Town of Hilton Head Island

Design Review Board Meeting

Tuesday, July 22, 2025, 2:30 PM
1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers

The Design Review Board meeting will be held in person at Town Hall in the Benjamin M. Racusin Council Chambers.

1. **Call to Order**
2. **Adoption of the Agenda**
3. **Approval of the Minutes**
   - **a.** Regular Meeting Minutes of July 8, 2025
4. **Unfinished Business**
   - **a.** DRB-000580-2025 - 93 Matthews Drive - Food Lion - Conceptual
   - **b.** DRB-000481-2025 - 70 Pope Avenue - Conceptual
5. **New Business**
6. **Public Comment - Non Agenda Items**
7. **Board Business**
   - **a.** Nominations and Election of Officers
   - **b.** Appointment of the Board Secretary
8. **Staff Reports**
9. **Adjournment**

FOIA Compliance: Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified

individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:
“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town.”

Town of Hilton Head Island
DESIGN REVIEW BOARD MEETING
Tuesday, July 8, 2025, 2:30 PM
Minutes

1. Call to Order

This meeting was called to order at 2:31pm.

2. Adoption of the Agenda

Mr. Parker made a motion to adopt the agenda. Vice Chair Lippert seconded, which passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of June 24, 2025

Ms. Fitzpatrick made a motion to approve the meeting minutes of June 24, 2025. Vice Chair Lippert seconded, and the motion passed. Chair Carstens and Ms. Foss abstained from the vote.

4. Unfinished Business

5. New Business

a. DRB-000605-2025 - Hilton Head Island Old Schoolhouse Park Toilet Facility - Conceptual

Melissa Paul-Leto, Principal Planner, introduced the conceptual review for the Old Schoolhouse Park Toilet Facility. The applicant answered questions from the Board.

After discussion by the Board, Mr. Parker made a motion to approve with the following conditions: adopt Staff comments; review the lighting color temperatures; if light temperatures are listed as 4k, reduce them to 3k; provide a detailed landscape plan, look at adding podocarpus wrapping around the back side of the building; submit the civil plans and indicate utility runs to show they don't impact trees; show the setback buffers; restudy the sidewalk in a more natural way, potentially staying outside of the canopy of the trees; any newly planted trees be indicated so they don't conflict with utility or the building. Ms. Fitzpatrick seconded. The motion passed unanimously.

6. Public Comment - Non Agenda Items

7. Board Business

8. Staff Reports

9. Adjournment

This meeting adjourned at 2:58pm.

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov

Food Lion
93 Matthews Drive
Conceptual
July 22, 2025
DRB-000580-2025

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: PETE DYKEMA Company: RFS ARCHITECTS
Mailing Address: 261 BUTE ST. City: NORFOLK State: VA Zip: 23510
Telephone: 757-627-2791 Fax: 757-627-5774 E-mail: petrd@rfsarchitects.com
Project Name: FOOD LION #2269 Project Address: 93 MATHEWS DR.
Parcel Number [PIN]: R511 008 000 192A 0000
Zoning District: COMMUNITY COMMERCIAL Overlay District(s): ROW ART

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
X Alteration/Addition
____ Sign

Submittal Requirements for *All* projects:

N/A Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.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

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.

N/A 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.

N/A 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

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

N/A 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 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 _____ DATE 6-10-25

RFS Architects
ARCHITECTURE ▪ PLANNING ▪ INTERIORS

261 West Bute Street
Norfolk, VA 23510
Phone 757.627.2791
Fax 757.627.5774
www.rfsarchitects.com

To Whom It May Concern:

The following is a written narrative describing the proposed improvements to the future Food Lion property located at 95 Matthew Drive for consideration during the pre-application meeting with Hilton Head Island's Development Review and Zoning, Natural Resources, Stormwater and Traffic Engineering, Building Code, Urban Design, Floodplain Management, and Fire Rescue departments.

This narrative focuses on the building and site elements that are directly adjacent to the structure of Food Lion's lease space. Improvements to the rest of the site will be addressed by the landlord's architect and civil engineer under separate cover.

The existing vestibule structure, wood framed canopy, and columns along the front wall of the property will be replaced with a new storefront façade that is an adaptation of Food Lion's new 36-25 Prototype design, which has been massaged to work with the existing to remain structure, and be compatible with and complimentary to the existing architecture of the shopping center.

The massing consists of a central A-frame entrance element with the roof peak located at 30' above grade, flanking shed roofs that step down in elevation on both sides of the entrance, and an exterior shed roof canopy above rectangular columns that runs along the entirety of the storefront. Building materials include Savannah Gray brick veneer above a manufactured stone water table, dark bronze standing seam metal roofs, composite lap siding, and EIFS painted in complementary earth tones that are in keeping with Hilton Head's Island Character Vision Statement.

RFS Architects and Food Lion will work with the landlord's architect to coordinate our improvements with forthcoming design upgrades to the adjacent existing "Dill Dinker's Pickleball" tenant's storefront.

The existing 20' tall screen wall that creates an open-air exterior space to the North of the building will be replaced with a 12' tall wall/fence screen, shielding much of the view from the North and West of the new truck well and loading docks that will run along-side the existing to remain left exterior wall of the building. Four 3' tall x 20' long planters similar in style to the existing planters will be located along this new wall/fence screen. The existing loading docks for the landlord's space further back along the North side of the building will remain.

All new dumpsters, transformer, electrical switchgear, and any other utilities infrastructure will be screened by the new wall/fence.

Food Lion
93 Matthews Drive
Architectural Photos of Grocery Stores within Shopping Centers
June 24, 2025
DRB-000580-2025

STREET MEET AMERICAN TAVERN
Street Meet
Bella Italia

Kroger

EXIT
Publix
NO PARKING

Harris Teeter
Food Market And Pharmacy

Food Lion
93 Matthews Drive
Plan Set
June 24, 2025
DRB-000580-2025

Applicant's revisions based on DRB Comments:

1. Addition of new columns below canopy on the left side of entrance and adjustments to spacing of other columns below canopy

2. Breaking up of ribbon window at e-commerce room with a new engaged column at the front wall

3. Addition of 4' tall architectural louvered screen wall on 2' tall concrete retaining wall on both sides of truck well

4. Change of material from split-face CMU to textured hard stucco at dumpster screen wall and planters

5. Additional information about landscaping in planters and at existing grade in front of dumpster screen wall

6. Addition of architectural screen wall at rooftop to block view of gas cooler for refrigeration system

7. Addition of lap siding and trim board at existing wall above canopy broken up by new EIFS/stucco with rhythm matching columns below canopy and continuation of material treatment on existing wall below canopy to match what is happening above

8. Extension of concrete walk at front of store to opposite side of fire lane

HILTON HEAD ISLAND DEVELOPMENT PLAN REVIEW NOTES

(NOTES APPLICABLE TO THIS SHEET ONLY)

ZONING DISTRICT - COMMUNITY COMMERCIAL (CC)
OVERLAY DISTRICT - ROW ART (PARCELS WITHIN 450' OF ARTERIAL ROW)
USE OF PROPERTY - SUPERMARKET
GROSS SITE ACRES - 5.3302
NET SITE ACRES (GROSS ACRES-TIDAL WETLANDS) - 5.3302
DISTURBED ACREAGE - 0
ALLOWED TOTAL DENSITY (NET ACRES x 10,000 GFA) - 53,302 SF
EXISTING BUILDING SQUARE FOOTAGE - 49,382 SF
PROPOSED BUILDING SQUARE FOOTAGE - 50,000 SF
TOTAL SQUARE FOOTAGE - 50,000 SF
MAXIMUM BUILDING HEIGHT ALLOWED - 45'-0"
PROPOSED BUILDING HEIGHT - 30'-4"
MAXIMUM ALLOWED IMPERVIOUS AREA AND PERCENTAGE (MAX ALLOWED IS 60% BUT PROVIDE SQ. FT., FOR SITE ALSO) -
CURRENT IMPERVIOUS AREA AND PERCENTAGE -
PROPOSED IMPERVIOUS AREA AND PERCENTAGE / PROPOSED -
MINIMUM NUMBER OF PARKING SPACES REQUIRED (1 PER EVERY 200 GFA) -
EXISTING NUMBER OF PARKING SPACES ON SITE -
PROPOSED ADDITIONAL PARKING (IF NEEDED) -
EXPECTED NUMBER OF MONTHS TO COMPLETE PROJECT - 8

Name of Project: FOOD LION #2269
Address: 93 Mathews Drive, Hilton Head Island, SC 29926
Proposed Use: M Mercantile, S-1 Storage
Owner or Authorized Agent: Charles McClendon / Food Lion — Phone #: 704-310-4192
Owned By: City/County ☐ — Private ☒ — State ☐
Code Enforcement Jurisdiction: City ■ Hilton Head — County ☐ — State ☐

LEAD DESIGN PROFESSIONAL: Pete Dykema, AIA

DESIGNER	FIRM	NAME	LICENSE #	PHONE #	EMAIL
Architectural:	RFS Architects	Pete Dykema	10425	757-627-2791	peted@rfsarchitects.com
Civil:					
Electrical:	Sturgill Engineering	Randy Sturgill	17186	336-238-1249	ccook@sturgilleng.com
Fire Alarm:					
Plumbing:	Bowers Consulting	Mike Bowers	17841	704-630-0075	mdbowers@bc-engr.com
Mechanical:	Bowers Consulting	Mike Bowers	17841	704-630-0075	mdbowers@bc-engr.com
Sprinkler:	Central Piedmont Fire	Alan Measimer		704-647-9883	ameasimer@cpfpinc.com
Structural:	McPherson Design Group	Greg Gerling	27883	757-965-2000	mfreeman@mdg-eng.com
Refrigeration:	Bowers Consulting	Mike Bowers	17841	704-630-0075	mdbowers@bc-engr.com
Seismic:	Little	Daniel Wray	23588	704-561-7561	daniel.wray@littleonline.com

YEAR EDITION OF CODE: 2021 IEBC, 2021 IPC, 2021 IMC, 2020 NEC, 2009 IECC, 2017 ANSI A117.1

☐New Construction ☒Renovation (Existing Building) ☐Upfit ☐ Alteration

BUILDING DATA:

Construction Type: ☐I-A ☐II-A ☐III-A ☐IV ☐V-A ☐I-B ☒II-B ☐III-B ☐V-B
Mixed Construction ☐No ☐Yes Types _____

Sprinklers: ☐No ☐Partial ☒Yes ☒NFPA13 ☐NFPA 13R ☐NFPA 13D
Standpipes ☐No ☐Yes Class ☐I ☐II ☐III ☐Wet ☐Dry
Fire District ☒No ☐Yes Flood Hazard Area: ☒No ☐Yes

Building Height: 30'-8" Number of Stories 1 Mezzanine: ☒No ☐Yes
Gross Building Area (sq. ft.): 41,594

Floor	Existing (Sq. Ft.)	New (Sq.Ft.)	Renov/Upfit
6th Floor			
5th Floor			
4th Floor			
3rd Floor			
2nd Floor			
Mezzanine			
1st Floor		549	41,045
Basement			
Total		549	41,045

ALLOWABLE AREA:

Primary Occupancy: ☐ Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5 ☐ Business
☐ Educational
☐ Factory-Industrial ☐ F-1 ☐ F-2
☐ High-Hazard ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
☐ Institutional ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☒ Mercantile ☐ Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
☐ Storage ☐ S-1 ☐ S-2 ☐ High-Piled
☐ Utility and Miscellaneous ☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair

Secondary Occupancy: S-1 Storage (Moderate Hazard)

Special Occupancy: 508.2 ☐ 508.3 ☐ 508.4 ☐ 508.5 ☐ 508.6 ☐ 508.7 ☐ 508.8 ☐

Mixed Occupancy: ☐No ☒Yes Separation___Hr. Exception: _____

☒ Non-Separated Mixed Occupancy (508.3.2 Non-separated Uses)
The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

☐ Separated Mixed Occupancy (508.3.3 Non-separated Uses)- See below for area calculations
For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area use shall not exceed 1.

Actual Area Occupancy A / Allowable Area of Occupancy A + Actual Area Occupancy B / Allowable Area of Occupancy B = ≤ 1
___ / ___ + ___ / ___ + ___ / ___ = ≤ 1.00

STORY No.	DESCRIPTION AND USE	(A) BUILDING AREA PER STORY (ACTUAL)	(B) 5 TABLE 506.2 AREA	(C) 1 AREA FOR OPEN SPACE INCREASE	(D) 2 AREA FOR SPRINKLER INCREASE	(E) 3 ALLOWABLE AREA OR UNLIMITED	(F) 4 MAXIMUM BUILDING AREA
1	Mercantile	41,368	---	---	---	50,000	---

1. Open space area Increases from Sections 506.3.3 are computed thus:
   a. Perimeter which fronts a public way or open space having 20 feet minimum width = ____ sq. ft.
   b. Total Building Perimeter = ____ (P)
   c. Ration (F/P) = ____ (F/P)
   d. W = minimum width of public way = ____ (W)
   e. Percent of frontage increase I = 100 [F/P - 0.25] x w/30 = ____(%)
2. The sprinkler increase per Table 506.2 is as follows:
   a. Multi-story buildings I = 200 percent
   b. Single story buildings I = 300 percent
3. Unlimited area applicable under conditions of Sections Group B, F, M, S, A-4 (507.1, 507.2, 507.3, 507.5); Group A motion picture (507.12); Malls (507.13); and H-2 aircraft paint hangers (507.10).
4. Maximum Building Area = total number of stories in the building x E but not greater than 3 x e.
5. The maximum area of parking garages must comply with 406.4. The maximum area of air traffic control towers must comply with 412.3.

ALLOWABLE HEIGHT:

	ALLOWABLE (TABLES 504.3 & 504.4)	INCREASE FOR SPRINKLERS	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	Type II-B		Type II-B	---
Building Height in Feet	45'-0" (Local Code)	---	Feet 30'-8"	---
Building Height in Stories	3	---	Stories: 1 (EXIST.)	---

FIRE PROTECTION REQUIREMENTS
Life Safety Plan sheets G1.03A and G1.03B

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D.	RATING PROVIDED (W/ * * REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
Structural frame, including columns, girders, trusses	N/A	0	0	N/A	N/A	N/A	N/A
Bearing walls	N/A	0	0	N/A	N/A	N/A	N/A
Exterior	N/A	0	0	N/A	N/A	N/A	N/A
North	N/A	0	0	N/A	N/A	N/A	N/A
East	N/A	0	0	N/A	N/A	N/A	N/A
West	N/A	0	0	N/A	N/A	N/A	N/A
South	N/A	0	0	N/A	N/A	N/A	N/A
Interior	N/A	0	0	N/A	N/A	N/A	N/A
Nonbearing walls and partitions	N/A	0	0	N/A	N/A	N/A	N/A
Exterior walls							
North	N/A	0	0	N/A	N/A	N/A	N/A
East	N/A	0	0	N/A	N/A	N/A	N/A
West	N/A	0	0	N/A	N/A	N/A	N/A
South	N/A	0	0	N/A	N/A	N/A	N/A
Interior walls & partitions	N/A	0	0	N/A	N/A	N/A	N/A
Floor construction Including supporting beams and joists	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Roof construction Including supporting beams and joists	N/A	0	0	N/A	N/A	N/A	N/A
Shaft Enclosures- Exit	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shaft Enclosures- Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Corridor Separation	N/A	0	0	N/A	N/A	N/A	N/A
Occupancy Separation	N/A	0	0	N/A	N/A	N/A	N/A
Party/Fire Wall Separation	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Smoke Barrier Separation	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tenant Separation	0	2	2	P1 / A5.03	NO_U419	N/A	N/A
Incidental Use Separation	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Indicate section number permitting reduction — N/A = Not Applicable

LIFE SAFETY SYSTEM REQUIREMENTS:

Emergency Lighting: ☐ No ☒ Yes
Exit Signs: ☐ No ☒ Yes
Fire Alarm ☐ No ☒ Yes
Smoke Detection Systems: ☐ No ☒ Yes
Panic Hardware: ☐ No ☒ Yes

EXIT REQUIREMENTS:

NUMBER AND ARRANGEMENT OF EXITS

FLOOR, ROOM OR SPACE DESIGNATION	MINIMUM NUMBER OF EXITS [2]		TRAVEL DISTANCE		ARRANGEMENT MEANS OF EGRESS (FIGURE 1007.1.1, SECTION 1007.1.1, EXCEPTION 2)[1,3]	
	REQUIRED	SHOWN ON PLANS	ALLOWABLE TRAVEL DISTANCE (TABLE 1017.2)	ACTUAL TRAVEL DISTANCE SHOWN ON PLANS	REQUIRED DISTANCE BETWEEN EXIT DOORS	ACTUAL DISTANCE SHOWN ON PLANS
Grocery Store	3	4	250'	185'-10"	80'-2"	141'-8"
Back Room	2	2	250'	188'-2"	92'-0"	268'-2"

1. Corridor dead ends (Section 1020.4)
2. Single Exits (Table 1006.2.1)
3 Common Path of Travel (Table 1006.2.1)

EXIT WIDTH

USE GROUP OR SPACE DESCRIPTION FOR SUPERMARKET	(a) AREA[7] sq.ft.	(b) AREA PER OCCUPANT[1] (Table 1004.1.2)	TOTAL OCCUPANCY (a / b)	(c) EGRESS WIDTH PER OCCUPANT (Section 1005.3.2)	EXIT WIDTH (in)[2,3,4,5,6] REQUIRED WIDTH (Section 1005.3.2) (a / b) x c	ACTUAL WIDTH SHOWN ON PLANS
Public Area	28,008	60	467	.2	93.4	276
Storage/Stock/ Receiving	9,977	300	34	.2	6.8	119
Office/Prep	3,609	150 / 200	34	.2	6.8	39
Total	41,594	-	535	-	107	434

1. See Table 1004.1.2 to determine whether net or gross area is applicable. see definition "Area, Gross" and "Area, Net" (Section 1002)
2. Minimum stairway width (Section 1005.3.1); min. corridor width (Table 1020.2); min. door width (Section 1005.7.1)
3. Minimum width of exit passageway (Section 1005.2)
4. See Section 1005.6 for converging exits.
5. The loss of one means or egress shall not reduce the available capacity to less than 50 percent of the total required (Section 1005.5)
6. Assembly occupancies (Section 1029)

SPECIAL APPROVALS

Special Approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, ICC, etc., describe below)

PLUMBING FIXTURE REQUIREMENTS

OCCUPANCY/OCCUPANCY LOAD PER INTERNATIONAL PLUMBING CODE TABLE 403.1	WATER CLOSETS MALE	FEMALE	UNISEX	URINALS	LAVATORIES MALE	FEMALE	UNISEX	SHWRS/ TUBS	DRINKING FOUNTAINS REQ.	ACCESS.
MERCANTILE										
REQUIRED	1.32	1.32	1	-	0.91	0.91	1	-	1.00	1.00
PROVIDED	2	3	1	1	2	2	1	-	1	1

AREA CALCULATION

GENERAL SALES, CIRCULATION, RESTROOMS:	28,008 SQ. FT.
STORAGE, RECEIVING, COOLERS, FREEZERS	9,977 SQ. FT.
OFFICE/PREP AREAS	3,609 SQ. FT.
GROSS TOTAL	41,594 SQ. FT.

CODE STUDY (INTERNATIONAL BUILDING CODE 2021)

EXIT ANALYSIS

MAXIMUM OCCUPANT LOAD: (CHAPTER 10 TABLE 1004.1.2)

MERCANTILE (GRADE FLOOR - AREAS OPEN TO PUBLIC): 60 SQ.FT./ PERSON
GENERAL SALES AREA, CIRCULATION, RESTROOMS:
26,248 SQ.FT / 60 SQ. FT. = 467 OCC.

OFFICE AREAS: 150 SQ.FT / PERSON
OFFICES/PREP AREAS: 1,023 SQ.FT. / 150 S.F. = 7 OCC.

COMMERCIAL KITCHEN AREAS: 200 SQ.FT / PERSON
OFFICES/PREP AREAS: 2,367 SQ.FT. / 200 S.F. = 12 OCC.

LOUNGE: 15 SQ.FT / PERSON (NET)
OFFICES/PREP AREAS: 219 SQ.FT. / 15 S.F. = 15 OCC.

STORAGE, STOCK AND SHIPPING AREAS (NOT OPEN TO PUBLIC): 300 SQ.FT/PERSON

STORAGE, RECEIVING, COOLERS, FREEZERS, BACK OF HOUSE AREAS:
9,977 FT / 300 SQ.FT. = 34 OCC.

TOTAL OCCUPANT LOAD: 467 + 7 + 12 + 15 + 34 = 535 OCC.

EXITS AND MEANS OF EGRESS: (CHAPTER 10 SEC. 1005.3.2 AND TABLE 1006.3.1)
TOTAL EGRESS WIDTH REQUIRED: (0.2" PER OCCUPANT)
535 OCC. x 0.2 = 107" MIN EGRESS WIDTH REQUIRED AND 3 EXITS REQUIRED.
TOTAL EGRESS WIDTH PROVIDED: 434" (6 EXITS PROVIDED)

EXIT CAPACITY: (NFPA 101-CHAPTER 36.2.5.7)
CUSTOMER ENTRANCE AT FRONT OF STORE MUST PROVIDE 1/2 OF TOTAL EGRESS WIDTH REQUIRED. 1/2 x 107" = 53.5" (210" PROVIDED)

EGRESS THROUGH CHECKSTANDS: (NFPA 101-CHAPTER 36.2.5.8)
LESS THAN 1/2 OF REQUIRED EXITS ALLOWED THROUGH CHECKSTANDS: 1
EXIT THRU CHECKSTANDS < 1 EXITS (HALF OF 3 REQUIRED EXITS)

TOTAL EXIT WIDTHS PROVIDED = 434"
(2) 105" + (2) 33" = 276" (THRU FRONT WALL)
45" + 41" = 86" (BOH STAGING / STORAGE AREA EXITS)
39" (FLZGO AREA)

MAXIMUM TRAVEL DISTANCE TO EXIT IN SPRINKLERED BUILDING: 250 FT (TABLE 1017.2)
MAXIMUM LENGTH OF DEAD END CORRIDOR: 50 FT (SECTION 1020.4 - EXCEPTION 2)
MIN. CORRIDOR WIDTH: 44" (TABLE 1020.2)
MIN. AISLE WIDTH: 36" (SECTION 1018.3)

VICINITY MAP

NOT TO SCALE

BUILDING CODE SUMMARY

THE FOLLOWING LOADS IN ADDITION TO THE DEAD LOADS OF THE PERMANENT CONSTRUCTION BUILDING MATERIALS WERE USED:

FLOOR LIVE LOAD(S):
FIRST FLOOR LIVE LOAD : 100 PSF

ROOF LIVE LOAD:
MINIMUM ROOF LOAD : 20 PSF

SNOW LOAD:
GROUND SNOW LOAD, P_g : 0 PSF
SNOW EXPOSURE FACTOR, C_e : 1.0 (PARTIALLY EXPOSED)
SNOW LOAD IMPORTANCE FACTOR, I_s : 1.0
THERMAL FACTOR, C_t : 1.0 (HEATED)
FLAT-ROOF SNOW LOAD, P_f : 0 PSF

WIND DESIGN CRITERIA:
ULTIMATE DESIGN WIND SPEED, V_{ult} (3 SECOND GUST) :
142 MPH (ULTIMATE, 2018 IBC W/ SC 2018 AMENDMENT)
NOMINAL DESIGN WIND SPEED, V_{asd} : 111 MPH
RISK CATEGORY : II
WIND EXPOSURE : C
INTERNAL PRESSURE COEFFICIENT : ±0.18
COMPONENTS AND CLADDING PRESSURE : 55 PSF

SEISMIC DESIGN CRITERIA:
RISK CATEGORY : II
SEISMIC IMPORTANCE FACTOR, I_e : 1.0
MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS:
SHORT PERIODS, S_s : 0.467 g
1-SECOND PERIOD, S_1 : 0.155 g
SITE CLASS : D
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS:
SHORT PERIODS, S_{DS} : 0.444 g
1-SECOND PERIOD, S_{D1} : 0.237 g
SEISMIC DESIGN CATEGORY : D
BASIC SEISMIC FORCE-RESISTING SYSTEM(S):
ORDINARY REINFORCED MASONRY SHEAR WALLS AND ORDINARY STEEL MOMENT FRAMES
DESIGN BASE SHEAR(S) : V_s = 17.0 Kips V_p = 17.0 Kips
SEISMIC RESPONSE COEFFICIENT(S), C_s : 0.43
RESPONSE MODIFICATION COEFFICIENT(S), R : 2.0
ANALYSIS PROCEDURE USED : EQUIVALENT LATERAL FORCE
LATERAL DESIGN CONTROL : V_s SEISMIC V_p SEISMIC

SOIL BEARING CAPACITIES:
FIELD TEST (PROVIDE COPY OF TEST REPORT):
ALLOWABLE NET SOIL BEARING PRESSURE = 2,500 PSF

ELECTRICAL SUMMARY:

ELECTRICAL SYSTEM AND EQUIPMENT
METHOD OF COMPLIANCE:
☒ Prescriptive ☐ Performance ☐ Energy Cost Budget

Provide a standard riser diagram which indicates designated points for check metering. Provide a standard panel schedule description which identifies different endue loads.

Lighting Schedule: EXTERIOR LIGHTING HAS A MINIMUM SOURCE EFFICACY OF 45 LUMENS PER WATT

lamp type required in fixture — { SEE FIXTURE SCHEDULE }
number of lamps in fixture
ballast type used in fixture
number of ballast in fixture
total wattage per fixture
total interior wattage specified vs. allowed: 1.1W/SQFT vs 1.3W/SQFT
exterior lamp efficacy specified vs. allowed: EXTERIOR LIGHTING HAS A MINIMUM SOURCE EFFICACY OF 45 LUMENS PER WATT

Equipment schedules with motors (not used for mechanical systems)
motor horsepower — { SEE MECHANICAL PLANS }
number of phases
minimum efficiency
motor type
# of poles

DESIGNER STATEMENT:

To the best of my knowledge and belief, the design of this building complies with the electrical system and equipment requirements of the 2009 International Energy Efficiency Code.
SIGNED: RANDALL W. STURGILL
NAME: RANDALL W. STURGILL
TITLE: PROFESSIONAL ENGINEER

REVISIONS

No.	Description	Date

FOOD LION
APPROVAL
☐APPROVED
☐APPROVED AS NOTED
☐NOT APPROVED
DATE_____
BY_____

RFS Architects
ARCHITECTURE • PLANNING • INTERIORS
281 West Bute St.
Norfolk, VA 23510
757.627.2791

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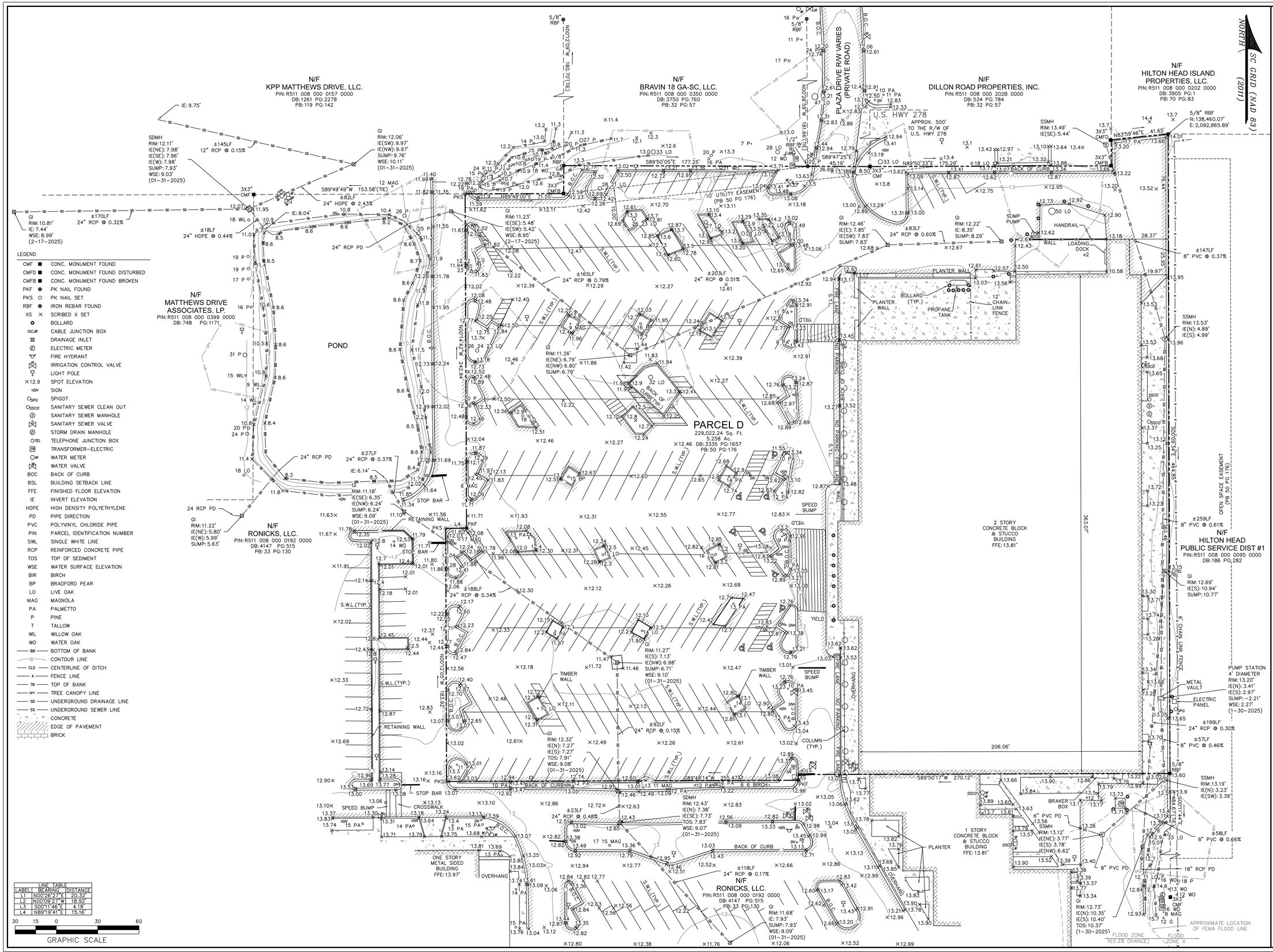
07/12/25

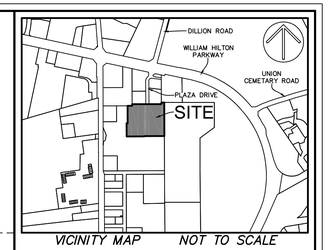
FOOD LION 2269
93 MATHEWS DR.
HILTON HEAD ISLAND, SC

CODE SUMMARY SHEET

DRAWING FILE NAME
2269G1.02_00
RFS JOB #
2025-058
DATE
XX/XX/25

G1.02





VICINITY MAP NOT TO SCALE

NOTES

1. THIS AREA APPEARS TO LIE IN DUAL FLOOD ZONES, X & X(0.2% CHANCE), COMMUNITY 450250, MAP NUMBER 45013C0454G.
2. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
3. VERTICAL DATUM IS NAVD 88.
4. BUILDING SETBACKS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
5. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
6. UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.

REFERENCES

1. PB: 50 PG: 178
2. DB: 3335 PG: 1657

LEGEND

CMF	CONC. MONUMENT FOUND
CMFD	CONC. MONUMENT FOUND DISTURBED
CMFB	CONC. MONUMENT FOUND BROKEN
PKF	PK NAIL FOUND
PKS	PK NAIL SET
RBF	IRON REBAR FOUND
XS	SCRIBED X SET
	BOLLARD
	CABLE JUNCTION BOX
	DRAINAGE INLET
	ELECTRIC METER
	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	LIGHT POLE
×12.9	SPOT ELEVATION
SN	SIGN
SPIGOT	SPIGOT
SSCO	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MANHOLE
	SANITARY SEWER VALVE
	STORM DRAIN MANHOLE
TEL	TELEPHONE JUNCTION BOX
TR	TRANSFORMER–ELECTRIC
W	WATER METER
	WATER VALVE
BOC	BACK OF CURB
BSL	BUILDING SETBACK LINE
FFE	FINISHED FLOOR ELEVATION
IE	INVERT ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
PD	PIPE DIRECTION
PVC	POLYVINYL CHLORIDE PIPE
PIN	PARCEL IDENTIFICATION NUMBER
SWL	SINGLE WHITE LINE
RCP	REINFORCED CONCRETE PIPE
TOS	TOP OF SEDIMENT
WSE	WATER SURFACE ELEVATION
BIR	BIRCH
BP	BRADFORD PEAR
LO	LIVE OAK
MAG	MAGNOLA
PA	PALMETTO
P	PINE
T	TALLOW
WIL	WILLOW OAK
WO	WATER OAK
BB	BOTTOM OF BANK
8	CONTOUR LINE
CLD	CENTERLINE OF DITCH
X	FENCE LINE
TB	TOP OF BANK
CPY	TREE CANOPY LINE
SD	UNDERGROUND DRAINAGE LINE
SS	UNDERGROUND SEWER LINE
	CONCRETE
	EDGE OF PAVEMENT
	BRICK

LINE TABLE

LABEL	BEARING	DISTANCE
L1	N00°26'27"E	20.32'
L2	N00°09'27"W	18.92'
L3	S00°11'46"E	4.18'
L4	N89°19'41"E	15.16'

30 15 0 30 60

GRAPHIC SCALE

PREPARED FOR:
THE RICHARDSON GROUP

AN AS–BUILT/TREE AND TOPOGRAPHIC SURVEY OF

PARCEL D
#95 MATTHEWS DRIVE

TAX PARCEL NO. R511 008 000 192A 0000

HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	CMW
FIELD CHECK:	JWR
DRAWN BY:	DTJ
FIELD DATE:	02–04–2025
PLAT DATE:	03–11–2025
SCALE:	1"=30'
PROJECT No.:	BFT–20116
FILE:	BFT–20116 ATI.DWG

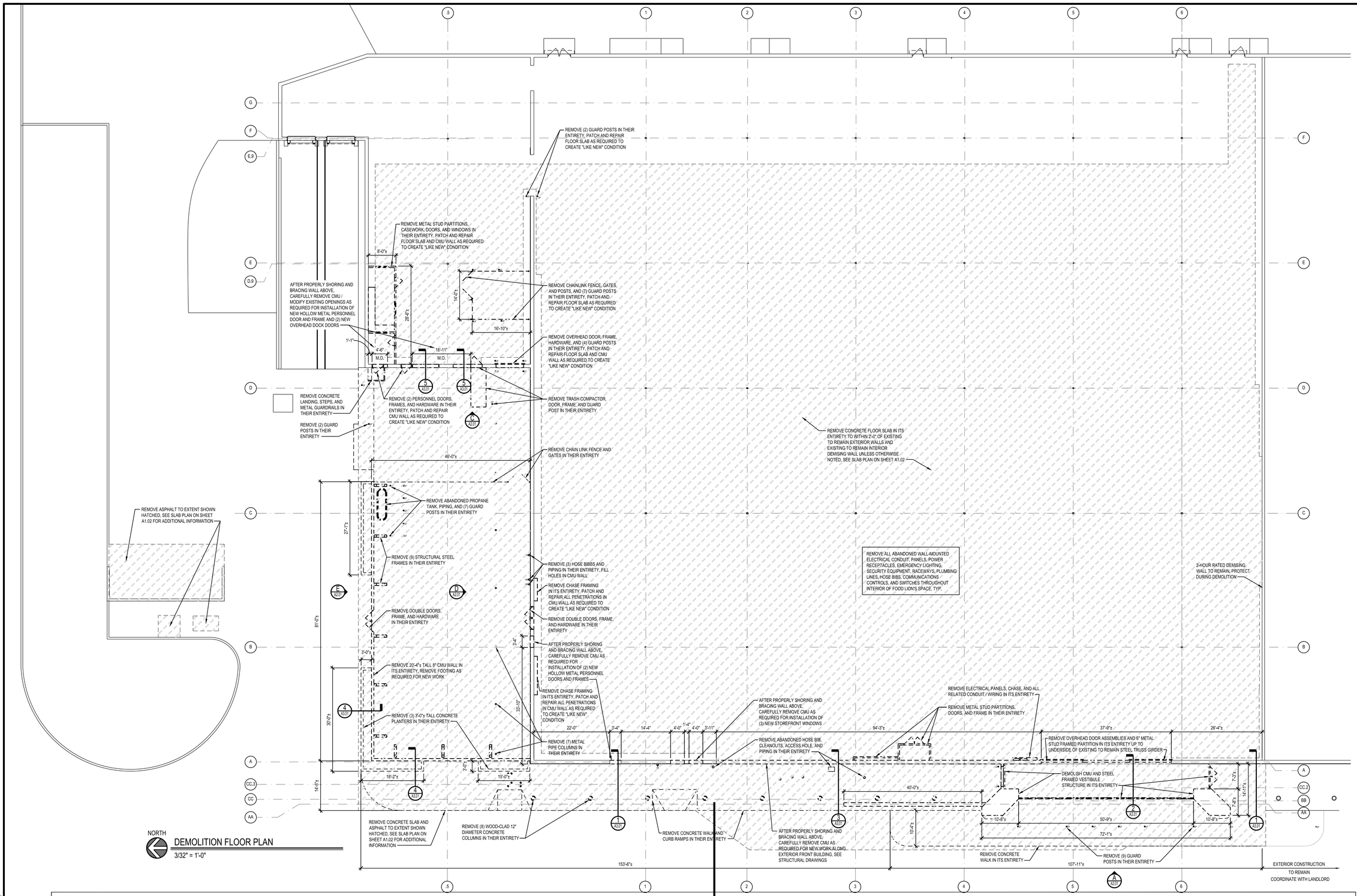
ATLAS SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645–9277
WEBSITE: WWW.ATLASSURVEYING.COM

SOUTH CAROLINA ATLAS SURVEYING BFT, LLC. No. 5928 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 28139 JEREMY W. REEDER

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

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL



DEMOLITION FLOOR PLAN
3/32" = 1'-0"

GENERAL NOTES:

