



Town of Hilton Head Island Regular Design Review Board Meeting

February 9, 2016

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 January 12, 2016 and Meeting of January 26, 2016
6. **Staff Report**
7. **Board Business**
8. **Old Business**
9. **Unfinished Business**
10. **New Business**
 - A. *New Development Final*
 - Sea Pines Trolley Stop, DRB-000146-2016
 - B. *New Development Final*
 - Westin Hotel – Pavilion Redevelopment, DRB-000163-2016
 - Park Lane Office Building, DRB-000150-2016
11. **Appearance by Citizens**
12. **Adjournment**

Town of Hilton Head Island
Minutes of the Design Review Board

Benjamin M. Racusin Council Chambers

January 12, 2016

1:15p.m.

Board Members Present: Chairman Jake Gartner, Vice Chairman Dale Strecker, Michael Gentemann, Kyle Theodore, Brian Witmer, Ron Hoffman, Debbie Remke

Board Members Absent: None

Town Council Present: Bill Harkins

Town Staff Present: Jennifer Ray, Urban Designer
Richard Spruce, Plans Examiner
Nicole Dixon, Senior Planner
Eileen Wilson, Sr. Admin Assistant

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

1. Call to Order

Chairman Gartner called to order the regular meeting of the Design Review Board at **1:15pm**.

2. Roll Call

See as noted above.

3. Freedom of Information Act Compliance

The Town has met all Freedom of Information Act requirements for this meeting.

4. Approval of the Agenda

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

5. Approval of Minutes

The Board reviewed the minutes of the **December 8, 2015** meeting and identified corrections needed to correct motion names. Minutes will be brought back to DRB for approval at January 26, 2016 meeting.

6. Staff Report

None.

7. Board Business

None

8. Old Business

A. Sign

- **Shipyard Plantation, DRB-002380-2015**

Ms. Ray introduced the project and stated its location: 10 Shipyard Drive – Monument signs at the entrance from William Hilton Parkway and Cordillo Parkway.

Ms. Ray presented an in-depth review of the project. The Board had previously approved this project on November 10, 2015 to modify existing monument signs. Based on DRB comments during that meeting, the applicant proposes changes to keep some original elements from the current monuments. Proposed changes include: 1) The halo lighting has been eliminated and the current lighting will remain. 2) The band with Shipyard will be in stucco as it is currently. 3) The teak has been lightened and the anchor will be patina, similar to the current monument. Staff recommends approval of the project as submitted.

Following the presentation, Chairman Gartner requested comments from the Board. The Board was in agreement and liked the proposed changes.

A **motion** was made by Ms. Theodore to **approve** Shipyard Plantation application DRB-002380-2015 as submitted.

Mr. Hoffman **seconded** the motion and the **motion passed** with a vote of 7-0-0.

9. Unfinished Business

A. New Development - Final

- **Sea Turtle Market Place, DRB-002364-2015**

(Ms. Theodore recused herself from review of application DRB-002364-2015 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

Ms. Ray introduced the project and stated its location: 430 William Hilton Parkway. This project was previously discussed at the December 8, 2015 meeting where no official action was taken.

Ms. Ray presented an in-depth review of the project, including changes to the submission since its last review and as described in the Board's packet. Staff recommends approval of the project with conditions as outlined in the Design Team/DRB Comment Sheet.

Following staff's presentation, Chairman Gartner requested that the applicant make a presentation. Eric Walsnovich of Wood & Partners, Inc. and James Atkins of Court Atkins Architects presented statements regarding a few issues including removing the sea turtle icon from the façade since it counts toward the total number of façade signs allowed for each tenant space.

Following the applicant's presentation, Chairman Gartner requested comments from the Board. The Board discussed Building F outdoor dining surface material and the applicant stated the pattern and materials from the adjacent sidewalk will continue.

A **motion** was made by Mr. Strecker to **approve** application DRB-002364-2015 with the following conditions: 1) paving, hardscaping, and landscaping at parcels D& E are to be submitted and reviewed when buildings those parcels are submitted for review; 2) the sidewalk on the William Hilton Parkway side of Building F shall be pulled away from the building where there are no doors and landscaping be proved between the building and the sidewalk. New landscaping to be reviewed and approved by staff; 3) dumpster screen walls to be modified to include brick support columns at all corners; 4) 2" caliper Live Oaks at side of SteinMart building be upsized to 4" caliper; 5) finish on wood posts at Junior Anchor #1 to be painted trim color; 6) rail at back side of Junior Anchor #2 to be bronze in color; 7) single high louver at wall to right of entry at Junior Anchor #2 element that conflicts with sloped roof to be omitted and replaced with tabby stucco; 8) Louvers high at wall at right side elevation of Junior Anchor #2 to be coordinated with adjacent roof over retail tenant to avoid conflict; 9) parapet walls at ends of Junior Anchor #3 to be coordinated with mansard roof at Junior Anchor #2 to avoid conflict; 10) any roof penetrations at Building G to be treated similarly to Building F inside a chimney type element; 11) solid service doors to William Hilton Parkway side of Building F to match the building color; 12) signage be submitted under separate application; 13) Color at Building F end elements to be changed to 'Magnetic Grey'.

Ms. Remke **seconded** the motion and the motion **passed** with a vote of 6-0-0.

10. New Business

A. New Development - Conceptual

- **Park Lane Office Building, DRB-002368-2015**

(Mr. Witmer recused himself from review of application DRB-002368-2015 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

Ms. Ray introduced the project and stated its location: 430 William Hilton Parkway. The Applicant proposes to develop vacant property for an office compound.

Ms. Ray presented an in-depth review of the project including photographs showing the existing site condition. Staff recommends approval of the project with conditions as outlined in the Design Team/DRB Comment Sheet.

Following staff's presentation, Chairman Gartner requested that the applicant make a presentation. Michael Kronimus of KRA and Wallace Milling of WJK presented statements to place the buildings in a rectangle with a natural gathering center in the middle which would consist of reflection pools and a natural courtyard. They wish to remove as little natural vegetation and trees as possible keeping the property wooded. Simple materials will be used such as tabby, cypress siding, decking, metal roofs and vertical panels. The colors proposed will be natural and "earthy" to blend into the surroundings.

Following the applicant's presentation, Chairman Gartner requested comments from the Board. The Board complimented the general concept, the entry way, the courtyard, and the buttressed walls. The Board was concerned with the institutionalized look, the flat roof not having enough pitch and character, a missing roof overhang, and the deepness of the pit in courtyard. The project does not meet the intent of the Design Guide or requirements of the LMO.

A **motion** was made by Chairman Gartner to **approve** the application for Park Lane Office Building, DRB-002368-2015 with the condition that this project comes back for a second conceptual review before final.

Vice Chairman Strecker **seconded** the motion and the motion **passed** with a vote of 6-0-0.

- **HHI-IRC Additions and Renovations, DRB-002377-2015**

(Mr. Strecker recused himself from review of application DRB-002377-2015 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

Ms. Ray introduced the project and stated its location: 20 Wilborn Road. The project entails renovations to the existing Center and facility additions.

Ms. Ray presented an in-depth review of the project's additions and renovations as included in the Board's packet. Staff recommends approval of the project as submitted.

Following staff's presentation, Chairman Gartner requested that the applicant make a presentation. Barry Taylor of FWA Group presented statements regarding translucent wall panels and the use of louvered panels to reduce glare and heat build-up. The facility's front entry will feature a gathering space and pedestrian friendly features including bike racks, seating area and a combination of planting areas and green spaces.

Following the applicant's presentation, Chairman Gartner requested comments from the Board. The Board presented comments regarding shade structures for the playground, the need for airtight connections with the roof on the new dome; and the need for translucent panels to prevent glare and excessive heat.

A **motion** was made by Ms. Theodore to give **conceptual approval** for application HHI-IRC Additions and Renovations DRB-002377-2015 as submitted with the following conditions: 1) the pavement in the entrance area be softened; 2) the landscape treatment be further defined.

Mr. Hoffman **seconded** the motion and the motion **passed** with a vote of 6-0-0

B. Alteration/Addition

- **Up the Creek Bar & Grill, DRB-002381-2015**

Ms. Ray introduced the project and stated its location: 18 Simmons Road at Broad Creek Marina. The applicant proposes to cover and screen a portion of the existing porch.

Ms. Ray presented an in-depth review of the project. The structural framing will consist of aluminum beams in a bronze color and retaining the existing wood columns. Screen frames will be aluminum in a bronze color, and roofing material will be metal to match the existing roof. The existing site is not being modified in any way. Staff recommends approval of the project as submitted.

Following staff's presentation, Chairman Gartner requested that the applicant make a presentation. Eric Brehm of Tom Crews Architects, presented statements regarding the existing structure.

Following the applicant's presentation, Chairman Gartner requested comments from the Board. The Board agreed with the roof cover and screening of the existing porch.

A **motion** was made by Ms. Remke to **approve** the application for Up the Creek Bar & Grill DRB-002381-2015 as submitted.

Mr. Hoffman **seconded** the motion and the motion **passed** with a vote of 7-0-0.

11. Appearances by Citizens

None.

12. Adjournment

Chairman Gartner adjourned the meeting at 3:40pm.

Submitted by:

Approved by:

Eileen Wilson
Sr. Administrative Assistant

Jake Gartner
Chairman

DRAFT

Town of Hilton Head Island
Minutes of the Design Review Board

Benjamin M. Racusin Council Chambers

January 26, 2016

1:15p.m.

Board Members Present: Vice Chairman Dale Strecker, Michael Gentemann, Brian Witmer, Ron Hoffman, Debbie Remke

Board Members Absent: Kyle Theodore, Chairman Jake Gartner

Town Council Present: none

Town Staff Present: Jennifer Ray, Urban Designer
Richard Spruce, Plans Examiner
Anne Cyran, Senior Planner
Eileen Wilson, Sr. Admin Assistant

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

1. Call to Order

Vice Chairman Strecker called to order the regular meeting of the Design Review Board at **1:15pm.**

2. Roll Call

See as noted above.

3. Freedom of Information Act Compliance

The Town has met all Freedom of Information Act requirements for this meeting.

4. Approval of the Agenda

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

5. Approval of Minutes

The Board reviewed the minutes of the **December 8, 2015** meeting and approved the minutes by general consent.

6. Staff Report - None

7. Board Business - None

8. Old Business - None

9. Unfinished Business

A. Alteration/Addition

- **World of Beer, DRB-002197-2015**

Ms. Ray introduced the project and stated its location: 30 Shelter Cove Lane #140. The applicant submitted revised patio plans in December 2015 but withdrew the application before the meeting.

Ms. Ray presented an in-depth review of the project stating that the applicant proposes a black railing system in keeping with World of Beer alternate patio railing design and creates a contrasting element for landscaping around the rails to stand out as a landscape element. Additionally signage at World of Beer will be black and 'muslin'. Staff recommends approval as submitted.

Following the Ms. Ray's presentation, Vice Chairman Strecker requested comments from the Board. The Board was in agreement with staff's recommendation for approval.

A **motion** was made by Mr. Gentemann to **approve** the World of Beer application DRB-002197-2015 as submitted. Mr. Hoffman **seconded** the motion and the motion **passed** with a vote of 5-0-0.

10. New Business

A. Sign

- **Marriott Vacation Club/Surf Watch, DRB-000043-2016**

Ms. Ray introduced the project and stated its location: 605 William Hilton Parkway. Ms. Ray stated that the existing monument sign providing direction to Surf Watch is nestled in a mature landscape and serves better as a visual screen than as a sign. Many guests have complained through the years about not noticing the sign and experiencing difficulty locating the property.

Ms. Ray presented an in-depth review of the project including photographs showing the existing sign and site condition. The Applicant proposes to eliminate the copy on the existing sign by blanking out the panels and leaving the fig vine to grow onto the panels as it has the columns, thus maintaining the screening effect of the structure. A new structure will be built closer to the road projecting forward from the existing low retaining wall. The new sign is double-faced and perpendicular to the road. The sign will be illuminated by two wash lights on either side and positioned to eliminate glare from the passerby. The existing large rose bushes are to be relocated in front of the existing sign structure. The proposed new sign brings the "brand" into

conformity with Marriott's Vacation Club and will be more effective in directing guests to the property. Staff recommends approval of the project with two conditions as outlined in the Design Team/DRB Comment Sheet.

Following staff's presentation, Vice Chairman Strecker requested that the applicant make a presentation. Mr. Alex Sineath stated he was in agreement with changing the color of the existing panel to Charleston Green and revising the background to an earth tone color.

Following the applicant's presentation, Vice Chairman Strecker requested comments from the Board. The Board was in agreement with the new colors and the only concern was the proximity of the new sign to the pathway and to the road. Ms. Ray stated that the sign will have to apply for a sign permit and conform to the requirements of the LMO.

A **motion** was made by Ms. Remke to **approve** the application for Marriott Vacation Club/Surf Watch, DRB-000043-2016 with the following conditions: 1) revise the sign colors to SW 6064 'Reticence' for the sign face and the columns are to be SW 6065 'Bona Fide Beige'; 2) the new sign be located within the required setback; 3) the existing panel be painted 'Charleston Green'. Mr. Gentemann **seconded** the motion and the motion **passed** with a vote of 5-0-0.

B. Alteration/Addition

- **90 Dillon Road Apartments, DRB-000048-2016**

Ms. Ray introduced the project and stated its location: 90 Dillon Road adjacent to the Legends on the left, Port Royal Golf Club on the right then wetlands and some single family residents on the rear of the property. The project entails renovations to the existing apartment buildings and existing community building.

Ms. Ray presented an in-depth review of the project's additions and renovations as included in the Board's packet. Staff recommends approval of the project with conditions as outlined in the Design Team/DRB Comment Sheet.

Following staff's presentation, Vice Chairman Strecker requested that the applicant make a presentation. Mr. Scott Macke stated that the dumper enclosure and the condenser unit enclosure would consist of the cement board siding with the cedar wood pattern so they would tie in with the buildings. Mr. Macke stated that the railings, lattice and windows would be vinyl and the decking would consist of a dark brown composite material. Mr. Macke also stated that the funding for this project is coming through the South Carolina State Finance Agency and one of their requirements is that the exterior should not have any exposed wood.

Following the applicant's presentation, Vice Chairman Strecker requested comments from the Board. The Board complimented the project and agreed that it fits with island character and with nature. Listed below are some concerns:

- Prefer the lattice on the vertical/horizontal versus diagonal
- Closed-cell vinyl a better product; would rather see aluminum than open-cell vinyl
- Re-evaluate landscape plan for appropriate material
- Dumpsters seem very visible, should be concealed more
- Bring to staff a cut sheet for the composite decking and color
- Changing materials on the exterior corner of the buildings looks out of place – it does not seem natural.

A **motion** was made by Mr. Gentemann to **approval** the application for 90 Dillon Road Apartments, DRB-000048-2016 with the following conditions: 1) wood should be considered for lattice and wood, or an alternate such as aluminum, should be considered for the railings; 2) the dumpster enclosure and the condenser units enclosures will not have vinyl on them; 3) reevaluate the landscape plan for appropriate material; 4) lattice should be in a vertical/horizontal configuration if used; 5) side elevation (shown on sheet A13) should be all stucco so the materials turn the outside corner consistently at all conditions applicable, not just that building; 6) front elevation (of same sheet) recessed area should be the hardie cement siding; 7) provide cut sheet and color for composite decking for approval by staff; 8) dumpster surrounds be extended to enclose dumpster so they are not visible. Mr. Witmer **seconded** the motion and the motion **passed** with a vote of 5-0-0

11. Appearances by Citizens

None.

12. Adjournment

Chairman Gartner adjourned the meeting at 2:20pm.

Submitted by:

Approved by:

Eileen Wilson
Sr. Administrative Assistant

Dale Strecker, Vice Chairman



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

FOR OFFICIAL USE ONLY	
Date Received:	<u>1/26/16</u>
Accepted by:	_____
DRB #:	<u>146-2016</u>
Meeting Date:	_____

Applicant/Agent Name: MARK FRASER/SPCSA Company: SOUTHERN DRAW, PLLC
 Mailing Address: 313 MATTHEWS DR. City: HILTON HEAD State: SC Zip: 29924
 Telephone: 803-388-9324 Fax: — E-mail: MARK @ SDD LLC
 Project Name: SEA PINES TROWEN STOP Project Address: SOUTH BEACH/SEA PINES
 Parcel Number [PIN]: R
 Zoning District: _____ Overlay District(s): _____

**CORRIDOR REVIEW, MAJOR
 DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS**

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

Project Category:

<input type="checkbox"/> Concept Approval – Proposed Development	<input type="checkbox"/> Alteration/Addition
<input checked="" type="checkbox"/> Final Approval – Proposed Development	<input type="checkbox"/> Sign

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 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, 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:

Final Approval – Proposed Development

- A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- Final site development plan meeting the requirements of Appendix D: D-6.F.
- Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- 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

- _____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- _____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- _____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

- _____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

- _____ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
- _____ Proposed landscaping plan.

For wall signs:

- _____ Photograph or drawing of the building depicting the proposed location of the sign.
- _____ Location, fixture type, and wattage of any proposed lighting.

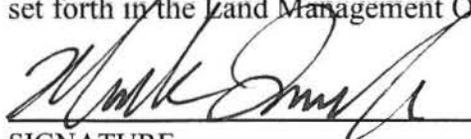
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

01/26/14
DATE



Mack Fraser
Southern Draw, PLLC
31-B Mathews Drive
Hilton Head Island, SC 29926
(866) 930-9660

RE: Project #: DRB-001591-2015

January 26, 2016

To Whom It May Concern,

Southern Draw, PLLC respectfully submits this application to the Town of Hilton Head Island Design Review Board for final design review and approval of the Sea Pines Trolley Stop project.

In response to the notice of action sent on September 11, 2015, the following conditions have been met and/or are no longer applicable:

- The final application contains detailed architectural drawings as requested
- "Solar panels" are no longer being used; lighting now ties into existing power adjacent to the structure
- Re: "pedestrian path details" – existing pedestrian pathways will be utilized. No new paths or walkways will be added.
- Attached to the final package for review are the Compass Rose detailed drawings and lighting specifications
- Re: "landscape plan"; existing landscaping will be utilized. No new landscaping will be added.

The location of the trolley stop has been moved. The new location will be on South Sea Pines Drive in South Beach, at the site of an existing trolley stop with no shelter. A new site plan is included in the enclosed package.

Respectfully Yours,

A handwritten signature in black ink, appearing to read "Mack Fraser".

Mack Fraser
Southern Draw, PLLC
mack@sddbllc.com



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: 1-26-16
 App. #: 146-2016
 Form revised 10-2012

**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 MARK FRANK / SDB, PLLC 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 SEA PINES PLANTATION / SOUTH BEACH (address),
 R _____ (parcel ID) for the purpose of application review, for the limited time necessary to complete that purpose.
 Description of Work: TROUSY STOP @ SOUTH BEACH S. SEA PINES DRIVE
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. I acknowledge that the Town of Hilton Head Island Municipal Code requires that all construction in a Special Flood Hazard Zone be constructed in accordance with the following provisions that:
 - a. any enclosed area below the base flood elevation will be used solely for parking of vehicles, limited storage or access to the building. This space will never be used for human habitation without first becoming fully compliant with the Town's Flood Damage Controls Ordinance in effect at the time of conversion.
 - b. all interior walls, ceilings and floors below the base flood elevation will be constructed of flood resistant materials.
 - c. all mechanical, electrical and plumbing devices will be installed above base flood elevation.
 - d. walls of the enclosed area below base flood elevation will be equipped with at least two openings which allow automatic entry and exit of flood water. Openings will be on two different walls with at least one square inch of free area for every square foot of enclosed space and have the bottom of openings no more than a foot above grade.
 - e. the structure may be subject to increased premium rates for flood insurance from the National Flood Insurance Program.
8. I understand that failure to abide by Town permits, any conditions, and all codes adopted by the Town of Hilton Head Island deems me subject to enforcement action and/or fines.

