





**CITY OF BEAUFORT  
DESIGN REVIEW BOARD  
Staff Report  
Meeting of May 12, 2016**

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**Case Number:** 16-02 DRB.3  
**Project:** Home2 by Hilton  
**Property Address:** Parris Island Gateway & County Shed Road  
**Parcel #:** R120 026 000 0160 0000 (a portion of this parcel)  
**Zoning:** Highway Commercial  
**Design District:** US 21 Design District  
**Type of Review:** **Final Review – New Construction**

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**Request:**

The applicant is requesting to construct a new 107 room, 62,000 square foot hotel. The project is located on 2.15 acres on the northwest corner of Parris Island Gateway and County Shed Road

**Background:**

This project has come to the DRB in February 2016. At that time, the site and architecture was reviewed and was given **Preliminary Approval** with the following conditions to be addressed:

- Stucco widths;
- Windows on the north elevation;
- Pedestrian entry on the north elevation;
- Location of the dumpster enclosure;
- Evaluate the parcel for impervious surfaces and the two live oaks that were discussed; and
- Include all of the other required information at the next submission.

**Zoning Issues:**

Zoning - Highway Commercial, US 21 Design District

Setbacks: Front (US 21): 15'  
Side: 10'  
Rear: 15'  
Parris Island Gtwy: 15'

Percent Impervious: 65% maximum

Building Height: 50' maximum

**Applicable Guidelines:**

- The Design District Standards in Section 6.6 of the UDO apply to this project
- The 2014 Civic Master Plan, p. 189-190 depict this site and describe Parris Island Gateway as the “prominent external edge for infill development” in the Burton industrial area. The plan also shows a new road, not just a driveway, through this site, connecting County Shed Road with Trask Parkway. It suggests that buildings on this property address the rail trail, Trask Parkway, County Shed Road and Parris Island Gateway in some way.

## **Staff Comments & Suggestions:**

### General:

- This project is keeping within the intent of the Civic Master Plan for this area. It will certainly serve to activate this intersection and provide a node for future commercial development. The new siting and disposition reinforce the connection to the rail trail. Staff appreciates the efforts that have gone towards this improved placement, as well as modifications to accommodate board and staff suggestions from the previous submission.

### Site:

- Vehicular Circulation:
  - The proposed street alignment makes sense with the layout of the existing roads. Consider introducing parking along all internal roads in the future.
  - What color is the colored concrete at the hotel entry?
- Pedestrian Circulation:
  - A sidewalk along County Shed may be required when the adjacent parcels develop.
  - Are stairs being shown adjacent to the tunnel?
  - Crosswalks and curb cuts/ramps should be included where sidewalks cross vehicular travel lanes.
- Parking:
  - There are 81 parking spaces shown; 107 is required, however for redevelopment sites, a 25% reduction is permitted, so this meets the city's parking requirement.
- Trees:
  - Arborist report states trees in stormwater treatment area to be preserved. Trees shown on site plan, sheet C101 as being removed. Listing with grading elevations:
    - 36" LO Existing grade: +10 Proposed grade: +14
    - 40" LO Existing grade: +13 Proposed grade: +12
    - 20" LO Existing grade: +14.5 Proposed grade: +14.5
    - 38" LO Existing grade: +14 Proposed grade: +20
    - 24" LO Existing grade: +15.5 Proposed grade: +22
  - The grading for the stormwater treatment area should be revised to preserve these trees as recommended. It does not appear that tree location nor Arborist report was considered in design.
    - Note: There is some confusion with arborist report that needs to be made clear. Report lists 7 live oaks in Category A but found only one tree on coded tree survey highlighted in green. Also lists two 40" and two 20" Live oaks. Could only find one of each. Revising of stormwater area and clearing up discrepancies in arborist report will determine requirements for mitigation.
  - Bio-retention areas are shown in parking aisles. Suggest reconsideration of some of the plant material choices for these areas.
  - All trees, both removed and preserved to be shown on landscape plan. Trees to be removed to be shown with an X. Tree protection zones at ½' per inch caliper to be shown for all trees to remain on demolition, site and landscape plan.
  - This is a four story building. Only 3 palms are shown in foundation area of

building to act as buffering to façade height. Recommend use of Sabal palms or equal strategically placed in foundation beds, especially on east and west sides of building.

- On the rear (south) elevation, the number of palms shown along the street should be increased from 3 to 5.
- Redbuds as parking lot trees may not be best choice as that tree performs best in partial shade. Consider Little Gem Magnolia, Dahoon Holly, Weeping Yaupon Holly, Eagleston Holly, etc.
- **Lighting:**
  - Staff appreciates the light fixtures being more pedestrian scale along the perimeter roads. Is it possible to better coordinate with the landscape plan so that the lights are centered between trees where possible, and don't conflict with trees (see diagonal parking area in front of hotel)
  - For the American Electric lights in the middle of the parking area, please provide details – cut sheet, color, pole/mounting height, pole material.
  - Please provide details for any building lighting including cut sheet and intensity. This includes the fluorescent or LED lights in the Beacon. If they exceed 5500 lumens they are required to be full cut-off so could not shine up.
- Smoke Hut: What is the "Masonry or Tile – Field Ashlar Pattern"
- A tree mitigation calculation will be required based on Green and Orange trees in arborist report proposed to be removed.
- Where are the bike racks located?
- A lighting plan, showing building and site lighting, will be required. Full-cut off fixtures are required for parking lot lighting.

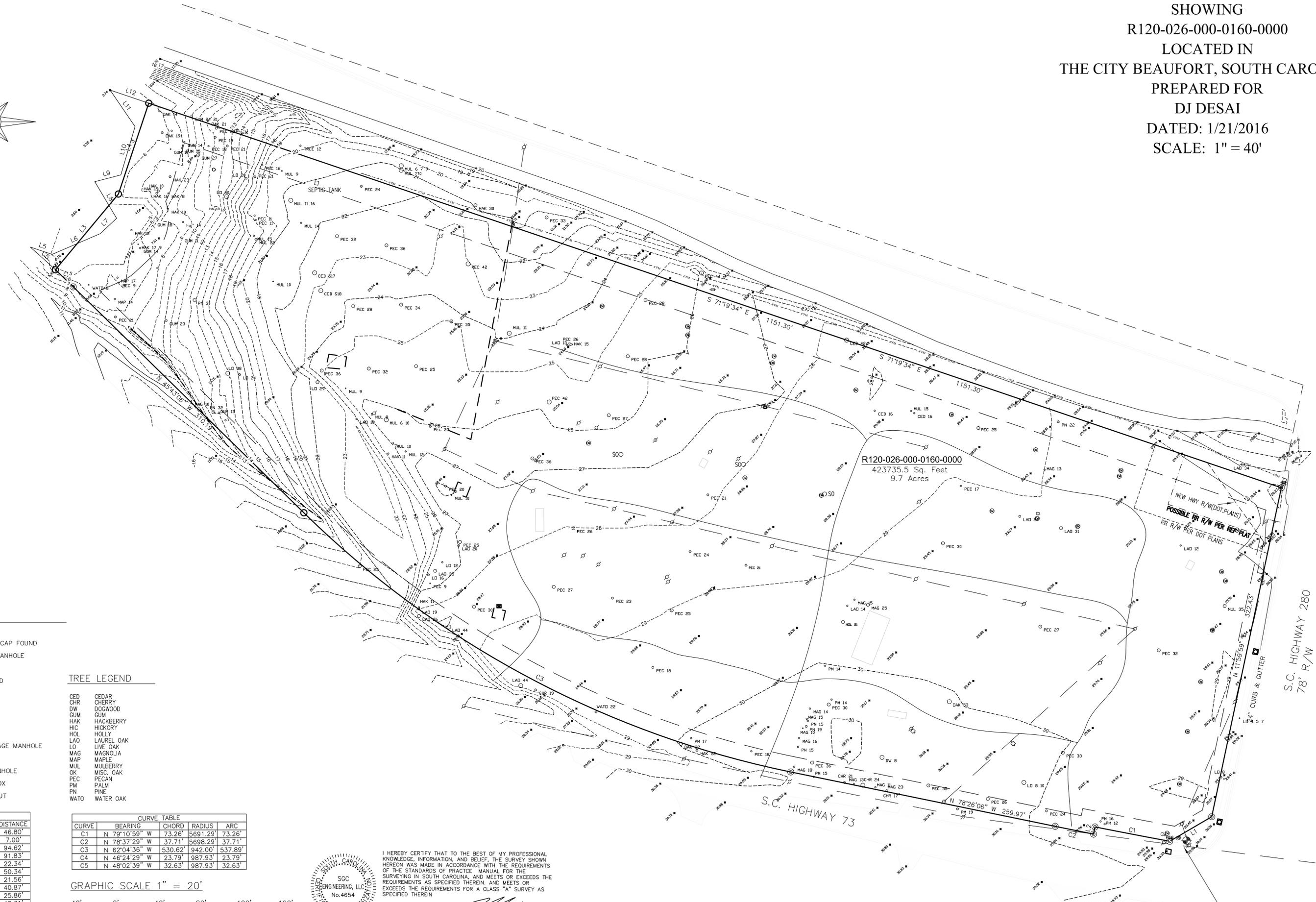
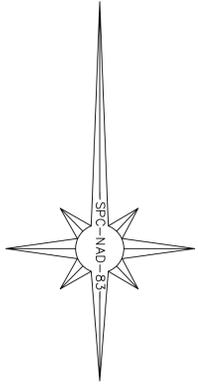
**Building:**

- All design comments from the previous submittal have been addressed.
- Mechanical equipment – All rooftop mechanical equipment should be screened; it cannot be visible from the street. It appears to be shown screened in the elevation. Please provide details on this screening material and color. Also, are you still considering using solar panels on the roof? These should be shown as well.

**Staff Recommendation**

Staff recommends that the DRB grant Final Approval as submitted, with the above questions and comments, in addition to any DRB comments, to be addressed and reviewed by staff at the building permit submission.

**TREE & TOPOGRAPHIC SURVEY**  
**SHOWING**  
**R120-026-000-0160-0000**  
**LOCATED IN**  
**THE CITY BEAUFORT, SOUTH CAROLINA**  
**PREPARED FOR**  
**DJ DESAI**  
**DATED: 1/21/2016**  
**SCALE: 1" = 40'**



- LEGEND**
- BENCHMARK
  - 1" PIPE WITH CAP FOUND
  - CURB INLET MANHOLE
  - ELECTRIC BOX
  - CONCRETE PAD
  - ELEC. METER
  - GRATE INLET
  - GAS METER
  - POWER POLE
  - STORM DRAINAGE MANHOLE
  - SIGN
  - SANITARY MANHOLE
  - TELEPHONE BOX
  - SEWER STUBOUT

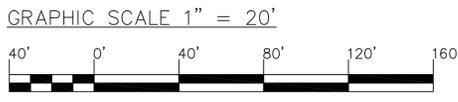
- TREE LEGEND**
- CEC CEDAR
  - CHR CHERRY
  - DW DOGWOOD
  - GUM GUM
  - HAK HACKBERRY
  - HIC HICKORY
  - HOL HOLLY
  - LAO LAUREL OAK
  - LO LIVE OAK
  - MAG MAGNOLIA
  - MAP MAPLE
  - MUL MULBERRY
  - OK MISC. OAK
  - PEC PECAN
  - PM PALM
  - PN PINE
  - WATO WATER OAK

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 59°50'18" W	46.80'
L2	S 11°11'09" W	7.00'
L3	N 39°54'30" E	94.62'
L4	N 18°32'47" E	91.83'
L5	S 71°33'54" E	22.34'
L6	N 66°45'39" E	50.34'
L7	N 47°02'43" E	21.56'
L8	N 30°49'59" W	40.87'
L9	N 75°24'51" E	25.86'
L10	N 16°27'41" E	48.31'
L11	N 34°29'39" W	42.44'
L12	N 71°19'34" W	39.29'

**CURVE TABLE**

CURVE	BEARING	CHORD	RADIUS	ARC
C1	N 79°10'59" W	73.26'	5691.29'	73.26'
C2	N 78°37'29" W	37.71'	5698.29'	37.71'
C3	N 62°04'36" W	530.62'	942.00'	537.89'
C4	N 46°24'29" W	23.79'	987.93'	23.79'
C5	N 48°02'39" W	32.63'	987.93'	32.63'

