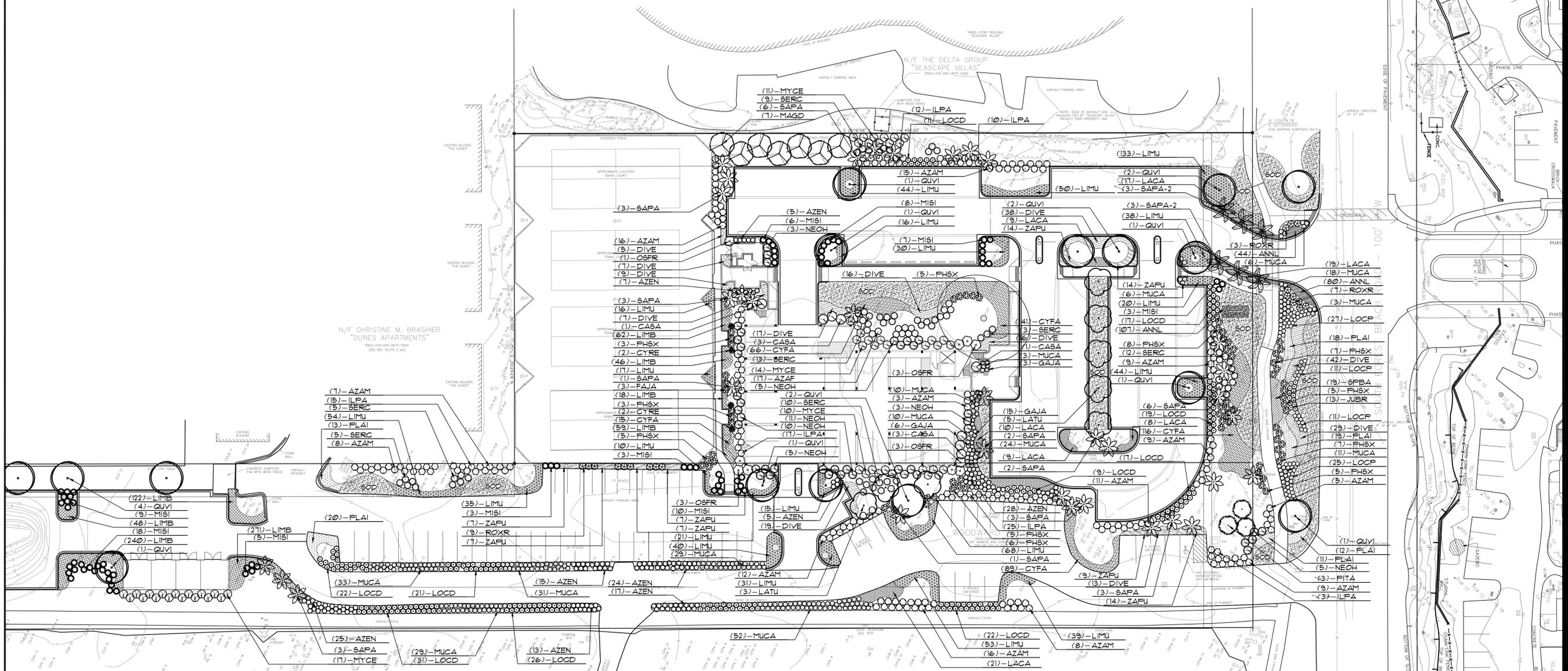
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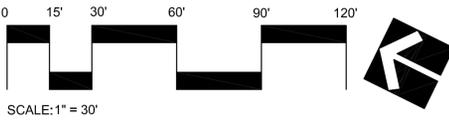
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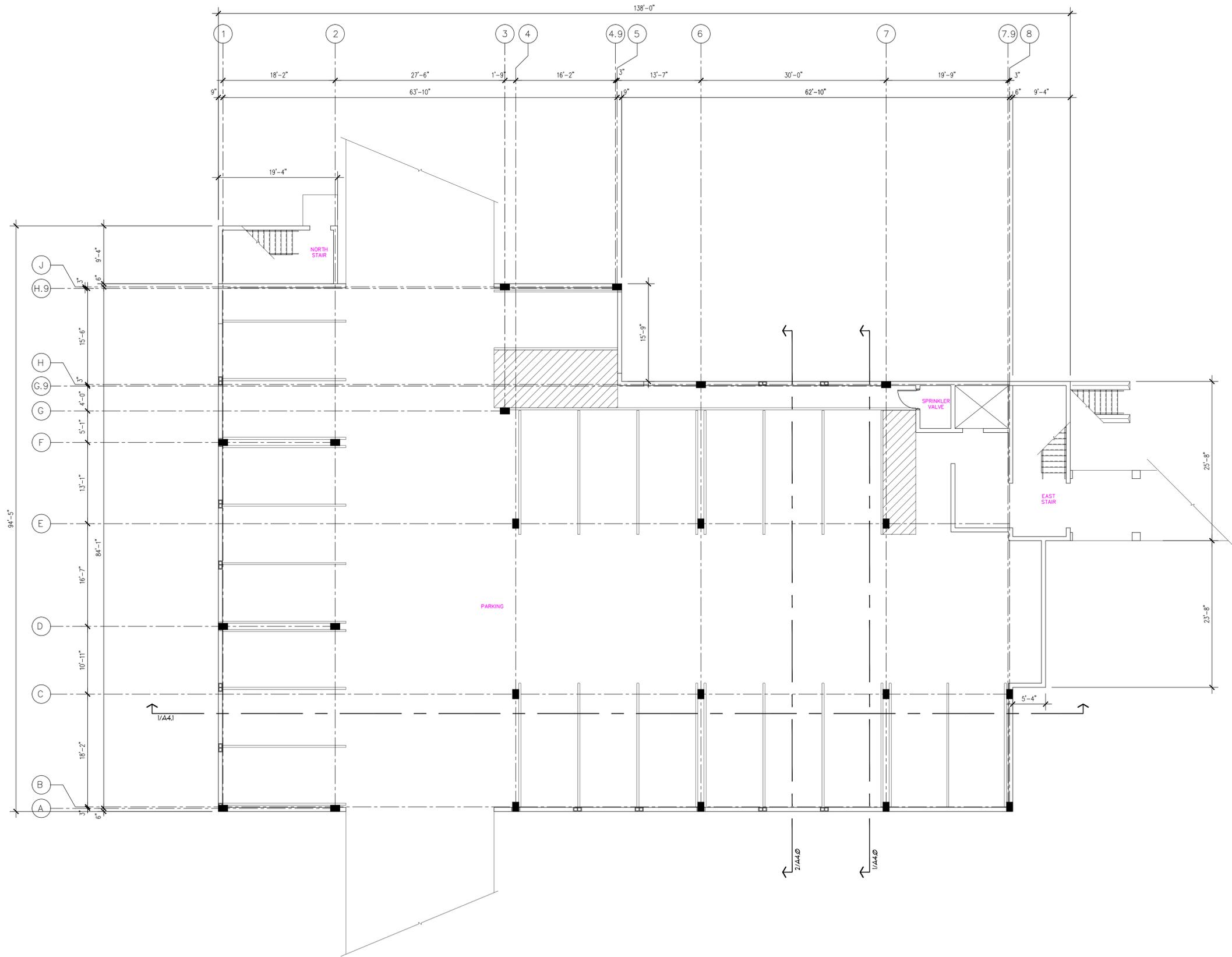
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	HEIGHT	SPREAD	REMARKS
LATU	8	Lagerstroemia x 'Tuscarora' / Crape Myrtle	B & B or Cont.	3" Cal. (Total)	8'-10"	6'-8"		Multi-stem (min. 3 canes) 1" cal. Min. for each cane
MAGD	7	Magnolia grandiflora / D.D. Blanchard TM / Southern Magnolia	FG B&B		16'-18"	8'-10"		Full to Ground
PITA	3	Pinus taeda / Loblolly Pine	B & B or Cont.	1.5" Cal	7'-8"	2'-3"		Strong central leader
QUVI	18	Quercus virginiana / Southern Live Oak	B & B or Cont.	4" Cal	14'-16"	6'-8"		Full crown, strong central leader
SAPA-2	6	Sabal palmetto / Cabbage Palmetto	B & B		14' Min.			Matched, Smooth Clear Trunk, Hurricane Cut
SAPA	34	Sabal palmetto / Cabbage Palmetto	B & B		14'-18"			Smooth Clear Trunk, Hurricane Cut, Vary Height
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	HEIGHT	SPREAD	REMARKS		
AZEN	139	Azalea Encore 'Autumn Chiffon' / Encore Azalea 'Autumn Chiffon'	Cont.	18"-24"	18" - 20"	Full pot		
AZAM	129	Azalea Encore 'Autumn Monarch' TM / Encore Azalea	Cont.	18"-24"	18" - 20"	Full pot		
AZAF	17	Azalea x 'Fashion' / Fashion Azalea	Cont.	24"-30"	18"-24"	Full pot		
CASA	8	Camellia sasanqua 'Yuletide' / Yuletide Camellia	B & B or Cont.	4'-5'	48" Min.	Full pot, full to ground		
CYRE	4	Cycas revoluta / Sago Palm	Cont.	24"-36"	30"-36"	Full, specimen		
GAJA	18	Gardenia jasminoides 'Klein's Hardy' / Dwarf Gardenia	Cont.	18"-24"	14" - 16"	Full pot		
ILPA	82	Illicium parviflorum / Anise Tree	Cont.	24"-36"	18"-24"	Full pot		
JUBR	13	Justicia brandegeana / Shrimp Plant	Cont.	18" - 20"	15" - 18"	Full pot		
LOCD	214	Loropetalum chinense 'Daruma' / Dwarf Loropetalum	Cont.	16"-18"	16"-18"	Full pot		
LOCP	74	Loropetalum chinense 'Purple Pixie' / Purple Pixie Loropetalum	Cont.	8"-12"	12" - 15"	Full pot		
MISI	72	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	Cont.	24"-30"	18"-24"	Full pot		
MUCA	254	Muhlenbergia capillaris / Gulf Muhly Grass	Cont.	18" - 20"	15" - 18"	Full pot		
MYCE	52	Myrica cerifera / Wax Myrtle	Cont.	36"-48"	24"-36"	Full pot		
NEOH	42	Nerium oleander 'Hardy Red' / Hardy Red Oleander	Cont.	36"-48"	24"-36"	Full pot		
OSFR	10	Osmanthus fragrans / Sweet Olive	Cont.	36"-48"	24"-36"	Full pot		
PHSX	71	Philodendron selloum 'Xanadu' / Split Leaf Philodendron	Cont.	18"-24"	20"-24"	Full pot		
ROXR	19	Rosa x 'Radtko' / Double Knockout Rose	Cont.	18"-24"	12"-14"	Full pot		
SERC	57	Serenoa repens 'Cinerea' / Silver Saw Palmetto	Cont.	22"-24"	18"-24"	Full pot		
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS	
ANNL	231	Annual Annual Annual / Annual	flat			12" o.c.	Selection to be approved by landscape architect	
CYFA	495	Cyrtomium falcatum / Holly Fern	Cont.	16"-18"	10"-12"	24" o.c.	Full pot	
DIVE	218	Dietes vegeta / African Iris	Cont.	18"-24"	12"-18"	30" o.c.	Full pot	
LACA	115	Lantana camara 'New Gold' / Lantana	Cont.	8"-10"	10"-12"	36" o.c.	Full pot	
LIMB	866	Liriope muscari 'Big Blue' / Big Blue Lilyturf	Cont.	12"-14"	10"-12"	15" o.c.	Full pot	
LIMU	772	Liriope muscari 'Evergreen Giant' / Evergreen Giant Border Grass	Cont.	12"-14"	10"-12"	24" o.c.	Full pot	
PLAI	93	Plumbago auriculata 'Imperial Blue' / Plumbago	Cont.	12"-18"	12"-14"	36" o.c.	Full pot	
SPBA	19	Spartina bakeri / Sand Cord Grass	Cont.	24"-30"	18"-24"	36" o.c.	Full pot	
SOD	7,268 sf	Stenotaphrum secundatum / St. Augustine Grass	sod					
ZAPU	79	Zamia pumila / Coontie	Cont.	18"-20"	18"-20"	30" o.c.	Full pot	