Print Name: <u>Bret Martin</u>	Owner Signature: <u>Bret Martin</u>
Phone No.: <u>843-671-1343</u>	Email: <u>b.martin@csaseapines.com</u>
Date: <u>8-25-15</u>	

The foregoing instrument was acknowledged before me by _____, who is personally known to me or has produced _____ as identification and who did not take an oath.

WITNESS my hand and official seal this _____ day of _____, A.D., 2____.

 Notary Public Signature

My Commission expires: _____
 Please affix seal or stamp.



Location Imagery

South Beach Trolley Stop

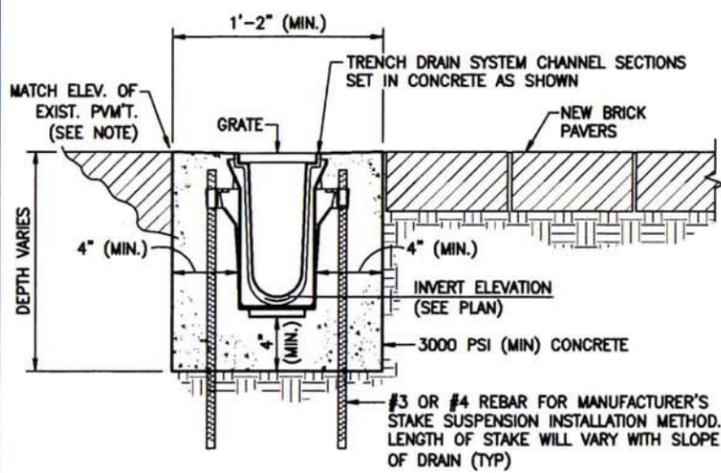
Sea Pines Plantation

Hilton Head Island SC 29928

southern *draw*

- LEGEND (EXISTING):**
(TREE SIZES ARE INCHES IN DIAMETER)
- SPOT ELEVATION
 - CONTOUR
 - CONC. MON. EXISTING CONCRETE MONUMENT
 - T.B.M. TEMPORARY BENCH MARK
 - I.O. IRON PIPE, OLD (FOUND)
 - LO LIVE OAK
 - ORN ORNAMENTAL
 - PLM PALMETTO
 - PN PINE
 - PH LOB LOBLOLLY PINE
 - SIGN
 - CATV TELEVISION JUNCTION BOX
 - TEL TELEPHONE JUNCTION BOX
 - ICV IRRIGATION CONTROL VALVE
 - ▲ GROUND LIGHT
 - R/W RIGHT OF WAY

- NOTES:**
- THIS LOT LIES IN A FEDERAL FLOOD PLAIN ZONE A7 MINIMUM REQ. ELEVATION 14.0 FT. MSL.
 - INFORMATION ON EXISTING CONDITIONS TAKEN FROM A SURVEY BY SURVEYING CONSULTANTS, TITLED "AS-BUILT TREE & TOPOGRAPHIC SURVEY OF ENTRANCE TO SOUTH BEACH MARINA VILLAGE, A SECTION OF SOUTH BEACH MARINA VILLAGE, SEA PINES PLANTATION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA", (SC JOB No. SC90571M), DATED DECEMBER 8, 2015).
 - REMOVE AND REPACE EXISTING FENCING AS REQUIRED. BACKFILL DISTURBED AREA WITH SUITABLE MATERIAL, COMPACT AND SOD TO MATCH EXISTING GROUND COVER AFTER STORM LINE INSTALLATION.



TRENCH DRAIN NOTES:

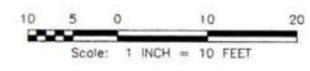
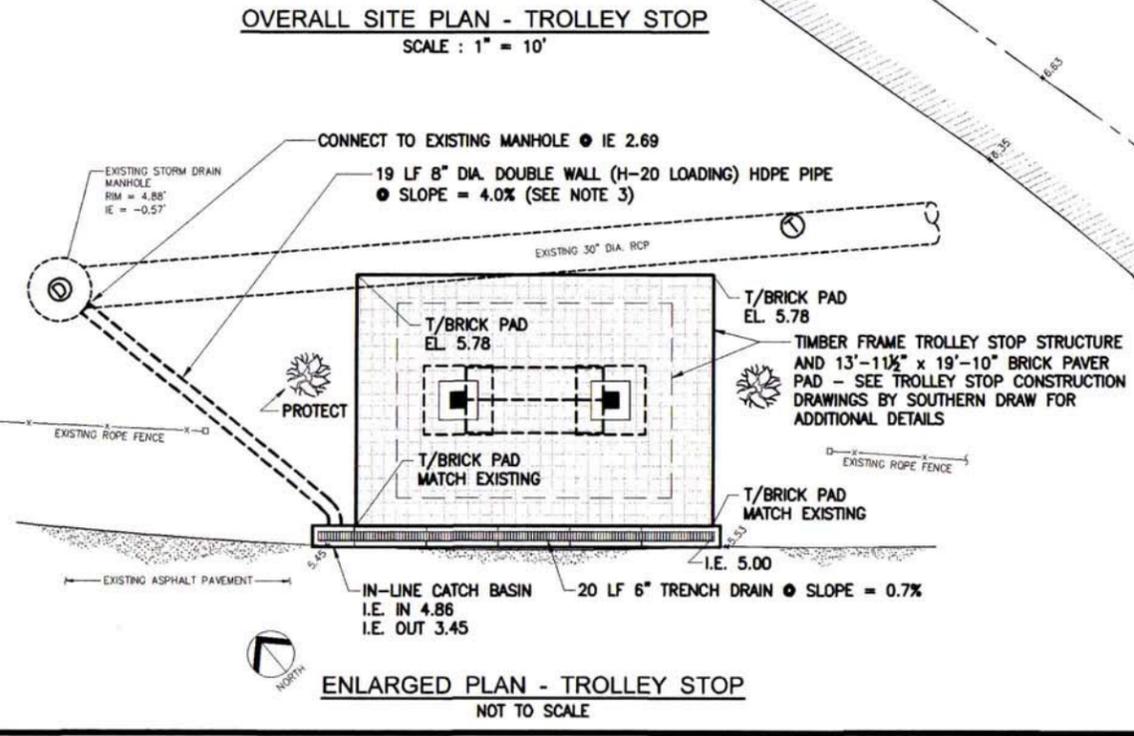
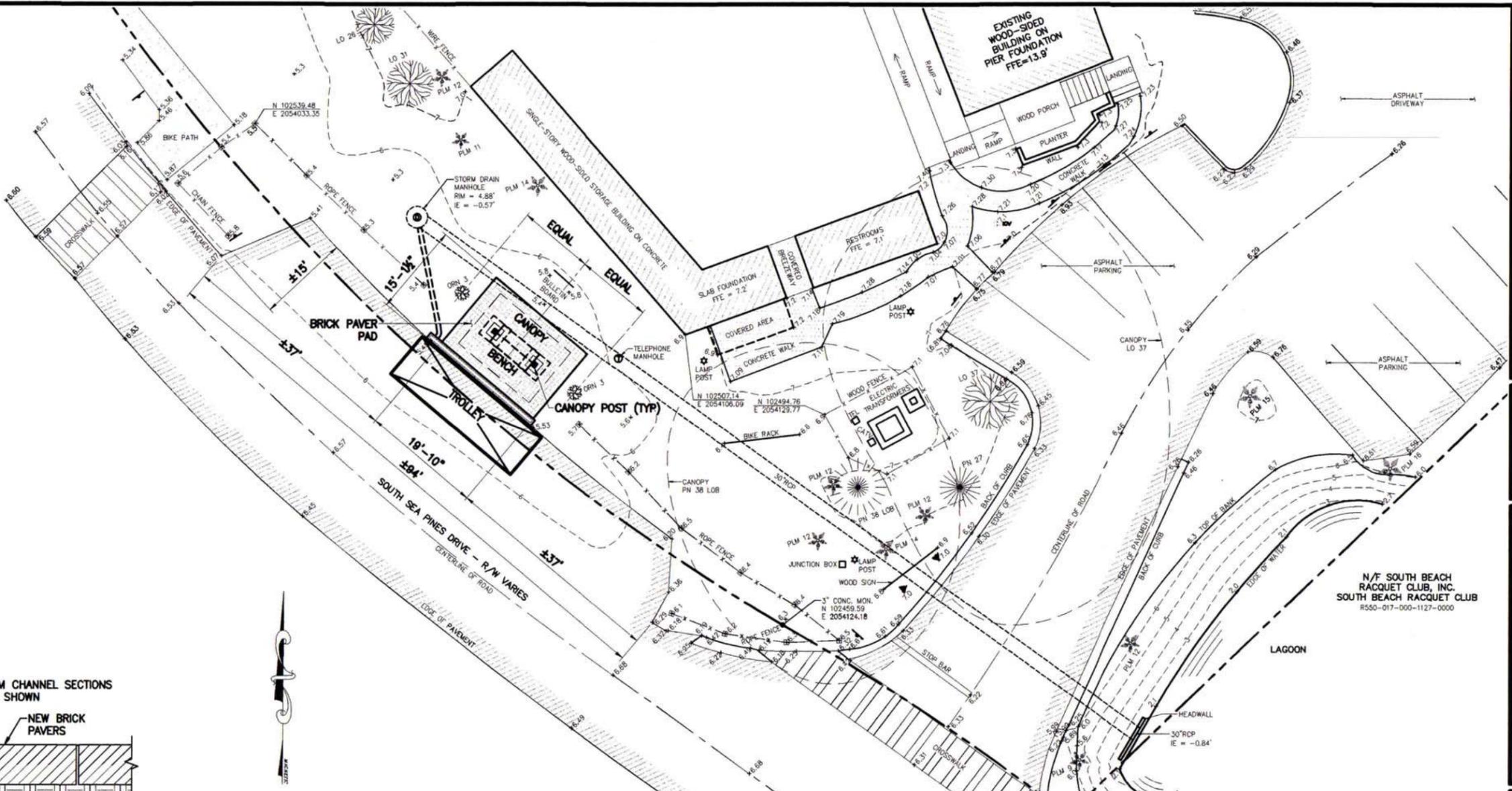
TRENCH AND GRATE SHALL BE EZ-TRACK DURA SLOPE TRENCH DRAIN SYSTEM AS MANUFACTURED BY NDS INC., OR EQUAL. ALL MATERIALS SHALL MEET THE MANUFACTURER'S TRAFFIC LOAD RATING REQUIREMENTS. INSTALL PER THE MANUFACTURER'S RECOMMENDATIONS.

INSTALL TRENCH CHANNELS WITH BLANK GRATE. PROTECT GRATE FROM CONCRETE POUR (COVER HOLES WITH TAPE).

GRATES SHALL BE ADA COMPLIANT AND PEDESTRIAN SAFE, AND SHALL HAVE H-20 LOAD CAPACITY.

PROHIBIT FULL TRAFFIC LOADS FOR 28 DAYS AFTER INSTALLATION, OR UNTIL CONCRETE HAS COMPLETELY HARDENED.

WHERE NEW CONCRETE IS TO BE PLACED ADJACENT TO EXISTING ASPHALT, SAW CUT PAVEMENT TO A NEAT EDGE AND REMOVE AS REQUIRED. AFTER CONCRETE INSTALLATION, FILL ANY VOIDS WITH A HIGH-STRENGTH FLOWABLE FILL AND PROVIDE A WATERTIGHT SEAL ALONG ENTIRE JOINT.



PRELIMINARY

1 ADDED TRENCH DRAIN

Date: 12/30/15
By: RAP

Pitman Engineering Co., LLC

Post Office Box 822
Richmond Hill, GA 31324
912-462-4000
www.pitmanengineeringco.com

TRAFFIC IMPROVEMENTS

TROLLEY STOP

HILTON HEAD ISLAND, SOUTH CAROLINA

PRELIMINARY SITE PLAN

Prepared For
SEA PINES CSA

Project No. 15-024

Drawn By: JWB

Designed By: RAP

Checked By: RAP

Scale: 1" = 10'