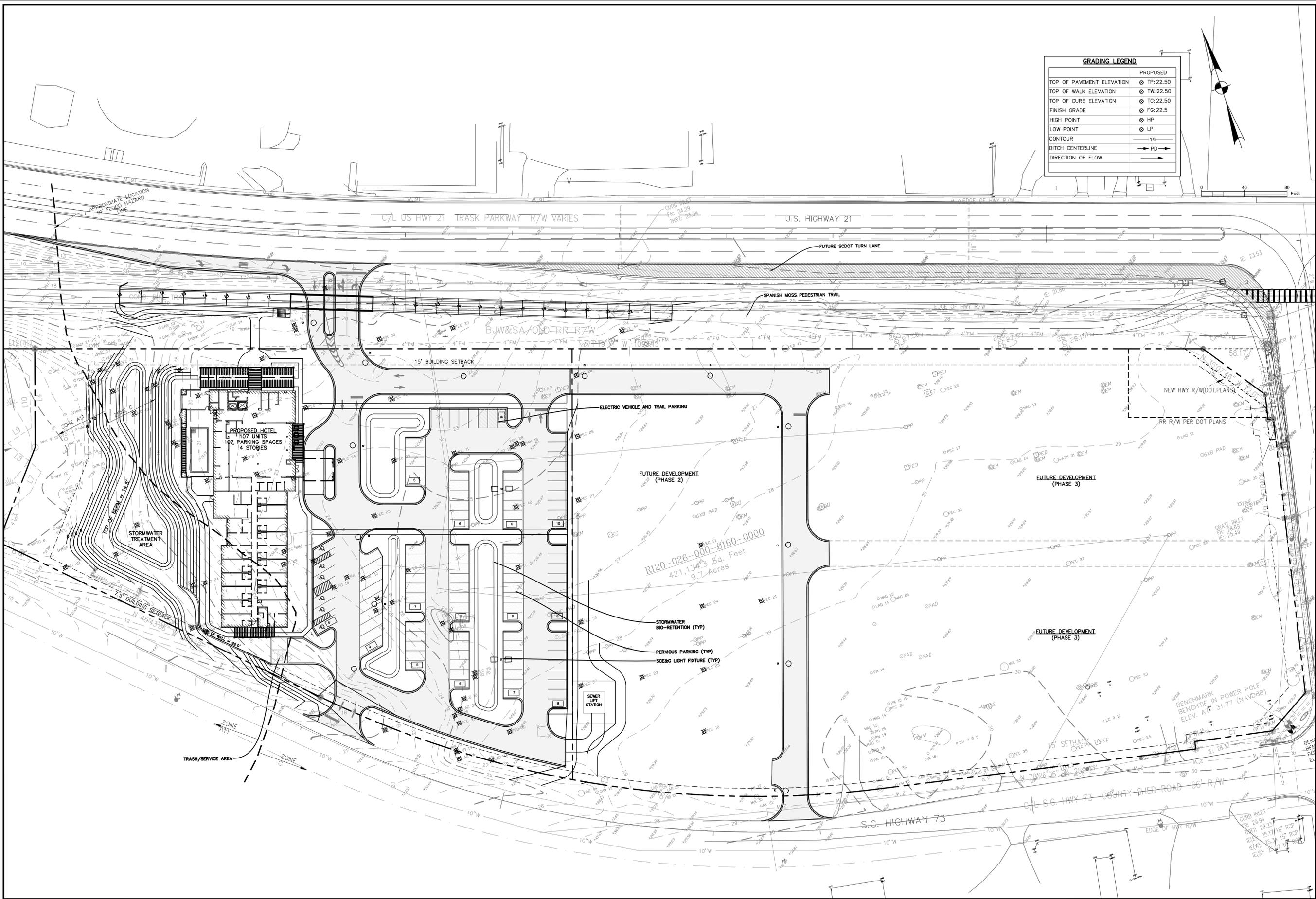


I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE, MANUAL FOR THE SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN, AND MEETS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

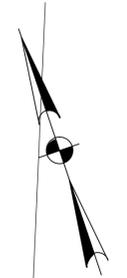
JOHN H. GRAY, P.L.S. #26954

BENCHMARK FOUND BENCHTIE IN POWER POLE ELEV. AT 31.82 (NAVD88)

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GRADING LEGEND	
TOP OF PAVEMENT ELEVATION	⊗ TP: 22.50
TOP OF WALK ELEVATION	⊗ TW: 22.50
TOP OF CURB ELEVATION	⊗ TC: 22.50
FINISH GRADE	⊗ FG: 22.5
HIGH POINT	⊗ HP
LOW POINT	⊗ LP
CONTOUR	-19
DITCH CENTERLINE	→ PD →
DIRECTION OF FLOW	→



NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

**Ward Edwards**  
ENGINEERING  
P.O. BOX 381, BLUEFORD, SOUTH CAROLINA 29910  
PH: (803) 837-5353 FAX: (803) 837-2336  
WWW.WARDEDWARDS.COM

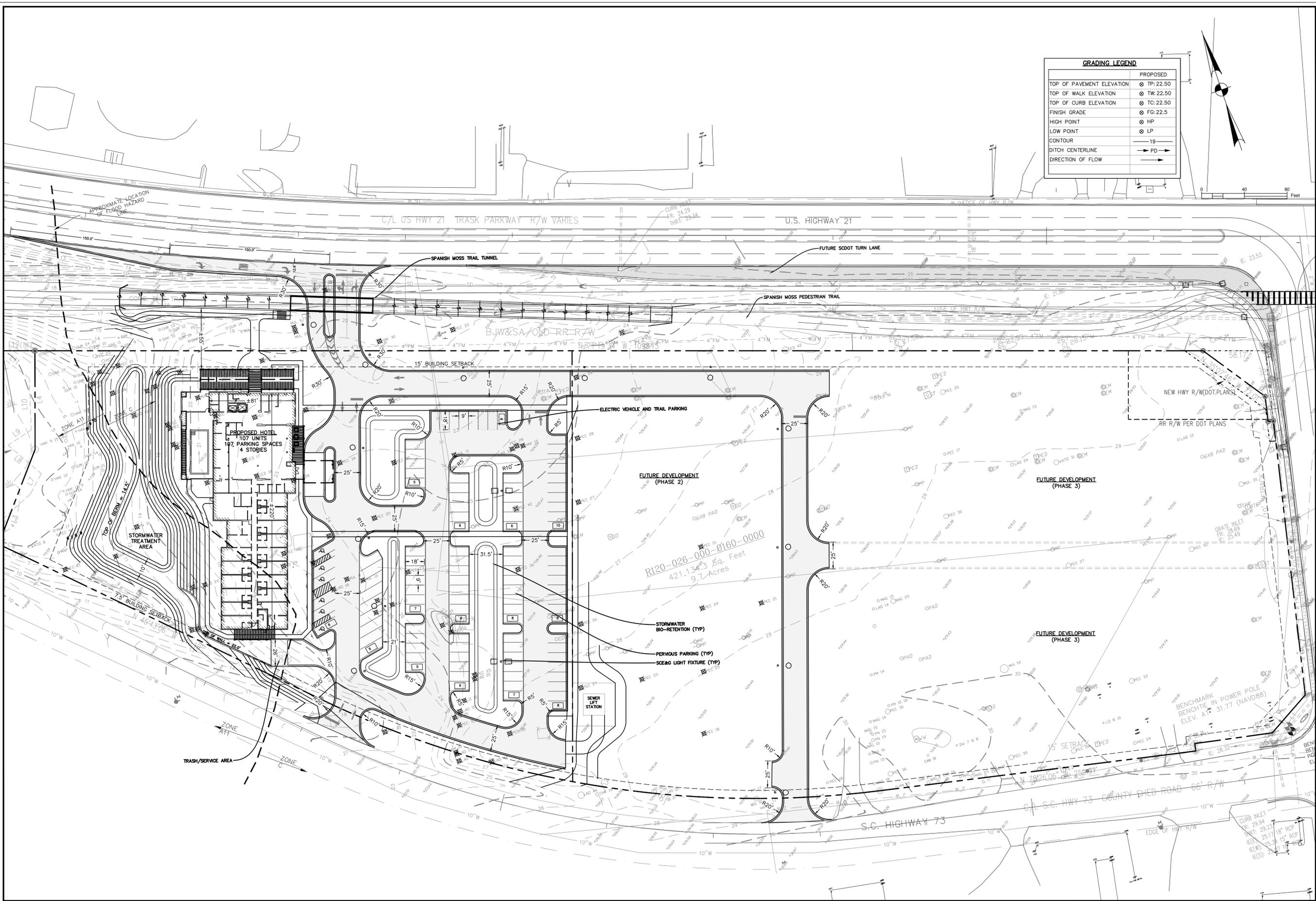
**HOTEL SITE PLAN**  
CITY OF BEAUFORT, SOUTH CAROLINA  
**HD COMPANIES**  
BEAUFORT, SOUTH CAROLINA  
**SITE PLAN**

<input checked="" type="checkbox"/>	NOT FOR CONSTRUCTION
<input type="checkbox"/>	RELEASED FOR CONSTRUCTION
PROJECT #:	14-02178
DATE:	04/21/16
DESIGNED BY:	ELH
CHECKED BY:	GAB
SCALE:	1"=40'

**SHEET C101**

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

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CONTOUR	-19
DITCH CENTERLINE	→ PD →
DIRECTION OF FLOW	→



NO.	DESCRIPTION	DATE
7		
6		
5		
4		
3		
2		
1		

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**HOTEL SITE PLAN**  
CITY OF BEAUFORT, SOUTH CAROLINA

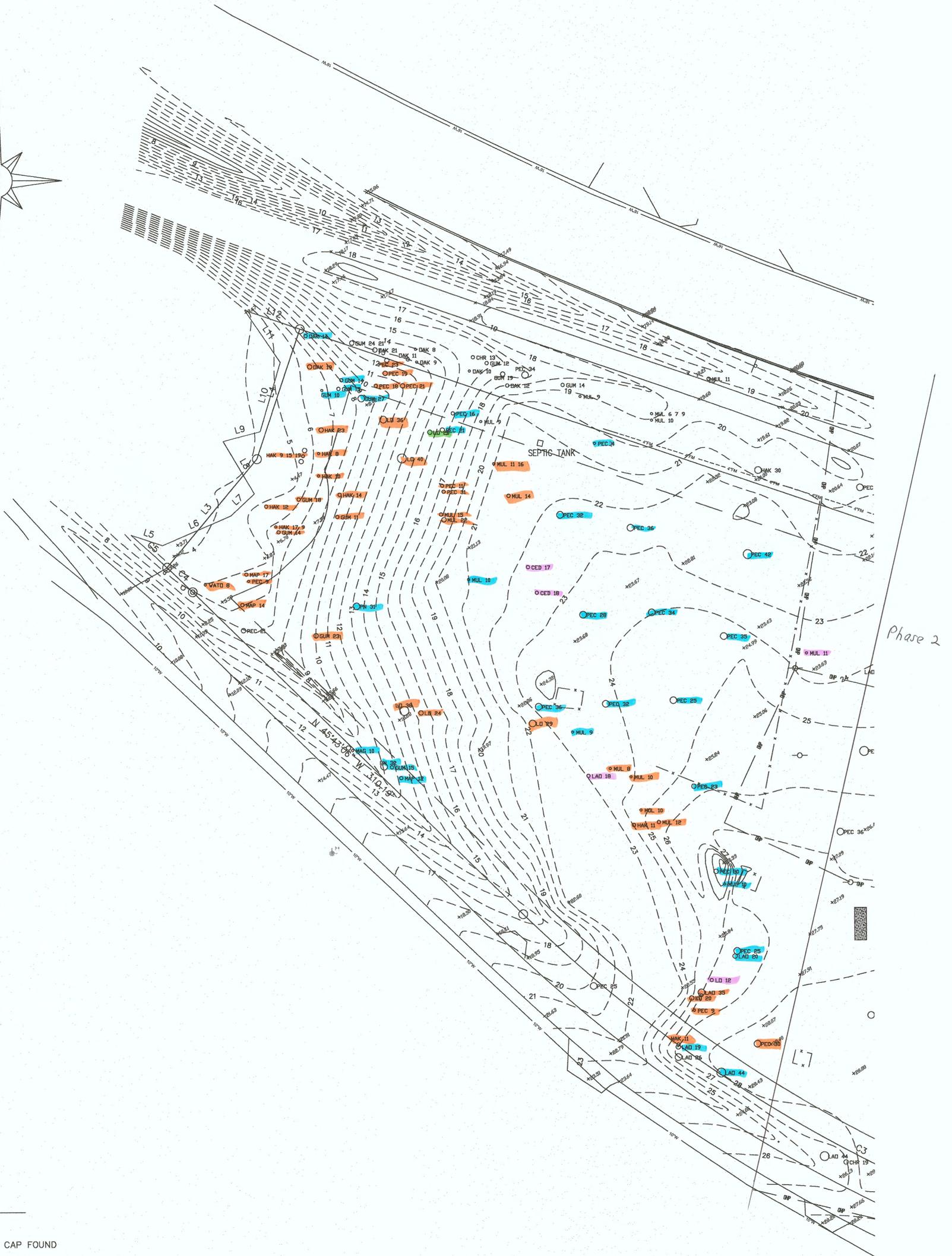
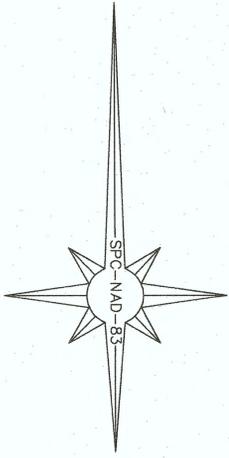
**HD COMPANIES**  
BEAUFORT, SOUTH CAROLINA

**SITE PLAN**

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<input type="checkbox"/> RELEASED FOR CONSTRUCTION
PROJECT #: 1402178
DATE: 04/21/16
DESIGNED BY: ELH
CHECKED BY: GAB
SCALE: 1"=40'

**SHEET C101**

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



Phase 2

**END**

- BENCHMARK
- 1" PIPE WITH CAP FOUND
- CURB INLET MANHOLE
- CONCRETE PAD
- ELEC. METER
- GRATE INLET
- GAS VALVE
- GAS METER
- POWER POLE
- SIGN
- SANITARY MANHOLE
- SEWER MARKER
- TELEPHONE BOX
- SEWER STUBOUT
- WATER STUBOUT

**TREE LEGEND**

- |     |               |
|-----|---------------|
| CED | CEDAR         |
| CHR | CHERRY        |
| DW  | DOGWOOD       |
| GUM | GUM           |
| HAK | SUGARBERRY    |
| HIC | HICKORY       |
| HOL | HOLLY         |
| LAO | LAUREL OAK    |
| LO  | LIVE OAK      |
| MAG | MAGNOLIA      |
| MAP | MAPLE         |
| MUL | MULBERRY      |
| OK  | MISC. OAK     |
| PEC | PECAN         |
| PM  | PALM          |
| PN  | PINE          |
| CAM | CAMPBOR       |
| CL  | CHERRY LAUREL |

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GRAPHIC SCALE 1" = 50'



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JOHN H. GRAY, P.L.S. # 26954



Michael P. Murphy,  
NJ-0146B

April 17, 2016

H.D. Companies  
463 Pooler Parkway  
Suite 223  
Pooler, GA 31322

Re: Icehouse Road Hotel Plan, Beaufort, SC

## PURPOSE

The purpose of this report is to perform a modified Level 2, Basic Tree Risk Assessment on all trees shown within the boundaries of the 9.7 acre site, R120-026-000-0160-0000, bordered on the north by the Spanish Moss Trail, the east by S.C. Highway 28 (Parris Island Gateway) and the south by S.C. Highway 73 (Icehouse Road).