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1 PARKING LEVEL PLAN  
A-2.1/1/8" = 1'-0"

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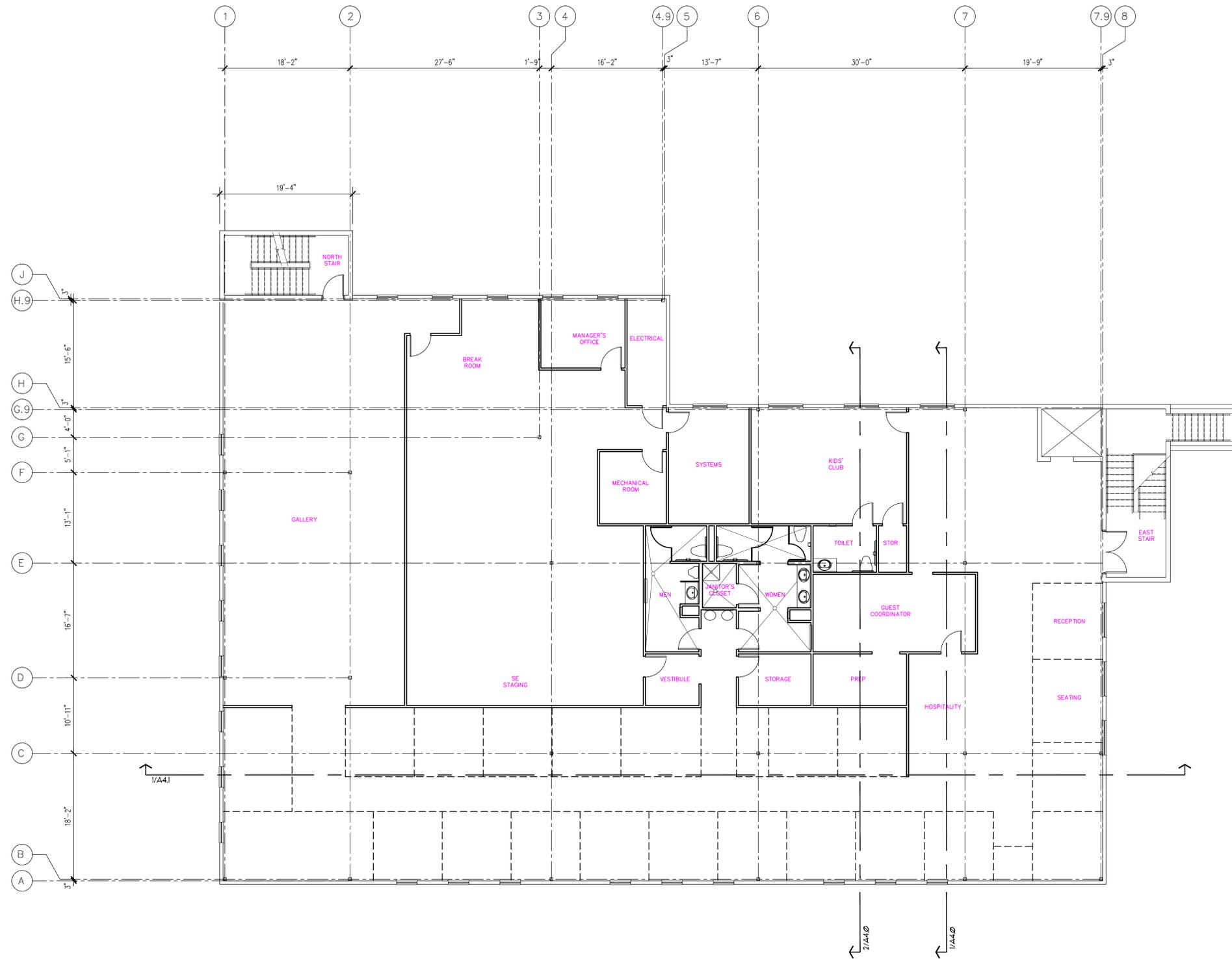
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FOR  
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HILTON HEAD ISLAND, SOUTH CAROLINA  
J. CARSON ARCHITECTS, LLC  
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**PARKING LEVEL PLAN**

PROJECT NO.	996500
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1 FIRST LEVEL PLAN  
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FOR  
**MARRIOTT VACATIONS WORLDWIDE**  
HILTON HEAD ISLAND, SOUTH CAROLINA

J. CARSON ARCHITECTS, LLC  
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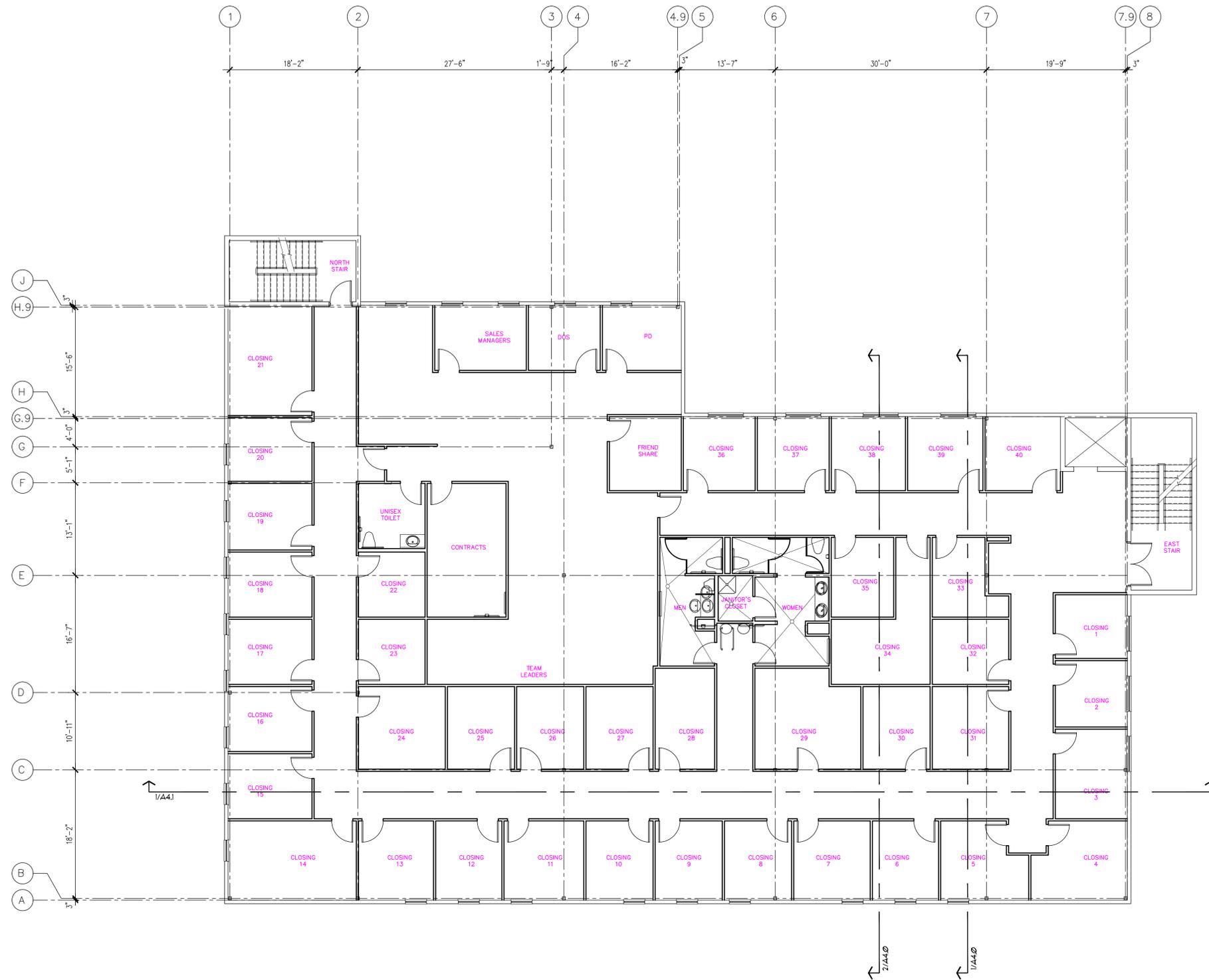
FIRST LEVEL PLAN