Date: 12/16/15

SHEET
1
OF 1



Rendered Perspective

South Beach Trolley Stop

Sea Pines Plantation

Hilton Head Island SC 29928

31 B Mathews Drive Hilton Head Island SC 29926

www.southerndrawdesignbuild.com

southern *draw*

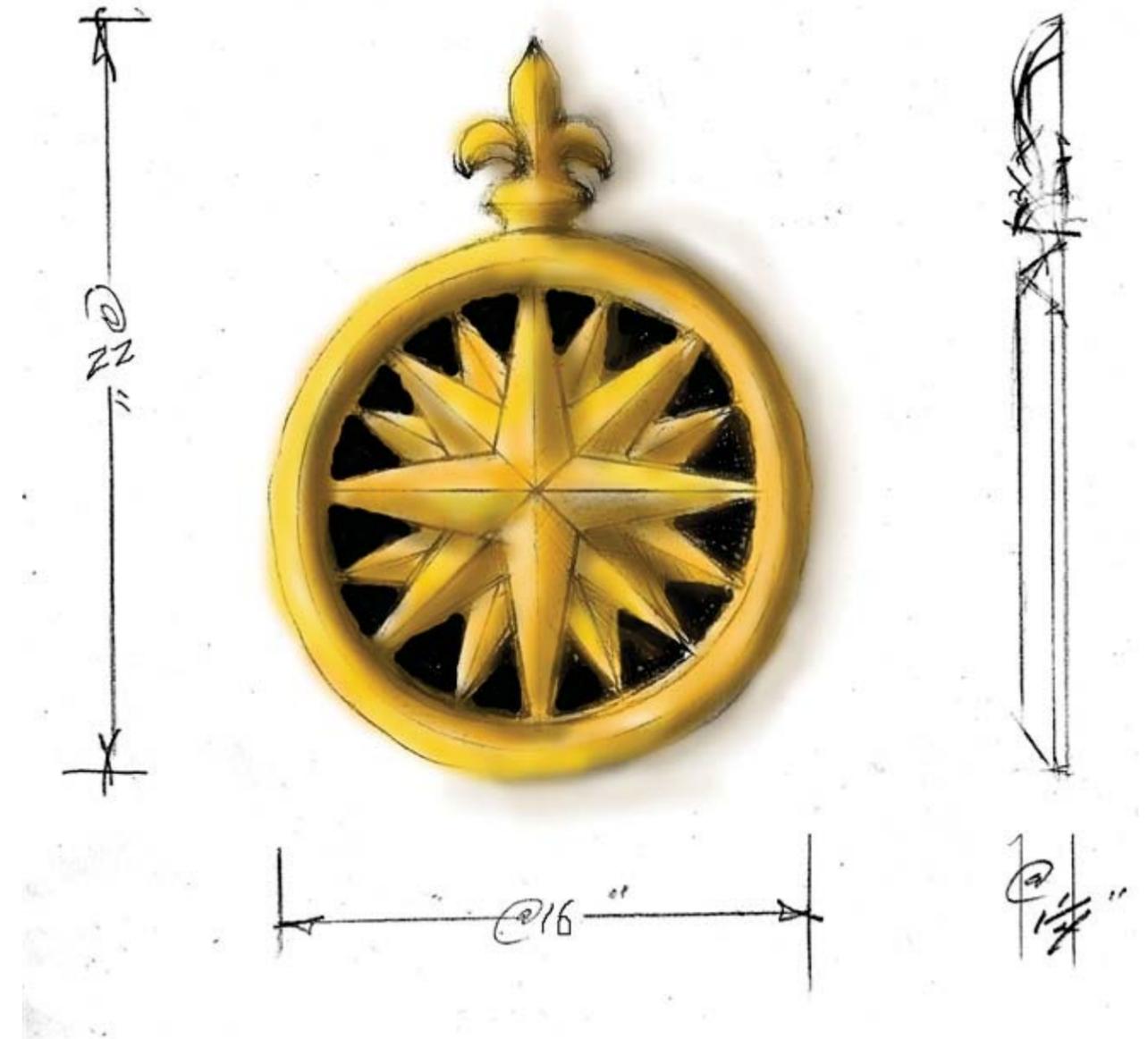
Ph. 866-930-9660



Arched Iron Sign Art



Brass Bench Plaque Art



Compass Rose End Gable Art



Calibogue Grey
Timber and Bench Stain



Sand Pebble Paver



Medium Bronze
Metal Roof and Powder Coated Iron
Accent

Color Samples



LH5022 Up/Down Sconce

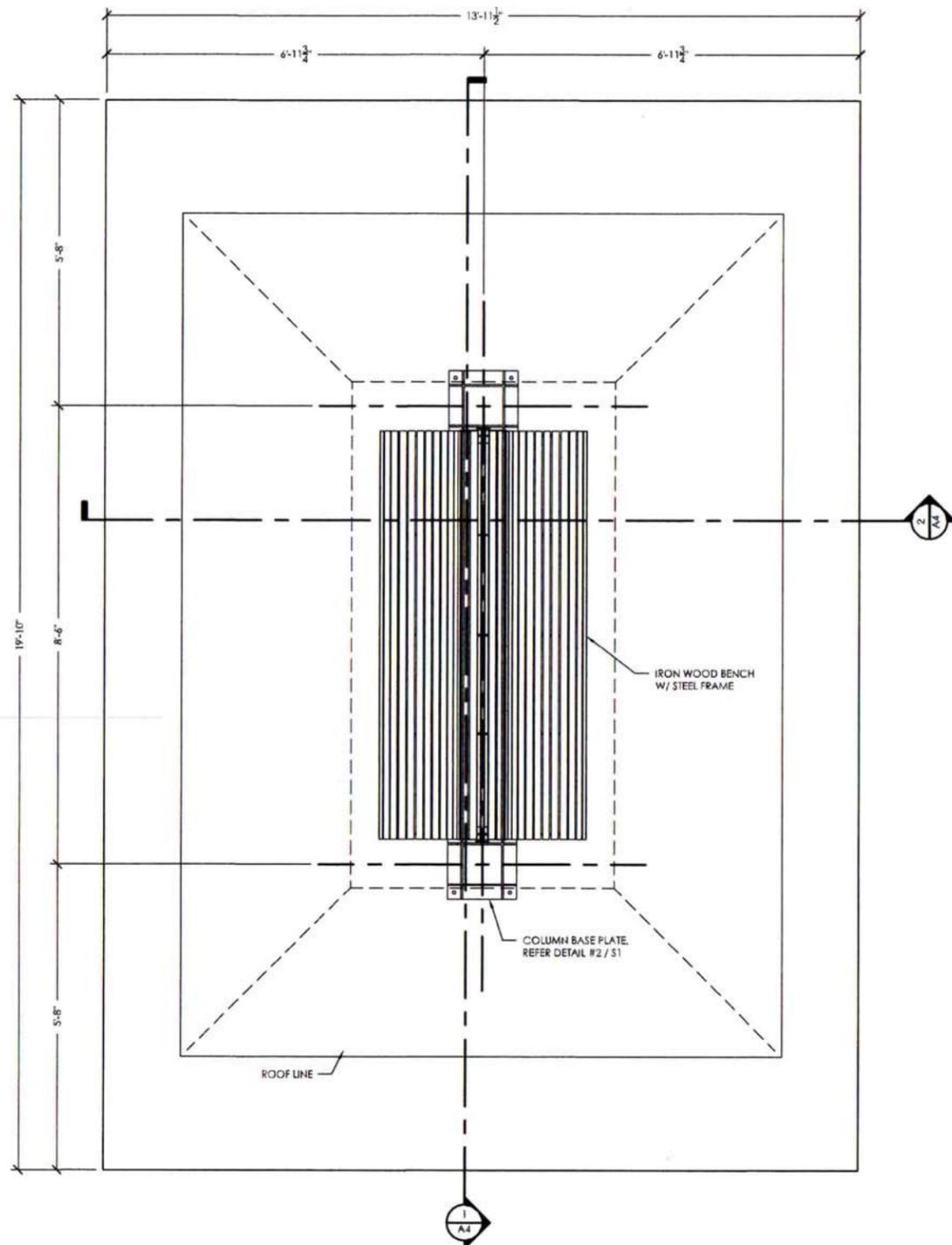


LH1026 Micro Well w/grate

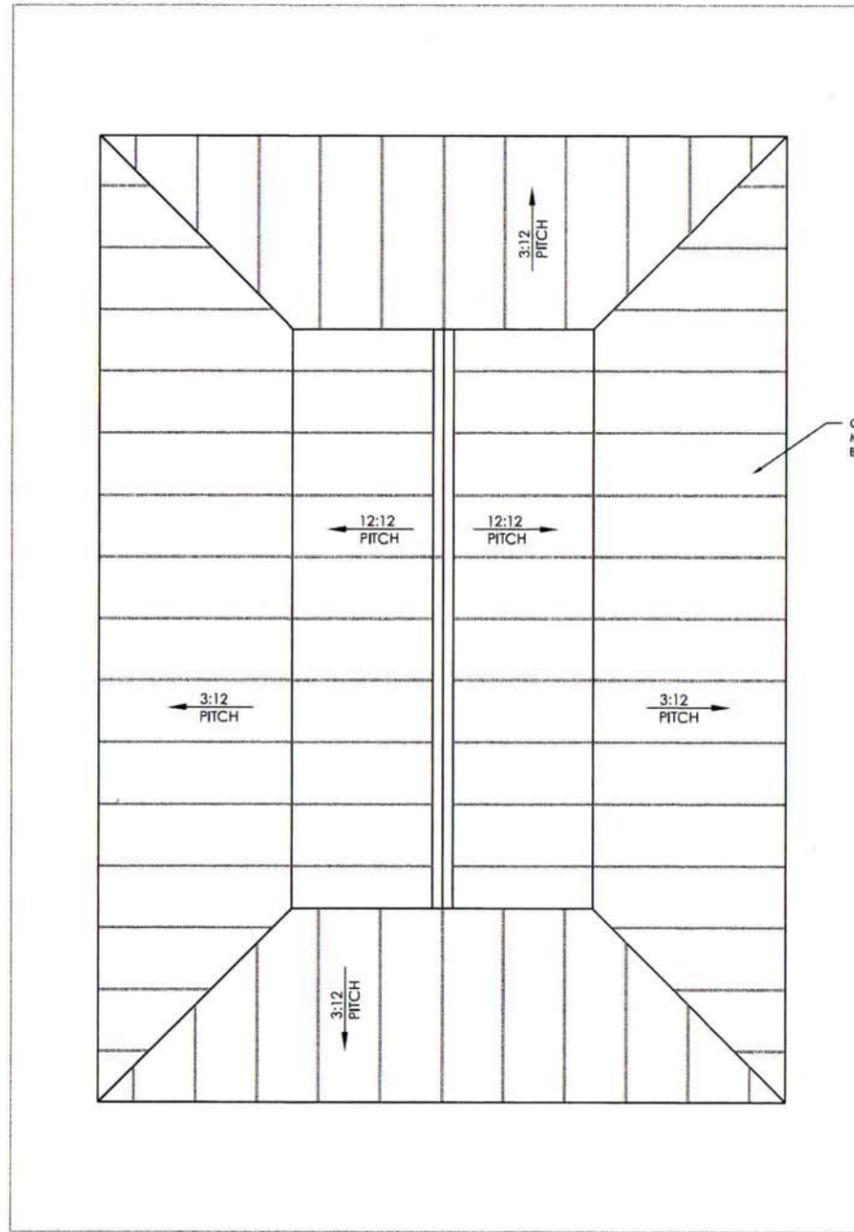
☆ No Ultrared rays and UV,no impact to the reactive object.
 ☆ Adopt ROHS rated raw materials, low carbon emission and reutilization available, make better healthy life.

Model	Power	LED	Beam Angle	Voltage	CCF	Life Span	Efficiency	Color
LH5022	50W	1700K	45°	120V AC	120	50,000h	100lm/W	180
		4000K	45°	120V AC	120	50,000h	100lm/W	180
		5000K	45°	120V AC	120	50,000h	100lm/W	180
LH1026	5W	1700K	45°	120V AC	120	50,000h	100lm/W	180
		4000K	45°	120V AC	120	50,000h	100lm/W	180
		5000K	45°	120V AC	120	50,000h	100lm/W	180
LH5022	20W	1700K	45°	120V AC	120	50,000h	100lm/W	180
		4000K	45°	120V AC	120	50,000h	100lm/W	180
		5000K	45°	120V AC	120	50,000h	100lm/W	180
LH1026	3.6W	1700K	45°	120V AC	120	50,000h	100lm/W	180
		4000K	45°	120V AC	120	50,000h	100lm/W	180
		5000K	45°	120V AC	120	50,000h	100lm/W	180
LH5022	35W	1700K	45°	120V AC	120	50,000h	100lm/W	180
		4000K	45°	120V AC	120	50,000h	100lm/W	180
		5000K	45°	120V AC	120	50,000h	100lm/W	180
LH1026	5W	1700K	45°	120V AC	120	50,000h	100lm/W	180
		4000K	45°	120V AC	120	50,000h	100lm/W	180
		5000K	45°	120V AC	120	50,000h	100lm/W	180
LH5022	20W	1700K	45°	120V AC	120	50,000h	100lm/W	180
		4000K	45°	120V AC	120	50,000h	100lm/W	180
		5000K	45°	120V AC	120	50,000h	100lm/W	180
LH1026	2.5W	1700K	45°	120V AC	120	50,000h	100lm/W	180
		4000K	45°	120V AC	120	50,000h	100lm/W	180
		5000K	45°	120V AC	120	50,000h	100lm/W	180

Lighting Specs



1
A1 FLOOR PLAN
3/4" = 1'-0"



2
A1 ROOF PLAN
3/4" = 1'-0"

southern draw

724 TAYLOR RD KNOXVILLE TENNESSEE 37921 865.573.1148

31 MATHEWS DRIVE HILTON HEAD S.C. 29928 865.388.9324

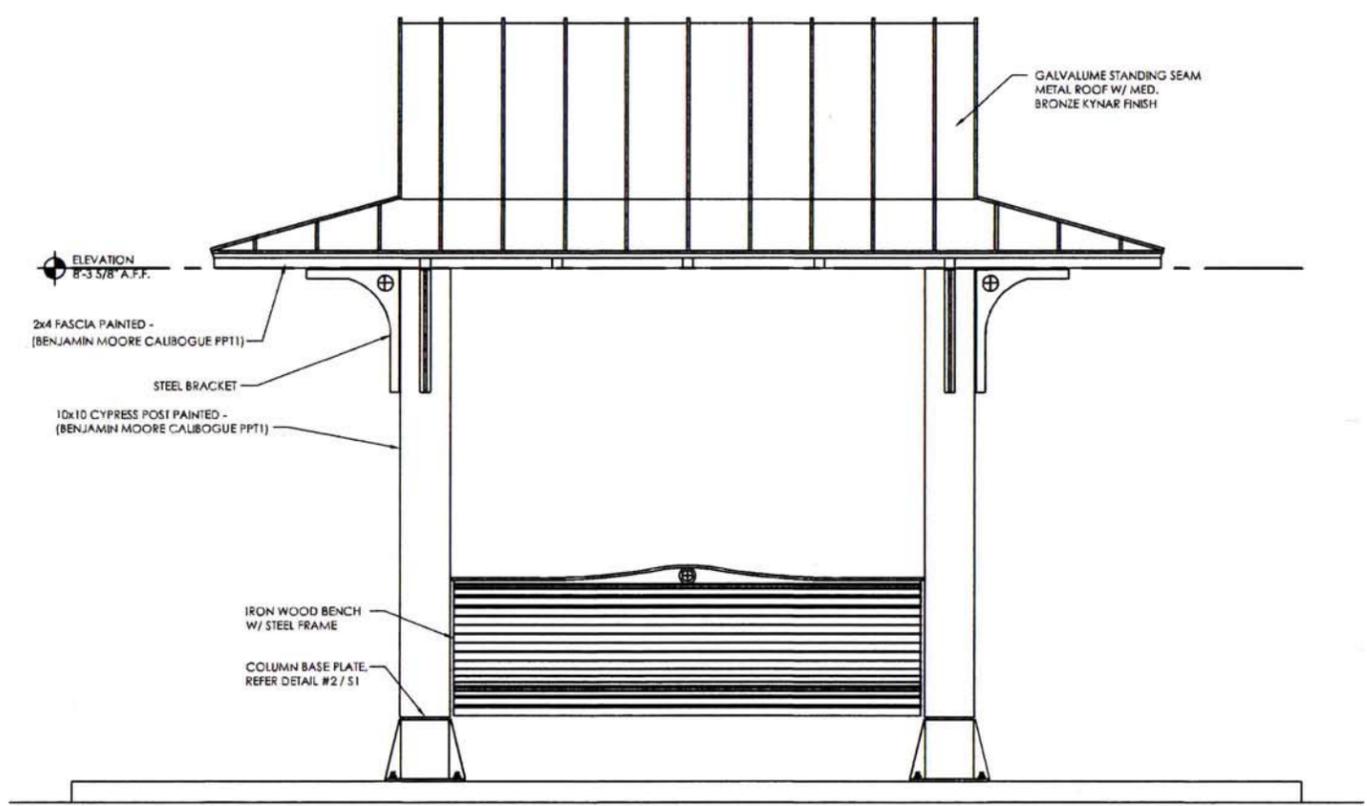
SEA PINES
TROLLEY STOP
TIMBER FRAME
CONSTRUCTION
DOCUMENTS

Floor & Roof
Plan

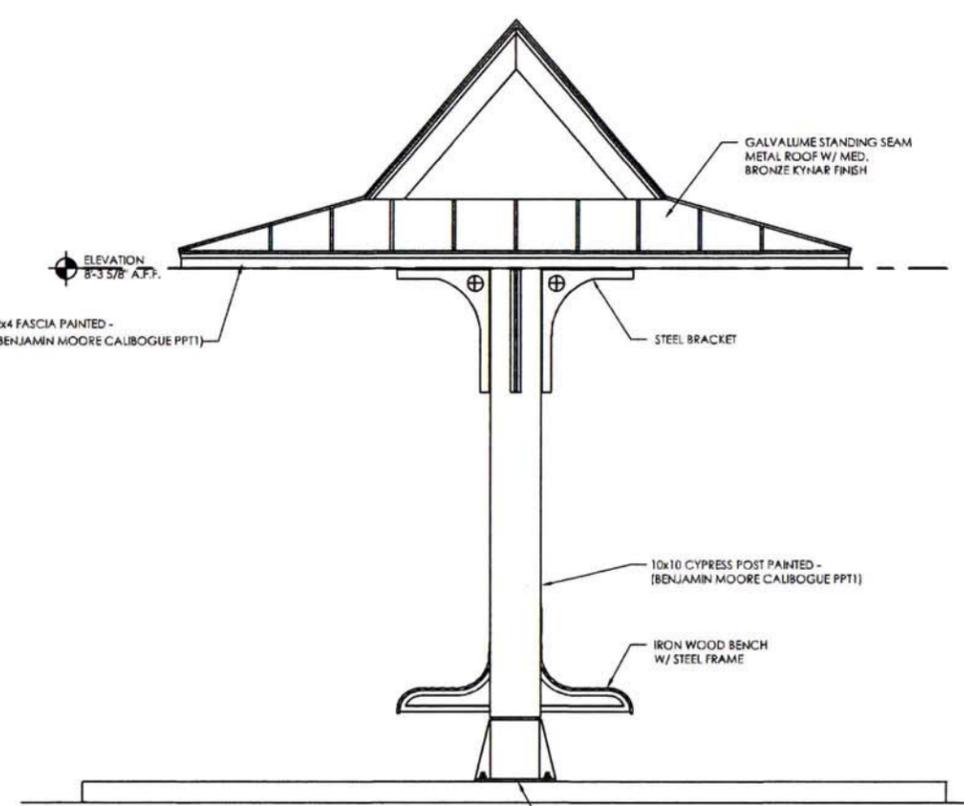
Project number	
Date	09.10.15
Drawn by	BJL
Checked by	LM

A1

Scale 3/4" = 1'-0"



1 REAR ELEVATION
A2 3/4" = 1'-0"



2 LEFT SIDE ELEVATION
A2 3/4" = 1'-0"

SEA PINES
TROLLEY STOP
TIMBER FRAME
CONSTRUCTION
DOCUMENTS

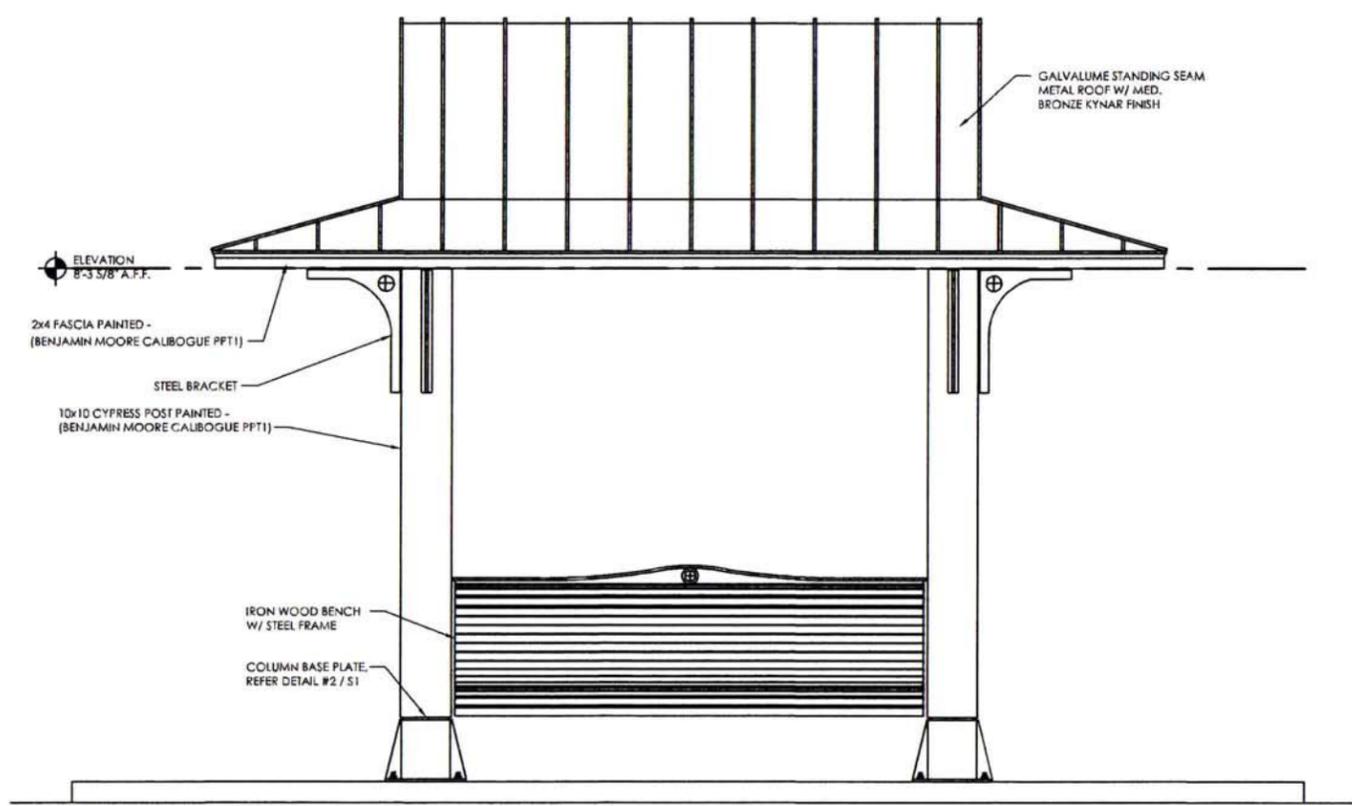
Lawton Stables Stop

Elevations

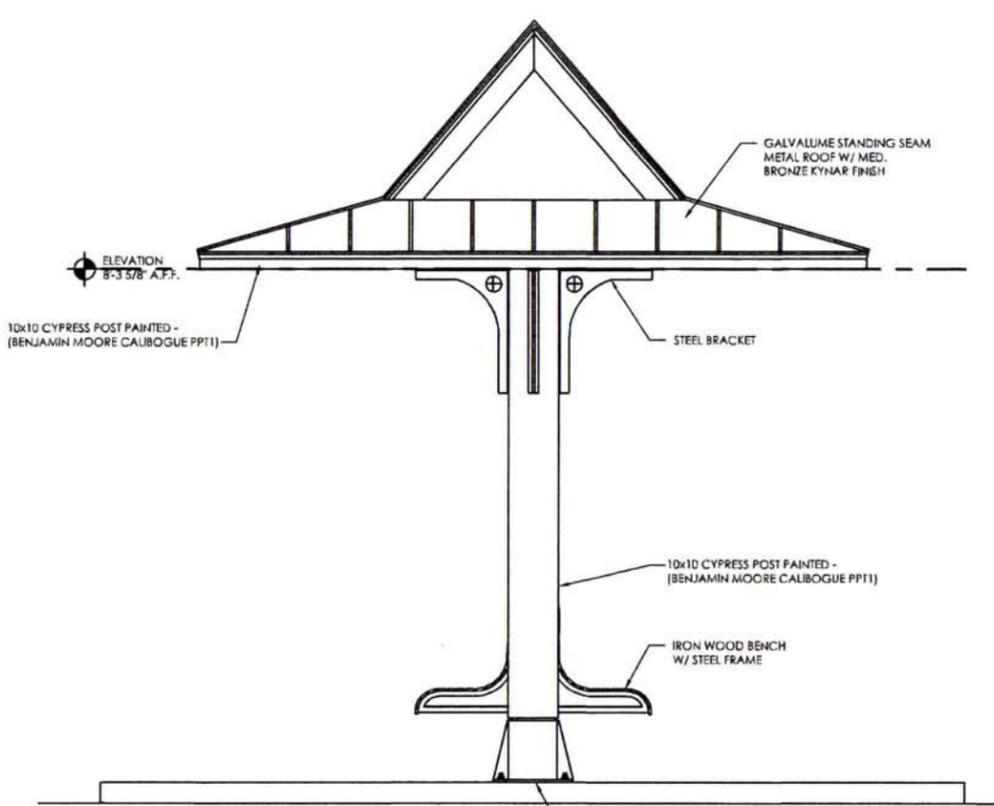
Project number	
Date	06.10.15
Drawn by	BH
Checked by	MF