Each tree will have a detailed visual inspection of its surrounding site, buttress roots, trunk and branches and an assessment of the trees general health. The information will be used to determine physical and structural health of the trees, as well as the likelihood and consequences of failure in each tree, in order to evaluate the degree of risk associated therein. A potential of failure will be assigned to each tree. This potential rating can be submitted to the City of Beaufort and may result in a reduction allowances to the total caliper inches of grand trees which need to be mitigated for. It can also be used to determine which trees should, or should not, be preserved on site as well as which trees may need special attention.

Recommendations may also be given concerning the feasibility of preserving additional trees on site previously scheduled for removal. Minor adjustments to the hardscape may be needed to increase these trees chances of survival.

A Level 2 Basic Tree Risk Assessment is not the highest level of assessment available to arborists. Any trees that are pending to be preserved on site which may require a higher level of assessment will also be identified and any additional necessary recommendations will be given.

Recommendations will be given for performance and timing of maintenance procedures, such as crown pruning, root pruning and root fertilization; required to be performed on trees that are to be preserved on site.

Each of the grand trees on site will be categorized into four different groups designating each tree's individual condition based on both structural and physical health factors. Additionally, smaller trees, out of the grand tree category, will also be highlighted so that you will have more information on their health and be able to better make judgement calls on whether they should remain in the landscape. Each condition grouping will be highlighted with a specific color on the site plan. These designating letters and groupings are as follows:

- A) Trees with slight defects having an improbable likelihood of failure. These are highlighted in Green.
- B) Trees with moderate defects having a possible likelihood of failure. These are highlighted in Orange.
- C) Trees with severe defects having a probable likelihood of failure. These are highlighted in Blue.
- D) Trees with critical defects having an imminent likelihood of failure. These will need immediate attention and will be highlighted in Red.

## **PREFACE**

Tree preservation on construction sites involves planning, forethought and visualization. The process of merely retaining trees on site is not tree preservation. Pre-construction maintenance procedures before groundbreaking, coupled with vigilant protective measures and a commitment to future maintenance all are a part of this procedure. Minimum Tree Root Protection Zones (TRPZ), equaling a six (6) inch radius for every inch of trunk diameter, need to be established on the site plan, transferred to the actual site and maintained for the entire length of the construction process as soon as possible after permitting has been attained. Note: The preferred and recommended radius for TRPZ is one a (1) foot radius per inch of trunk diameter. Flexibility and options for wet and dry utility placement and the ability to perform directional boring as needed where roots would otherwise have been cut within TRPZ, all need to be options that should be considered.

Use these report findings wisely. Do not attempt to preserve a tree on site that will put the proposed buildings or residents in jeopardy. Do not allow the mitigation requirements of the City of Beaufort to influence your decisions on whether a tree should be preserved on site.

Preservation of poorly structured or weak trees on construction sites is generally futile. Construction conditions have the capacity to exacerbate these problems and usually results in death or failure at a time that adds great expense to their removal; not to mention the additional exposure to risk factors that are involved.

That being said, consideration also should be given to retaining any of the better rated mature, veteran trees that may be present. Trees are one of the only assets that increase in value over their lifespan. Overall, whenever possible, if it is a stable and worthy tree, we should try and maximize the length of time a tree stays in its mature phase. Mature trees provide the most benefits to our community and development sites.

## **SITE**

The site consists of four development parcels. Three of the development parcels lying furthest east have been designated for Future Development, Phases Two and Three. The Phase One 3.10 acre site proposing a 107 Unit Hotel laying furthest west will be addressed alone and Phases Two and Three addressed together.

**PECAN TREES** - The entire 9.7 acre site is predominantly filled with large, overly mature pecan trees, ranging in size from 23 to 42 inches in diameter. Although on paper they might seem like they could be assets to any sight, these trees are in decline, with mostly severe and critical defects. Only three were graded as having moderate defects and none were graded with slight defects. The pecan tree is inherently a weak and brittle species, prone to breakage when neglected and in need of high maintenance and attention. They are all prolific nut bearers as the grounds are littered with shells and spent nuts. Pecan trees need large areas of undisturbed soil all the way out to their driplines in order to stay healthy, and periodic limb reduction to stay stable. I personally have historical knowledge of these trees as I owned the tree service company that maintained these trees for the former Dixie Mobile Home Park and can attest to the fact that the majority of them were beginning to fail ten years ago.

That is not to say that none of the pecans would be able to be preserved on site. Given the proper clearances, site conditions and maintenance commitments there would be potential for some of them to be preserved.

They would mostly need extreme limb weight reduction as well as exaggerated tree root protection zones (TRPZ) and a commitment to a future maintenance program.

To the credit of the surveyor, all of the tree trunk diameters were correct. Many times we find various errors in these diameters but this site, even with its size and scope, is accurate as listed. There are however a few species and location errors. They are as follows:

- The twenty-two inch pine along the north boundary line near the east corner is not there. It is located further down the property line, just off site, approximately 36 feet north of the forty-two inch cedar.
- The fifty-three inch oak near the southeast corner is actually a mulberry.
- The twenty-one and twenty-four inch cherry trees in the small magnolia grove along the south boundary line not far from the southeast corner are actually camphor trees. The seventeen inch cherry is actually a cherry laurel.
- There is an eighteen inch camphor within the 30 foot elevation circle behind the magnolia/pine line that is not listed on the site plan.
- The twenty-two inch oak directly on the south boundary line approximately half way down along Highway 73 is actually a thirty inch mulberry.
- The twenty-two inch water oak along the south boundary line also approximately half way down along Highway 73, is actually four trees; a twenty-six inch laurel oak, a twenty-five inch laurel oak, a twenty inch sugarberry and an eleven inch wild cherry.
- All of the trees that have been identified as hackberry are actually sugarberry. They are a very similar species but the hackberry is not truly indigenous to the Lowcountry, the sugarberry is.

These discrepancies have been brought to the attention of Ward Edwards Engineering who in turn relayed them to the surveyor and they have been duly noted on the current site plan. Note: On the new site plan there is a twenty-four inch pecan that is shown as a four inc pecan in the northeast quadrant of Parcel One just to the right of the marked Septic Tank.

Other trees on the site are laurel oak, loblolly pine, magnolias, sable palmetto, eastern red cedar, mulberry, wild cherry, cherry laurel, camphor, sweetgum, red maple and sugarberry. All of the sweetgum and red maples are in the lower elevation areas as they are wetland trees.

The majority of the site is fairly level with a gradual, natural slope from twenty-nine feet elevation at the east end at Highway 280 to twenty feet at the edge of the drop-off to the wetlands where there is a steeper drop-off

down to nine feet and then more gradually to five feet. The slope from twenty-nine to twenty takes place over approximately 1000 feet.

The soil appears to be a well-drained sandy loam up to the twenty foot drop-off area where it may change to a different type. No soil tests were done by the arborist; this was purely a visual observation.

## **PHASE ONE**

There were four initial areas of interest in this parcel concerning four oak groupings. The two groupings that were located in the Stormwater Treatment Area had five live oaks , 40 inch, 40 inch, 36 inch, 20 inch and 20 inch live oaks. These trees should be preserved on site no matter what their assessed condition. They will be in a non-active area and will add interest as well as a live element to the Stormwater Treatment Area. The next grouping was in the building footprint and consisted of a 29 inch live oak and a 36 inch pecan. The pecan was indicative of the majority of the pecans on site. The live oak is totally vine covered and suppressed. There is some potential to preserve it if it were to be in the Stormwater Treatment Area but seeing as it is in the building footprint there is no compelling reason to move the footprint to accommodate a tree in this condition with moderate to severe defects. The final grouping had only a sixteen inch live oak that had any potential for preservation. There could be an opportunity for one of the parking lot islands to be adjusted to be able to preserve this tree on site.

There were no existing trees in any of the proposed drive, parking or parking lot island area, except for the afore mentioned 16 inch live oak, which would require preservation or adjusting of the islands. The only trees in these areas that were graded in the categories of slight or moderate defects were mulberry trees. These will not be suitable trees to preserve in parking areas because of the excessive berry drop that will occur each year and the fact that they are all multi-trunked in the six, eight, ten to twelve inch sizes.

## **PHASES TWO and THREE**

Phases Two and Three are the highest and flattest elevation areas of the overall site. The tree cover is similar to Phase One except for the absence of a wetland area. There are no maple or sweetgum trees. The pecan population is larger as these areas were where the majority of the mobile homes were located.

Phase Two – The bulk of the useable building area of Phase Two is populated entirely with mature pecan trees. Please see Pecan Tree notes under the Site comments above. These will apply directly to these larger pecans. If necessary, some of the pecans that will be graded as “C or D” can be preserved on site if enough of the natural grade around them can be preserved, larger than normal tree protection zones established and a commitment to future maintenance is made. The perimeter areas of Phase Two have the most interesting tree cover. There is a beautifully formed, 42 inch Eastern red cedar along the north boundary line, very close to the Spanish Moss Trail. Many bicyclists and walkers stop to rest here. I saw two families stop and take pictures of their children while sitting on its low formed accessible branches. It will be an important tree to preserve during any future site development. A 44 inch laurel oak will need some limb reduction and conservation arboriculture methods performed on it during the maintenance aspect of the development but it is a great example of a veteran tree that should be preserved for its mature tree values. A same sized but declining and unstable laurel oak in Phase One was rated with too many defects to remain on site.

Phase Three, both parcels, have similarly larger, mature pecans as were found in Phase Two. Likewise, some of the pecans that will be graded as “C or D” can be preserved on site if enough of the natural grade around them can be preserved, larger than normal tree protection zones established and a commitment to future maintenance is made. The 2.7 acre parcel of Phase Three has a specimen 53 inch mulberry tree. This is a multi-trunked, wide-spreading tree. It takes up a large footprint but with adequate clearances, protection and future maintenance commitments; it could be a key mature tree to preserve on site.

## **PRE-CONSTRUCTION MAINTENANCE**

All trees proposed to be preserved on site should be crown cleaned and root fertilized well in advance of site work. The pruning requirement could be performed fairly close to the beginning of site work but the root fertilization will need to be completed at least three months prior to groundbreaking. If construction is eminent and the root fertilization cannot be performed within this scheduled time frame, then it should be delayed until at least three months after site work begins.

During this crown cleaning procedure, no matter what condition the trees have been rated at, any over-extended limbs and leads on the larger oaks will need weight reduction performed in order to reduce the risk of limb or lead failure.

Great care should be taken by the arborists contracted to perform the pruning in retaining as much live wood on the interior of the trees as possible while actively reducing any and all over extended limbs and leads. Future pruning requirements of the trees will require these interior limbs to remain in place.

## **ROOT CUTS**

The trees on this site are growing in a fairly well drained sandy loam soil. Most trees growing under these conditions have fairly extensive and relatively deep root systems. Nevertheless, any root cuts can be critical to each trees' survivability. The minimum suggested radial setback distance for root cuts is three times the trunk diameter. The preferred radial distance is five times the trunk diameter. This is assuming that the tree is healthy and has no additional root defects or other conditions that would predispose it to failure. Cuts this close to the trunk will impact the trees' overall health somewhat, but generally will not substantially increase the risk of failure.

Directional boring should be the first recourse when wet or dry utilities are to be placed through any TRPZs.

Any roots needing to be cut should be cut cleanly back into the backfill area of the retained root end. All root cut setback distances shall be measured in the field from the leading edge of the tree's root flare or buttress. If any trenching needs to take place within these setbacks, then the excavation will need to be dug by hand for a distance of ten feet either side of the centerline of the tree trunk for a total hand-dug distance of twenty feet. Any roots encountered in this trenching shall also be cut cleanly back into the backfill area.