1. ALL CONTRACTORS MUST COMPLY WITH ALL STATE AND LOCAL CODES.
2. THE GENERAL CONTRACTOR SHALL COORDINATE THE REMOVAL AND RELOCATION OF COOLER AND FREEZER COMPONENTS WITH COOLER/FREEZER MANUFACTURER FIELD PERSONNEL, AND W/FOOD LION CONSTRUCTION MANAGER.
3. FOR NEW DEPRESSED SLAB LOCATIONS AND DIMENSIONS, IF APPLICABLE, SEE SHEET A1.02.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND RELOCATE UTILITIES AS NEEDED. ALL RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE FOOD LION CONSTRUCTION MANAGER AND/OR LOCAL UTILITIES.
5. GENERAL CONTRACTOR SHALL PATCH AND REPAIR FLOOR, CEILING, ADJOINING WALLS AND OPENINGS WHERE WALLS, DOORS & FRAMES AND EQUIPMENT HAVE BEEN REMOVED, WORK WILL BE DONE IN A PROFESSIONAL MANNER WITH MATCHING MATERIALS.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL ROOF OPENINGS/PENETRATIONS CAUSED BY STRUCTURAL, PLUMBING, ELECTRICAL, MECHANICAL AND REFRIGERATION MATERIALS OR EQUIPMENT. COORDINATE REPAIRS WITH LANDLORD ROOFING CONTRACTOR (NOT TO VOID CURRENT WARRANTY).
7. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND CAPPING ALL ELECTRICAL STUB-UPS, DRAINS AND PITS THAT CANNOT BE REUSED, PATCH AND REPAIR FLOOR AS NEEDED.
8. GENERAL CONTRACTOR SHALL COORDINATE ALL DEMOLITION, EXPANSION, RENOVATION AND REMOVAL OF MATERIALS, ETC. OF THE FRONT BUILDING ELEVATION WITH SHEET A2.01 AND FOOD LION CONSTRUCTION MANAGER.
9. CONTRACTOR TO REMOVE ALL EXISTING DECOR UNLESS NOTED TO REMAIN AND REPAIR DRYWALL AS NEEDED. COORDINATE WITH SHEETS A2.02 AND A6.01. COORDINATE WITH DECOR PLANS.
10. GENERAL CONTRACTOR TO REMOVE VINYL TILE/CARPET FROM NEWLY SPECIFIED FLOORS AND GRIND CONCRETE FLAT, SMOOTH AND FREE OF MASTIC. REFER TO SHEET A1.05 AND CURRENT ASBESTOS SURVEY.
11. THE ELECTRICAL CONTRACTOR SHALL REMOVE THE EXISTING PARCEL PICK-UP BELL AND ITS RELATED EQUIPMENT AS REQUIRED. PATCH AND REPAIR ALL FINISHES. (IF APPLICABLE)
12. GENERAL CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXTERIOR WINDOWS, WALLS, & DOORS WITH THE FOOD LION CONSTRUCTION MANAGER IN ORDER TO MAINTAIN STORE SECURITY & SAFE BUILDING.
13. THE GENERAL CONTRACTOR SHALL COORDINATE THE REMOVAL OF ALL H.V.A.C. EQUIPMENT AND ANY APPLICABLE CEILING TILE/GRID WITH THE MECHANICAL CONTRACTOR.
14. PLUMBING CONTRACTOR AND GENERAL CONTRACTOR SHALL COORDINATE THE REMOVAL OF PLUMBING FIXTURES WITH THE FOOD LION CONSTRUCTION MANAGER. PLUMBING DEMOLITION WILL NOT BE ALLOWED UNTIL THIS COORDINATION MEETING IS CONDUCTED.
15. THE GENERAL CONTRACTOR SHALL REMOVE ANY EXISTING WOOD BASEBOARD THAT IS ATTACHED TO MASONRY WALLS, PATCH ALL WALLS WHERE NEEDED AND CAULK THE JOINT WHERE WALL ADJOINS FLOOR.
16. THE EXISTING CONDITIONS ON THIS SHEET ARE INTENDED TO CONVEY THE APPROXIMATE CONDITION OF THE BUILDING, ALL DATA SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION OF BIDS AND/OR THE COMMENCEMENT OF WORK. ANY CONDITIONS WHICH DIFFER SUBSTANTIALLY FROM THAT INDICATED ON THE EXISTING FIXTURE PLAN OR IN THE CONSTRUCTION DOCUMENTS, SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE FOOD LION CONSTRUCTION MANAGER/ ENGINEERING DEPARTMENT.
17. THE DEMOLITION PLAN IDENTIFIES GENERAL AREA/ITEMS TO BE DEMOLISHED ONLY AND IS NOT INTENDED TO ILLUSTRATE EACH AND EVERY ITEM REQUIRING DEMOLITION. THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH ALL EXISTING CONDITIONS IN ORDER TO ASCERTAIN THE FULL EXTENT OF DEMOLITION TO BE PERFORMED. CLOSE COORDINATION WITH THE FOOD LION CONSTRUCTION MANAGER IS CRITICAL DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
18. THE GENERAL CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND SERVICES TO EXISTING TENANT SPACES (VACANT OR OCCUPIED) DURING DEMOLITION AND CONSTRUCTION. UTILITIES AND SERVICES SHALL INCLUDE, BUT NOT BE LIMITED TO: ELECTRICAL, PLUMBING, GAS, WATER, FIRE SPRINKLER, FIRE ALARM SYSTEMS, ETC. ANY SCHEDULED INTERRUPTION OF SERVICES REQUIRED DURING DEMOLITION OR CONSTRUCTION SHALL BE COORDINATED WITH THE FOOD LION CONSTRUCTION MANAGER AND TENANTS AT LEAST SEVEN (7) DAYS PRIOR TO THE INTERRUPTION.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL SUBCONTRACTORS PLACE ALL CONSTRUCTION DEBRIS DIRECTLY INTO DUMPSTERS OR DUMP TRUCKS FOR REMOVAL. USE OF THE STORE DUMPSTER IS NOT ALLOWED. NO CONSTRUCTION DEBRIS WILL BE ALLOWED INSIDE THE STORE OR IN SIGHT OF THE CUSTOMER.
20. THE GENERAL CONTRACTOR MUST COORDINATE WITH THE CONSTRUCTION MANAGER AND THE STORE MANAGER ON THE NIGHT OF FRONT END CHANGE OUT TO INSURE THERE IS ADEQUATE ROOM TO UNLOAD THE FRONT END EQUIPMENT IN THE STORE. IF SPACE IS LIMITED, THE GENERAL CONTRACTOR WILL BE REQUIRED TO PROVIDE A STORAGE TRAILER ON SITE. THE GENERAL CONTRACTOR MUST PROVIDE A FORKLIFT FOR THE FRONT END EQUIPMENT REMOVAL.
21. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR "ALL" DUMPSTERS DUMPS INCLUDING THOSE FOR THE REFRIGERATION CONTRACTOR AND GROCERY RESET. THE REFRIGERATION CONTRACTOR WILL BE RESPONSIBLE FOR BREAKING EVERYTHING DOWN BEFORE PUTTING IN THE DUMPSTER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF REMOVED GONDOLAS AND SHELVING; ONCE THE GROCERY SET TEAM PALLETIZE THE SHELVING AND LOCATED TO THE DOCK. ALL STORES REQUIRE A GROCERY RESET. MAKE SURE THIS IS ACCOUNTED FOR. GROCERY RESET MAY BE COMPLETED PRIOR TO START OF CONSTRUCTION. IF THIS OCCURS, FOOD LION CORPORATE PROVIDES DUMPSTERS.
22. THE GENERAL CONTRACTOR MUST HAVE PROFESSIONAL SIGNAGE AND NEATLY INSTALLED ORANGE FENCING FOR ANY DETOURS REQUIRED DURING THE COURSE OF THE REMODEL. USE PLYWOOD DUST SCREENS WITH TYVEK (LETTERING TURNED INWARD) AROUND PREP AREAS... ETC. DUST SCREENS SHOULD BE BULT WHEN ANY JACK HAMMERING, SAWING, DEMOLITIONS, ETC. IS TAKING PLACE INSIDE THE STORE. ALL JACK-HAMMERING SHALL BE DONE AFTER OPERATING HOURS. DUST SCREENS NEED TO BE STRUCTURAL AND INSULATED WHERE APPROPRIATE. TURN OFF HVAC WHEN HEAVY DEMOLITION OR EXCESSIVE DUST IS BEING CREATED. FOOD LION GROCERY CARTS OR WET SIGNS ARE NOT ALLOWED TO BE USED AS FENCING SUPPORTS.
23. ~~ELECTRICAL CONTRACTOR SHALL NOT UNPLUG ATM FOR ANY REASON; NO ONE IS ALLOWED TO USE THE ELECTRICAL OUTLET OR PHONE LINE JACK FOR ANY REASON; IT IS ILLEGAL TO ATTACH ANY DEVICE TO THE ATM LINE FOR ANY REASON; THE ONLY PEOPLE ALLOWED TO UNPLUG THE ATM ARE NATIONWIDE SERVICE AND THE COMPANY THAT REPLENISHES CASH IN THE ATM; COORDINATE ANY AND ALL WORK ASSOCIATED WITH THE ATM WITH FOOD LION CONSTRUCTION MANAGER AND NATIONWIDE SERVICE AND/OR THE COMPANY THAT REPLENISHES CASH.~~

SLAB WORK

24. FLOOR CUTTING IS APPROXIMATE. WORK TO BE COORDINATED WITH THE FOOD LION CONSTRUCTION MANAGER AND APPROPRIATE TRADE. FLOOR SLAB CUTS SHALL BE LAID OUT TO MINIMIZE SMALL, SHARP CORNER EDGES OF FLOOR SLAB TO REMAIN AND RISK CRACKING. SQUARE OFF CUTS WHERE POSSIBLE. COORDINATE WITH THE APPROPRIATE TRADES.
25. COORDINATE ALL FLOOR CUTS WITH A1.02 & PLUMBING DRAWINGS.

TRENCH WORK

26. ALL DIRT SHALL BE REMOVED FROM THE STORE AND IT SHOULD NEVER HIT THE FLOOR. TRENCHES SHALL BE BACKFILLED WITH AGGREGATE NO LARGER THAN #57, DOWELS IN CONCRETE AND PROPER VAPOR BARRIER. OPEN TRENCHES ARE TO BE COVERED WITH 1/4" MIN. METAL PLATE AND MATCHING CARPET MATS AND DUCT TAPED TO THE FLOOR DURING OPERATING HOURS. ALL PITS SHOULD BE PHOTOGRAPHED WITH CURRENT DATE TO SHOW INTERIOR BEFORE AND AFTER VAPOR BARRIER INSTALL AND TRENCH COMPLETION AND SEND TO CONSTRUCTION MANAGER.

REVISIONS

No.	Description	Date

FOOD LION
APPROVAL
☐APPROVED
☐APPROVED AS NOTED
☐NOT APPROVED
DATE_____
BY_____

RFS Architects
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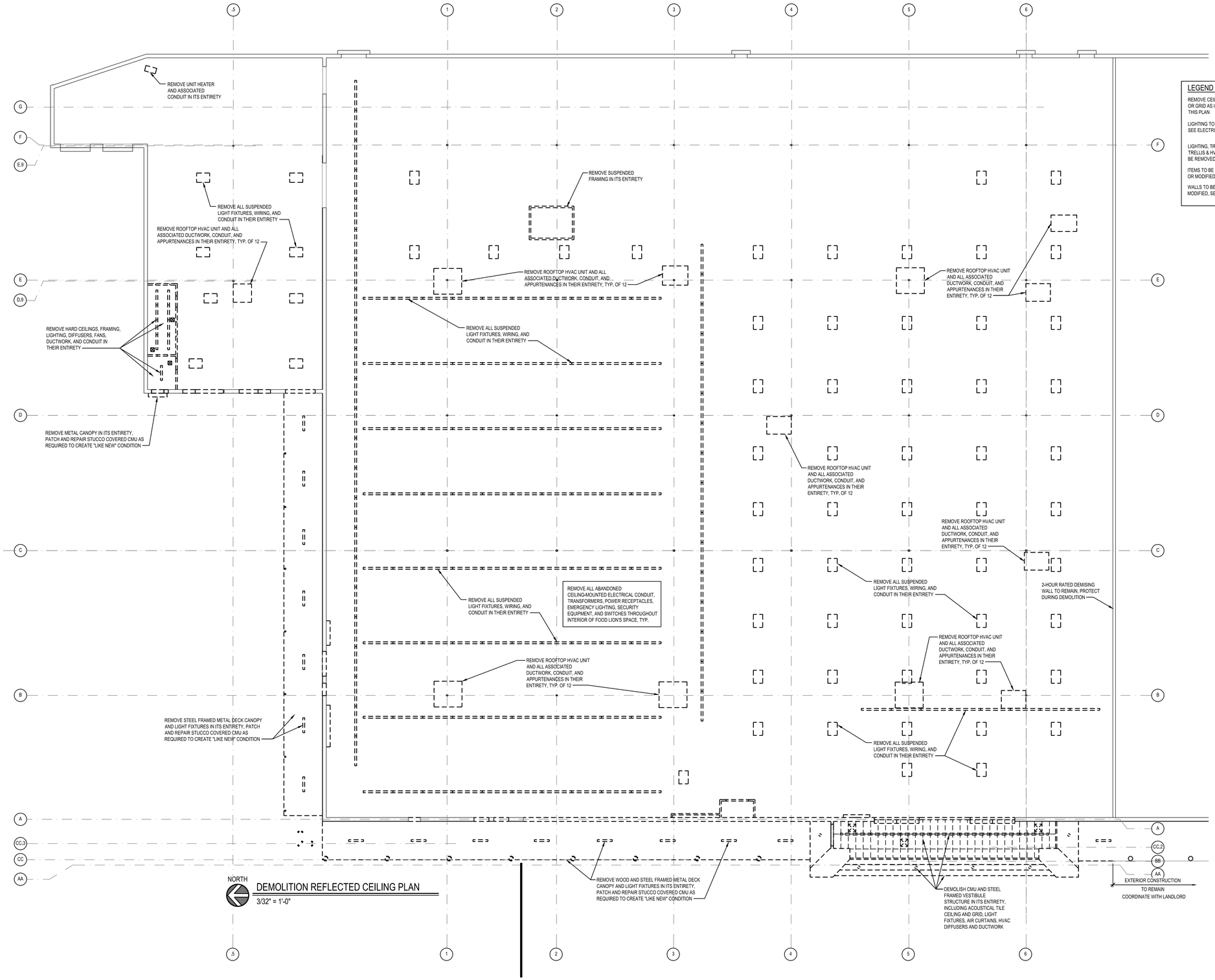
PROGRESS PRINT
07/12/25

FOOD LION 2269
93 MATHEWS DR.
HILTON HEAD ISLAND, SC

DEMOLITION FLOOR PLAN

DRAWING FILE NAME
2269A0.03_00
RFS JOB #
2025-058
DATE
XX/XX/25

A0.03



DEMOLITION REFLECTED CEILING PLAN

3/32" = 1'-0"

LEGEND :

- REMOVE CEILING TILES & OR GRID AS INDICATED ON THIS PLAN
- LIGHTING TO BE REMOVED, SEE ELECTRICAL DRAWINGS
- LIGHTING, TRACK LIGHTING, TRELLIS & HVAC GRILLES TO BE REMOVED
- ITEMS TO BE REMOVED OR MODIFIED AS NOTED
- WALLS TO BE REMOVED OR MODIFIED, SEE SHEET A0.03

REVISIONS		
No.	Description	Date

FOOD LION

APPROVAL

☐APPROVED

☐APPROVED AS NOTED

☐NOT APPROVED

DATE_____

BY_____

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93 MATHEWS DR.
HILTON HEAD ISLAND, SC

DEMOLITION REFLECTED CEILING PLAN

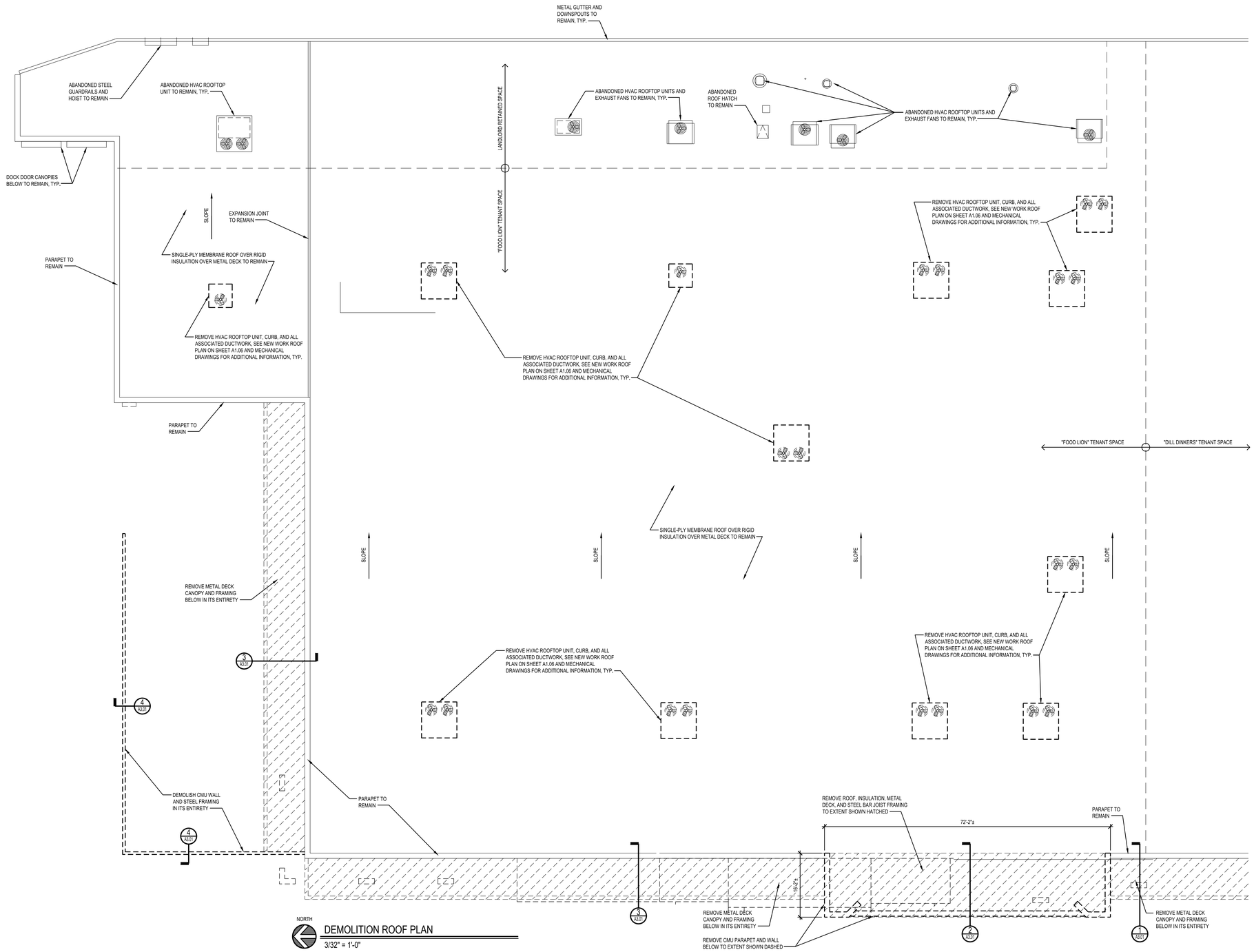
DRAWING FILE NAME
2269A0.04_00

RFS JOB #
2025-058

DATE
XX/XX/25

A0.04

07 OF 39



DEMOLITION ROOF PLAN

3/32" = 1'-0"

REVISIONS		
No.	Description	Date

FOOD LION

APPROVAL

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DATE_____
BY_____

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DEMOLITION ROOF PLAN

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RFS JOB #
2025-058
DATE
XX/XX/25

A0.06

08 OF 39

NOTE: SEE SEISMIC ANCHORING DETAILS FOR ALL NEW GONDOLAS AND REFRIGERATED CASES ON SHEETS S1.0 AND S1.1.

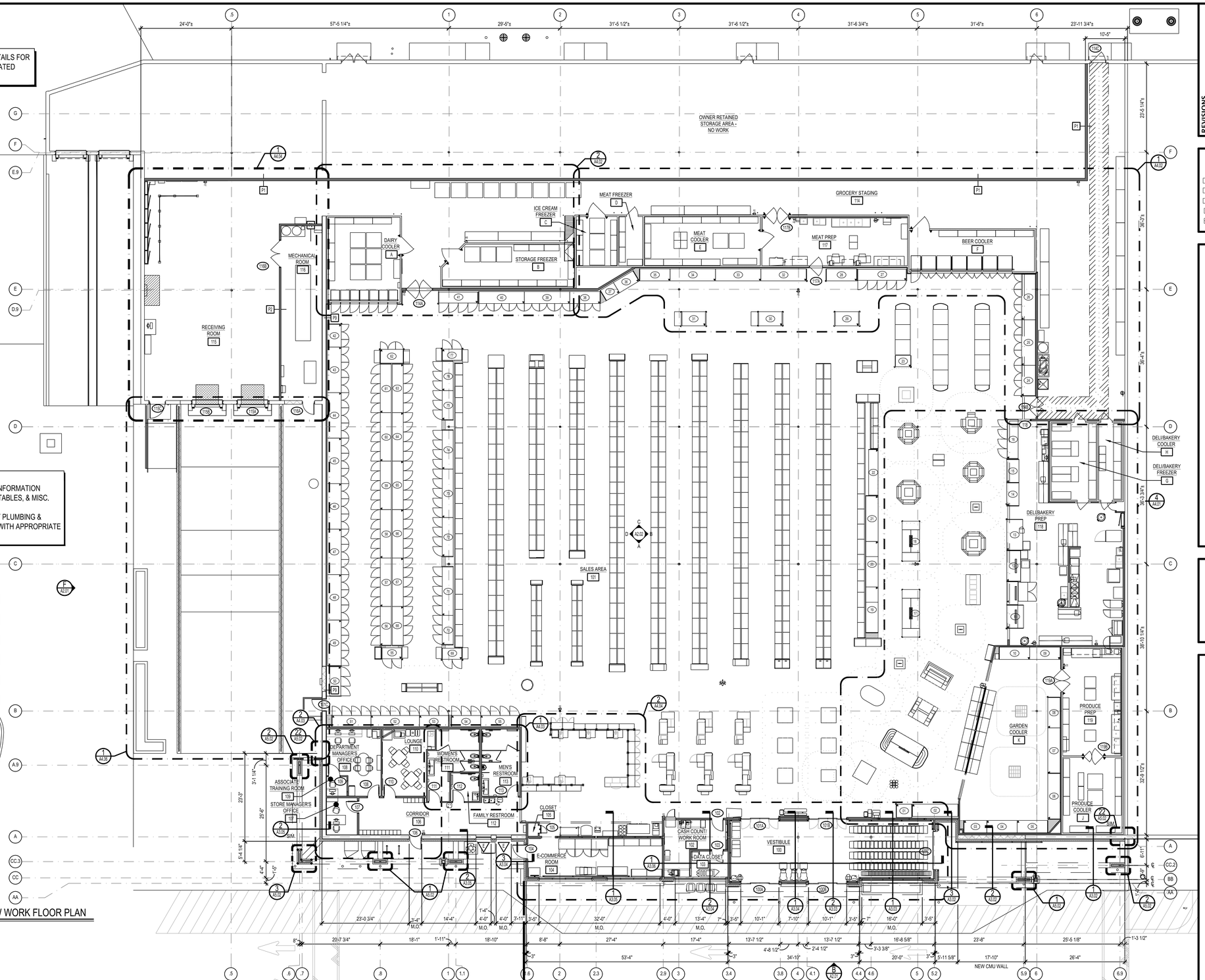
SYMBOL LEGEND:

- DOOR NUMBER, SEE SCHEDULE SHEET A6.01
- ROOM NAME & NUMBER, SEE SCHEDULE SHEET A6.01
- METAL STUD WALL FRAMING
- CONCRETE BLOCK
- COOLER/FREEZER WALL PANEL

GC SHALL COORDINATE WITH FOOD LION CONSTRUCTION MANAGER TO MODIFY ASPHALT AS REQUIRED TO ENSURE POSITIVE DRAINAGE AWAY FROM ENTRANCE TO TRUCK WELL IS MAINTAINED.

NOTE:

- SEE SHEET A1.01 FOR MORE INFORMATION REGARDING CASES, DISPLAY TABLES, & MISC. EQUIPMENT
- COORDINATE ALL NECESSARY PLUMBING & ELECTRICAL REQUIREMENTS WITH APPROPRIATE TRADE DRAWINGS.



NORTH

ARCHITECTURAL NEW WORK FLOOR PLAN

3/32" = 1'-0"

GENERAL NOTES:

1. FOOD LION WILL BE SUPPLYING THE NECESSARY AUTOMATIC DOORS, CONTROL PANELS, INTERIOR LIGHTING, IMPACT DOORS, SINKS, WATER FOUNTAINS, WATER HEATERS, AQUASTAT & STANDS, HAND DRYERS AND HVAC EQUIPMENT FOR THIS PROJECT. INSTALLATION AND WARRANTIES OF THIS EQUIPMENT ARE TO BE SUPPLIED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PLACING THE ORDER FOR ITEMS DIRECTLY FROM THE SUPPLIER AS SOON AS THE CONTRACT IS AWARDED. THE ITEMS MUST BE STORED ON SITE IN STORAGE TRAILERS, A COMPLETE PACKAGE WITH THE INFORMATION WILL BE SENT TO THE AWARDED GENERAL CONTRACTOR. THESE ITEMS, WITH THE EXCEPTION OF INSTALLATION AND WARRANTY, MUST BE EXCLUDED FROM THE BID.
2. METAL FLASHING BETWEEN ALL WALK-IN COOLERS/FREEZERS AND ADJACENT WALLS TO BE FURNISHED BY THE WALK-IN MANUFACTURER AND INSTALLED BY THE GENERAL CONTRACTOR. GC SHALL FURNISH AND INSTALL A CONTINUOUS BATTEN STRIP AND #16 MESH SCREENING ALONG TOP OF WALK-IN PANELS AND ADJACENT WALLS AND/OR WALK-IN PANELS; FASTENERS SPACED 18" O.C.
3. ALL CONTRACTORS SHALL HAVE A STORAGE TRAILER FOR STORAGE OF MATERIALS AND EQUIPMENT WHEN NOT IN USE. ANY MATERIALS LEFT IN AN AREA THAT HINDERS STORE OPERATIONS WILL BE DISCARDED. COORDINATE WITH FOOD LION CONSTRUCTION MANAGER.
4. GENERAL CONTRACTORS SHALL GROUT THE GAP BETWEEN WALK-IN FREEZERS AND EDGE OF DEPRESSED SLAB IF APPLICABLE.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CLEANING AND SANITIZING ALL PREPS, RESTROOMS AND DELI/BAKERY. THE WORK MUST BE APPROVED BY FOOD LION CONSTRUCTION MANAGER.
6. GENERAL CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS.
7. GENERAL CONTRACTOR IS TO ENCLOSE THE AREAS ABOVE ALL ROOMS AND EXPOSED WALK-IN COOLERS/FREEZERS IN GROCERY STAGING/RECEIVING AREAS (IF NOT EXISTING OR REPAIR IF DAMAGED) WITH 2x4 WELDED WIRE ON 3 5/8" METAL STUDS @ 24" O.C. RUN STUDS TO THE ROOF DECKING. GENERAL CONTRACTOR TO PROVIDE 30"x48" ACCESS DOORS IN WIRE ABOVE AS REQUIRED TO FOR MAINTENANCE ACCESS.
8. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES. ALL RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE FOOD LION CONSTRUCTION MANAGER AND/OR LOCAL UTILITIES.
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR SEALING ALL OPENINGS/PENETRATIONS IN THE MECHANICAL ROOM AIR-TIGHT.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING AND INSTALLING THE MINIMUM AMOUNT OF FIRE EXTINGUISHERS AS FOLLOWS:

    8 - 5 LBS. ABC
    1 - 10 LBS. ABC (BALER)
    1 - 6 LBS. BC (DELI/BAKERY)

    (PROVIDE ADDITIONAL EXTINGUISHERS IF INDICATED ON PLAN)
    THE ACCEPTABLE MANUFACTURERS OF THESE FIRE EXTINGUISHERS ARE SENTRY, ANSUL, AND BADGER. THE GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS OF FIRE EXTINGUISHERS WITH THE FOOD LION CONSTRUCTION MANAGER. FIVE-POUND ABC RATED PORTABLE FIRE EXTINGUISHERS WILL BE REQUIRED SO THAT THERE IS NO MORE THAN 50 FEET OF TRAVEL TO AN EXTINGUISHER. THE GENERAL CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR SUPPLYING AND INSTALLING ANY ADDITIONAL FIRE EXTINGUISHERS THAT MAY BE REQUIRED BY LOCAL FIRE CODES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR RECHARGING AND UPDATING OF EXISTING EXTINGUISHERS.
11. THE GENERAL CONTRACTOR SHALL INSTALL EXTERIOR MOUNTED GUARD POSTS AS INDICATED ON SITE-SPECIFIC A1.01A AND THE FOOD LION CONSTRUCTION MANAGER.
12. GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL TOILET PARTITIONS AS DESCRIBED ON SHEET A4.03A AND IN THE SPECIFICATIONS.
13. THE GENERAL CONTRACTOR SHALL PRESSURE WASH JANITOR'S ROOM/PREP CLOSET FLOORS, WALLS AND CAN WASH.
14. THE GENERAL CONTRACTOR SHALL CAULK THE TOP AND BOTTOM OF ALL WOOD BASEBOARDS IN WALK-IN COOLERS AFTER REPAINTING; REMOVE WOOD BASEBOARDS AT ALL CMU WALLS.
15. GENERAL CONTRACTOR SHALL CAULK AROUND ALL FIXTURES/WALL-FASTENED ACCESSORIES IN RESTROOMS/ALL CORRIDORS/PREP ROOMS AND OFFICES THROUGHOUT THE ENTIRE STORE (WATER FOUNTAINS, SINKS, PAPER TOWEL HOLDERS, ELECTRICAL PLATE COVERS, PLUMBING FIXTURES, PLUMBING ESCUTCHEONS, ELECTRICAL OUTLETS, SPRINKLER ESCUTCHEONS AND WALL MOUNTED FIXTURES, ETC.) CAULK COLOR TO MATCH FIXTURES.
16. GENERAL CONTRACTOR SHALL INSTALL CONTROL JOINTS IN NEW GYPSUM BOARD WALL FINISH IN SALES AREA AS REQUIRED BY MANUFACTURER. SEE DETAIL 13 / A5.02, AT A MINIMUM, SPACING SHALL BE 30' O.C.
17. ALL NEW PLYWOOD WORK IS TO BE FIRE RETARDANT TREATED PLYWOOD.
18. THE REFRIGERATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL NEW RETROFIT DOORS.
19. THE INTENTION OF FOOD LION IS TO COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.
20. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES.
21. IF NEW SIGNAGE IS REQUIRED, THE GENERAL CONTRACTOR SHALL VERIFY WITH LOCAL SIGN ORDINANCE THAT THE "FOOD LION" SIGN MEETS ALL REQUIREMENTS OF THE ORDINANCE.
22. THE GENERAL CONTRACTOR SHALL SUPPLY ALL SIGNS THAT DENOTE HAZARDOUS AREAS AROUND THE CONSTRUCTION.
23. GENERAL CONTRACTOR TO ACCEPT, STORE, ASSEMBLE & SET OR RELOCATE SMALL EQUIPMENT SIMILAR TO, BUT NOT LIMITED TO; CART CORRALS BENCHES BACKROOM EQUIPMENT, BIKE RACKS, OFFICE FURNITURE, CHAIRS, SHELVES, LAUNDRY CABINET, ETC.
24. ~~GENERAL CONTRACTOR IS TO DID INSTALLING A SPRINKLER SYSTEM UNDER THE FRONT CANOPY. ANTI-FREEZE IS PREFERRED, BUT CHECK FOR LOCAL REQUIREMENTS. IF ANTI-FREEZE SYSTEM IS NOT ALLOWED, THEN INSTALL A DRY LOOP SYSTEM. COORDINATE WITH THE CONSTRUCTION MANAGER ON THE COMPRESSOR LOCATION AND POWER REQUIREMENTS. THE SPRINKLER CONTRACTOR MUST INSTALL A TAMPER SWITCH ON THE BALL VALVE FOR THE ANTI-FREEZE SYSTEM.~~
25. THE WALK-IN MANUFACTURER SHALL BE RESPONSIBLE FOR INSTALLATION OF THE GLASS DOORS AT THE DAIRY COOLER AND BEER COOLER.
26. ~~THE GENERAL CONTRACTOR SHALL CONSTRUCT A PLATFORM FOR THE WATER HEATER ABOVE THE MEN'S RESTROOM. SEE SHEET P0.0.~~
27. INSULATE THE CELLS OF THE MASONRY WALLS WITH A MINIMUM "R" VALUE OF 13.7.
28. ALL STAINLESS STEEL THRESHOLDS SHALL BE 304 S/S WITH #2B FINISH AND PROTECTIVE FILM. THRESHOLDS SHALL BE 5" WIDE X 11 GAUGE (1/8" THICK) STAINLESS STEEL WITH COUNTERSUNK SCREWS AND SET IN A FULL BED OF SILICONE TO FLOOR. ALL OTHER STAINLESS STEEL SHALL BE 304 WITH #3 FINISH AND PROTECTIVE FILM. COLUMN WRAPS SHALL BE 22 GAUGE STAINLESS STEEL. SET ON TOP OF THE FINISH FLOOR TO 4'-0" AFF. ~~FOR ROUND COLUMNS, PROVIDE A ¼" FOLD OVER HEM LAP SEAM.~~ FOR SQUARE COLUMNS, PROVIDE A 1" LAP SEAM WITH HEMMED EDGE. INSTALL WRAP WITH STAINLESS STEEL RIVETS, ½" FROM THE TOP, 2" FROM BOTTOM AND APPROXIMATELY 10-22" INTERMEDIATELY SPACED. FULLY CAULK TOP AND BOTTOM OF WRAP AND SEAM WITH CLEAR SILICONE SEALANT. CAULK AFTER COLUMN PAINTING IS COMPLETED. OVEN/HOOD FLASHING AND BACK-SPLASH SHALL BE 20 GAUGE. ALL OTHER TRIM, DOOR FRAMES, DOOR PLATES, CORNER GUARDS (NON-HEMMED EDGES), ETC. SHALL BE 18 GAUGE STAINLESS STEEL. ALL EDGES SHALL BE DEBURRED AND HAVE RADIUS CORNERS.
29. THE GENERAL CONTRACTOR SHALL PATCH ALL OPENINGS IN MASONRY WALLS, GROUT OR CAULK ALL PENETRATIONS, HOLES AND/OR CRACKS IN ALL WALLS (NEW AND EXISTING). THE VOIDS ON TOP OF ALL MASONRY WALLS MUST BE FILLED AND SEALED WITH A CEMENTITIOUS MATERIAL.

EXTERIOR

30. GENERAL CONTRACTOR SHALL SAND, CLEAN AND REPAINT ANY NEW & EXISTING EXTERIOR GUARD POSTS WITH 'TRAFFIC YELLOW' PAINT.
31. GENERAL CONTRACTOR SHALL SAND, CLEAN, AND REPAINT (MIN. OF 2 COATS) ALL EXTERIOR METAL INCLUDING BUT NOT LIMITED TO STAIRS, CANOPY SUPPORTS, DOORS AND FRAMES, CART CORRALS, ROOFTOP STEEL, ETC. AS DEPICTED IN THESE DRAWINGS OR AS DIRECTED BY THE FOOD LION CONSTRUCTION MANAGER.
32. ANTI- RODENT COATING - APPLY (1) ONE COAT OF SHERWIN WILLIAMS FT910 SURFACING COMPOUND (PRIMER) AND (2) COATS OF ACROLON100 URETHANE (FINISH COAT), COLOR TO MATCH EXISTING EXTERIOR COLOR, COORDINATE WITH FOOD LION CONSTRUCTION MANAGER.
33. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HANGING OR REHANGING ENFORCABLE "NO PARKING" SIGNS ON FRONT COLUMNS. THE BOTTOM OF EACH SIGN SHALL BE MOUNTED 6'-0" ABOVE THE FINISHED CONCRETE WALK. SIGNS TO BE PROVIDED BY GC.
34. GENERAL CONTRACTOR IS TO PRESSURE WASH FRONT SIDEWALKS, STORE FRONT MASONRY, VINYL CEILINGS, AND DUMPSTER PADS ONE WEEK PRIOR TO RE-GRAND, MUST USE HOT WATER AND GENERAL CONTRACTOR IS TO HAVE ALL STOREFRONT GLASS PROFESSIONALLY CLEANED AFTER PRESSURE WASHING THE SIDEWALK DURING THE WEEK PRIOR TO GRAND OPENING.
35. ALL NEW EXTERIOR ALUMINUM CANOPIES SHALL BE A MINIMUM OF 24 GAUGE DECKING, REFER TO SPECIFICATIONS FOR REQUIREMENTS.

REVISIONS		
No.	Description	Date

FOOD LION
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07/12/25

FOOD LION 2269
93 MATHEWS DR.
HILTON HEAD ISLAND, SC

ARCHITECTURAL NEW WORK FLOOR PLAN

DRAWING FILE NAME
2269A1.03_00
RFS JOB #
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A1.03

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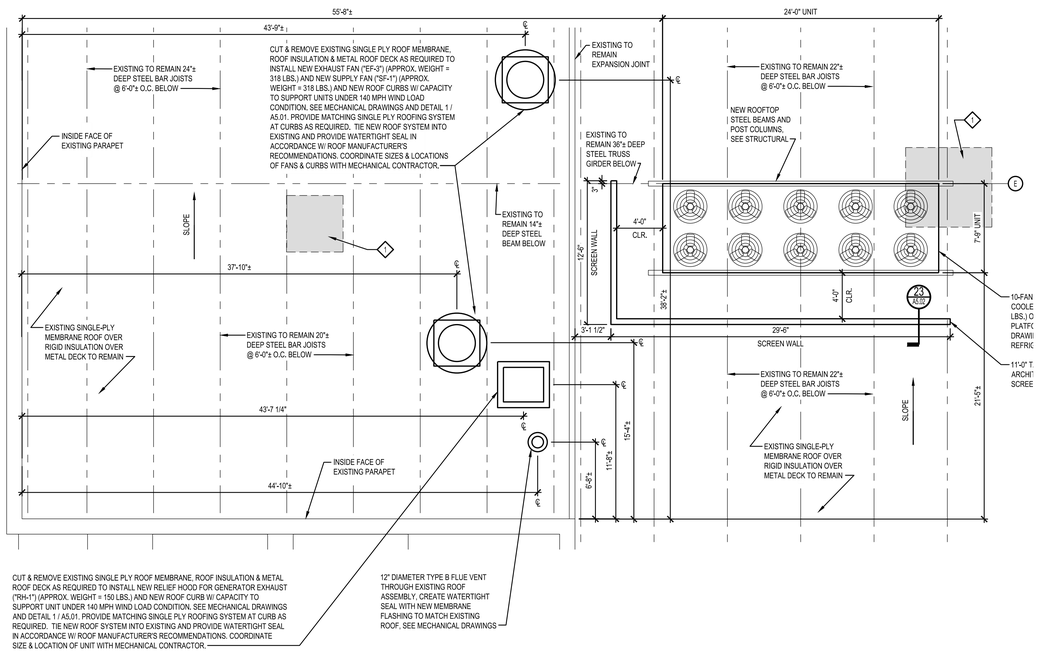
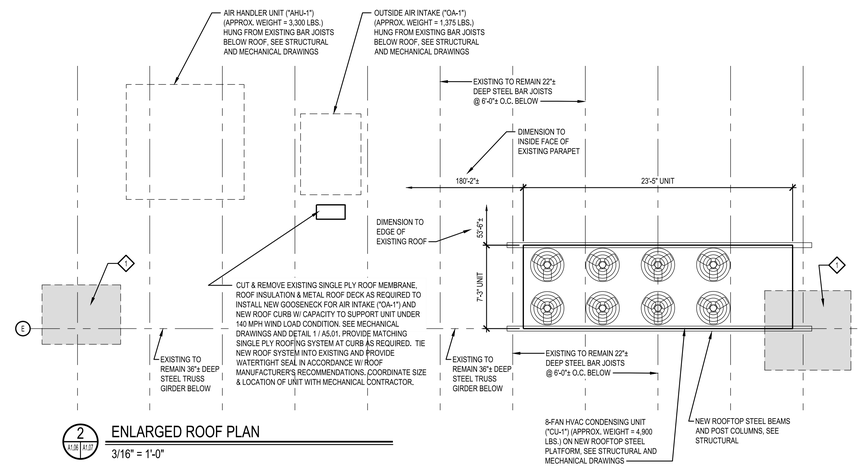


1 A1.06 A1.07 ENLARGED ROOF PLAN

3/16" = 1'-0"



2 A1.06 A1.07 ENLARGED ROOF PLAN

3/16" = 1'-0"

WORK NOTES

(NOTES APPLICABLE TO THIS SHEET ONLY)

1. GENERAL CONTRACTOR SHALL COVER ALL EXISTING PENETRATIONS IN METAL ROOF DECK WHERE MECHANICAL EQUIPMENT AND CURBS WERE REMOVED WITH NEW METAL ROOF DECK OF DEPTH, THICKNESS, AND PROFILE TO MATCH EXISTING. ALL NEW ROOF DECK SHALL EXTEND 6" MINIMUM OVER EXISTING. PROVIDE NEW RIGID INSULATION OF TYPE AND THICKNESS TO MATCH EXISTING OVER ROOF DECK. PROVIDE NEW ROOF MEMBRANE TO MATCH EXISTING, TIE INTO EXISTING ROOF PER MANUFACTURERS RECOMMENDATION TO CREATE WATERTIGHT SEAL, TYP.

