Town of Hilton Head Island
Regular Design Review Board Meeting

August 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 July 12, 2016
6. **Staff Report**
7. **Board Business**
8. **Old Business**
9. **Unfinished Business**
10. **New Business**

    A. New Development – Conceptual

    - USCB ToHHI Hospitality Management Facility, DRB-001395-2016

    B. New Development - Final

    - Westin Hotel/Pavilion Redevelopment, DRB-001393-2016

11. **Appearance by Citizens**
12. **Adjournment**

Town of Hilton Head Island

Minutes of the Design Review Board

Benjamin M. Racusin Council Chambers
July 12, 2016
1:15p.m.

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

Board Members Absent: None

Town Council Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Yo Surrett, Plans Examiner
Jill Foster, Deputy Director of Community Development
Teresa Haley, Secretary

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

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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. **Swearing in Ceremony for Ms. Kyle Theodore**

   Mr. Brian Hulbert, Staff Attorney, performed the swearing in ceremony for reappointed DRB member Ms. Kyle Theodore.

5. **Approval of the Agenda**

   Ms. Ray stated that project Green Thumb, DRB-001213-2016 should be reviewed under Alteration/Addition, and not New Development – Conceptual. The Board **approved** the **amended** agenda by general consent.

6. **Approval of Minutes**

   The Board reviewed the minutes of the **June 28, 2016** meeting and **approved** the minutes by general consent.

7. Staff Report – None

8. Board Business

A. Election of Officers for term July 1, 2016 – June 30, 2017

Ms. Theodore made a **motion** to nominate Mr. Jake Gartner to serve as Chairman for the new term. Vice Chairman Strecker **seconded** the motion. Mr. Gartner accepted the nomination and the motion **passed** unanimously.

Chairman Gartner made a **motion** to nominate Mr. Dale Strecker to serve as Vice Chairman for the new term. Ms. Theodore **seconded** the motion. Mr. Strecker accepted the nomination and the motion **passed** unanimously.

Chairman Gartner made a **motion** to nominate Ms. Teresa Haley to serve as Secretary for the new term. Mr. Witmer **seconded** the motion. The motion **passed** unanimously.

9. Old Business – None

10. Unfinished Business

- World of Beer, (planters), DRB-002197-2015

Ms. Ray introduced the project and stated its location: 30 Shelter Cove Lane, #140. Ms. Ray presented the description of the project as provided in the Board's packet. Ms. Ray stated that this project came before the DRB a number of times regarding the expansion of the patio. This part of the project is the elevation that faces away from Kroger, as installed and approved by the DRB. Due to inconsistencies between the approved interior up-fit and building site plan, back of house elements are visible from pedestrian paths/parking. In an effort to mitigate these elements, additional planters that match existing planters on-site have been proposed. The planters received approval from the landlord and Shelter Cove Company ARB. Staff recommends approval with the following condition: 1) specify/select tall evergreen plants for the planters to screen and coordinate with the existing planting on the site. Ms. Ray stated that the applicant was not present, but she would be happy to answer any questions.

Chairman Gartner requested comments from the Board. The Board discussed options for a sufficient size planter, the appropriate planting material for the area, and height and width of the plantings. The Board discussed that the planters will need to be customized and creating a continuous planter would eliminate any spacing issues. The Board discussed discrepancies in the plan and the elevation. The plan shows the planters in front of the brick pilasters and that would be problematic as plantings would grow up into the sconces. The elevation shows the planters as inset on the pilasters. The Board and Staff discussed the applicant's agreement to not use the service area for storage purposes.

Chairman Gartner made a motion to **approve** DRB-002197-2015 with the following conditions: 1) the planters be inset on the pilasters (as indicated on the elevation) as opposed to on the face of the pilaster (as indicated on the floor plan); 2) the planters be continuous, and not individual boxes, so as to close the gaps looking into the service area; 3) the plantings be a 30 gallon shrub at

approximately 5 feet tall at time of planting; 4) the plantings be of evergreen material, podocarpus is suggested; and 5) the Board would like to stipulate that nothing be stored in the service area going forward. All of the foregoing conditions are to be reviewed and approved by Staff. Ms. Theodore **seconded** the motion. The motion **passed** with a vote of 7-0-0.

11. New Business

A. New Development – Final

- Diamond / AT&T, DRB-001232-2016

Ms. Ray introduced the project and stated its location: 92 Folly Field Road. Ms. Ray presented the description of the project as provided in the Board's packet. Ms. Ray stated that in May 2016 this project received DRB conceptual approval with conditions. Ms. Ray presented a review of the previous DRB conditions and described the changes made to the project since the last review. A previous condition included matching the fence and building color as green. Upon further Staff review, the color brown would be more consistent with the existing building and screen better with the existing landscape. Staff recommends approval with the following condition: 1) consider making the fence and building dark brown to remain in keeping with the color palette of the existing buildings in the park.

Chairman Gartner requested the applicant come forward. The Board asked the applicant about changing the proposed color to brown. The applicant stated agreement to make that change.

Chairman Gartner requested comments from the Board. The Board stated agreement with Staff to change to the brown color. The Board expressed concern for the following: the access drive going into the park being gravel; the culvert pipe being added; and the aesthetics of the headwalls at the culvert pipe.

Ms. Theodore made a motion to **approve** DRB-001232-2016 with the following conditions: 1) the paint color for the building and the fencing shall be brown (versus Charleston Green); and 2) the culvert shall have a concrete headwall instead of a riprap treatment. Mr. Hoffman **seconded** the motion. The motion **passed** with a vote of 7-0-0.

B. Alteration/Addition

- Circle Center, (repaint), DRB-001111-2016

Ms. Ray introduced the project and stated its location: 70 Pope Avenue. Ms. Ray presented the description of the project as provided in the Board's packet. Ms. Ray stated that the applicant proposes to repaint metal roof and metal accents as well as sign bands at existing shopping center. Proposed colors "Toasted Almond" and "Urbane Bronze" are consistent with the Design Guide. The project received Forest Beach Owners' Association ARB approval. Staff recommends approval as submitted.

Chairman Gartner requested the applicant come forward. The applicant explained the proposed items to be repainted and which color. The applicant answered questions from the Board.

Chairman Gartner requested comments from the Board. The Board complimented the project. The Board inquired as to specific areas of the shopping center that will be painted and the specific items, such as the round and square columns, medallions, and tile.

Ms. Theodore made a motion to **approve** DRB-001111-2016 with the following condition: 1) the columns be painted "Toasted Almond" all the way to the ground. Ms. Remke **seconded** the motion. The motion **passed** with a vote of 7-0-0.

- Bridge Shoppes (reconstruction of roof and roof element), DRB-001206-2016

Ms. Ray introduced the project and stated its location: 24 Palmetto Bay Road. Ms. Ray presented the description of the project as provided in the Board's packet. Ms. Ray stated that the applicant proposes to demo the existing mansard and install adequate blocking to support using T1-11 so the new mansard will look the same as the existing. Color is to match the existing shingle roof and shingles on the existing mansard. The project received Sea Pines ARB approval. Staff recommends approval with the following condition: 1) select a different siding or finish, instead of the T1-11, acceptable to DRB.

Chairman Gartner requested the applicant come forward. The applicant answered questions from the Board.

Chairman Gartner requested comments from the Board. The Board agreed with Staff that the T1-11 should be replaced with an alternative material and suggested materials associated with the Sea Pines area. The Board expressed concern for the following: the horizontal lines of the proposed siding not aligning properly; the color of the mansard material matching the existing building; and the shingles to match existing. The Board inquired as to this proposal applying to the center building or all three buildings. The applicant stated only the center building. The Board stated consideration for keeping all three buildings as similar as possible.

Chairman Gartner made a motion to **approve** DRB-001206-2016 with the condition that the applicant select one of the three following options: 1) a horizontal siding on the mansard that would be painted the siding color of the building; or 2) asphalt shingles on the mansard to match existing; or 3) a standing seam metal roof run vertically in an antique bronze color. Any other options would need to come back to DRB for approval. Mr. Gentemann **seconded** the motion. The motion **passed** with a vote of 7-0-0.

- Elevated Tank Rehab, DRB-001214-2016

Ms. Ray introduced the project and stated its location: 14 Queens Folly Road. Ms. Ray presented the description of the project as provided in the Board's packet. Ms. Ray stated that the applicant proposes to repaint existing elevated water tank for maintenance purposes. The project received Palmetto Dunes POA approval. Green color was chosen to blend in with existing trees. The proposed green has too much blue to be nature blending. Staff recommends approval with the following conditions: 1) select a different green (with less blue) that is more nature blending; and 2) consider using a light blue color scheme similar to the Tower Beach Water Tower (to blend with the sky).

Chairman Gartner requested the applicant come forward. The applicant expressed appreciation to Ms. Ray's presentation of the project. The applicant answered questions from the Board.

Chairman Gartner requested comments from the Board. The Board expressed sympathy to match the Palmetto Dunes green color, however, on an elevated water tower the green color appears foreign. The Board agreed that the color needs to be more nature blending. The Board suggested choosing a blue color to blend better with the skyline versus a green to blend with existing trees.

Mr. Hoffman made a motion to **approve** DRB-001214-2016 with the condition that the tank be two-toned, a dark green or dark blue on the bottom, and a white or sky blue on the top, with the understanding that the top of the vertical portion be the dark color. The motion failed due to the lack of a second.

The Board discussed being open to reviewing a two-tone option, however, they would need to see samples of any proposed colors. The Board suggested monochromatic versus two-tone based upon previous decisions made by the Board regarding elevated tanks and the Design Guideline.

The applicant withdrew the application.

- Spinnaker Bldg Canopy Replacement (reconstruct covered sidewalk), DRB-001227-2016

Ms. Ray introduced the project and stated its location: 101 Pope Avenue. Ms. Ray presented the description of the project as provided in the Board's packet. Ms. Ray stated that the applicant proposes to replace the existing canopy along the front of the Spinnaker Building extending the length of the building parallel to Pope Avenue. The new canopy will include improvements to the column box-out, new beams, downspouts and gutters, and all colors will match the new Coligny standard. The project received Forest Beach Owners' Association ARB approval. Staff recommends approval with the following conditions: 1) the proposed covered walkway height should be more in keeping with the height of other covered walkways on single story buildings in Coligny; 2) avoid truncating the bottom of the existing roof with the new covered walkway structure; and 3) delete the lantern detail from the tops of the covered walkway columns.

Chairman Gartner requested the applicant come forward. The applicant explained the purpose for this project. The applicant answered questions from the Board.

Chairman Gartner requested comments from the Board. The Board inquired as to the sconce lighting location and expressed concern for the height being too high. The Board agreed that the lantern detail needs to be removed. The Board expressed appreciation for the proposed height increase of the covered walkway, however, the proposed height is too high. The height should decrease slightly to be more in keeping with the Coligny area.

Vice Chairman Strecker made a motion to **approve** DRB-001227-2016 with the following conditions: 1) the top of the canopy roof be reduced in height such that the bottom of the beam that runs back to the building is no higher than 9 feet above the floor; 2) the lanterns at the top of the columns and roof be omitted; and 3) the proposed wall sconce light fixture be lowered on the wall. Mr. Witmer **seconded** the motion. The motion **passed** with a vote of 7-0-0.

(Mr. Witmer departed the meeting at this time.)

- Green Thumb, DRB-001213-2016

Ms. Ray introduced the project and stated its location: 35 Dillon Road. Ms. Ray presented the description of the project as provided in the Board's packet.

Staff recommends approval with the following conditions: 1) make the following changes to the building: a) increase the roof overhang; b) change the T-111 siding to stucco to relate the proposed building to the existing building; 2) 7' high chain link fence must be setback behind the Adjacent Street Setback; 3) to screen the chain link fence: a) select native species instead of waxleaf ligustrum. Consider using 2 or more different species to break up visual impact of the hedge; b) stagger the planting (avoiding a single straight line) for a more natural looking screen; 4) consider a natural weathered split rail fence consistent with island character instead of the 3 rail fence; 5) provide additional screening of the proposed building from Dillon Road.

Chairman Gartner requested the applicant make a presentation. The applicant explained the purpose of this project and addressed Staff comments.

Chairman Gartner requested comments from the Board. The Board discussed the following concerns: the proposed building is inconsistent with the current building; the use of T1-11 siding; the windows are set lower than the door; the abandoned gas pump; seeing details on the fence and meeting the LMO setback requirements; the A/C unit location; a site plan of the trees or landscape plan; the roof overhang and all four sides of the building have to be address. The Board expressed that elements of this project are not in keeping with the Design Guidelines. The Board does not have enough information to vote in favor of this project. The Board recommended taking all of their comments into consideration and resubmit.

The applicant withdrew the application.

C. New Development – Conceptual

- Gallery of Shoppes, DRB-001228-2016

Ms. Ray introduced the project and stated its location: 14 Greenwood Drive. Ms. Ray presented an in-depth description of the project as provided in the Board's packet. Ms. Ray stated that the applicant proposes to demolish the existing 1.5 story, 16,300 sq. ft. structure and build a new 3-story 18,000 sq. ft. structure that is functional and aesthetically pleasing, and complies with LMO requirements. Staff recommends approval with the following notes for final submittal: 1) provide all required elevations in detail equal to the other elevations provided; and 2) provide physical and vegetative screening for the service and dumpster locations on the North side of the building.

Chairman Gartner requested the applicant make a presentation. The applicant expressed appreciation for Ms. Ray's presentation of the project. The applicant highlighted certain aspects of the project and presented the two other elevations requested by Staff.

Chairman Gartner requested comments from the Board. The Board expressed appreciation for the conceptual plan, bringing the property more into compliance and still keeping it a marketable property. The Board complimented the design of the 3-story to 2-story step-down as you approach

from Sea Pines Circle. The Board discussed the proposed elevations and further suggested to submit more detail as to the depth on the building. The Board inquired as to the parking lot being part of the property. The applicant explained that the parking lot is part of a complex shared parking agreement that they are working with lawyers to better understand.

Mr. Gentemann made a motion to **approve** DRB-001228-2016 with the following conditions: 1) provide additional elevations not already submitted equal to the other elevations in detail; and 2) provide physical and vegetative screening for the service and dumpster locations. Ms. Theodore **seconded** the motion. The motion **passed** with a vote of 6-0-0.

12. Appearances by Citizens – None

13. Adjournment

Chairman Gartner adjourned the meeting at 3:55p.m.

Submitted by:

_____
Teresa Haley, Secretary

Approved by:

_____
Jake Gartner, Chairman

Town of Hilton Head Island

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

FOR OFFICIAL USE ONLY
Date Received:
Accepted by:
DRB #:
Meeting Date:

Applicant/Agent Name: Andy Clark Company: Liollio Architecture
Mailing Address: 147 Wappoo Creek Dr. Suite 400 City: Charleston State: SC Zip: 29412
Telephone: (843) 762-2222 Fax: E-mail: andy@liollio.com
Project Name: USCB ToHHI Hospitality Management Facility Project Address: 21 Office Park Road
Parcel Number [PIN]: R 552 015 000 0154, 0046, 0413, & 0075 0000
Zoning District: SPC Overlay District(s): COR

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

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

Project Category:

- X Concept Approval – Proposed Development
- ____ Final Approval – Proposed Development
- ____ Alteration/Addition
- ____ Sign

Submittal Requirements for ***All*** projects:

- X 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.

waived 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

- X 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.
- X A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- X A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- X Context photographs of neighboring uses and architectural styles.
- X Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- X 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.