PROJECT NO. **0905010**  
DRAWN BY: **PEW**  
RELEASE DATE: --/--

A-2.2  
SHEET NO. OF --

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1 SECOND LEVEL PLAN  
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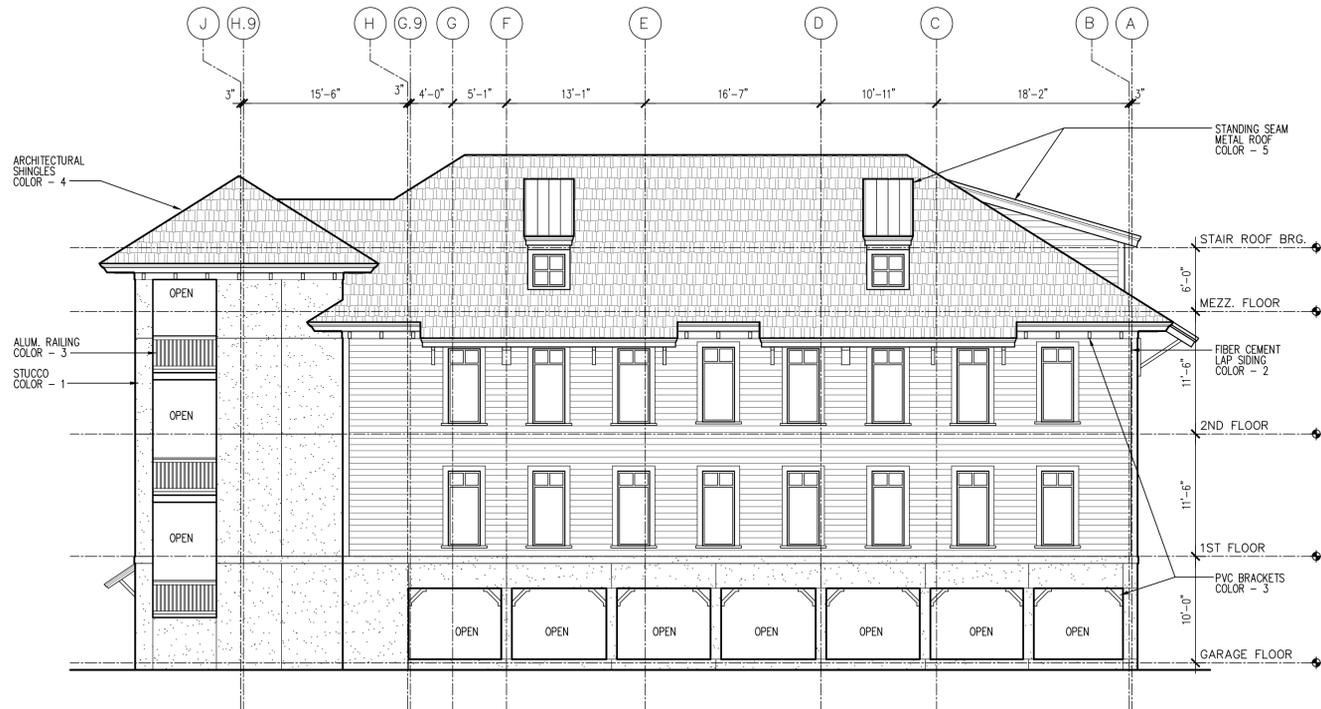
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SECOND LEVEL PLAN  
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2 WEST ELEVATION  
A-3.1/1/8" = 1'-0"



2 SOUTH ELEVATION  
A-3.1/1/8" = 1'-0"

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\*1: Prints Issued Prior to Release

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**GRANDE OCEAN RESORT SALES CENTER**  
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**EXTERIOR ELEVATIONS**

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 DRAWN BY: **PEW**  
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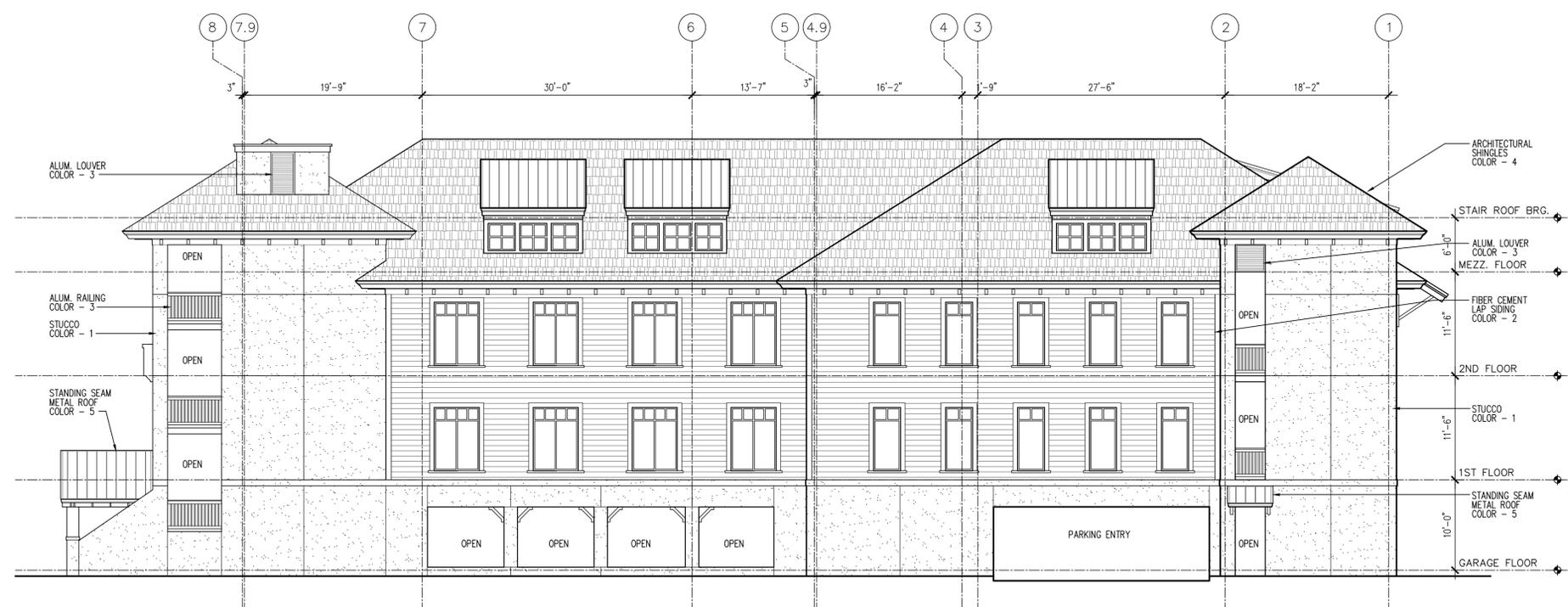
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2 EAST ELEVATION  
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2 NORTH ELEVATION  
A-3.1/1/8" = 1'-0"

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**EXTERIOR ELEVATIONS**

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2 EAST ELEVATION  
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2 NORTH ELEVATION  
 A-3.1 1/8" = 1'-0"