REVISIONS		
No.	Description	Date

FOOD LION

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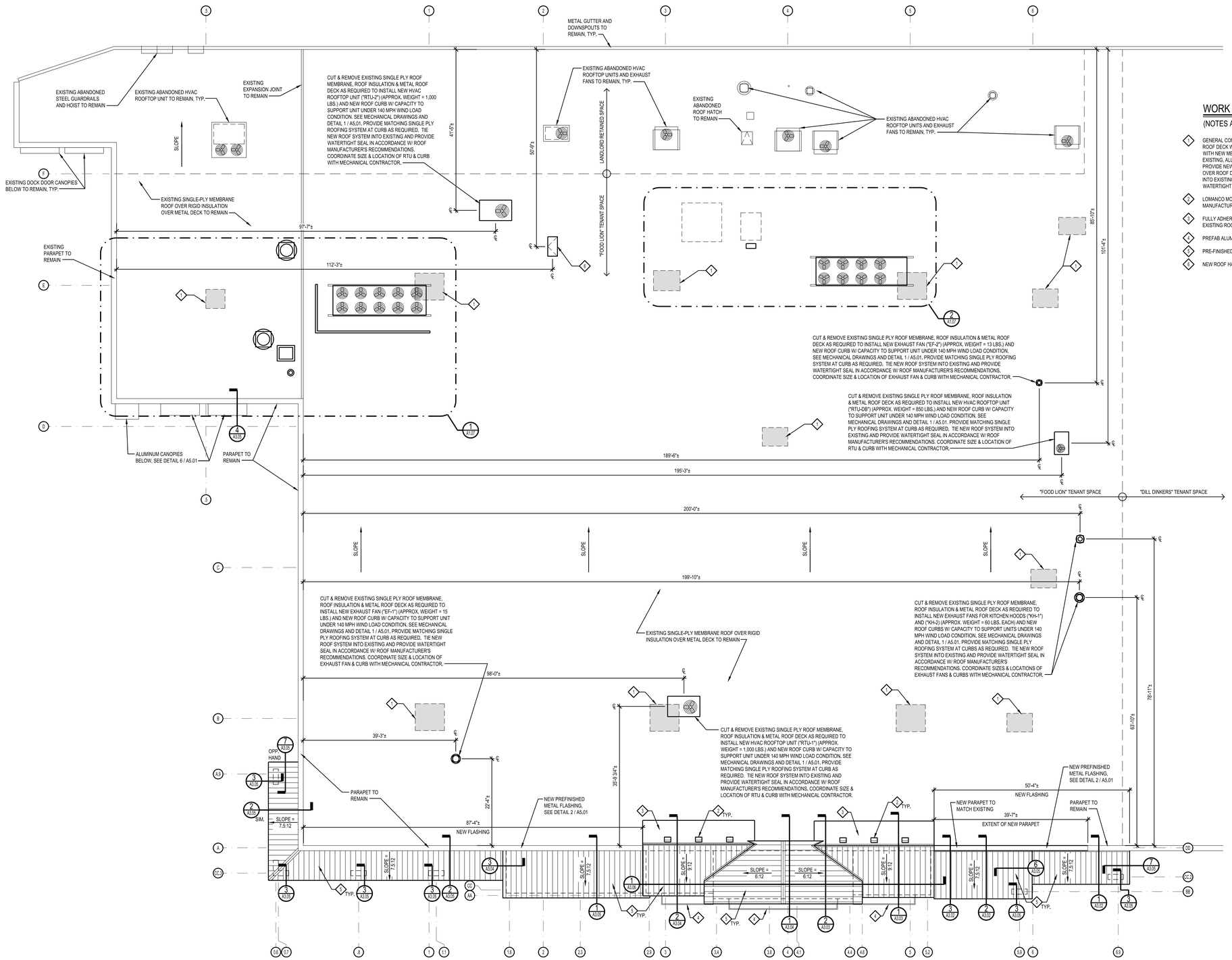

NEW WORK ROOF PLAN
3/32" = 1'-0"

WORK NOTES

(NOTES APPLICABLE TO THIS SHEET ONLY)

1. GENERAL CONTRACTOR SHALL COVER ALL EXISTING PENETRATIONS IN METAL ROOF DECK WHERE MECHANICAL EQUIPMENT AND CURBS WERE REMOVED WITH NEW METAL ROOF DECK OF DEPTH, THICKNESS, AND PROFILE TO MATCH EXISTING. ALL NEW ROOF DECK SHALL EXTEND 6" MINIMUM OVER EXISTING. PROVIDE NEW RIGID INSULATION OF TYPE AND THICKNESS TO MATCH EXISTING OVER ROOF DECK. PROVIDE NEW ROOF MEMBRANE TO MATCH EXISTING, TIE INTO EXISTING ROOF PER MANUFACTURERS RECOMMENDATION TO CREATE WATERTIGHT SEAL, TYP.
2. LOMANCO MODEL 750 METAL ROOF VENTS AT 8'-0" O.C. INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.
3. FULLY ADHERED SINGLE-PLY ROOF MEMBRANE FLASHING COMPATIBLE WITH EXISTING ROOF MEMBRANE OVER 3/4" F.R.T. PLYWOOD, TYP.
4. PREFAB ALUMINUM AWNING BELOW.
5. PRE-FINISHED STANDING SEAM METAL ROOF SYSTEM.
6. NEW ROOF HATCH, SEE DETAIL 4 / A5.01.

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NEW WORK ROOF PLAN

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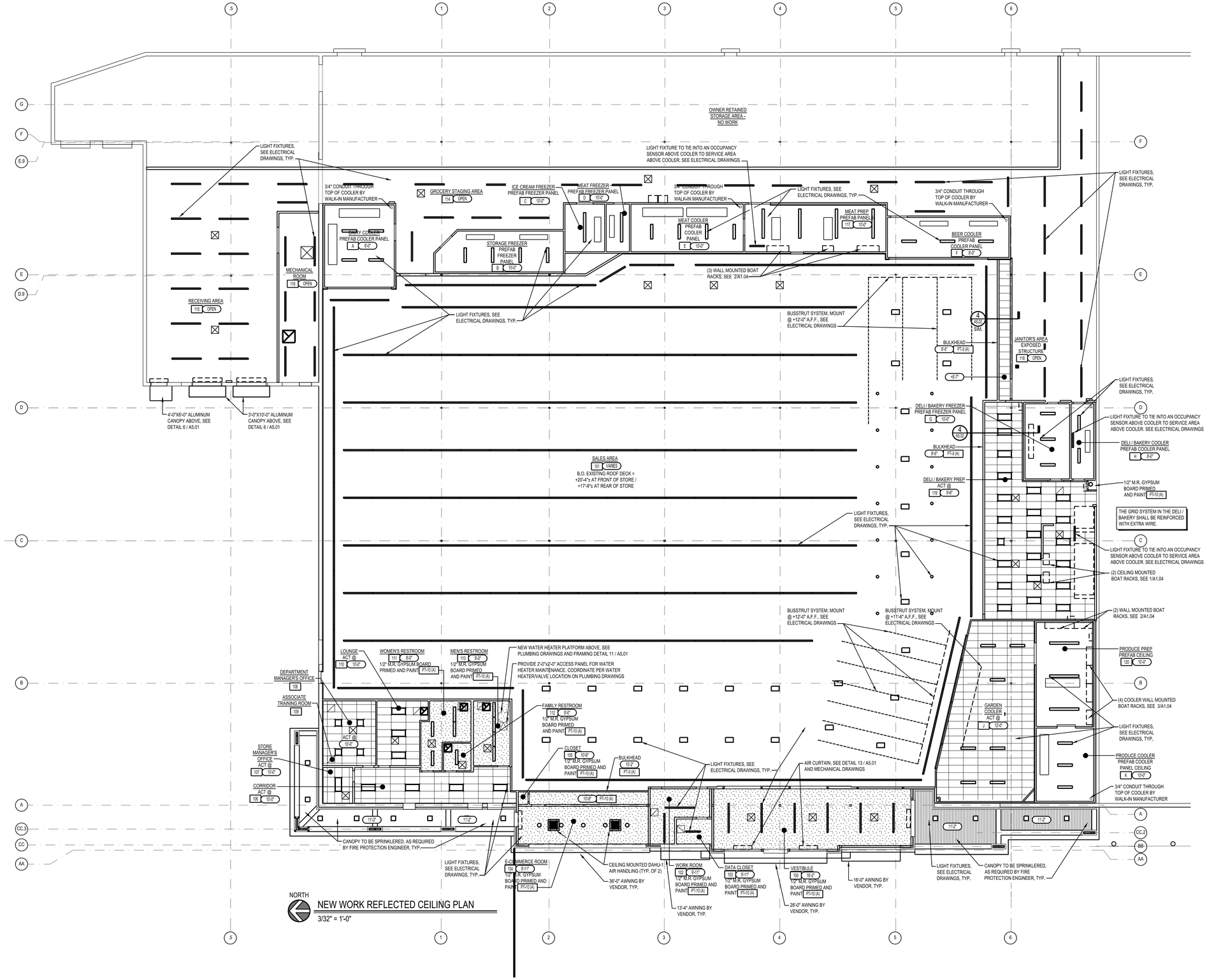

NEW WORK REFLECTED CEILING PLAN

3/32" = 1'-0"

GENERAL NOTES:

1. CEILING HEIGHTS SHALL BE AS NOTED IN EACH ROOM.
2. CEILING GRID TO BE 2'-0"x4'-0" T-BARS LAID OUT FROM ROOM CENTER LINES IN BOTH DIRECTIONS. LAY OUT SO THAT NO TILE LESS THAN HALF SIZE WILL BE USED, EXCEPT AS NOTED.
3. ~~EXPOSED STRUCTURE AT SALES AREA TO BE PAINTED WITH A DRY FLAT PAINT AFTER ALL MECHANICAL, ELECTRICAL, PLUMBING AND REFRIGERATION ROUGH-IN WORK HAS BEEN COMPLETED. USE A SOLVENT BASED DRYFALL (NOT WATER BASED) TO PAINT METAL DECK.~~
4. GENERAL CONTRACTOR TO COORDINATE THE LOCATION OF SPRINKLER HEADS, DIFFUSERS AND LIGHT FIXTURES.
5. ALL MAIN RUNNERS ARE TO BE RUN ADJACENT TO EACH ROW OF LIGHTING, ALSO A MAIN RUNNER IS REQUIRED BETWEEN EACH ROW OF LIGHTS (TYPICAL).
6. THE CONTRACTOR SHALL FURNISH TWO BOXES OF CEILING TILE FOR EVERY TYPE OF TILE USED IN THE STORE. LEAVE TILE AT THE STORE FOR FUTURE USE.
7. SEE ELECTRICAL DRAWING E1.01 FOR ADDITIONAL INFORMATION.
8. NOT USED
9. THE SPRINKLER SYSTEM CONTRACTOR SHALL INSTALL THE SPRINKLER HEADS IN THE CENTER OF THE CEILING GRID IF SPACING IS ACCEPTABLE BY CODE. THE SPRINKLER SYSTEM CONTRACTOR IS TO USE ONLY SEMI-RECESSED WHITE SPRINKLER HEADS IN AREAS WITH CEILINGS. IN EXPOSED AREAS, ALL SPRINKLER HEADS SHALL BE NATURAL FINISH WITH UPRIGHT HEADS.
10. THE SPRINKLER SYSTEM CONTRACTOR, CEILING INSTALLER, ELECTRICAL CONTRACTOR, DUCT WORK INSTALLER AND GENERAL CONTRACTOR SHALL VERIFY LIGHTING AND EQUIPMENT CLEARANCES ABOVE CEILING LINE.
11. ALL PAINTED CEILINGS TO HAVE MIN. 2 COATS OF PAINT
12. STOREFRONT CANOPY SHALL BE SPRINKLERED WITH ANTIFREEZE LOOP (WHERE ALLOWED BY CODE). THE LOCATION OF ANTIFREEZE LOOP AND EQUIPMENT SHALL BE COORDINATED WITH CONSTRUCTION MANAGER. (WHERE NOT ALLOWED DRY SYSTEM WILL BE USED).
13. ALL AREAS ABOVE LAY-IN CEILING TILES SHALL BE FREE OF DEBRIS, INSULATION, AND ANY OTHER ITEMS CREATING A HARBORAGE AREA FOR RODENTS.

CEILING TILE & GRID CHART

CEILING TILE & GRID TYPE	LOCATION
2x4 ARMSTRONG HUMAGUARD PLUS IN PRELUDE XL GRID	LOUNGE, STORE MANAGERS OFFICE, DEPARTMENT MANAGERS OFFICE
2x4 ARMSTRONG VINYL CLAD TILE IN PRELUDE XL GRID	DELI BAKERY AREA

LEGEND

- SUSPENDED CEILING, SEE CHART ABOVE AND SEISMIC INSTALLATION REQUIREMENTS ON SHEET A6.01
- HVAC SUPPLY, SEE MECHANICAL DRAWINGS
- HVAC RETURN, SEE MECHANICAL DRAWINGS
- EXHAUST FAN, SEE MECHANICAL DRAWINGS
- PAINTED GYPSUM BOARD CEILING
- X'-X" CEILING HT.
- LIGHTS, SEE ELECTRICAL DRAWINGS
- BUSSTRUT, SEE ELECTRICAL DRAWINGS
- 24" x 24" ACCESS PANEL (UNO)

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2269A1.04_00
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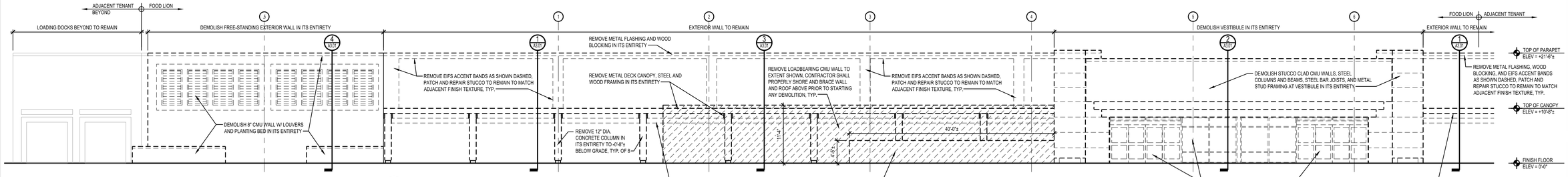
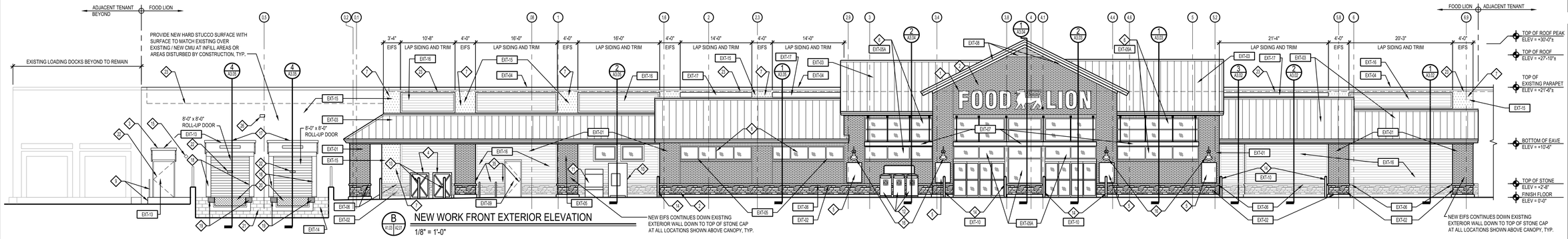
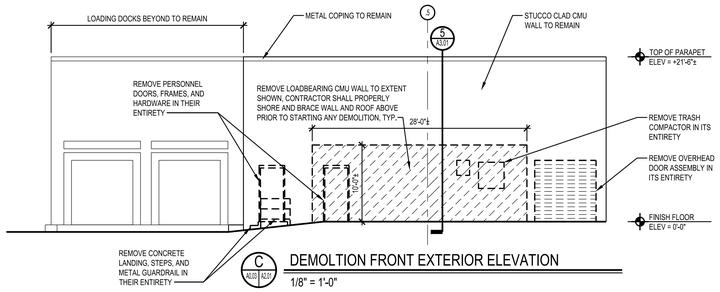


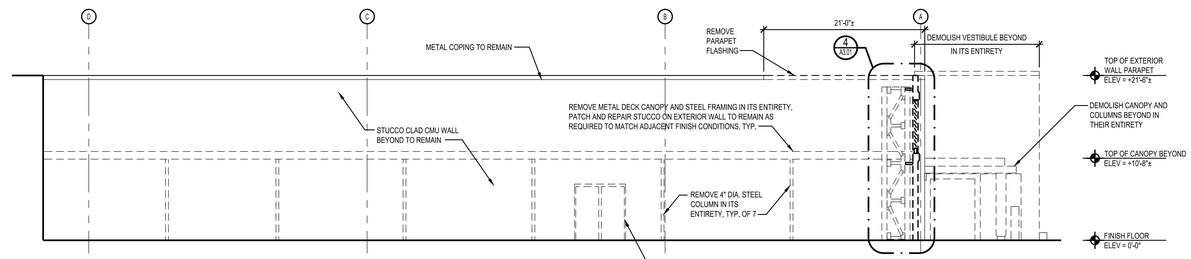
A A0.03 A2.01 DEMOLTION FRONT EXTERIOR ELEVATION
1/8" = 1'-0"



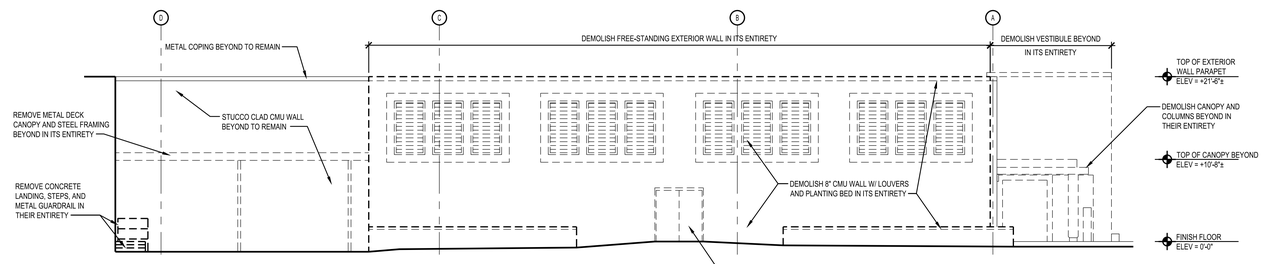
B A1.03 A2.01 NEW WORK FRONT EXTERIOR ELEVATION
1/8" = 1'-0"



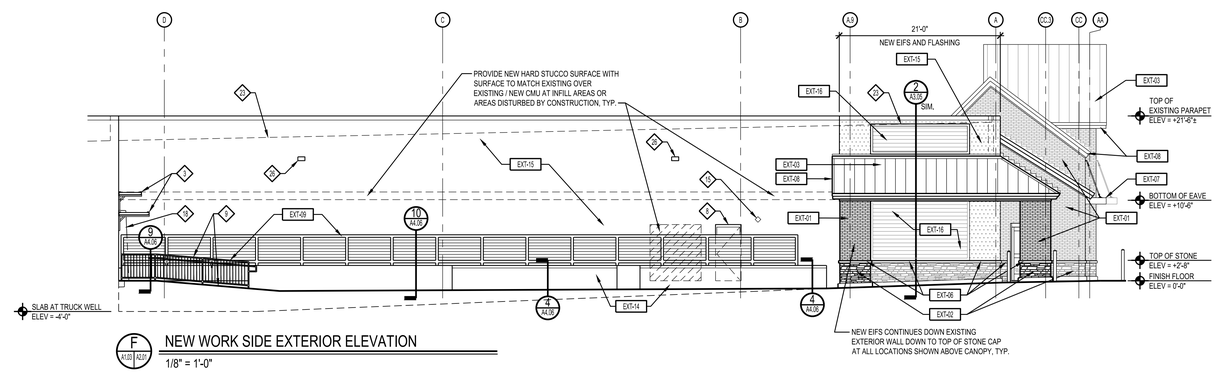
C A1.03 A2.01 DEMOLTION FRONT EXTERIOR ELEVATION
1/8" = 1'-0"



D A1.03 A2.01 DEMOLTION SIDE EXTERIOR ELEVATION
1/8" = 1'-0"



E A1.03 A2.01 DEMOLTION SIDE EXTERIOR ELEVATION
1/8" = 1'-0"



F A1.03 A2.01 NEW WORK SIDE EXTERIOR ELEVATION
1/8" = 1'-0"

NOTE:

IF THE INSTALLATION OF THE FOOD LION SIGNAGE REQUIRES THE PENETRATION OF THE ROOFING MEMBRANE, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REPAIR OF THESE PENETRATIONS. ONE PENETRATION PER LETTER FOR ELECTRICAL CONDUIT ONLY. NO MOUNTING PENETRATIONS ALLOWED.

LEGEND:

(NOTES APPLICABLE TO THIS SHEET ONLY)

1. REFER TO SHEET A6.01 FOR THE EXTERIOR FINISH MATERIALS AND COLOR LEGEND.

GENERAL NOTES:

(NOTES APPLICABLE TO THIS SHEET ONLY)

1. SIDEWALK MUST BE LEVEL ACROSS ENTIRE STORE FRONT. NO RAMPING ALLOWED.
2. ASPHALT SHALL BE FLUSH WITH CONCRETE SIDEWALK ACROSS ENTIRE STOREFRONT.
3. ALL COPING, FLASHING, GRAVEL STOPS, ETC. MUST BE PRE FINISHED SEE SPECIFICATIONS.
4. ALL GUTTERS AND DOWNSPOUTS SHALL BE PRE FINISHED SEE SPECIFICATIONS.
5. FRONT FACADE DOWN SPOUTS TO BE ROUTED INTERNALLY AND CONNECTED TO STORM DRAIN. REAR FACADE DOWN SPOUTS CAN BE ROUTED EXTERNALLY, UNLESS SPECIFIED BY AHJ. IF READ FACADE DOWN SPOUTS ARE NOT CONNECTED TO STORM DRAINAGE SYSTEM, G.C. TO PROVIDE 1'-0" x 2'-0" CONCRETE SPLASH BLOCK AT EACH DOWNSPOUT.

WORK NOTES: ◇

(NOTES APPLICABLE TO THIS SHEET ONLY)

1. 3'-6" HIGH LETTER BY SIGNAGE VENDOR.
2. NOT USED.
3. 4'-0"X6'-0" ALUMINUM CANOPY AT 9'-0" AFF. SEE DETAIL 6 / A5.01.
4. PROPANE EXCHANGE STATION.
5. SIGNAGE BOARD, TYP.
6. SPANDREL WINDOW.
7. NEW DRAINABLE EIFS OVER EXISTING STUCCO OR NEW EXTERIOR GYPSUM SHEATHING.
8. PROVIDE METAL DRIP OVER DOOR.
9. G.C. TO BUILD AND INSTALL DSD RAMP WITH HANDRAILS TO MEET LOCAL CODE. SLOPE TO BE 1:12
10. GLACIER WATER
11. PRIMO WATER RETURN.
12. RECYCLABLE BIN.
13. GUARD POST BY OTHERS.
14. GUARD POSTS.
15. EMERGENCY LIGHT AT 8'-0" AFF, SEE ELECTRICAL DWGS.
16. ENTRY LIGHTS MOUNTED AT 9'-0" TYP. SEE ELECTRICAL DWGS.
17. 3'-0"X10'-0" ALUMINUM CANOPY. SEE DETAIL 6 / A5.01.
18. CUSHIONED DOCK SEAL TYP. SEE DETAIL 4 / A3.05.
19. BUMPER TYP. SEE DETAIL 4 / A3.05.
20. DOCK LEVELER TYP. SEE DETAIL 4 / A3.05.
21. ANTI-RODENT COATING ON FACE OF DOCK WALL FROM BOTTOM OF TRUCK WELL UP TO FINISH FLOOR: APPLY (1) ONE COAT OF SHERWIN WILLIAMS FT910 SURFACING COMPOUND (PRIMER) AND (2) COATS OF ACROLON100 URETHANE (FINISH COAT), COLOR PT-08.
22. GENERAL CONTRACTOR IS TO STENCIL THE STORE NUMBER ON DSD DOOR AND ROLL-UP DOORS WITH 4" TALL NUMBERS, USING CONTRASTING PAINT. SEE GENERAL NOTE #8, SHEET A4.04.
23. ROOF LINE BEHIND PARAPET.
24. NOT USED.
25. NOT USED.
26. ELECTRICAL WALL PACKS. SEE ELECTRICAL DWG.
27. NOT USED.
28. NOT USED.
29. NOT USED.
30. NOT USED.
31. NOT USED.
32. NOT USED.
33. NOT USED.
34. NOT USED.
35. BICYCLE RACK PROVIDED BY FOOD LION AND INSTALLED BY GENERAL CONTRACTOR.

AWNINGS:
GENERAL CONTRACTOR SHALL SINGLE SOURCE THE DESIGN AND INSTALLATION OF THESE THREE AWNINGS TO A ALLEN INDUSTRIES, INC. GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR AWNINGS AND THEIR ATTACHMENTS.

REVISIONS		
No.	Description	Date

FOOD LION
APPROVAL
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FOOD LION 2269
93 MATHEWS DR.
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EXTERIOR ELEVATIONS

DRAWING FILE NAME
2269A2.01_00
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2025-058
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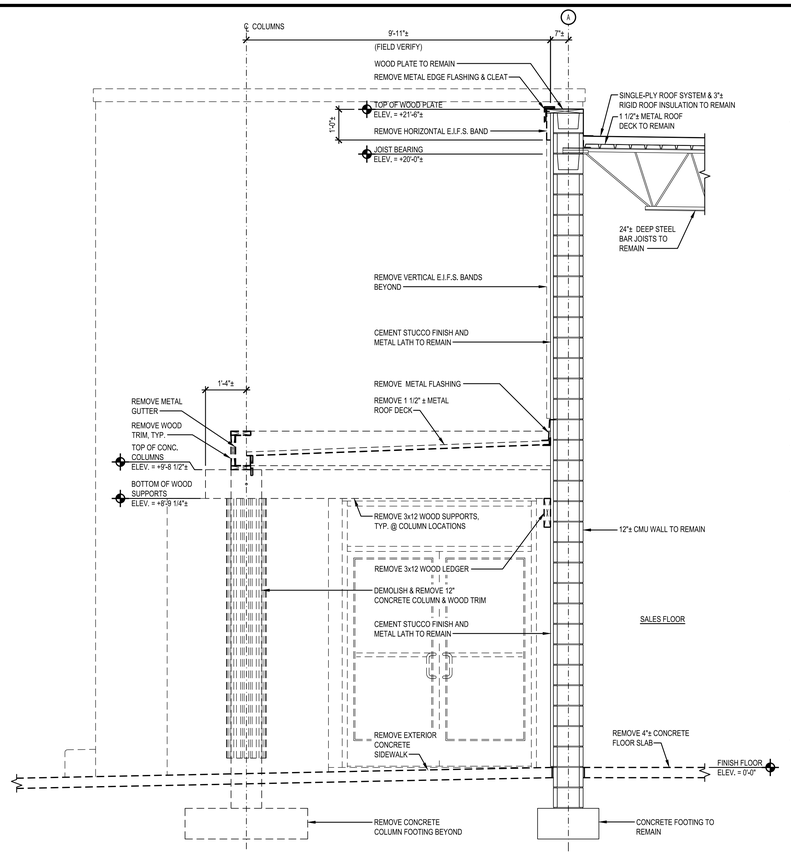
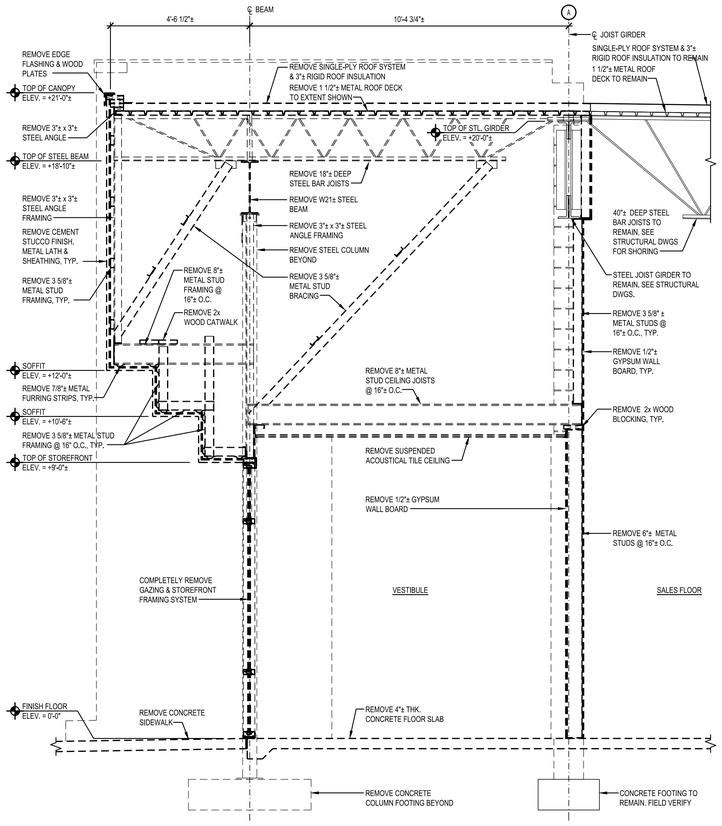
A2.01



1 A0.06 A2.01 A3.01 DEMOLITION WALL SECTION AT FRONT WALL
1/2" = 1'-0"



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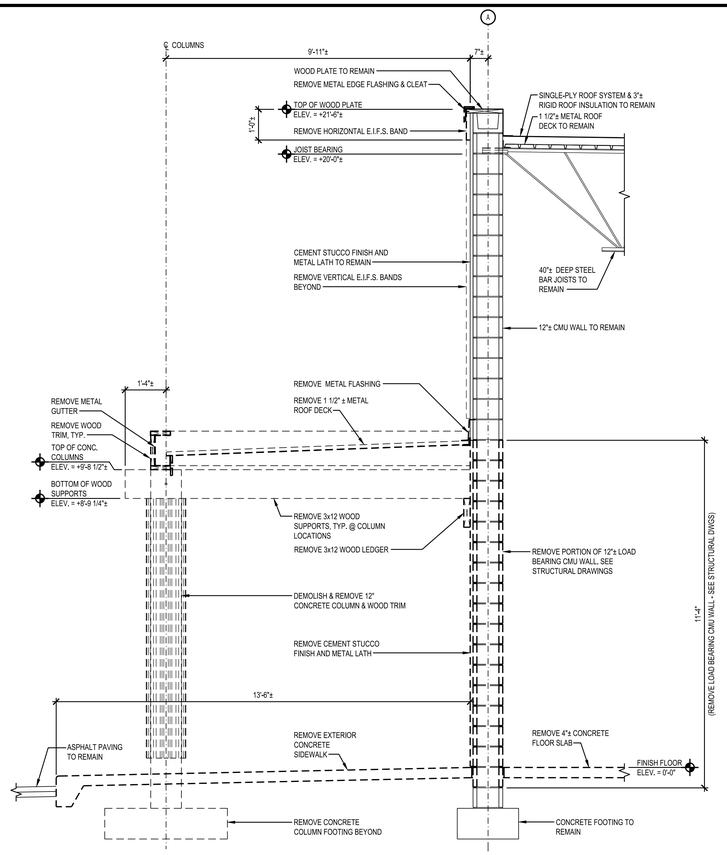
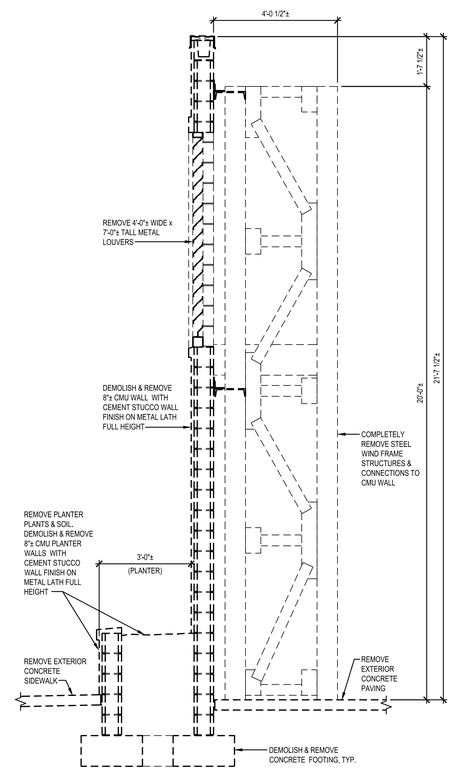
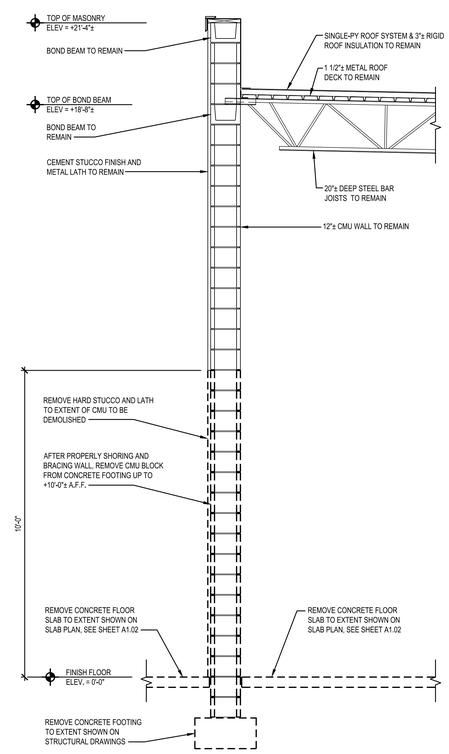
1/2" = 1'-0"



3 A0.06 A2.01 A3.01 DEMOLITION WALL SECTION AT FRONT WALL
1/2" = 1'-0"



4 A0.06 A2.01 A3.01 DEMOLITION WALL SECTION AT FRONT WALL
1/2" = 1'-0"



5 A2.01 A3.01 WALL SECTION AT DOCK DOOR
1/2" = 1'-0"

REVISIONS No.	Description	Date

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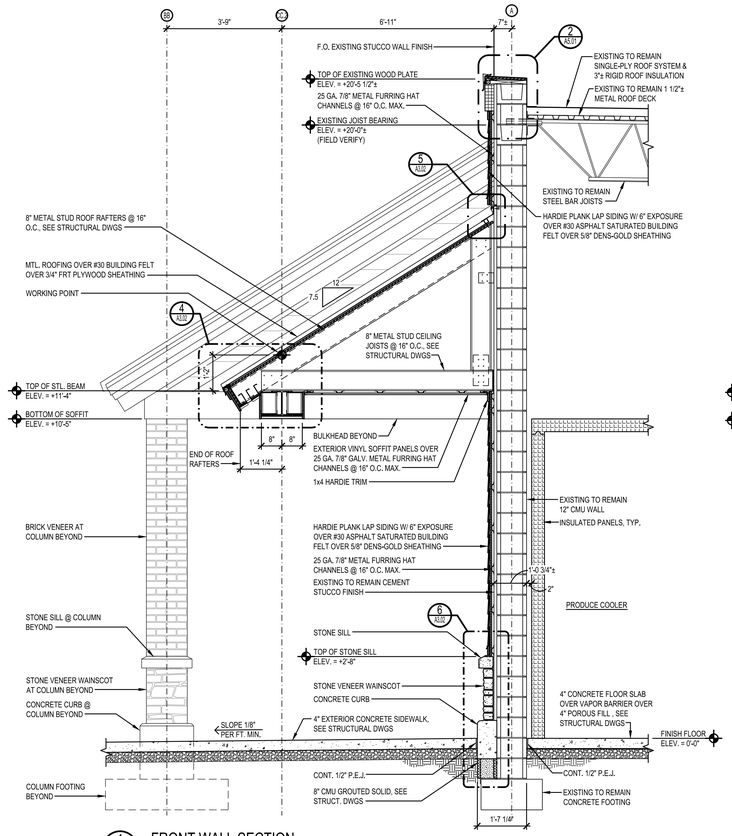
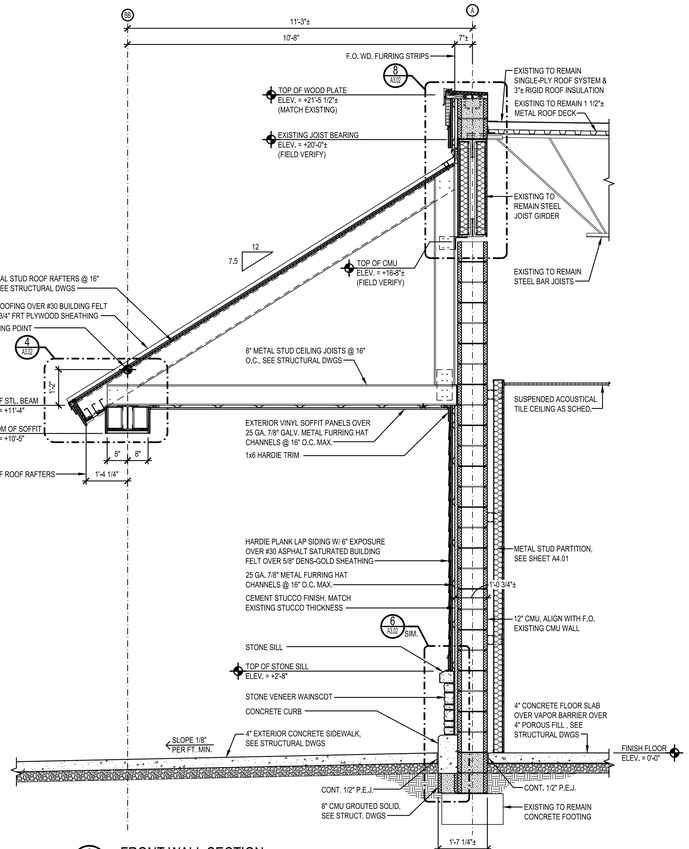
FOOD LION 2269
93 MATHEWS DR.
HILTON HEAD ISLAND, SC
DEMOLITION WALL SECTIONS

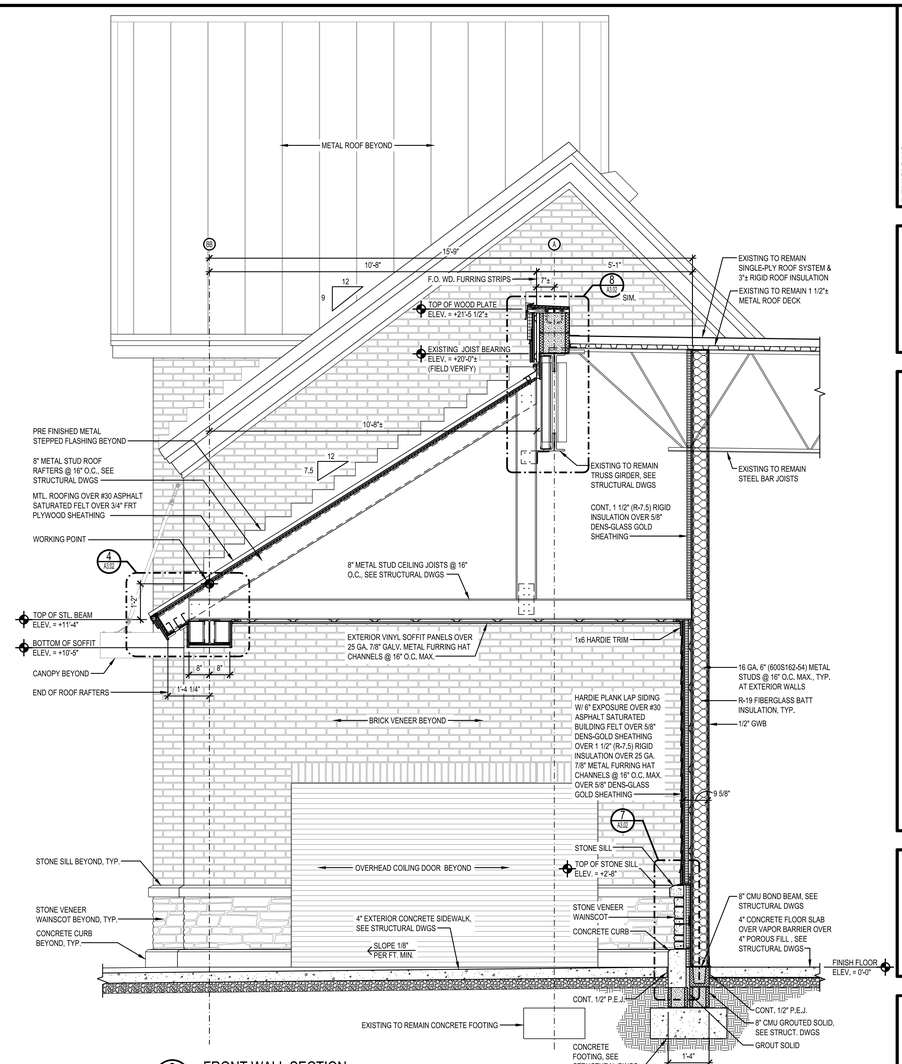
DRAWING FILE NAME
2269A3.01_00
RFS JOB #
2025-058
DATE
XX/XX/25
A3.01
19 OF 39



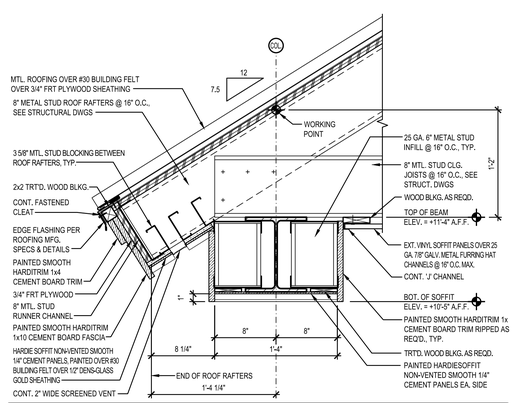
1 FRONT WALL SECTION
1/2" = 1'-0"



2 FRONT WALL SECTION
1/2" = 1'-0"

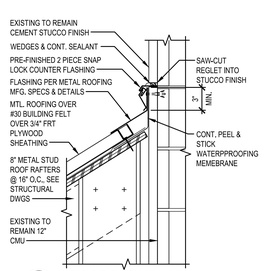


3 FRONT WALL SECTION
1/2" = 1'-0"

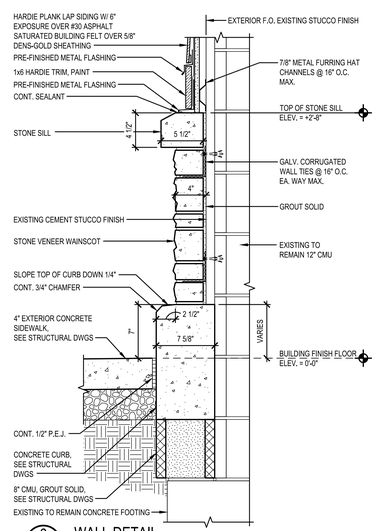


NOTE:
FINISH OUT ALL HARDISOFFIT PANEL JOINTS WITH HARDIE TRIM 3/4" x 2 1/2" SMOOTH BATTEN STRIPS. CONTRACTOR SHALL STRICTLY FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR SIZE & FASTENING SPACING - FASTENERS TO BE STAINLESS STEEL, ALL GOUGES AND NAIL HOLES SHALL BE FILLED PRIOR TO PAINTING. THE LEVEL OF WORKMANSHIP FOR THE INSTALLATION SHALL BE CONSIDERED EXTERIOR FINISH CARPENTRY.