Acck

SIGNATURE

07·26·16

DATE

liollio
architecture

USC Beaufort – Hilton Head Island Hospitality Management Facility

21 Office Park Road
Hilton Head Island, SC

Project Narrative
DRB Conceptual Review
July 26, 2016

The University of South Carolina Beaufort is proposing a new higher education facility for their Hospitality Management Department, serving as a resource for Hilton Head Island, Beaufort, and Jasper County's thriving hospitality industry. This development is to be located at 21 Office Park Road on approximately 9 acres, at the intersection of Pope Avenue, the former location of the Time Warner facility. The proposed two-story building (approximately 40,000 SF) will consist of general educational classrooms, a tiered classroom for use by the Osher Lifelong Learning Institute (OLLI), a teaching kitchen, beverage lab, seminar rooms, research library, fabrication lab, conference rooms, and faculty offices. The program also includes an academic commons with a café for student use and community engagement. The overall project design is intended to be harmonious with the natural surroundings, incorporate island character, and to reflect the island's ecological design principles and sustainable practices by achieving Green Globe sustainability certification.

The site design focuses on preserving the island's natural aesthetic through sensitive redevelopment. This includes preserving specimen grand oaks and significant trees and adds new plantings to maintain the privacy of adjacent neighborhoods and sites. The proposed building footprint is located at the interior of the site at the former location of two previous buildings. The site design expands the existing retention pond while enhancing the overall aesthetic with plantings along the perimeter and a fountain feature, becoming a focal point within the site. The entry drive loop prominently features two specimen oak trees and utilizes existing paved areas to limit unnecessary tree felling and to maintain the existing natural environment. A third

specimen oak tree frames the building's grand entry portico, which reflects architectural elements from the Old Beaufort College Building, an historic, national register icon on the USC Beaufort campus. The oak tree's canopy shades and protects an outdoor learning area immersed in the natural environment, and features permeable pavers among ground covers and other plantings.

The design for the landscape follows the Town's Land Management Ordinance recommendations and includes plant materials durable and native to the lowcountry climate. Plantings include a variety of woody trees, shrubs, ground covers, ornamental grasses, and palms indigenous to the area and complimentary to the existing foliage on site. Select areas, such as by the entrances and sign, are colorfully highlighted by the incorporation of seasonal annuals in the landscape. Lawn areas will be limited to the entrance drive, learning plazas, and directly around the building to minimize irrigation needs and to conserve water. The landscape plan will complement the proposed architecture and existing environment to create a cohesive design for Green Globes certification.

The view from the front entrance on the northeast façade aligns with the approach from Pope Avenue. The loading area to the south of the building faces Boggy Gut Swamp and is hidden from the front entry approach and Office Park Road by architectural wooden slat screens. The west façade of the building engages the pond with a deck for students and visitors overlooking the water. Exit stairs to the northwest of the deck lead to additional outdoor learning areas to maximize student's interaction with the site. This area also acts as a connection point to a future facility for the OLLI program.

The proposed parking includes approximately 221 spaces wrapping around the interior of the northern edge of the site. The design incorporates much of the existing paved and built areas that have already been demolished. The goal is to preserve as much of the existing vegetation as possible and limit unnecessary site disturbance. The asphalt paved drive configuration provides ingress and egress to Pope Avenue with a secondary exit point toward the east of the site closer to Pope Avenue. The parking stall layout strategically places landscape islands to preserve as many trees as possible with pervious paving covering the stalls in closest proximity to the specimen trees. The town's path along Office Park Road will be maintained and

supplemented with additional paths added throughout the site for use by bicycle commuters and the local community. A proposed kiosk at the site's intersection with Pope Avenue incorporates signage referencing the school along one side of the kiosk for commuter wayfinding, while a majority of the kiosk is dedicated to housing Hilton Head Island bicycle path maps and eco-tourism information. The architecture of the kiosk reflects the language of the proposed building, while promoting the Hilton Head Island aesthetic. The intent is for bicyclists and pedestrians to use the kiosk as a resting and orientation point. The kiosk acts as an amenity to the Town's passive recreation paths while orienting visitors to the Boggy Gut Swamp area.

In keeping with island character and natural textures, the proposed materials include tabby columns, exposed wood framing and natural wood railings. The building mass is broken into a base, middle, and top in typical lowcountry design with a gabled roof and traditional overhangs. The base creates a foundation to elevate the first floor above the 14' base flood elevation AMSL (existing grades are approximately 8' AMSL) including an additional 1' free board. The base below the flood plain features board formed concrete that gives the appearance of natural wood siding grain within the concrete finish, softening the look of the concrete. Approximately 2' of fill is proposed at the footprint to reduce the length of the ramp to bring ADA accessibility to the first floor. The first floor volume consists of sand colored brick masonry, a reference to USC Beaufort's gateway campus. Vertical fiber cement siding above the masonry reflects the lines of traditional board and batten siding. This material eliminates the need for painting, which is more sustainable and aligns with Hilton Head Island principles. The railing system and screen walls designed to shield equipment from view are horizontal Ipe wood slats, a durable ironwood resistant to rot and insects. The roof is a neutral grey standing seam metal roof, a direct reference to the USC Beaufort campus as well as lowcountry architecture. The material palette is carefully chosen to create a variety of natural textures and to maintain a neutral toned color scheme that blends with, and enhances, the local island character.

The height, scale, and mass are broken into primary, secondary, and tertiary circulation bars. The gabled roof entrance portico highlights the primary circulation bar which transcends throughout the interior of the building and houses the academic commons. This acts as the heart of the facility and the design, aligning with the entry drive and extending to views of the pond past the back deck. Three secondary gabled roofs

form the secondary bars which express the classrooms and other program spaces within. The tertiary circulation bars between the three gabled roofs reflect the main hallways branching off the academic commons. The tertiary circulation bar façades are set back from the three gables, creating depth on the exterior of the building. The three gables break down the mass of the building into a more residential and pedestrian friendly scale. The OLLI tiered classrooms project on the northeast façade to allow for an interior ADA ramp within the classroom, an exterior entry point, and an accent wall with signage for the facility.

University of South Carolina Beaufort's Hospitality Management Facility will enhance the island's thriving hospitality industry, engage the community, and provide community members access to education. The overall design limits unnecessary disruption to the environment, enhances the existing natural elements, incorporates natural materials and finishes, and reflects the character of both Hilton Head Island and USCB, blending the two into a cohesive unit.

CSA
ADMINISTRATIVE OFFICES
OFFICE (843-) 671-1343
FAX (843) 671-4027

March 11, 2016

Attn: Mike Parrott, USCB
Sent to: mparrott@uscb.edu
cc: andy@liollio.com, jenniferr@hiltonheadislandsc.gov

Re: Sea Pines CARB Preliminary Review, USCB Hospitality Management Project

Dear Mr. Parrott:

The Sea Pines Commercial ARB has completed preliminary review of the USCB Hospitality Management Project as presented. The architectural design of the building was generally well received, but additional information on exterior colors and materials is needed. Concerns regarding the loading dock were expressed and below you will find additional comments regarding the site orientation and view of the loading dock.

A review of the site plan has raised questions, specifically to the orientation of the building and road intersections and the exclusion of the former Time Warner parcel. When tree removal is considered, the proposed commercial loading dock may be visible from Office Park Road. Road intersections should be re-oriented to direct traffic towards Pope Avenue. It is our understanding the former Time Warner parcel was to be incorporated into the site plan. If this parcel will not be included, additional information on its proposed use is needed to thoroughly review the USCB project.

The CARB has deferred action on your request for preliminary approval. Upon receipt of additional information on colors/materials and addressing of the site plan questions we will include your project on the next agenda.

Final approval will also require plans and specifications on landscaping, signage and exterior lighting.

If you have any questions please feel free to call/email.

Sincerely,

David Henderson

David Henderson
Director of Special Projects and Operations
wildlife@csaseapines.com

View from Office Park Road

View of Office Park Road

View of Pope Avenue and Office Park Road Intersection

View of Pope Avenue and Office Park Road Bike Pathway

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

CONTEXT IMAGES

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UNIVERSITY OF SOUTH CAROLINA BEAUFORT

SITE IMAGES

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GABLE ROOF

GRAND, TWO-STORY COLUMNS

FORMAL ENTRY

SYMMETRICAL WINGS

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

USCB ARCHITECTURAL VOCABULARY

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STANDING SEAM GRAY METAL ROOF

DEEP OVERHANGS

GLAZED CURTAIN WALL ENTRYWAYS

ANODIZED ALUMINUM DETAILS

PUNCHED OPENINGS

CAST STONE DETAILS

SANDSTONE BRICK

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

USCB CAMPUS VOCABULARY

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GABLE + HIP ROOFS

DORMER WINDOWS

CHIMNEYS

SHINGLE, SHAKE, + STANDING SEAM METAL ROOFS

RESIDENTIAL SCALE WINDOWS

MASONRY BASE

TABBY, STUCCO, + SIDING

EXPOSED RAFTER TAIL

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

TOWN OF HHI ARCHITECTURAL VOCABULARY

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NORTH

40' 20' 0' 40' 80' 120'

SCALE: 1" = 40'

Site Analysis

USC-B HOSPITALITY

Office Park Road at Pope Avenue

Prepared by:

ADC ENGINEERING

liollio architecture

July 2016

NORTH

40' 20' 0' 40' 80' 120'

SCALE: 1" = 40'

Conceptual Site Plan

USC-B HOSPITALITY

Office Park Road at Pope Avenue

Prepared by:

ADC ENGINEERING

liollio architecture

July 2016

SHEET NOTES

EXISTING SITE NOTES:

- EXISTING UTILITY LOCATIONS ARE BASED UPON INFORMATION PROVIDED BY UTILITY COMPANIES AND TOHH PROVIDED SURVEY PREPARED BY SEA ISLAND SURVEYORS DATED 6/23/14.
- SURVEY VERTICAL DATUM IS NAVD88. HORIZONTAL DATUM IS SC STATE PLANE COORDINATES NAD 83.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES THROUGH SCB11 PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES THAT EXIST BETWEEN THE PLANS AND ACTUAL CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES.
- FUTURE POPE AVENUE INTERSECTION IMPROVEMENTS ARE NOT DEPICTED ON THIS SHEET
- OFFICE BUILDINGS, ASPHALT, AND UTILITIES REMOVED BY TOHH ARE NOT DEPICTED ON THIS SHEET

MUCK & FILL JURISDICTIONAL WETLANDS 0.052 AC. TOTAL

TYP. SAW CUT & DEMO ASPHALT APRON (312 SY TOTAL)

TYP. SAW CUT & DEMO ASPHALT BIKE PATH (435 SY TOTAL)

DEMO APPROX. 200 LF 15" STORM PIPE

PROPERTY TO BE DEEDED FROM OFFICE PARK ROAD ROW TO USC-BEAUFORT

PROPERTY LINE TO BE ABANDONED

MUCK & FILL JURISDICTIONAL DITCH 0.033 AC. TOTAL

MUCK & FILL JURISDICTIONAL LAGOON 0.23 AC. TOTAL

MUCK & FILL JURISDICTIONAL LAGOON 0.046 AC. TOTAL

NEW PROPERTY LINE

JURISDICTIONAL WETLAND

JURISDICTIONAL WETLAND/LAGOON

EXISTING SITE LEGEND

- DEMO ASPHALT PAVEMENT
- DEMO ASPHALT BIKE PATH
- WETLANDS FILL
- WETLANDS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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SOUTH CAROLINA ANDREWS ENGINEERING CO. No. C00008 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 28230 MICHAEL R. KLOSTERMAN

NOT FOR CONSTRUCTION

Revision Date	Description
07/19/2016	DD - PROGRESS PLOT

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

ToHHI HOSPITALITY MANAGEMENT FACILITY

College Center Drive, Hilton Head Island, SC 29928

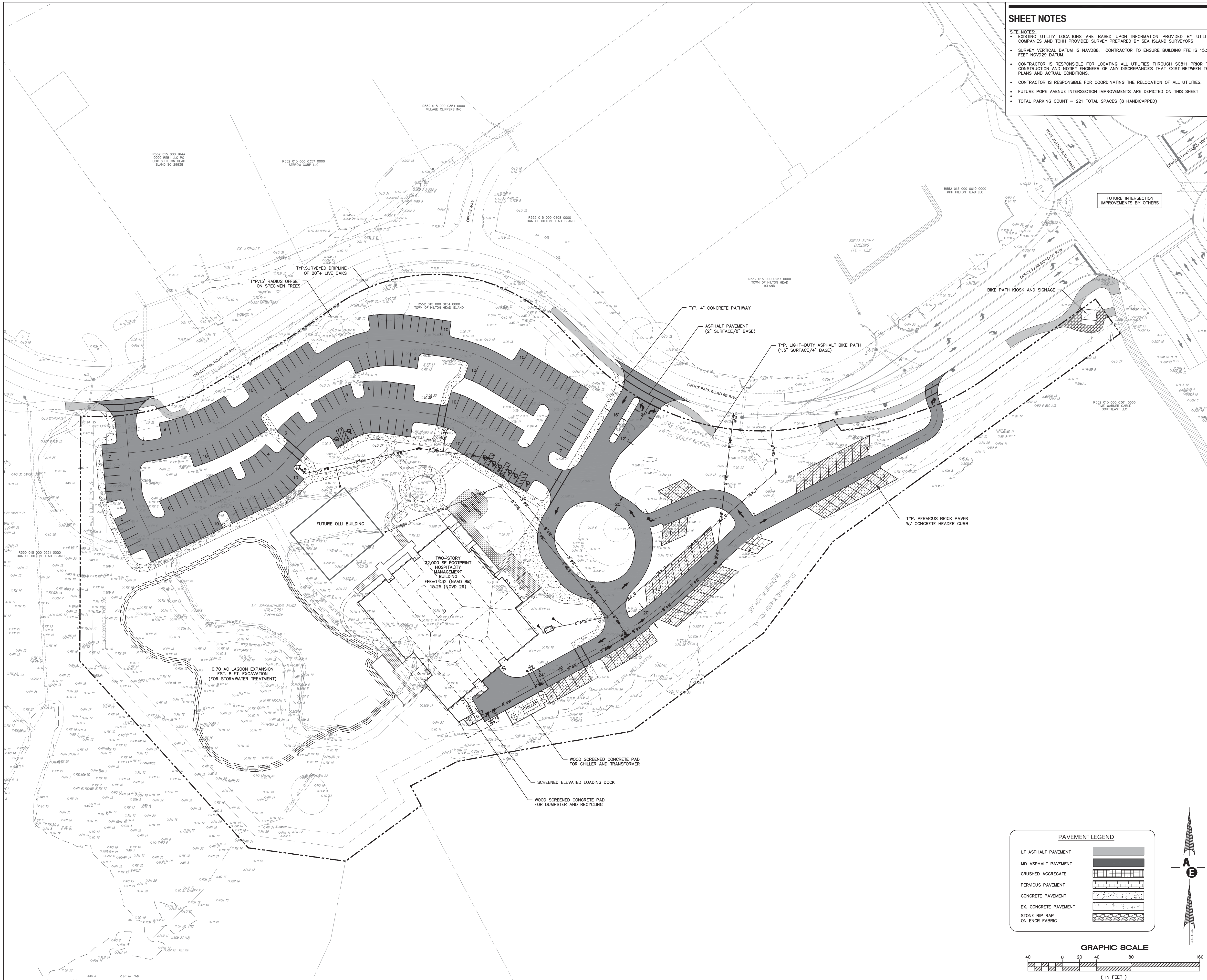
State Project Number:	H36-T003-PG
Project Number:	15703/150028
Checked By:	ARK
Drawn By:	ARK
Date:	07/26/2016
Scale:	

C101 EXISTING SITE & DEMOLITION PLAN

SHEET NOTES

SITE NOTES:

- EXISTING UTILITY LOCATIONS ARE BASED UPON INFORMATION PROVIDED BY UTILITY COMPANIES AND TOHH PROVIDED SURVEY PREPARED BY SEA ISLAND SURVEYORS
- SURVEY VERTICAL DATUM IS NAVD88. CONTRACTOR TO ENSURE BUILDING FFE IS 15.25 FEET NGVD29 DATUM.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES THROUGH SC811 PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES THAT EXIST BETWEEN THE PLANS AND ACTUAL CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES.
- FUTURE POPE AVENUE INTERSECTION IMPROVEMENTS ARE DEPICTED ON THIS SHEET
- TOTAL PARKING COUNT = 221 TOTAL SPACES (8 HANDICAPPED)



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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER ANDREW R. KLOSTERMAN NO. 28230

NOT FOR CONSTRUCTION

Revision	Date	Description
	07/19/2016	DD - PROGRESS PLOT

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

ToHHI HOSPITALITY MANAGEMENT FACILITY

College Center Drive, Hilton Head Island, SC 29928

State Project Number:	H36-T003-PG
Project Number:	15703/150028
Checked By:	ARK
Drawn By:	ARK
Date:	07/26/2016
Scale:	

C102 OVERALL SITE PLAN

GENERAL NOTES

1. THE CONTRACTOR IS ADVISED TO VISIT THE SITE AND VERIFY FIELD CONDITIONS.

2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES. THE CONTRACTOR SHALL OBTAIN ALL LICENSES AND PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK.