## **FILL**

The addition of fill soil on a site can be a major issue for the survivability of the preserved trees. Tree roots can usually survive moderate backfill situations where all organic material has removed prior to the new soil being installed and there is no prior compaction to the original grade before the fill is installed. Tree root flare or buttress areas should never have fill covering them. The fill should be gently feathered away from them and they should stay at their natural exposure at original grade.

## **TREE ROOT PROTECTION ZONES**

All trees preserved on site shall have TRPZ established with appropriate fencing installed at its perimeters. This fencing shall be permanent throughout the entire construction process and taken down for final landscaping installation. The radius of this protection fencing should be a minimum of six (6) inches for every inch of trunk diameter. The preferred radius is one (1) foot radius for every inch of trunk diameter. Multiple trees growing closely together should be grouped into large TRPZ whenever possible. No construction operations should take place within the TRPZ. Future landscape trenching for irrigation lines should be run outside of the TRPZ. The landscape firms bidding on the installation should be notified of this before bids are sought. This may not be able to be accomplished on all trees to be preserved given the proposed plan. Trees that cannot be fully protected may have an increased risk of being impacted more severely by the construction process. If the tree in question has been listed as having either a slight or moderate risk level, then it's preservation on site should usually proceed. TRPZ do not have to be perfect circles around the tree trunk, they can be increased on other sides if they need to be narrowed up on construction frontages.

## **AFTER-CARE**

All trees preserved on site that may have had moderate to severe soil compaction that affected its protected root zone should have a root invigoration performed after construction has been completed and before landscaping. The arborist who will be performing this service should have a direct line of communication with the landscaper in order to assure that original grade soil levels are not buried before root invigoration takes place. The association with the landscaper will also be important to help map out the irrigation trenches and make sure that they are placed outside the original TRPZ as mentioned before in the recommendations. Root invigoration is a process that aerates the soil and incorporates additional organic matter back into it in the form of compost that can restore vitality to the soil and the tree roots living in it. This is performed with the assistance of a compressor run air spade.

After construction, the trees should be inspected quarterly for the first two years, semi-annually for the next two years and annually after that. Annual root fertilization programs should be set up and implemented as is deemed necessary from the results of these inspections.

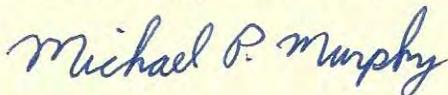
## ASSESSMENT RESULTS-PHASE ONE

- A.) Trees with slight defects having an improbable likelihood of failure and are highlighted in Green on the site plan. Live oaks: 40, 38, 36, 29, 24, 20 & 20.
- B.) Trees with moderate defects having a possible likelihood of failure and are highlighted in Orange on the site plan. Pecans: 31, 30, 23, 21, 19, 18, 11. 9 & 9. Mulberry: 22, 15, 14, 12, 10, 10, 8, & 11/16. Sweetgum: 23, 18, 14 & 11. Water oak: 19 & 8. Maple 14 & 17. Sugarberry: 14, 12, 11, 11, 10, 8, 17/9 & 19/15/9.
- C.) Trees with severe defects having a probable likelihood of failure and are highlighted in Blue on the site plan. Pecans: 42, 36, 36, 34, 35, 32, 32, 28, 25, 25, 24, 23, 21, 20 & 16. Pine: 32 & 31. Sweetgum: 27, 15, 15, 14 & 10. Magnolia: 10. Maple: 12. Mulberry: 10, 10 & 9. Laurel oak: 44, 20, 19 & 14.
- D.) Trees with critical defects having an imminent likelihood of failure and are highlighted in Red on the site plan. Mulberry: 11. Live oak: 12. Laurel oak: 18. Cedar: 18 & 17.

Assessment results for Phase Two and Three to be sent at a later date.

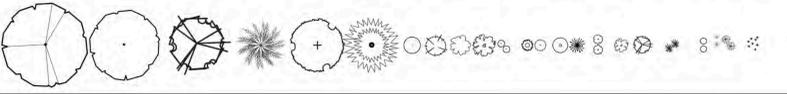
Please call if you have any questions about this report or if you need further onsite clarifications.

Respectfully submitted,



Michael P. Murphy  
Board Certified Master Arborist NJ-0146B

*Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of the trees and attempt to reduce the risk of living near trees. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk.*



PLANT SCHEDULE	QTY.	COMMON NAME
14	1	LIVE OAK
20	2	ELM
11	1	INDIAN GRAPE MYRTLE
14	1	SABAL PALM
15	1	REDBUD
9	1	LORLOLLY PINE
41	1	LOROPETALUM
17	1	NANDINA
15	1	VIBURNUM
14	1	WAX MYRTLE
338	1	DWARF YAUPON HOLLY
7	1	PODOCARPUS
25	1	DWARF PODOCARPUS
159	1	INDIAN HAWTHORN
27	1	VAREGATED GINGER
119	1	DWARF GARDENIA
4	1	KNOCKOUT ROSE
59	1	CLETHRA
141	1	AGAPANTHUS
116	1	AZTEC GRASS
22	1	CONFEDERATE JASMINE
143	1	MULBERRY
175	1	SF ANNUALS

BOTANICAL NAME	SIZE	NOTES
QUERCUS VIRGINIANA	2'-3' CAL	
ULMUS FRAVIFOLIA	2'-3' CAL	
LAGERSTROMIA INDICA 'NATCHEZ'	30 GAL	MULTI-TRUNK
SABAL PALMETTO	15-17' HI.	ROOTS REMOVED
CERCIS CANADENSIS	15 GAL	
FINUS TRAPEA	15 GAL	
LOROPETALUM CHINENSIS 'RUBY'	7 GAL	36"-48" AND 30"-36" W.
NANDINA DOMESTICA	7 GAL	36"-48" AND 30"-36" W.
VIBURNUM ODORATISSIMUM	7 GAL	36"-48" AND 30"-36" W.
MYRTICA CERIFCA	7 GAL	36"-48" AND 30"-36" W.
ILEX VOMITORIA 'NANA'	5 GAL	24"-30" AND 24"-30" W.
PODOCARPUS MACROPHYLLA	7 GAL	30" AND 30" W.
PODOCARPUS FRINGILIA	7 GAL	24"-30" AND 24"-30" W.
RAPHIDOPSIS INDICA	3 GAL	24"-30" AND 24"-30" W.
ALPINA ZERLIMET	3 GAL	24"-30" AND 24"-30" W.
GARDENIA JASMINEDES 'RADIANS'	3 GAL	24"-30" AND 24"-30" W.
ROSA 'KNOCKOUT'	3 GAL	24"-30" AND 24"-30" W.
CLETHRA ALIFOLIA	3 GAL	24"-30" AND 24"-30" W.
AGAPANTHUS SP.	1 GAL	SPACING AS SHOWN
LIRIOPE MISCARTI 'AZTEC'	1 GAL	SPACING AS SHOWN
TRACHELOSPERMUM JASMINEDES	1 GAL	ON TRELLIS
MULBERGIA CAPILLANS	1 GAL	SPACING AS SHOWN

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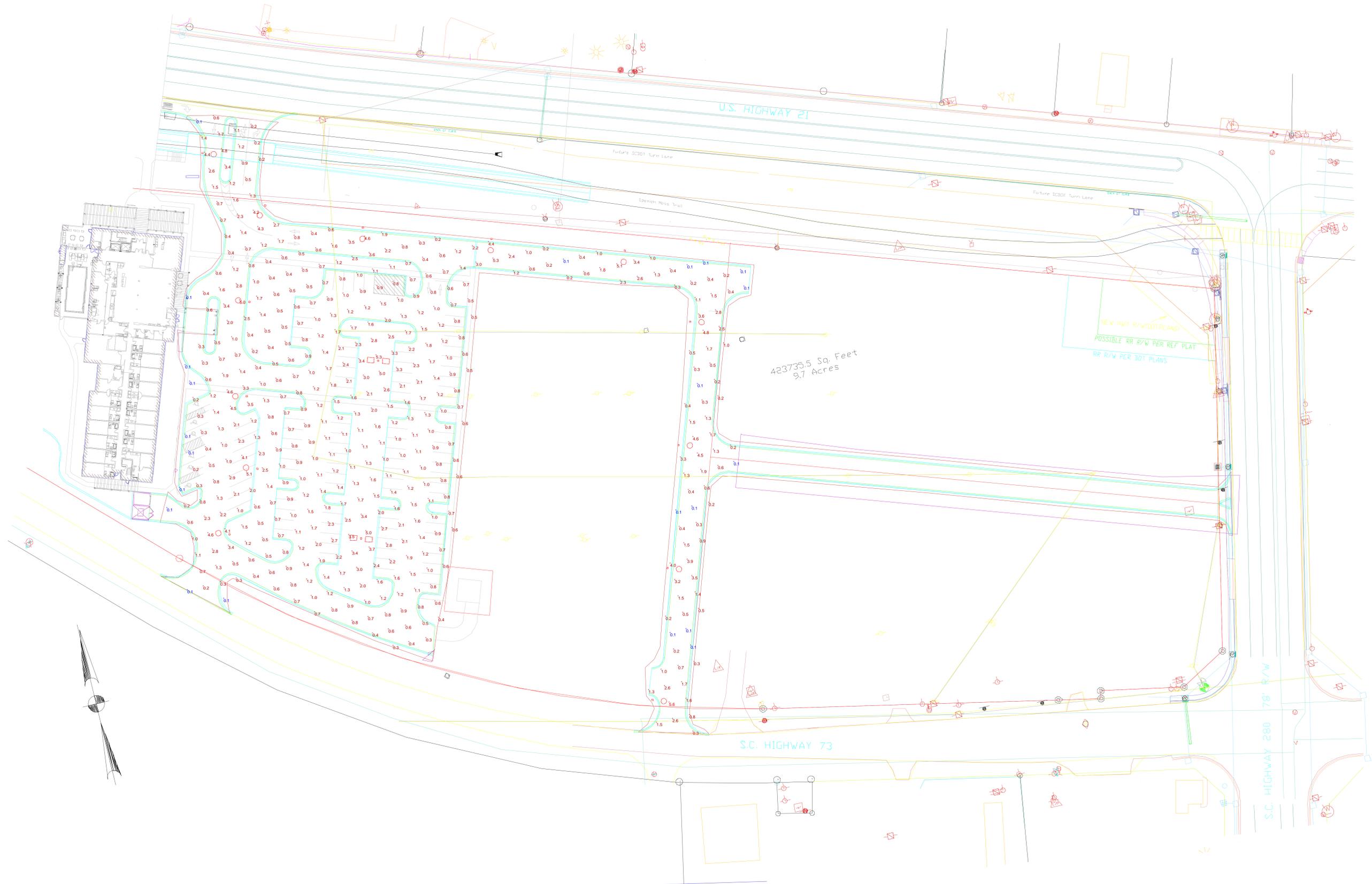
QUERCUS VIRGINIANA

ULMUS FRAVIFOLIA

LAGERSTROMIA INDICA 'NATCHEZ'

Symbol	Quantity	Manufacturer	Category	Description	Lamp	Number	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	2	American Electric Lighting	ATB2 SERIES 08LED10 XXXXX R4	ATB2 SERIES 20W LED 1050MA TYPE 4 4000K CCT	LED Array	1	ATB2_ARRAY_0810_XXXX_R4.lvs	22716.83	0.9	416
•	13	Hokphane	GELF 105-4K XXXXL3	LED SHEPHERDS CROOK	65 W LED ARRAY	1	LED_Shepherd's Crook.lvs	7613.077	0.9	103.9

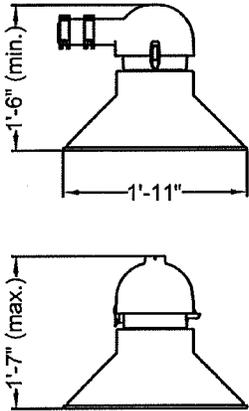
Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot & Driveway	+	1.3 ft	5.6 ft	0.1 ft	56.0:1	13.0:1



Plan View  
Scale: 1" = 30'

BEAUFORT HILTON HOTEL  
BEAUFORT, SC

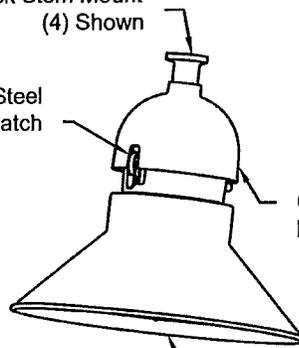
Designer  
S. OWENS  
Date  
4/14/2016  
Scale  
1" = 30'  
Drawing No.  
Summary