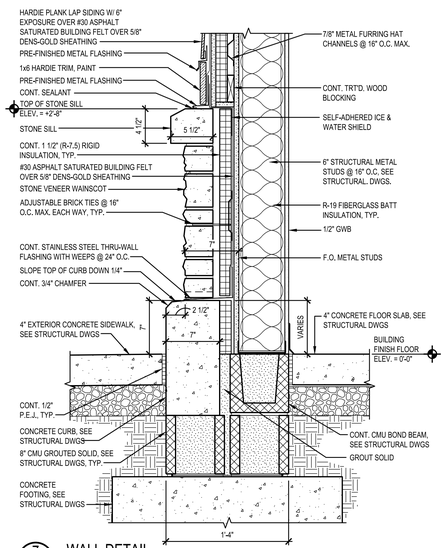
4 CANOPY ROOF EAVE DETAIL
1 1/2" = 1'-0"



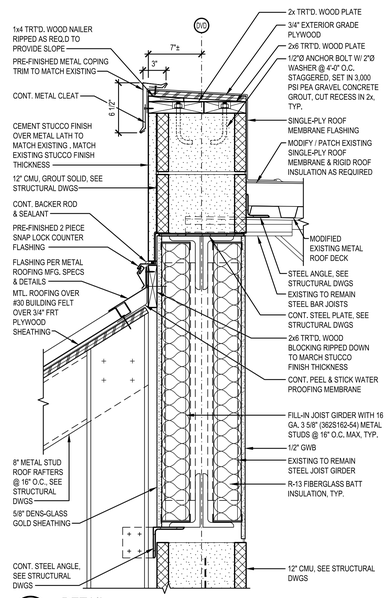
5 ROOF DETAIL
1 1/2" = 1'-0"



6 WALL DETAIL
1 1/2" = 1'-0"



7 WALL DETAIL
1 1/2" = 1'-0"



8 DETAIL
1 1/2" = 1'-0"

REVISIONS

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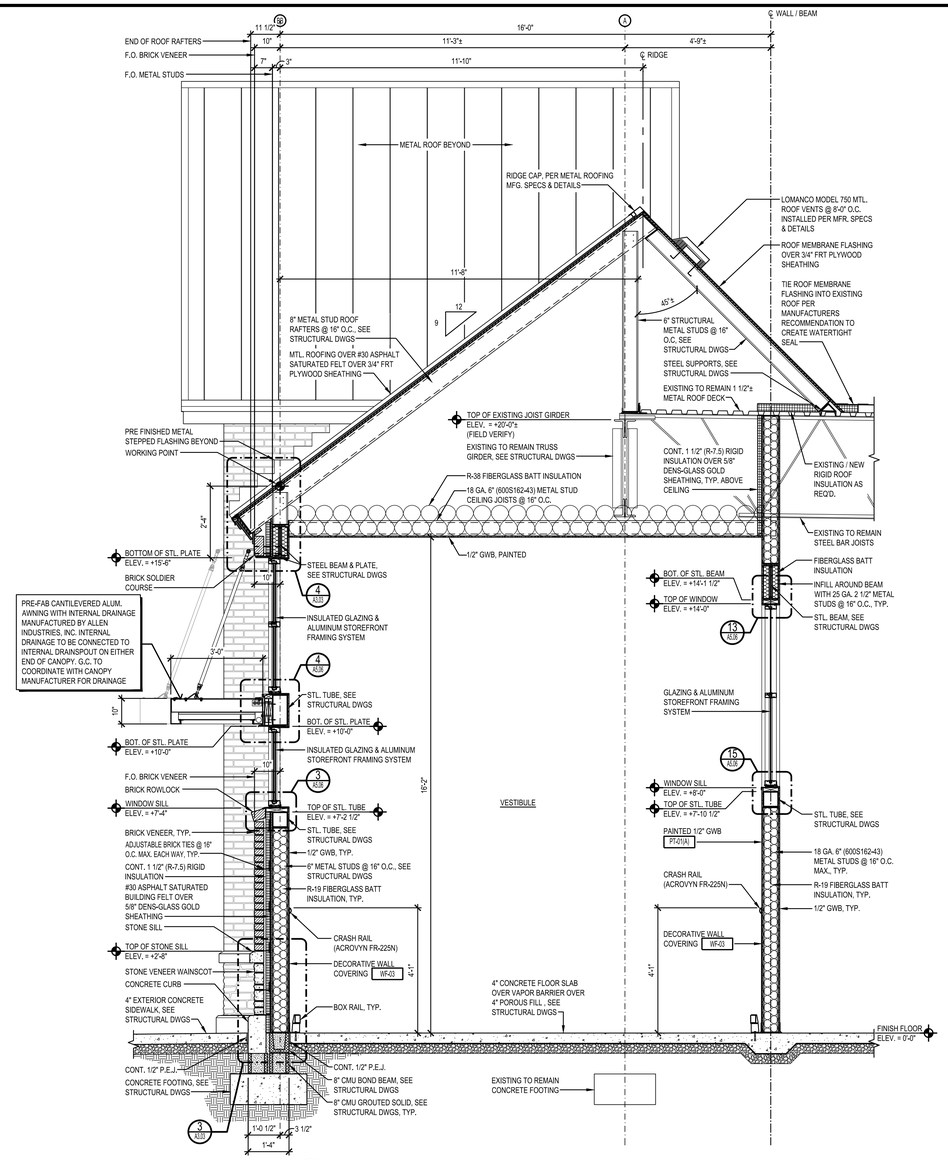
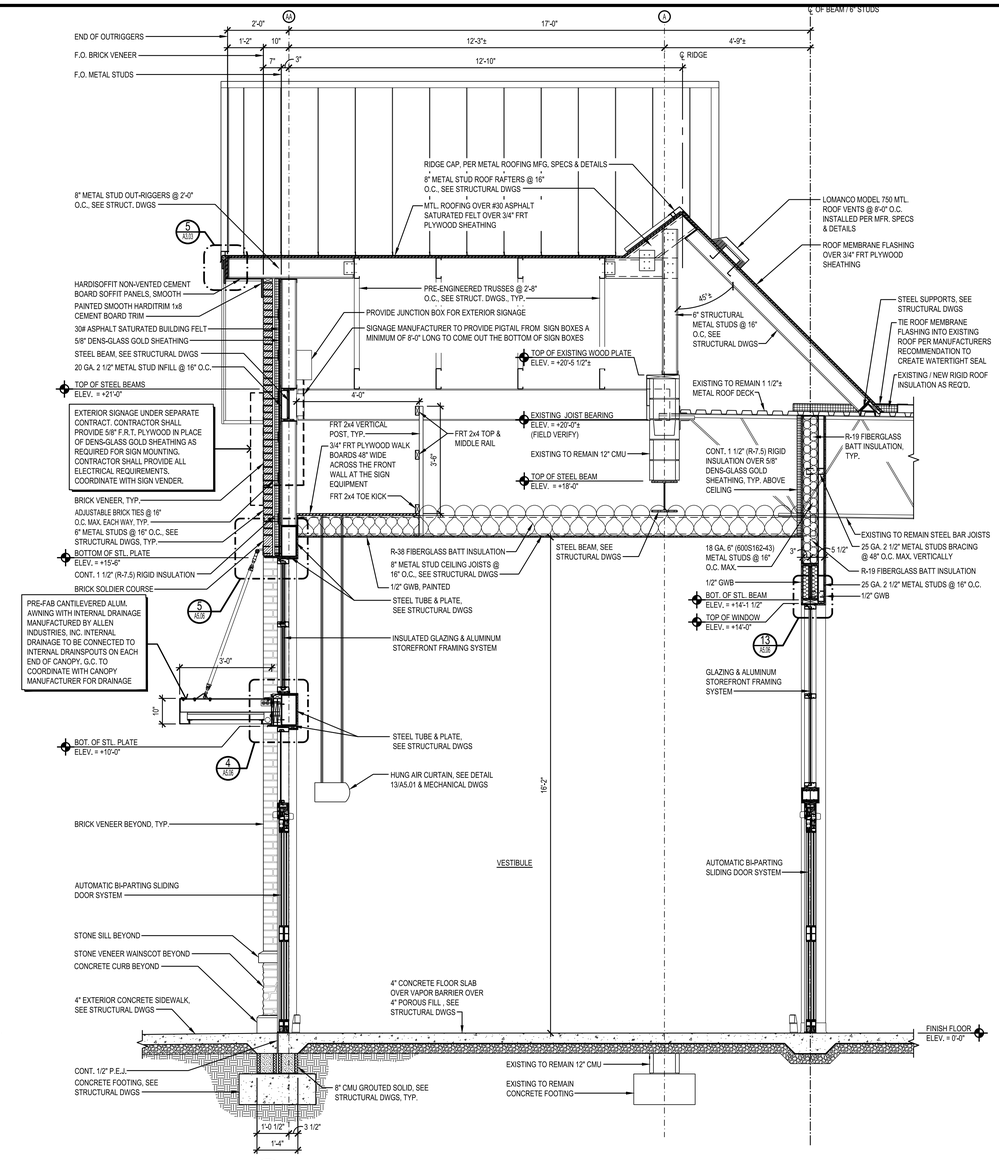
FOOD LION 2269
93 MATHEWS DR.
HILTON HEAD ISLAND, SC
NEW WORK FRONT WALL SECTIONS

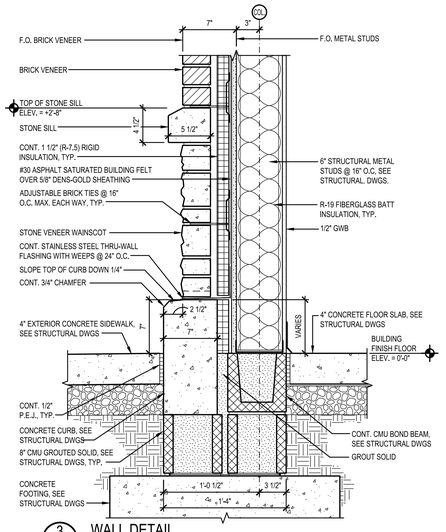
DRAWING FILE NAME
2269A3.02_00
RFS JOB #
2025-058
DATE
XX/XX/25
A3.02
20 OF 39



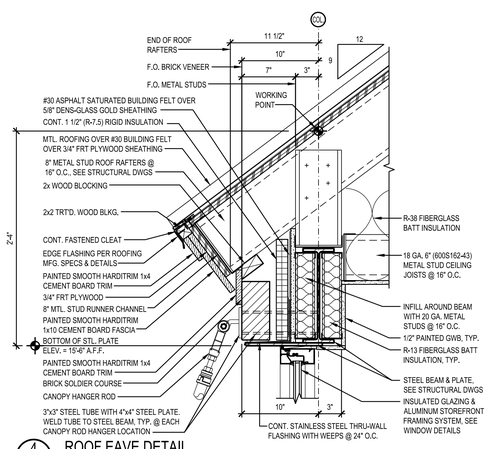
1 FRONT WALL SECTION
1/2" = 1'-0"



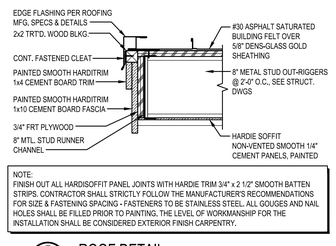
2 FRONT WALL SECTION
1/2" = 1'-0"



3 WALL DETAIL
1 1/2" = 1'-0"



4 ROOF EAVE DETAIL
1 1/2" = 1'-0"



NOTE:
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5 ROOF DETAIL
1 1/2" = 1'-0"

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FOOD LION 2269
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NEW WORK FRONT WALL SECTIONS

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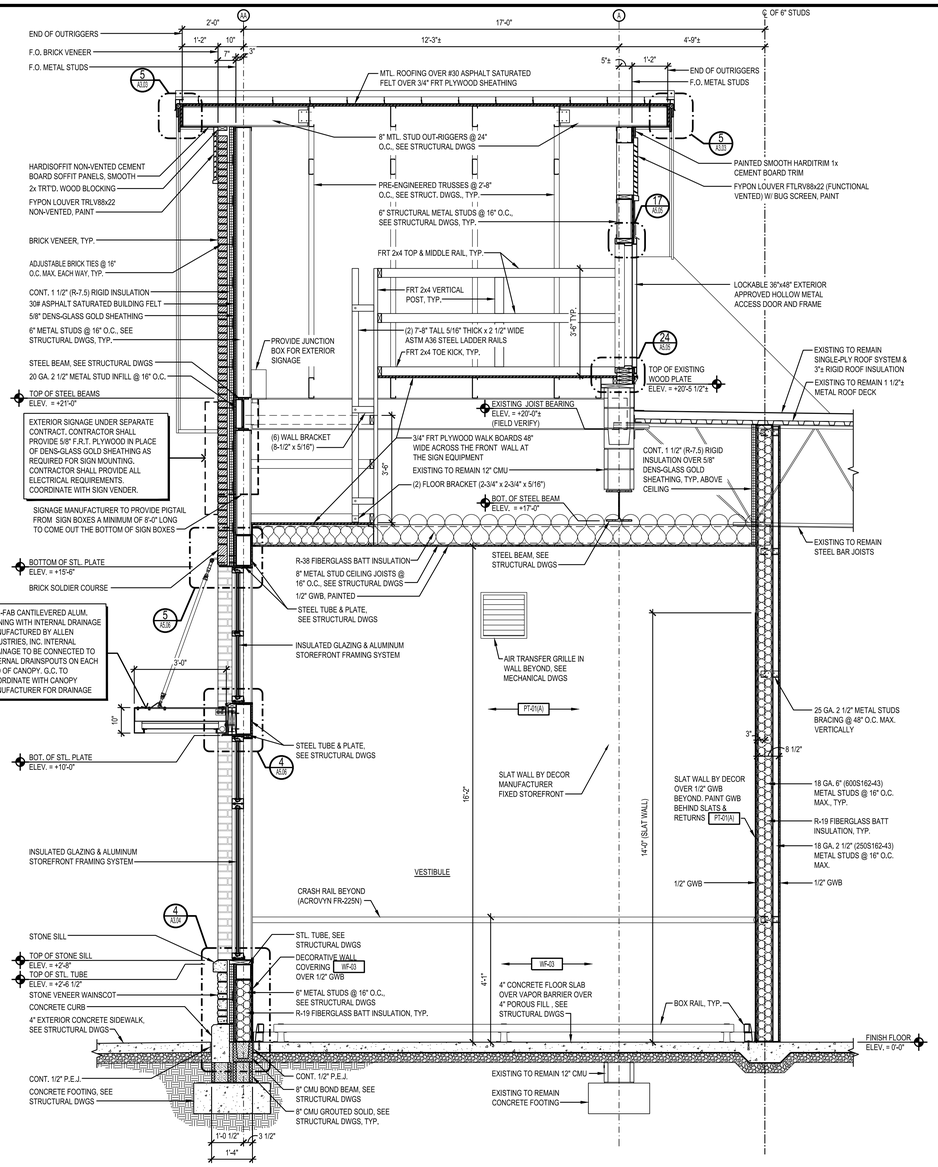
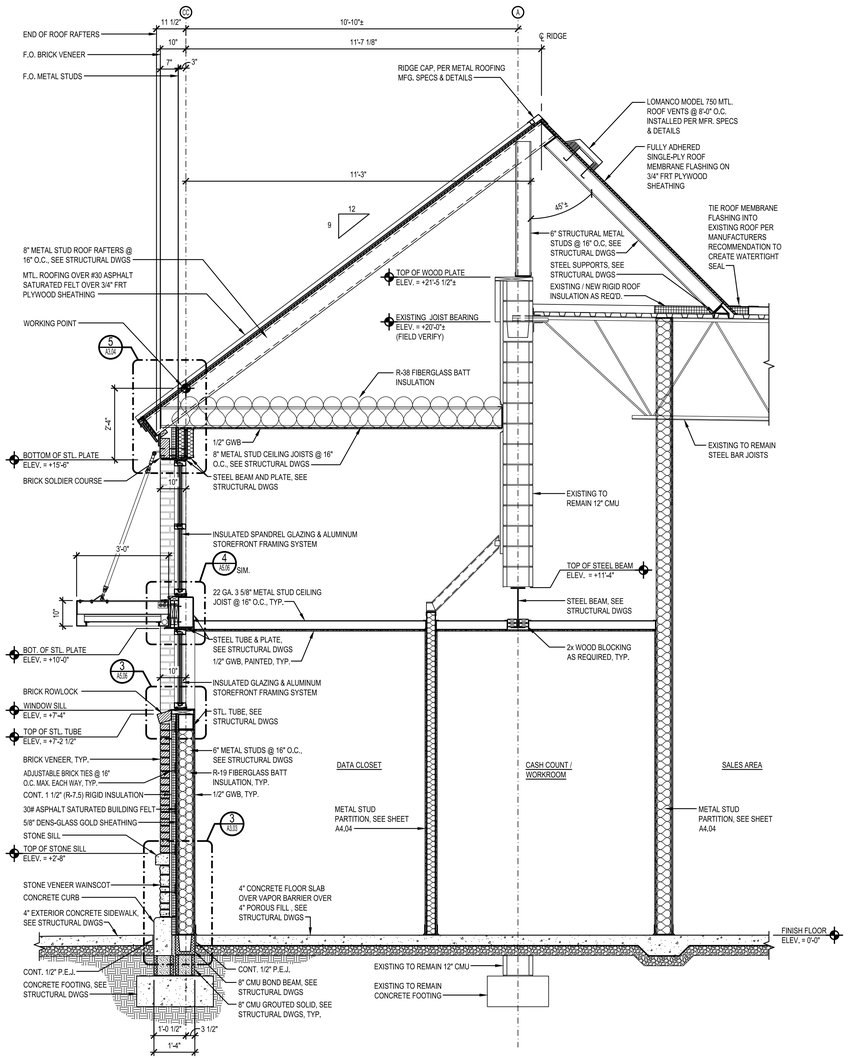
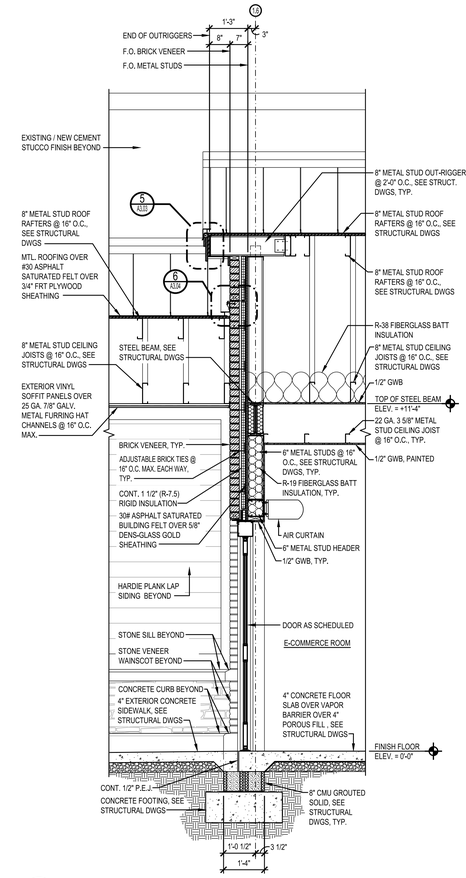


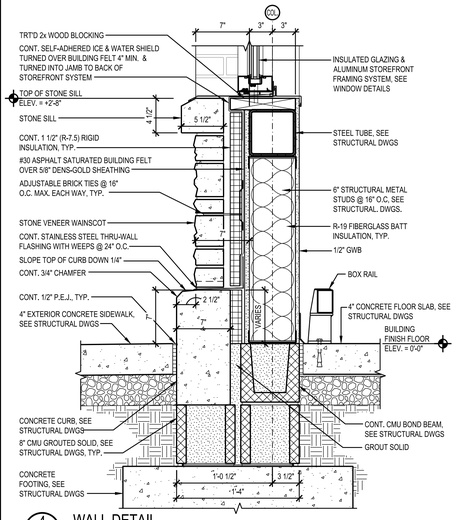
1 FRONT WALL SECTION
1/2" = 1'-0"



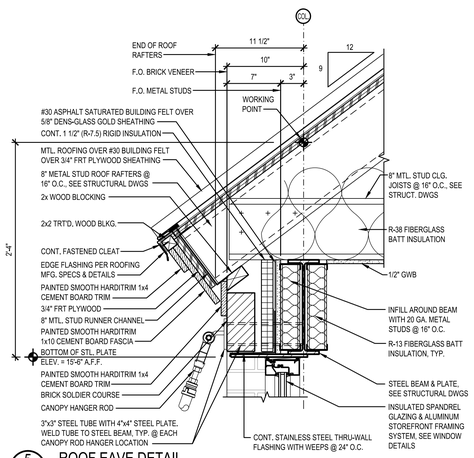
2 FRONT WALL SECTION
1/2" = 1'-0"



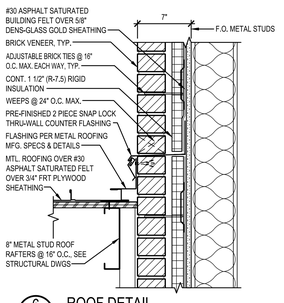
3 FRONT WALL SECTION
1/2" = 1'-0"



4 WALL DETAIL
1 1/2" = 1'-0"



5 ROOF EAVE DETAIL
1 1/2" = 1'-0"



6 ROOF DETAIL
1 1/2" = 1'-0"

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FOOD LION 2269
93 MATHEWS DR.
HILTON HEAD ISLAND, SC

NEW WORK FRONT WALL SECTIONS

DRAWING FILE NAME
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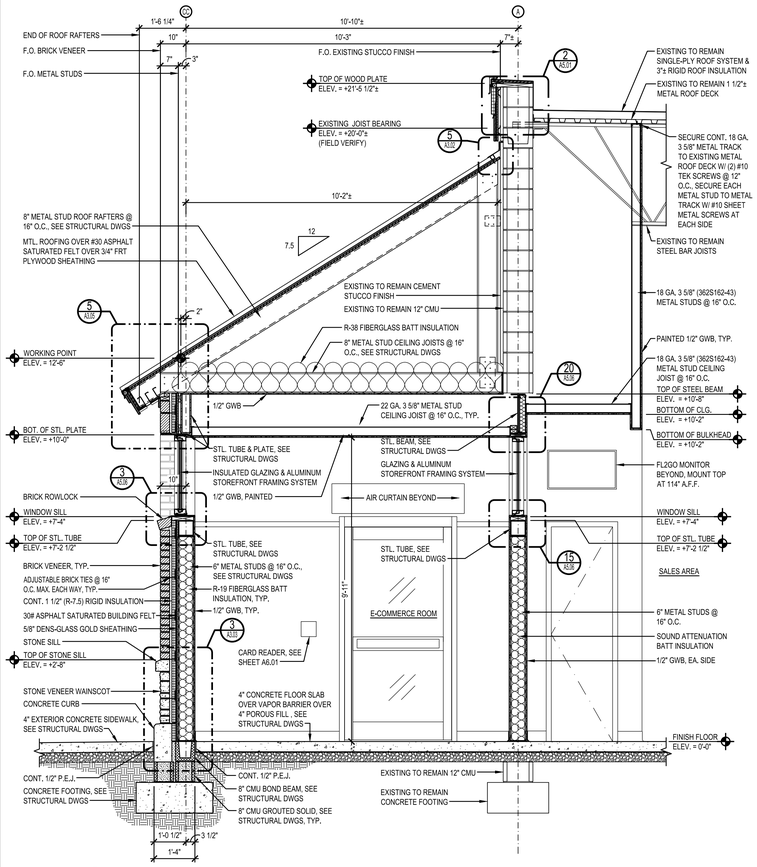
A3.04

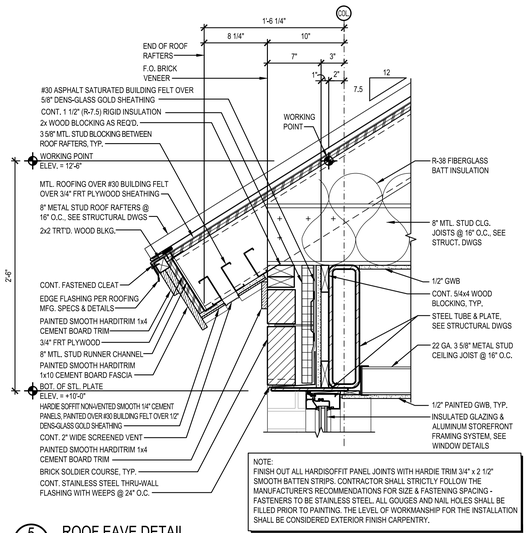


1 FRONT WALL SECTION
A1.06 A2.01 A3.05
1/2" = 1'-0"

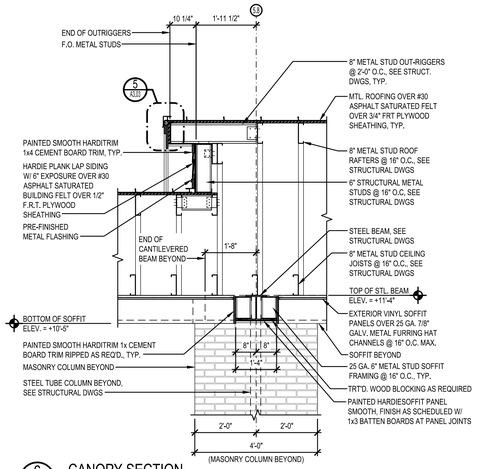
2 FRONT WALL SECTION
A1.05 A3.05
1/2" = 1'-0"

3 COLUMN SECTION
A5.02 A3.05
1/2" = 1'-0"

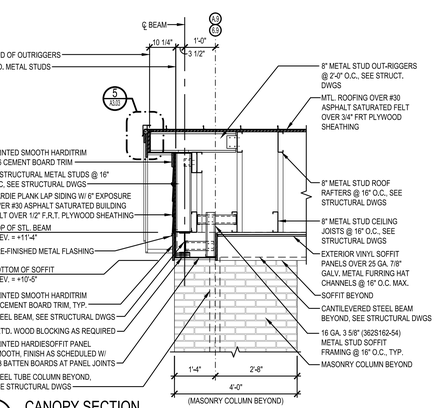
4 WALL SECTION AT DOCK DOOR
A3.01 A3.05
1/2" = 1'-0"



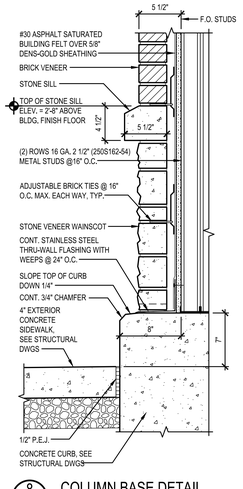
5 ROOF EAVE DETAIL
A3.05 A5.05
1 1/2" = 1'-0"



6 CANOPY SECTION
A1.06 A2.01
1/2" = 1'-0"



7 CANOPY SECTION
A1.06 A2.01
1/2" = 1'-0"



8 COLUMN BASE DETAIL
A3.05 A3.05
1 1/2" = 1'-0"

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FOOD LION 2269
93 MATHEWS DR.
HILTON HEAD ISLAND, SC
NEW WORK WALL SECTIONS

DRAWING FILE NAME
2269A3.05_00
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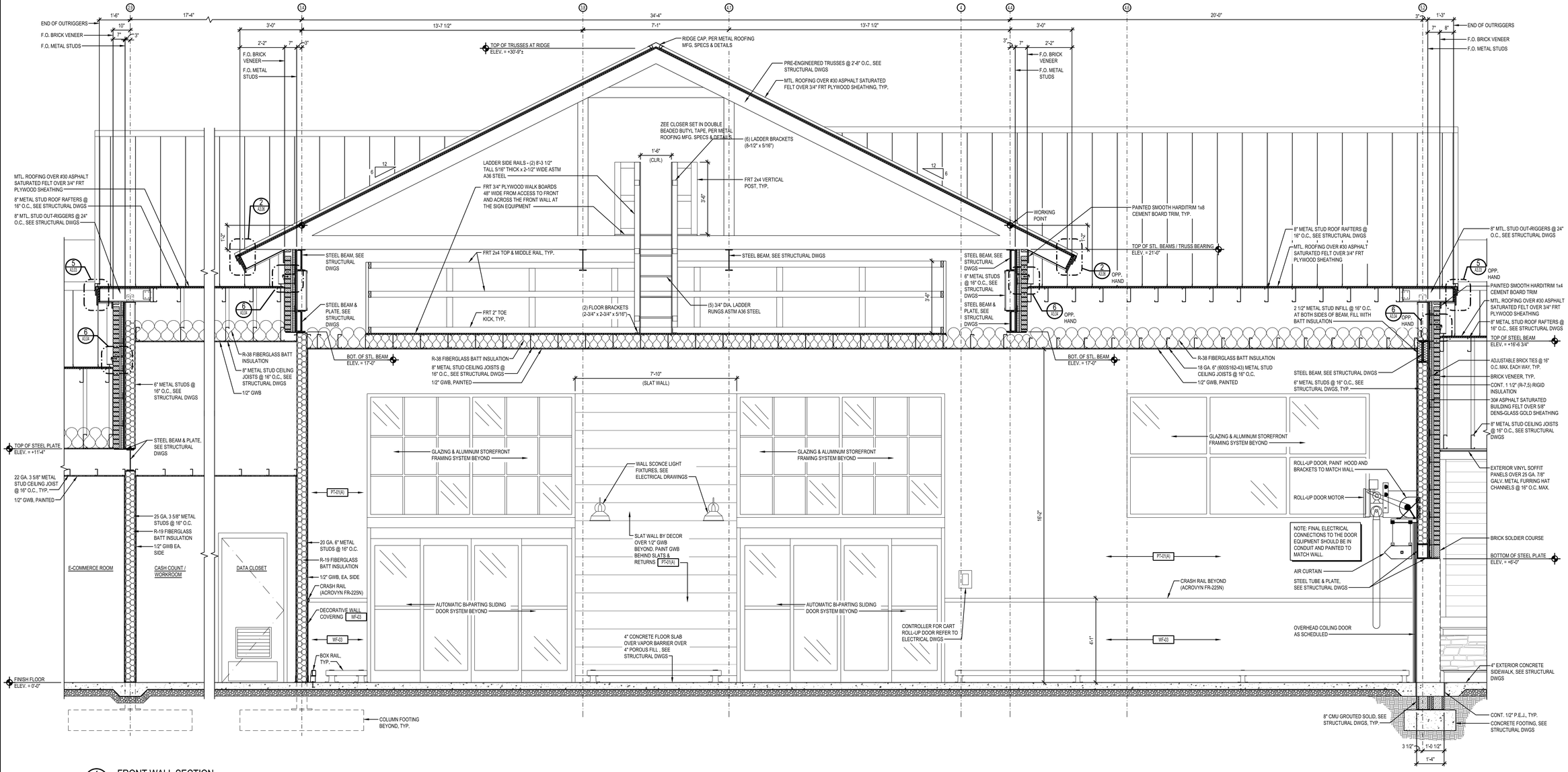
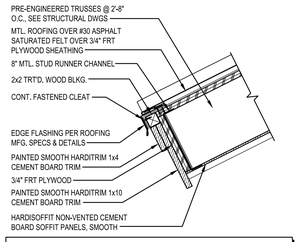
A3.05
23 OF 39



1 A1.02 A3.06 FRONT WALL SECTION

1/2" = 1'-0"



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2 A3.06 A3.06 ROOF EAVE DETAIL

1 1/2" = 1'-0"

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FOOD LION
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PROGRESS PRINT
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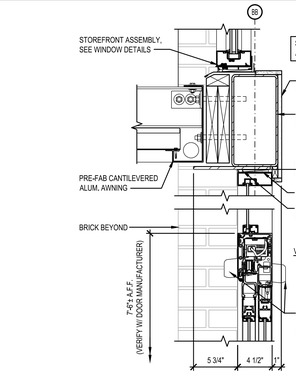
FOOD LION 2269
93 MATHEWS DR.
HILTON HEAD ISLAND, SC

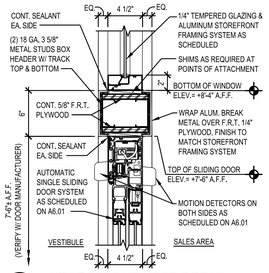
NEW WORK VESTIBULE WALL SECTION

DRAWING FILE NAME
2269A3.06_00
RFS JOB #
2025-058
DATE
XX/XX/25

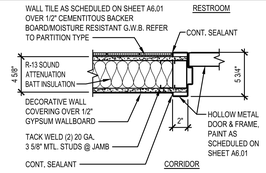
A3.06



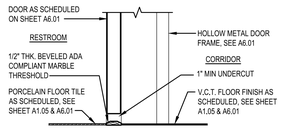
1 A6.01 A5.05 STOREFRONT HEAD DETAIL
1 1/2" = 1'-0"



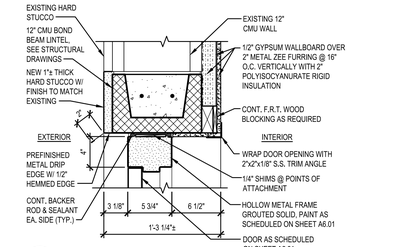
5 A6.01 A5.05 STOREFRONT HEAD DETAIL
1 1/2" = 1'-0"



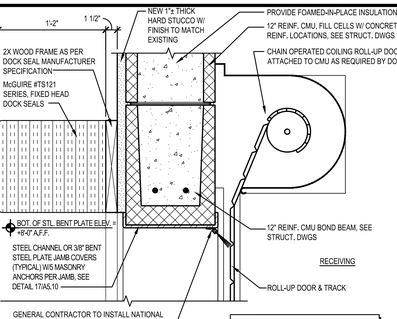
12 A6.01 A5.05 DOOR JAMB DETAIL
1 1/2" = 1'-0"



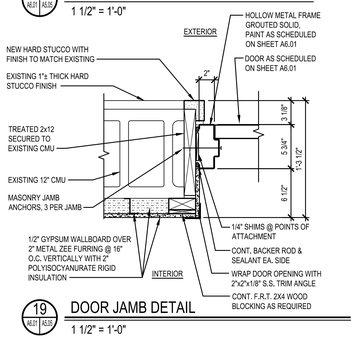
13 A6.01 A5.05 DOOR SILL DETAIL
1 1/2" = 1'-0"



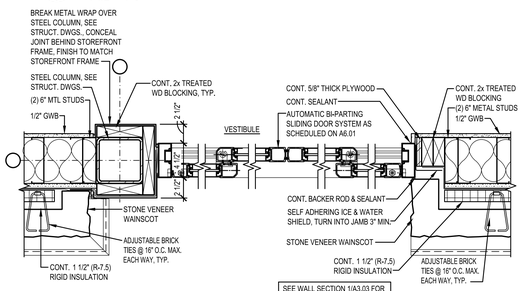
18 A6.01 A5.05 DOOR HEAD DETAIL
1 1/2" = 1'-0"



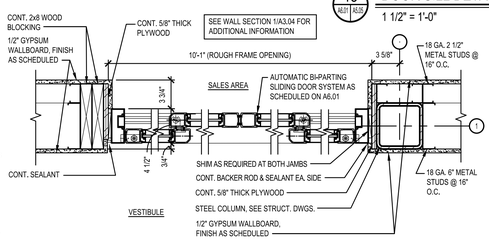
25 A6.01 A5.05 OVERHEAD DOOR HEAD DETAIL
1 1/2" = 1'-0"



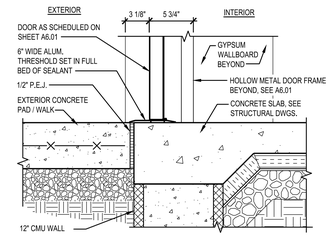
19 A6.01 A5.05 DOOR JAMB DETAIL
1 1/2" = 1'-0"



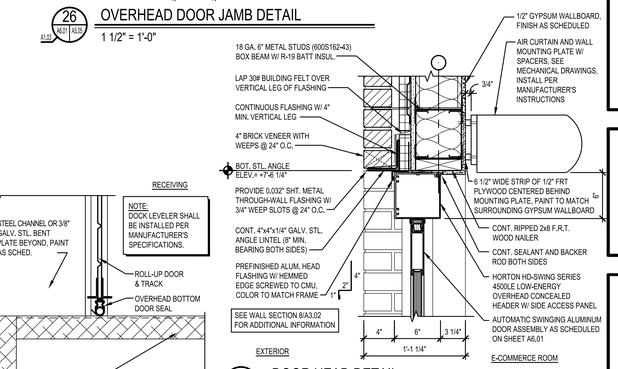
2 A6.01 A5.05 STOREFRONT JAMB DETAIL
1 1/2" = 1'-0"
BELOW +2'-8" A.F.F.



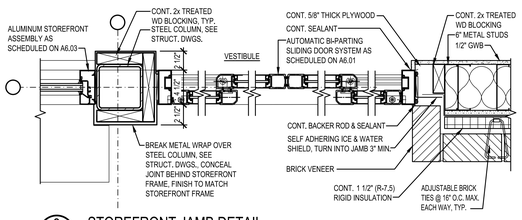
6 A6.01 A5.05 STOREFRONT JAMB DETAIL
1 1/2" = 1'-0"



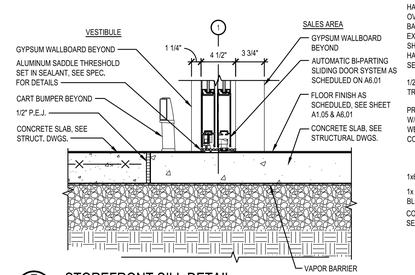
20 A6.01 A5.05 DOOR SILL DETAIL
1 1/2" = 1'-0"



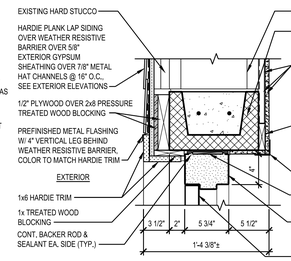
29 A6.01 A5.05 DOOR HEAD DETAIL
1 1/2" = 1'-0"



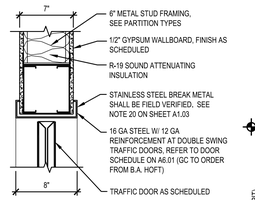
3 A6.01 A5.05 STOREFRONT JAMB DETAIL
1 1/2" = 1'-0"
ABOVE +2'-8" A.F.F.