3. ALL PLANT BEDS SHALL BE MULCHED WITH A MINIMUM OF 3" PINESTRAW MULCH. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PLANT BEDS AND NEW CONSTRUCTION.

4. QUANTITIES LISTED ARE AN ESTIMATE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR MUST VERIFY COUNT FROM PLAN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. COMPENSATION BY OWNER SHALL NOT BE IN ORDER FOR MISCALCULATIONS. SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL OF LANDSCAPE ARCHITECT AND OWNER.

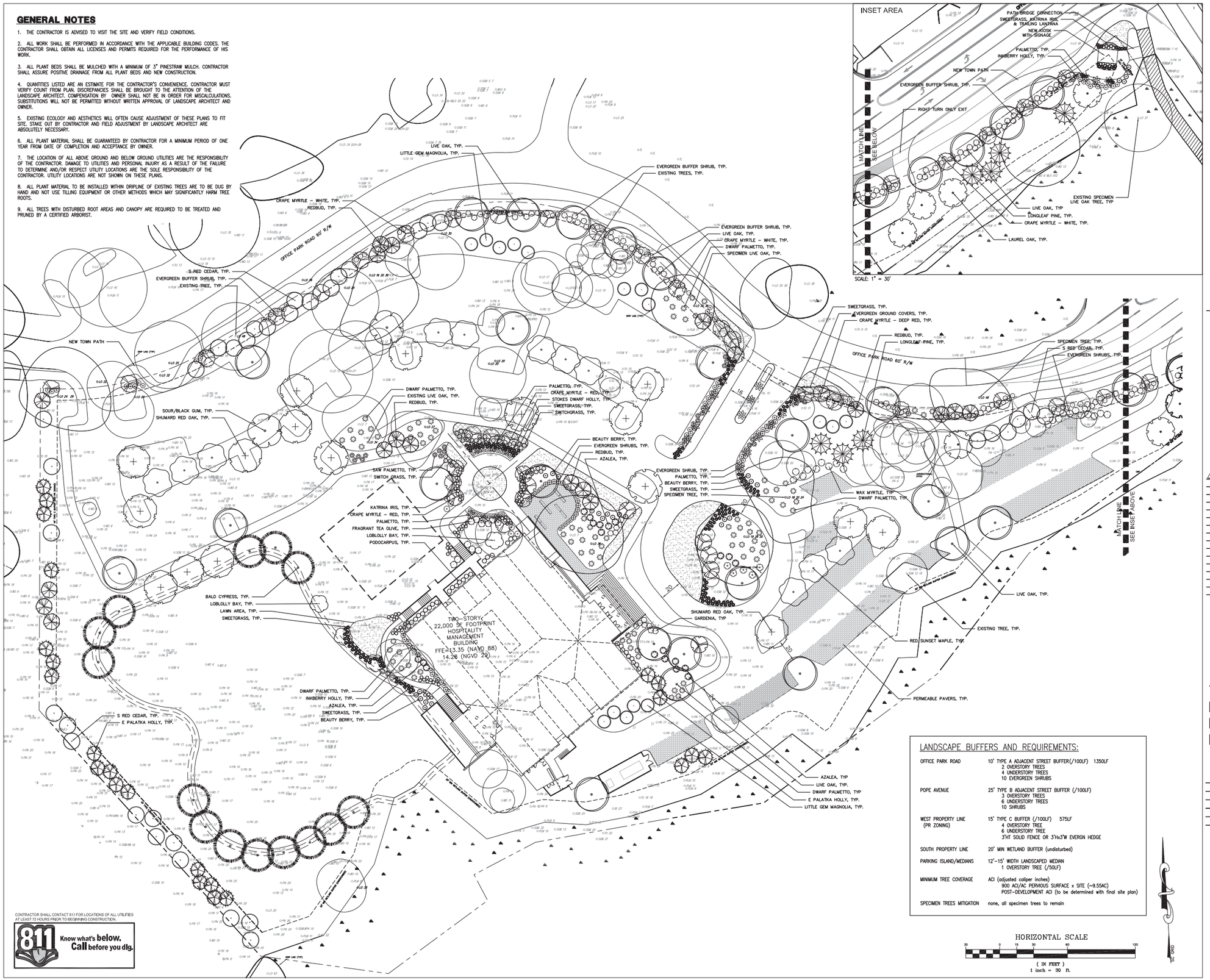
5. EXISTING ECOLOGY AND AESTHETICS WILL OFTEN CAUSE ADJUSTMENT OF THESE PLANS TO FIT SITE. STAKE OUT BY CONTRACTOR AND FIELD ADJUSTMENT BY LANDSCAPE ARCHITECT ARE ABSOLUTELY NECESSARY.

6. ALL PLANT MATERIAL SHALL BE GUARANTEED BY CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND ACCEPTANCE BY OWNER.

7. THE LOCATION OF ALL ABOVE GROUND AND BELOW GROUND UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGE TO UTILITIES AND PERSONAL INJURY AS A RESULT OF THE FAILURE TO DETERMINE AND/OR RESPECT UTILITY LOCATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. UTILITY LOCATIONS ARE NOT SHOWN ON THESE PLANS.

8. ALL PLANT MATERIAL TO BE INSTALLED WITHIN DRIPLINE OF EXISTING TREES ARE TO BE DUG BY HAND AND NOT USE TILLING EQUIPMENT OR OTHER METHODS WHICH MAY SIGNIFICANTLY HARM TREE ROOTS.

9. ALL TREES WITH DISTURBED ROOT AREAS AND CANOPY ARE REQUIRED TO BE TREATED AND PRUNED BY A CERTIFIED ARBORIST.



CONTRACTOR SHALL CONTACT 811 FOR LOCATIONS OF ALL UTILITIES AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

811 Know what's **below.** **Call** before you dig.

LANDSCAPE BUFFERS AND REQUIREMENTS:

OFFICE PARK ROAD	10' TYPE A ADJACENT STREET BUFFER(/100LF) 1350LF 2 OVERSTORY TREES 4 UNDERSTORY TREES 10 EVERGREEN SHRUBS
POPE AVENUE	25' TYPE B ADJACENT STREET BUFFER (/100LF) 3 OVERSTORY TREES 6 UNDERSTORY TREES 10 SHRUBS
WEST PROPERTY LINE (PR ZONING)	15' TYPE C BUFFER (/100LF) 575LF 4 OVERSTORY TREE 6 UNDERSTORY TREE 3'HT SOLID FENCE OR 3'Hx3'W EVERGN HEDGE
SOUTH PROPERTY LINE	20' MIN WETLAND BUFFER (undisturbed)
PARKING ISLAND/MEDIANS	12'-15' WIDTH LANDSCAPED MEDIAN 1 OVERSTORY TREE (/50LF)
MINIMUM TREE COVERAGE	ACI (adjusted caliper inches) 900 ACI/AC PERVIOUS SURFACE x SITE (~9.55AC) POST-DEVELOPMENT ACI (to be determined with final site plan)
SPECIMEN TREES MITIGATION	none, all specimen trees to remain

HORIZONTAL SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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ADCENGINEERING.COM

Seal / Signature:

SOUTH CAROLINA ADC ENGINEERING INC. No. 00253 CERTIFICATE OF AUTHORIZATION

NOT FOR CONSTRUCTION

△	Revision Date	Description
	07/19/2016	DRB SUBMITTAL

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

ToHHI HOSPITALITY MANAGEMENT FACILITY

College Center Drive, Hilton Head Island, SC 29928

State Project Number:	H36-T003-PG
Project Number:	15703/15210
Checked By:	KGH
Drawn By:	KGH
Date:	07/26/2016
Scale:	

L200
LANDSCAPE SITE PLAN

GENERAL NOTES

1. THE CONTRACTOR IS ADVISED TO VISIT THE SITE AND VERIFY FIELD CONDITIONS.

2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES. THE CONTRACTOR SHALL OBTAIN ALL LICENSES AND PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK.

3. ALL PLANT BEDS SHALL BE MULCHED WITH A MINIMUM OF 3" PINESTRAW MULCH. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PLANT BEDS AND NEW CONSTRUCTION.

4. QUANTITIES LISTED ARE AN ESTIMATE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR MUST VERIFY COUNT FROM PLAN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. COMPENSATION BY OWNER SHALL NOT BE IN ORDER FOR MISCALCULATIONS. SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL OF LANDSCAPE ARCHITECT AND OWNER.

5. EXISTING ECOLOGY AND AESTHETICS WILL OFTEN CAUSE ADJUSTMENT OF THESE PLANS TO FIT SITE. STAKE OUT BY CONTRACTOR AND FIELD ADJUSTMENT BY LANDSCAPE ARCHITECT ARE ABSOLUTELY NECESSARY.

6. ALL PLANT MATERIAL SHALL BE GUARANTEED BY CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND ACCEPTANCE BY OWNER.

7. THE LOCATION OF ALL ABOVE GROUND AND BELOW GROUND UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGE TO UTILITIES AND PERSONAL INJURY AS A RESULT OF THE FAILURE TO DETERMINE AND/OR RESPECT UTILITY LOCATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. UTILITY LOCATIONS ARE NOT SHOWN ON THESE PLANS.

8. ALL PLANT MATERIAL TO BE INSTALLED WITHIN DRIPLINE OF EXISTING TREES ARE TO BE DUG BY HAND AND NOT USE TILLING EQUIPMENT OR OTHER METHODS WHICH MAY SIGNIFICANTLY HARM TREE ROOTS.

9. ALL TREES WITH DISTURBED ROOT AREAS AND CANOPY ARE REQUIRED TO BE TREATED AND PRUNED BY A CERTIFIED ARBORIST.

IRRIGATION NOTES

1. THE CONTRACTOR IS ADVISED TO VISIT THE SITE AND VERIFY FIELD CONDITIONS.

2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES. THE CONTRACTOR SHALL OBTAIN ALL LICENSES AND PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK.

3. ALL PLANTED AREAS SHALL BE IRRIGATED BY AN AUTOMATIC LANDSCAPE IRRIGATION SYSTEM. SYSTEM SHALL BE DESIGNED BY IRRIGATION CONTRACTOR. SHOP DRAWINGS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL.

4. LANDSCAPE IRRIGATION SYSTEM SHALL BE INSTALLED ON SEPARATE WATER METER. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE APPLICATION, PAYMENT OF NECESSARY FEES, AND COORDINATION OF METER INSTALLATION WITH LOCAL UTILITY AND GENERAL CONTRACTOR / OWNER. IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE GENERAL CONTRACTOR.

5. PIPE SLEEVES SHALL BE INSTALLED BY IRRIGATION CONTRACTOR AS NECESSARY. COORDINATE WITH GENERAL CONTRACTOR.

6. IRRIGATION TIME CLOCK LOCATION SHALL BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.

7. ALL CATEGORIES OF EQUIPMENT (E.G. – VALVES, HEADS, ETC.) SHALL BE OF A SINGLE MANUFACTURER.

8. PROVIDE MINI–CLICK (OR APPROVED EQUAL) RAIN SENSOR AND INTEGRATE WITH CONTROLLER.

9. EXISTING ECOLOGY AND AESTHETICS WILL OFTEN CAUSE ADJUSTMENT OF THESE PLANS TO FIT SITE. STAKE OUT BY CONTRACTOR AND FIELD ADJUSTMENT ARE ABSOLUTELY NECESSARY.

10. IRRIGATION SYSTEM SHALL BE MAINTAINED AND GUARANTEED BY CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND ACCEPTANCE BY OWNER.

11. THE LOCATION OF ALL ABOVE GROUND AND BELOW GROUND UTILITIES IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. DAMAGE TO UTILITIES AND PERSONAL INJURY AS A RESULT OF THE FAILURE TO DETERMINE AND/OR RESPECT UTILITY LOCATIONS IS THE SOLE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. UTILITY LOCATIONS ARE NOT SHOWN ON THESE PLANS.

12. CONTRACTOR SHALL PROVIDE 3 COPIES OF SYSTEM AS BUILTS TO OWNER UPON COMPLETION.

TREE PROTECTION

A.– THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING DAMAGE TO EXISTING TREES LOCATED ALONG ACCESS AND HAUL ROADS, AND ADJACENT TO, OR WITHIN BUILDING CONSTRUCTION SITES AND MATERIAL AND EQUIPMENT STORAGE AREAS. THOSE TREES TO BE SAVED SHALL BE FLAGGED BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

B.– CONTRACTOR WILL PROVIDE NECESSARY BARRICADES AND FENCING SO AS TO DIVERT AND DIRECT VEHICULAR AND PEDESTRIAN TRAFFIC AWAY FROM TREES. THE BARRICADES AND FENCING TYPE SHALL BE AS SHOWN ON THE CIVIL CONSTRUCTION DOCUMENTS.

C.– MATERIALS SHALL NOT BE STORED, NOR VEHICLES PARKED WITHIN THE DRIP–LINE OF THE TREES UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT OR OWNER.

D.– VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER EXPOSED ROOTS AND ROADS SHALL NOT BE LOCATED WITHIN THE DRIP–LINE OF TREES UNLESS APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT.

E.– ALL TREES INTENDED TO BE SAVED WHICH HAVE BEEN DAMAGED DUE TO CONSTRUCTION PRACTICES, SHALL BE INSPECTED AND TREATED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

F.– NO CUTTING OR FILLING OF EXISTING GRADE, TRENCHING, OR PRUNING SHALL OCCUR UNLESS SPECIFICALLY DIRECTED BY THE CONSTRUC– TION DOCUMENTS, OR THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT AND OWNER.

G.– NO BURNING OF TRASH IS ALLOWED WITHIN 75' OF EXISTING TREES. CARE SHALL BE TAKEN TO PREVENT ANY SMOKE DAMAGE TO TREES.