A2

Scale 3/4" = 1'-0"



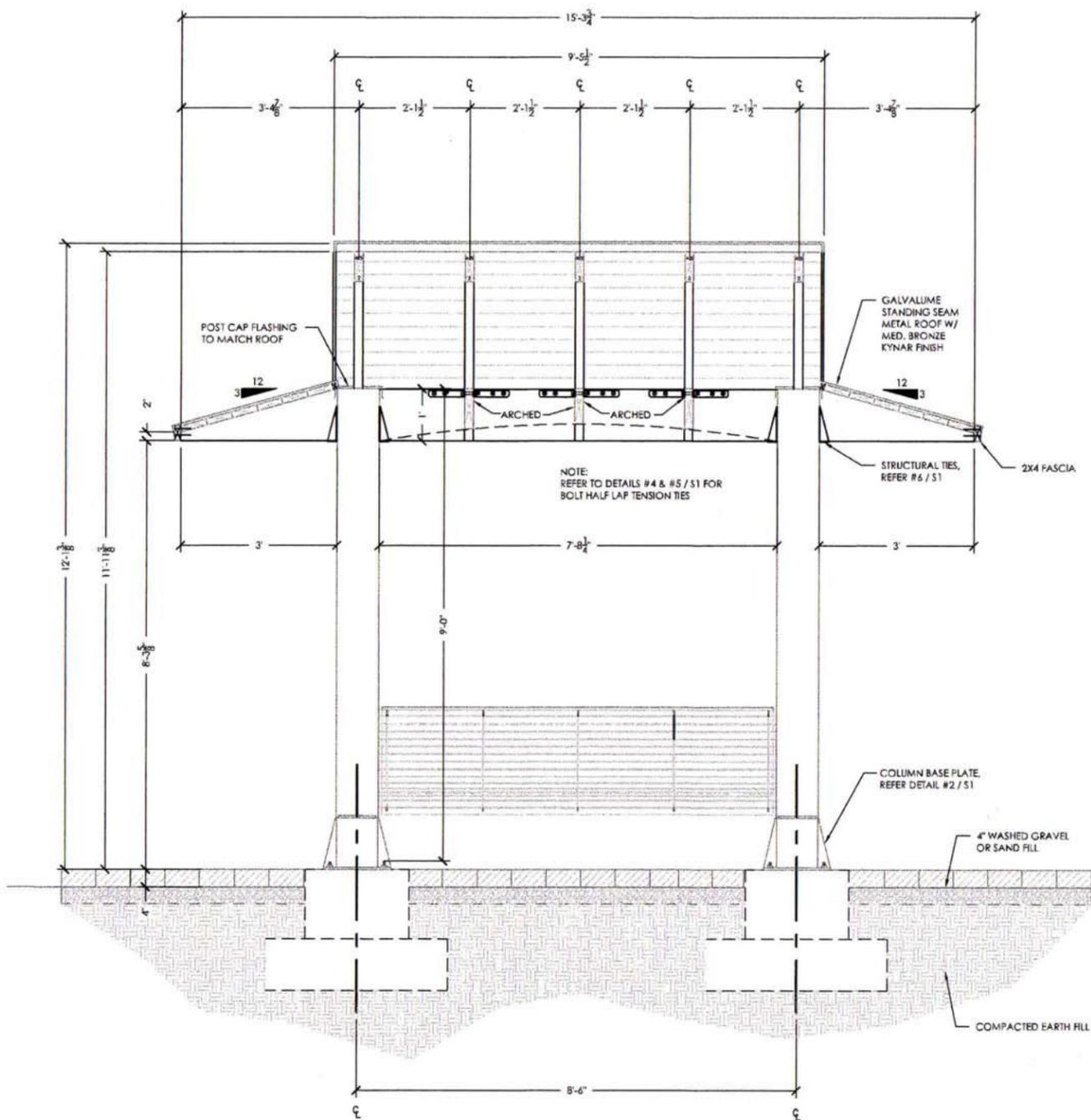
1 FRONT ELEVATION
A3 3/4" = 1'-0"



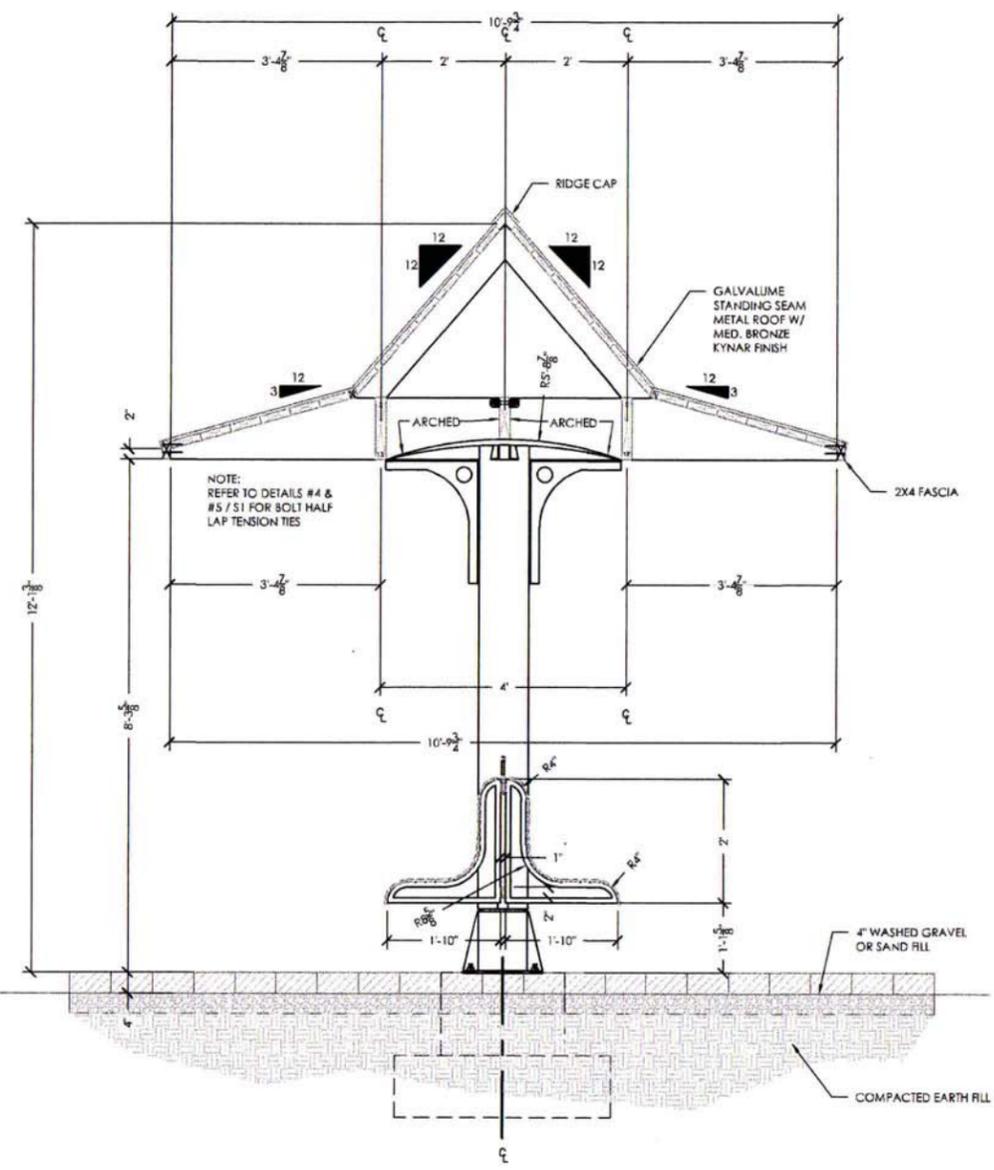
2 RIGHT SIDE ELEVATION
A3 3/4" = 1'-0"

SEA PINES
TROLLEY STOP
TIMBER FRAME
CONSTRUCTION
DOCUMENTS

ELEVATIONS	
Project number	
Date	08.10.15
Drawn by	BH
Checked by	MF
A3	
Scale	3/4" = 1'-0"



1
A4
LONGITUDINAL SECTION
3/4" = 1'-0"



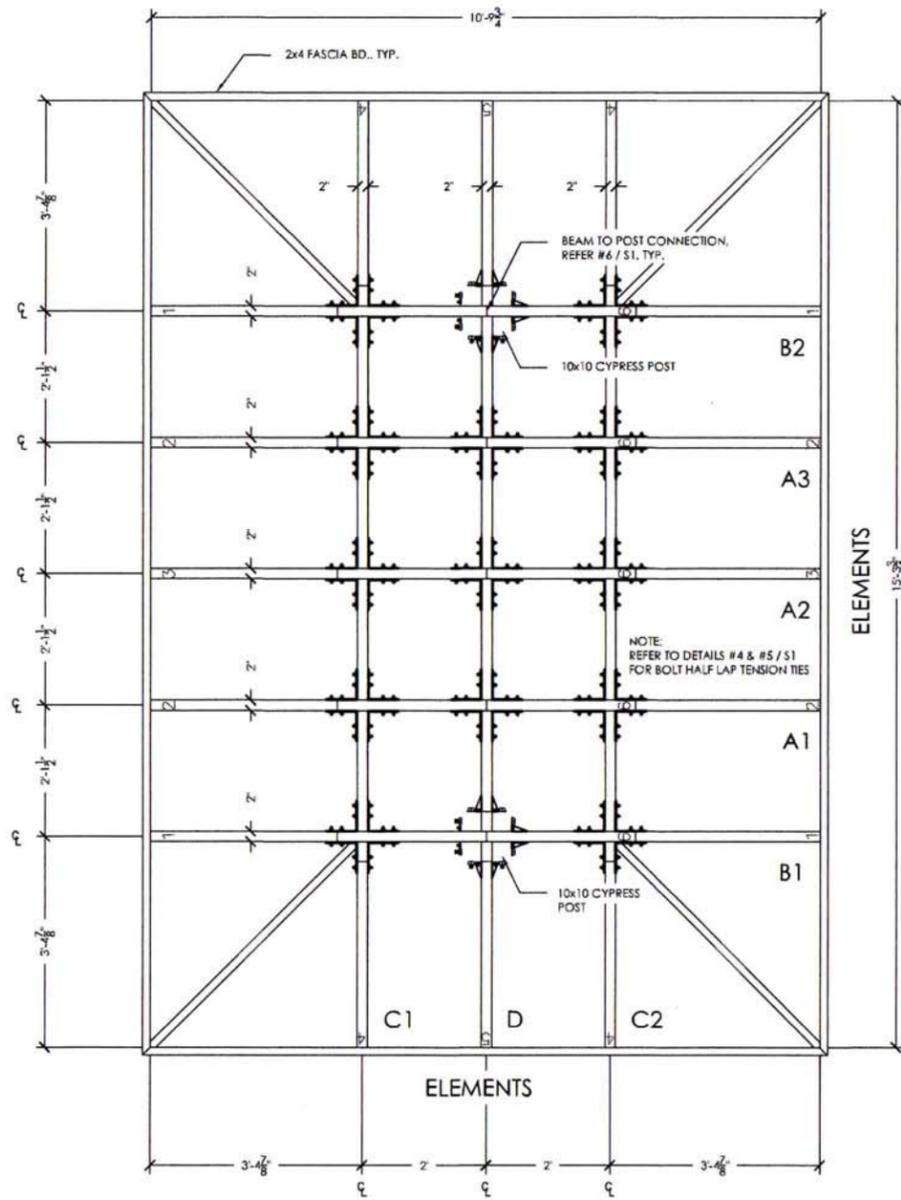
1
A4
CROSS SECTION
3/4" = 1'-0"

southern draw

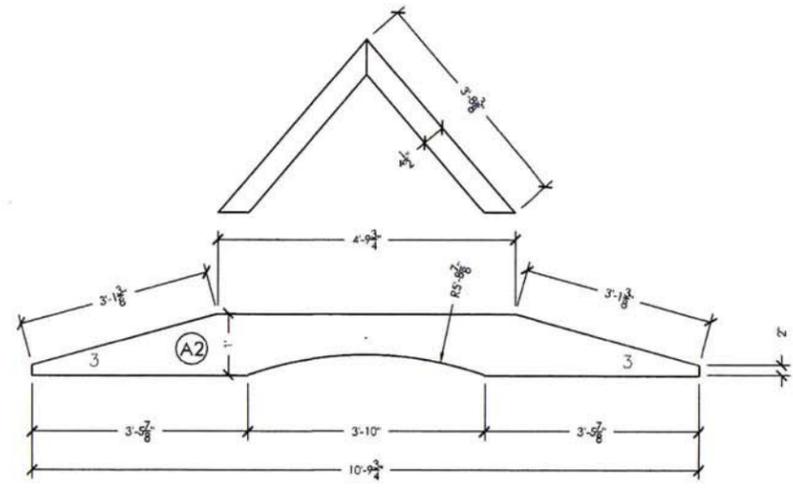
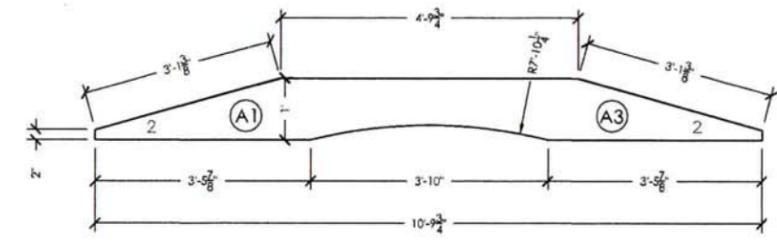
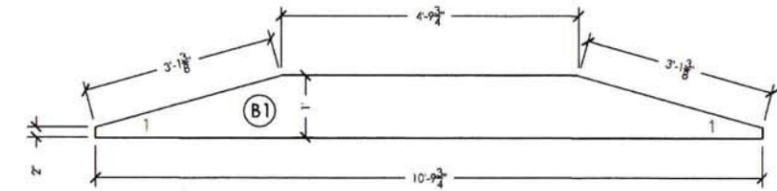
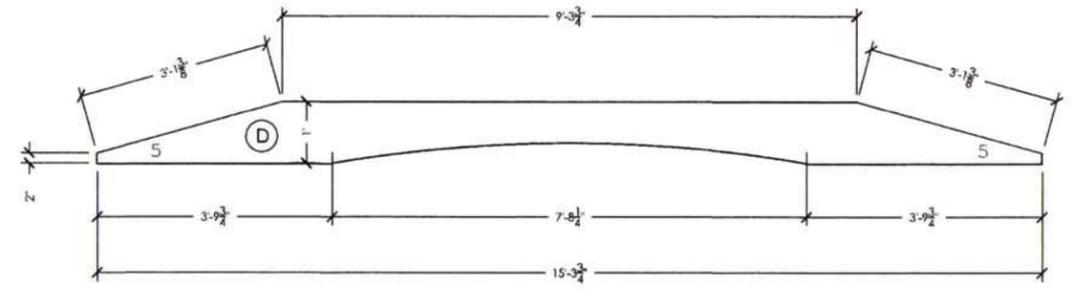
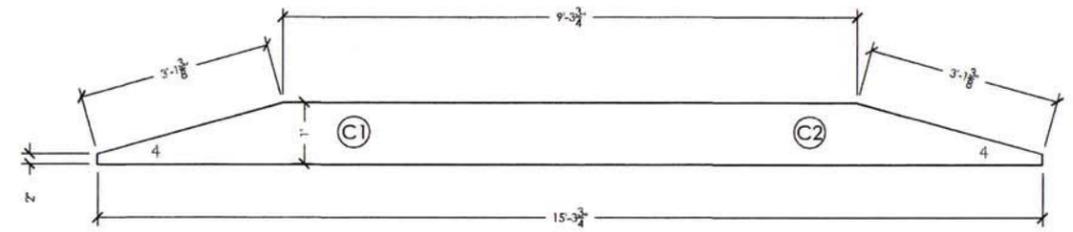
724 TAYLOR RD KNOXVILLE TENNESSEE 37921 865.573.1148
31 MATHEWS DRIVE HILTON HEAD S.C. 29926 865.388.9324

SEA PINES
TROLLEY STOP
TIMBER FRAME
CONSTRUCTION
DOCUMENTS

Sections	
Project number	
Date	06.10.15
Drawn by	BH
Checked by	MF
A4	
Scale	3/4" = 1'-0"



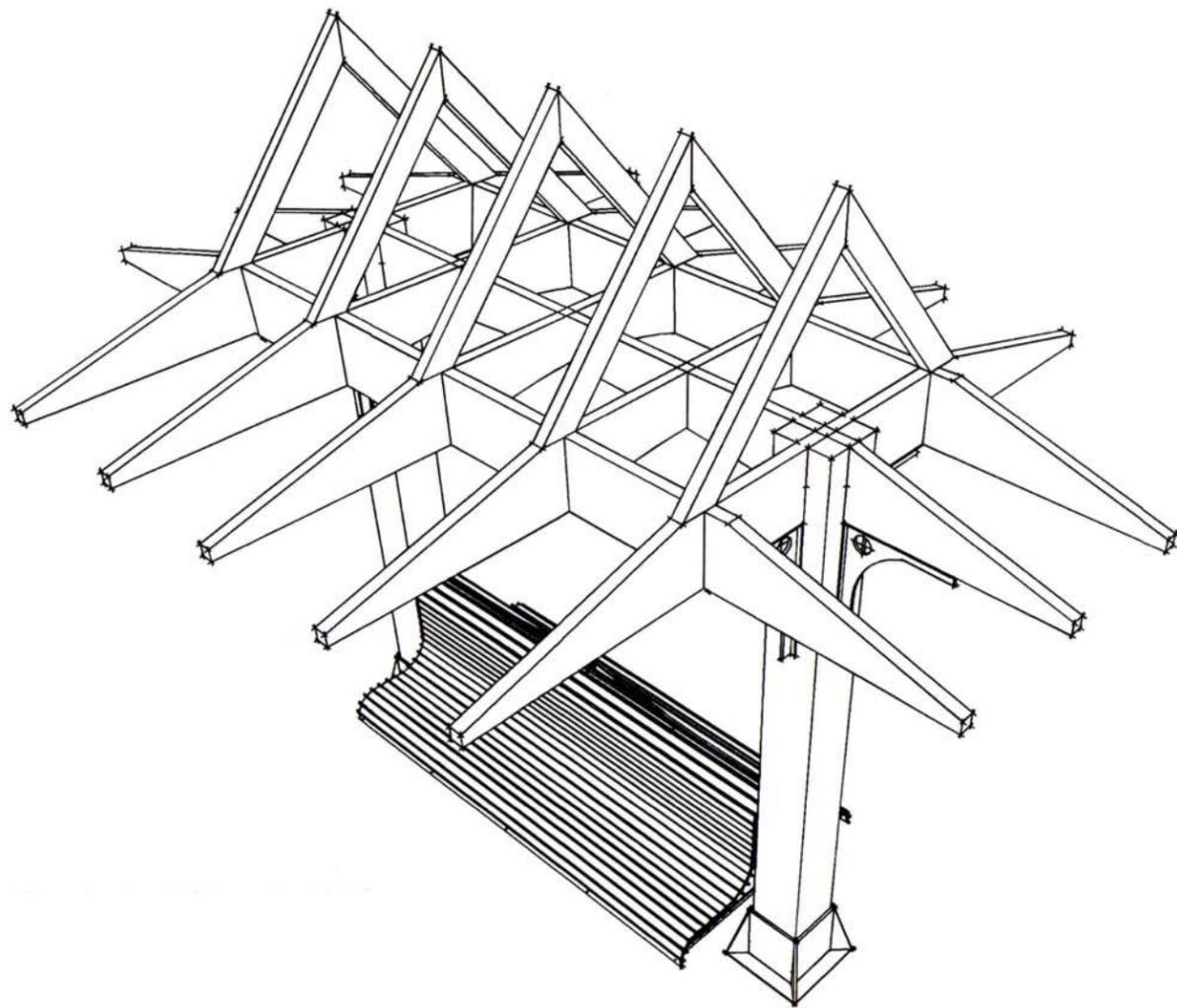
1 ROOF FRAMING PLAN
 A5 3/4" = 1'-0"