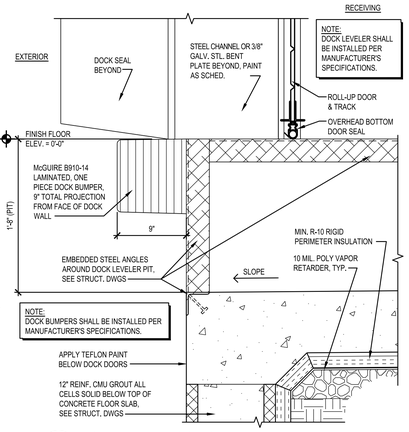
7 A6.01 A5.05 STOREFRONT SILL DETAIL
1 1/2" = 1'-0"



14 A6.01 A5.05 DOOR HEAD DETAIL
1 1/2" = 1'-0"

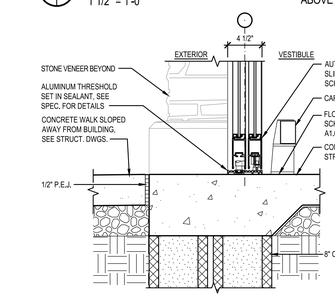


21 A6.01 A5.05 DOOR HEAD DETAIL
1 1/2" = 1'-0"

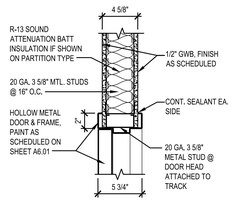


27 A6.01 A5.05 OVERHEAD DOOR SILL DETAIL
1 1/2" = 1'-0"

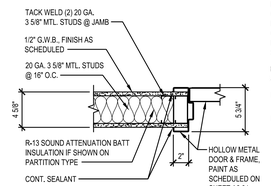
30 A6.01 A5.05 DOOR JAMB DETAIL
1 1/2" = 1'-0"



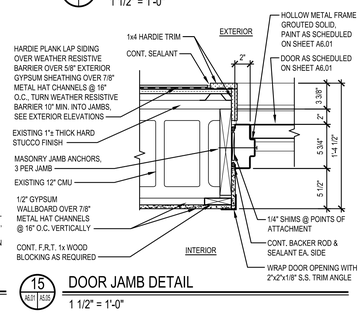
4 A6.01 A5.05 STOREFRONT SILL DETAIL
1 1/2" = 1'-0"



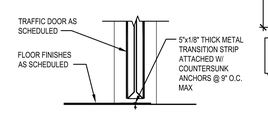
8 A6.01 A5.05 DOOR HEAD DETAIL
1 1/2" = 1'-0"



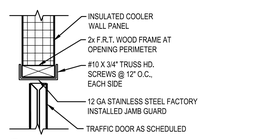
9 A6.01 A5.05 DOOR JAMB DETAIL
1 1/2" = 1'-0"



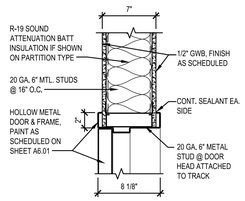
15 A6.01 A5.05 DOOR JAMB DETAIL
1 1/2" = 1'-0"



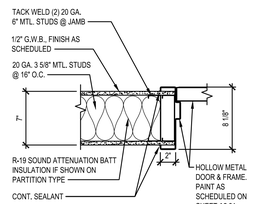
22 A6.01 A5.05 DOOR SILL DETAIL
1 1/2" = 1'-0"



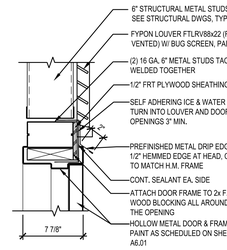
23 A6.01 A5.05 DOOR HEAD DETAIL
1 1/2" = 1'-0"



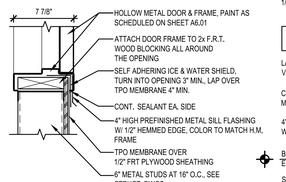
10 A6.01 A5.05 DOOR HEAD DETAIL
1 1/2" = 1'-0"



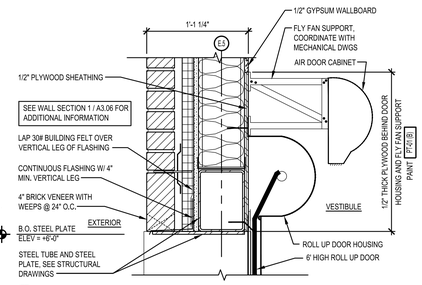
11 A6.01 A5.05 DOOR JAMB DETAIL
1 1/2" = 1'-0"



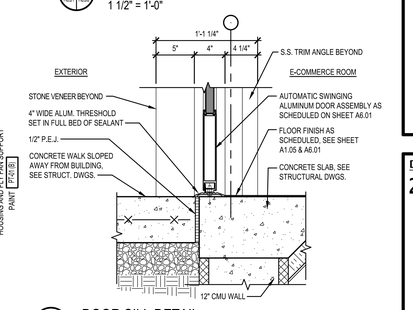
17 A6.01 A5.05 ROOF ACCESS DOOR HEAD/JAMB DETAIL
1 1/2" = 1'-0"



24 A6.01 A5.05 ROOF ACCESS DOOR SILL DETAIL
1 1/2" = 1'-0"



28 A6.01 A5.05 CART GARAGE DOOR HEAD DETAIL
1 1/2" = 1'-0"



31 A6.01 A5.05 DOOR SILL DETAIL
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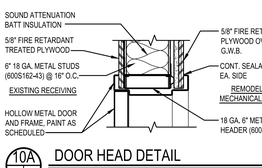
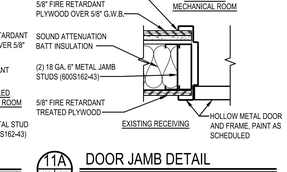


10A A6.01 A5.05 DOOR HEAD DETAIL
1 1/2" = 1'-0"



11A A6.01 A5.05 DOOR JAMB DETAIL
1 1/2" = 1'-0"

4A A6.01 A5.05 DOOR JAMB DETAIL
1 1/2" = 1'-0"

REVISIONS No.	Description	Date

FOOD LION
APPROVAL
☐APPROVED
☐APPROVED AS NOTED
☐NOT APPROVED
DATE_____
BY_____

RFS Architects
ARCHITECTURE • PLANNING • INTERIORS
281 West Bute St.
Norfolk, VA 23510
757.627.2781

PROGRESS PRINT
07/12/25

FOOD LION 2269
93 MATHEWS DR.
HILTON HEAD ISLAND, SC
DOOR DETAILS

DRAWING FILE NAME
2269A5.05_00
RFS JOB #
2025-058
DATE
XX/XX/25
A5.05
36 OF 39

COURT ATKINS
GROUP

July 9, 2025

Melissa Paul-Leto
PRINCIPAL PLANNER OF DESIGN
Office: (843) 341 -4625
Mobile: (843) 816-3280
Website: hiltonheadislandsc.gov
Address: Town of Hilton Head Island
1 Town Center Court
Hilton Head Island, SC 29928

Re: Support Documentation for the Food Lion redevelopment

Melissa,

Per our informal discussions regarding the redevelopment of the Old Sam's Club building into a new Food Lion, I have included a site plan currently being developmented on behalf of The Richardson Group. This project will be filed under a separate application for a Minor Development Review; however, it may provide some additional context for this specific design review for the building modifications. It is the intent of the developer to run this project concurrently with the Food Lion construction.

In addition, the developer intends to remove the remaining portion of the existing covered walk fronting the Dill Dinkers business and design a new entry for Dill Dinkers that complements the new Food Lion façade pending its approval. This project will also be submitted under a separate application, but like the site, the developer intends to do this work concurrently. Please note that this site and the existing building are wholly separate and a different parcel than the balance of the commercial center.

Court Atkins Group

James C. Atkins, Founding Principal

COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557 RESIDENTIAL | COMMERCIAL | INTERIORS

GENERAL NOTES:

1. ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
2. REFER TO ENGINEERING PLANS FOR LAYOUT AND LOCATION OF UTILITIES AND ROADS
3. ALL SURVEY AND SITE INFORMATION WERE COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES. SITE INFORMATION MUST BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS. REPORT ANY DISCREPANCIES TO THE OWNER OR OWNER'S REPRESENTATIVE.
4. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
5. THE REQUIREMENTS OF THE SPECIFICATIONS, DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES.
6. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL (COLOR) SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND FOR REVIEWS BY COUNTY AND / OR MUNICIPALITY OFFICIALS FOR INSPECTIONS.
7. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
8. W.J.K. LTD., THE OWNER AND / OR THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVE SHALL MAKE 'INFIELD MODIFICATIONS,' IF NECESSARY.
9. CONTRACTOR SHALL PROVIDE AND FURNISH ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR ALL CONSTRUCTION, PROTECTION, MAINTENANCE AND RELATED ITEMS TO COMPLETE WORK INDICATED ON THE DRAWINGS.
10. BEFORE COMMENCING ANY WORK CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES, SUB-SURFACE DRAINAGE, AND UNDERGROUND CONSTRUCTION SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB ANY SUB-SURFACE IMPROVEMENTS. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN BRINGING EQUIPMENT ON TO AND OFF OF THE SITE, PROTECTING WALKS, PAVING, STEPS AND OTHER EXISTING CONSTRICTION ON THE SITE. CONTACTS SHALL BE MADE BY CONTRACTOR WITH PROPER AUTHORITIES BEFORE AND DURING THIS WORK SO AS TO COMPLY WITH ALL REGULATIONS AND ORDINANCES.
11. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS, AT THEIR OWN EXPENSE, THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
12. CONTRACTOR SHALL VERIFY ALL EXISTING TREE CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO THEIR REMOVAL.
13. CONTRACTOR SHALL PROTECT AND INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINE OF ALL TREES, NATURAL AREAS AND EXISTING VEGETATION TO REMAIN. TREE PROTECTION LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
14. ALL CONSTRUCTION FOR ALL TRADES SHALL CONFORM TO OR EXCEED THE PRODUCT MANUFACTURER'S RECOMMENDATIONS, REGULATIONS OF THE TOWN OF HILTON HEAD ISLAND AND THE AMERICANS WITH DISABILITIES ACT, AND / OR OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND ANY OTHER GOVERNING AUTHORITIES.
15. CONTRACTOR ACCESS FOR CONSTRUCTION AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
16. CONTRACTOR SHALL PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS DURING CONSTRUCTION.
17. THE OWNER MAY REQUIRE FLAG MEN TO BE AVAILABLE DURING THE CONSTRUCTION PROCESS.
18. ANY DEVIATIONS FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY W.J.K. LTD., AND THE OWNER OR OWNER'S REPRESENTATIVE.

DEMOLITION NOTES:

1. THE CONTRACTOR, BEFORE BEGINNING ANY DEMOLITION ACTIVITY, SHALL CONTACT THE LOCAL UTILITIES FOR INSTRUCTION ON SPECIAL PROCEDURES THAT MAY BE REQUIRED BY THE UTILITIES CONCERNING DEMOLITION.
2. ALL DEMOLISHED MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF PROPERLY IN A LANDFILL AS APPLICABLE PER TOWN OF HILTON HEAD ISLAND CODE(S).
3. THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF LOCAL, STATE AND FEDERAL REGULATORY AGENCIES WHICH MAY HAVE JURISDICTION OVER SUCH ACTIVITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DATA PROVIDED IN THESE DRAWINGS. THE CONTRACTOR SHALL PERFORM HIS OWN ESTIMATE OF MATERIAL FOR DEMOLITION AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
5. ALL UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND FOR ESTIMATING PURPOSES ONLY. THE EXACT LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING DEMOLITION WORK. ALL UTILITIES SHALL BE LOCATED AND PROTECTED TO PREVENT DAMAGE. ANY DAMAGE WHICH MAY OCCUR DURING THE CONSTRUCTION PROCESS IS TO BE PROMPTLY REPORTED TO THE APPROPRIATE UTILITY AUTHORITY AND REPAIRS SHALL BE MADE IN ACCORDANCE WITH THEIR REQUIREMENTS. THE SAFE DEMOLITION AND REMOVAL OF UTILITIES, STRUCTURES AND EQUIPMENT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, THE UTILITIES HAVING JURISDICTION OVER ANY UTILITY EASEMENTS OF ANY KIND FOR APPROVAL OF WORK WITHIN THE EASEMENT.
7. REMOVAL OF ANY AND ALL MATERIALS INDICATED INCLUDES ALL MATERIALS ASSOCIATED WITH THAT ITEM INCLUDING SUBSURFACE MATERIAL, IF APPLICABLE, NOT NEEDED OR IN NEED OF REPAIR OR REPLACEMENT.
8. THE CONTRACTOR SHALL TAKE CARE WHEN WORKING AROUND EXISTING TREES SCHEDULED TO REMAIN. PROPER TREE PROTECTION IN ACCORDANCE WITH LOCAL CODES SHALL BE MADE PRIOR TO CONSTRUCTION BEGINNING AND THROUGHOUT THE CONSTRUCTION PROCESS.
9. SOME TREES AND SHRUBS SCHEDULED FOR RELOCATION AND REUSE ON THE PROPERTY MAY NOT BE SALVAGEABLE DUE TO UNDERGROUND UTILITIES.
10. BARRIERS AND / OR FLAG MEN MAY BE REQUIRED FOR SAFETY, VERIFY REQUIREMENTS WITH THE OWNER FOR SUCH NEEDS PRIOR TO BEGINNING THE WORK.
11. THE OWNER SHALL BE NOTIFIED AS TO THE TIMING OF THE WORK SO THAT PROPER SECURITY NOTIFICATION IS MADE.

GENERAL DISTURBANCE NOTES:

1. CONTRACTOR SHALL IMPLEMENT ALL SILT FENCE OR OTHER SEDIMENT CONTROL MEASURES AROUND ALL DISTURBED AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AFTER SILT FENCE AND PRIOR TO ALL OTHER CONSTRUCTION ACTIVITIES.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER. IF SITE INSPECTIONS IDENTIFY B.M.P.S. THAT ARE DAMAGED OR ARE NOT OPERATING EFFECTIVELY, MAINTENANCE MUST BE PERFORMED AS SOON AS PRACTICAL AND BEFORE THE NEXT STORM EVENT IF PRACTICAL.
4. CONTRACTOR TO PROVIDE SILT FENCE AND / OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND / OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED SURFACES FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL REMOVE MUD / SOIL DAILY FROM PAVED SURFACES, AS REQUIRED.
7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCR100000.
8. TEMPORARY DIVERSION BERMS AND / OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND / OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (W.O.S.), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL W.O.S. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL W.O.S.
10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.
11. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED EXCEPT AS STATED BELOW:
    - 11.1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICAL.
    - 11.2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED AND EARTH-DISTUBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

LAYOUT NOTES:

1. ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR TO USE DIGITAL FILES PROVIDED BY WITMER-JONES-KEEFER, LTD. TO LAYOUT AND STAKE ALL SITE IMPROVEMENTS AND ELEMENTS. FINAL LAYOUT AND STAKING TO BE FIELD VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL FIELD LOCATE, STAKE AND USE COLOR CODED SPRAY PAINT FOR ALL ABOVE AND BELOW GROUND UTILITIES. CONTRACTOR TO CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. ANY EXISTING UTILITY CONFLICTS WITH SITE IMPROVEMENTS TO BE REPORTED TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AS STATED IN THE GENERAL NOTES.
4. ALL SITE IMPROVEMENTS REPRESENTED IN THIS SET OF PLANS SHALL BE STAKED AND REVIEWED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
5. ALL DIMENSIONS ARE TO EDGE OF PAVING AND CENTERLINE OF WALLS AND COLUMNS UNLESS OTHERWISE INDICATED.
6. ALL ANGLES ARE 90 UNLESS OTHERWISE INDICATED.
7. CONTRACTOR SHALL PROVIDE LIGHTING, IRRIGATION AND ANY OTHER CONDUIT NEEDED TO ALL LANDSCAPE AREAS.
8. ANY AND ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

GRADING NOTES:

1. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES.
2. CROSS SLOPES ON ALL HARDSCAPE WALKWAYS / PATHWAYS ARE NOT TO EXCEED 2%.
3. ALL ACCESSIBLE WALKWAYS / PATHWAYS RUNNING SLOPE (GRADIENT) MAY NOT EXCEED 4.9%, UNLESS A RAMP IS INSTALLED. IF A RAMP IS INSTALLED THE RUNNING SLOPE (GRADIENT) SHALL NOT EXCEED 8.33%, AND HANDRAILS SHALL BE INSTALLED ON BOTH SIDES (MINIMUM 36" CLEARANCE BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
4. IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES AS SHOWN ON THE PLAN AND THE EXISTING GROUND SURFACE, THE CONTRACTOR, WITH PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE, SHALL MAKE GRADING ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE DESIGN.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVED AREAS DAMAGED DURING CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL ADJACENT PROPERTIES, WALLS, WALKS AND PLANTING BEDS AND TOWARDS EXISTING DRAIN INLETS, SWALES, STORMWATER LAGOONS OR ROADS.
7. ALL DISTURBED AREAS INCLUDING SHALLOW SWALES SHALL BE MULCHED OR PLANTED AS INDICATED ON PLANTING PLANS.
8. IF REQUIRED, POP UP EMITTER SHALL BE N.D.S. 6" POP UP DRAINAGE EMITTER BLACK IN COLOR.
9. LANDSCAPE DRAIN SHALL BE AS SPECIFIED ON PLANS.
10. LANDSCAPE DRAINS SHALL BE ADDED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS IN LOW / FLAT AREAS THAT DID NOT SHOW UP ON THE TOPOGRAPHIC SURVEY. LANDSCAPE DRAIN SHALL BE APPROVED BY OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

LIGHTING NOTES:

1. THE INTENT OF THE LIGHTING DESIGN IS TO PROVIDE LOW LEVEL UNOBTRUSIVE SITE LIGHTING OR ARCHITECTURAL ELEMENTS. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CREATE THIS EFFECT BY CLOSE COORDINATION WITH THE LANDSCAPE ARCHITECT AND CAREFUL PLACEMENT OF ALL FIXTURES.
2. THE CONTRACTOR SHALL ENGINEER THE ELECTRICAL SYSTEM BASED ON THE LOCATION AND TYPE OF FIXTURES AS SHOWN ON THE PLAN. PROPERLY SIZED WIRING, TRANSFORMERS, BREAKERS, ACCESSORIES, ETC., SHALL BE PROVIDED BY THE CONTRACTOR AS NECESSARY TO GUARANTEE A COMPLETELY FUNCTIONAL LIGHTING, DISTRIBUTION AND CONTROL SYSTEM.
3. CONTRACTOR TO PROVIDE ELECTRICAL PLANS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. ALL LIGHTING EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS, AND MUST COMPLY WITH ALL APPLICABLE STATE AND COUNTY CODES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTION / APPROVALS REQUIRED.
6. THE CONTRACTOR SHALL STAKE OUT ALL LIGHT FIXTURE AND TRANSFORMER LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT, OWNER, OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. EXACT LOCATIONS OF CONTROLLERS, ELECTRICAL PANELS, ETC. TO BE COORDINATED WITH AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
7. FINAL AIMING AND ADJUSTMENT SHALL BE MADE AT NIGHT WITH LANDSCAPE ARCHITECT PRESENT TO GIVE FINAL APPROVAL.
8. THE CONTRACTOR SHALL COORDINATE, STAKE AND FLAG ALL LOCATIONS WHERE ELECTRICAL CONDUIT OR P.V.C. SLEEVING MAY BE REQUIRED BENEATH WALKS OR OTHER PAVED AREAS PRIOR TO HARDSCAPE INSTALLATION.
9. ALL ELECTRICAL WIRING RUNNING UNDER PAVED AREAS SHALL BE PLACED IN ELECTRICAL CONDUIT OR PVC SLEEVES PROVIDED BY CONTRACTOR.
10. CONTRACTOR SHALL RUN ALL NECESSARY ELECTRICAL WIRING TO UTILITY PANEL AND TRANSFORMER.
11. CONTRACTOR SHALL PROVIDE A MINIMUM OF 36" OF BURIES EXCESS CABLE AT EACH FIXTURE TO ALLOW FOR FIXTURE ADJUSTMENT.
12. ALL LIGHTING TO BE PLACED ON AN APPROPRIATE TIMER. THE CONTRACTOR SHALL SELECT AN APPROPRIATE TIMER FOR ALL LIGHTS AND SET THE TIME APPROPRIATELY FOR PROPER NIGHT TIME ILLUMINATION, FOR APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.
13. CONTRACTOR SHALL PROVIDE GROUND FAULT CIRCUIT BREAKERS FOR ALL CIRCUITS AS REQUIRED BY NATIONAL, STATE AND LOCAL CODES.
14. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, EXCAVATION AND BACKFILL NECESSARY TO COMPLETE THE WORK.
15. ALL FIXTURES PER MODELS SPECIFIED UNLESS CONTRACTOR GETS APPROVAL FROM LANDSCAPE ARCHITECT FOR A SUBSTITUTION.
16. SYSTEM INSTALLATION, INCLUDING PARTS AND LABOR, SHALL BE GUARANTEED AND REPAIRED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
17. CONTRACTOR TO PROVIDE "AS-BUILT" DRAWINGS IMMEDIATELY AFTER FINAL ACCEPTANCE, ALONG WITH ALL INSTRUCTION MANUALS FOR ALL EQUIPMENT INSTALLED.
18. IF POSSIBLE, FIELD MODIFICATIONS WILL BE DIRECTED BY THE LANDSCAPE ARCHITECT, OWNER OR OWNER'S REPRESENTATIVE.

CONSTRUCTION NOTES:

1. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
2. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL MATERIALS AND OBTAIN APPROVAL FROM OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. ON SITE TOPOGRAPHY MAY REQUIRE ADJUSTMENTS OF FINAL SPOT ELEVATIONS ON SITE FOR PROPOSED VERTICAL CONSTRUCTION ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE PROMPTLY UPON THE DISCOVERY OF ANY SUCH REQUIRED ADJUSTMENTS.
4. THE CONTRACTOR SHALL PROVIDE FILL AS IS REQUIRED TO OBTAIN PROPER RELATIONSHIP OF FOOTING TO FINISH GRADE REQUIREMENTS - FEATHER FILL TO ADJACENT EXISTING GRADE TO ASSURE A COORDINATED AND DESIRED EFFECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING CONDITIONS SCHEDULED TO REMAIN DURING CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES DURING CONSTRUCTION.
7. 'IN-FIELD MODIFICATIONS' MAY BE NECESSARY TO PRODUCE DESIRED EFFECT. MODIFICATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
8. ALL WELDS TO BE CONTINUOUS.
9. FOR ALL WOOD MEMBERS, ALL CUTS SHALL BE EVEN AND JOINTS FLUSH. SAND FOUR SIDES AND FILL IMPERFECTIONS, COUNTERSINKS AND NAIL HOLES TO ASSURE EVEN FINISH.
10. CONTRACTOR SHALL VERIFY ALL WOOD MEMBERS FOR APPROPRIATE SIZE, SPACING, ATTACHMENTS AND STRUCTURAL STABILITY PRIOR TO CONSTRUCTION. CONTRACTOR TO REPORT ANY DISCREPANCIES TO OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
11. ALL NOTCHES SHALL BE SHOP CUT TO ASSURE TIGHT JOINTS. EACH MEMBER SHALL BE DRIVEN HOME TO ASSURE TIGHT FIT. PILOT HOLES SHALL BE DRILLED FOR EACH CARRIAGE BOLT. PLUG, SEAL AND PRIME.
12. FINISH ALL SIDES AND CAULK ALL JOINTS WITH APPROPRIATE EXTERIOR CAULK PRIOR TO FINISHING.
13. ALL CONNECTORS, UNLESS OTHERWISE SPECIFIED, SHALL BE STAINLESS STEEL. BOLTS, THREADED RODS, WASHERS, NUTS AND ALL BUILDING HARDWARE SHALL BE STAINLESS STEEL AND SUITABLE FOR PRESSURE TREATED WOOD. ALL THROUGH BOLTS TO BE SMOOTH SHAFT WITH STAINLESS STEEL NUTS, BOLTS AND WASHERS. ALL NAILS AND FINISH NAILS SHALL BE ANNULAR STAINLESS STEEL.
14. ALL DECKING SHALL BE SECURED WITH STAINLESS STEEL SCREWS SIZED FOR DECK APPLICATION. MINIMUM 3" APART.

SOIL AMENDMENT NOTES:

1. TOPSOIL SHALL CONSIST OF THE NATURAL LOAM, SANDY LOAM, SILT LOAM, OR CLAY LOAM HUMUS BEARING SOILS, ADAPTED TO THE SUSTENANCE OF PLANT LIFE, WITH THE FOLLOWING TEXTURE:
    - 1.1. ORGANIC MATERIAL - TWO (2) TO TWENTY (20) PERCENT BY MASS
    - 1.2. SAND CONTENT - TWENTY (20) TO SIXTY (60) PERCENT BY MASS
    - 1.3. CLAY-SILT CONTENT – THIRTY FIVE (35) TO SEVENTY (70) PERCENT BY MASS.
    - 1.4. TOPSOIL PH SHALL BE BETWEEN FIVE (5) AND SEVEN (7).
2. TOPSOIL SHALL BE OF UNIFORM QUALITY AND FREE FROM FOREIGN MATERIAL SUCH HARD CLODS, SOD, STIFF CLAY, HARD PAN, STONES LARGER THAN ONE (1) INCH DIAMETER, LIME CEMENT, ASHES, SLAG, CONCRETE, TAR RESIDUES, TARRED PAPER, BOARDS, CHIPS, STICKS, OR OTHER UNDESIRABLE MATERIALS. IT SHALL ALSO BE REASONABLY FREE FROM WEEDS AND OBJECTIONABLE PLANT MATERIAL.
3. AFTER ALL DEMOLITION, CLEARING AND DISPOSAL IS COMPLETED, THE CONTRACTOR SHALL STRIP FROM THE TOP OF THE EXISTING GROUND ALL TOPSOIL IN ALL AREAS TO BE GRADED.
4. PRIOR TO STOCKPILING OF TOPSOIL, TOPSOIL SHALL BE SCREENED WITH A ONE HALF (1/2) INCH SIZE SIEVE. STOCKPILE TOPSOIL IN DESIGNATED OR APPROVED LOCATIONS WITH PROPER DRAINAGE AND WHERE IT WILL NOT INTERFERE WITH THE WORK. AFTER TOPSOIL HAS BEEN STOCKPILED, CONTRACTOR SHALL QUANTIFY THE AMOUNTS AT NO ADDITIONAL COST TO THE OWNER. QUANTITIES SHALL BE GIVEN TO THE ARCHITECT, OWNER AND SITE DESIGN PROFESSIONAL.
5. IF AMOUNT OF SCREENED TOPSOIL STOCKPILED FROM STRIPING OPERATIONS IS INSUFFICIENT TO PROVIDE THE NECESSARY AMOUNTS (4" MINIMUM DEPTH), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN (FROM OFF-SITE SOURCE) THE NECESSARY AMOUNT OF SCREENED TOPSOIL TO COMPLETE THE PROJECT.
6. SCREENED TOPSOIL SHALL BE DISTRIBUTED WITH A MINIMUM DEPTH OF FOUR (4) INCHES TO ALL GRADED AREAS (NOT INCLUDING BUILDING, PAVED, SYNTHETIC TURF, PERVIOUS PAVEMENT, ETC.) AND / OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. GROUND SHALL BE SCARIFIED BEFORE PLACING TOPSOIL. AREAS WHERE SCREENED TOPSOIL IS DISTRIBUTED SHALL BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATION (SEASON DEPENDENT) OR TEMPORARY MULCH WITHIN FOURTEEN (14) CALENDAR DAYS OF DISTRIBUTION.

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 TO A MIN. 3" DEPTH WITH MULCH SPECIFIED IN PLANT SCHEDULE.
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.

TURF AND GRASSING NOTES:

1. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED, AS SPECIFIED SEED MANUFACTURER.
2. SOD SHALL BE STRONGLY ROOTED AND FREE OF PERNICIOUS WEEDS. ALL NETTING SHALL BE REMOVED FROM SOD BEFORE IT IS LAID.
3. ALL AREAS IN WHICH EARTHWORK SHALL BE SUSPENDED FOR MORE THAN TWO (2) WEEKS SHALL BE GRASSED WITH TEMPORARY GRASS.
4. AFTER TOPSOIL HAS BEEN INSTALLED, AND BEFORE ANY SOD IS LAID, CORRECT ALL SOFT SPOTS AND IRREGULARITIES IN GRADE. THE SOD SHALL BE BE LAID BY BUTTING THE ENDS AND SIDES UP EVENLY AND STAGGERING THE ROLLS OF SOD. CONTRACTOR SHALL NOT OVERLAP SOD. AS SOON AS THE SOD IS LAID OR AS IT IS BEING LAID ROLL OVER WITH A LIGHT ROLLER, MAKING CERTAIN THAT ALL OF THE SOD IS IN CONTACT WITH THE SOIL. THE COMPLETED SODDED AREAS SHALL BE TRUE TO FINISH GRADE, EVEN AND FIRM AT ALL POINTS.
5. SEED SHALL BE AT A RATE OF 10 POUNDS PER ACRE.
6. THIRTY DAYS AFTER LAST SEEDING/SODDING OPERATION, APPLY 1 POUND OF TYPE A NITROGEN FERTILIZER PER ACRE OF LAWN AREAS AND IMMEDIATELY WATER.
7. UPON COMPLETION OF PLANTINGS ALL EXCESS SOIL STONES AND DEBRIS WHICH HAS NOT PREVIOUSLY BEEN CLEANED UP SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN (18) DAYS AFTER PLANTING SHALL BE RE-PLANTED AND RE-FERTILISZED AS SPECIFIED UNTIL A SATISFACTORY LAWN IS ESTABLISHED. THE LAWN SHALL BE CONSIDERED ESTABLISHED WHEN ITS REASONABLY FREE FROM WEED, GREEN IN APPEARANCE AND THE SPECIFIED GRASS IS VIGOROUS AND GROWING WELL ON EACH SQ. FT. OF LAWN AREA.
9. LAWN SHALL BE PROTECTED AND MAINTAINED BY WATERING, MOWING, AND REPLANTING, OVERSEEING, AS NECESSARY FOR AS LONG AS IS NECESSARY TO ESTABLISH A UNIFORM STAND. SCATTERED BARE SPOTS, NONE OF WHICH IS LARGER THAN ONE SQ. FT., WILL BE ALLOWED UP TO MAXIMUM OF THREE PERCENT OF ANY LAWN AREA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY EROSIONAL DAMAGE TO THE LAWN AREA. FULL COVERAGE IS REQUIRED IN SIXTY DAYS.
10. MAINTENANCE OF GRASSED AREAS SHALL CONSIST OF MOWING, WATERING AND FERTILIZING. ALL GRASSED AREAS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6" ABOVE FINISHED GRADE.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL GRASSED AREAS UNTIL ACCEPTANCE BY OWNER AT END OF PROJECT. LAWN MAINTENANCE SHALL OCCUR AT A MINIMUM OF ONCE PER SEVEN CALENDAR DAYS.
12. FINAL SEEDING AND SOD AREAS / SQUARE FOOTAGES TO BE PAINTED IN FIELD AND APPROVED AND ADJUSTED IN FIELD BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. SEEDING SHALL TAKE PLACE IMMEDIATELY AFTER FINE GRADING. MAINTAIN SEEDED LAWN UNTIL COMPLETION AND ACCEPTANCE OF ENTIRE PROJECT.
14. SEEDING BED SHALL HAVE TOPSOIL LOOSEN TO A DEPTH OF 4". REMOVE STONE OVER 1" IN ANY DIMENSION, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.

IRRIGATION NOTES:

1. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, BACK FLOW CONTROLLER, AND IRRIGATION METER AND TO PROVIDE 100% COVERAGE FOR ALL NEW PLANTINGS. DRIP IRRIGATION TO BE USED FOR ALL PLANTINGS, EXCEPT LAWNS.
2. NO IRRIGATION COMPONENTS SHALL BE CLOSER THAN 12" TO ANY EDGE OF PAVEMENT OR CURB AND GUTTER. IRRIGATION SHALL NOT SPRAY BEYOND LANDSCAPED AREAS, OR INTO ANY UNDISTURBED BUFFERS. NO OVER SPRAY SHALL BE PERMITTED ONTO ADJACENT PROPERTIES OR PEDESTRIAN SIDEWALK AREAS.
3. LANDSCAPE CONTRACTOR TO FIELD VERIFY ALL COMPONENT LOCATIONS TO ENSURE APPROPRIATE COVERAGE.
4. LANDSCAPE CONTRACTOR SHALL LOCATE WATER SOURCE AND PROVIDE POWER TO CONTROLLER.
5. CONTROLLER LOCATION TO BE SPECIFIED BY OWNERS REPRESENTATIVE IN FIELD PRIOR TO CONSTRUCTION.
6. ALL DRIP TUBING SHALL BE COVERED WITH MIN. 3" OF MULCH.
7. ALL DRIP AND SPRAY ZONES SHALL BE SEPARATE.
8. CONTRACTOR SHALL SUBMIT FINAL IRRIGATION PLANS TO OWNER'S REPRESENTATIVE AND ALL REVIEWING BODIES / AGENCIES FOR FINAL APPROVAL PRIOR TO INSTALLATION.

SHEET INDEX

CS - COVER SHEET
L100 - EXISTING CONDITIONS
L500 - PLANTING PLAN
L501 - PLANT SCHEDULE AND DETAILS

ISSUED:
JUNE 13, 2025

PROJECT TEAM

LANDSCAPE ARCHITECT
WITMER JONES KEEFER
BLUFFTON, SC
(843) 757.7411

ENGINEERING
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WARD EDWARDS ENGINEERING
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(843) 837.5250

SURVEYING
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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
BARONY 1 INVESTMENTS
FOOD LION
HILTON HEAD ISLAND, SOUTH CAROLINA

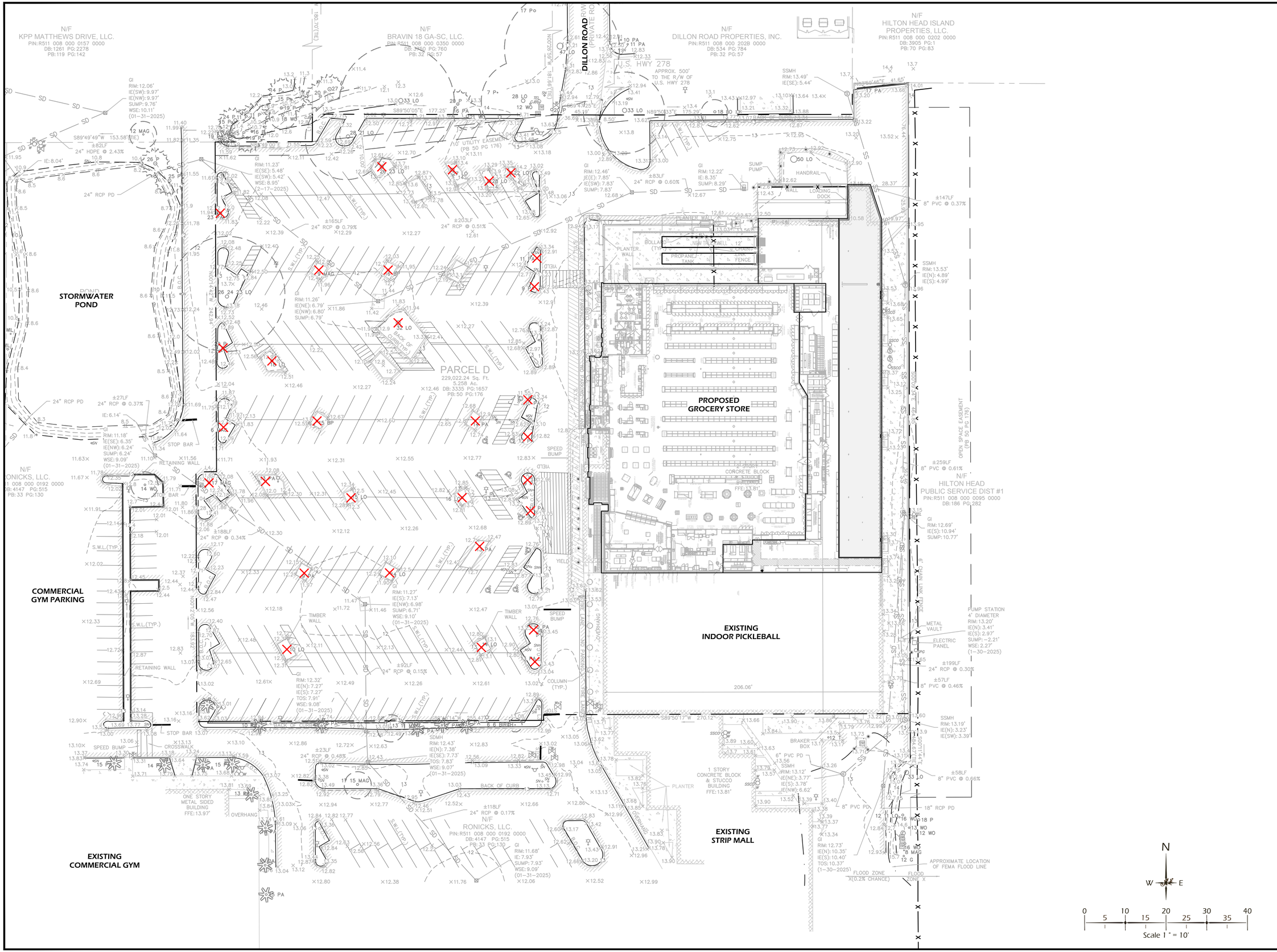
DATE:	JUN 13, 2025
PROJECT NO.:	24184.01
DRAWN BY:	MW
CHECKED BY:	BW

PRELIMINARY SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
COVER SHEET AND PROJECT NOTES

DRAWING NUMBER
CS



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REVISIONS:

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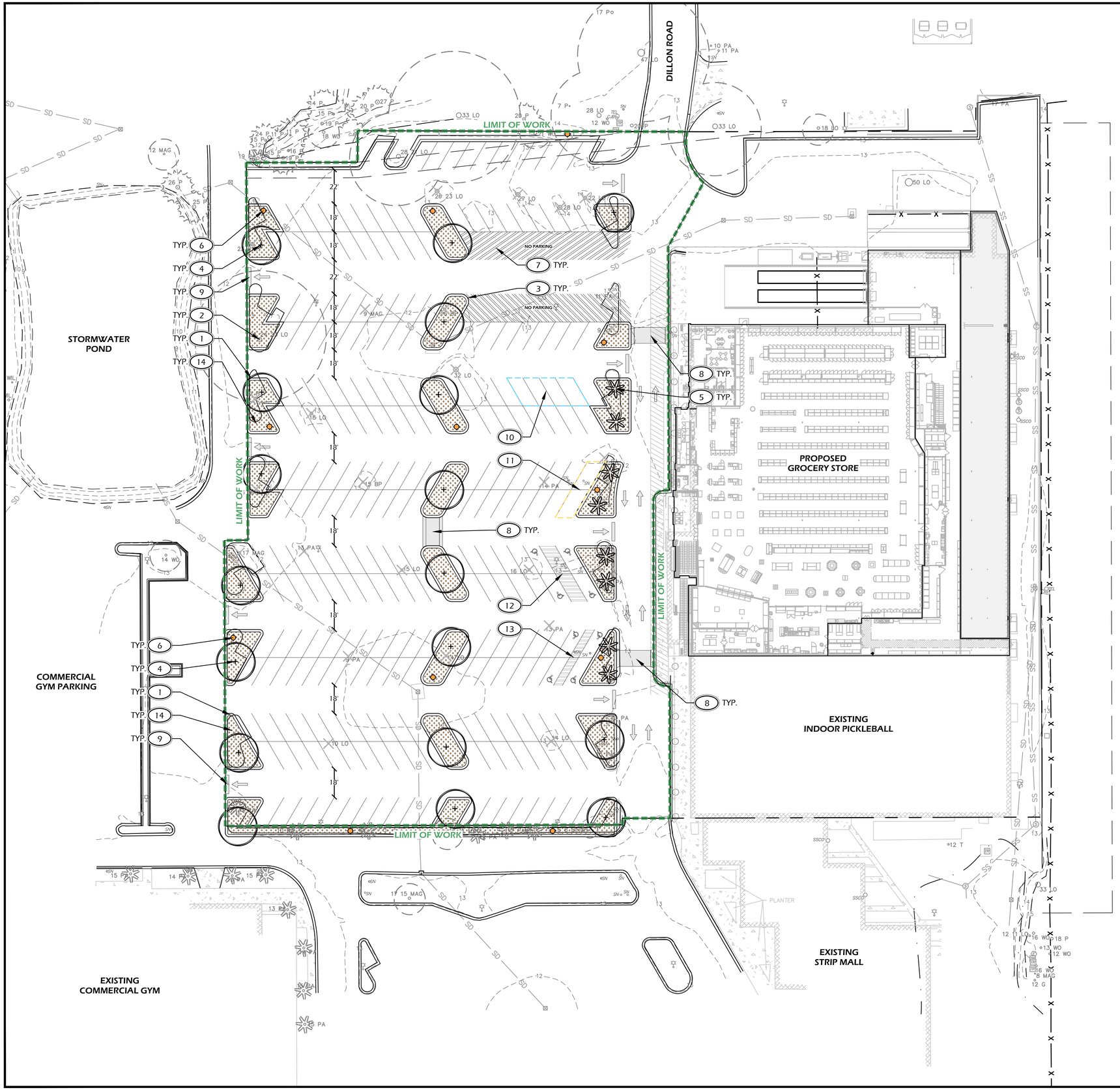
EXISTING CONDITIONS

DRAWING NUMBER
L100



PLANTING DETAILS

CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L501
14.2	PALM TREE PLANTING	2/L501
14.3	SHRUB PLANTING	3/L501
14.4	GROUND COVER PLANTING	4/L501
14.5	ROOT BARRIER	5/L501

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
QUEV	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm

LEGEND

1. ADJUST LANDSCAPE ISLANDS. INSTALL NEW HEADER CURB.
2. EXISTING LARGE LIVE OAK TO REMAIN.
3. ADD LANDSCAPE ISLANDS WITH HEADER CURB, TYP.
4. ADD LIVE OAKS TREES, TYP.
5. ADD SABAL PALMS, TYP.
6. APPROXIMATE LOCATION OF NEW PARKING LOT LIGHTING, TYP.
7. NEW STRIPING FOR TRUCK DELIVERY; OMITS 18 SPOTS.
8. PROPOSED SPEED TABLE, TYP.
9. NEW STOP BARS, DIRECTIONAL ARROWS, AND SIGNAGE, TYP.
10. PROPOSED E-COMMERCE PARKING.
11. PROPOSED EV CHARGING STATION.
12. PROPOSED VAN ADA PARKING SPOTS.
13. PROPOSED STANDARD ADA PARKING SPOTS.
14. MULCH LANDSCAPE ISLANDS, TYP.