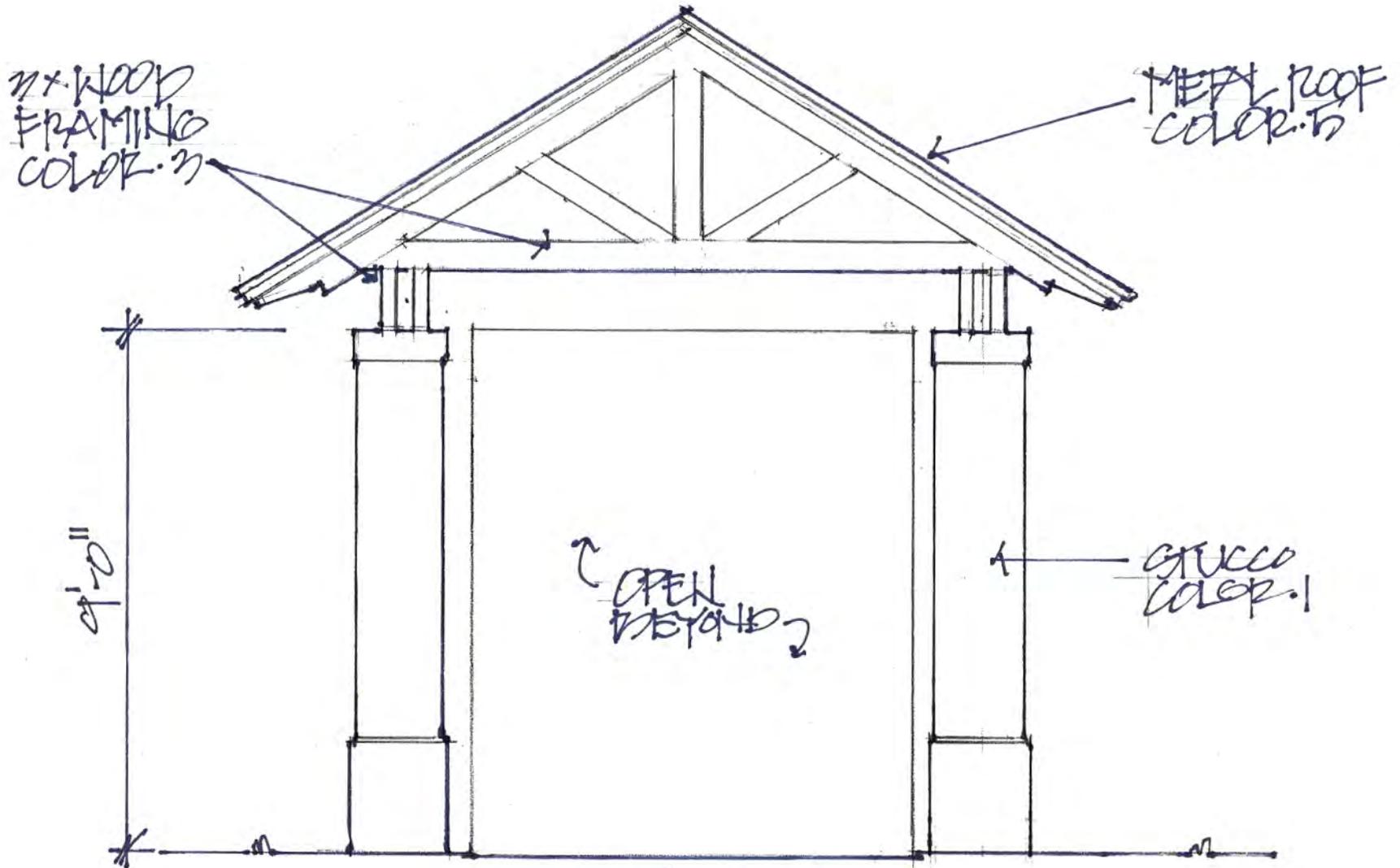
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EXTERIOR ELEVATIONS

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 SHEET NO. OF ---

NOT RELEASED FOR CONSTRUCTION

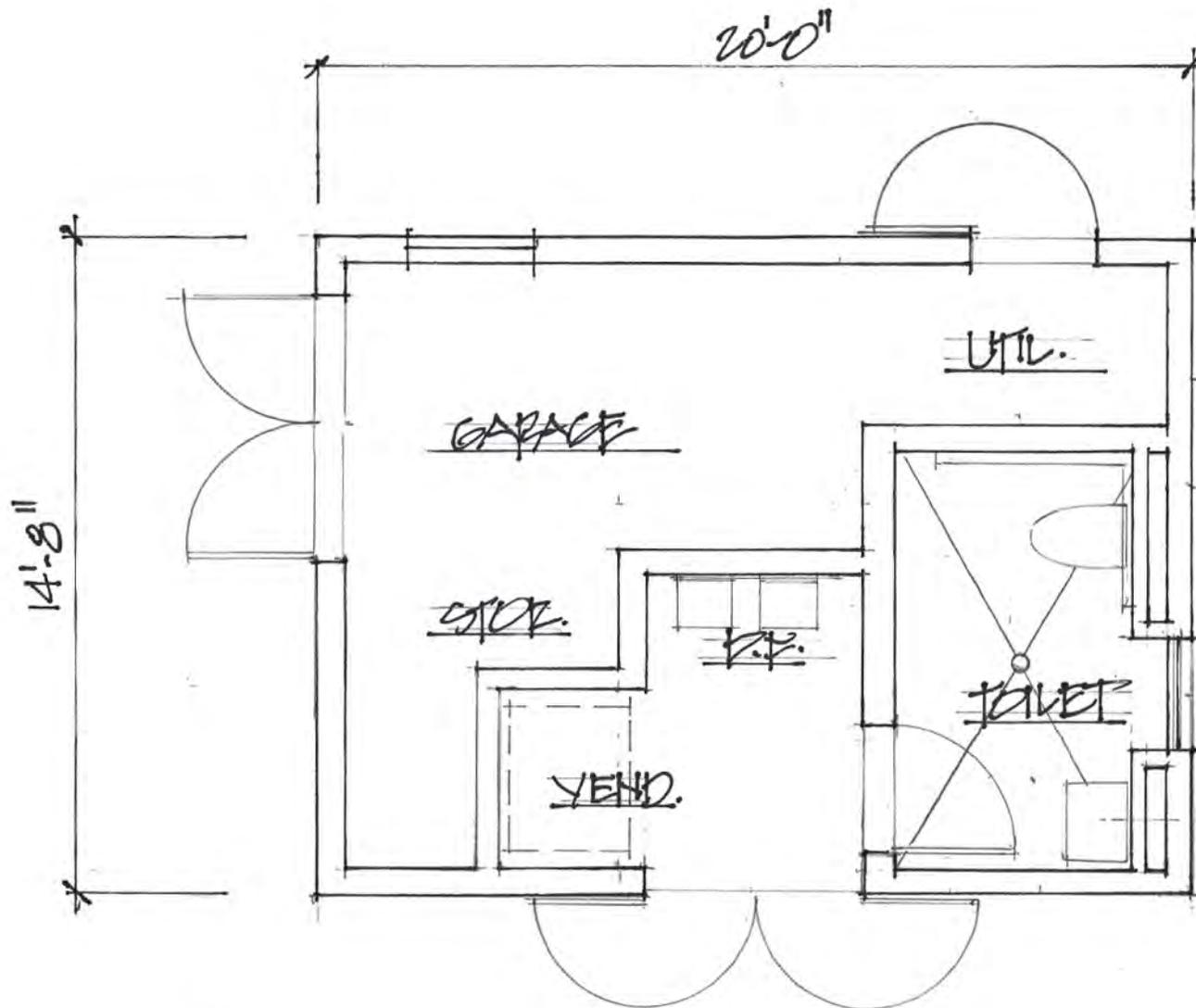
Drawing Name: C:\Users\dstanley\appdata\local\temp\Aepublish\_6552\A-3.1.dwg, Last Modified: Jun 02, 2014 - 7:06am, Plotted on: Jun 02, 2014 - 7:16am by dstanley



ENTRY CANOPY

3/8" = 1'-0"

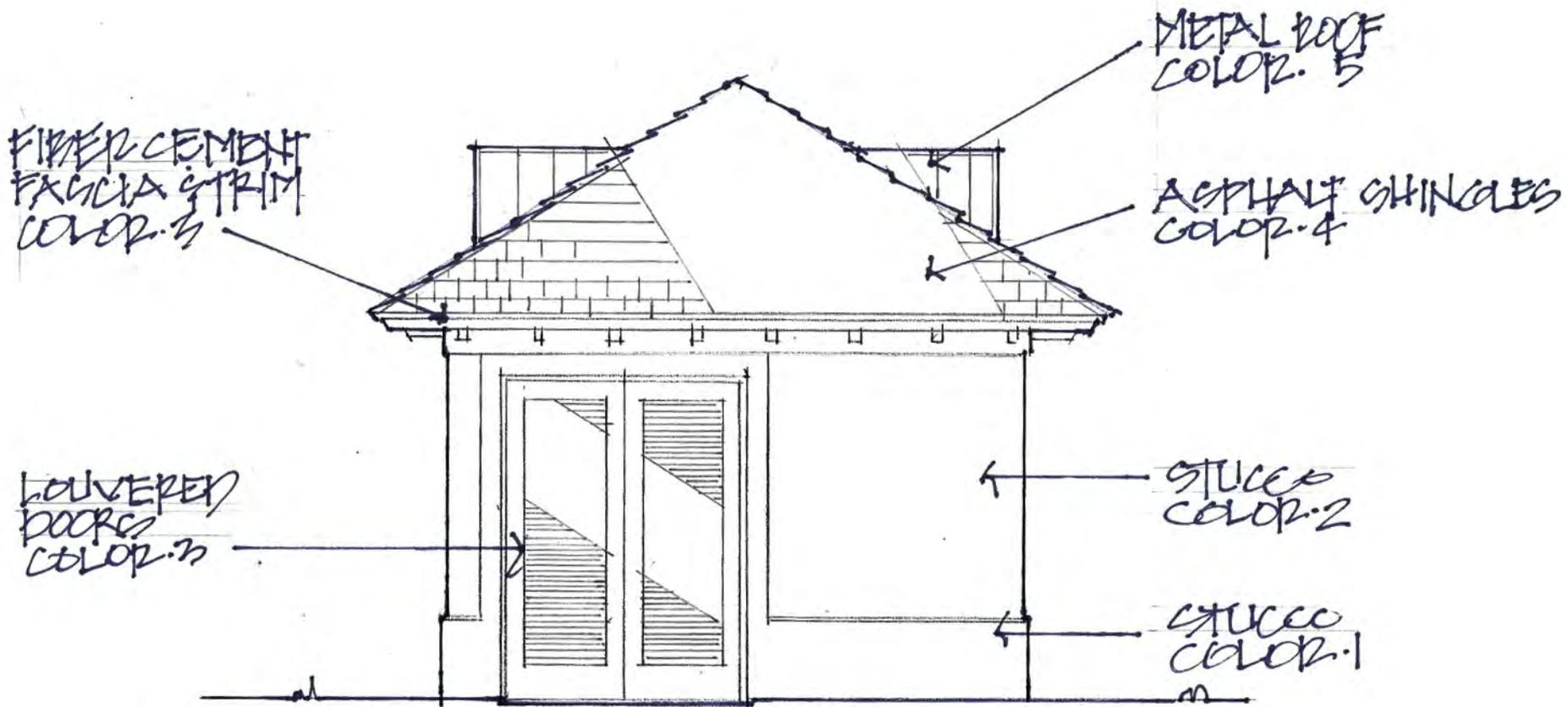
J. CARSON ARCH.  
6.9.14



TENNIS BLDG. PLAN.