**Maximum Effective Projected Area - .84 ft<sup>2</sup>**  
**Maximum Weight - 42 lbs.**

Quick Lock Stem Mount  
 (4) Shown

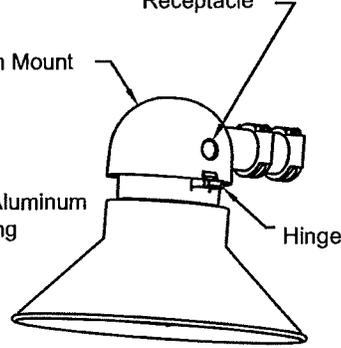
Stainless Steel  
 Tool-less Latch



Arm Mount  
 Cast Aluminum  
 Housing

Spun Aluminum  
 Cover

Optional NEMA  
 Twist-Off Photocontrol  
 Receptacle



Hinge

**GlasWerks® LED 2**  
**Hallbrook®**

**DESIGNER**  
**OUTDOOR**

EXAMPLE: **GSLF2 053 4K AS 4 B L3**

**GSLF2**

**COVER TYPE**  
 GSLF2 =  
 HALLBROOK

**COLOR TEMP.**  
 AM = TRUE  
 AMBER\*\*  
 3K = 3000K  
 4K = 4000K  
 5K = 5000K

**VOLTAGE**  
 AS = AUTO-SENSING  
 120-277V  
 AH = AUTO-SENSING  
 347-480V

**MOUNTING STYLE**  
 1 = ARM  
 4 = QUICK LOCK STEM  
 MOUNT

**COLOR**  
 A = AS SPECIFIED  
 B = BLACK  
 D = DARK BLUE  
 G = GRAY  
 H = GRAPHITE  
 N = GREEN  
 P = PRIME PAINT  
 S = SILVER  
 W - WHITE  
 Z = BRONZE  
 TDC = TIGER DRYLAC  
 COLOR (RAL\*\*\*)  
 CMC = CUSTOM MATCH  
 COLOR

**SOURCE & WATTAGE**  
 053 = 530mA DRIVER (70W)  
 070 = 700mA DRIVER (100W)  
 105 = 1050mA DRIVER (140W)

**ORDERING INFORMATION:**

\*\*NOTE: AM (TRUE AMBER) ONLY AVAILABLE WITH 530mA DRIVER

**OPTICS**  
 L3 = ASYMMETRIC FULL CUTOFF LED  
 L5 = SYMMETRIC FULL CUTOFF LED

**OPTIONS:**

- AO = FIELD ADJUSTABLE OUTPUT
- D = ROAM 0-10V DIMMING CONTROL
- B = BI-LEVEL 0-10V DIMMING CONTROL
- H = NEMA TWISTLOCK PHOTOCONTROL RECEPTACLE ONLY
- PCS = DTL TWISTLOCK PHOTOCONTROL 120-277 VOLT
- P34 = DTL TWISTLOCK PHOTOCONTROL 347V
- P48 = DTL TWISTLOCK PHOTOCONTROL 480 VOLT
- PSC = SHORTING CAP
- P5 = DIMMING PHOTOCONTROL RECEPTACLE - 5 PIN
- P7 = DIMMING PHOTOCONTROL RECEPTACLE - 7 PIN
- L03 = 3 FEET OF PREWIRED LEADS
- L10 = 10 FEET OF PREWIRED LEADS
- L20 = 20 FEET OF PREWIRED LEADS
- L25 = 25 FEET OF PREWIRED LEADS
- L30 = 30 FEET OF PREWIRED LEADS

**ACCESSORIES:**

- SPDPLUGIN = REPLACEMENT SURGE PROTECTOR 120-277V
- SPDPLUGIN-48 = REPLACEMENT SURGE PROTECTOR 347-480V



THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER. IT WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED. THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS WRITTEN NOTICE. THIS MATERIAL IS NOT TO BE REPRODUCED IN ANY WAY DETRIMENTAL TO OUR INTERESTS, AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.

ORDER #:	
TYPE:	
DRAWN:	RAF
DATE:	5-11-15
DWG #:	LUM_GSLF2

# Specifications

## GENERAL DESCRIPTION

The Euro styled luminaire consists of a LED flat glass optical assembly shielded by a decorative formed reflector and a top mounted cast aluminum electrical assembly with a circumferential 1.50 inch reveal.

## OPTICAL ASSEMBLY

The optical assembly consists of a thermal resistant flat glass panel mechanically held in a formed aluminum door frame. The door frame is attached to the spun cover with studs and lock nuts. Light from the LED module is distributed by precisely molded optical lens to maximize utilization, uniformity and luminaire spacing. Two LED boards are available for symmetrical or asymmetric distribution.

## MOUNTING STYLE (LEVELING FITTER OPTIONS)

The Quick Lock Stem Mounting style is compatible with the following leveling fitters:

- Boston Harbor Decorative Arm Fitter (BHDF13)
- GlasWerks Decorative Arm Fitter (GWDF13)
- West Liberty Decorative Arm Fitter (WLDF13)

## ELECTRICAL ASSEMBLY

The cast aluminum electrical housing has a smooth domed contour. A (3) station terminal block is provided that accepts #14 through #2 size wire and has a quick disconnect receptacle. The electrical housing is hinged with a tool-less latch to provide easy access to the gear assembly. The unitized electrical assembly, containing the electronic driver and other electrical components, plugs into the quick disconnect receptacle. The pendant mount version has a welded stem (Quick Lock Stem Mounting), which aids in installation speed. The arm mount version is provided with two U-bolts with washers and nuts and two leveling set screws that lock the housing to a 2 inch nominal (2-3/8" O.D.) horizontal arm and allow a +/- 5 degree adjustment from horizontal to the cover.

## ELECTRICAL DRIVER

(Refer to the driver specification sheet for operating characteristics)

## FINISH

The luminaire is finished with polyester powder paint to insure maximum durability.

## LISTING

The luminaire is CSA listed as suitable for wet locations up to 40° C ambient temperature. IP55 rated electrical chamber, IP66 rated LED optic chamber.

## WARRANTY

Limited warranty located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

## NOTE

Actual performance may differ as a result of end-user environment and application.

Actual wattage may differ by +11% / -6% when operating between 120-480V +/- 10%.

Specification subject to change without notice.

GlasWerks® LED 2  
Hallbrook

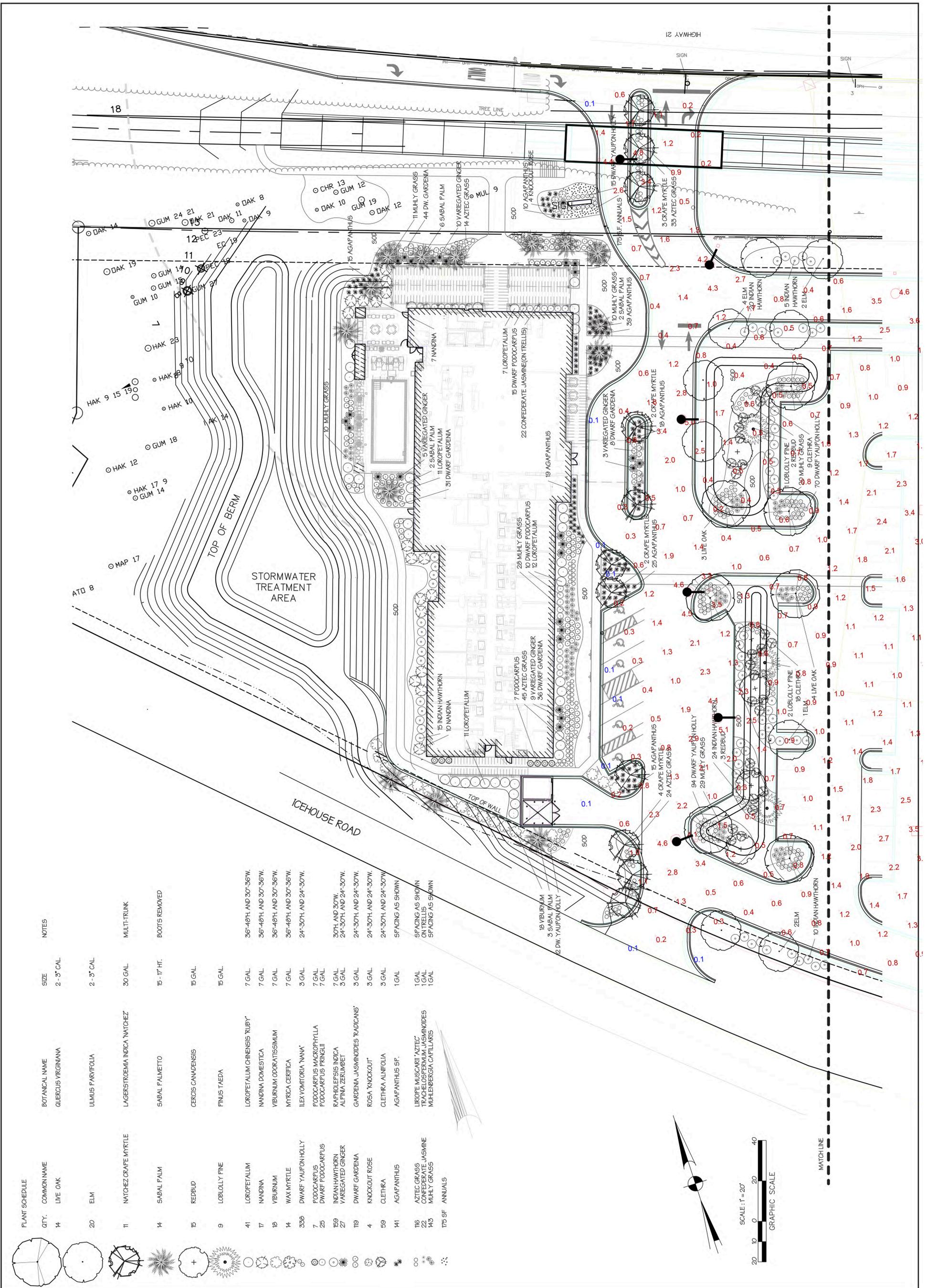
DESIGNER  
OUTDOOR



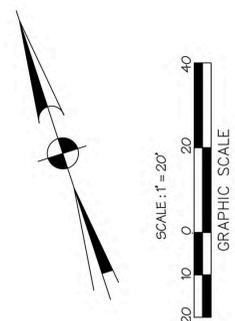
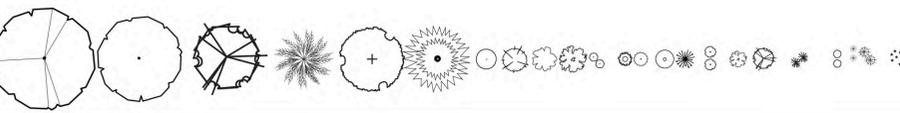
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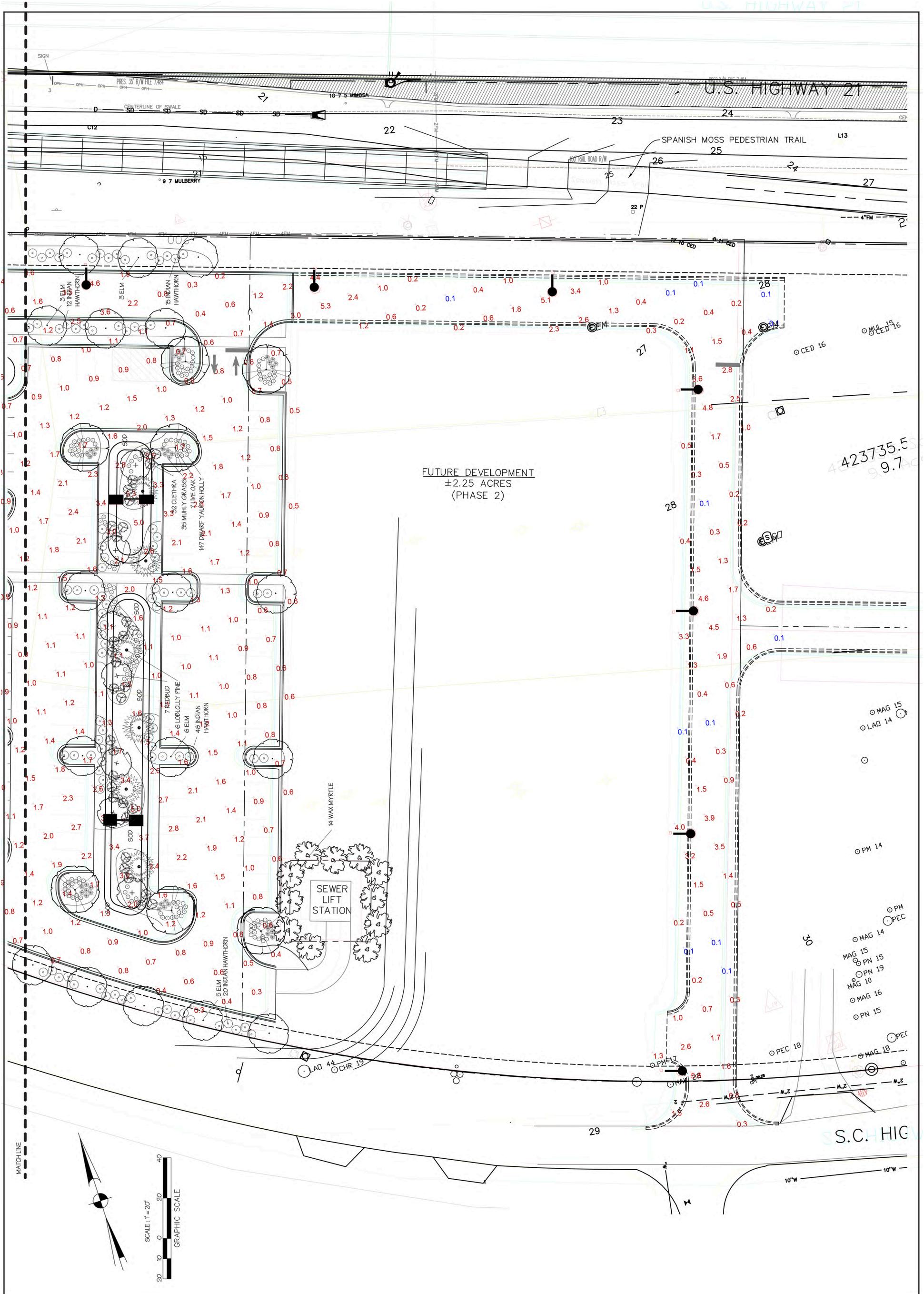
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14	SABAL PALM	SABAL PALMETTO	15-17' HT.	BOOTS REMOVED
15	REDBUD	CERCIS CANADENSIS	15 GAL.	
9	LOBLOLLY PINE	PINUS TAEDA	15 GAL.	
41	LOROPETALUM	LOROPETALUM CHINENSIS 'RUBY'	7 GAL.	36"-48"H. AND 30"-36"W.
17	NANDINA	NANDINA DOMESTICA	7 GAL.	36"-48"H. AND 30"-36"W.
18	VIBURNUM	VIBURNUM ODOORATISSIMUM	7 GAL.	36"-48"H. AND 30"-36"W.
14	WAX MYRTLE	MYRTICA CERIFICA	7 GAL.	36"-48"H. AND 30"-36"W.
338	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	3 GAL.	24"-30"H. AND 24"-30"W.
7	PODOCARPUS	PODOCARPUS MACROPHYLLA	7 GAL.	
25	DWARF PODOCARPUS	PODOCARPUS FRINGILLI	7 GAL.	
159	INDIAN HAWTHORN	RAPHIOLEPIS INDICA	7 GAL.	30"H. AND 30"W.
27	VAREGATED GINGER	ALPINA ZERUMBET	3 GAL.	24"-30"H. AND 24"-30"W.
119	DWARF GARDENIA	GARDENIA JASMINOIDES 'RADICANS'	3 GAL.	24"-30"H. AND 24"-30"W.
4	KNOCKOUT ROSE	ROSA 'KNOCKOUT'	3 GAL.	24"-30"H. AND 24"-30"W.
59	CLETHRA	CLETHRA ALNIFOLIA	3 GAL.	SPACING AS SHOWN
141	AGAPANTHUS	AGAPANTHUS SP.	1 GAL.	SPACING AS SHOWN
116	AZTEC GRASS	LIRIOPE MUSCARI 'AZTEC'	1 GAL.	SPACING AS SHOWN
22	CONFEDERATE JASMINE	TRACHELOSTEMUM JASMINOIDES	1 GAL.	ON TRELLIS
143	MULY GRASS	MULHBERGIA CAPELLARIS	1 GAL.	SPACING AS SHOWN
175 SF	ANNUALS			