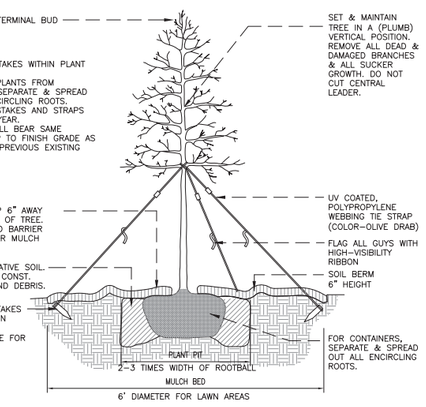
TREE MAINTENANCE

FERTILIZATION
FERTILIZE THE DRIP–LINE OF ALL TREES WITH A BALANCED FERILIZER AT THE RATE OF 2 POUNDS OF NITROGEN PER 1000 SQUARE FEET. FERTIL– IZATION SHALL BE BY THE "DEEP ROOT FEEDING" METHOD AND SHALL BE APPLIED DURING SPRING AND FALL BY A CERTIFIED ARBORIST.

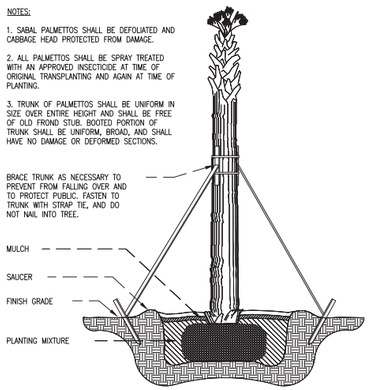
INSECT AND DISEASE CONTROL
ALL TREES SHALL BE INSPECTED ON A SEMI–ANNUAL BASIS FOR INSECT AND DISEASE INFESTATION. ANY NOTED INFESTATIONS SHALL BE TREATED WITH AN APPROVED PESTICIDE AS PER MANUFACTURER RECOMMENDATIONS.

PRUNING
TREES SHALL BE INSPECTED YEARLY BY A CERTIFIED ARBORIST AND PROPERLY PRUNED AS REQUIRED. ALL WEAK GROWTH SHALL BE REMOVED. ALL BRANCHES OVER 1" DIAMETER SHALL BE REMOVED BY THE DOUBLE CUT METHOD AND TREATED AS NECESSARY TO PREVENT INFECTION. NEVER TOP OR SHEAR EXISTING TREES.

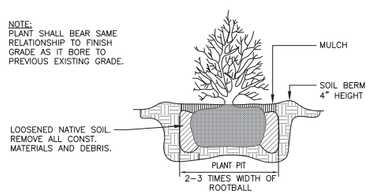
SOIL
THE EXISTING SOIL SHALL BE TESTED AT REGULAR INTERVALS BY A QUALIFIED SOILS LABORATORY. SOIL AMENDMENTS SHALL BE ADDED AS DIRECTED BY THE LABORATORY TO ENSURE THE PROPER SOIL PH.



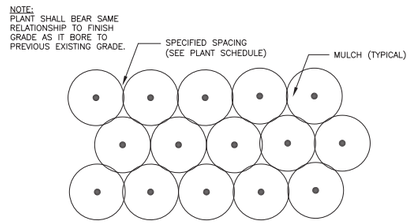
C1 TREE PLANTING DETAIL
NOT TO SCALE L200



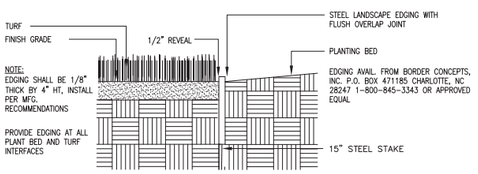
C2 PALMETTO PLANTING DETAIL
NOT TO SCALE L200



B1 SHRUB PLANTING DETAIL
NOT TO SCALE L200



B2 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE L200



A1 METAL EDGE DETAIL
NOT TO SCALE L200

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	ARS	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	CONTAINER	2" CAL. MIN.	10' HT. MIN	11
	CC	CERCIS CANADENSIS / EASTERN REDBUD	CONTAINER		6'–8' HT.	18
	GL	GORDONIA LASIANTHUS / LOBLOLLY BAY	CONTAINER	1" CAL. MIN	6" HT. MIN.	4
	ILP	ILEX OPACA 'EAST PALATKA' / AMERICAN HOLLY	CONTAINER		6'–8' HT.	23
	JS	JUNIPERUS SILICICOLA / SOUTHERN RED CEDAR	15 GAL			35
	LD	LAGERSTROEMIA INDICA 'DYNAMITE' / RED CRAPE MYRTLE	CONTAINER		8'–10' HT.	21
	LW	LAGERSTROEMIA X 'NATCHEZ' / WHITE CRAPE MYRTLE	CONTAINER		8'–10' HT.	22
	MG	MAGNOLIA GRANDIFLORA 'BRACKENS' / BRACKEN'S SOUTHERN MAGNOLIA	B&B/CONT.	2" CAL. MIN.	10' HT. MIN	5
	MGL	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	CONTAINER	FULL TO GROUND	8' MIN. HT.	16
	NS	NYSSA SYLVATICA / SOUR GUM	CONTAINER	2" CAL. MIN.	10' HT. MIN	2
	PP	PINUS PALUSTRIS / LONGLEAF PINE	CONTAINER		12' HT. MIN.	7
	QL2	QUERCUS LAURIFOLIA / LAUREL–LEAVED OAK	CONTAINER	2" CAL. MIN.	12' HT. MIN.	3
	QUS	QUERCUS SHUMARDII / SHUMARD RED OAK	CONTAINER	2" CAL. MIN.	10' HT. MIN	14
	QVH	QUERCUS VIRGINIANA 'HIGH RISE' / HIGH RISE LIVE OAK	CONTAINER	2" CAL. MIN.	12' HT. MIN.	28
	SP	SABAL PALMETTO / PALMETTO	B & B		12–15' HT.	24
	TD	TAXODIUM DISTICHUM / BALD CYPRESS	CONTAINER	2.5–3.0" CAL.		14

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	AIF	AZALEA INDICA 'FORMOSA' / FORMOSA AZALEA	CONTAINER	30–36" HT.		5
	AIG	AZALEA INDICA 'MRS. G.G. GERBING' / MRS. G.G. GERBING AZALEA	CONTAINER	30–36" HT.		21
	CA	CALLICARPA AMERICANA / AMERICAN BEAUTY BERRY	CONTAINER	36" HT. MIN.		27
	CM	CAMELLIA SASANQUA 'MINE NO YUKI' / WHITE CAMELLIA	CONTAINER	24–30" HT.		10
	DN	DIETES X 'NOLA ALBA' / KATRINA AFRICAN IRIS	3 GAL	FULL CONTAINER		84
	FS	FEIJOA SELLOWIANA / PINEAPPLE GUAVA	7 GAL	5'–6' HT		6
	GA	GARDENIA JASMINOIDES 'AUGUST BEAUTY' / GARDENIA	7 GAL	3–4' HT.		12
	IG	ILEX GLABRA / INKBERRY HOLLY	CONTAINER	36" HT. MIN.		101
	IVS	ILEX VOMITORIA 'STOKES DWARF' / DWARF YAUPON	3 GAL	12–15" SP.		40
	IF	ILLICIUM FLORIDANUM / STAR ANISE	CONTAINER	36" HT. MIN.		72
	MHC	MUHLENBERGIA CAPILLARIS / MUHLY	1 GAL	FULL CONTAINER		190
	MC	MYRICA CERIFERA / WAX MYRTLE	7 GAL	3–4' HT.		20
	OF	OSMANTHUS FRAGRANS / TEA OLIVE	7 GAL	5'–6' HT		12
	PVH	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	1 GAL.			37
	PM	PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW	7 GAL			31
	SM	SABAL MINOR / DWARF PALMETTO	3 GAL	12–15" HT.		90
	SER	SERENOA REPENS / SAW PALMETTO	7 GAL	18–24" HT.		22
	VS	VIBURNUM SUSPENSUM / SANDANKWA VIBURNUM	3 GAL	18–24" HT.		85

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY
	SOD	CYNODON DACTYLON 'CELEBRATION' / CELEBRATION BERMUDA GRASS	SOD				6,797 SF
	HXLB	HEMEROCALLIS X 'LITTLE BUSINESS' / EVERGREEN DAYLILY RED	1 GAL	18" O.C.		18" o.c.	207
	JP	JUNIPERUS DAVURICA 'PARSONII' / PARSON'S JUNIPER	1 GAL			36" o.c.	58
	LA	LANTANA MONTEVIDENSIS 'ALBA' / WHITE TRAILING LANTANA	1 GAL	12" O.C.		12" o.c.	17
	COLOR	SEASONAL COLOR / SEASONAL COLOR	4"POT			9" o.c.	356

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Seal / Signature:

SOUTH CAROLINA ADC ENGINEERING INC. No. 00253 CERTIFICATE OF AUTHORIZATION

NOT FOR CONSTRUCTION

△	Revision Date	Description
	07/19/2016	DRB SUBMITTAL

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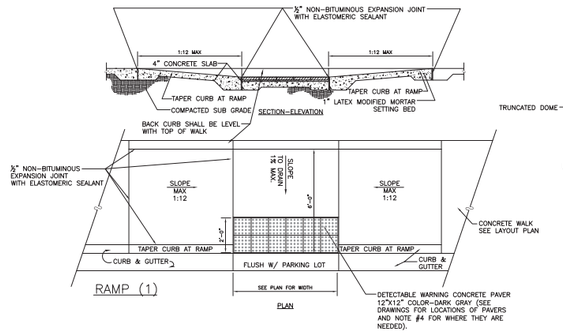
Checked By:	KGH
Drawn By:	KGH
Date:	07/26/2016
Scale:	

L301
PLANT SCHEDULE & DETAILS

NOTES:
1. ADA TRUNCATED DOME PAVERS SHALL MEET ADAAG GUIDELINES FOR DOMES: DIAMETER OF NOMINAL 0.9IN., HEIGHT OF NOMINAL 0.2IN. AND A CENTER TO CENTER SPACING OF NOMINAL 2.35IN.
2. PAVER SHALL BE A CONCRETE PAVER, DARK GRAY COLOR.
3. INSTALL PAVERS PER MANUFACTURER'S STANDARD INSTRUCTIONS.
4. ADA TACTILE WARNING PAVERS ARE ONLY NEEDED WHERE RAMPS ENTER TRAFFIC. TACTILE PAVERS ARE NOT NEEDED WHEN ENTERING A HANDICAP PARKING AREAS.



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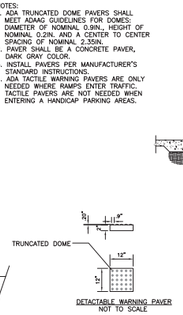

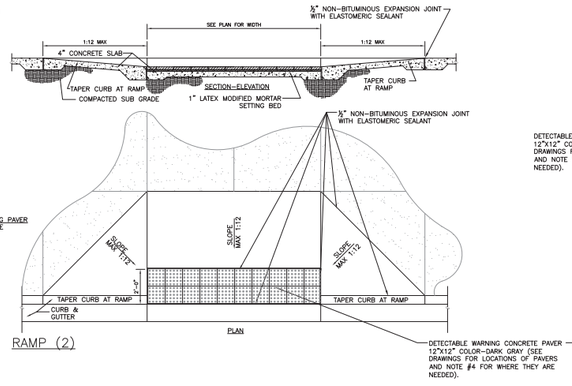

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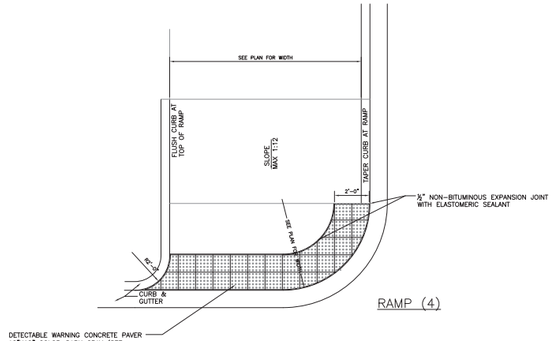

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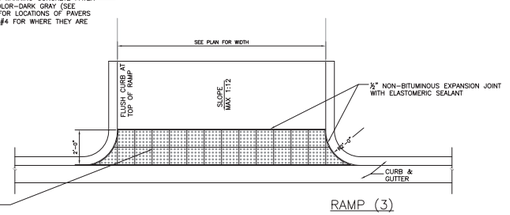
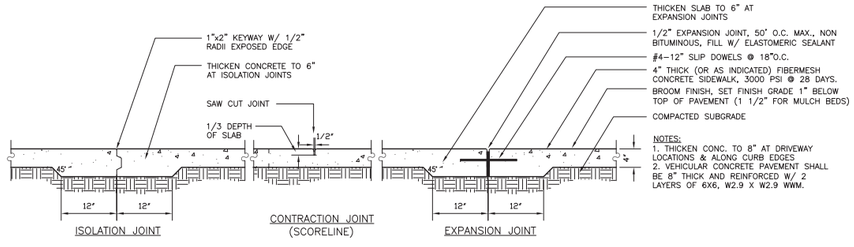
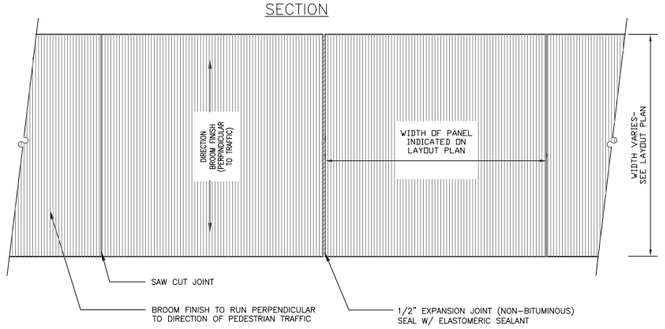


RAMP (3)

B1	TACTILE PAVERS DETAIL
NOT TO SCALE	L200

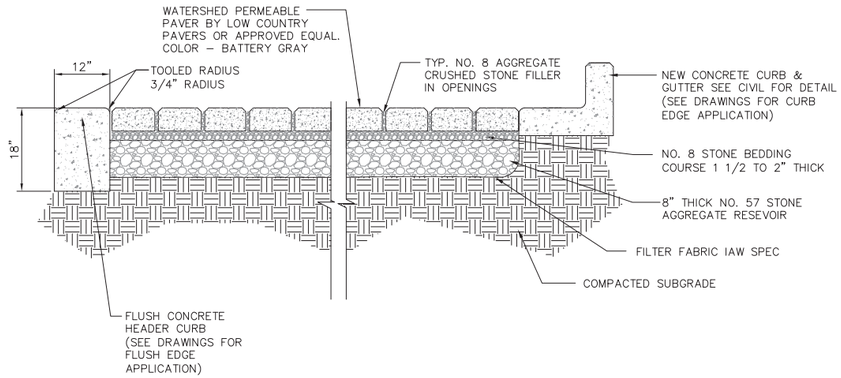


SECTION



PLAN

A1	CONCRETE WALKS DETAIL
NOT TO SCALE	L200



A2	PERVIOUS PAVING DETAIL
NOT TO SCALE	L200

liollio architecture
147 Wappoo Creek Drive
Suite 400
Charleston, SC 29412
P 843.762.2222

ADC ENGINEERING SPECIALISTS
SITE SERVICES \ BUILDING ENVELOPE \ STRUCTURAL
1226 YEAMANS HALL ROAD
HANAHAN, SC 29410
843-566-0161
fax 843-566-0162
ADCENGINEERING.COM

Seal / Signature:

SOUTH CAROLINA ADC ENGINEERING INC. No. 00253 CERTIFICATE OF AUTHORIZATION

NOT FOR CONSTRUCTION

△	Revision Date	Description
	07/19/2016	DRB SUBMITTAL

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

ToHHI HOSPITALITY MANAGEMENT FACILITY

College Center Drive, Hilton Head Island, SC 29928

State Project Number:	H36-T003-PG
Project Number:	15703/15210
Checked By:	KGH
Drawn By:	KGH
Date:	07/26/2016
Scale:	