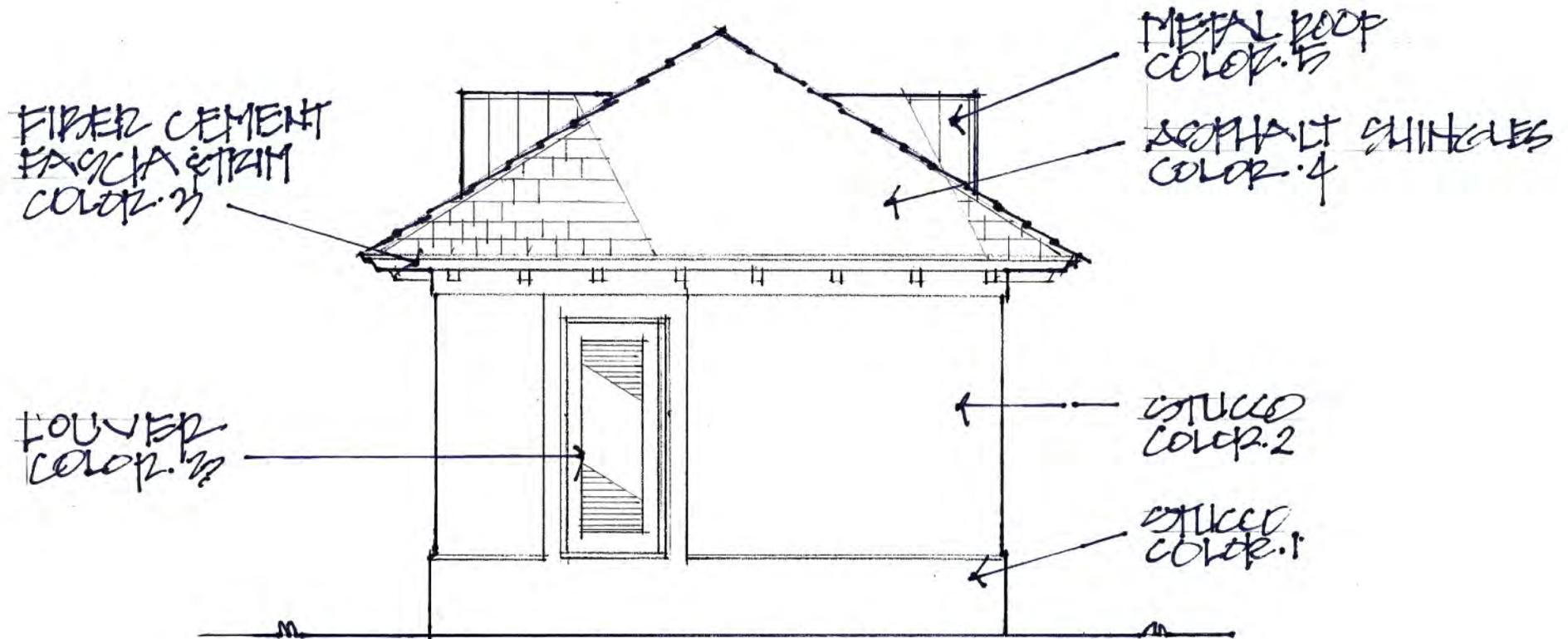
1/4" = 1'-0"

J. CARSON ARCH.  
A. 29. 14



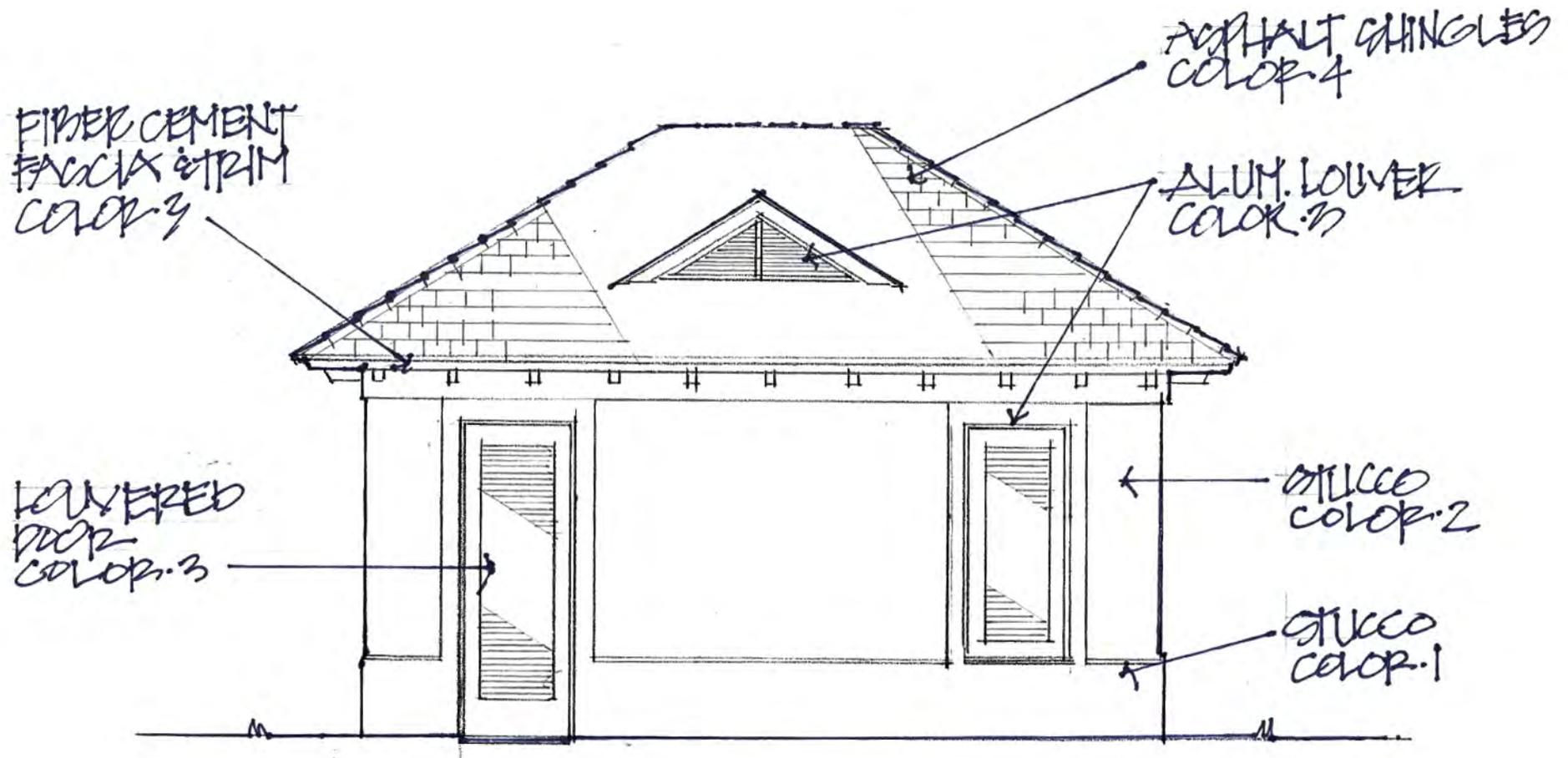
TENNIS BLDG. END ELEVATION  
 1/4" = 1'-0"