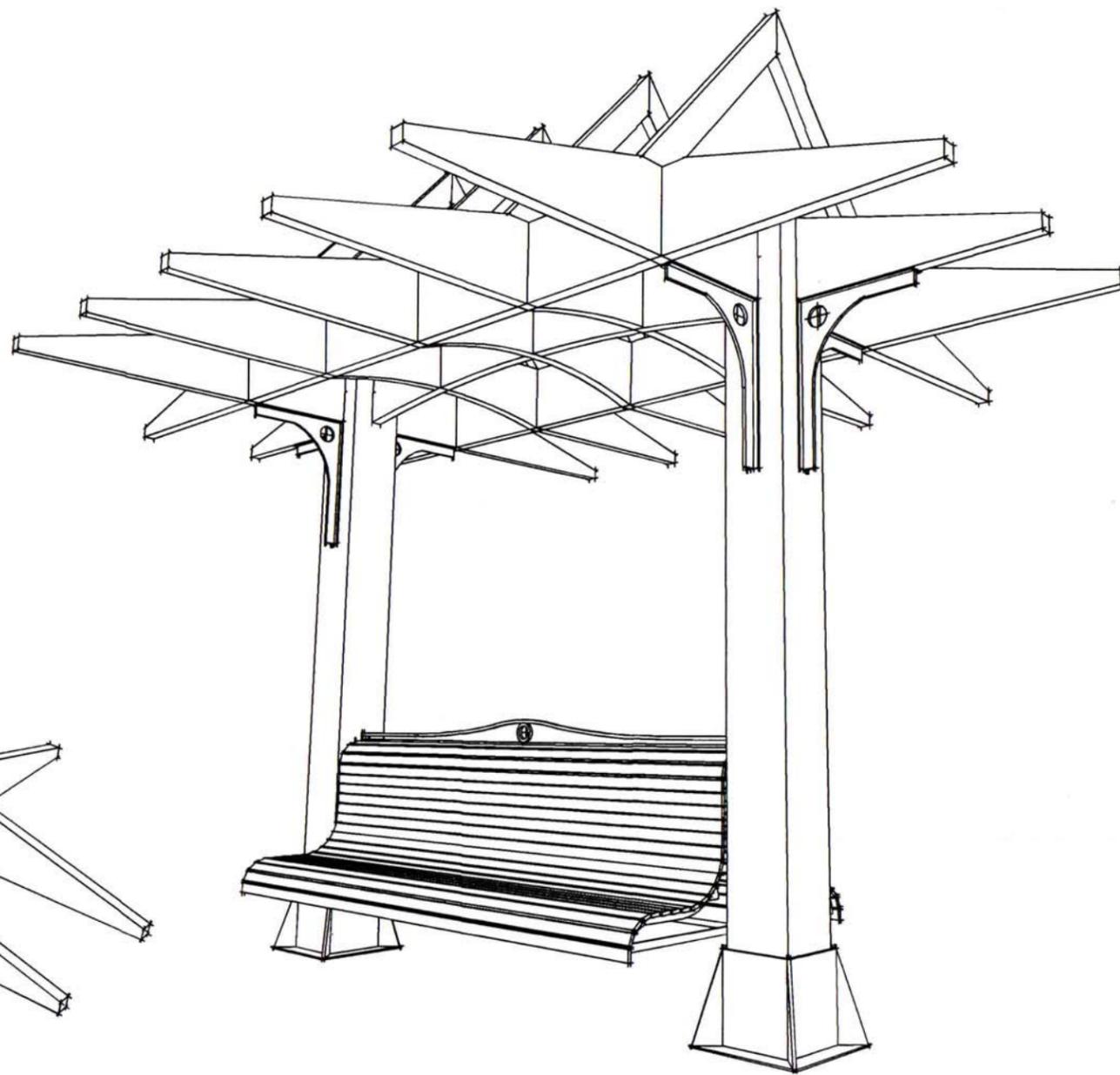
2 FRAMING MEMBER DETAILS
 A5 3/4" = 1'-0"

SEA PINES
 TROLLEY STOP
 TIMBER FRAME
 CONSTRUCTION
 DOCUMENTS

Framing	
Project number	
Date	02.10.15
Drawn by	BH
Checked by	MF
A5	
Scale	3/4" = 1'-0"



1
A6
FRAME PERSPECTIVE FROM ABOVE
N.T.S.



2
A6
FRAME PERSPECTIVE FROM BELOW
N.T.S.

southern draw

31 MATHEWS DRIVE HILTON HEAD S.C. 29928 865.388.9324
724 TAYLOR RD KNOXVILLE TENNESSEE 37921 865.573.1148

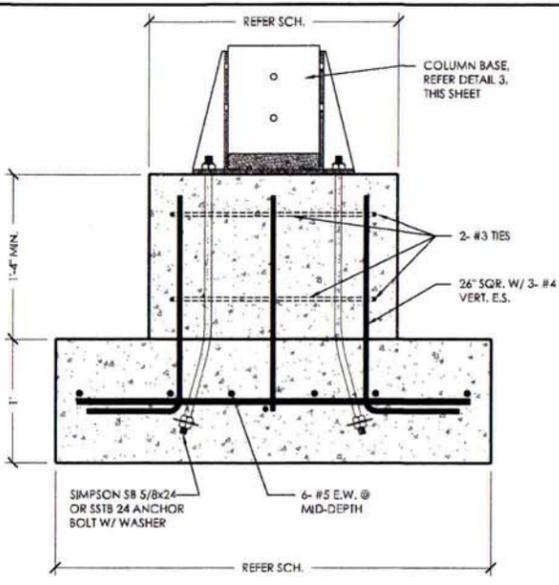
SEA PINES
TROLLEY STOP
TIMBER FRAME
CONSTRUCTION
DOCUMENTS

Perspective Views

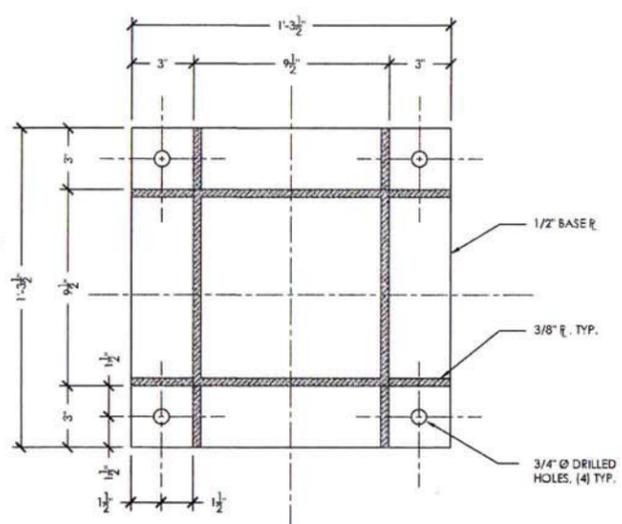
Project number	
Date	09.10.15
Drawn by	BH
Checked by	MF

A6

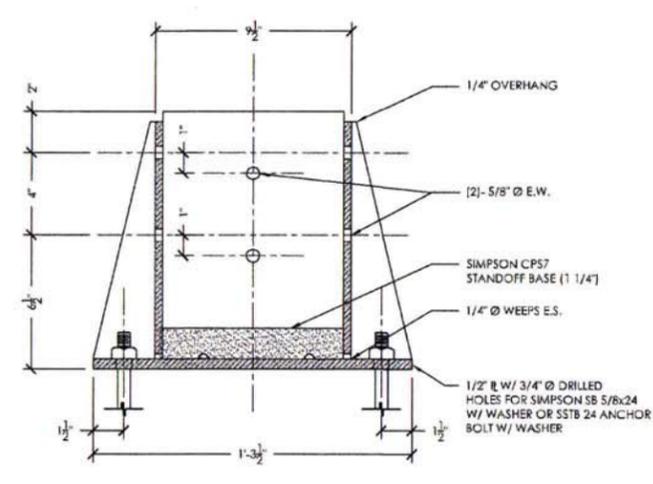
Scale N.T.S.



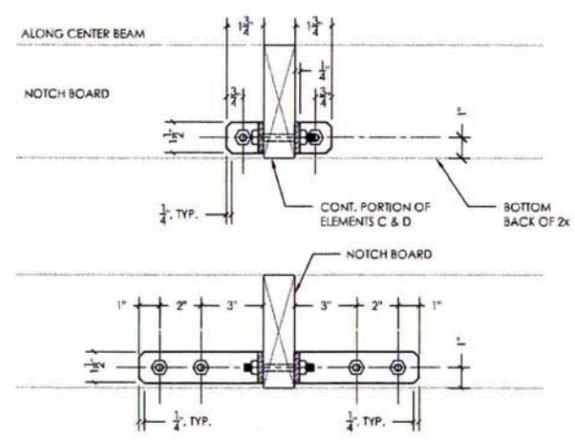
1 FOOTINGS, TYP
1 1/2" = 1'-0"



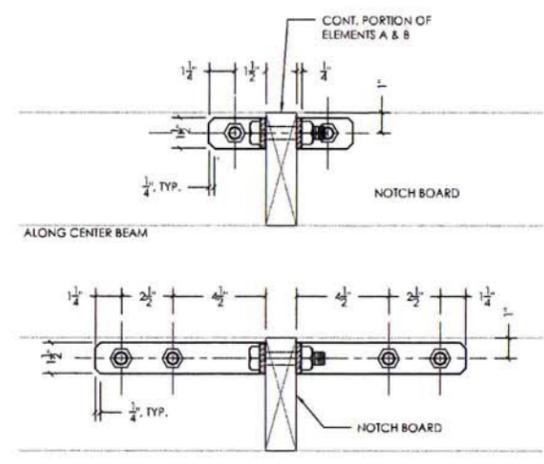
2 COLUMN BASE PLATE PLAN
3" = 1'-0"



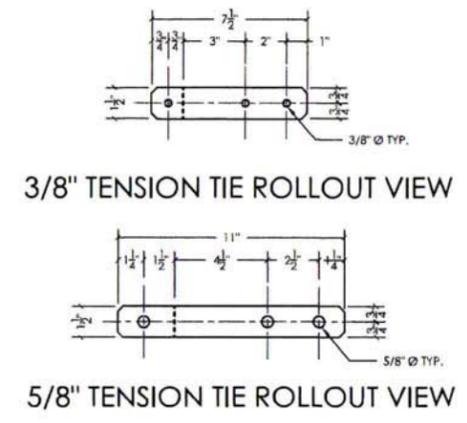
3 CORNER BASE SECTION
3" = 1'-0"



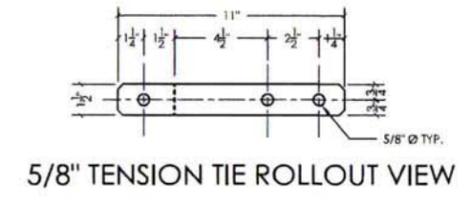
4 3/8" BOLT HALF LAP TENSION TIE SIDE ELEV.
3" = 1'-0"



5 5/8" BOLT HALF LAP TENSION TIE SIDE ELEV.
3" = 1'-0"



3/8" TENSION TIE ROLLOUT VIEW



5/8" TENSION TIE ROLLOUT VIEW

STRUCTURAL SYSTEM GENERAL NOTES

APPLICABLE STRUCTURAL CODES: ASCE 7-10, AFAPA NDS 2012 (These codes are all referenced for use in the structural design by the International Building Code)

DESIGN CRITERIA:
 WIND LOADS: Design Wind Speed: 150 MPH, 3-Second Gust
 Exposure Category: C
 Building Classification: II
 Wind Importance Factor: 1.0
 Enclosure Classification: Enclosed with protected openings.
 SEISMIC LOADS: Not Applicable/Not Controlling
 ROOF SNOW LOAD: Not Applicable/Not Controlling
 ROOF LIVE LOAD: 20 PSF
 ROOF DEAD LOAD: 20 PSF Horizontal Projection Plus Weight Of Truss

NOTE: Concentrated Loads and Construction Loads must not exceed design loads above.

FOUNDATION PREPARATION:
 Remove all organic material and top soil around the structure and provide at least five feet (5') of clearance to any roof structure.
 Consult geotechnical for any required soil treatment.
 Place concrete on soil compacted to at least 98% of the standard proctor bearing value and not less than 2,500 pounds per square foot, whichever is greater.

CONCRETE:
 Footings: 3,000 PSI, 28 days
 Walls: 4,000 PSI, 28 days
 Reinforcing: ASTM Grade 60
 Mixing, placing and finishing: ACI 318

TIMBER:
 Solid Cypress, #2, FR Grading #1s, "Green" at time of fabrication and expected to be less than 19% moisture content in service, free of heart of heart center, 2x material to be full sized, joints to be 3/4 in accordance with NDS 2012 Table 11.
 Timbers to be cut, kiln dried, sanded and receive one (1) coat of Watco Danish Oil, or Landark (or equal) and sanded F.O.B. jobsite for on site final surface treatment by others. Installation by Southern Draw Builders.
 Note: Some warping, twisting, checking, and splitting of timbers as they reach equilibrium moisture content can be expected.

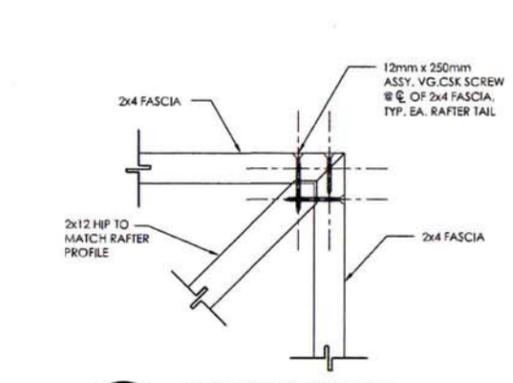
CONNECTORS:
 1. BOLTS: ASTM Grade A307 (Galvanized or Powder Coated) or Grade 316 Stainless Steel (installer Note: At least two full threads shall extend past the face of any nut.) Bolt holes in timber shall be drilled to yield a tight fit requiring "moderate" driving force with a mallet to seat the bolts. To compensate for the effect of cross grain shrinkage on bolted connections: "green" timbers, re-tighten all bolts: a) immediately prior to connection or at 12 months after in-service use.
 2. STEEL ANGLES, PLATES AND FABRICATED CONNECTIONS: ASTM Grade A36 or A316 Stainless steel.
 3. FINISHES: All steel connections and hardware to be stainless steel, hot-dip galvanized or electrostatically powder coated.

JOINERY/CONNECTIONS: As noted on the drawings and details.

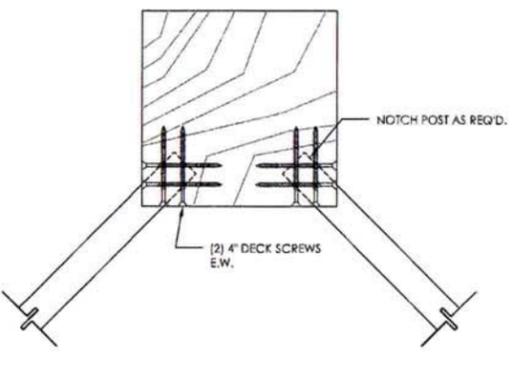
RESPONSIBILITY FOR DIMENSIONS:
 The engineering design is based on drawings provided by others. These drawings are FOR DESIGN REVIEW AND PERMITTING ONLY UNLESS ALL DIMENSIONS HAVE BEEN VERIFIED. It is the responsibility of the timber frame system fabricator and purchaser (owner and/or contractor and/or subcontractor) to verify of dimensions indicated on the timber frame system drawings.

GENERAL PROVISIONS:
 The information on these drawings applies solely to this project.
 Do not scale the drawings. If a required dimension is not indicated, please request the missing information.
 Timbers shall offer installation until they reach the EMC (Equilibrium Moisture Content) which will result in the loosening of bolts and threaded connections. Periodic tightening of these connections during the first several years of the structure's service life may be required.
 Normal construction tolerances/dimensional variations can be expected in the completed structure as well as dimensional changes due to shrinkage and swelling throughout the life of the structure. For these reasons, details of adjoining surfaces and materials must be able to accommodate these variations and changes. Expect joinery to "open" somewhat due to shrinkage from initial moisture content at the time of fabrication until EMC (Equilibrium Moisture Content) is reached.
 The key to the long-term survivability of the structure depends on keeping the timbers sealed, dry and well ventilated. These design details are the responsibility of others.

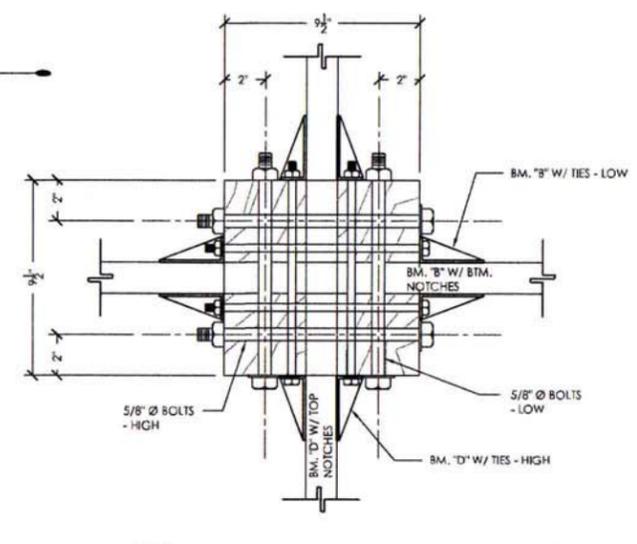
SOLID WOOD DECKING REQUIREMENTS:
 Material: Tongue and Groove 2x6 Western Red Cedar, WCLB Grading Rules, S4L, controlled random layup, groove side down, installed where noted.
 Design and installation standards: "Tongue and Groove Roof Decking" (copyright 2003) by the American Forest & Paper Association, Inc. and the American Wood Council.
 Material to be furnished and installed unless otherwise agreed in writing.
 Fasten decking to each timber rafter, joist or other support with two (2) 3/4" deck screws or 16d common nails in each board at each support unless otherwise indicated.
 Overlay solid wood decking with a minimum of one layer of properly 15# rolled felt to protect wood decking from the elements and provide a vapor barrier under any GSI/CDXC/Insul Bate overlayment. Alternatively, recommend "synthetic" membrane under metal roofing, hard tile or slate designed and installed by others.