L302
SITE DETAILS

Trees


Palmetto


Shumard Red Oak


Red Sunset Maple


American Holly


Southern Red Cedar


Loblolly Bay


Bracken's Southern Magnolia


Red Crepe Myrtle


Bald Cypress

Shrubs


Inkberry Holly


White Camellia


Formosa Azalea


Katrina African Iris


Heavy Metal Switch Grass


American Beauty Berry

Ground Cover


Seasonal Color


White Trailing Lantana


Parson's Juniper


Evergreen Daylily Red

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

PLANT MATERIALS

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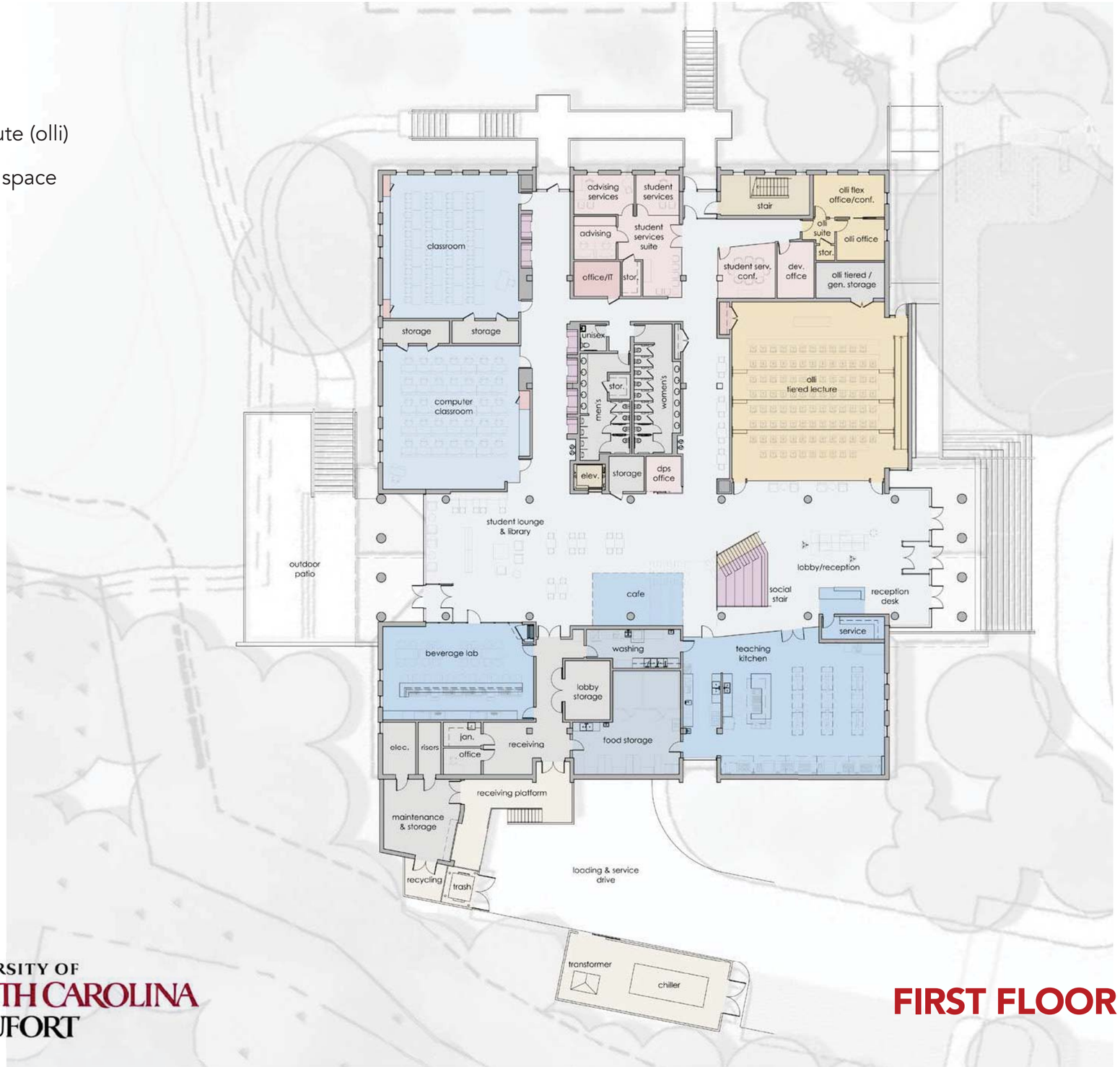
BIALOSKY

0' 4' 8' 16' 32' 64'

- breakout/common areas
- small meetings
- administrative
- osher lifelong learning institute (olli)
- classrooms
- teaching labs/large meeting space
- food storage/prep
- it/av media
- storage/maintenance/utility
- vertical circulation
- outdoor utility



UNIVERSITY OF SOUTH CAROLINA BEAUFORT

FIRST FLOOR PLAN

liollio architecture

0' 4' 8' 16' 32' 64'

- breakout/common areas
- small meetings
- administrative
- osher lifelong learning institute (olli)
- classrooms
- teaching labs/large meeting space
- food storage/prep
- it/av media
- storage/maintenance/utility
- vertical circulation
- outdoor utility

BIALOSKY

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

SECOND FLOOR PLAN

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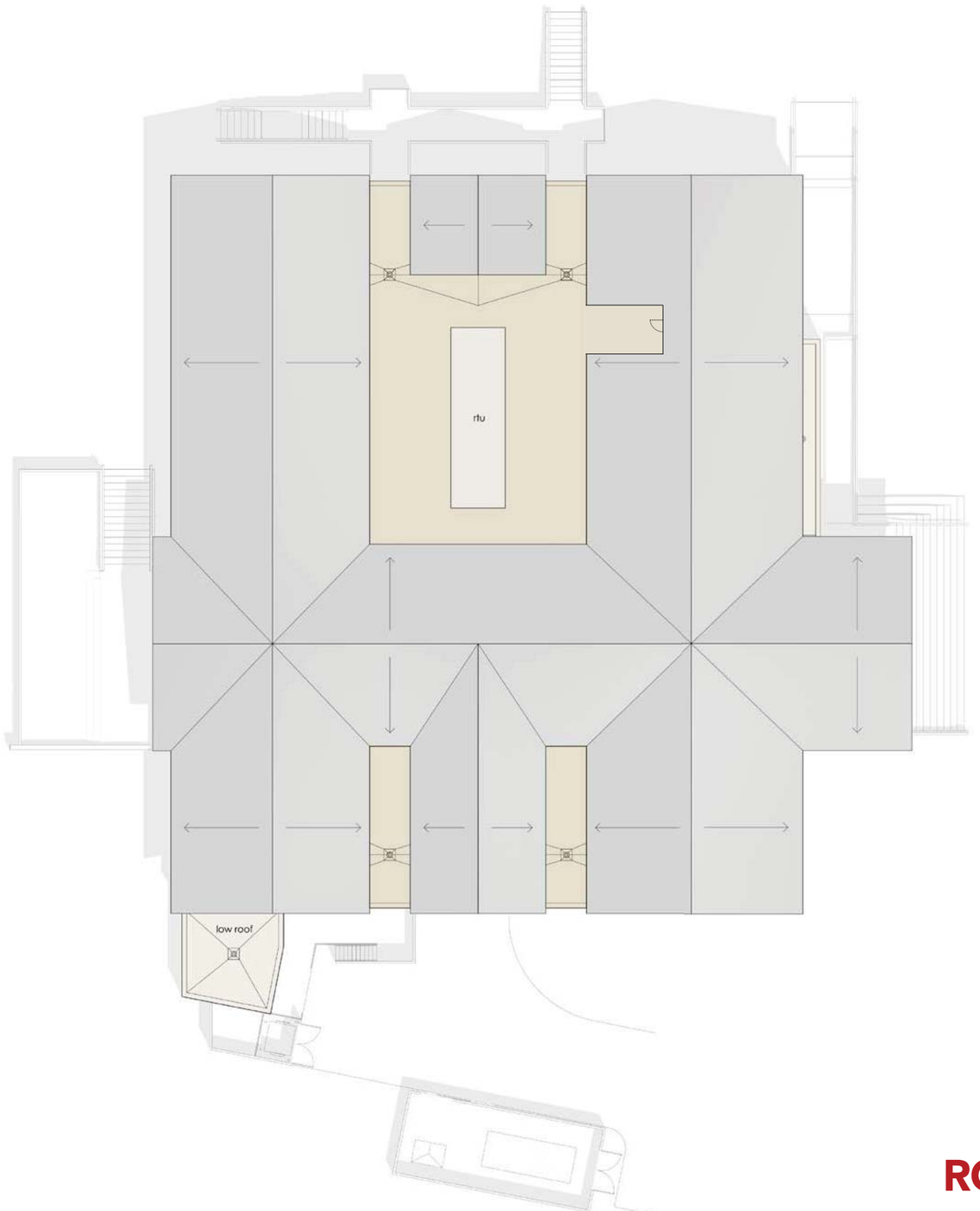
pitched roof
low slope roof
low slope roof (above 1 story structure)
rooftop equipment



BIALOSKY

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

ROOF PLAN

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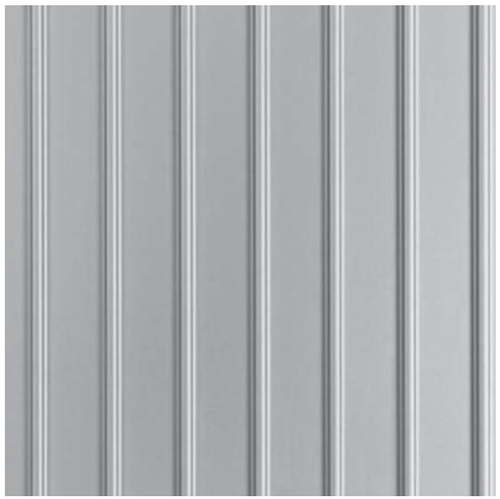
Tabby Finish Concrete



Grey Standing Seam Roof

Frameless Glazing System

Board Formed Concrete

Duranar Charcoal Metal Accents

Ipe Wood Accents

Vertical Fiber Cement Siding

ACME Beige Brick

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

MATERIALS

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UNIVERSITY OF SOUTH CAROLINA BEAUFORT

NORTHEAST ELEVATION

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UNIVERSITY OF SOUTH CAROLINA BEAUFORT

NORTHWEST ELEVATION

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UNIVERSITY OF SOUTH CAROLINA BEAUFORT

SOUTHWEST ELEVATION

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UNIVERSITY OF SOUTH CAROLINA BEAUFORT

SOUTHEAST ELEVATION

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UNIVERSITY OF SOUTH CAROLINA BEAUFORT

VIEW OF NORTH CORNER

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ADC ENGINEERING SPECIALISTS

NORTH

40' 20' 0' 40' 80' 120'

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

KIOSK SITE PLAN

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North

West

South

East

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

KIOSK ELEVATIONS

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TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

KIOSK - VIEW FROM OFFICE PARK ROAD

liollio architecture

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: USCB ToHHI Hospitality Management Facility - NEW DEVELOPMENT - CONCEPTUAL

DRB#: DRB-001395-2016

DATE: August 9, 2016

RECOMMENDATION: Approval ☒ Approval with Conditions ☐ Denial ☐

RECOMMENDED CONDITIONS:

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades are have equal design characteristics	☒	☐	☐	
Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Minimum roof pitch of 6/12	☐	☐	☐	Roof pitch not specified but appears appropriate for site/building.
Overhangs are sufficient for the façade height.	☐	☒	☐	Overhang only at primary entrance at front/rear of building.
Forms and details are sufficient to reduce the mass of the	☒	☐	☐	

structure				
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	Materials include tabby, metal, glass, concrete, wood, siding, and brick.
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☐	☐	☐	None shown. To be included in Final submittal.
Accessory elements are design to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☐	☐	☐	Consider larger height/caliper trees in parking lot islands/edges where no existing trees remain to balance scale and mass of building.
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
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)	☒	☐	☐	Extensive landscape buffer along Office Park Road. Landscaping should be added in parking lot islands where not in conflict with existing trees.
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	☐	☐	☐	Add landscape screening at service/utility areas.
A variety of species is selected for texture and color	☒	☐	☐	
Provides overall order and continuity of the Landscape plan	☐	☐	☐	Some areas are orderly, some appear more haphazard but not "natural".
Native plants or plants that have historically been prevalent on the Island are utilized	☒	☐	☐	Some native plants; could use more.
A variety of sizes is selected to create a "layered"	☒	☐	☐	

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	☐	☐	☐	ID existing trees to be removed with "x" so can see trees to remain. Avoid heavy planting under specimen tree canopies.
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☒	☐	☐	
Proposed groundcovers are evergreen species with low maintenance needs	☒	☐	☐	
Large grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☐	☐	☒	
Ornamentals and Annuals are limited to entrances and other focal points	☒	☐	☐	

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	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☐	☐	☐	TBD
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☐	
Sand dunes if present are not disturbed	☐	☐	☒	

MISC COMMENTS/QUESTIONS

The proposed location of the monument sign could be made more visible and safer. If it is located in the entrance median, the sign may be obscured by vehicles exiting the site. The sign isn't visible from Pope Avenue or New Orleans Road. The sign may be a hazardous to motorists. Staff suggests instead creating a v-shape sign or entry feature, such as a low wall, with halo-lit channel letters. The architecture of the entry feature could be replicated with columns one either side of the entry drives.
Suggest creating two pedestrian entrances to the site: one in the parking median across from Office Way, and one in the existing location of the secondary entrance. The site is very visible to pedestrians and bicyclists, but the only dedicated entrance for pedestrians and bicyclists is a sidewalk along the primary entrance. Also, suggest physically separating the sidewalk from the primary entrance to improve safety.

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: Thomas Michaels Company: T. Michaels Architect
Mailing Address: PO 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 Redevelopment Project Address: 2 Grasslawn Avenue
Parcel Number [PIN]: R 510 009 000 0892 0000 _____
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.

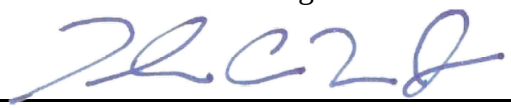
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

July 26, 2016

DATE

Town of Hilton Head Island Final DRB Project Narrative

WESTIN HOTEL – Pavilion Redevelopment

2 Grasslawn Avenue, Hilton Head Island, SC 29928

July 25, 2016

Project Team

Civil Engineer

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

Architect

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

Designer

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Sklar Design Ecotechture
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sklarecodesign@gmail.com

Interior Designer

Kelly Caron, ASID, NCIDQ
Kelly Caron Designs, ASID
843-540-9759
kelly@kellycarondesigns.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 then 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 property includes existing native and naturalized plantings with limited lawn areas and sabal palmettos spread throughout. There are approximately 18 existing sabal palmettos on-site with a limited number being removed for site circulation improvements and construction activities. Sabal palmettos will be replanted to reduce the scale of the architecture and to blend with existing surrounding beach-front plantings. All proposed landscaping will be native or naturalized shrubs, groundcovers and grasses exclusively and any sod areas minimized to reduce irrigation dependency. Salt tolerant plantings will be emphasized due to harsh ocean front exposure of property. The landscape buffer, canopy trees, and masonry wall adjacent to the Barony Beach Club will be retained and enhanced with added buffering.

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).

Existing Photographs:

WESTIN PAVILION REDEVELOPMENT

2 Grasslawn Ave, Hilton Head Island, SC 29928

Metal Roofing To Match Existing Westin Green Roof

Siding Texture and Color to Match Existing Structure

NanaWall/Window Cladding Finish

HSW-60 Standard Clear Anodized Stainless Color

Exterior Lighting – Turtle Friendly Bulb Avail.