J. CARBON ARCH.  
 6.9.14



TENNIS BLDG. END ELEVATION  
 $\frac{1}{4}'' = 1'-0''$

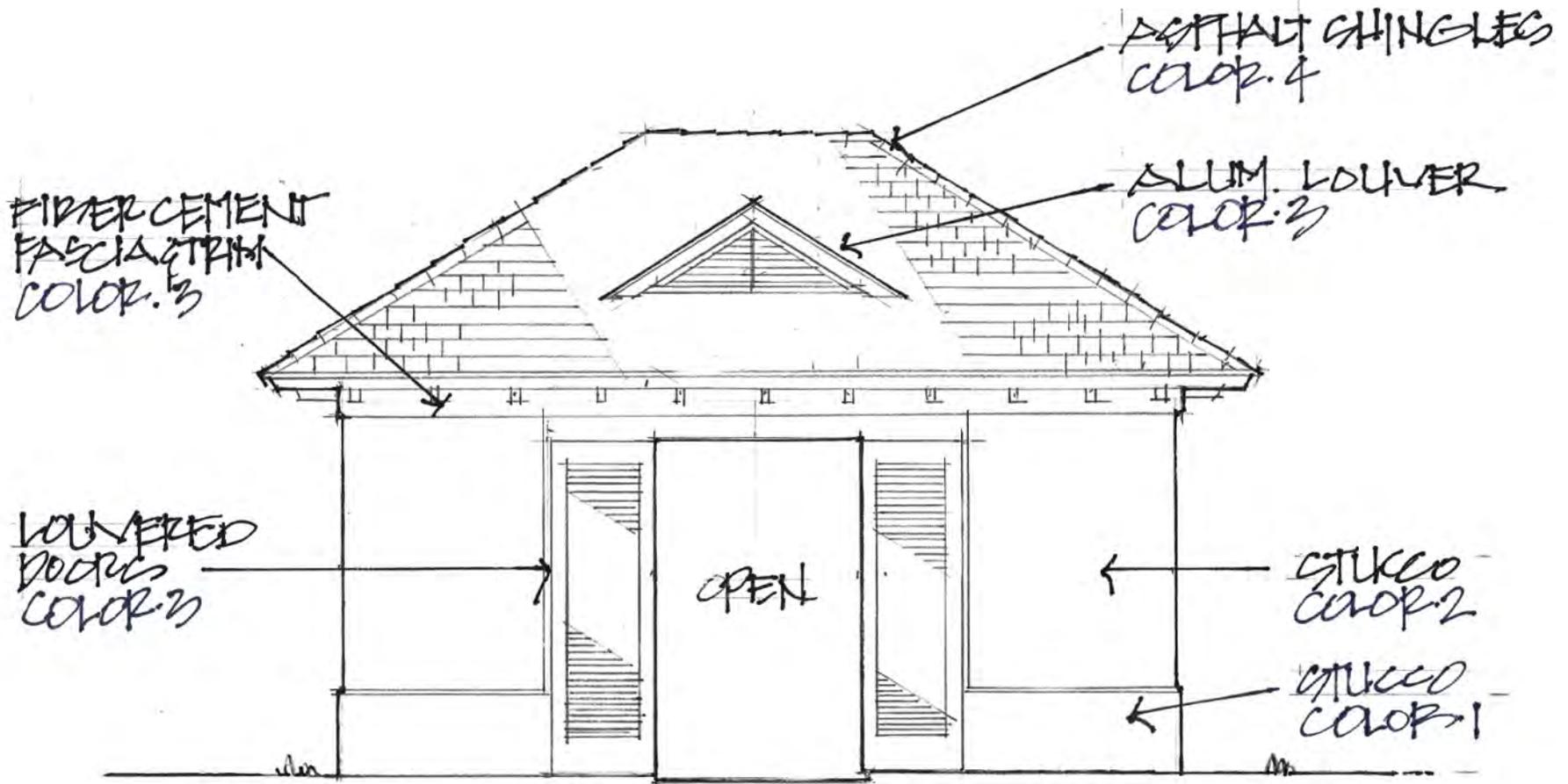
J. CARROLL ARCH  
6.9.14



TENNIS PAD. SIDE ELEVATION

1/4" = 1'-0"

J. CARROLL ARCH.  
6.9.14



TENNIS BLDG. - SIDE ELEVATION.  
 1/4" = 1'-0"

J. CARLSON ARCHT.  
 4.29.14 / 6.9.14

## DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Marriott Grande Ocean Sales Center – NEW DEVELOPMENT  
FINAL

DRB#: DRB-000841-2014

DATE: June 24, 2014

RECOMMENDATION:    Approval             Approval with Conditions             Denial

<b><i>ARCHITECTURAL DESIGN</i></b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Not identified on plans or elevations.
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"/>	First floor parking is open, but screened with landscaping.
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"/>	Tennis building colors and materials match main building.

<b>LANDSCAPE DESIGN</b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
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"/>	Parking garage is screened with a foundation of Oleander, Wax Myrtle, Sweet Olive, Anise.
A variety of species is selected for texture and color	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Variety of trees, shrubs, and ground covers; evergreen and flowering.
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"/>	Native plants used include Southern Magnolia, Live Oak, Loblolly Pine, Cabbage Palm, Muhly Grass,

				Wax Myrtle, Silver Saw Palmetto, and Sand Cord Grass.
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

***NATURAL RESOURCE PROTECTION***

<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

***MISC COMMENTS/QUESTIONS***

The tennis building is required to have flood openings for each enclosure.

If the tennis building is the only facility for the tennis courts, both male and female restrooms are required and both must be accessible. If there are separate toilet facilities within 500 feet and on the same property, these facilities can act as those required for this area per IBC sections 2902.2 and 2902.3.2. If the plan is changed to accommodate two restrooms, the buildings shall still remain under the 300 square foot maximum requirement per title 15 of the Town.

This project is within the jurisdiction of the Forest Beach ARB and requires a written notice of action at least 7 days before final review by the DRB.



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: 6-10-14  
 Accepted by: Jennifer Ray  
 App. #: DR 843-2014  
 Meeting Date: \_\_\_\_\_

Sargent

Applicant/Agent Name: Roni Albritton Company: Shelter Cove Towne Ctr LLC  
 Mailing Address: 40 Shelter Cove Ln City: HH 3 State: SC Zip: 29928  
 Telephone: 686-3090 Fax: 686-5581 E-mail: albritton@sheltercovetownecentre.com  
 Project Name: Shelter Cove Towne Centre Project Address: same  
 Parcel Number [PIN]: R \_\_\_\_\_  
 Zoning District: \_\_\_\_\_ Overlay District(s): \_\_\_\_\_

### DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

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

Submittal Requirements for *All* projects:

- 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

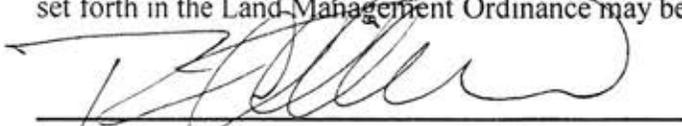
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

*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

6-10-14  
DATE

# NARRAMORE ASSOCIATES, INC.

Architects & Planners

AMERICAN INSTITUTE OF ARCHITECTS



## Building 101

Revisions have been made to the initial submission on Building 101. Specifically;

West Elevation (main entrance): The paned windows with shutters (some open, some closed) have been changed to paned windows (spandrel...non see-through) with awnings. The AT&T logo "globe" is mounted above the entrance doors.

North Elevation: Double entrance doors with sidelites in the center of the wall with half-height fixed glass to either side have been changed to 4 panels of storefront in the center (floor to ceiling) with 4 panels of storefront to the right (floor to ceiling) and 4 panels of storefront to the left (floor to ceiling with a 3070 entry door). All storefront sections have awnings over the openings. The AT&T logo "globe" is mounted beyond the roof overhang at the roof gable vent.

East Elevation: Originally, the mirror image of the West Elevation (see above), this has been changed to 6 panels of fixed storefront in the center with a 'mural wall' on the interior. The paned windows to either side will be the same as described in the West Elevation. The AT&T logo "globe" is mounted above the storefront in the center section.

South Elevation: The double entry doors with sidelites and roll-up garage doors on either side have been redesigned as 4 panels of storefront in each wall section with awning over each opening. The AT&T logo "globe" is mounted beyond the roof overhang at the roof gable vent.

The exterior design of Building 101 reflects many elements of the South Carolina lowcountry in addition to features common to a coastal vernacular. Low sloped metal roof, a central cupola feature, gabled vents, wide overhangs, columns with masonry bases, paned windows with canvas awnings, masonry veneered walls with a water table and stucco wainscoting are all features that blend well with the overall re-development of Shelter Cove.