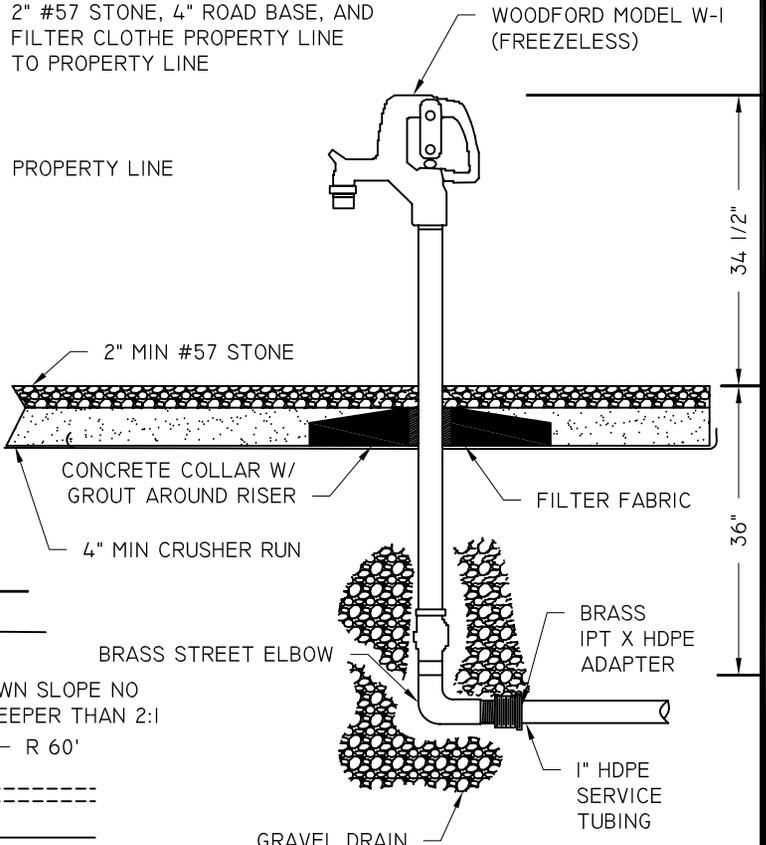
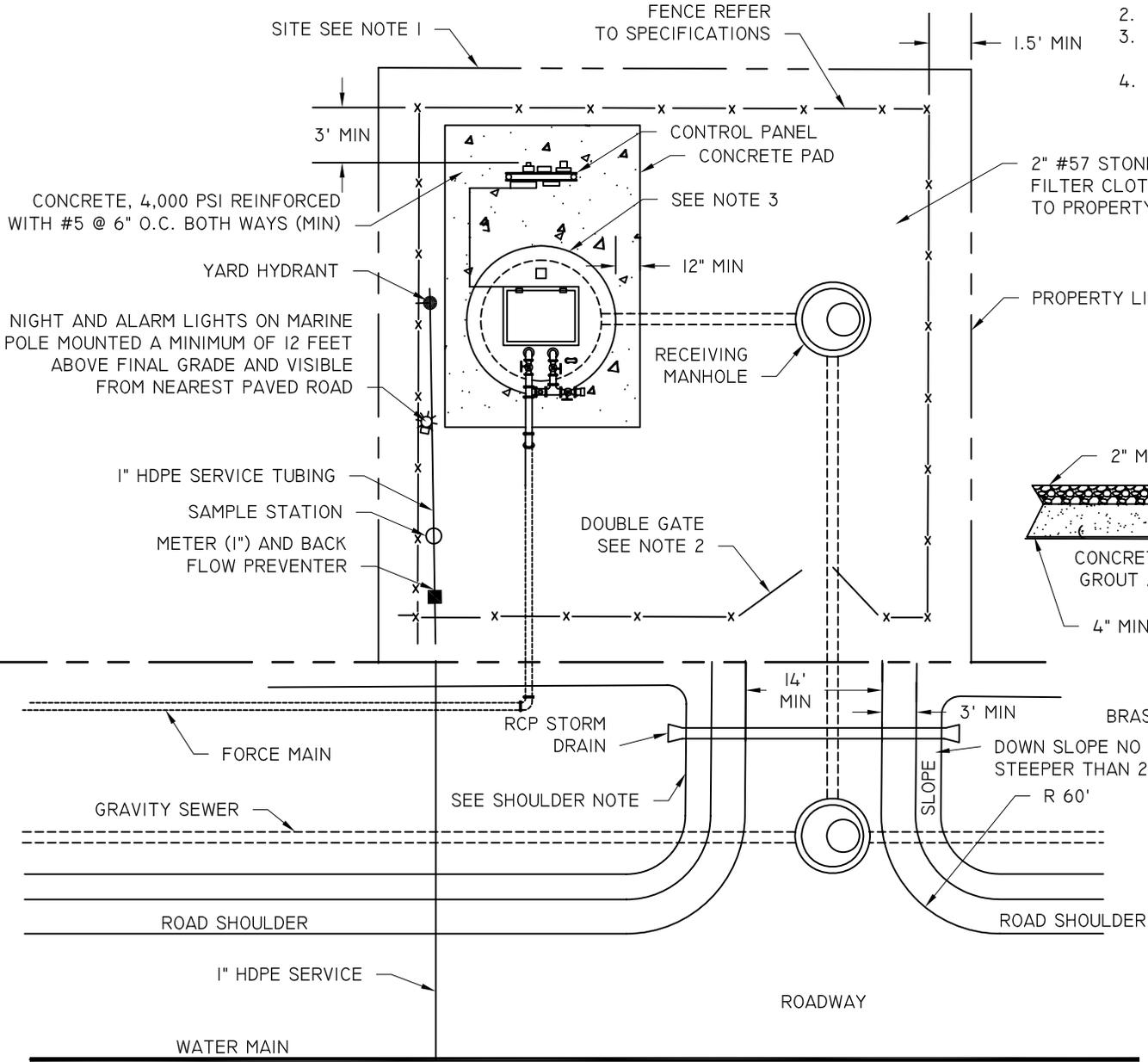






NOTES:

1. SITE DIMENSIONS ARE BASED ON WETWELL DIAMETER:  
6'-8" DIA = 40'X40'  
10' DIA = 50'X50'
2. DOUBLE GATES SHALL HAVE 16' MIN OPEN WIDTH.
3. IF WETWELL TOP IS PRECAST, INSTALL 1/2" EXPANSION JOINT MATERIAL BETWEEN WETWELL AND SLAB.
4. ACCESS ROAD SHOULDERS WITH IN 16' OF STORM DRAIN PIPE SHALL NOT SLOPE TOWARD DITCH.

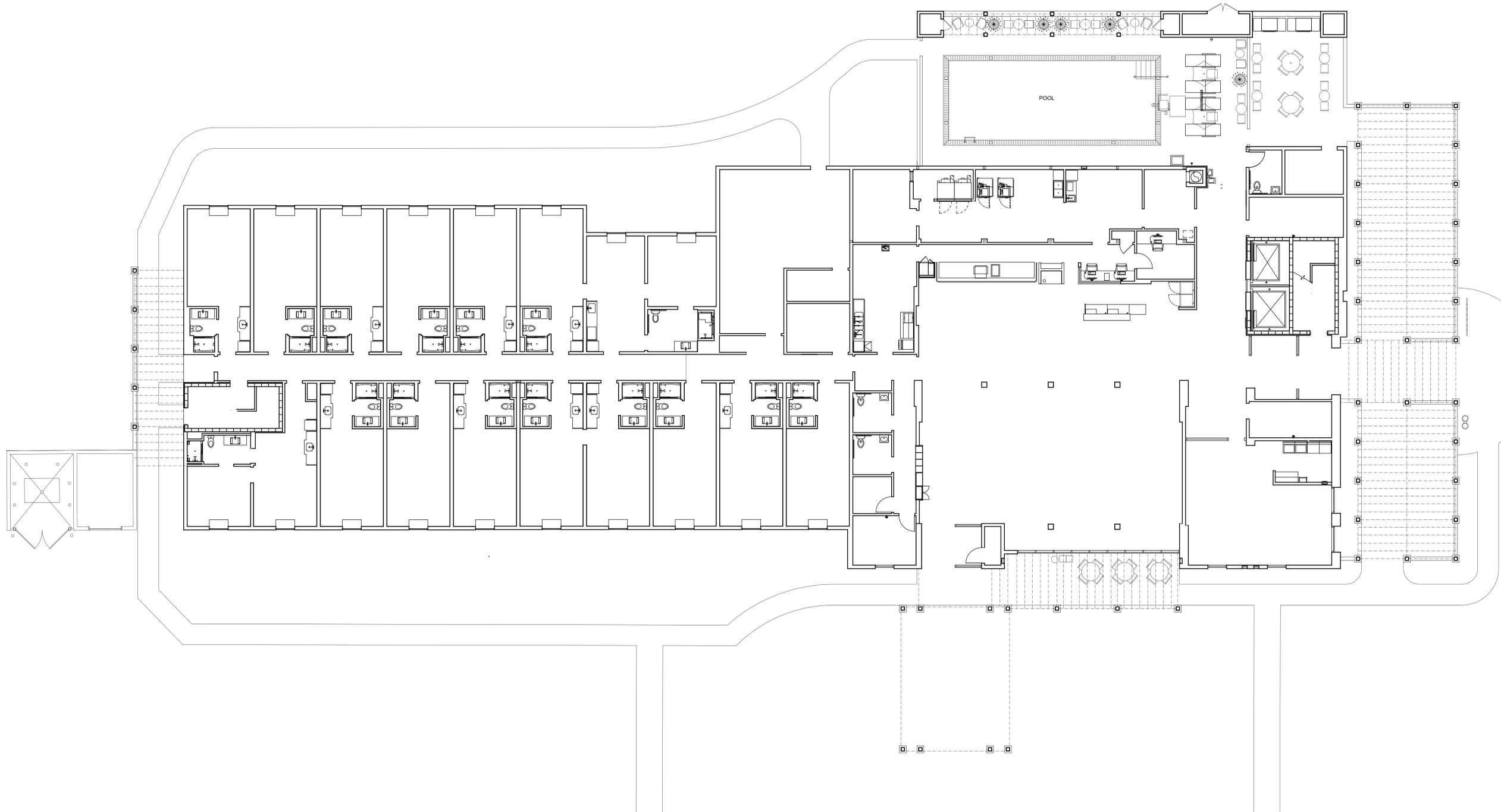


**YARD HYDRANT**

**RECOMMENDED LAYOUT**  
DEVELOP SITE SPECIFIC LAYOUT

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
PS SITE PLAN		
DATE 07/01/09	DRAWN BY: BMC	DRAWING #: <b>S-12</b>
SCALE: N.T.S.	APPROVED BY: ERS	