Blackened Copper Finish

Louvered Shutters Color

SW 7046 Anonymous

Trellis

Painted in SW Alabaster 7008

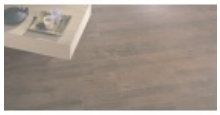
Handrails

Matte Black Finish

Existing Westin Property

Albero 5 Product Selection Guide

Albero 5



DOMA5BL640
| ALBERO 5 WOOD BLANCO 6X40 |

DOMA5DO640
| ALBERO 5 WOOD DOISSIE 6X40 |

Exterior Floor Finish

OLD WORLD TABBY WHITE

Inerior Wall Finish

PORCELANOSA®
TILE / KITCHEN / BATH / HARDWOOD

ONA BLANCO

Available Sizes	13"X40"
Product Code	V14401011-100150945
Price Group	G-V271
Recommended Joint Width	1/16"

Features

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DOWNLOAD TECHNICAL SPECIFICATION SHEET

DOWNLOAD MAINTENANCE SHEET

Related Products

ONA BEIGE

ONA WHITE MATT

ONA MARRON

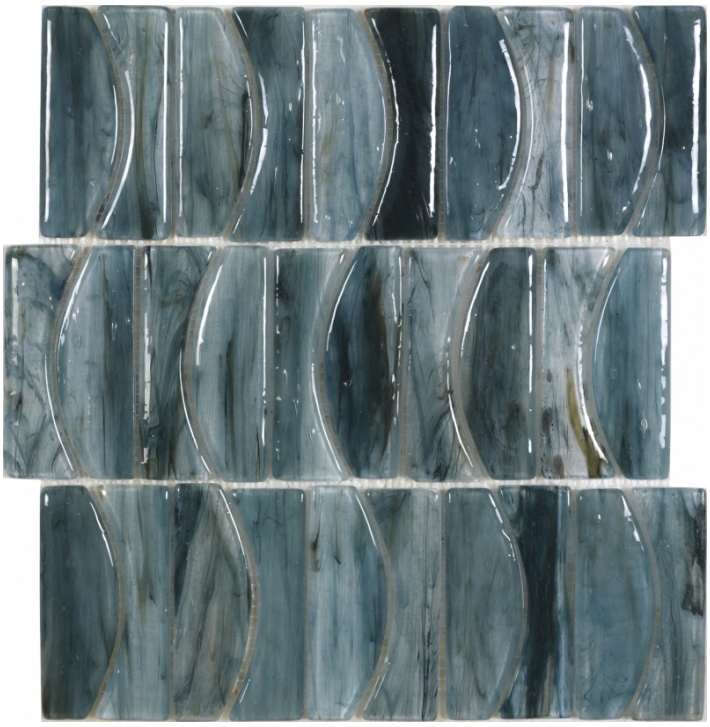
ONA NATURAL

Application Chart

Bar Finish

DUNE
WE ARE DECORATION

Atras



187124 BLUES
30.3x34 cm./11.9"x13.4" D923

Part of the Groove series exclusively designed for Dune by Michael Golden. This glass mosaic catches the eye due to the flow created by the cracked chips, inspired by Murano glass in blue gloss tones, ideal for both rustic and modern styles. An important feature is that the chips are a single piece of moulded melted glass artisanry.

New
Natural Product that might suffer colour variations

Main setting

3D Settings

Installation video

9.62 10 17 37.48 54 1.04 56.16

See legend

MEGALOS
Wall tiles

MEGALOS
Floor tiles

EMPHASIS
Mosaics

EUREKA
Basins

NanaWall® HSW60 The Thermally Broken Aluminum Framed Single Track Sliding System

Unique Features

The thermally broken aluminum framed NanaWall® HSW60 is an exterior, weather-resistant single track sliding system that provides the ultimate in versatility and flexibility. This is a storefront and entrance system that can easily and efficiently slide with a minimum of force completely out of-sight when desired, offering designers new possibilities for large, exterior opening glass walls. To see these operable wall concepts in action, please visit www.nanawall.com and click on the “Animations” link on the HSW60 page.

For benefits of all NanaWall® systems, see the “General Introduction” section. For common features and a comparison between aluminum individual panel systems, see the “Aluminum Single Track Sliding Systems” Introduction.

Sizes

Unit Heights of up to 12' (3650 mm) and panel widths of up to 5' (1525 mm) are possible.

No horizontal mullion needed for unit heights of up to 10' (3050 mm).

Incorporated swing panel with panel heights of up to 9'2" (2800 mm) possible, with many choices on position of incorporated swing panels in the opening and designed for use as a "normal" commercial egress door.

Single Hand Easy Operation In/Out of Stacking Bay

With an intelligent guide system, most panels self-guide through the switches for easy operation and stacking using sintered Bronze Carrier rollers and guided switches.

Incorporated Swing Entry/Exit Panel(s)

If desired, almost every sliding panel in the closed position can be converted and be used as an incorporated single acting swing panel. A pair of incorporated swing panels allows the possibility that either panel can be opened first. Swing panels can open inward or outward. The incorporated entrance doors have been engineered for "normal" commercial traffic and have been independently tested to half a million opening and closing cycles per AAMA 920.

Florida Approval

The HSW60 has received statewide Florida approval with Product Approval number 14820. This information with limitations can be viewed at www.floridabuilding.org.

Acoustical Performance

The HSW60 system has been tested by an independent acoustic lab for acoustical performance. A standard unit (no incorporated swing panel) with STC 45 special laminated glass achieved STC and Rw values of 43 with the head track recessed and 41 with the head track exposed. The same unit with STC 32 insulated glass achieved STC and Rw values of 32 with the head track recessed and STC of 32 and Rw values of 31 with the head track exposed.

Floor Track Optional

For certain applications, sills can be eliminated completely – providing seamless transition between two spaces. Locking rods in panels engage in adjustable floor sockets.

Multiple Stacking Options

The sliding storefront can be completely out-of-sight during business hours. The tracks can be laid out beyond the frame in a variety of configurations, and the stacking bays can be positioned anywhere along the track. The two carrier suspension system permits the use of track with right-angle turns and segmented curves, allowing multiple options for space set-up and remote storage.

Multiple Space Set-up

Using the same panels with additional parallel and perpendicular tracks will expand or reduce heated or air conditioned spaces with ease and convenience.

Right Turns and Segmented Curved Walls

With an ingenious, variable angle astragal profile, systems can be supplied with any segmented angle between 0° and 90° between panels, allowing the designer to create completely open corners or bays. Panels can turn corners.

Design Flexibility

Custom sizes of 5' (1525 mm) are possible. Individual panels can be designed with different widths, glazing choices (double and triple insulated glass, laminated glass, etc.) and muntin layouts (horizontal mullions, SDLs, solid panels, higher bottom rails, etc.).

Weather Resistant

The system is engineered to provide weather resistance, high structural load performance, and resistance to dust infiltration.

NFRC Rated Thermal Performance

The HSW60 has been rated, certified and labeled in accordance with NFRC 100 and NFRC 200; see the "Performance and Testing Results" section for more details.

Superior Thermal Break

Panels thermally broken with a 7/8” (22 mm) polyamide plastic reinforced with glass fibers. This thermal barrier provides increased strength, superior humidity control, improved acoustics, and energy savings with better U values.

General Description

The HSW60 is a thermally broken, aluminum framed single track sliding system, designed to provide an opening glass wall or storefront with any custom panel size within the limitation of the Maximum Size Chart. Different panel widths are possible with additional tracks in the stacking bay for the different widths. Sliding panels convertible to incorporated swing entry/exit panel(s) are possible. An end panel can be a swing panel hinged to a side jamb. Swing panels are single acting but can be either inward or outward opening. Possible configurations and stacking bay options are virtually limitless (see drawings for some possibilities).

Frames

The nominal head jamb thickness is 2 9/16" (65 mm). Optional cover plates on both sides can be provided. The nominal side jamb thickness is 2 3/8" (60 mm) extruded aluminum thermally broken with a 7/8" (22 mm) wide polyamide plastic. All pins and screws to assemble the frame are provided. Various sill options, including a no sill option with floor sockets only, are available. The stacking bay and the upper track leading to the stacking bay are the same profile as the head jamb.

Panels

The stiles and rails of all panels are extruded aluminum, 2 3/8" (60 mm) thick and thermally broken with a 7/8" (22 mm) wide polyamide plastic; see cross-section drawings. Standard finishes available are 50 powder coated finishes as shown in the NanaWall Color Chart and in clear anodized. 25 of these colors are available in both glossy and semi-glossy (matte) finishes. Other various custom finishes are also available. Different finishes are also possible on interior and exterior sides; see "Aluminum Finish Options" in the General Introduction.

Panels are pre-assembled and panel stiles and rails are connected by special zinc die cast alloy, thermally broken corner fittings that incorporate carriers, hinge components, and male and female locking receptacles. The finish for corner connectors is the closest powder coat match to the finish of frame and panels.

Incorporated swing panel pivot side stiles utilize a special circular profile that also doubles as storage for a crank handle that is used to convert panel from sliding panel to swing panel and vice versa.

Glazing

Units can be supplied glazed with 15/16"-1 1/8" clear double insulating safety, 15/16"-1 1/8" double insulating Low-E safety, 1 1/2" triple insulating glass, 1/4" single tempered, other high performing safety glass such as Heat Mirror, special tint, etc. or other glass on request.

See "Glazing" in the General Introduction for other glass thickness possible.

Weatherstripping

Double APTK weatherstripping is provided for vertical sealing between panels and between panels and frames; brush seals with flexible plastic web are provided for all horizontal sealing and for vertical sealing at pivot stiles of incorporated swing panels; see cross-section drawings.

Sliding Hardware

For sliding panels, two load-bearing unidirectional carriers are attached to the upper corners of each panel. Each carrier has one glide-roller and two-three horizontal counter-rotating wheels that roll in the track. Each wheel is made from sintered bronze (oil impregnated) that is self-lubricating and is attached to the panels with stainless steel rods. Carriers can easily negotiate square or angled corners.

Swing Panel Hardware

For Incorporated swing panels, the top rail consists of two parts - an upper arm with similar unidirectional carriers as on sliding panels and the actual top rail of the swing panel. This top rail can be detached from the upper arm for conversion from a sliding panel function to a swing panel function and vice versa. Conversion from a sliding panel to a swing panel and vice versa is accomplished by turning the flat handle 180 degrees and by operation with a crank handle of the Conversion box located on the upper arm.

For swing panels that are attached to a side jamb, a commercial grade clear or dark bronze anodized hinges are attached.

Locking Hardware and Handle Options

On sliding panels and swing panels attached to a side jamb, a two point locking hardware is provided as needed, consisting of top and bottom locking rods operated by a 180° turn of a flat handle on the inside only. The top rod interlocks the male locking receptacle with the female receptacle of the adjacent panel or engages into the head track. The lower rod is thrown into a designated striker plate. The pivot side of incorporated swing panels are provided with the same locking with the lower rod engaging into a designated strike plate.

For incorporated swing panels and swing panel(s) attached to the side jamb, there are the following additional hardware options:

1. Lever Handle Operation. Consisting of standard lever handles on the inside and outside, a lockset, a lockable latch, deadbolt and rods at the top and bottom. After unlocking with turn of key or thumbturn, depression of handles withdraws all locking points and latch. Lifting of handles engages rods and turn of key or thumbturn engages deadbolt and locks. Available with profile cylinder or with SFIC adapter.

2. Push/Pull Handle Operation. Consisting of push/pull handles on both sides with deadbolt(s) operated by a lockset. Turn of key or thumb turn operates lock. Lockset option of having key operation on both sides. To keep the panel closed when unlocked, a door closer can be supplied.

3. Panic Hardware Operation. For panic hardware to be supplied and installed by others, outward opening swing panels can be supplied with no locking hardware, but as support for the panic bar and to hide the back side of the panic bar, a horizontal mullion is provided.

For a unit with no swing panel, an option to enable a unit to be opened from the outside is to provide on the sliding panel to be opened first: Two point locking hardware consisting of top and bottom Polyamide capped locking rods operated by a 180° turn of a L-shaped handle on the inside and lockable with a thumbturn or a flat handle on the inside and lockable with a key. In both cases, there will be an L-shaped/flat handle on the outside that is lockable with a key. Please note that locking from the inside with a key may not meet egress requirements.

Handle Finish Schemes:

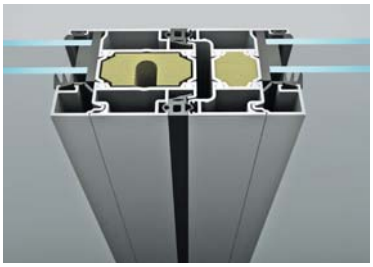
Standard - Stainless steel lever, flat, and L-shaped handles in brushed satin or black titanium finish.

Optional - Brass lever handles in oil rubbed, satin nickel or white finish and flat handles closest powdercoat match to panel aluminum finish.

Push/pull handles are in brushed stainless steel finish.

HSW60 Engineering Details

Tight Weather Seal
End to end closure with interlocking profiles and heavy duty double siliconized EPDM gaskets provide a tight, draft and rattle-free weather seal.

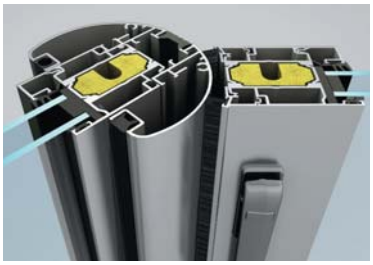


Superior Energy Performance
Multi-chamber thermally broken aluminum profiles include a foam core. This 15/16" polyamide thermal barrier provides increased strength, superior humidity control and acoustic attenuation. The thermally broken sills minimize inside condensation.

Security
Concealed multi-point locking operates with the turn of a handle. Convenient one-handed operation shoots the concealed lockbolt up to engage the hook receiver of the adjacent panel and down to secure the panel to the floor track for a multipoint secure connection. The bottom shoot bolt has a full one-inch throw for maximum security.

Single Handed Operation
The unique "intelligent" rollers and guide technology ensure easy, trouble-free operation of panels into the stacking bays. The self-lubricated oil-infused bronze rollers with ball bearings and stainless steel axles are engineered for longevity.