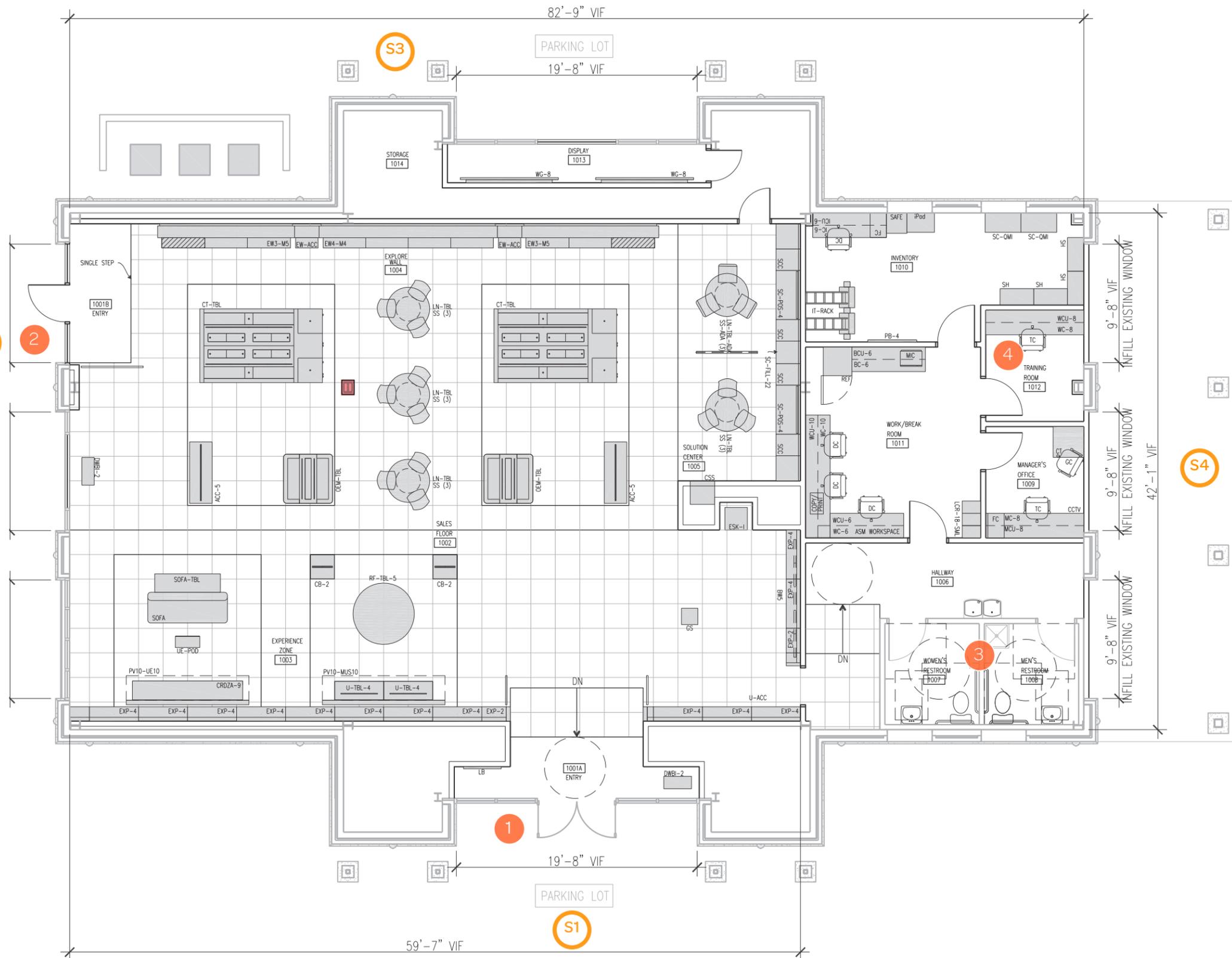
David Narramore AIA



# AT&T 2014 SOTF

Hilton Head, SC - Exterior Design Study\_V7

June 02, 2014



**STORE STATS:**

SALES FLOOR =	+/-3,051 SQFT	76%
B.O.H. =	+/- 941 SQFT	24%
TOTAL =	+/- 3,992 SQFT	

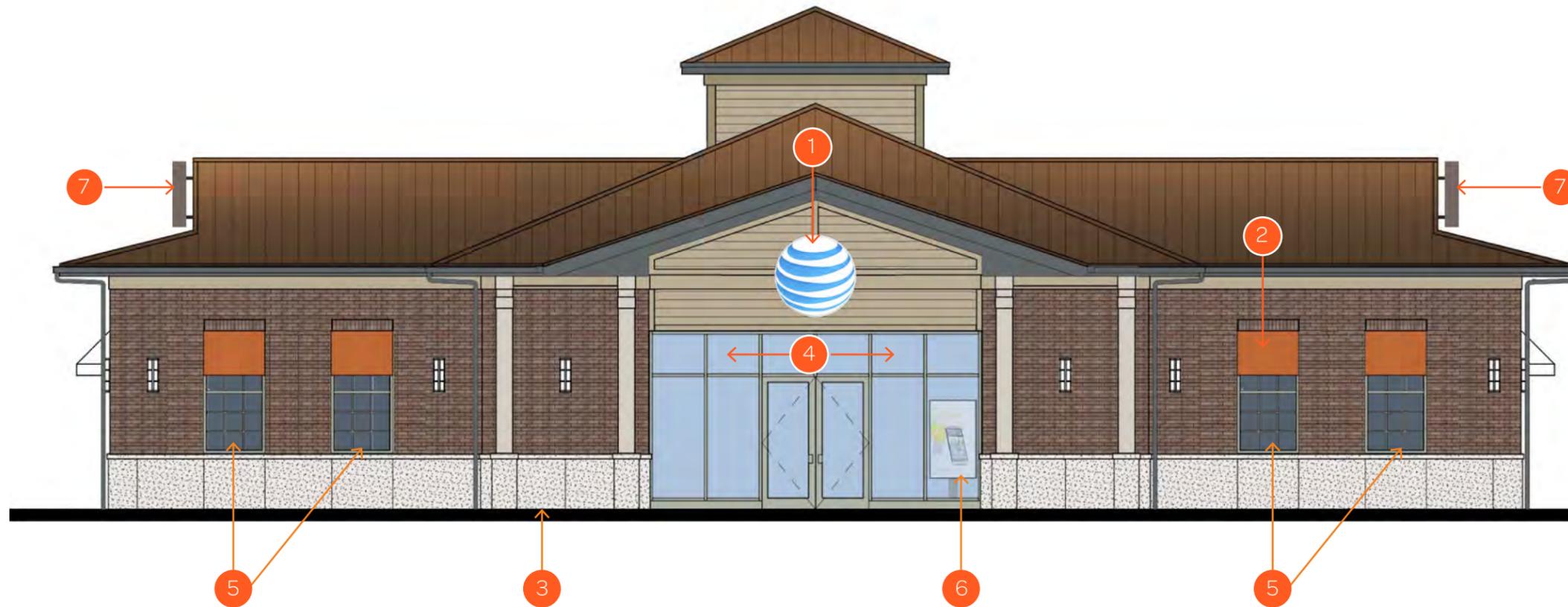
**KEY NOTES:**

- 1 Existing entry to remain.
- 2 New secondary entry.
- 3 Existing restrooms and drinking fountain to remain.
- 4 Training room requirements to be verified.

Designates columns

**PROJECT CHECK LIST:**

- 1. Window Monitor Banner
- 2. Feature Wall - M1
- 3. Brand Wall - M5
  - a. At right upon entry
- 4. Explore Walls
  - a. (1) 4-Bay, (2) 3-Bay
- 5. Explore Wall Accessories Bay
  - a. (2) total
- 6. Community Tables
  - a. (2) total
- 7. OEM's
  - a. (4) total
- 8. Learning Tables
  - a. (3) total
- 9. Pavilion Walls
  - a. (2) 10' fixtures
- 10. Community Table Landing Stations
  - a. (4) total
- 11. Solution Center
  - a. (2) tables



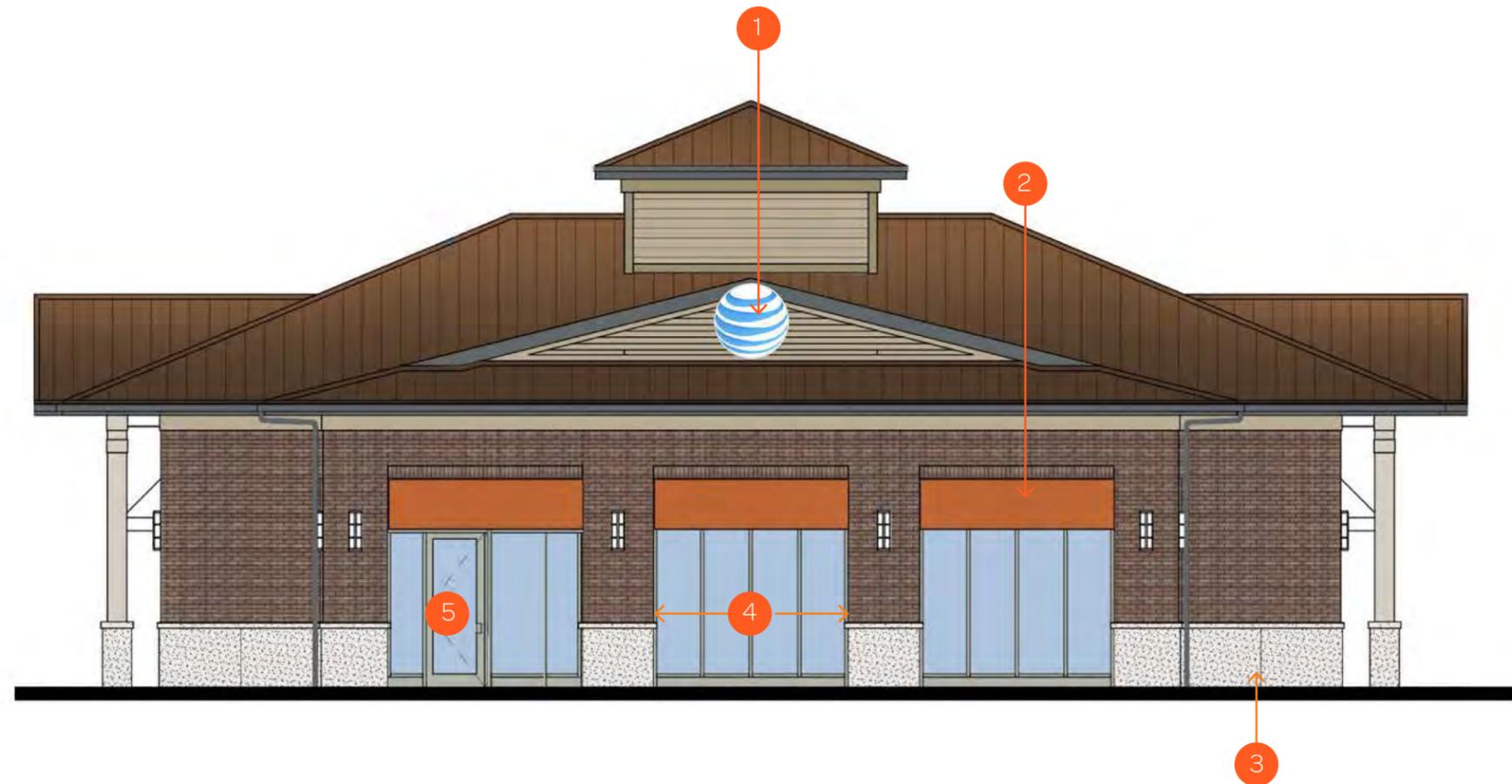
KEY NOTES:

- 1 5'-0" diameter Globe sign.
- 2 Orange fabric awnings.
- 3 Existing LL colors and material.
- 4 Existing LL storefront.
- 5 Replace windows with spandrel glass.
- 6 Digital window banner.
- 7 3'-0" diameter Globe sign profile view. See other elevations.