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

☐ RELEASED FOR CONSTRUCTION  
☒ NOT FOR CONSTRUCTION

T.M. MICHAELS - ARCHITECT  
PORT ROYAL, SC  
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**TMA** ARCHITECT

NEW HOTEL  
BEAUFORT, SOUTH CAROLINA

**HOMES**  
SUITES BY HILTON

No.	Issue / Revision Description	Date

Sheet Title  
PLANS

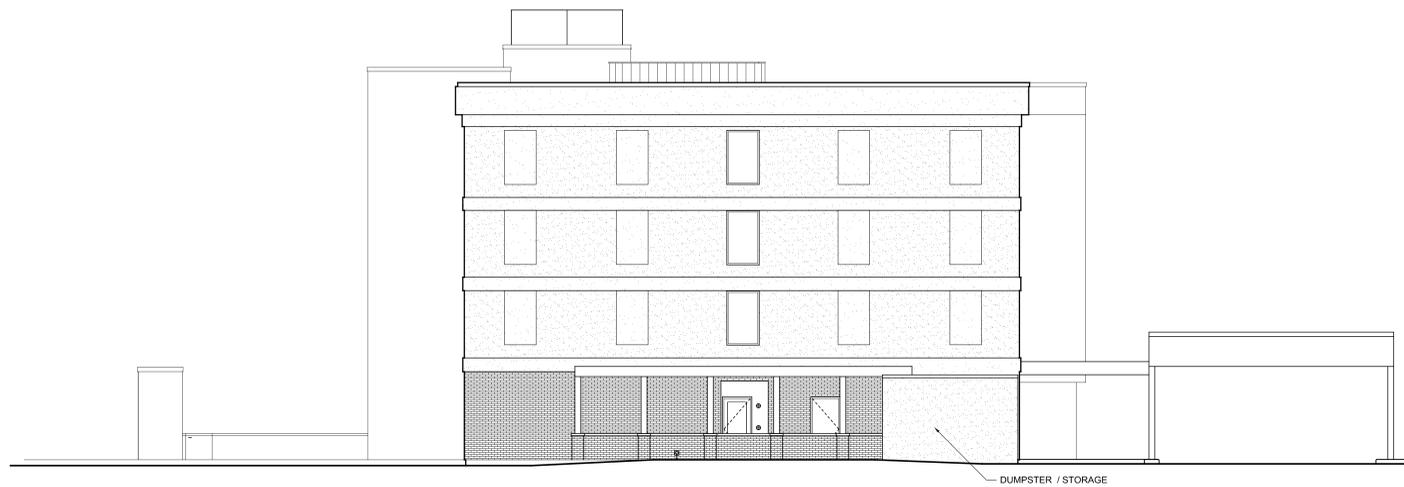
Drawn By: T. Michaels  
Chk'd By: T. Michaels  
Project ID: 15069

Sheet No.  
**A201**

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2 SOUTH ELEVATION  
A502 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION  
A502 SCALE: 1/8" = 1'-0"

RELEASED FOR CONSTRUCTION  
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NEW HOTEL  
BEAUFORT, SOUTH CAROLINA

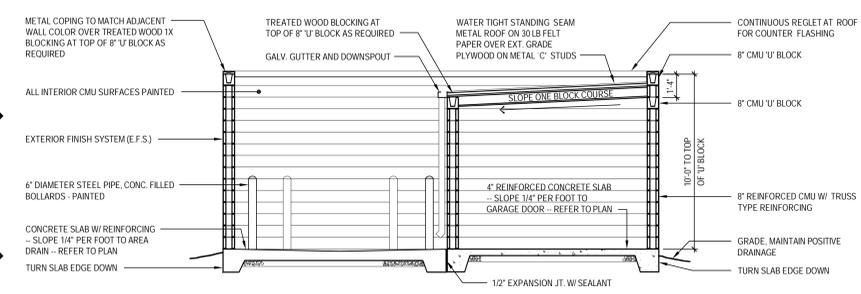
**HOMER**  
SUITES BY HILTON

No.	Issue / Revision Description	Date

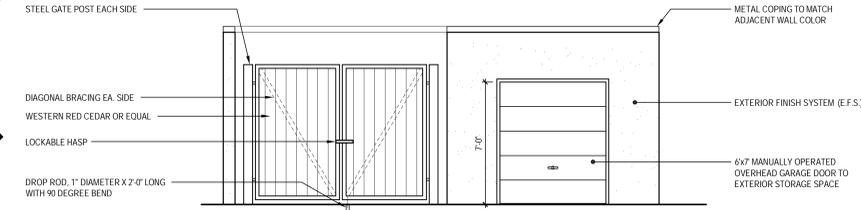
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**ELEVATIONS**

Drawn By: T. Michaels  
Chk'd By: T. Michaels  
Project ID: 15069

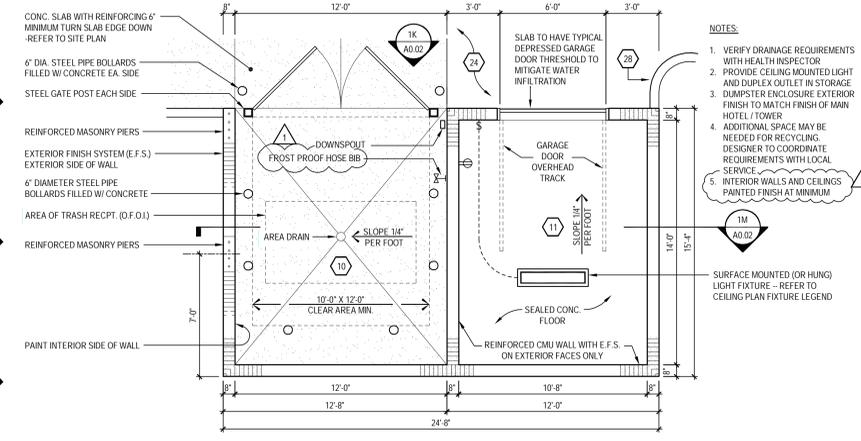
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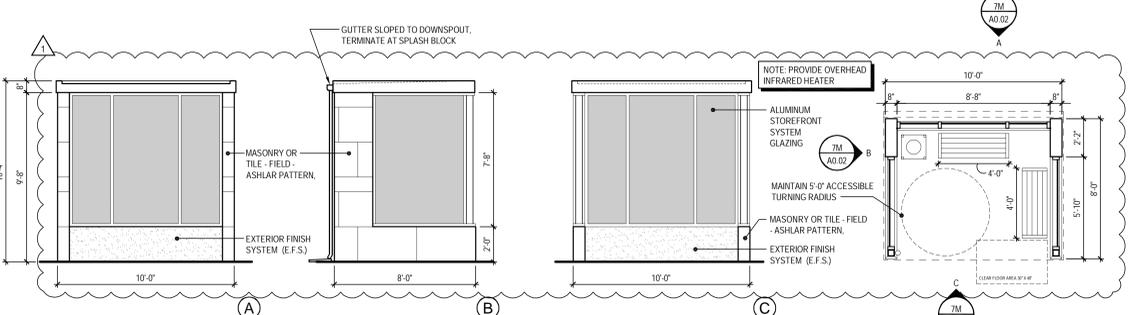
**1M STORAGE & TRASH ENCLOSURE SECTION**  
SCALE: 1/4" = 1'-0"



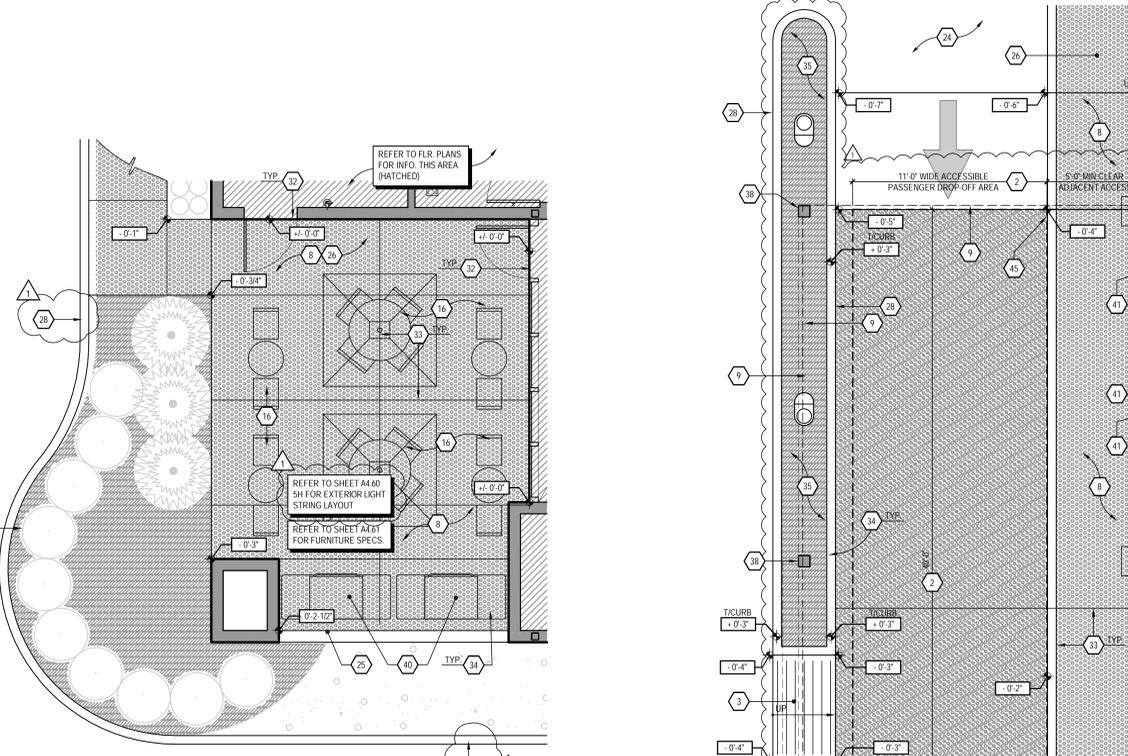
**1K STORAGE & TRASH ENCLOSURE ELEVATION**  
SCALE: 1/4" = 1'-0"



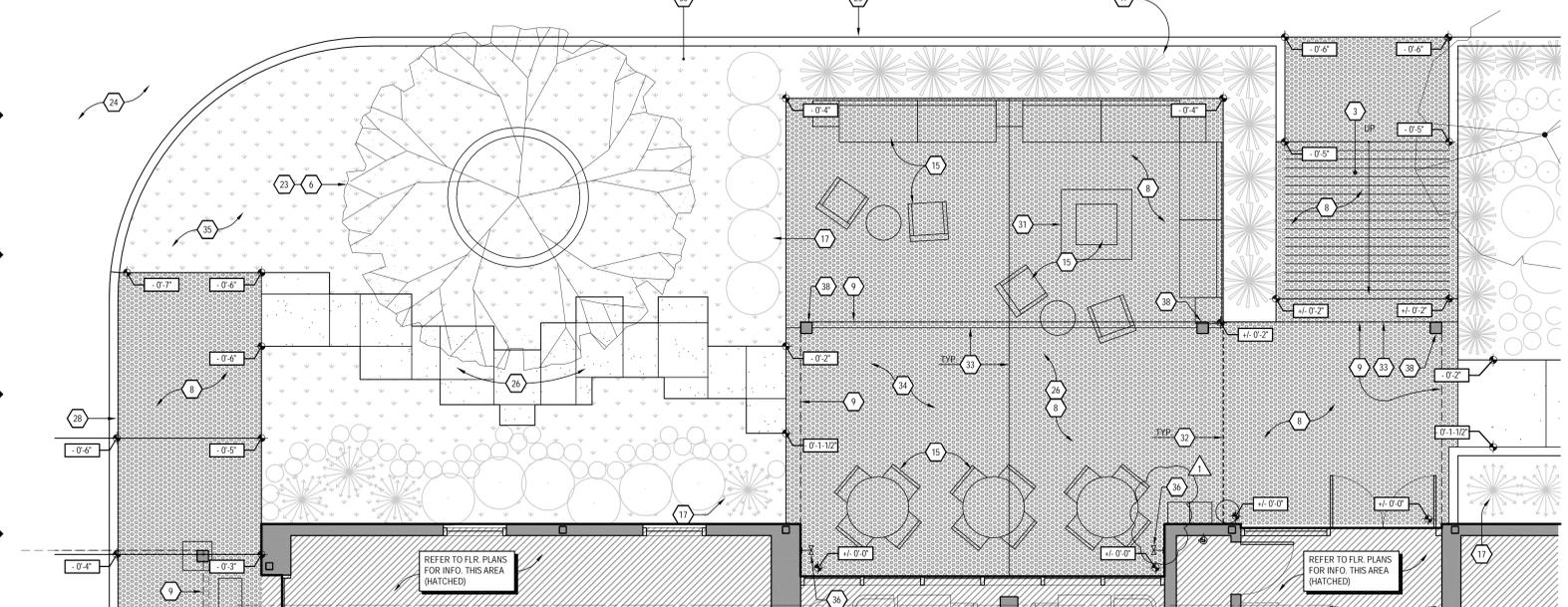
**1F STORAGE & TRASH ENCLOSURE PLAN**  
SCALE: 1/4" = 1'-0"