7 CORNER DETAIL
3" = 1'-0"



8 HIP TO BEAM DETAIL
3" = 1'-0"



6 BEAM TO POST DETAIL, TYP.
3" = 1'-0"

STRUCTURAL ENGINEERING
 David Horddequin, S.C. PE
 #17043
 PO BOX 1399
 Hayesville, NC 28904

SEA PINES
 TROLLEY STOP
 TIMBER FRAME
 CONSTRUCTION
 DOCUMENTS

South Beach Stop
 HILTON HEAD, SC.

Structural
 Details

Project number
 Date 01.25.16
 Drawn by
 Checked by

S1
 Scale

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: Sea Pines Trolley Stop – NEW DEVELOPMENT FINAL

DRB#: DRB-000146-2016

DATE: February 9, 2016

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Consider sidewalk connection from trolley stop to bike path.

<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"/>	Consider addition of sidewalk connection from shelter to adjacent bike path.
Design is unobtrusive and set into the natural environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	12:12 and 3:12
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

structure				
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"/>	Materials: wood, metal; Colors: Calibogue grey, medium bronze
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood post, wood bench
Windows are in proportion to the facade	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input 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
 Applicant does not propose any additional landscaping. Existing trees on either side of proposed shelter and evergreen hedge behind proposed shelter are to remain.

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 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"/>	

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

FOR OFFICIAL USE ONLY
 Date Received: 1-26-16
 Accepted by: ICD
 DRB #: 195-16
 Meeting Date: _____

Applicant/Agent Name: Thomas Michaels Company: T.Michaels Architect
 Mailing Address: P.O. Box 58 City: Port Royal State: SC Zip: 29935
 Telephone: 843-252-2454 Fax: N/A E-mail: thomas@tmichaelsarchitect.com
 Project Name: Westin Hotel - Pavilion Redev. Project Address: 2 Grasslawn Ave.
 Parcel Number [PIN]: R5 1 0 0 0 9 0 0 0 0 8 9 2 0 0 0 0
 Zoning District: PD-1 Overlay District(s): TA-O

**CORRIDOR REVIEW, MAJOR
 DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS**

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

Project Category:
 Concept Approval – Proposed Development
 Final Approval – Proposed Development

Alteration/Addition
 Sign

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 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:
Concept Approval – Proposed Development

A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, 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:

Final Approval – Proposed Development

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- _____ Final site development plan meeting the requirements of Appendix D: D-6.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- _____ 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

- _____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- _____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- _____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

- _____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

- _____ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
- _____ Proposed landscaping plan.

For wall signs:

- _____ Photograph or drawing of the building depicting the proposed location of the sign.
- _____ Location, fixture type, and wattage of any proposed lighting.

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. YES NO

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

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.



SIGNATURE

1.26.16

DATE

WESTIN HOTEL – Pavilion Redevelopment
2 Grasslawn Avenue, Hilton Head Island, SC 29928

Town of Hilton Head Island Conceptual DRB Project Narrative
January 26, 2016

Project Team

Civil Engineer

Greg Baisch, PE
Ward Edwards Engineering
843-683-0416
gbaisch@wardedwards.com

Architect

Thomas Michaels
T.Michaels Architect
843-252-2454
thomas@tmichaelsarchitect.com

Designer

David Sklar
Sklar Design Ecotechtur
843-368-1284
sklarecodesign@gmail.com

Landscape Architect

Daniel P. Keefer, ASLA, ULI
Witmer-Jones-Keefer, Ltd.
843-290-5437
dan@wjkltd.com

Owner

Westin (SCG Hilton Head Property, LLC)
2 Grasslawn Ave / Hilton Head Island, SC

Program

The Westin property has undergone a \$30 million renovation commenced in February 2012. To compliment these renovations, the owner would like to improve the conference center event space. The existing event pavilion area is proposed to be renovated to increase the functionality of the space. The property (R510 009 000 0892 0000) is currently zoned PD-1 with a TA-O overlay.

Existing Conditions

The property is located at 2 Grasslawn Avenue adjacent to the Atlantic Ocean at the waterside of the Westin Hotel and Spa Resort on Hilton Head Island, South Carolina. The subject project area as shown on the as-built survey prepared by Atlas Surveying, covers approximately 10,350 square feet. The overall property is approximately 13.5 Acres and owned by SCG Hilton Head Property LLC. The project

area is currently developed with an at grade covered pavilion, an attached porch walkway with exterior sidewalks, landscaping and concrete patio space. The proposed pavilion will have no net increase to the existing impervious ratio and will be no closer to the OCRM line than existing site development. The renovations also remedy the condition where the existing pavilion is over the OCRM setback.

Architectural

The new pavilion will be designed with a raised pier foundation to bring the floor area above flood and match the level of the hotel. The building materials and finishes will be similar to that of the main hotel so the new construction compliments the existing. The design will satisfy the applicable ARB and DRB requirements. The following design criteria will be integrated in the pavilion:

- The intended use for the building is for a four-season gathering space. It will be designed to be maintained as open most of the time.
- A majority of the wall surface area which is not adjacent to the existing Westin building will be designed as operable.
- Planters will be integrated into the design to allow for vegetation growth to soften the structure.
- All fixtures and finishes will be specified as exterior grade as required for an open structure.
- The design will integrate various shading and enclosure devices such as fabric canopies, trellises or louvers.
- The design of the pavilion will include open air porches and decks on the beach side.

Access, Fire Protection & Emergency Access

The pavilion redevelopment will be accessed internally from the existing hotel facility. Fire Safety and emergency exterior access will continue to be provided from the south side of the hotel building. Fire protection services and calculations will be included in the plan approval process.

Tree Removal & Landscape Mitigation

The subject site contains an existing developed at grade pavilion area with some existing landscape vegetation in the vicinity. There are approximately 18 existing trees in the project area with only 4 planned to be disturbed with the proposed layout. Any tree or ornamental landscaping disturbed by the development will be mitigated with the provided landscape plan. . The proposed landscape has an emphasis on native, salt tolerate plant material - predominantly evergreen to provide visual buffering year-round. The dune area will also be additionally vegetated to help supplement the proximity of the redevelopment to the OCRM dune line.

Utilities

Existing public utility services (electrical, communication, water and sewer services) are available for the subject parcel. The proposed addition will be internally served from the existing facility. Any exterior conflicts will be relocated as required.

Drainage

The existing site is fairly flat and currently developed. The proposed development will keep the impervious ratio less than the pre-existing conditions. The existing drainage patterns will be preserved with the development (roof drain collection to existing conveyance system).

TOWN OF HILTON HEAD ISLAND

COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court, Hilton Head Island, SC 29928
843-341-4757 <http://www.hiltonheadislandsc.gov>

November 18, 2015

Thomas Michaels
Sent to thomas@tmichaelsarchitect.com

Re: Westin Pavilion Redevelopment

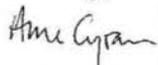
Dear Tom:

This letter is in response to the letter you sent on November 13, 2015 regarding the design criteria that will be integrated in the pavilion.

Staff agrees that these criteria will meet the standards for Activities and Uses Permitted in the TA-O (Transition Area Overlay) zoning district. You may proceed with preparing a submittal to the Town's Design Review Board.

Please contact me at (843) 341-4697 or at annec@hiltonheadislandsc.gov if you have any questions about these requirements.

Sincerely,



Anne Cyran, AICP
Senior Planner

cc: File

Thomas A. Michaels Jr - Architect
PO Box 58
Port Royal, South Carolina 29935

November 13, 2015

Anne Cyran, AICP
Senior Planner
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928

Via email: annec@hiltonheadislandsc.gov

RE: Westin Pavilion

Anne,

Thank you for your time on Monday morning. We are excited to continue the Westin Pavilion Project. As discussed in the meeting, the following design criteria will be integrated in the pavilion:

- The intended use for the building is for a four-season gathering space. It will be designed to be maintained as open for 80% of the time.
- More than 50% of the wall surface area which is not adjacent to the existing Westin building will be designed as operable.
- Planters will be integrated into the design to allow for vegetation growth to soften the structure.
- All fixtures and finishes will be specified as exterior grade as required for an open structure.
- The design will integrate various shading and enclosure devices such as fabric canopies, trellises or louvers.
- The design of the pavilion will include open air porches and decks 8-10 ft. deep on the beach side.

Please confirm that meeting these requirements will deem the design of the Westin Pavilion acceptable to the Town's Transition Area Overlay District and we may proceed with preparing a submittal to the Town's design review board.

Sincerely,



Thomas A. Michaels Jr.
Architect



CONCEPTUAL VIEW

Existing Photographs:



EXISTING PHOTOS



EXISTING PHOTOS

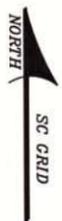


EXISTING PHOTOS



EXISTING PHOTOS





SCG HILTON HEAD
PROPERTY LLC



VICINITY MAP NOT TO SCALE

- LEGEND
- CMF ■ CONCRETE MONUMENT FOUND
 - GROUND LIGHT
 - X14.5 SPOT ELEVATION
 - ⊗ WATER VALVE
 - MAG MAGNOLIA
 - PA PALMETTO
 - FFE FINISHED FLOOR ELEVATION
 - OCRM OCEAN COSTAL & RESOURCE MANAGEMENT
 - CONTOUR LINE

- NOTES
1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONES V9 & A7 (EL. VARIES), FIRM PANEL 0015-D COMMUNITY 450250.
 2. CONTOURS ARE IN ONE FOOT INTERVALS. TREES SHOWN ARE IN INCHES OF DIAMETER.
 3. ELEVATIONS ARE BASED ON NGVD 29 DATUM.
 4. OCRM BASELINE AND SETBACK LINES TAKEN FROM SURVEYORS PACKAGE DHC-CORM, HILTON HEAD ISLAND, 2009 NGS-1983.
 5. SOUTH CAROLINA COASTAL COUNCIL MONUMENTS USED: STATION No. 1477 STATION No. 1478
 6. THE LONG-TERM SHORELINE CHANGE RATES (LOCAL EROSION RATE) FOR MONUMENT 1477 & 1478 ARE S/A (STABLE TO ACCRETIONAL SHORELINE).
 7. SOME OR ALL AREAS ON THIS PLAN ARE FLOOD HAZARD AREAS AND HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING TIDAL WATERS ASSOCIATED WITH POSSIBLE HURRICANES. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE DEVELOPMENT COVENANTS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE TOWN BUILDING OFFICIAL. IN ADDITION, FEDERAL LAW REQUIRES MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO FEDERALLY INSURED MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.

- REFERENCE
1. A PLAT OF BARONY BEACH CLUB HORIZONTAL PROPERTY REGIME, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA. DATE: 04-30-2000 PLAT BOOK: 74 PAGE: 199-A BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11059
 2. AN ASBLUT SURVEY OF WESTIN RESORT, HILTON HEAD, A SECTION OF PORT ROYAL PLANTATION, BEAUFORT COUNTY, SOUTH CAROLINA. DATE: 05-04-85 PLAT BOOK: 35 PAGE 284 BY: JERRY L. RICHARDSON, S.C.R.L.S. No. 4734

ATLAS
SURVEYING INC.

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



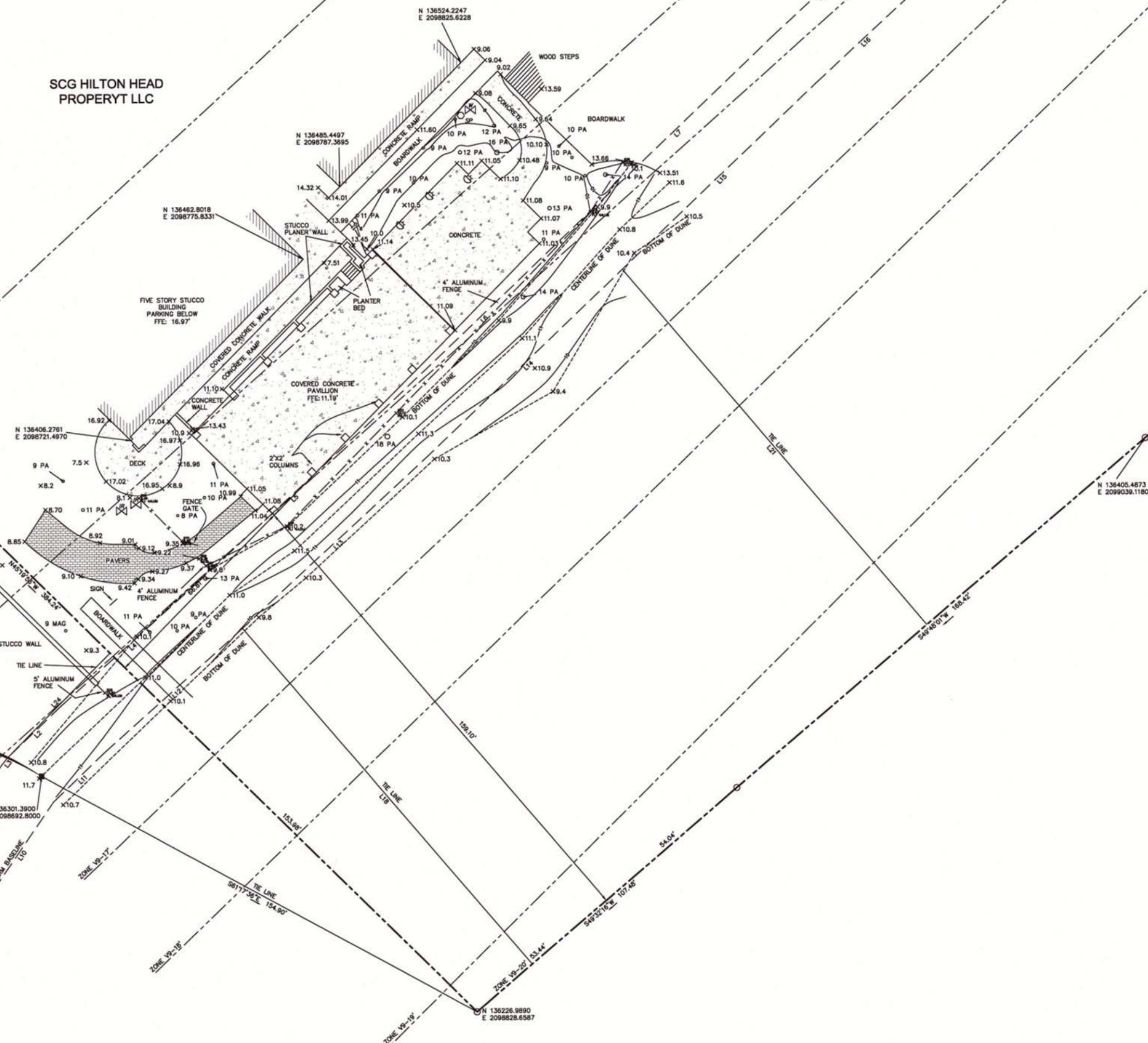
PREPARED FOR:
SCG HILTON HEAD PROPERTY LLC
A TREE AND TOPOGRAPHIC, ASBLUT
AND BEACH ACT SURVEY OF
A SECTION OF PORT ROYAL PLANTATION,
WESTIN RESORT
HILTON HEAD ISLAND
HILTON HEAD ISLAND
TAX PARCEL No. R510 009 000 0892
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: 08/09
FIELD CHECK: 08/09
DRAWN BY: MHS
DATE: 12-09-13
SCALE: 1"=16'
PROJECT No.: 13093
FILE: 13093 13093

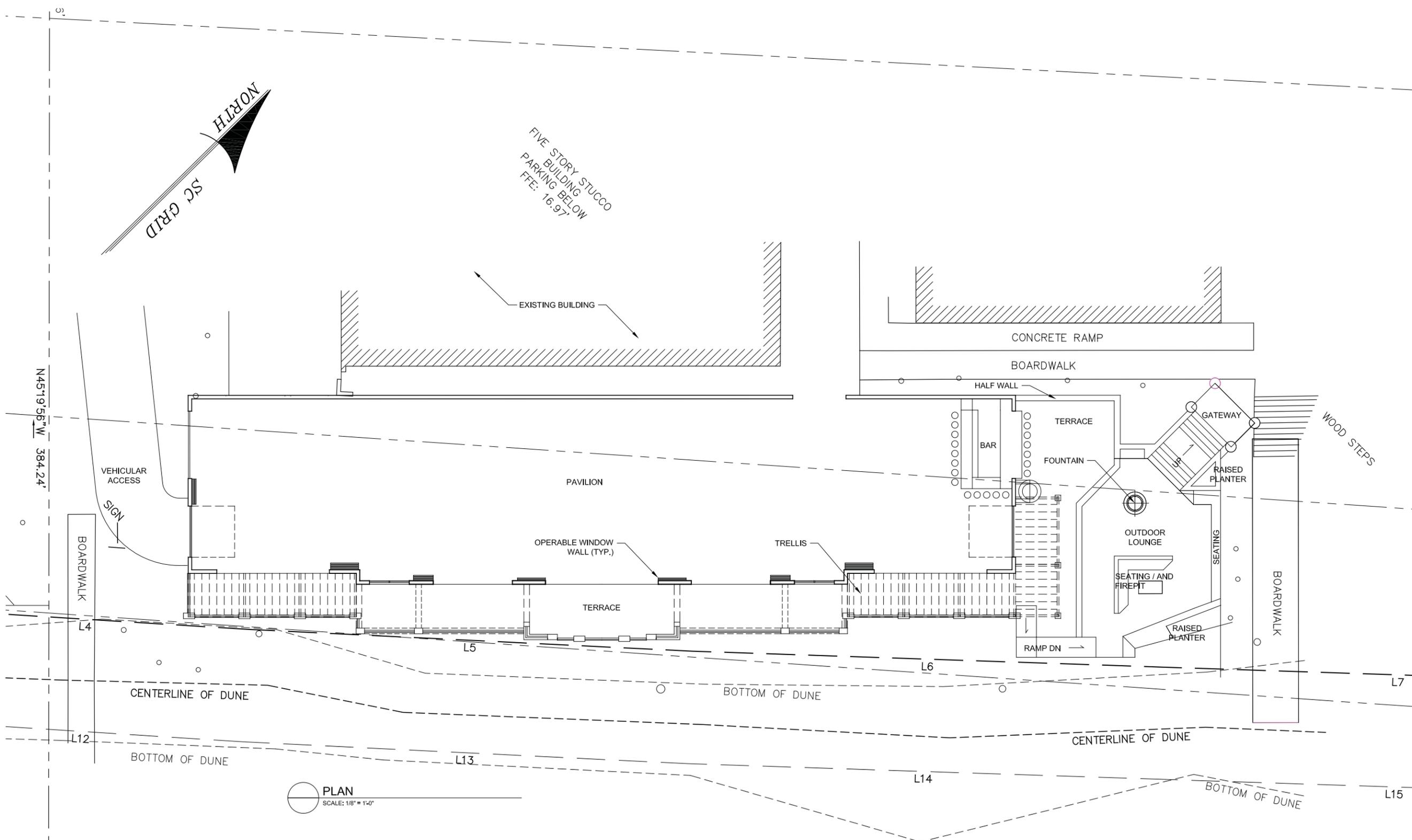
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED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

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

LABEL	BEARING	DISTANCE
L1	N34°50'19"E	36.31'
L2	N46°20'23"E	23.15'
L3	N39°46'23"E	3.52'
L4	N48°10'32"E	58.04'
L5	N47°24'53"E	79.45'
L6	N46°32'40"E	84.03'
L7	N46°29'25"E	84.11'
L8	N47°22'51"E	40.43'
L9	N45°39'00"E	54.54'
L10	N34°38'22"E	38.69'
L11	N46°30'11"E	22.75'
L12	N48°17'18"E	57.60'
L13	N47°24'45"E	79.80'
L14	N46°29'53"E	84.10'
L15	N46°28'58"E	84.12'
L16	N47°22'51"E	40.43'
L17	N45°40'09"E	54.87'
L18	S42°27'44"E	138.72'
L21	S40°11'59"E	146.50'
L24	N44°40'04"E	45.49'



BENCHMARK
SCCC STA. NO. 1478
EL.: 12.20 M.S.L.
(NGVD 29)



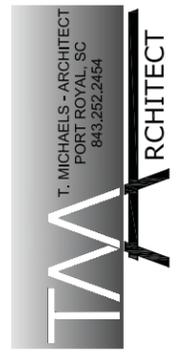
PLAN
SCALE: 1/8" = 1'-0"



SKLAR
Design Ecotecture

sklarecodeesign@gmail.com
843.368.1284
Skylar Design Ecotecture, LLC

71 Kerakton Blvd. Bluffton, SC. 29910



copyright notice
This drawing is an instrument of service and remains the property of the Designer/Author. It is not to be used for any work other than that for which it is drawn without liability. The drawings and specifications shall not be shown, used or distributed to any person, firm, corporation or entity for any other project or occasion to the project except by agreement in writing and appropriate compensation to SKLAR Design Ecotecture LLC. All sets are to be returned to the office of the Designer/Author.