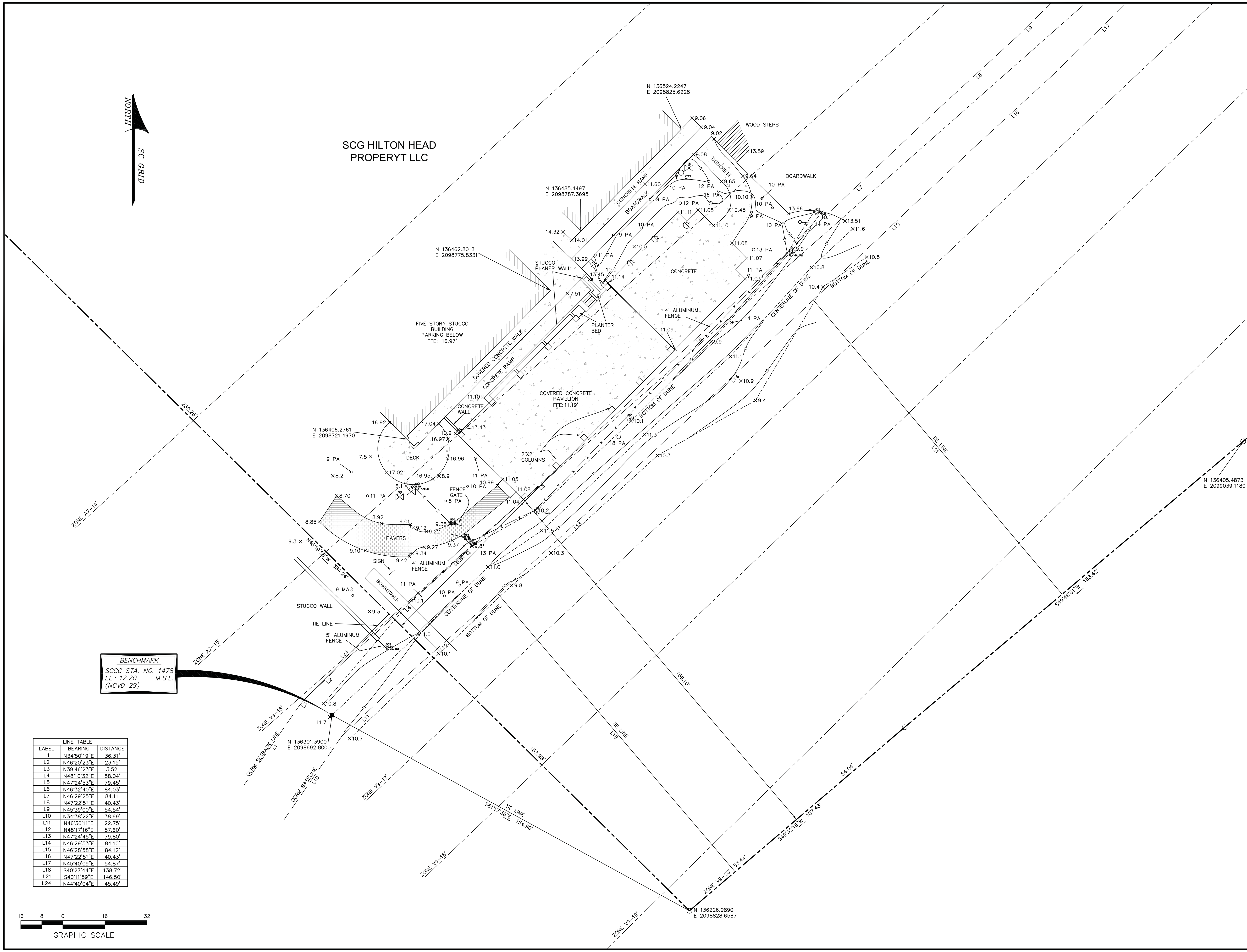
Main Entrance Doors Can Move Away
If desired, every sliding panel can include an incorporated single acting swing panel with an overhead door closer.



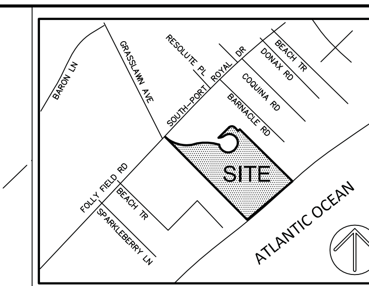
Patented Pinch Protection
The entrance doors are equipped with rounded profiles to provide pinch protection during opening and closing.

Clean Lines
The innovative profile conceals the entrance door conversion crank rods. All accessories are integrated into the system for clean lines. The locking system is easy to operate with one hand.

Elegant and Durable Hardware
The stainless steel lever handles and pull handles are durable and ensure easy operation of the entry/exit panel. Other handle shapes and finishes are available, as well as panic hardware.



LINE TABLE		
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°17'16"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	S40°27'44"E	138.72'
L21	S40°11'59"E	146.50'
L24	N44°40'04"E	45.49'



VICINITY MAP *NOT TO SCALE*

LEGEND

CMF ■	CONCRETE MONUMENT FOUND
	GROUND LIGHT
×16.5	SPOT ELEVATION
	WATER VALVE
MAG	MAGNOLIA
PA	PALMETTO
FFE	FINISHED FLOOR ELEVATION
OCRM	OCEAN COSTAL & RESOURCE MANAGEMENT
16	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 SIZES SHOWN ARE IN INCHES OF DIAMETER.
3. ELEVATIONS ARE BASED ON NGVD 29 DATUM.
4. OCRM BASELINE AND SETBACK LINES TAKEN FROM SURVEYORS PACKAGE, DHEC-OCRM, 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 PLAT 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 POSIBLE HURRICANES. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOR 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 MANDATIORY 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 ASBUILT 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

SOUTH CAROLINA ATLAS SURVEYING,INC. No. C04285 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 22744 WILLIAM H. GRAY, JR.

PREPARED FOR:
SCG HILTON HEAD PROPERYT LLC

A TREE AND TOPOGRAPHIC, ASBUILT AND BEACH ACT SURVEY OF

A SECTION OF PORT ROYAL PLANTATION, WESTIN RESORT HILTON HEAD ISLAND

TAX PARCEL No. R510 009 000 0892

HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	RKB
FIELD CHECK:	WHG
DRAWN BY:	JMB
DATE:	12-09-13
SCALE:	1"=16'
PROJECT No.:	13293
FILE:	13293 T1.DWG

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

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

PROPOSED PERVIOUS SERVICE ACCESS RAMP

20' SETBACK

22'

FIVE STORY STUCCO BUILDING PARKING BELOW FFE: 16.97'

N 136455.4497
E 2098787.3695

N 136524.2247
E 2098825.6228

CONCRETE RAMP

BOARDWALK

WOOD STEPS

PROPOSED BUILDING FFE TO MATCH EXISTING (±16.97')

17'

REMOVE EXISTING PAVING
TREE TO BE REMOVED (TYP.)
SEE LANDSCAPE PLANS FOR DETAILS

REMOVE EXISTING CONCRETE PAVILLION

BEACH / BOARDWALK CONNECTION

ZONE A7-15'

ZONE V9-16'

ZONE V9-17'

ZONE V9-18'

L2 OCRM SETBACK LINE

OCRM BASELINE

CENTERLINE OF DUNE

BOTTOM OF DUNE

STUCCO WALL

5' ALUMINUM FENCE

TIE LINE

S61°17'36"E 154.90'

153.98'

159.1'

0 10 20 Feet

IF THIS SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT, SCALE ACCORDINGLY

NORTH CAROLINA
WARD EDWARDS, INC.
No. C00152
CERTIFICATE OF AUTHORIZATION

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

Ward Edwards ENGINEERING
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (843) 837-5250 / FAX (843) 837-2558
WWW.WARDEDWARDS.COM

WESTIN HILTON HEAD ISLAND RESORT AND SPA EXPANSION
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

WESTIN HILTON HEAD ISLAND RESORT AND SPA
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

SITE LAYOUT PLAN

☑ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION

PROJECT #:	150245
DATE:	07/25/16
DESIGNED BY:	ELH
CHECKED BY:	GAB
SCALE:	1"=10'

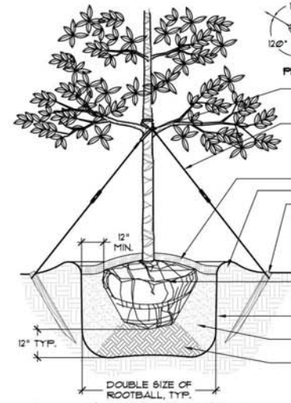
SHEET
C401

EXISTING PALMETTOS (TYP.)

EXISTING SOUTH ELEVATION

EXISTING EAST ELEVATION

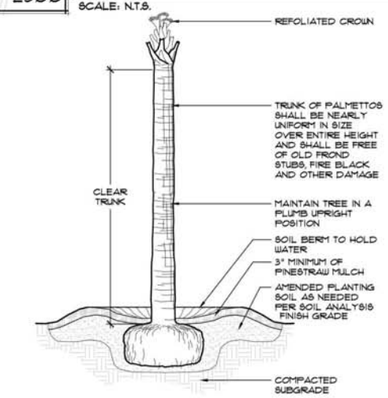
EXISTING NORTH ELEVATION



1 L500 TREE PLANTING

SCALE: N.T.S.

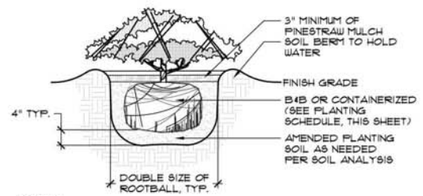
NOTES:
1. TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNERS REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.



NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. SABAL PALMETTOS SHALL BE REFOLIATED.

2 L500 PALM TREE PLANTING

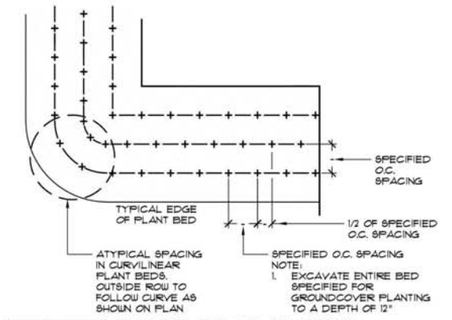
SCALE: N.T.S.



NOTES:
1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

3 L500 SHRUB PLANTING

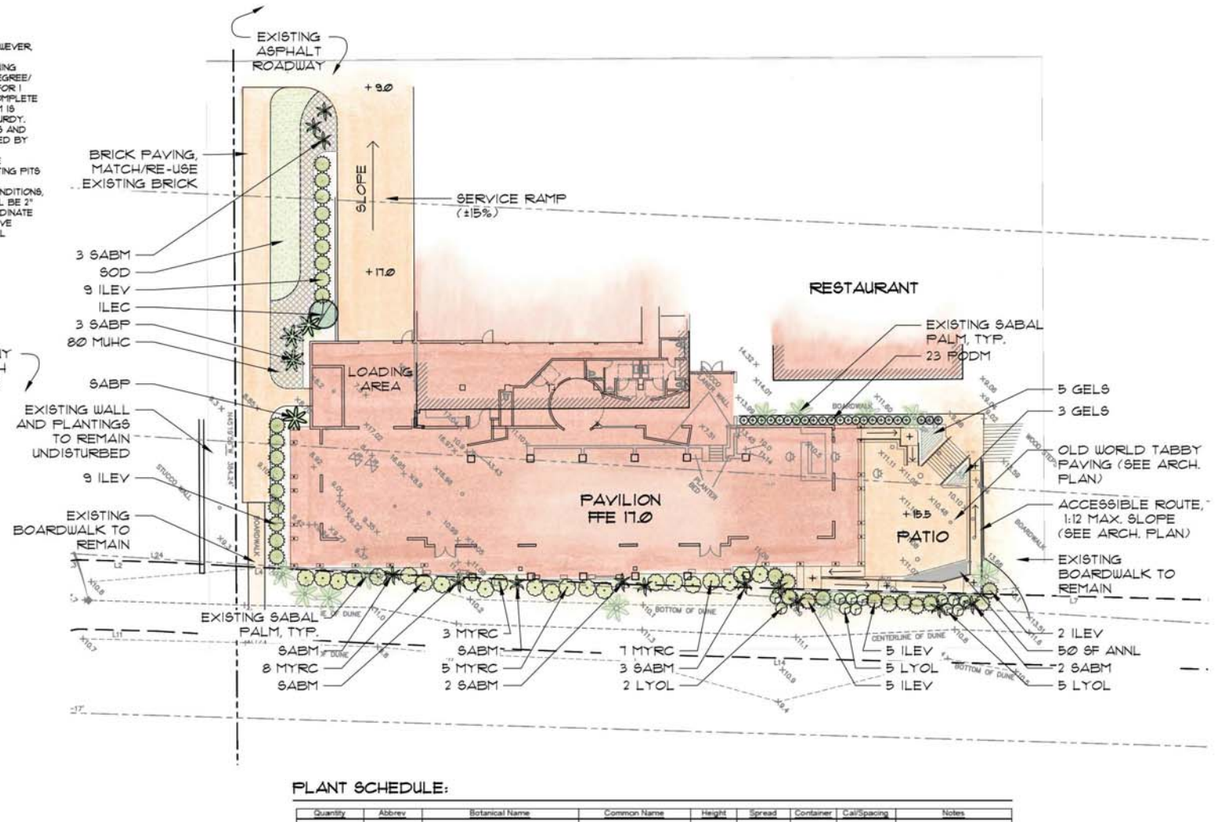
SCALE: N.T.S.



NOTE:
1. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER PLANTING TO A DEPTH OF 12"

4 L500 GROUND COVER PLANTING

SCALE: N.T.S.



PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal/Spacing	Notes
TREES								
4	SABP	Sabal palmetto	Palmetto	14'-18'	-	Booted	-	
UNDERSTORY TREES								
1	ILEC	Ilex cassine	Dahoon Holly	8'-10'	4'-5'	45 gal.	-	Full to ground
13	SABM	Sabal minor	Dwarf Palmetto	4'-5'	4'-5'	45 gal.	-	Full
SHRUBS								
30	ILEV	Ilex vomitoria	Yaupon Holly	3'-4'	2'-3'	15 gal.	-	Full
12	LYOL	Lyonia lucida	Fetterbush	18"-24"	18"-24"	7 gal.	-	Full
23	MYRC	Myrica cerifera	Wax Myrtle	4'-5'	3'-4'	15 gal.	-	Full
23	PODM	Podocarpus macrophyllus	Japanese Yew	3'-4'	18"-24"	15 gal.	-	Full
ORNAMENTAL GRASSES & GROUNDCOVER								
50 SF	ANNL	Seasonal Color	Seasonal Color	4"-6"	4"-6"	4" Pots	8" O.C.	Change out 4 times a year
6	GELS	Gelsemium sempervirens	Yellow Jessamine	6"-12"	6"-12"	3 gal.	30" O.C.	Full
80	MUHC	Muhlenbergia capillaris	Muhly Grass	18"-24"	18"-24"	3 gal.	30" O.C.	Full
SOD & MULCH								
616	SF SOD	Paspalum	Paspalum	-	-	-	-	-
2,600	SF MULCH	Pinestraw Mulch- all disturbed areas	Pinestraw	-	-	-	-	-

PLANTING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS, INCLUDING UTILITIES, AND PROMPTLY REPORTING ANY DISCREPANCIES OR CONFLICTS WITH PLANTING AREAS. REPORT INFORMATION TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
3. LANDSCAPE PLANTING AND / OR MULCHED AREAS TO BE FINE GRADED, HAND RAKED SMOOTH AND FREE OF DEBRIS.
4. CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY TO ASSURE PLANT HEALTH AND GROWTH.
5. MULCH ALL PLANTING BEDS WITH PINESTRAW MULCH TO A 3" DEPTH.
6. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID / PROPOSAL IS SUBMITTED.
7. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
8. GALLON SIZES ARE FOR PRICING PURPOSES ONLY. PLANT MUST MEET HEIGHTS AND WIDTHS SPECIFIED IN PLANT SCHEDULE.
9. ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.
10. ANY SIGNIFICANT ROOTS ENCOUNTERED 2" DIA. AND LARGER SHALL BE DUG OUT BY HAND AND CLEANLY CUT BACK IN THE FOOTING / FOUNDATION AREA TO PROMOTE ROOT RE-GROWTH AND HELP PREVENT ROOT DIEBACK.
11. ALL PLANT MATERIAL (EXCEPT SEASONAL COLOR) SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
12. ALL SEASONAL COLOR SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR THREE MONTH TIME FRAMES.