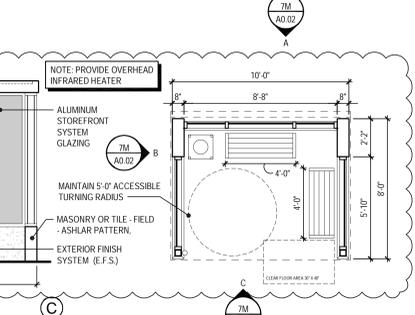
**7M SMOKE HUT ELEVATIONS**  
SCALE: 1/4" = 1'-0"



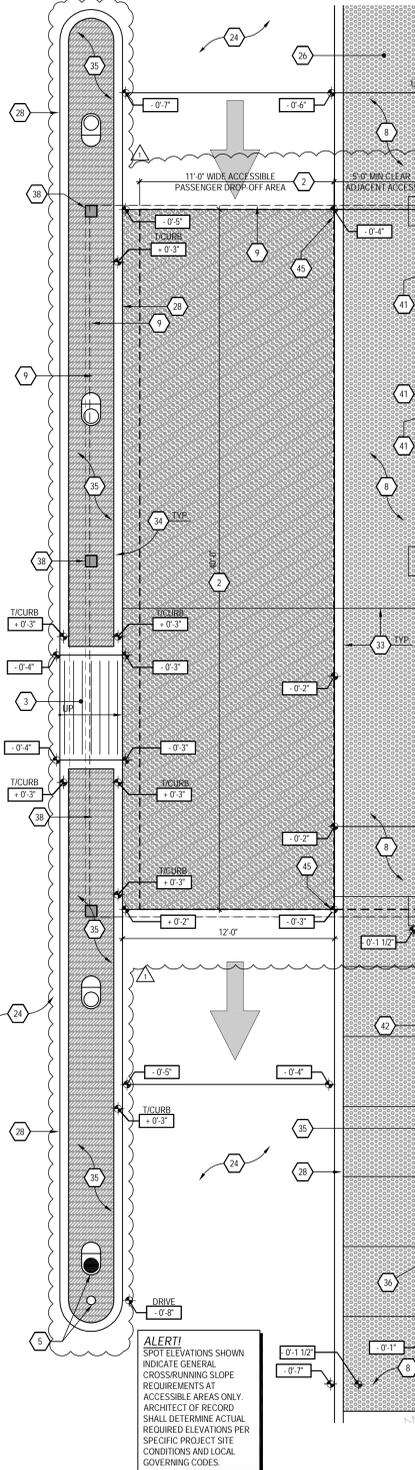
**7F OUTDOOR DINING PLAN**  
SCALE: 1/4" = 1'-0"



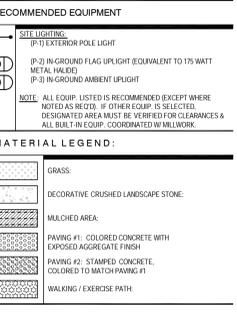
**1A ENTRANCE & OUTDOOR LIVING ROOM PLAN**  
SCALE: 1/4" = 1'-0"



**13M SMOKE HUT PLAN**  
SCALE: 1/4" = 1'-0"



**12A ENTRANCE & DROP OFF CANOPY**  
SCALE: 1/4" = 1'-0"



- KEY NOTES:**
- MONUMENT SIGN LOCATION
  - ACCESSIBLE PASSENGER DROP OFF AREA W/ ADJACENT CLEAR ACCESS ASILE - DROP OFF OF ACCESSIBLE SHALL BE AT THE SAME LEVEL AS DROPPED AREA - REFER TO MATERIAL LEGEND FOR SPECIFIC PAVING OF THIS AREA. REFER TO THE HADS FOR MORE INFORMATION REGARDING ACCESSIBLE PASSENGER LOADING ZONES.
  - ACCESSIBLE CURB RAMP TO MEET ALL ACCESSIBILITY REQUIREMENTS. MAXIMUM SLOPE OF 1:12 (1/4" RECOMMENDED). MAXIMUM CROSS SLOPE OF 1/4" (1/4" RECOMMENDED). REFER TO THE HADS FOR FURTHER INFORMATION.
  - ACCESSIBLE PARKING SPACES, STORAGE, LOGOS, WHEEL STOPS & ACCESS ASILES MUST MEET ALL ACCESSIBILITY REQUIREMENTS - PROVIDE SPACES BY SIZE, QUANTITY & LOCATIONS RECORDED BY LOCAL JURISDICTION. PROVIDE A MAXIMUM SLOPE IN EITHER DIRECTION OF 1/4" (1/4" RECOMMENDED). REFER TO THE HADS FOR FURTHER INFORMATION.
  - 30" HIGH FLAGPOLE FOR BRAND FLAG WITH INGROUND UPLIGHT - REFER TO RECOMMENDED EQUIPMENT BELOW FOR LIGHTING.
  - SPRINKLER TEE - REFER TO LANDSCAPE DESIGN INTENT PLAN.
  - PAVED WALKWAY - SLOPE AWAY FROM BLDG. (MAX 2% CROSS SLOPE) - BROOM FIN. CONC.
  - DECORATIVE NON-SLIP PAVING REFER TO MAT. LEGEND FOR BRAND BASE OF DESIGN (ACCEPTABLE ALTERNATIVES INCLUDE BRICK, STONE, STAMPED CONC. PAVING).
  - LINE OF CANOPY ROOF ABOVE
  - DAMPSTER ENCLOSURE W/ GATE AND LOCKING HARDWARE - PROVIDE AREA DRAIN
  - EXTERIOR GARDEN STORAGE AREA
  - REINFORCED CONCRETE PAD
  - PROPERTY LINE
  - CURB CUT & DRIVEWAY ACCESS - SIZE & LOCATE CURB CUTS & DRIVE ASILES PER LOCAL REQUIREMENTS - MAINTAIN APPROPRIATE SITE LINES
  - OUTDOOR LIVING ROOM - REFER TO FF&E SPECS FOR LOOSE FURNISHINGS
  - EXTERIOR DINING AREA - REFER TO FF&E SPECS FOR LOOSE FURNISHINGS
  - ACCENT PLANTINGS - SPECIES DETERMINED BY LOCAL CLIMATE CONDITIONS. REFER TO LANDSCAPE DESIGN INTENT PLAN FOR LANDSCAPING GUIDELINES
  - WALKING/EXERCISE COURSE - DESIGNATED PATH AND SURFACES TO MEET ACCESSIBILITY REQUIREMENTS INCLUDING MAXIMUM RAMP SLOPE OF 1:20 AND MAXIMUM CROSS SLOPE OF 1/4". REFER TO HADS FOR FURTHER INFORMATION
  - ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING TO BUILDING ENTRANCE - PROVIDE RUNNING SLOPE OF MAXIMUM 1:20 AND A CROSS SLOPE OF MAXIMUM 1/4" (1/4" RECOMMENDED). REFER TO HADS FOR FURTHER INFORMATION
  - 48" HIGH 6" DIA. CONC. FILLED ST. BOLLARDS PAINTED TO MATCH SIDING COLORS - REFER TO ELEV. FOR KEY FOR PAINT COLOR
  - PROVIDE TRANSFORMER & CONCRETE PAD LOCATION. ADJUST LOCATION AS REQUIRED TO MEET LOCAL CODES & UTILITY ACCESS
  - PAINTED PARKING STRIPE ON PAVEMENT SURFACE. TYP.
  - TREES - SPECIES DETERMINED BY LOCAL CLIMATE COND. - TREES SHALL NOT INTERFERE W/ PARK OR PEDESTRIAN ACTIVITY REFER TO LANDSCAPE DESIGN INTENT PLAN FOR LANDSCAPING GUIDELINES
  - ASPHALT OR CONC. PAVING SHALL COMPLY W/ LOCAL REQUIREMENTS - PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. - COORDINATE SITE DRAINAGE DETENTION W/ CIVIL ENGINEER
  - PARTIAL HEIGHT WALL @ GRILLS
  - ACCESSIBLE WALKWAY - RUNNING SLOPE OF MAXIMUM 1:20 AND CROSS SLOPE OF MAXIMUM 1/4" (1/4" RECOMMENDED). REFER TO HADS FOR FURTHER INFORMATION
  - STAIR CUT & WIDE CROSS WALKS & EXERCISE PATHS WHERE IN DRIVEWAY. TYP.
  - CONTINUOUS CONCRETE CURB - TYP.
  - CONDENSING UNIT LOCATION
  - ACCESSIBLE PATH AWAY FROM BUILDING
  - EXTERIOR FIRE RFT WITH MANUAL EMERGENCY SHUT OFF VALVE. SECURE IN PLACE TO RESTRICT MOVEMENT. FEED WITH UNDERGROUND LINE FROM BUILDING GAS SERVICE. PROVIDE APPROPRIATELY SIZED SAFETY SCREEN
  - EXPANSION JOINT
  - CONTROL JOINT
  - REFER TO CEILING PLANS FOR LIGHTING
  - LANDSCAPED AREA - REFER TO MATERIAL LEGEND
  - HOSE BIB LOCATION
  - REFER TO FLOOR PLANS FOR HATCHED AREA
  - PRIME AND PAINTED TUBE STEEL CANOPY COLUMNS
  - ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY (IF REQUIRED). MAX. RUNNING SLOPE OF 1:20 AND MAX. CROSS SLOPE OF 1/4" (1/4" RECOMMENDED). ALL PAVED SURFACES, CURB RAMP AND TRANSITIONS ALONG PATH TO MEET ACCESSIBILITY REQS
  - EXTERIOR GAS GRILL
  - BENCH AND PLANTERS - REFER TO SHEET A452
  - INGROUND BUILDING UPLIGHT
  - WORKSURFACE @ GRILLS - CONCRETE TOPS @ COUNTER HEIGHT. SEES TO BE TILED TO MATCH BUILDING BASE. COUNTER TO BE BELOW NATURAL HEIGHT WALLS.
  - PARKING LOT & DRIVEWAY LIGHTING SYSTEM (EXCEPT FOR POLE MOUNTED). MAX. 30" TALL, HIGH ENERGY EFFICIENT, A LONG LIFE BASED UPON FLUORESCENT, METAL HALIDES OR SON LAMP. OTHER TECHNOLOGY WILL BE CONSIDERED. DESIGN SITE LIGHTING TO COMPLY W/ HILTON STANDARDS.
  - FLUSH CURB ALONG ENTIRE LENGTH OF ACCESSIBLE DROP OFF

- GENERAL NOTES:** THIS SHEET
- BLDG. LIMITATIONS, AREA REQUIREMENTS, & SETBACKS ARE TO COMPLY WITH APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION
  - PROVIDE FIRE ACCESS LANE AS REQUIRED BY APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION
  - PROVIDE APPROPRIATE NUMBER OF CURB CUTS AND DRIVEWAY ACCESS WIDTHS TO SITE AS REQUIRED BY APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION
  - TYP. PARKING SPACE SIZES SHALL BE AS REQ'D BY APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION. 9x18 MIN.
  - COORDINATE LIGHTING LOCATIONS WITH LANDSCAPE PLANTINGS. PROVIDE PHOTOMETRIC ANALYSIS AS REQ'D BY APPLICABLE CODES.
  - REFER TO BRAND'S SIGNAGE STANDARDS FOR ADDITIONAL INFORMATION AND PRECISE SIGNAGE REQUIREMENTS.
  - IRRIGATE ALL LANDSCAPED AREAS WITH AUTOMATIC UNDERGROUND SPRINKLER SYSTEM EXCEPT THOSE IMMEDIATELY ADJACENT TO EXTERIOR WALL OF THE HOTEL.
  - ALL AREAS NOT WITHIN PLANTING BEDS TO RECEIVE SOOD OR OTHER APPROVED GROUND COVER.
  - ALL EQUIP. MUST BE SCREENED W/ LANDSCAPING OR OTHER MEANS.
  - ALL SITE DIMENSIONS ARE MINIMUM REQUIREMENTS. COMPLY WITH APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION.
  - PROVIDE HOSE BIBS EVERY 50' AROUND MAIN BUILDING PERIMETER AND AT DUMPSTER ENCLOSURE.
  - REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQUIREMENTS FOR LANDSCAPING, OUTDOOR DINING, PARKING, LIGHTING, CANOPY, OUTDOOR LIVING ROOM AND EXTERIOR DINING AREA.
  - PROVIDE AN ACCESSIBLE MEANS OF TRAVEL TO SITE PROPERTY LINE THAT MEETS ALL ACCESSIBILITY REQUIREMENTS.
  - CATCH BASINS ARE TO BE PLACED SO AS NOT TO INTERFERE WITH DESIGNATED ACCESSIBLE ROUTES. THEIR CLEARANCES & MAX. SLOPES.
  - PARKING LOT STRIPES MUST BE WHITE. EXCEPT WHERE OTHER COLORS ARE REQUIRED FOR FIRE LANES & NO PARKING ZONES.



**NORTH AMERICAN PROTOTYPE**

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ISSUE INFORMATION  
**VERSION 2.1: OCTOBER, 2012**  
REVISIONS

PROJECT INFORMATION  
**PROTOTYPE PACKAGE**

SHEET INFORMATION  
**AREA DEVELOPMENT ENLARGED PLANS & DETAILS**

**A0.02**





Florence, SC



Sioux Falls, SD