PARKING SUMMARY

EXISTING	
PARKING SPACES (USABLE)	245
TOTAL	**245**
PROPOSED	
STANDARD PARKING SPACES	256
E-COMMERCE SPACES	4
EV-ONLY SPACES	2
VAN ADA SPACES	4
STANDARD ADA SPACES	4
TOTAL	**270**
OVERALL	**+25 SPOTS**

N
W E

0 15 30 45 60 75 90 105 120
Scale 1" = 30'

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BARONY 1 INVESTMENTS
FOOD LION
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DATE:	JUN 13, 2025
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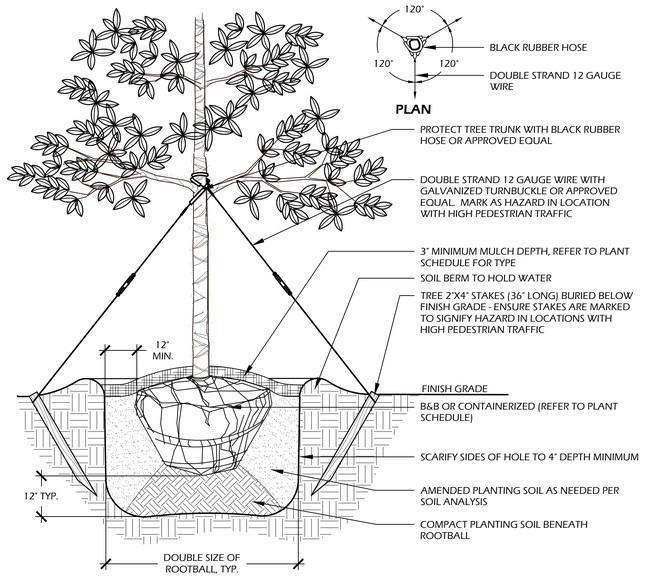
DRAWN BY:	MW
CHECKED BY:	BW

PRELIMINARY SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
PLANTING PLAN

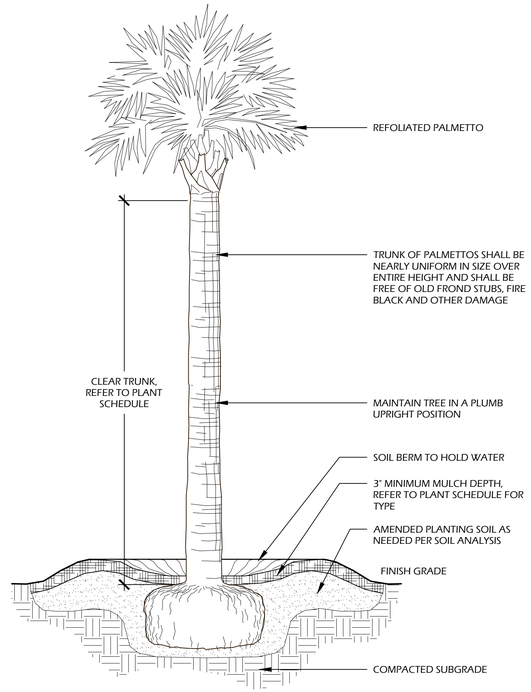
DRAWING NUMBER
L500



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 OWNER'S 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.

1 // L501 TREE PLANTING
SCALE: N.T.S.



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, PROTECT CABBAGE HEAD FROM DAMAGE.

2 // L501 PALM TREE PLANTING
SCALE: N.T.S.

PLANT SCHEDULE:

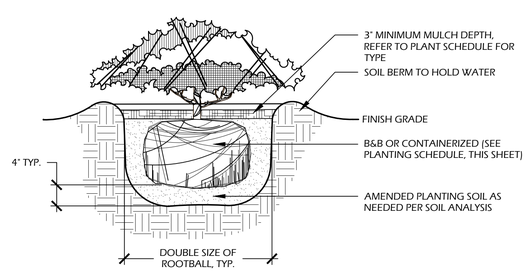
Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
18	QUEV	Quercus virginiana	Live Oak	14'-16'	10'	Cont.	2.5"	Full
8	SA.BP	Sabal palmetto	Sabal Palm	12'-16'	-	Cont.	2.5"	Refoliated, full clear trunk, refer to plan for heights
SOD & MULCH								
11,000	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

PLANT TABLE:

Trees Removed				
	CAT I		CAT III	
Species Abbrev.	LO	MAG	PN	PA
Caliper Inches	32	17	20	23
	28	9		14
	27	6		13
	26			13
	23			12
	22			11
	18			10
	16			10
	15			10
	14			9
	14			9
	10			9
Species DBH Totals	245	32	20	143
Mitigation Required	24.5	3.2	2	14.3
Mitigation Provided	45	0	0	20

TREE LEGEND: LO-Live Oak, MAG-Southern Magnolia, PN-Loblolly Pine, PA-Palmetto

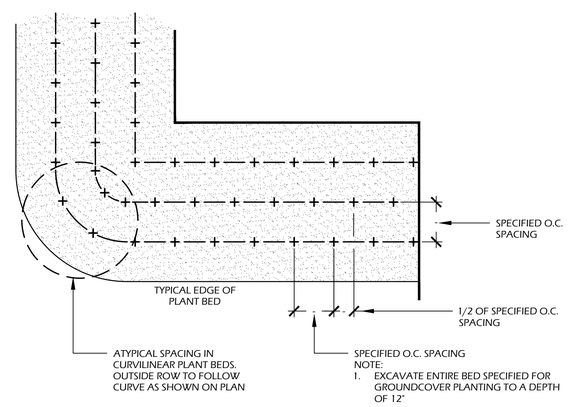
NOTE: TALLY DOES NOT INCLUDE DEAD OR INVASIVE TREES SUCH AS BRADFORD PEAR AND TALLOW TREES.



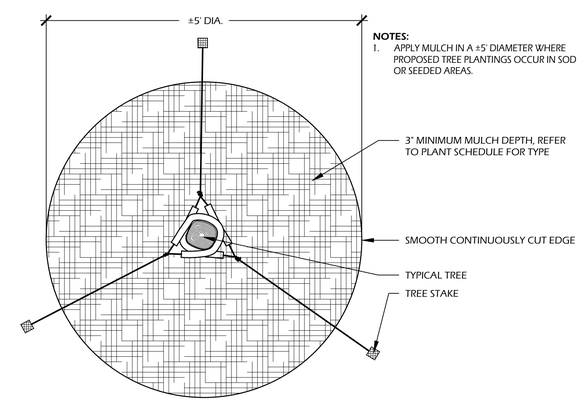
NOTES:

1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IS 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 // L501 SHRUB PLANTING
SCALE: N.T.S.



4 // L501 GROUND COVER PLANTING
SCALE: N.T.S.



NOTES:

1. APPLY MULCH IN A ±5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREAS.

5 // L501 TREE STAKING
SCALE: N.T.S.

Winter Jones Heefer Ltd.
landscape architecture
land planning
www.wjkltd.com
28 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411

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DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF W.J.K. LTD.

THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
BARONY 1 INVESTMENTS
FOOD LION
HILTON HEAD ISLAND, SOUTH CAROLINA

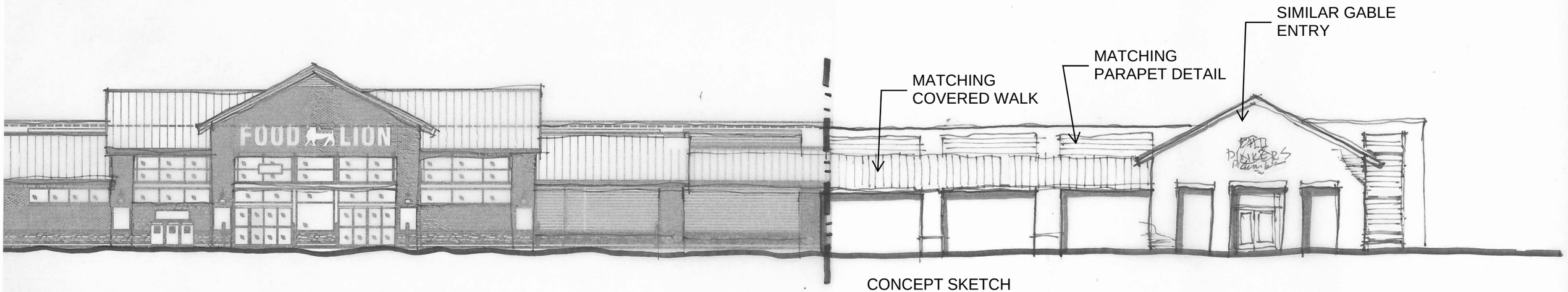
DATE:	JUN 13, 2025
PROJECT NO.:	24184.01
DRAWN BY:	MW
CHECKED BY:	BW

PRELIMINARY SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
PLANT SCHEDULE AND DETAILS

DRAWING NUMBER
L501



CONCEPT SKETCH
For Reference Only

Loropetalum Ruby

Podocarpus Macrophyllus

Podocarpus Pringle

STE. A-1

FOOD LION

FOOD LION

Food Lion
93 Matthews Drive
Photos of canopy on existing Food Lion Stores
June 24, 2025
DRB-000580-2025

FOOD LION
155
FDC
NOW SHOWING
A healthy and sustainable community is at the heart of all we do.
Here's where you can pitch in!
Hot SALE!
Wise Popcorn or Onion Rings
BOGO FREE
Welcome to your local
FOOD LION
We're glad you're here!
Hot SALE!
Corned Beef Brisket
4.99
NOW SHOWING

FOOD LION
155
FDC
Hot SALE!
Food Lion Coffee
4.49 EA
Hot SALE!
Beef Chuck Roast
4.99
FOOD LION
POPCORN
CANDY
WATER
FREE
FOOD LION

Food Lion
93 Matthews Drive
Staff Comments
June 24, 2025
DRB-000580-2025

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: 93 Matthews Drive DRB-000580-2025

DATE: 7/22/2025 CATEGORY: Conceptual

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☒	☐	☐	
Existing Conditions match As-Built	☒	☐	☐	
Dimensioned Details and of Sections	☒	☐	☐	
Detail Illustrating Connection to Existing Structure	☒	☐	☐	
New Building Details Match Existing Building Details	☒	☐	☐	

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 shall have equal design characteristics	☒	☐	☐	

Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
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	☒	☐	☐	Provide a materials board.
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	☒	☐	☐	Provide lighting specs for the exterior lighting on the building.
Accessory elements are designed 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	☐	☒	☐	Indicate where you are preserving existing native trees and shrubs, if any.
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	☒	☐	☐	Provide a Planting list.
A variety of species is selected for texture and color	☒	☐	☐	Provide a Planting list.
Provides overall order and continuity of the	☒	☐	☐	

Landscape plan				
Native plants or plants that have historically been prevalent on the Island are utilized	☐	☒	☐	Provide a Planting list that includes native plant life.
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	☐	☒	☐	Provide a layered appearance for visual interest.
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	☐	☐	☒	Indicate there are ornamentals and annuals at the entrances and local 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	☒	☐	☐	Indicate which existing trees and under story plants you are saving on-site.
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

Staff recommends approval of the conceptual submittal for 70 Pope Avenue with the following conditions:

1. Provide any lighting specs for any exterior lighting on the building.
2. Provide elevations that indicate the color, materials, and dimensions.
3. Provide a materials board.
4. Indicate where you are preserving existing native trees and shrubs, if any.
5. Provide a Planting list.
6. Provide a Planting list that includes native plant life.

7. Provide a layered appearance for visual interest.
8. Indicate there are ornamentals and annuals at the entrances and local focal points.
9. Indicate which existing trees and under story plants you are saving on-site.
10. Any additional information as required by the Board.

70 Pope Avenue
Conceptual
July 22, 2025
DRB-000481-2025

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: David Zelaya Company: Hiscutt & Associates, Inc.
Mailing Address: 3625 Brookside Parkway Suite 395 City: Alpharetta State: GA Zip: 30022
Telephone: 770-753-8787 Fax: N/A E-mail: david@hiscutt-aia.com
Project Name: CIRCLE CENTER REMODEL Project Address: 70 POPE AVENUE
Parcel Number [PIN]: R 553 018 000 0268 000 & R553 018 000 0269 0000
Zoning District: CR Overlay District(s): CORRIDOR OVERLAY DISTRICT

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:

_____ 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:

_X_ 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.

A. David Zelaya Digitally signed by A. David Zelaya DN: C=US, E=david@hiscutt-ala.com, O="Hiscutt & Associates, Inc.", CN=A. David Zelaya Reason: I have reviewed this document Date: 2025.05.13 13:49:23-04'00'

SIGNATURE

5/13/2025

DATE

Last Revised 01/21/15

Hiscutt & Associates
ARCHITECTURE

Member of
The American Institute
of Architects

Phone 770.753.8787
Web www.hiscutt-aia.com

Town of Hilton Head Island Design Review Board
Head Island, SC 29928

May 13, 2025 Hilton

Re: **Circle Center Shopping Center**
70 Pope Avenue
Hilton Head Island, South Carolina 29928

H&A Project No. 24.101

Circle Center Shopping Center

70 Pope Avenue, Hilton Head Island, SC 29928

The redevelopment of the Circle Center shopping area is a reimagining of an existing commercial site at one of Hilton Head Island's most traveled corridors, located near the heart of the island's south end. The proposed renovation is grounded in the community's values that define Hilton Head, a walkable center for daily needs and local commerce.

The introduction of a new grocery store, with the support from a collection of retail shops, will reestablish this location as a vibrant destination for both residents and visitors. The new design for the shops and the new grocer is heavily inspired by the adjacent park's aesthetic. The influence that this park has on this redevelopment can be seen and noticed through materiality, scale, and landscaping. The approximately 7.48 acre site will be thoughtfully reorganized to enhance circulation, improve safety, and reduce visual and environmental impacts.

The new development introduces a 51,000 square-foot grocer building and 1,500 square-foot of proposed retail with approximately 12,000 square-foot of the existing shopping center to remain. All arranged to promote walkability, accessibility, and a stronger relationship with the surrounding natural environment.

The preservation of the existing vegetation throughout the site is of high importance. Native landscaping and additional supplementary plants will be used to reinforce the island's wooded and low-country feel. The rear service area behind all the tenant spaces will be shielded from public view. This will reduce noise along the roadway corridor. Landscape screening and building placement work in tandem to soften the site's presence while still maintaining the project's commitment to aesthetic quality and neighborhood compatibility.

This project will conform to the current Town of Hilton Head Island development standards, including stormwater management, tree protection, and transportation guidelines. This site is directly accessible by the island's multi modal path system, which encourages alternate means of transport such as walking or biking.

The renovation at Circle Center represents a thoughtful reinvestment into an important site on the island. This proposed development will generate renewed economic activity, offer essential neighborhood-serving retail, and reflect a commitment to sustainability and community.

Sincerely,

David Zelaya
Senior Associate

Hiscutt & Associates, Inc. • 3625 Brookside Parkway • Suite 395 • Alpharetta, GA 30022

A Georgia Corporation

FLA #AA 0002835

70 Pope Avenue
Response to DRB Comments
July 22, 2025
DRB-000481-2025

Hiscutt & Associates
ARCHITECTURE

Member of
The American Institute
of Architects

Phone 770.753.8787
Web www.hiscutt-aia.com

Conceptual Review Meeting on 6/10/25
Responses to Comments - provided on 7/11/25

Each original comment is followed by our response.

1. The Jocular Green color for the lap siding on the shops is not on the grocer. The color just doesn't work.

   The color has been replaced by the color, SW #6219 "Rain", as shown on the updated material board and colored elevations.

2. Stucco 4 - Highly Reflective White - needs to be toned down.

   The color has been replaced by the color, SW #7014 "Eider White", as shown on the updated material board and colored elevations.

3. What is the color of the metal louvers ?

   The metal louvers are prefinished to be "Dark Bronze."

4. No reflective metal surfaces - use a different color metal roof

   The color has been replaced by the color "Musket Gray" as shown on the updated material board and colored elevations. We would like to match the metal roof color of the building located at the park across the street.

5. The metal roof color at the shops does not tie-in with the metal roof color at the grocer. They should work better together.

   The metal roofing panel color are now all the same throughout the shopping center, "Musket Gray."

6. The grocer and the shops feel like two separate projects. Elements and details need to tie together better.

   We added some of the same design elements and materials at both Grocer and shops to tie them together. We have provided overall elevations which include the Grocer and the shops so that you may see how they are tied together.

7. The side of the development facing the park is a key component of the project as it's the first thing people see when coming from that area. There needs to be more attention spent on that elevation.

   The side elevation has been updated to show the actual side elevation for the shops. The materials used on the shops have been introduced to cover some of the Grocer side elevation. Please refer to sheet PR-2.2.

8. The end elements defining the grocer frontage are not in keeping with the overall design.

   The end elements have added metal hip roofs to tie them better with the other sloped roofs in the shopping center.

9. Integrate the materials from shops to grocer better.

   We have changed a few of the materials on the Grocer to those that are used on the shops.

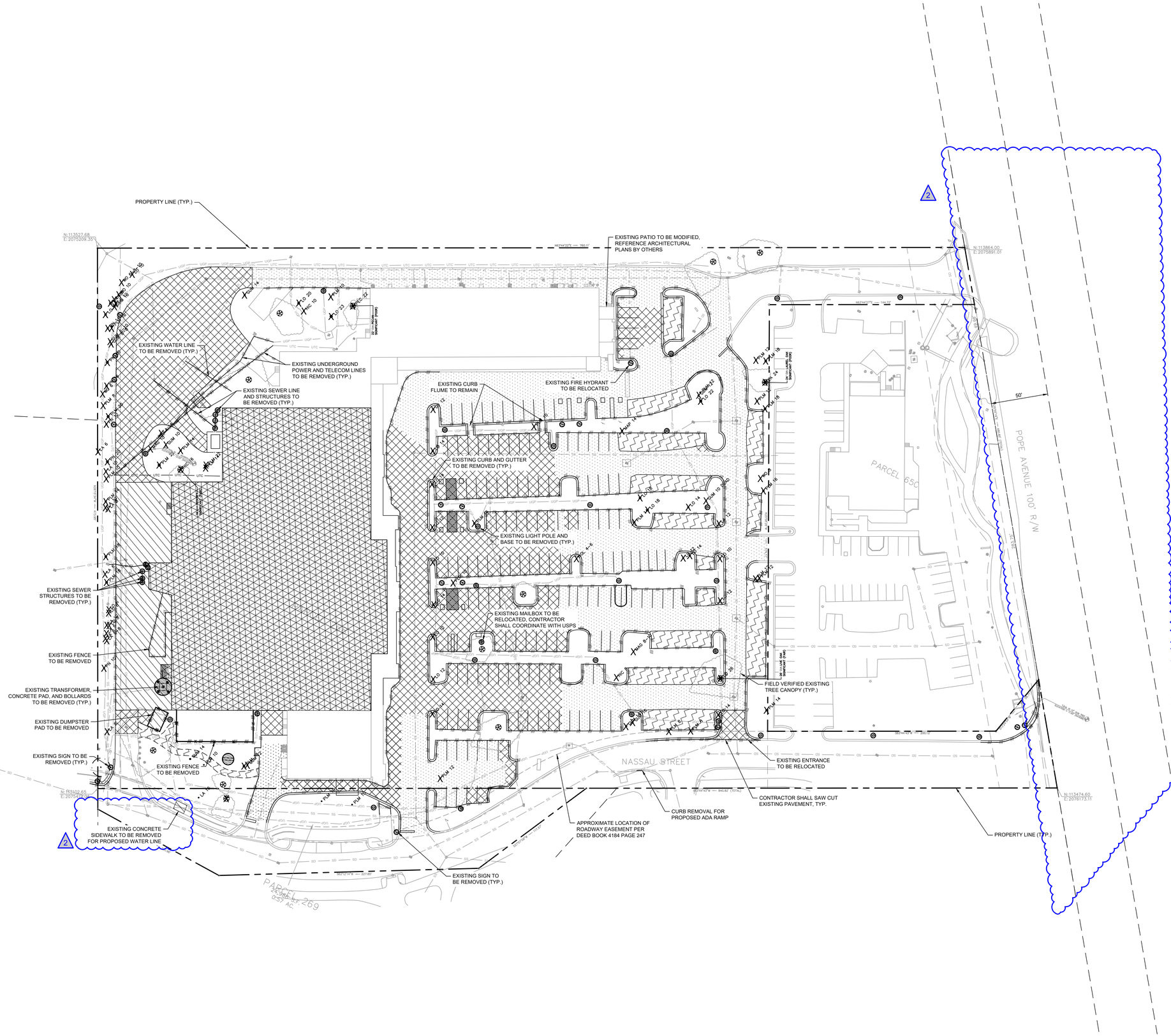
10. Need to show the entire elevation in addition to the more detailed elevations. Difficult to understand the full picture.

    We have provided overall elevations on sheet PR-2.0 which include the Grocer and the shops so that you may see how they are tied together.

11. Need to do more with the shops renovation.

    We have created a more decorative cornice for the shops parapet and introduced a framed canopy to help break up the shops metal roof. We have also changed a few of the colors and materials along the sign band and canopy columns. Please refer to sheet PR-4.0.

70 Pope Avenue
Plan Set
July 22, 2025
DRB-000481-2025



EXISTING CONDITIONS AND DEMOLITION NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY NANDINA INC. d.b.a. SEA ISLAND LAND SURVEY, INC. DATED 05/08/2024.
2. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
3. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
4. RECEIPT OF ALL PERMITS AND APPROVALS IS REQUIRED BEFORE ANY CONSTRUCTION ACTIVITY.
5. EXISTING SOIL SERIES IS Fb FOR ENTIRE DISTURBED AREA.
6. TREES TO REMAIN MUST BE PROTECTED DURING DEMOLITION AND CONSTRUCTION PHASE. REFERENCE TREE PROTECTION AND REPLACEMENT PLANS FOR TREE REMOVAL AND PROTECTION.
7. CONSTRUCTION FENCING OR SILT FENCE SHALL NOT OBSTRUCT TRAFFIC FLOW ON EXISTING STREETS UNLESS CLOSURE PERMIT IS OBTAINED.
8. CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
9. CONTRACTOR SHALL COORDINATE UTILITY DEMOLITION AND RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
10. CONTRACTOR SHALL PROTECT SURROUNDING BUILDING UTILITY SERVICES DURING CONSTRUCTION AND COORDINATE ALL SERVICE IMPACTS WITH OWNER.
11. NO GRADED SLOPE SHALL EXCEED 3H:1V.
12. THE PROJECT SITE DOES LIE WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 45013C0444G DATED 03/23/2021.
13. CONTRACTOR SHALL MAINTAIN AN ADA COMPLIANT PEDESTRIAN PATH ALONG THE ADJACENT STREET FRONTAGE THROUGHOUT CONSTRUCTION.
14. CONTRACTOR SHALL FOLLOW ALL PROCEDURES AND RECOMMENDATIONS FROM ENVIRONMENTAL ASSESSMENTS PROVIDED BY THE OWNER.
15. CONTRACTOR SHALL PREPARE A PROJECT NOTIFICATION FOR ASBESTOS RENOVATION, ENCAPSULATION, OR DEMOLITION FORM AND SUBMIT TO THE EPD ASBESTOS PROGRAM 10 DAYS PRIOR TO DEMOLITION ACTIVITIES. FORM SHALL BE PREPARED AND ASBESTOS STUDY COMPLETED TO MEET EPD AND LOCAL REQUIREMENTS.
16. CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC PROVIDER TO REMOVE THE SITE LIGHTING.

DEMOLITION LEGEND:

- REMOVE EXISTING OBJECT
- REMOVE EXISTING STRUCTURE
- REMOVE EXISTING ASPHALT PAVEMENT
- MILL AND OVERLAY EXISTING ASPHALT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING GRAVEL
- REMOVE EXISTING UTILITIES, FENCING, CURB & GUTTER, & WALLS
- X REMOVE EXISTING TREES / BUSHES

No.	REVISIONS	DATE	BY
2	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	07/08/2025	KHA
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1080 MORRISON DRIVE, SUITE 240
CHARLESTON, SOUTH CAROLINA 29403
PHONE: (843) 727-6500
WWW.KIMLEY-HORN.COM

SOUTH CAROLINA KIMLEY-HORN AND ASSOCIATES, INC. No. C00166 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 33735 CASEY WARFIELD 07-08-25

SCALE: AS SHOWN
DRAWN BY: OGT
DESIGNED BY: OGT
CHECKED BY: CW

CLIENT: BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT: CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

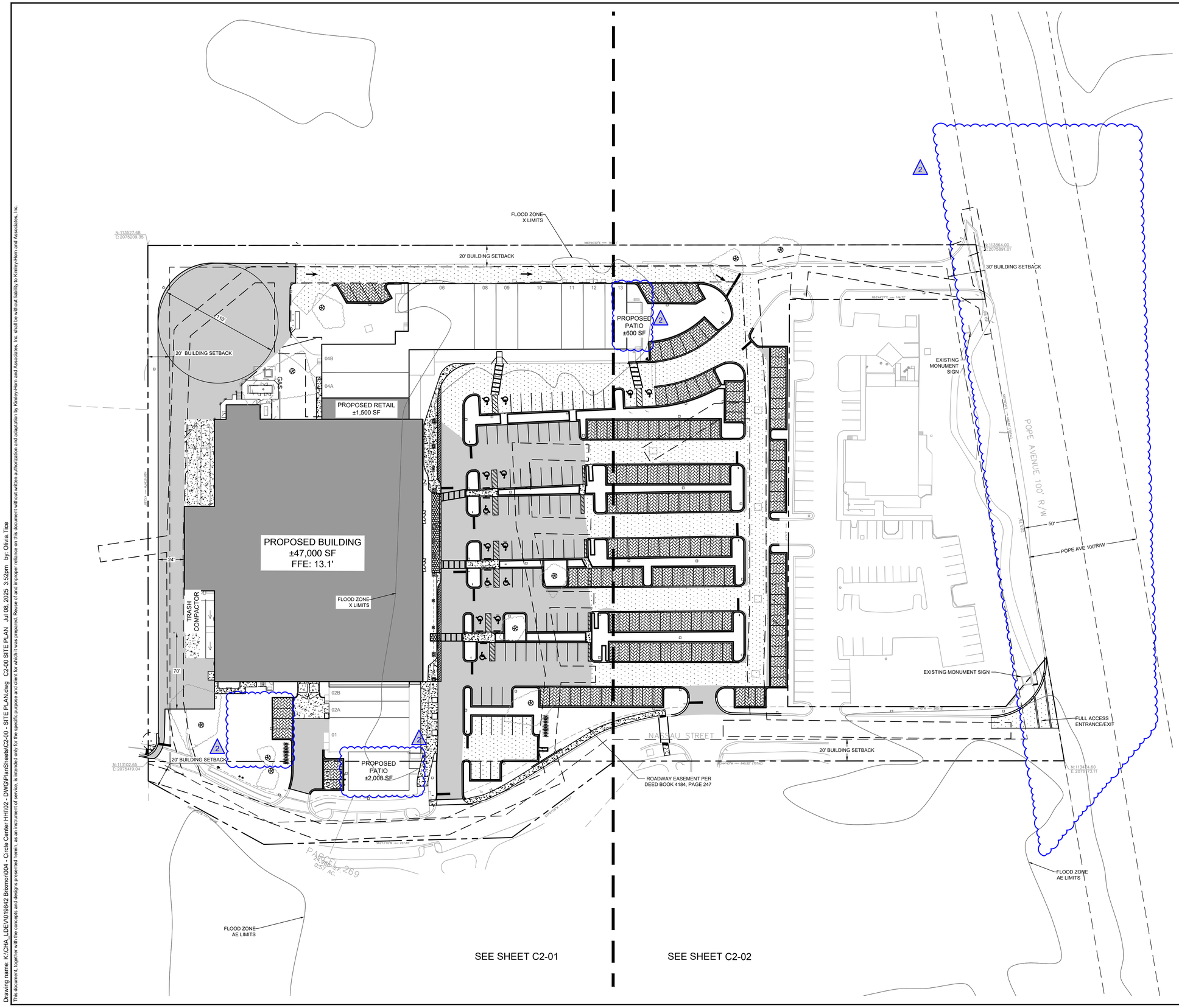
TITLE: EXISTING CONDITIONS AND DEMOLITION PLAN

DATE 01/23/2025

PROJECT NO. 019842004

SHEET NUMBER C1-00

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C1-00 - EX COND AND DEMO PLAN.dwg C1-00 EXISTING CONDITIONS AND DEMOLITION PLAN Jul 08, 2025 3:51pm by: Olivia.Tice
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DEVELOPMENT SUMMARY:

SITE SUMMARY:

ZONING:	CR (COLIGNY RESORT)	
OVERLAY ZONING DISTRICT:	COR (CORRIDOR OVERLAY DISTRICT)	
LAND USE:	SHOPPING CENTER	
FLOOD ZONES:	X, X-SHADED, AE	
MAX DENSITY:	N/A	
GROSS SITE AREA:	7.48	ACRES
NET SITE AREA:	7.48	ACRES
MAX IMPERVIOUS COVER:	N/A	
CURRENT IMPERVIOUS AREA:	5.77	ACRES
PROPOSED IMPERVIOUS AREA:	5.54	ACRES (74%)
PERVIOUS AREA:	1.94	ACRES (26%)
TOTAL DISTURBED AREA:	4.5	ACRES
BUILDING SETBACK:		
FRONT:	30 FT	
SIDE (NASSAU ST):	20 FT	
SIDE (NORTH):	20 FT	
BACK:	20 FT	
MAX BUILDING HEIGHT:	36 FT ALONG ADJACENT STREET SETBACK, 60 FT ONCE SETBACK ANGLE ATTAINED	
PROPOSED BUILDING HEIGHT:	30'-8"	

PROPOSED LAND USES & DENSITIES:

EXISTING GROCERY STORE:	44,993 SF
PROPOSED GROCERY STORE:	47,000 SF
PROPOSED RETAIL:	1,500 SF
EXISTING SHOPPING CENTER TO REMAIN:	20,500 SF
TOTAL:	69,000 SF

PARKING SUMMARY:

EXISTING PARKING TOTAL:	259 SPACES (TOTAL)
STANDARD (9'X18')	173 SPACES
COMPACT	78 SPACES
PERVIOUS	0 SPACES
ADA	8 SPACES
REQUIRED PARKING RATIO PER HHI:	
SHOPPING CENTER (1 SPACE/500 GFA):	28 SPACES
GROCERY STORE (1 SPACE/250 SF):	207 SPACES
TOTAL REQUIRED PARKING	235 SPACES
MAXIMUM ALLOWABLE PARKING (105%)	247 SPACES
PROPOSED PARKING TOTAL:	**251 SPACES** (TOTAL)
STANDARD (9.5' X 18')	74 SPACES
PERVIOUS (9.5' X 18')	133 SPACES
PERVIOUS COMPACT	28 SPACES
PERVIOUS ELECTRIC VEHICLE CHARGING	2 SPACES
ADA	10 SPACES
VAN ADA	4 SPACES

BICYCLE PARKING SUMMARY:

REQUIRED BICYCLE PARKING:	**61 SPACES** (TOTAL)
PROPOSED BICYCLE PARKING:	**32 SPACES** (TOTAL)*

*SUBSTITUTION OF NONCONFORMITIES (SUBNC-000139-2025) APPROVED ON FEBRUARY 12, 2025

SITE NOTES:

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY HISCUTT & ASSOCIATES ARCHITECTURE, DATED 08/01/2024 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY NANDINA INC. d.b.a. SEA ISLAND LAND SURVEY, INC., DATED 05/08/2024.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, SCDOT, AND SOUTH CAROLINA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
7. EV STALLS PROVIDED ARE TO BE ADA COMPLIANT AND SHOULD HAVE SIGN STATING THEY ARE FOR ACTIVE EV CHARGING ONLY.
8. PROPOSED LOCATION OF STORAGE TANK(S) AT THE SUBJECT SITE ARE NOT WITHIN 500 FEET OF ANY EXISTING COMMUNITY WATER SUPPLY WELL, NOT WITHIN 500 FEET OF ANY NON-TRANSIENT, NON-COMMUNITY WATER SUPPLY WELL, AND NOT WITHIN 100 FEET OF ANY OTHER EXISTING POTABLE WATER SUPPLY WELL.
9. PAINT STRIPING IN ALL PARKING LOT AND PAVEMENT AREAS SHOULD BE CONSTRUCTED WITH A PAINT PRODUCT THAT PROVIDES A HIGH SLIP-RESISTANT FINISH AND PREVENTS INDIVIDUALS FROM SLIPPING WHEN STEPPING ON THE STRIPING IN BOTH WET AND DRY CONDITIONS.
10. TEMPORARY WORK ZONE TRAFFIC CONTROL DEVICES EMPLOYED ARE TO BE COMPLIANT WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

No.	REVISIONS	DATE	BY
2	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	07/08/2025	KHA
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

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CHARLESTON, SOUTH CAROLINA 29403
PHONE: (843) 727-6500
WWW.KIMLEY-HORN.COM

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION KIMLEY-HORN AND ASSOCIATES, INC No. C00166

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 33735 CASEY WARFIELD 07-08-25

SCALE:	AS SHOWN
DRAWN BY:	OGT
DESIGNED BY:	OGT
CHECKED BY:	CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
SITE PLAN - OVERALL

DATE
01/23/2025

PROJECT NO.
019842004

SHEET NUMBER
C2-00

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

811

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN Jul 08, 2025 3:52pm by: Olivia.Tice
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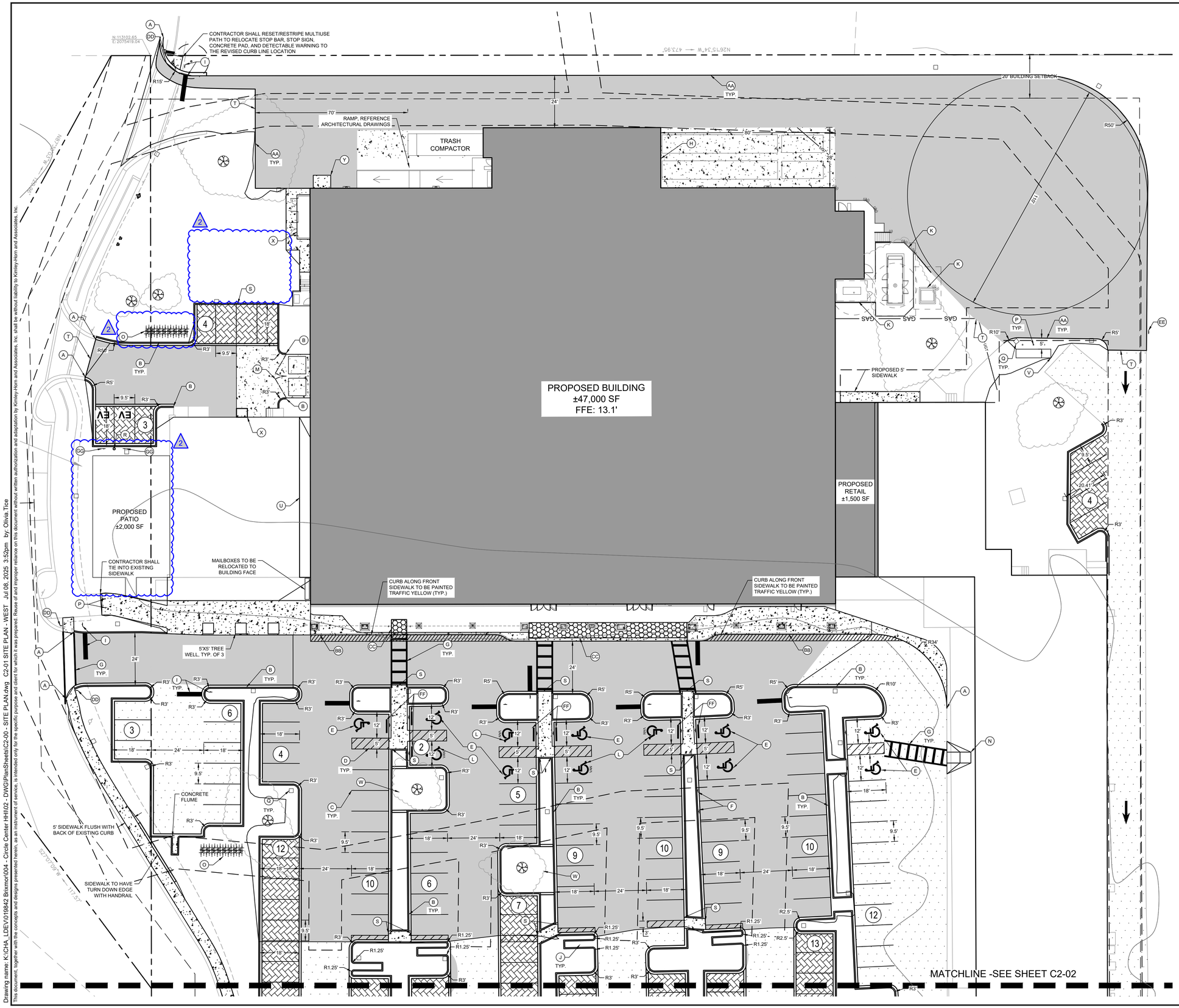