PROJECT
WESTIN
PAVILION
REDEVELOPMENT

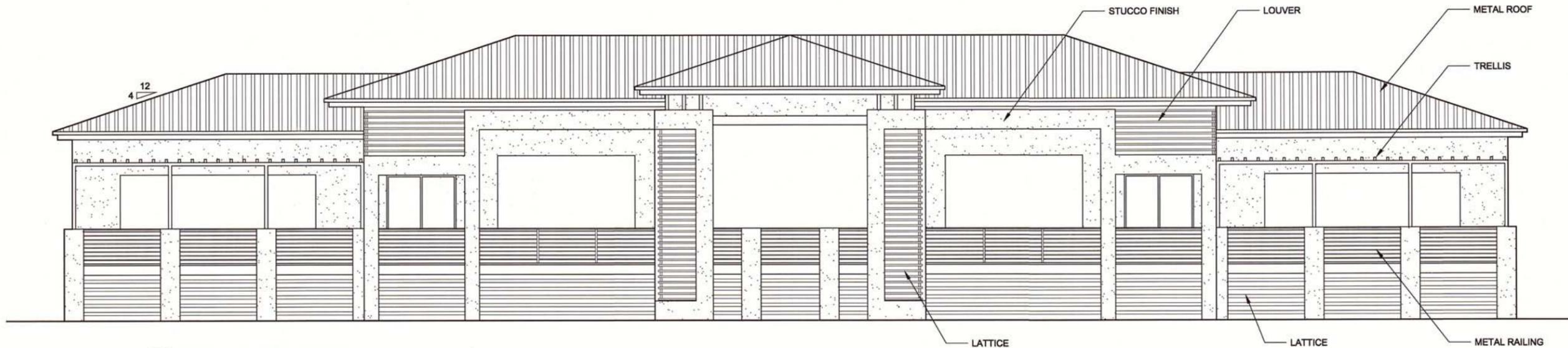
2 GRASSLAWN AVE.
HILTON HEAD ISLAND
SOUTH CAROLINA

CLIENT

SCG HILTON HEAD
PROPERTY LLC

Issue / revisions	
1	
2	
3	
4	
5	
6	
01-26-16	CONCEPTUAL DESIGN REVIEW
15047	
approved: TAM	checked by: TAM

PLAN



SOUTHEAST ELEVATION
SCALE: 3/16" = 1'-0"



SOUTHWEST ELEVATION
SCALE: 3/16" = 1'-0"



NORTHEAST ELEVATION
SCALE: 3/16" = 1'-0"



SKLAR
Design Ecotecture

sklarecodeesign@gmail.com
843.388.1284
SKLAR Design Ecotecture, LLC

71 Kerntown Blvd, Bluffton, SC, 29910

T. MICHAELS - ARCHITECT
PORT ROYAL, SC
843.252.2454

TMA ARCHITECT

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Copyright 2015

PROJECT
WESTIN PAVILION REDEVELOPMENT
2 GRASSLAWN AVE.
HILTON HEAD ISLAND
SOUTH CAROLINA

CLIENT
SCG HILTON HEAD PROPERTY LLC

Issue / revisions	
1	
2	
3	
4	
5	
6	

01-26-16	CONCEPTUAL DESIGN REVIEW
15047	
sklarecodeesign, TAM	sklarecodeesign, TAM

ELEVATIONS

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: Westin Hotel – Pavilion Redevelopment –
NEW DEVELOPMENT - CONCEPTUAL

DRB#: DRB-000163-2016

DATE: February 9, 2016

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Trellis looks too thin in elevation; consider larger wood members that are in proportion with the structure.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Materials include stucco, wood, and metal. Colors and materials to match existing.
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 type="checkbox"/>	4/12; Roof plan required for Final submittal.
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"/>	Trellis appears thin in elevation; consider larger wood members.
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None shown. Service access screened from beach by evergreen landscaping.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None shown. Lighting plan and manufacturer's cut sheets required for Final submittal.
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"/>	Existing sabal palms to remain.
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of species is selected for texture and color	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides overall order and continuity of the Landscape plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of sizes is selected to create a "layered"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

appearance for visual interest and a sense of depth				
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<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

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"/>	T.B.D.
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 type="checkbox"/>	

MISC COMMENTS/QUESTIONS

With access being made from the existing hotel, the construction type of this structure shall be the same as the existing structure if they are attached.
Additional comments are reserved for the building plans review process.



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:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: MICHAEL KRONIMUS Company: KRA, INC.
 Mailing Address: 2 VERDIER PLANTATION RD. City: BLUFFTON State: SC Zip: 29910
 Telephone: 815-2021 Fax: N/A E-mail: MWK@KRA-SC.COM
 Project Name: PARK LANE OFFICE BLDG. Project Address: 10 PARK LANE
 Parcel Number [PIN]: R55001500C02420000
 Zoning District: LIGHT COMMERCIAL Overlay District(s): _____

**CORRIDOR REVIEW, MAJOR
 DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS**

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

Project Category:
 Concept Approval – Proposed Development _____ Alteration/Addition
 Final Approval – Proposed Development _____ Sign

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 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

_____ Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:
Concept Approval – Proposed Development

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, 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:

Final Approval – Proposed Development

_____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.

_____ Final site development plan meeting the requirements of Appendix D: D-6.F.

_____ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.

_____ 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

_____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.

_____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

_____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

_____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

_____ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.

_____ Proposed landscaping plan.

For wall signs:

_____ Photograph or drawing of the building depicting the proposed location of the sign.

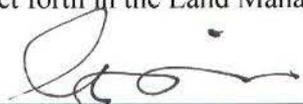
_____ Location, fixture type, and wattage of any proposed lighting.

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.
A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. YES NO

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

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.



 SIGNATURE

1/26/16

 DATE

January 26, 2016

Town of Hilton Head
Design Review Board
Atten: Jennifer Ray

RE: 10 Park Lane – DRB Concept Application

Jennifer,

This serves as a narrative to the proposed work to be performed. Our client wishes to develop the property for his personal office location. The client has multiple business' and would like to design the property into a compound style layout. Enclosed is the survey, proposed site plan, site analysis, color renderings, elevations and floor plan.

Site:

Currently the site is completely wooded with an abundance of trees. The property neighbors a hotel on one side and a church on the other. The Park Lane neighborhood consists of commercial businesses with a simple older lowcountry hilton head design appearance. We would like to place the buldings in a rectangle with a natural congagation center in the middle which would consist of reflection pools and a natural courtyard. All business' interact with each other, so the courtyard would act as a natural gathering place and also the main for of circulation. The idea is to remove as little natural vegetaiton and trees as possible keeping the property wooded. There are multiple stairs accessing the project, and there is also an elevator for ADA access. The project will now be elevated approx. 10' above grade to allow for parking under the building. This will reduce the parking footprint in the front of the building letting us keep more natural vegetation and allow us to plant more folliage. We are still working with DHEC on stormwater filtrating through the rear of the property to the golf course, but have also provided an area for under ground retention in the parking area if this does not work out.

Building:

The buildings will be placed as previously noted in a rectangle configuration focusing on the central courtyard feature. The main entry building will host reception, restrooms and all public meeting and conference rooms. This will enable all business to unutilize one common meeting space. Another building will host a café, gym, locker rooms, showers, restrooms and storage areas. This will enable all employees to gather in one location for recreation and dining. The two remaining buildings will house the multitude of business' that work with each other on a daily basis. There views focus on the courtyard and also the natural exterior vegetation. The project is elevated to allow for parking below the facility with stair access to the common courtyard area. We have introduced all sloped roofs to be in compliance with the "Hilton Head Design Guidelines" as per the last DRB meeting.

Simple materials are to be used: Stucco, Cypress Siding, Decking, Metal Roofs and Vertical Panels. The colors proposed will be natural and "earthy" to blend into the surroundings.

This concludes our proposal.

Sincerely,



Michael W Kronimus
KRA architecture + design



HILTON HEAD OFFICE BUILDING



FIRST CHURCH OF CHRIST SCIENTIST

SEVENTH DAY ADVENTIST CHURCH

POPEYE'S





BB&T CARSWELL

NICKS SEAFOOD



CHARTER ONE REALTY

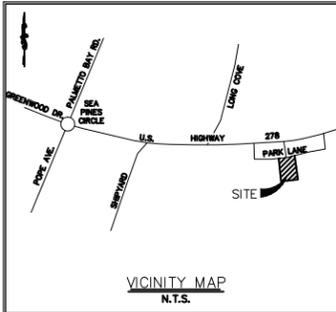
CHARTER ONE REALTY





PARK LANE HOTEL





CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	48.81'	718.00'	24.42'	48.80'	S 56°14'28" W	353°42'

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.82'	S 54°18'37" W
L2	24.43'	S 29°37'20" W

LEGEND:

CONC.O.	CONCRETE MONUMENT OLD (FOUND)
I.O.	IRON REBAR, OLD (FOUND)
WLAT	WATER LATERAL
WV	WATER VALVE
PH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
WM	WATER METER
IE	INVERT ELEVATION
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
NTS	NOT TO SCALE
BS	BLACK GUM
C MYT	CRAPE MYRTLE
G	GUM
LA	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
PLM	PALMETTO
PH	PINE
SAGO	SAGO PALM
WAX	WAX MYRTLE
WD	WATER OAK
LOB	LOBLOLLY PINE
---	UNDERGROUND POWERLINE
---	UNDERGROUND TELEPHONE LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE
---	WATERLINE

N/F HERITAGE GOLF SHIPYARD, LLC (GALLEON GOLF COURSE)
R550-015-000-2448-0000

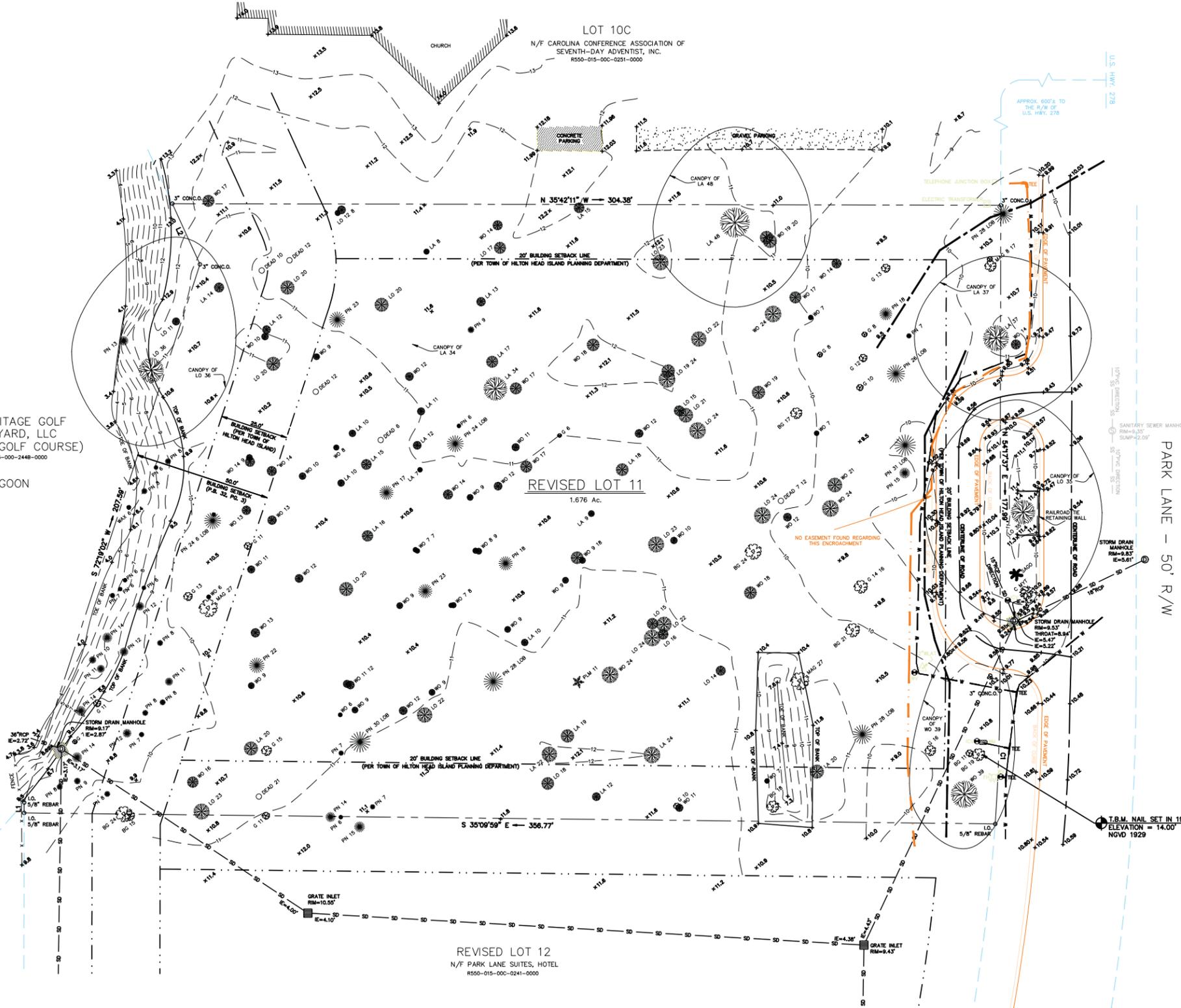
LAGOON

REVISED LOT 11
1.676 Ac.

REVISED LOT 12
N/F PARK LANE SUITES, HOTEL
R550-015-000-0241-0000

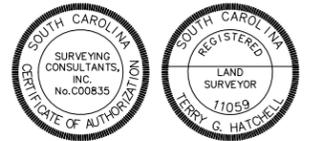
- REFERENCE PLAT:
- 1) ASSULT PLAT OF VHH PARK LANE, HPR CENTRAL PARK COMMERCIAL CENTER, SHIPYARD PLANTATION, DATED: 7/16/2001; REVISED: 5/28/2003, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 95, PG. 69, 9/11/2003.
 - 2) ALTA/ACSM SURVEY OF THE RADISSON INN, PARK LANE, CENTRAL PARK COMMERCIAL CENTER, SHIPYARD PLANTATION, DATED: 8/16/1998; REVISED: 10/5/1998, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.
 - 3) CENTRAL PARK COMMERCIAL CENTER SUBDIVISION, SHIPYARD PLANTATION, DATED: 8/13/81; REVISED: 9/30/83, BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784.
 - 4) LOT 11, CENTRAL PARK COMMERCIAL SUBDIVISION, SHIPYARD PLANTATION, DATED: 3/11/85, BY: ANTOINE VINEL, S.C.R.L.S. NO. 9064.
 - 5) LOT 12, CENTRAL PARK THE RADISSON INN, SHIPYARD PLANTATION, DATED: 2/23/88; REVISED: 3/10/88, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.
 - 6) ALTA/ACSM LAND TITLE SURVEY OF MARRIOTT RESIDENCE INN, VHH PARK LANE HORIZONTAL PROPERTY REGIME, A SECTION OF CENTRAL PARK COMMERCIAL CENTER, SHIPYARD PLANTATION, DATED: 05/30/2008, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059

- 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 PER THE REFERENCE PLAT THIS PROPERTY IS LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 13-1, COMMUNITY NO. 450250, MAP DATED 9/29/86, BASE ELEVATION 14.0'. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - 3) BUILDING SETBACKS WHICH EXIST FOR THIS LOT, 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) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - 5) SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASSULT 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) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.