WAX MYRTLE

YELLOW JESSAMINE

FETTERBUSH

DAHOON HOLLY

DWARF PALMETTO

YAUPON HOLLY

FINAL DRB SUBMITTAL PLAN
NOT FOR CONSTRUCTION

Wimer, Jones, Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
14 Palmetto Way, Suite A • Bluffton, South Carolina • 29910 • ph 843.757.7411

SITE DEVELOPMENT PLANS
FOR
WESTIN HOTEL PAVILION REDEVELOPMENT
HILTON HEAD ISLAND, SOUTH CAROLINA

DRAWING TITLE

PLANTING PLAN

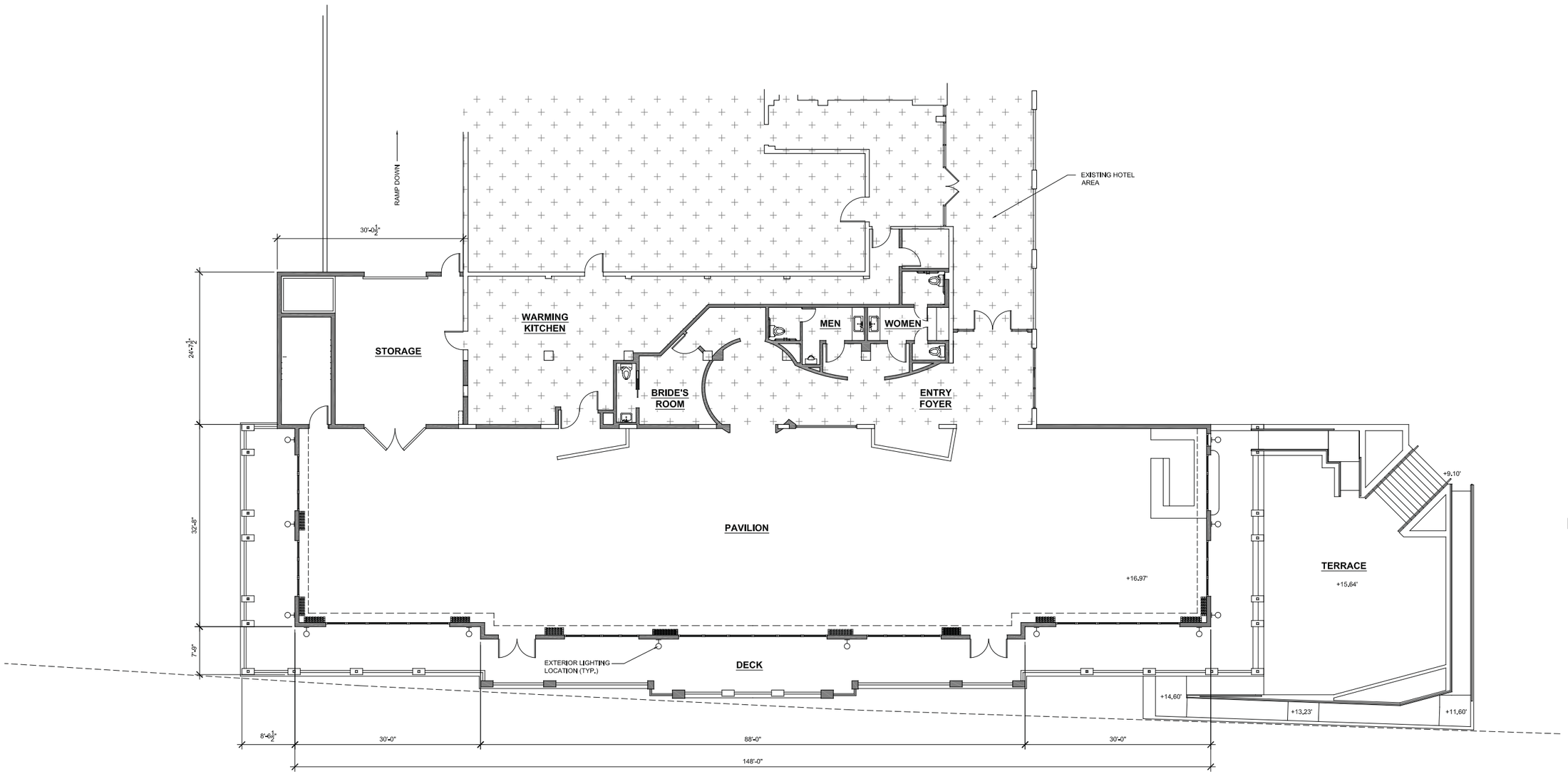
FINAL DRB

DATE:	07-26-16
PROJECT NO.:	1610.01
DRAWN BY:	JC
CHECKED BY:	DK

REVISIONS:

DRAWING NUMBER

L500



1 A201 FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT NORTH

SKLAR Design Ecotecture
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843.368.1284
Sklar Design Ecotecture, LLC
71 Kendrton Blvd. Bluffton, SC. 29910

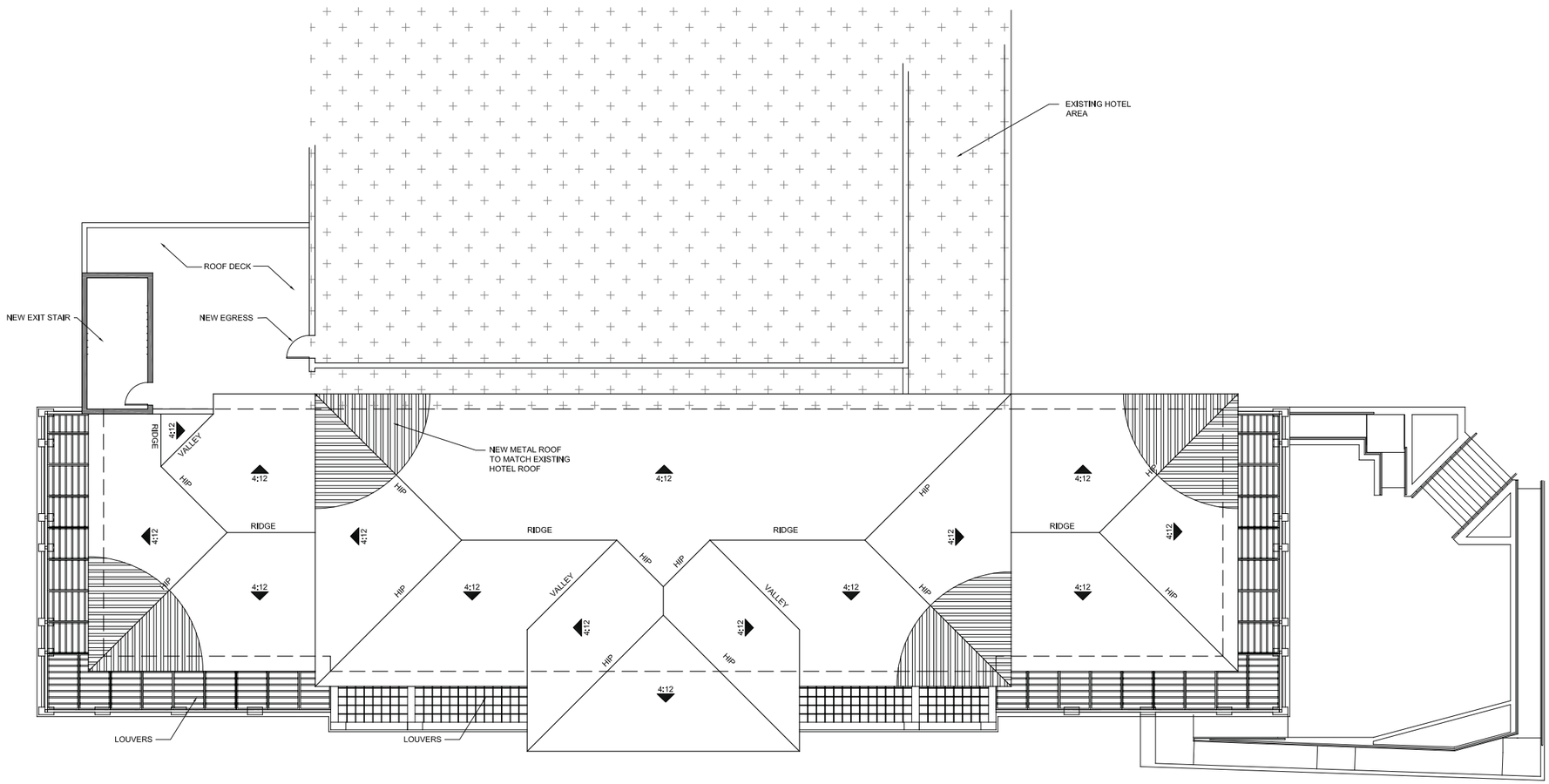
T. MICHAELS - ARCHITECT
PORT ROYAL, SC
843.252.2454

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	
07-26-16	FINAL DESIGN REVIEW
15047	
drawn by: TAM	checked by: TAM

PLAN



1 A201 ROOF PLAN
SCALE: 1/8" = 1'-0"

PROJECT NORTH

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PROJECT
WESTIN PAVILION REDEVELOPMENT
2 GRASSLAWN AVE.
HILTON HEAD ISLAND
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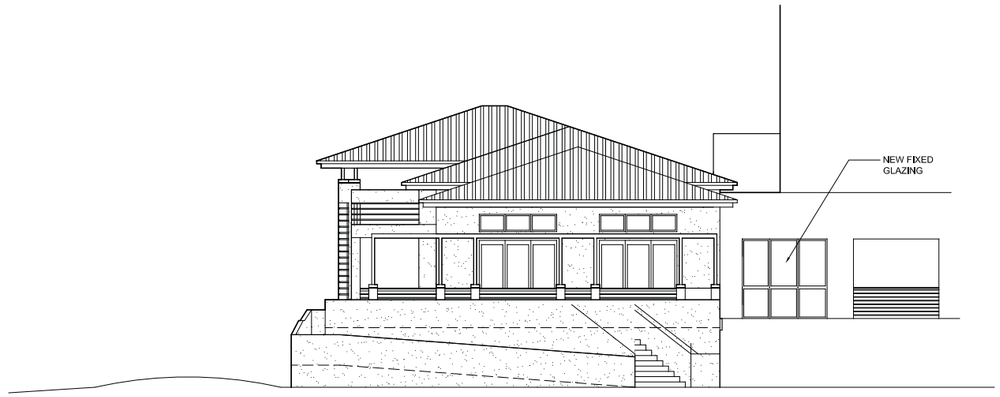
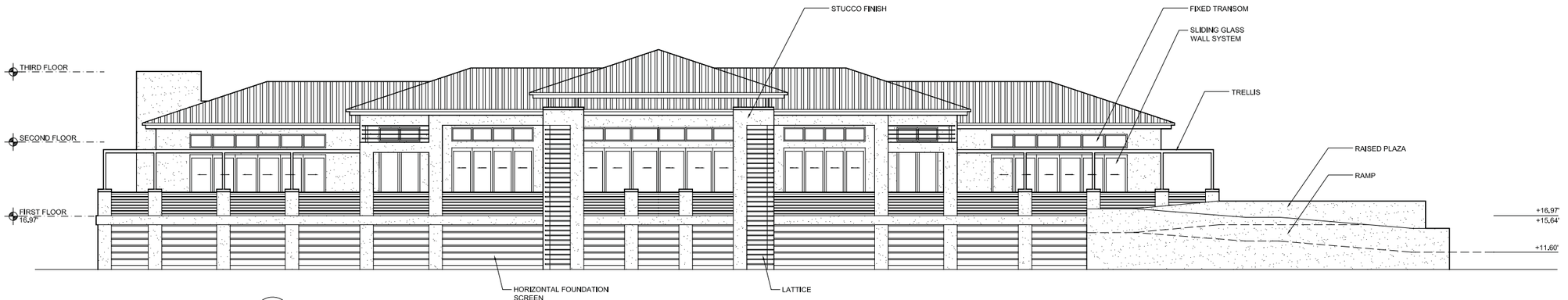
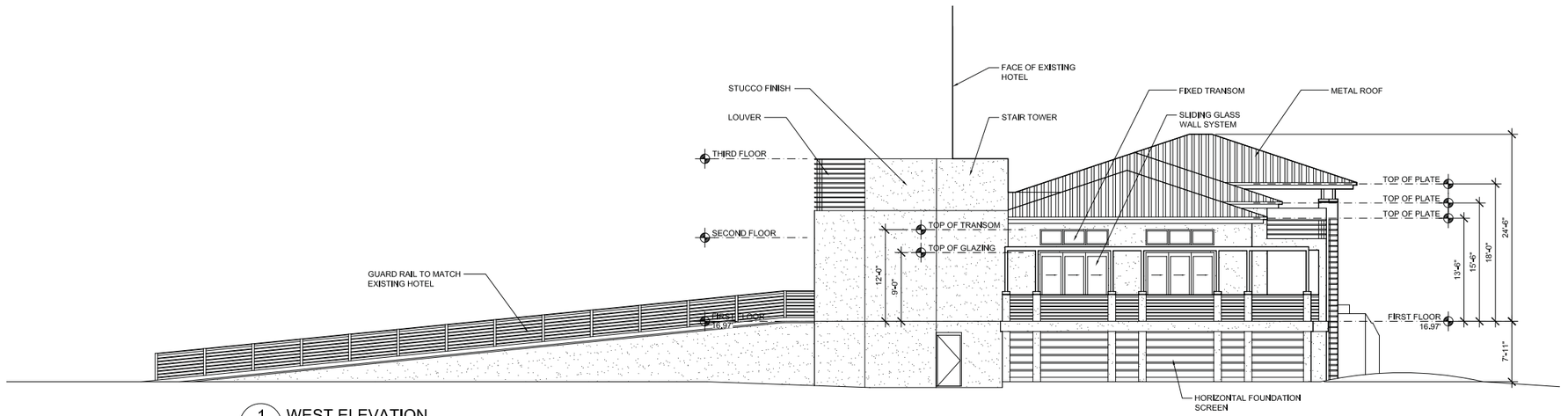
ROOF PLAN



3 A201 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



2 A201 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



1 A201 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

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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 FINAL

DRB#: DRB-001393-2016

DATE: August 9, 2016

RECOMMENDATION: Approval ☐ Approval with Conditions ☐ Denial ☐

*What has been submitted is in keeping with Design Guide, however Staff recommends not taking action until additional details are provided for the Board's review/approval.

RECOMMENDED CONDITIONS:

1. Submit wall sections and details including trellis detail.

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	Accessible ramp/access to terrace and pavilion appears cumbersome.
Design is unobtrusive and set into the natural environment	☐	☐	☒	
Utilizes natural materials and colors	☒	☐	☐	Colors intended to match/complement existing structure
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades are have equal design characteristics	☒	☐	☐	

Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Minimum roof pitch of 6/12	☐	☒	☐	4/12 but appropriate for building.
Overhangs are sufficient for the façade height.	☒	☐	☐	Not dimensioned but appear proportional.
Forms an details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	None shown
Decorative lighting is limited and low wattage and adds to the visual character	☐	☐	☐	Wattage not provided; refer to LMO Section 16-5-108 – light source shall be completely concealed within an opaque housing. Turtle friendly lighting will be required.
Accessory elements are design to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	**Complies Yes**	**No**	**Not Applicable**	**Comments or Conditions**
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
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)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	☒	☐	☐	

A variety of species is selected for texture and color	☒	☐	☐	
Provides overall order and continuity of the Landscape plan	☒	☐	☐	
Native plants or plants that have historically been prevalent on the Island are utilized	☒	☐	☐	
A variety of sizes is selected to create a "layered" 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	☒	☐	☐	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☒	☐	☐	
Proposed groundcovers are evergreen species with low maintenance needs	☒	☐	☐	
Large grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☒	☐	☐	
Ornamentals and Annuals are limited to entrances and other focal points	☒	☐	☐	

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	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☐	☐	☐	TBD
Wetlands if present are avoided and the required buffers are maintained	☒	☐	☐	
Sand dunes if present are not disturbed	☒	☐	☐	

MISC COMMENTS/QUESTIONS