SITE PLAN LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- MILL AND OVERLAY EXISTING PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PERVIOUS PAVERS
- EXPOSED AGGREGATE DETECTABLE WARNING
- (10) PARKING COUNT

SITE KEYNOTE LEGEND:

- (A) PROPOSED TIE INTO EXISTING CURB
- (B) PROPOSED 6" STANDARD CURB AND GUTTER
- (C) PARKING LOT STRIPING, 4" SOLID WHITE STRIPE
- (D) 4" SOLID WHITE STRIPING, 2'-0" O.C. @ 45°
- (E) ACCESSIBLE ADA PARKING STALL WITH ACCESSIBLE PARKING SYMBOL AND SIGN
- (F) CURBSIDE PICKUP SPACE SIGN
- (G) PROPOSED CROSSWALK
- (H) RECESSED TRUCK DOCK. REFERENCE ARCH PLANS FOR DETAILS.
- (I) PROPOSED STOP BAR AND SIGN
- (J) PROPOSED CART CORRAL
- (K) PROPOSED UTILITY EQUIPMENT PADS, REFERENCE ARCHITECTURAL PLANS BY OTHERS
- (L) ACCESSIBLE ADA VAN PARKING STALL WITH ACCESSIBLE VAN PARKING SYMBOL AND SIGN
- (M) PROPOSED DUMPSTER ENCLOSURE
- (N) PROPOSED ADA RAMP, REFERENCE DETAILS
- (O) PROPOSED BIKE RACKS
- (P) PROPOSED BOLLARDS
- (Q) PROPOSED LIGHT POLE (SEE LIGHTING PLAN FOR DETAILS)
- (R) PROPOSED EV CHARGING PEDESTAL, REFERENCE ELECTRICAL PLANS BY OTHERS
- (S) PROPOSED FLUSH CURB
- (T) EXTENTS OF ASPHALT PAVEMENT REPLACEMENT
- (U) PROPOSED COVERED MAINTENANCE CORRIDOR, REFERENCE ARCHITECTURAL PLANS
- (V) 1,000 GALLON ABOVE GROUND PROPANE TANK
- (W) PROPOSED TREE WELL WITH WALLS, REFERENCE GRADING PLAN
- (X) PROPOSED FIRE RISER ROOM
- (Y) GREASE WASTE BARREL PAD
- (Z) PROPOSED ROLLED CURB
- (AA) PROPOSED EDGE OF PAVEMENT. NO PROPOSED CURB AND GUTTER
- (BB) PROPOSED 6" STANDARD CURB
- (CC) RETURN CURB RAMP DETECTABLE WARNING (SEE SHEET C6-20 FOR DETAIL)
- (DD) PROPOSED PEDESTRIAN STOP SIGN
- (EE) PROPOSED ONE WAY SIGN
- (FF) PROPOSED CONCRETE WHEEL STOPS
- (GG) PROPOSED R7-113 "NO PARKING EXCEPT WHILE CHARGING SIGN" (SEE SHEET C6-01)

GRAPHIC SCALE IN FEET 0 10 20 40

No.	REVISIONS	BY	DATE
2	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	KHA	07/08/2025
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	KHA	04/30/2025
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PHONE: (843) 727-6500
WWW.KIMLEY-HORN.COM

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION KIMLEY-HORN AND ASSOCIATES, INC. No. C00166

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 33735 CASEY WAYNE FIELDS 07-08-25

SCALE: AS SHOWN
DRAWN BY: OGT
DESIGNED BY: OGT
CHECKED BY: CW

CLIENT: BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT: CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE: SITE PLAN - WEST

DATE 01/23/2025
PROJECT NO. 019842004
SHEET NUMBER C2-01

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C2-00 - SITE PLAN.dwg C2-01 SITE PLAN - WEST Jul 08, 2025 3:52pm by: Olivia.Tice
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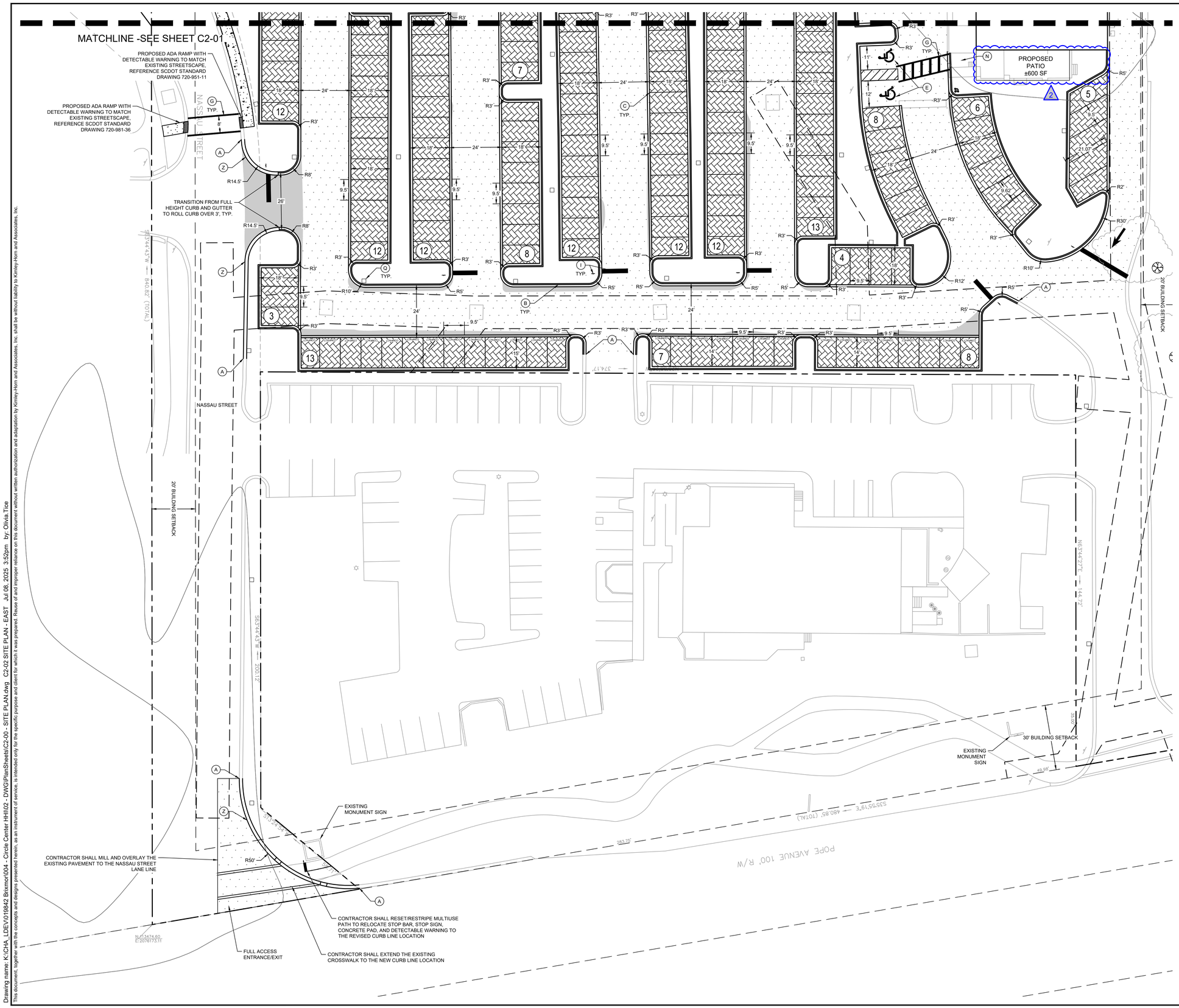

SITE PLAN LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- MILL AND OVERLAY EXISTING PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PERVIOUS PAVERS
- EXPOSED AGGREGATE DETECTABLE WARNING
- (10) PARKING COUNT

SITE KEYNOTE LEGEND:

- (A) PROPOSED TIE INTO EXISTING CURB
- (B) PROPOSED 6" STANDARD CURB AND GUTTER
- (C) PARKING LOT STRIPING, 4" SOLID WHITE STRIPE
- (D) 4" SOLID WHITE STRIPING, 2'-0" O.C. @ 45°
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- (J) PROPOSED CART CORRAL
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- (BB) PROPOSED 6" STANDARD CURB
- (CC) RETURN CURB RAMP DETECTABLE WARNING (SEE SHEET C6-20 FOR DETAIL)
- (DD) PROPOSED PEDESTRIAN STOP SIGN
- (EE) PROPOSED ONE WAY SIGN
- (FF) PROPOSED CONCRETE WHEEL STOPS
- (GG) PROPOSED R7-113 "NO PARKING EXCEPT WHILE CHARGING SIGN" (SEE SHEET C6-01)

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1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	KHA	04/30/2025
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SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION KIMLEY-HORN AND ASSOCIATES, INC. No. C00166

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 33735 CASEY WARFIELD 07-08-25

SCALE: AS SHOWN
DRAWN BY: OGT
DESIGNED BY: OGT
CHECKED BY: CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT: CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE: SITE PLAN - EAST

DATE 01/23/2025
PROJECT NO. 019842004
SHEET NUMBER C2-02

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C2-00 - SITE PLAN.dwg C2-02 SITE PLAN - EAST Jul 08, 2025 3:52pm by: Olivia Tice
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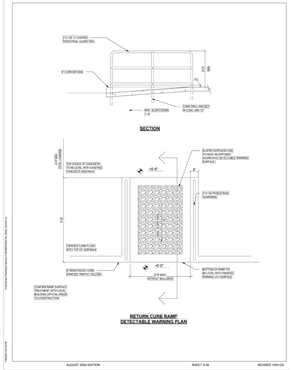
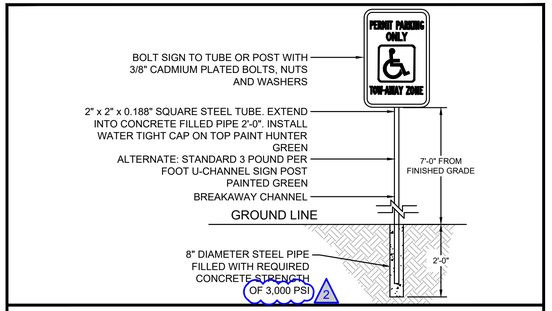
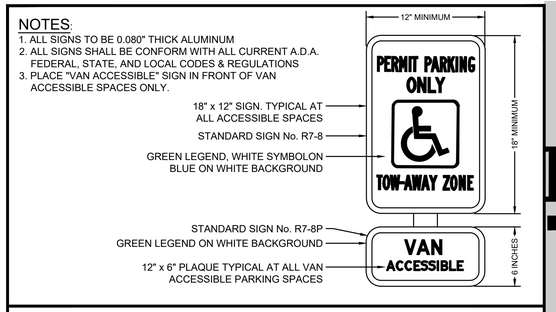


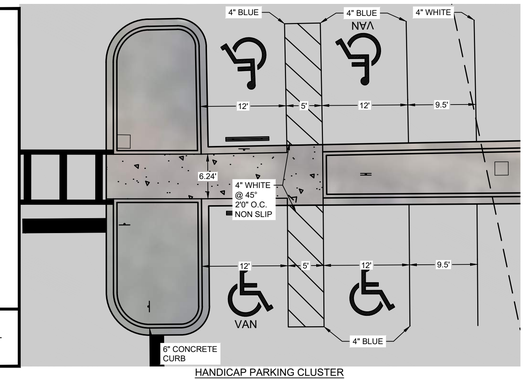


HANDICAP PARKING SIGN PLACEMENT DETAIL

NOTES:
1. ALL SIGNS TO BE 0.080" THICK ALUMINUM
2. ALL SIGNS SHALL BE CONFORM WITH ALL CURRENT A.D.A. FEDERAL, STATE, AND LOCAL CODES & REGULATIONS
3. PLACE "VAN ACCESSIBLE" SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY.



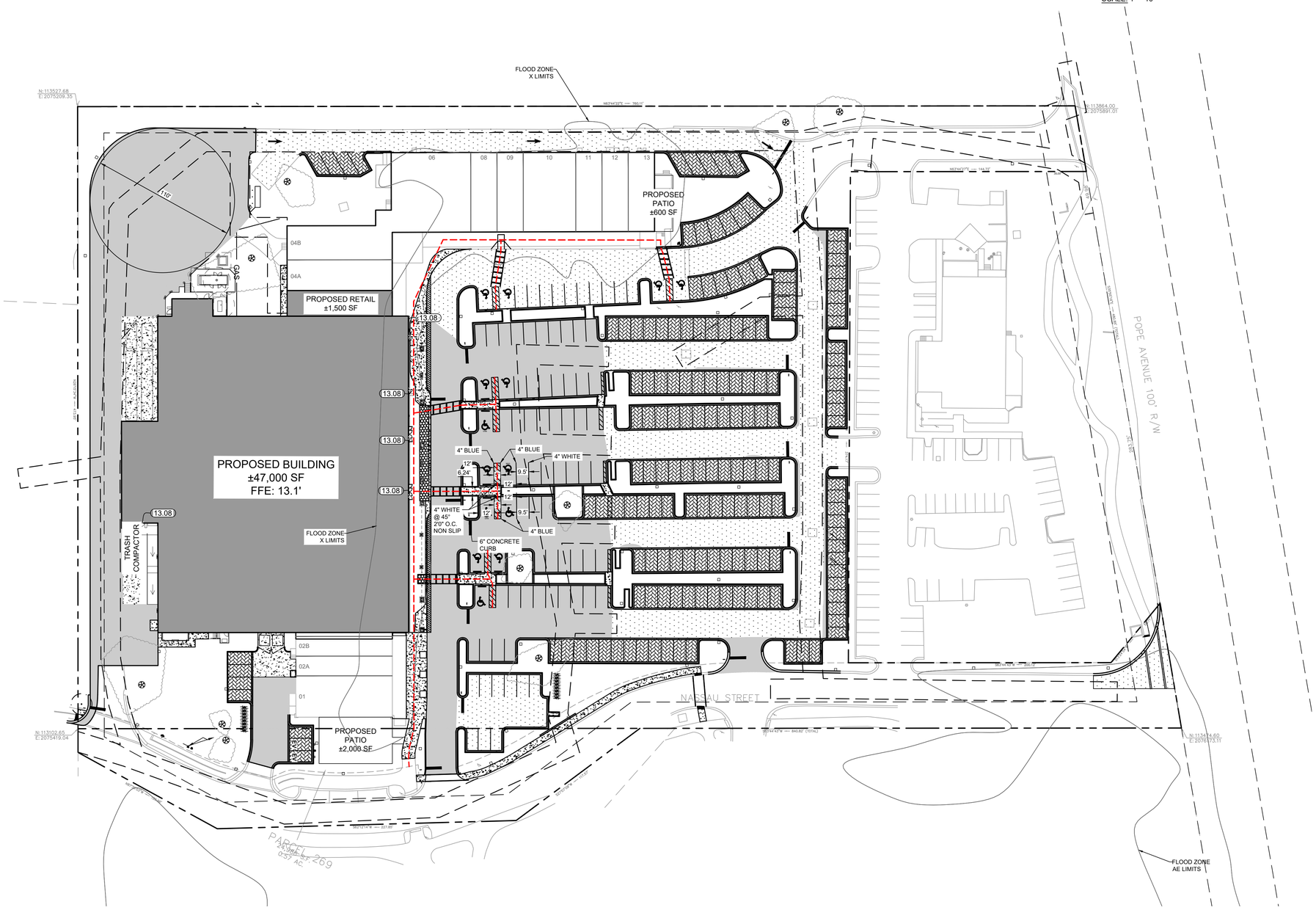
VAN ACCESSIBLE ADA SIGN DETAIL



HANDICAP PARKING CLUSTER
SCALE: 1" = 10'

SITE PLAN LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- MILL AND OVERLAY EXISTING PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PERVIOUS PAVERS
- EXPOSED AGGREGATE DETECTABLE WARNING
- (10) PARKING COUNT
- ACCESSIBLE ROUTE



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0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

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SOUTH CAROLINA KIMLEY-HORN AND ASSOCIATES, INC. No. C00166 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 33735 CASEY WARFIELD 07-08-25

SCALE: AS SHOWN
DRAWN BY: OGT
DESIGNED BY: OGT
CHECKED BY: CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
ACCESSIBLE ROUTE PLAN

DATE
01/23/2025

PROJECT NO.
019842004

SHEET NUMBER
C2-10

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C2-00 - SITE PLAN.dwg C2-10 ACCESSIBLE ROUTE PLAN Jul 08, 2025 3:52pm by: Olivia.Tice
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A. THE SANDBOX CHILDREN'S MUSEUM

B. ENTRANCE TO THE ADVENTURE PLAYGROUND

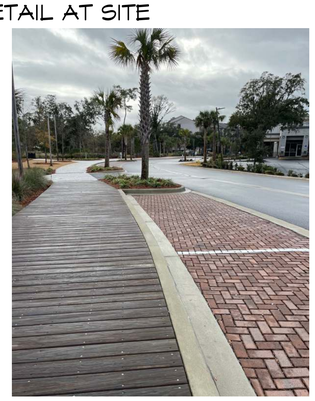
C. DETAILING AT PAVILION

D. CURRENT PARKING CONDITIONS

E. CURRENT RETAIL AT SITE

F. CURRENT RETAIL AT SITE

G. CURRENT RETAIL AT SITE



H. SIDEWALK ALONG NASSAU ST.

IMAGE LOCATION MAP

Hiscutt & Associates
ARCHITECTURE

3625 Brookside Parkway
Suite 395
Alpharetta, Georgia 30022
Phone: 770.753.8787
Web: www.hiscutt-aia.com

07/08/25

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PROJECT:
REMODEL at CIRCLE CENTER
70 Pope Avenue
Hilton Head Island, South Carolina, 29938

FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
SITE IMAGES

ISSUE DATE:
07/08/25 DRB REVIEW

PROJECT NO: 24-101
FILE: 24101
DRAWN BY: ET

SHEET OF
PR-1.0

CONCEPTUAL RENDERING

BRIXMOR
Property Group

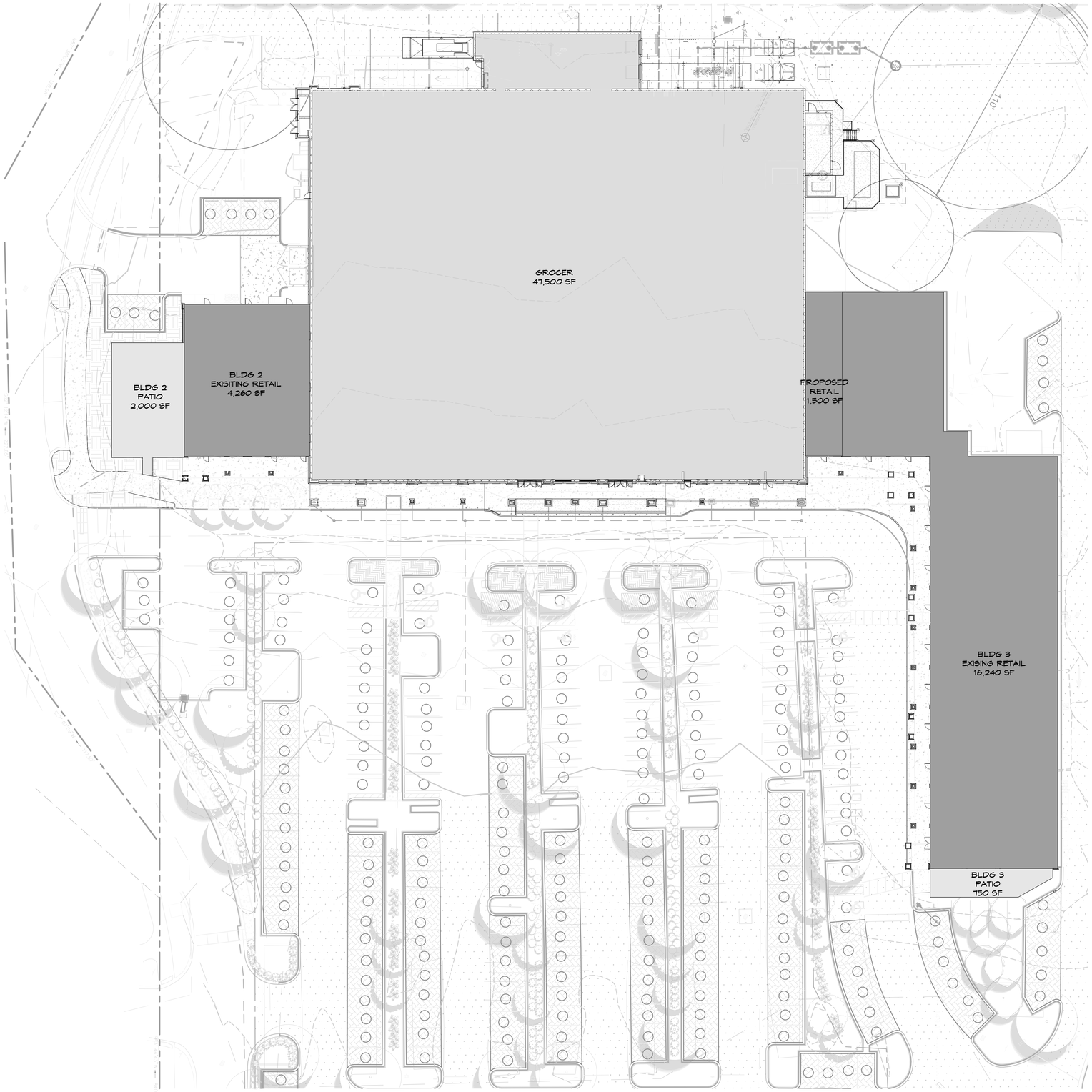
The drawings and images contained herein, including any proposed merchandising and pylon signage, are contemplated to represent design intent and concept only. They are presented at an llustrative level and only to convey overall vision of the project. All design assumptions may be re-evaluated as the project progresses to address stakeholder comments/approvals. Lastly, the information contained herein

CONCEPTUAL RENDERING

The drawings and images contained herein, including any proposed merchandising and pylon signage, are contemplated to represent design intent and concept only. They are presented at an illustrative level and only to convey overall vision of the project. All design assumptions may be re-evaluated as the project progresses to address stakeholder comments/approvals. Lastly, the information contained within these documents is confidential and only information for the intended recepient and may not be used, published or redistributed without the prior written consent of Brixmor Property Group.

Created by

BRIXMOR®
Property Group



1 PR-1.1 OVERALL PLAN
SCALE 3/64" = 1'-0"

Hiscutt & Associates
ARCHITECTURE

3625 Brookside Parkway
Suite 395
Alpharetta, Georgia 30022
Phone: 770.753.8787
Web: www.hiscutt-aia.com

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PROJECT:
REMODEL at CIRCLE CENTER
70 Pope Avenue
Hilton Head Island, South Carolina, 29938

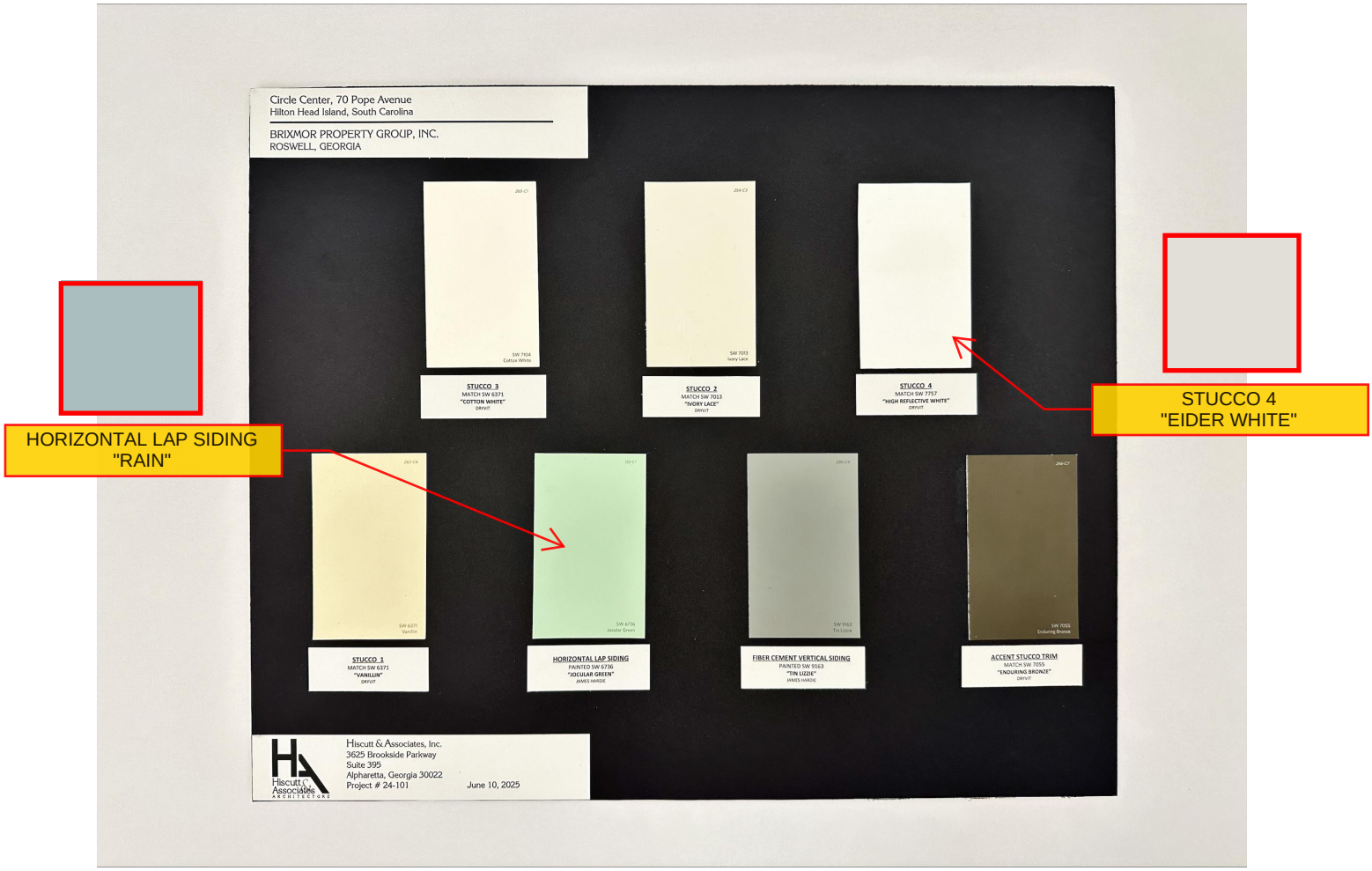
FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
OVERALL PLAN

ISSUE DATE:
07/08/25 DRB REVIEW

PROJECT NO: 24-101
FILE: 24101
DRAWN BY: ADZ

SHEET OF
PR-1.1


Circle Center, 70 Pope Avenue
Hilton Head Island, South Carolina
BRIXMOR PROPERTY GROUP, INC.
ROSWELL, GEORGIA
STUCCO 3
MATCH SW 6371
"COTTON WHITE"
DRYVIT
STUCCO 2
MATCH SW 7013
"IVORY LACE"
DRYVIT
STUCCO 4
MATCH SW 7757
"HIGH REFLECTIVE WHITE"
DRYVIT
STUCCO 4
"EIDER WHITE"
HORIZONTAL LAP SIDING
"RAIN"
STUCCO 1
MATCH SW 6371
"VANILLIN"
DRYVIT
HORIZONTAL LAP SIDING
PAINTED SW 6736
"JOCULAR GREEN"
JAMES HARDIE
FIBER CEMENT VERTICAL SIDING
PAINTED SW 9163
"TIN LIZZIE"
JAMES HARDIE
ACCENT STUCCO TRIM
MATCH SW 7055
"ENDURING BRONZE"
DRYVIT
Hiscutt & Associates, Inc.
3625 Brookside Parkway
Suite 395
Alpharetta, Georgia 30022
Project # 24-101
June 10, 2025

Circle Center, 70 Pope Avenue
Hilton Head Island, South Carolina
BRIXMOR PROPERTY GROUP, INC.
ROSWELL, GEORGIA
PREFINISHED METAL
"MUSKET GRAY"
SMOOTH FIBER CEMENT SIDING
FIELD PAINTED -
REFER TO PAINT COLORS
JAMES HARDIE
PREFINISHED METAL
"SILVER"
PAC-CLAD
BRICK 1
"OLD MISSISSIPPI"
CHEROKEE BRICK
MODULAR
BRICK 2
"BROOKHAVEN GEORGIA CLASSIC"
CHEROKEE BRICK
MODULAR
MORTAR
"IVORY"
CEMEX
Hiscutt & Associates, Inc.
3625 Brookside Parkway
Suite 395
Alpharetta, Georgia 30022
Project # 24-101
June 10, 2025

1 PR-2.0 OVERALL GROCER ELEVATION
SCALE 1/16" = 1'-0"

2 PR-2.0 OVERALL SHOPS ELEVATION
SCALE 1/8" = 1'-0"

3 PR-2.0 LEFT ELEVATION
SCALE 1/8" = 1'-0"

STUCCO 1
MATCH SW 6371
"VANILLIN"
BY DRYVIT

STUCCO 2
MATCH SW 7013
"IVORY LACE"
BY DRYVIT

STUCCO 3
MATCH SW 6371
"COTTON WHITE"

STUCCO 4
MATCH SW 7014
"EIDER WHITE"

HORIZONTAL LAP SIDING
MATCH SW 6219:
"RAIN"

BRICK 1
"OLD MISSISSIPPI"
BY CHEROKEE BRICK

BRICK 2
"BROOKHAVEN GEORGIA CLASSIC"
BY CHEROKEE BRICK

ACCENT HARDIE TRIM
MATCH SW 7014
"EIDER WHITE"

ACCENT STUCCO TRIM 2
"ENDURING BRONZE"

PREFINISHED METAL
"MUSKET GRAY"
BY PAC-CLAD

Hiscutt & Associates
ARCHITECTURE
3625 Brookside Parkway
Suite 395
Alpharetta, Georgia 30022
Phone: 770.753.8787
Web: www.hiscutt-aia.com

07/08/25

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PROJECT:
REMODEL at CIRCLE CENTER
70 Pope Avenue
Hilton Head Island, South Carolina, 29938

FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

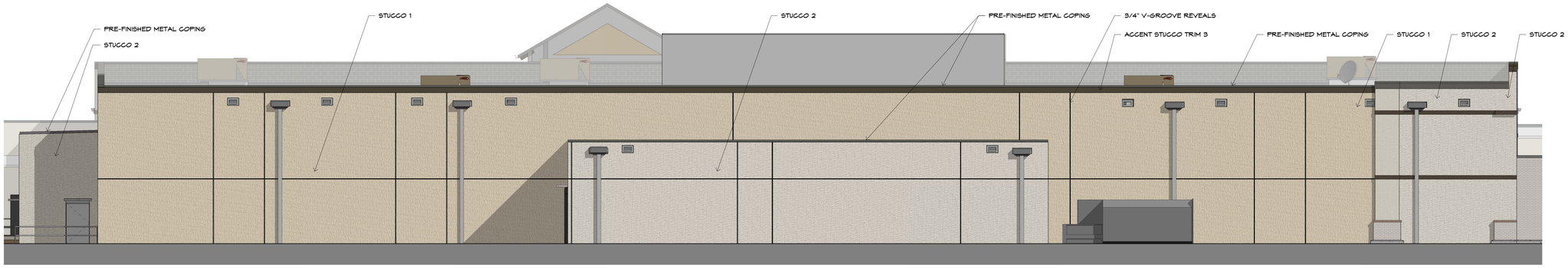
SHEET TITLE:
OVERALL ELEVATIONS

ISSUE DATE:
07/08/25 DRB REVIEW

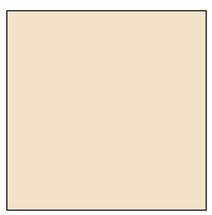
PROJECT NO: 24-101
FILE: 24101
DRAWN BY: MRG

SHEET OF
PR-2.0

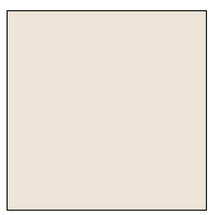
1 PR-2.1 **FRONT ELEVATION**
SCALE 1/8" = 1'-0"



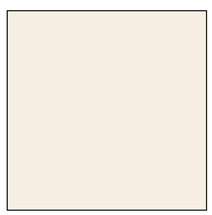
2 PR-2.1 **REAR ELEVATION**
SCALE 1/8" = 1'-0"



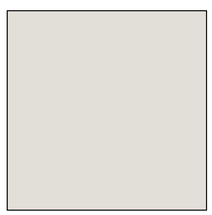
STUCCO 1
MATCH SW 6371
"VANILLIN"
BY DRYVIT



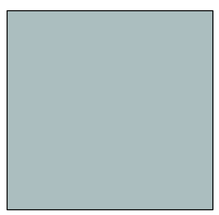
STUCCO 2
MATCH SW 7013
"IVORY LACE"
BY DRYVIT



STUCCO 3
MATCH SW 6371
"COTTON WHITE"



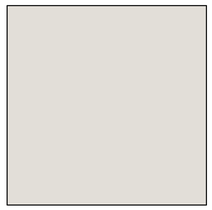
STUCCO 4
MATCH SW 7014
"EIDER WHITE"



HORIZONTAL LAP SIDING
MATCH SW 6219:
"RAIN"

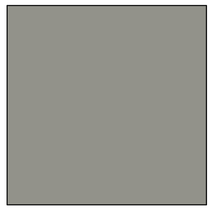
BRICK 1
"OLD MISSISSIPPI"
BY CHEROKEE BRICK

BRICK 2
"BROOKHAVEN GEORGIA CLASSIC"
BY CHEROKEE BRICK



ACCENT HARDIE TRIM
MATCH SW 7014
"EIDER WHITE"

ACCENT STUCCO TRIM 2
"ENDURING BRONZE"



PREFINISHED METAL
"MUSKET GRAY"
BY PAC-CLAD

THE SIGNS WILL BE REVIEWED BY STAFF UNDER A SIGN PERMIT APPLICATION REVIEW, AS THIS SUBMISSION DOES NOT INCLUDE ANY SIGNAGE OR A SIGN SYSTEM THAT REQUIRES REVIEW BY THE TOWN'S DESIGN REVIEW BOARD

Hiscutt & Associates ARCHITECTURE
3625 Brookside Parkway
Suite 395
Alpharetta, Georgia 30022
Phone: 770.753.8787
Web: www.hiscutt-aia.com

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FOR:
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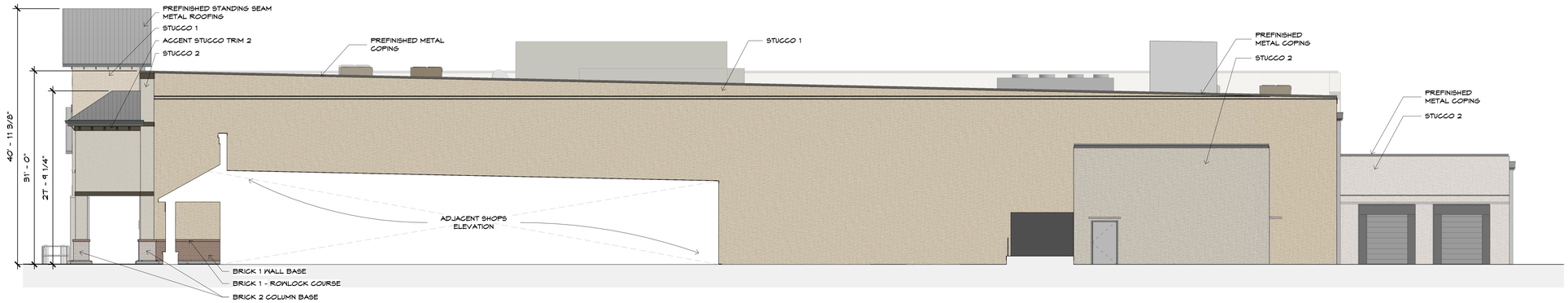
SHEET TITLE:
GROCER ELEVATIONS

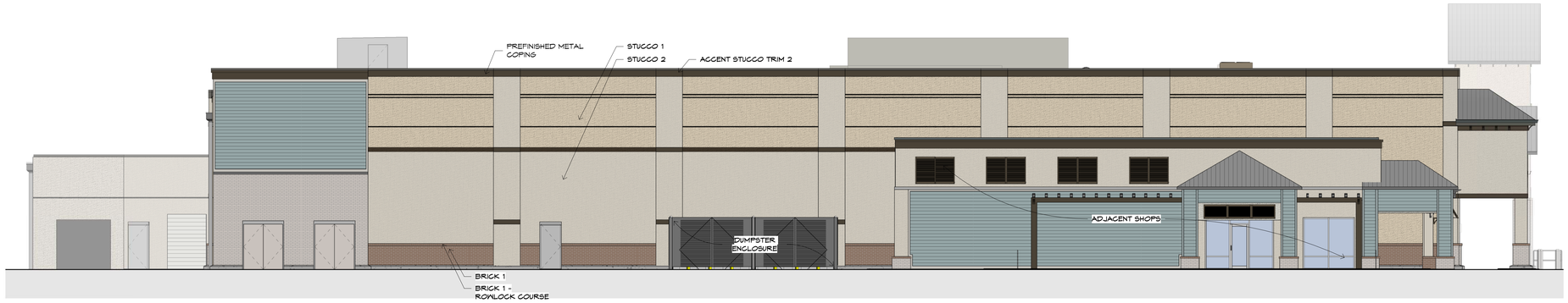
ISSUE DATE:
07/08/25 DRB REVIEW

PROJECT NO: 24-101
FILE: 24101
DRAWN BY: ADZ

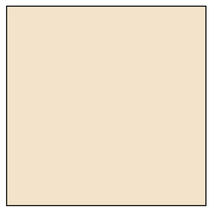
SHEET OF
PR-2.1



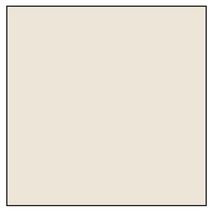
1 PR-2.2 RIGHT ELEVATION
SCALE 1/8" = 1'-0"



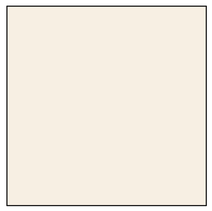
2 PR-2.2 LEFT ELEVATION
SCALE 1/8" = 1'-0"



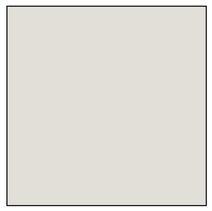
STUCCO 1
MATCH SW 6371
"VANILLIN"
BY DRYVIT



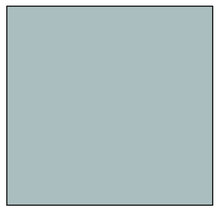
STUCCO 2
MATCH SW 7013
"IVORY LACE"
BY DRYVIT



STUCCO 3
MATCH SW 6371
"COTTON WHITE"



STUCCO 4
MATCH SW 7014
"EIDER WHITE"



HORIZONTAL LAP SIDING
MATCH SW 6219:
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BRICK 2
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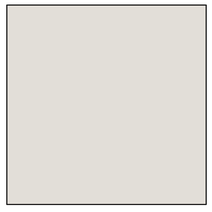
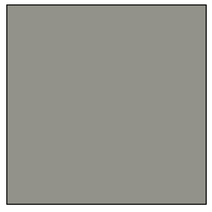


ACCENT HARDIE TRIM
MATCH SW 7014
"EIDER WHITE"

ACCENT STUCCO TRIM 2
"ENDURING BRONZE"



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PROJECT:
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Hilton Head Island, South Carolina, 29938

FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
GROCER ELEVATIONS

ISSUE DATE:
01/08/25 DRB REVIEW

PROJECT NO: 24-101
FILE: 24101
DRAWN BY: ADZ

SHEET OF
PR-2.2

2 PR-2.3 GROCER PERSPECTIVE
SCALE

1 PR-2.3 GROCER PERSPECTIVE
SCALE

4 PR-2.3 GROCER PERSPECTIVE
SCALE

Hiscutt & Associates
ARCHITECTURE

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70 Pope Avenue
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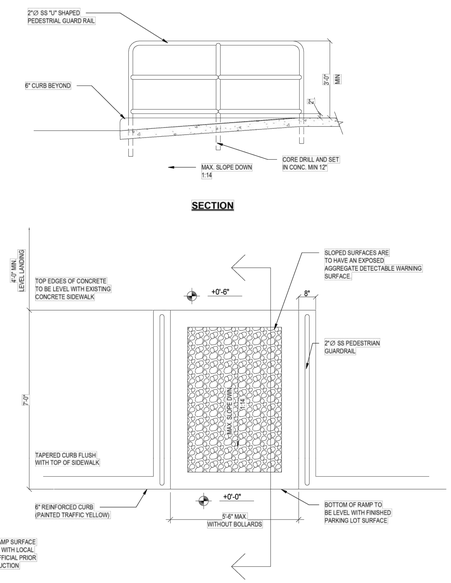
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
GROCER PERSPECTIVES

ISSUE DATE:
07/08/25 DRB REVIEW

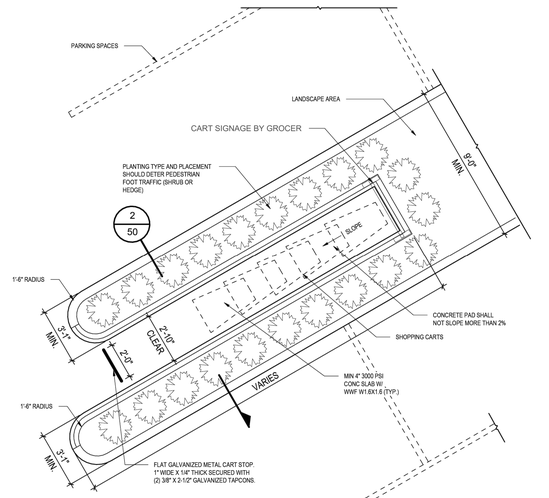
PROJECT NO: 24-101
FILE: 24101
DRAWN BY: ADZ

SHEET OF
PR-2.3



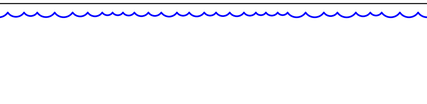
RETURN CURB RAMP DETECTABLE WARNING PLAN

AUGUST 2024 EDITION | SHEET 5-38 | REVISED 10/01/22



NOTE: VERIFY DIMENSIONS BASED ON PARKING DESIGN

1 CART CORRAL

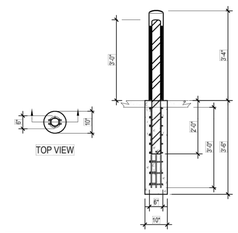


2 CART CORRAL SECTION

AUGUST 2024 EDITION | SHEET 5-50 | REVISED 01/20/25

MCCUE CRASHCORE BOLLARD REQUIRED AT ENTRY/EXIT AND CUSTOMER SEATING AREAS

PLACE @ 5'-6" OC



CONTRACTORS NOTE:

BOLLARDS SUPPLIED AND INSTALLED BY MCCUE PRIOR TO SIDEWALK BEING POURED.
NO SUBSTITUTIONS.
CONTACT MCCUE AND GROCER TO RECEIVE GROCER NATIONAL ACCOUNT PRICING FOR MATERIALS AND INSTALLATION.