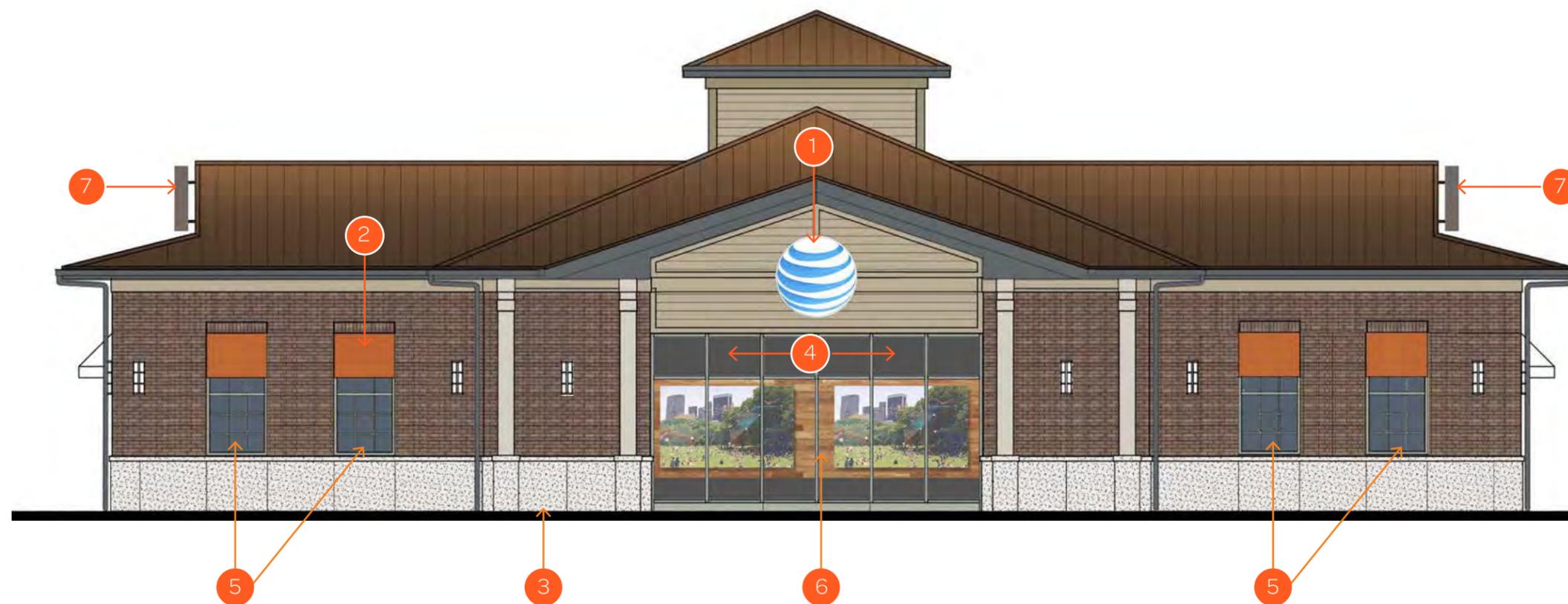
S1 Elevation

KEY NOTES:

- 1 3'-0" diameter Globe sign mounted on standoffs to project past roofline.
- 2 Orange fabric awnings.
- 3 Existing LL colors and material.
- 4 Replace existing LL storefront doors with windows.
- 5 New secondary entrance.



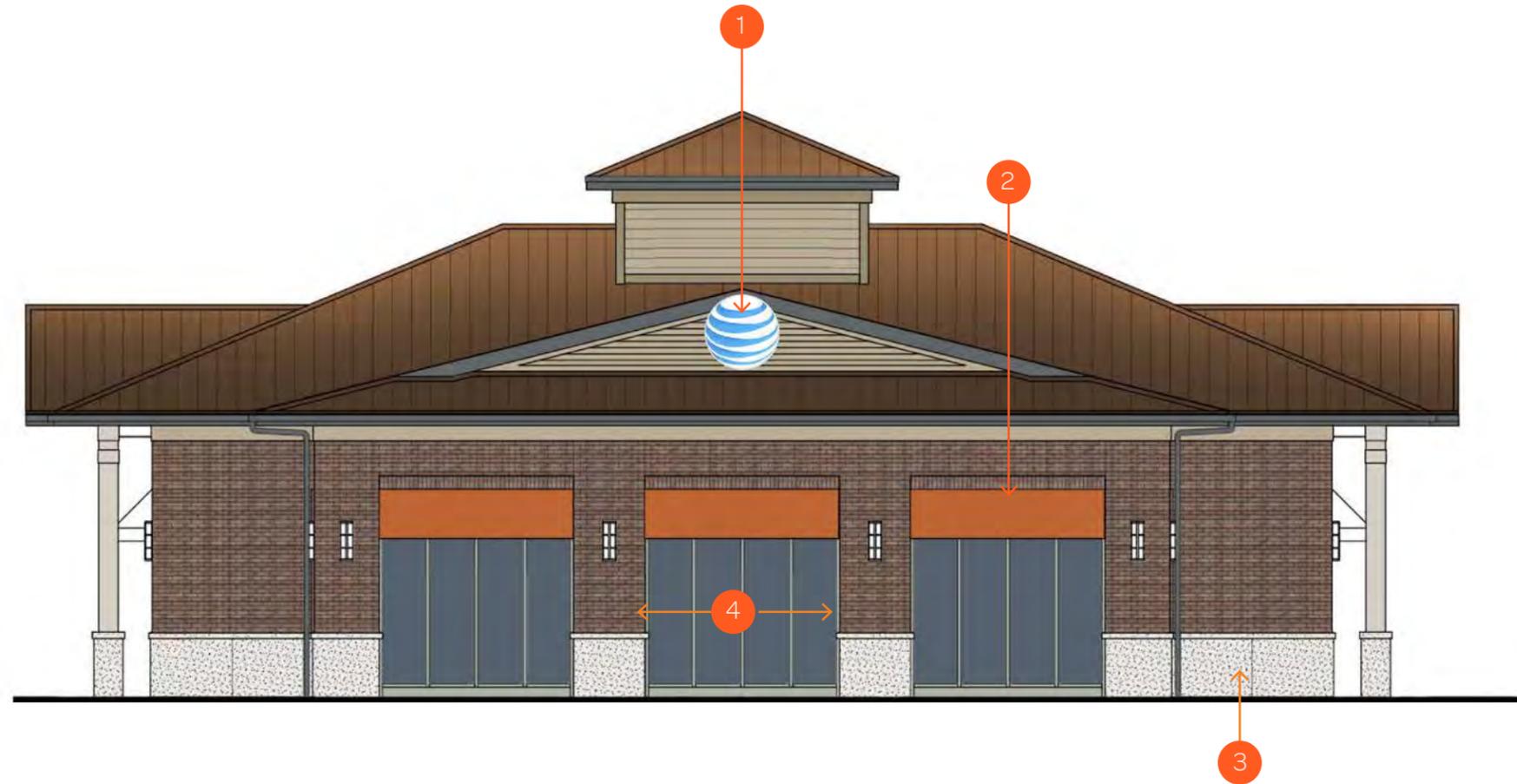
S2 Elevation



KEY NOTES:

- 1 5'-0" diameter Globe sign.
- 2 Orange fabric awnings.
- 3 Existing LL colors and material.
- 4 Replace existing storefront doors with windows to maximize visibility.
- 5 Replace windows with spandrel glass.
- 6 Display window with wall graphics mounted to teak band.
- 7 3'-0" diameter Globe sign profile view. See other elevations.

S3 Elevation



KEY NOTES:

- 1 3'-0" diameter Globe sign mounted on standoffs to project past roofline.
- 2 Orange fabric awnings.
- 3 Existing LL colors and material.
- 4 Replace existing LL storefront doors with windows.

S4 Elevation

## 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 Building 101 – ALTERATION/  
ALTERATION

DRB#: DRB-000843-2014

DATE: June 24, 2014

RECOMMENDATION:    Approval     Approval with Conditions     Denial

Applicant proposes alterations to the partially completed building 101 (across from the Jo A Bank/GNC Building) based on a specific tenant that was unknown at the time of original approval. Paned windows with shutters have been changed to paned, spandrel, windows with awnings. Double entrance doors and roll-up garage doors on ends have been changed to panels of storefront with awnings. Proposed awning color was previously discussed by DRB and applicant but not specific to a building. Signage will require separate sign permit application/review. Site plan and landscape plan should be updated to direct pedestrians away from east side of building and to entrances on west and north sides of building.