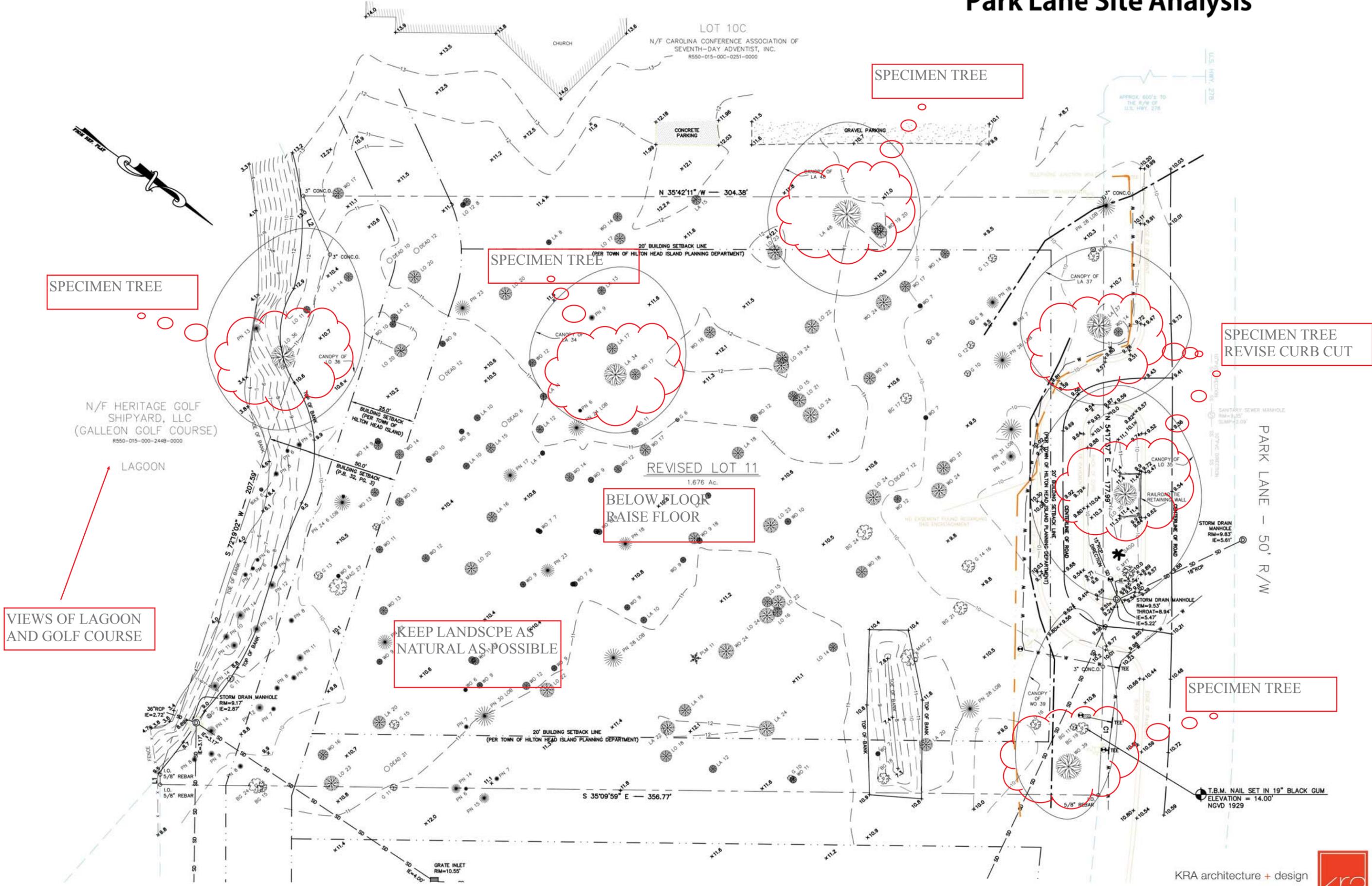
BOUNDARY TREE & TOPOGRAPHIC SURVEY OF
REVISED LOT 11, PARK LANE
A SECTION OF
CENTRAL PARK COMMERCIAL CENTER SHIPYARD PLANTATION
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
SCALE: 1" = 20' DATE: 12/01/2015 JOB NO: SC85059H

PREPARED FOR: PETER STRAUSS
ADDRESS: #10 PARK LANE
TAX PARCEL I.D. NO. R550-015-000-0242-0000



SG SURVEYING CONSULTANTS
17 Sberington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 816-3304 FAX: (843) 816-3305
GA Telephone: (912) 896-2776
www.surveycs.com
Email: scsurveyingconsultants.com
© BY SURVEYING CONSULTANTS

Park Lane Site Analysis



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	48.81'	718.00'	24.42'	48.80'	S 56°14'28" W	3°5'42"

LINE TABLE	
LINE	BEARING
L1	S 54°18'37" W
L2	S 29°37'20" W

Site Information:

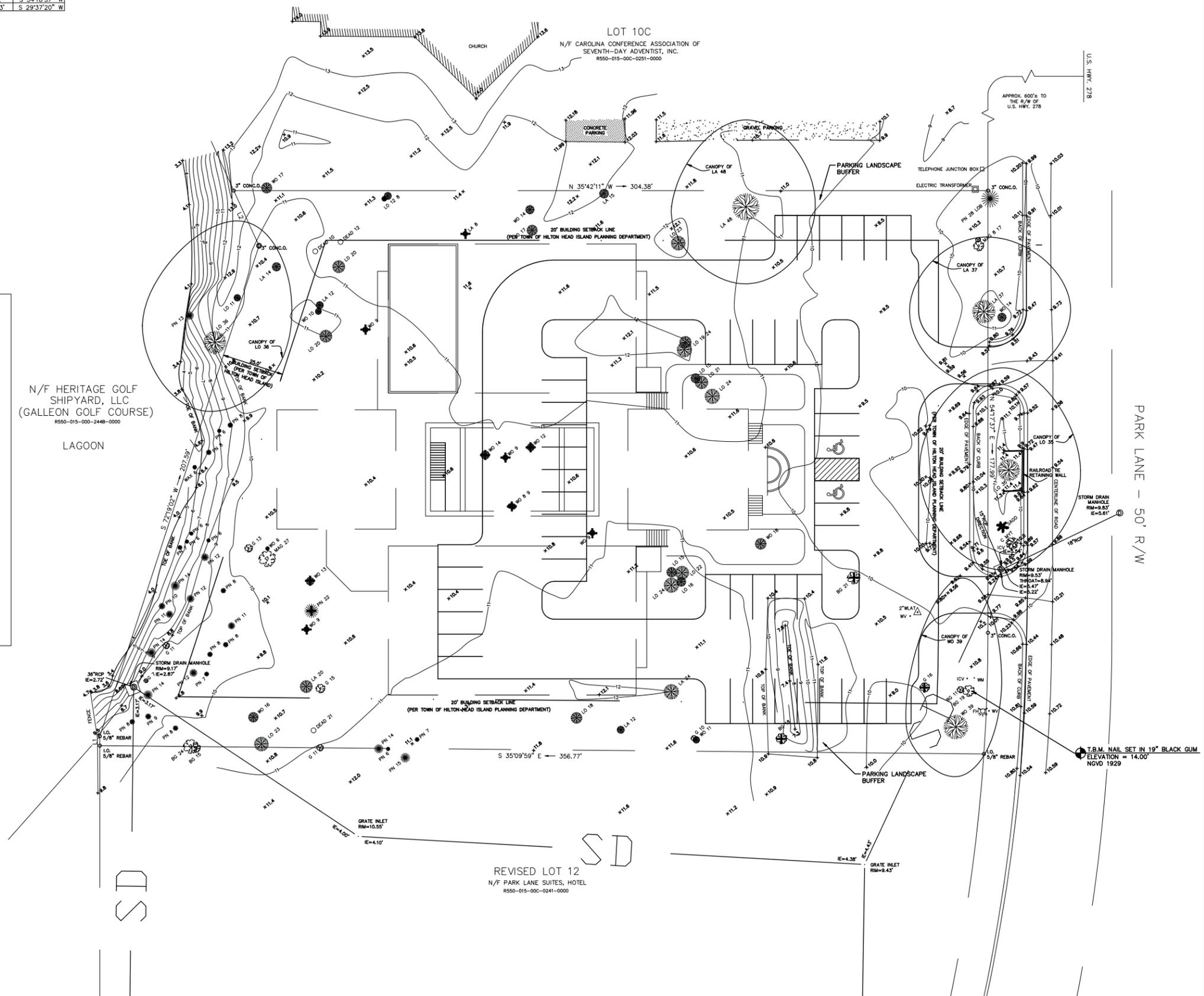
Maximum Density: 10,000 sf / acre
 Property Acreage: 1.67
 Allowable Density: 16,700 sf
 Proposed Density: 16,600 sf

Height Limit: 45'-0"
 Proposed Height: 32'-0"

Max. Imp. Coverage: 60%
 Proposed Coverage: 52%

Zoning District: LC (Light Commercial)
 Parking Office: 1/350 GFA
 Stalls Required: 47
 Stalls Provided: 47

Building Setback: 20'-0"
 Buffer Setback: 10'-0"



**Park Lane
Office Building**

10 Park Lane
Hilton Head, SC



KRA architecture + design

t 843.815.2021
 f 843.706.9480
 www.kracb.com

KRA architecture + design
 2 Verdier Plantation Road
 Bluffton, SC 29910

Stamped By:

Drawn By: MKK

Checked By: KRG

Date: 01.26.16

Revisions

No.	Description

Project No. 15146

File Name:

Drawing Title:

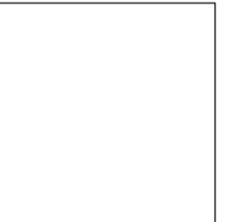
SITE PLAN

Sheet No. **AS1.0**

Scale: 1" = 20'

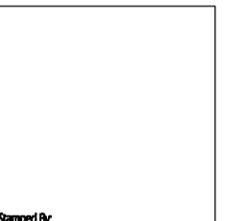
**Park Lane
Office Building**

10 Park Lane
Hilton Head, SC



KRA architecture + design

t 843.818.2021
f 843.706.9480
www.krac.com
KRA architecture + design
2 Verdier Plantation Road
Bluffton, SC 29910



Stamped By:

Drawn By: *mkk*

Checked By: *krc*

Date: 01.26.16

Revisions

No.	Description

Project No. 15146

File Name:

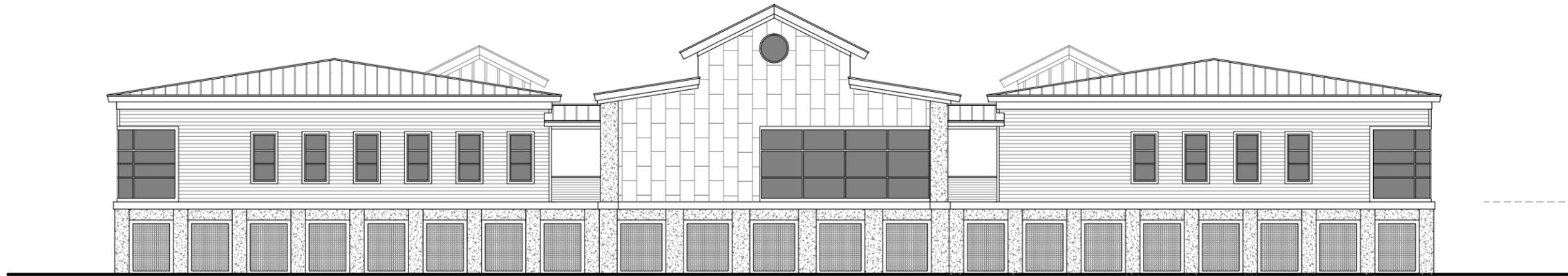
Drawing Title:

ELEVATIONS

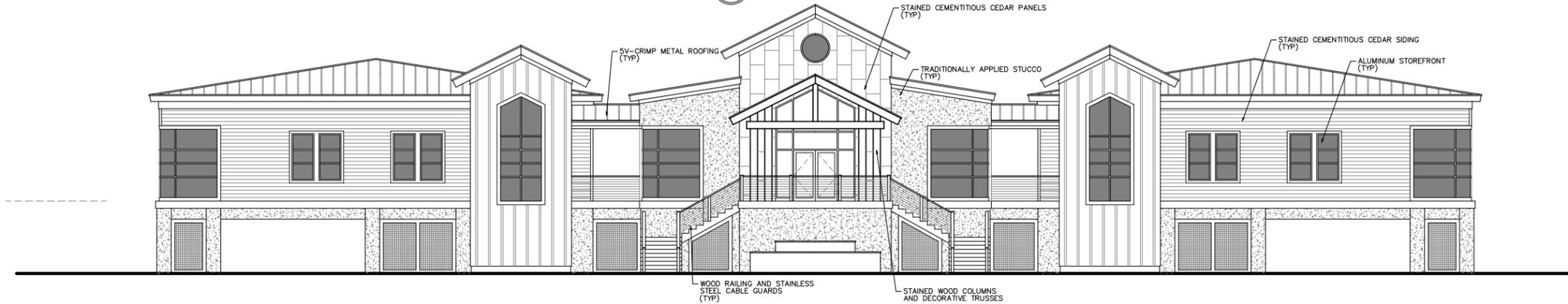
Sheet No.

A2.0

Scale:



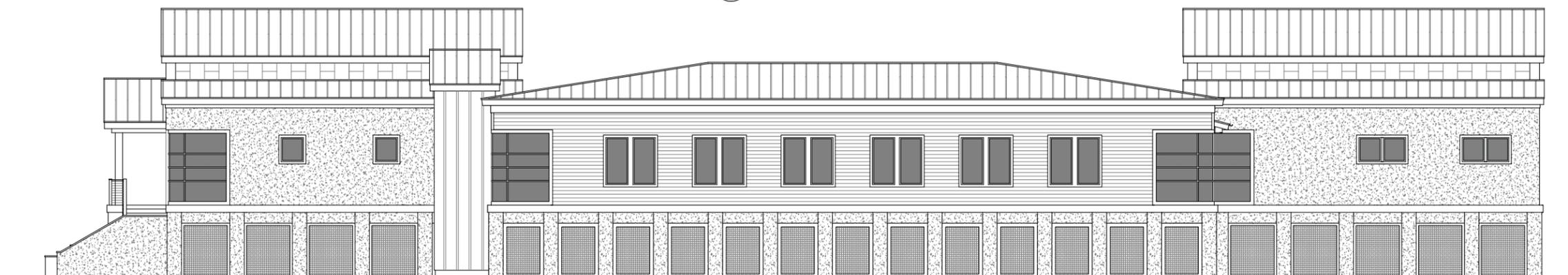
4 SOUTH ELEVATION
A2.0 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
A2.0 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
A2.0 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
A2.0 SCALE: 1/8" = 1'-0"

**Park Lane
Office Building**

10 Park Lane
Hilton Head, SC



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f 843.706.9480
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2 Verdier Plantation Road
Bluffton, SC 29910



Stamped By: _____
 Drawn By: *mwk*
 Checked By: *krc*
 Date: 01.26.16
 Revisions:

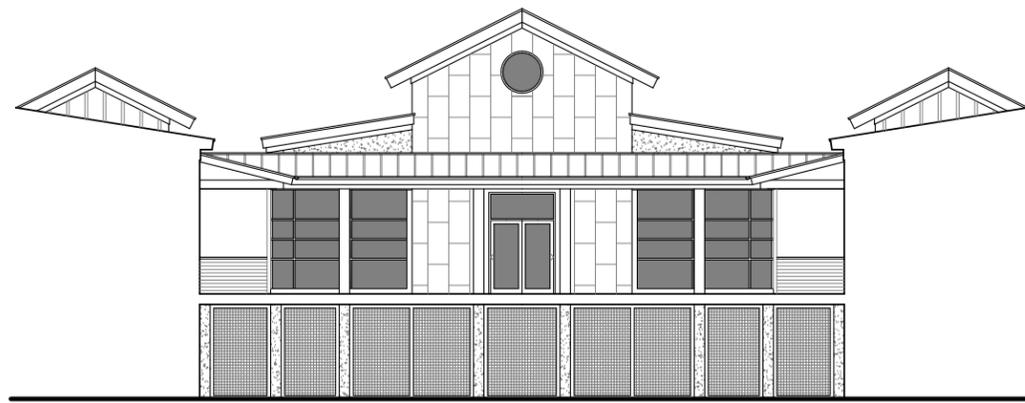
NO.	DESCRIPTION	DATE

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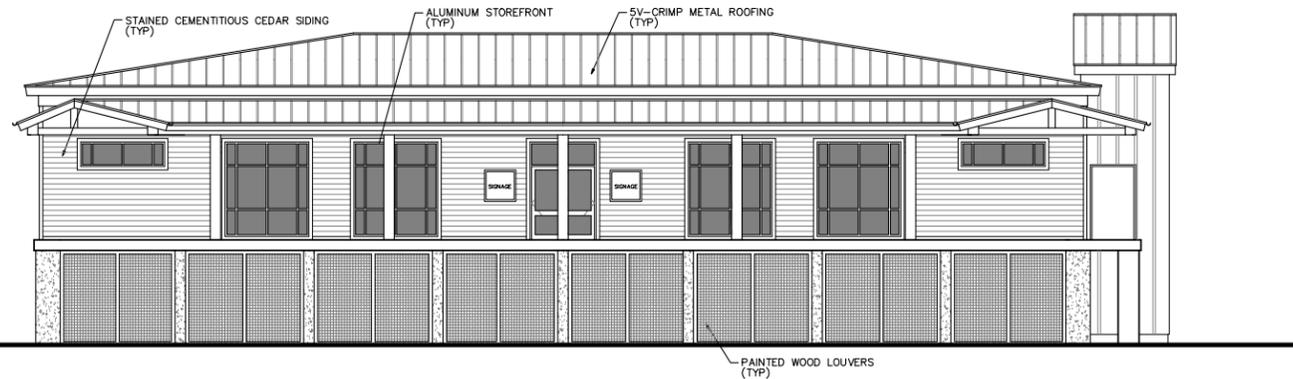
**ELEVATIONS
RENDERINGS**

Sheet No. **A2.1**

Scale:



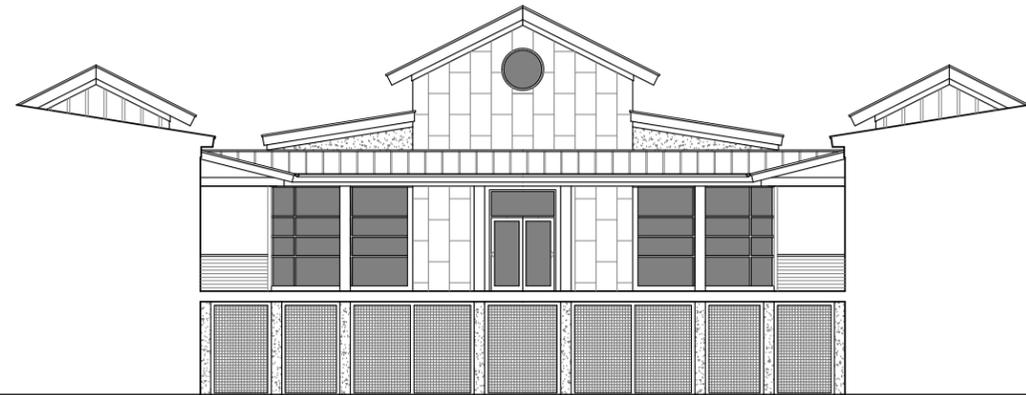
4 NORTH ELEVATION
 A2.1 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
 A2.1 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
 A2.1 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
 A2.1 SCALE: 1/8" = 1'-0"



B DESIGN INSPIRATION
 A2.1 SCALE: NO SCALE



A DESIGN INSPIRATION
 A2.1 SCALE: NO SCALE

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: Park Lane Office Building –
NEW DEVELOPMENT CONCEPTUAL

DRB#: DRB-000150-2016

DATE: February 9, 2016

RECOMMENDATION: Approval Approval with Conditions

RECOMMENDED CONDITIONS:

1. Significant landscaping (large scale materials) should be planted to balance mass of building over parking.
2. Specimen trees at entrance appear to be heavily under-planted. Refer to LMO requirements regarding impact under canopy of specimen trees.
3. Reconsider use of ferns under building with little/no sunlight.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing trees at Park Lane and at property lines. Significant landscaping (large scale materials) should be planted to balance mass of building over parking.
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	“Earthy colors”; tabby, cypress siding
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 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"/>	Flat roof has been replaced with pitched roof per the Design Guide.
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not specified.
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overhangs have been added/increased.
Forms and details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions 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"/>	“Earthy colors”; tabby, cementitious cedar siding, decking, metal roofs, and cementitious vertical cedar panels
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Siding, louvers, columns, decorative trusses, railing
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"/>	Not shown.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None shown. Lighting plan including cut sheets required for final submittal.
Accessory elements are design to coordinate with the primary structure	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears that it will be hard to get in required mitigation plantings with mass of building and trees to remain.
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Full landscape plan including plant schedule required for Final submittal.
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Specimen trees at entrance appear to be heavily under-planted. Refer to LMO requirements regarding impact under canopy of specimen trees.
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reconsider use of ferns under building with little/no sunlight.
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

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"/>	Trees on rear and sides of buildings are proposed to remain. Majority of trees on site are proposed to be removed due to building and parking lot construction.
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD
Wetlands if present are avoided and the required buffers are maintained	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

MISC COMMENTS/QUESTIONS

Show accessible entrances & exits.