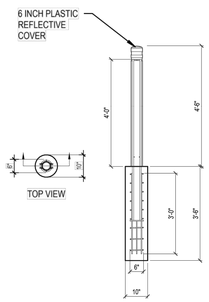
ORDERING INFORMATION AND TIMING:

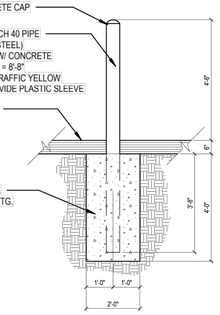
ORDER: 4 WEEKS PRIOR TO SIDEWALK POUR
RECEIVE: 2 WEEKS PRIOR TO SIDEWALK POUR
INSTALLATION: 1 WEEK PRIOR TO SIDEWALK POUR

CONTACT INFO:	YANI DE LA CRUZ
EMAIL:	YDELACRUZ@MCCUE.COM
DIRECT:	978-219-5282
OFFICE ADDRESS:	MCCUE, 13 CENTENNIAL DRIVE PEABODY, MA 01960
WEBSITE:	MCCUE.COM

ACCEPTABLE DETAILS FOR BOLLARDS PROTECTING EQUIPMENT AND BUILDING COMPONENTS

PLACE AS NEEDED





AUGUST 2024 EDITION | SHEET 5-40 | REVISED 01/01/20

No.	REVISIONS	DATE	BY
2	REVISED PER TOWN OF HILTON HEAD DRR COMMENTS	07/08/2025	KHA
1	REVISED PER TOWN OF HILTON HEAD DRR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DRR REVIEW	01/23/2025	KHA

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1080 MORRISON DRIVE, SUITE 240
CHARLESTON, SOUTH CAROLINA 29403
PHONE: (843) 727-6500
WWW.KIMLEY-HORN.COM

SOUTH CAROLINA KIMLEY-HORN AND ASSOCIATES, INC. No. C00166 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 33735 CASEY WARFIELD 07-08-25

SCALE: AS SHOWN
DRAWN BY: OGT
DESIGNED BY: OGT
CHECKED BY: CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT: CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE: **GROCER STANDARD DETAILS**

DATE 01/23/2025
PROJECT NO. 019842004
SHEET NUMBER **C6-20**

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C6-00 - SITE DETAILS.dwg C6-20 GROCER STANDARD DETAILS Jul 08, 2025 4:01pm by: Olivia.Tice
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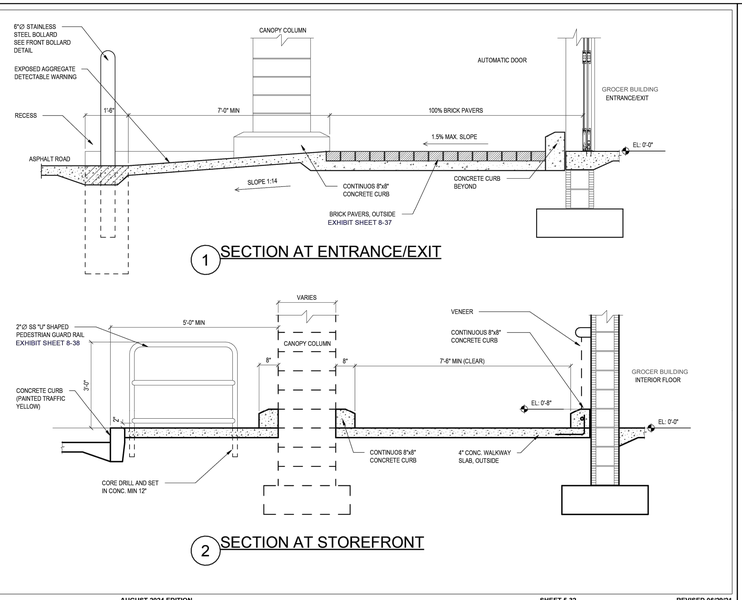
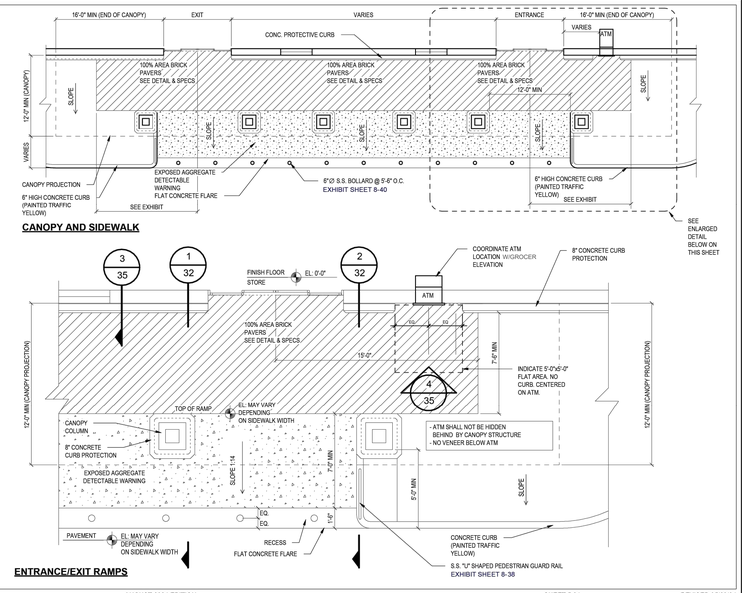
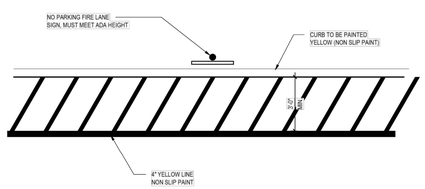


AUGUST 2024 EDITION SHEET 5-32 REVISED 06/29/21



AUGUST 2024 EDITION SHEET 5-31 REVISED 05/29/24



FIRE LANE DETAIL

SCALE: 1/4" = 1'-0"

SUGGESTED FIRE LANE DETAIL
IF LOCAL JURISTICTION DOES NOT DICTATE
PROVIDED FOR INFORMATIONAL PUROPSES ONLY.
FIRE LANE SHOULD BE LOCATED ON EITHER
SIDE OF THE MAIN ENTRANCE/EXIT SIDEWALK RAMP.

AUGUST 2024 EDITION SHEET 5-47 REVISED 02/01/18

No.	REVISIONS	DATE	BY
2	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	07/08/2025	KHA
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

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CHARLESTON, SOUTH CAROLINA 29403
PHONE: (843) 727-6500
WWW.KIMLEY-HORN.COM

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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 33735 CASEY WARFIELD 07-08-25

SCALE: AS SHOWN
DRAWN BY: OGT
DESIGNED BY: OGT
CHECKED BY: CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
GROCER STANDARD DETAILS

DATE
01/23/2025

PROJECT NO.
019842004

SHEET NUMBER
C6-21

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C6-00 - SITE DETAILS.dwg C6-21 GROCER STANDARD DETAILS Jul 08, 2025 4:01pm by: Olivia.Tice
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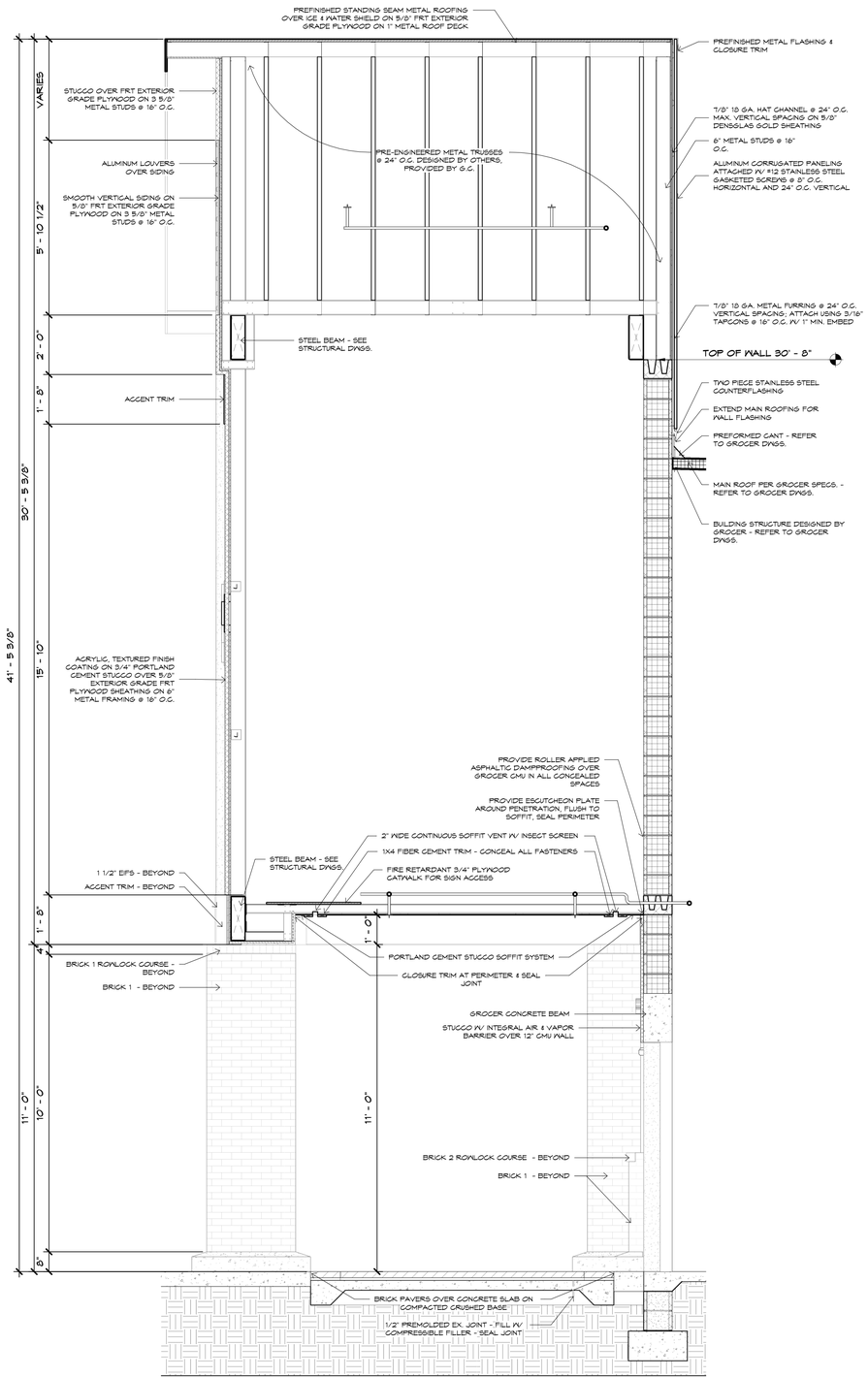
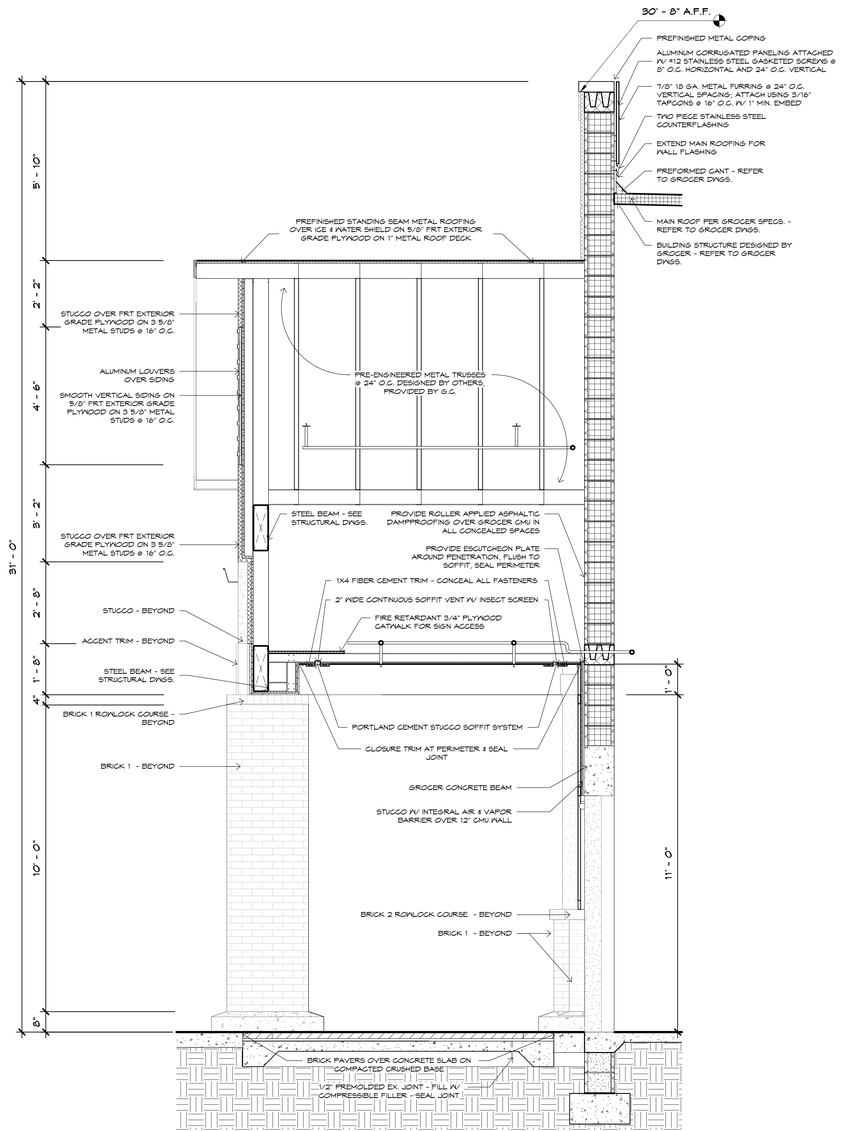


1 PR-3.1 SECTION THRU ENTRY CANOPY

SCALE 1/2" = 1'-0"



2 PR-3.1 SECTION THRU CANOPY EXIT

SCALE 1/2" = 1'-0"

Hiscutt & Associates ARCHITECTURE

3625 Brookside Parkway
Suite 395
Alpharetta, Georgia 30022
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07/08/25

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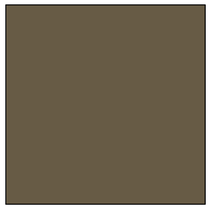
SHEET TITLE:
CANOPY SECTIONS

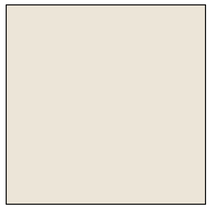
ISSUE DATE:
07/08/25 DRB REVIEW

PROJECT NO: 24-101
FILE: 24101
DRAWN BY: ADZ

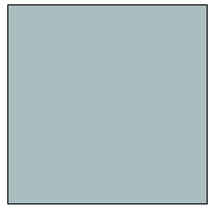
SHEET OF
PR-3.1



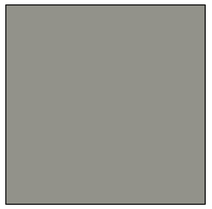
ACCENT STUCCO TRIM
MATCH SW 7055:
"ENDURING BRONZE"



STUCCO 2
MATCH SW 7013:
"IVORY LACE"



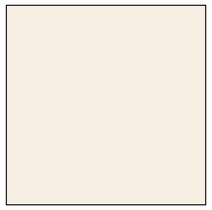
HORIZONTAL LAP SIDING
MATCH SW 6219:
"RAIN"



PREFINISHED METAL
"MUSKET GRAY"
BY PAC-CLAD

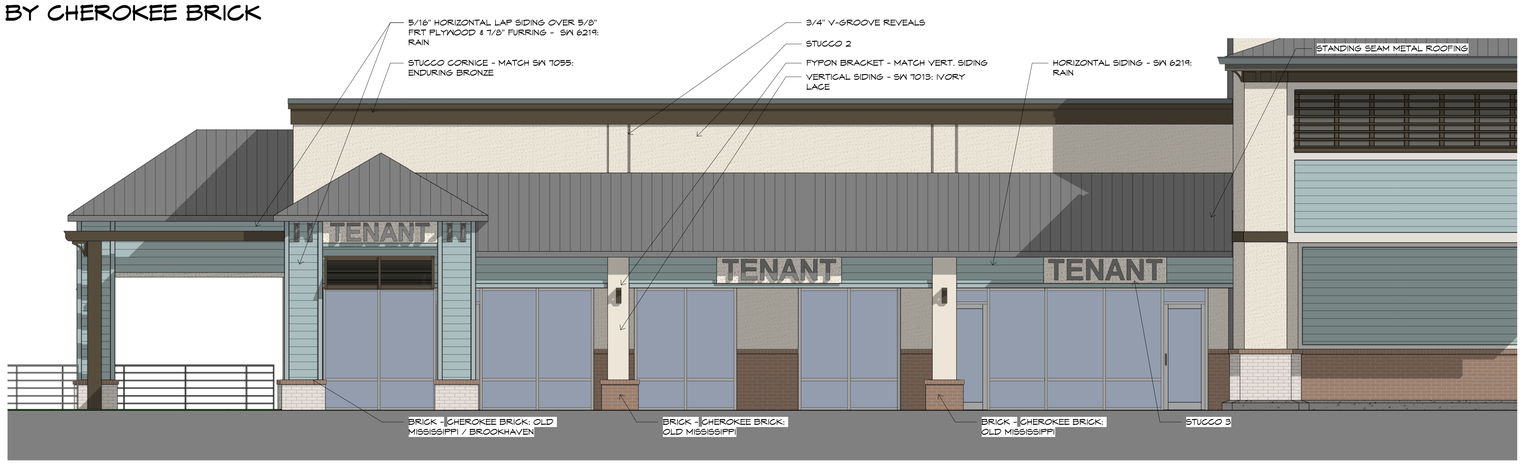
BRICK 1
"OLD MISSISSIPPI"
BY CHEROKEE BRICK

BRICK 2
"BROOKHAVEN"
BY CHEROKEE BRICK

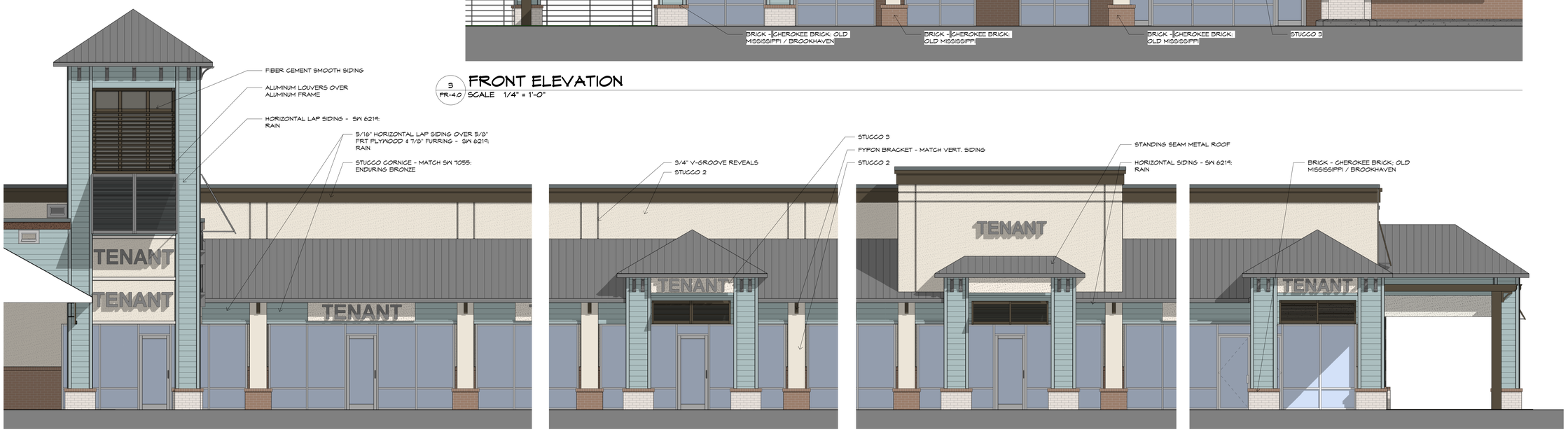


STUCCO 3
MATCH SW 6371
"COTTON WHITE"

5 PR-4.0 FRONT ELEVATION
SCALE 1/4" = 1'-0"



3 PR-4.0 FRONT ELEVATION
SCALE 1/4" = 1'-0"



4 PR-4.0 FRONT ELEVATION
SCALE 1/4" = 1'-0"

THE SIGNS WILL BE REVIEWED BY STAFF UNDER A SIGN PERMIT APPLICATION REVIEW, AS THIS SUBMISSION DOES NOT INCLUDE ANY SIGNAGE OR A SIGN SYSTEM THAT REQUIRES REVIEW BY THE TOWN'S DESIGN REVIEW BOARD

Hiscutt & Associates
ARCHITECTURE
3625 Brookside Parkway
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Phone: 770.753.8787
Web: www.hiscutt-aia.com

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PROJECT:
REMODEL at CIRCLE CENTER
70 Pope Avenue
Hilton Head Island, South Carolina, 29938

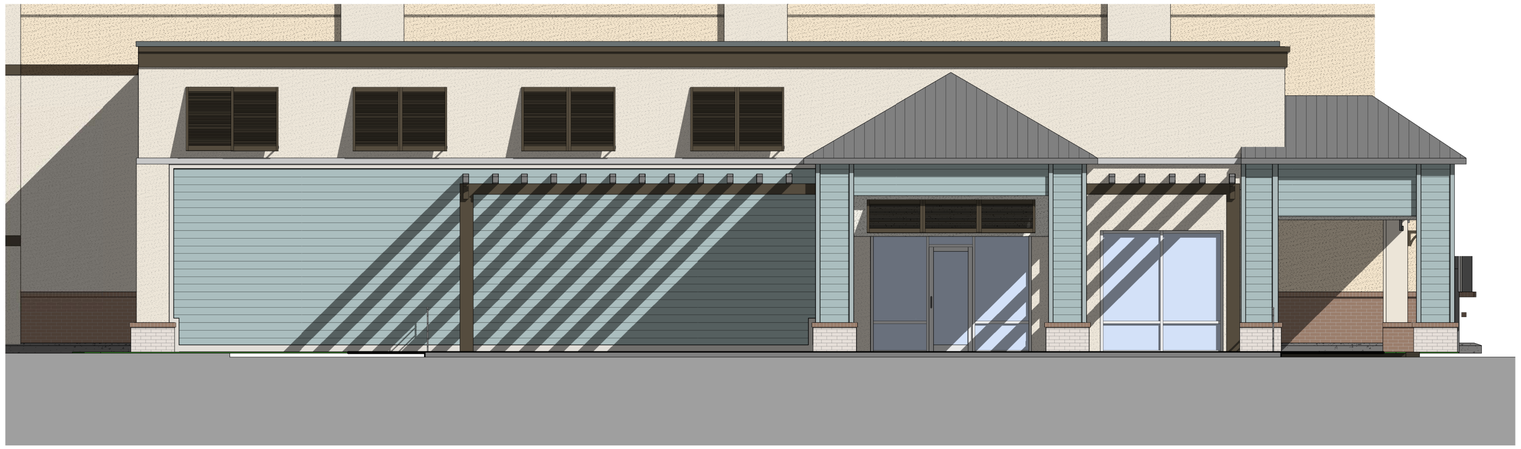
FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
RETAIL ELEVATIONS

ISSUE DATE:
01/08/25 DRB REVIEW

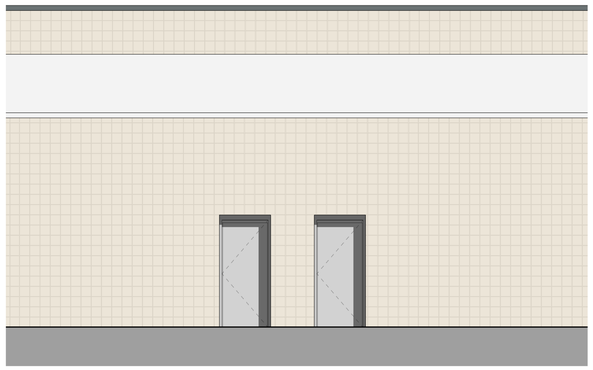
PROJECT NO: 24-101
FILE: 24101
DRAWN BY: ADZ

SHEET OF
PR-4.0

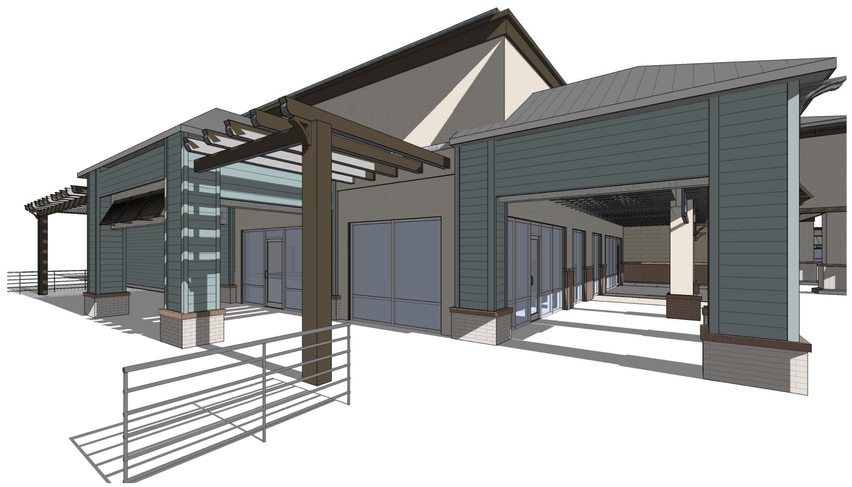


6 PR-4.1 BLDG 2 SIDE ELEVATION
SCALE 1/4" = 1'-0"

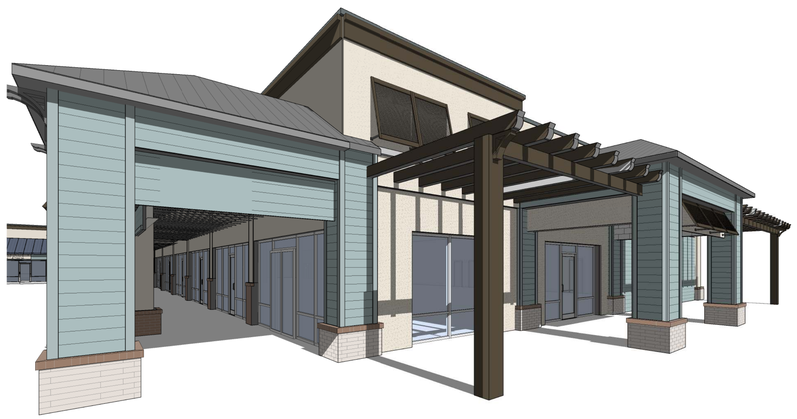
1 PR-4.1 BLDG 3 SIDE ELEVATION
SCALE 1/4" = 1'-0"



5 PR-4.1 TYPICAL REAR ELEVATION
SCALE 1/4" = 1'-0"



4 PR-4.1 BLDG2 PERSPECTIVE
SCALE



3 PR-4.1 BLDG3 PERSPECTIVE
SCALE

Hiscutt & Associates
ARCHITECTURE

3625 Brookside Parkway
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Alpharetta, Georgia 30022
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PROJECT:
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FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
RETAIL ELEVATIONS & PERSPECTIVES

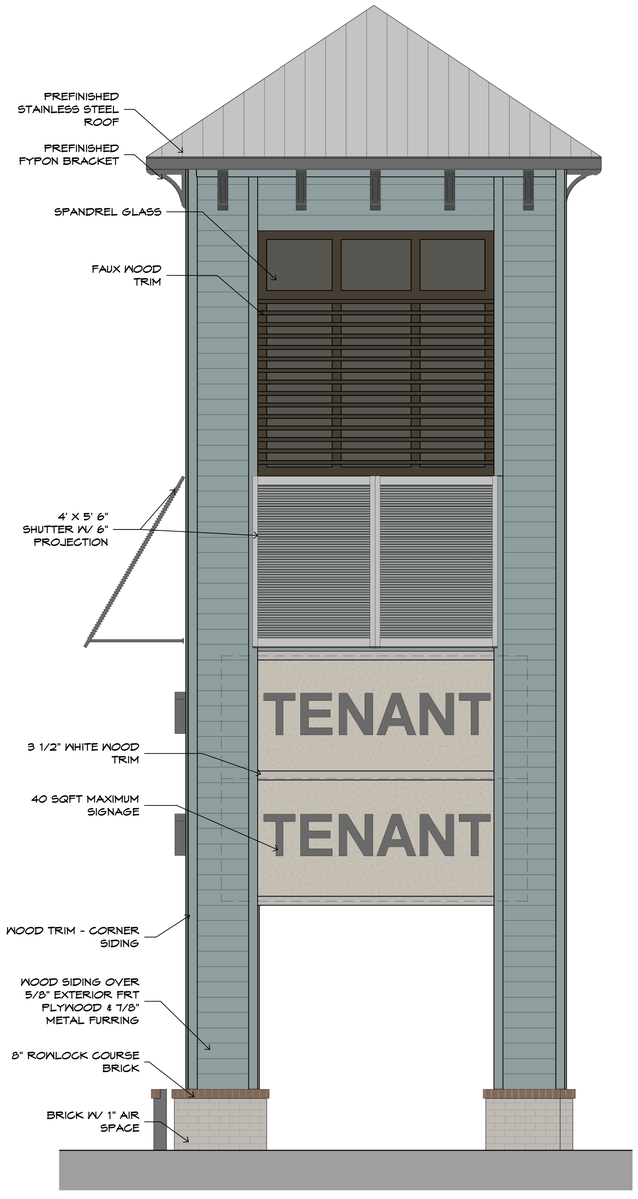
ISSUE DATE:
07/08/25 DRB REVIEW

PROJECT NO: 24-101
FILE: 24101
DRAWN BY: ADZ

SHEET OF
PR-4.1

1 PR-4.2 TOWER PERSPECTIVE
SCALE

2 PR-4.2 TOWER PERSPECTIVE
SCALE



3 PR-4.2 TOWER ELEVATION
SCALE 1/2" = 1'-0"

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10/04/24

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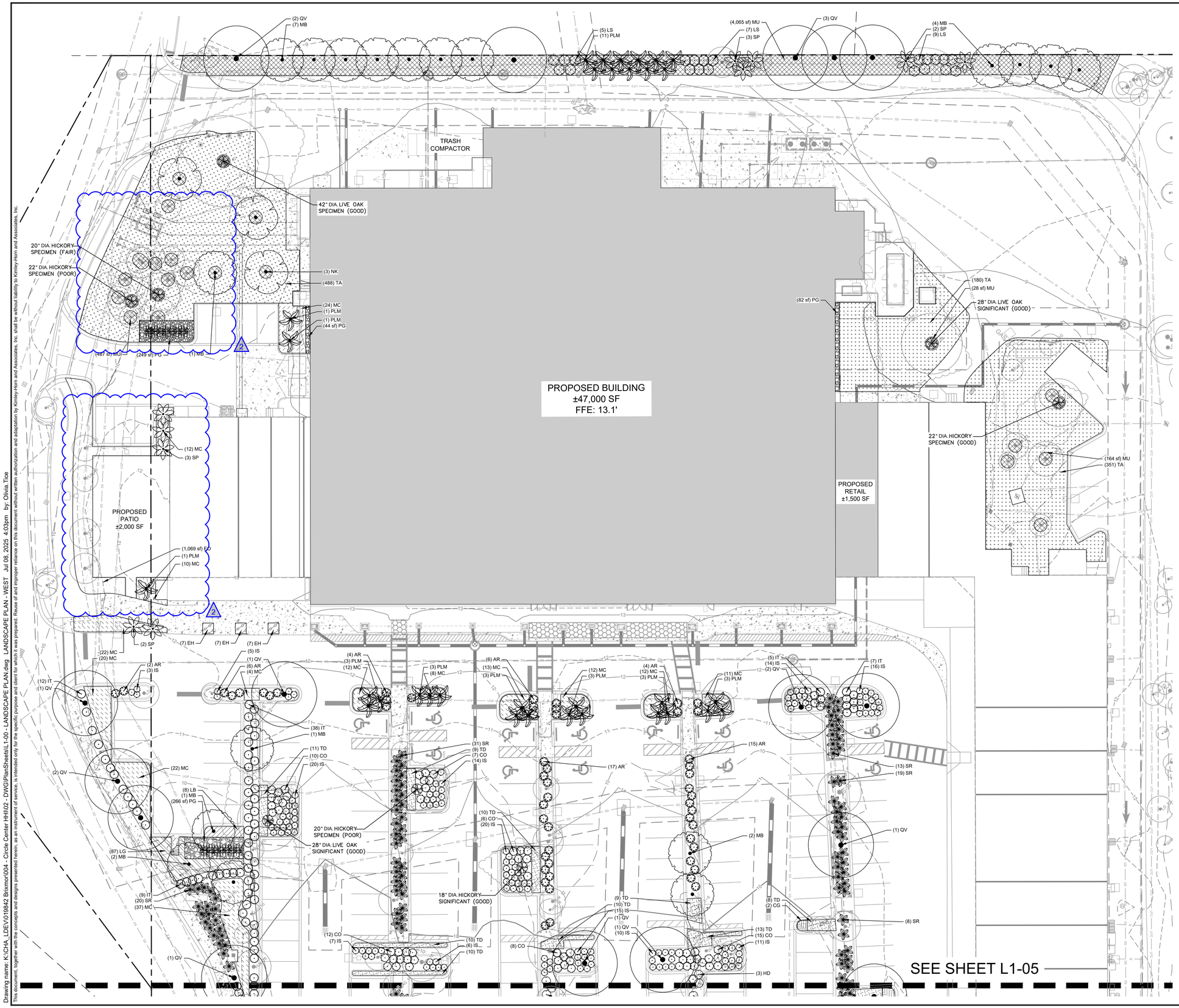
SHEET TITLE:
TOWER ELEVATIONS & PERSPECTIVES

ISSUE DATE:
07/08/25 DRB REVIEW

PROJECT NO: 24-101
FILE: 24101
DRAWN BY: MRC

SHEET OF
PR-4.2



PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME
CATEGORY 1		
	MB	BRACKEN'S BEAUTY SOUTHERN MAGNOLIA MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'
	TP	SHAWNEE BRAVE BALD CYPRESS TAXODIUM DISTICHUM 'SHAWNEE BRAVE'
	QV	SOUTHERN LIVE OAK QUERCUS VIRGINIANA
CATEGORY 2		
	NK	GREEN GABLE™ BLACK GUM NYSSA SYLVATICA 'GREEN GABLE™'
	LS	SLENDER SILHOUETTE SWEET GUM LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'
CATEGORY 3		
	SP	CABBAGE PALMETTO SABAL PALMETTO
RELOCATED TREES		
	PLM	CABBAGE PALMETTO SABAL PALMETTO
SHRUBS		
	AR	AUTUMN FIRE® ENCORE® AZALEA AZALEA X 'ROBLEZ'
	FG	GIANT LEOPARD PLANT FARFUGIUM JAPONICUM GIGANTEUM
	CF	HOLLY FERN CYRTOMIUM FALCATUM
	IS	LITTLE HENRY® SWEETSPIRE ITEA VIRGINICA 'SPRICH'
	CO	LITTLE JOHN BOTTLEBRUSH CALLISTEMON CITRINUS 'LITTLE JOHN'
	SR	SAW PALMETTO SERENOA REPENS
	HD	SIKE'S DWARF OAKLEAF HYDRANGEA HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF'
	IT	TAYLOR'S RUDOLPH YAUPON HOLLY ILEX VOMITORIA 'TAYLOR'S RUDOLPH'
GROUND COVERS		
	PG	3/8" GRAVEL PEA GRAVEL
	TA	ASIATIC JASMINE TRACHELOSPERMUM ASIATICUM
	LB	BIG BLUE LILYTURF LIRIOPE MUSCARI 'BIG BLUE'
	EO	CENTIPEDE SEED EREMOCHLOA OPHIUROIDES
	TD	DWARF FAKAHATCHEE GRASS TRIPSACUM DACTYLOIDES NANA
	LG	GIANT LIRIOPE LIRIOPE GIGANTEA
	CG	GREEN-AND-GOLD CHRYSOGONUM VIRGINIANUM
	MU	HARDWOOD MULCH HARDWOOD MULCH
	EH	HORSETAIL EQUISETUM HYEMALE
	MC	PINK MUHLY GRASS MUHLENBERGIA CAPILLARIS
	AS	SEASONAL COLOR ANNUAL SELECTION

No.	REVISIONS	DATE	BY
2	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	07/08/2025	KHA
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

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1080 MORRISON DRIVE, SUITE 240
CHARLESTON, SOUTH CAROLINA 29403
PHONE: (843) 727-6500
WWW.KIMLEY-HORN.COM

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
LSA 1348
07/08/2025
ANDREW TODD BIRD

SCALE: AS SHOWN
DRAWN BY: AJA
DESIGNED BY: AJA
CHECKED BY: ATB

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT: CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE: LANDSCAPE PLAN - WEST

DATE 01/23/2025

PROJECT NO. 019842004

SHEET NUMBER L1-04

GRAPHIC SCALE IN FEET 0 10 20 40

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\L1-00 - LANDSCAPE PLAN.dwg LANDSCAPE PLAN - WEST Jul 08, 2025 4:03pm by: Olivia.Tice
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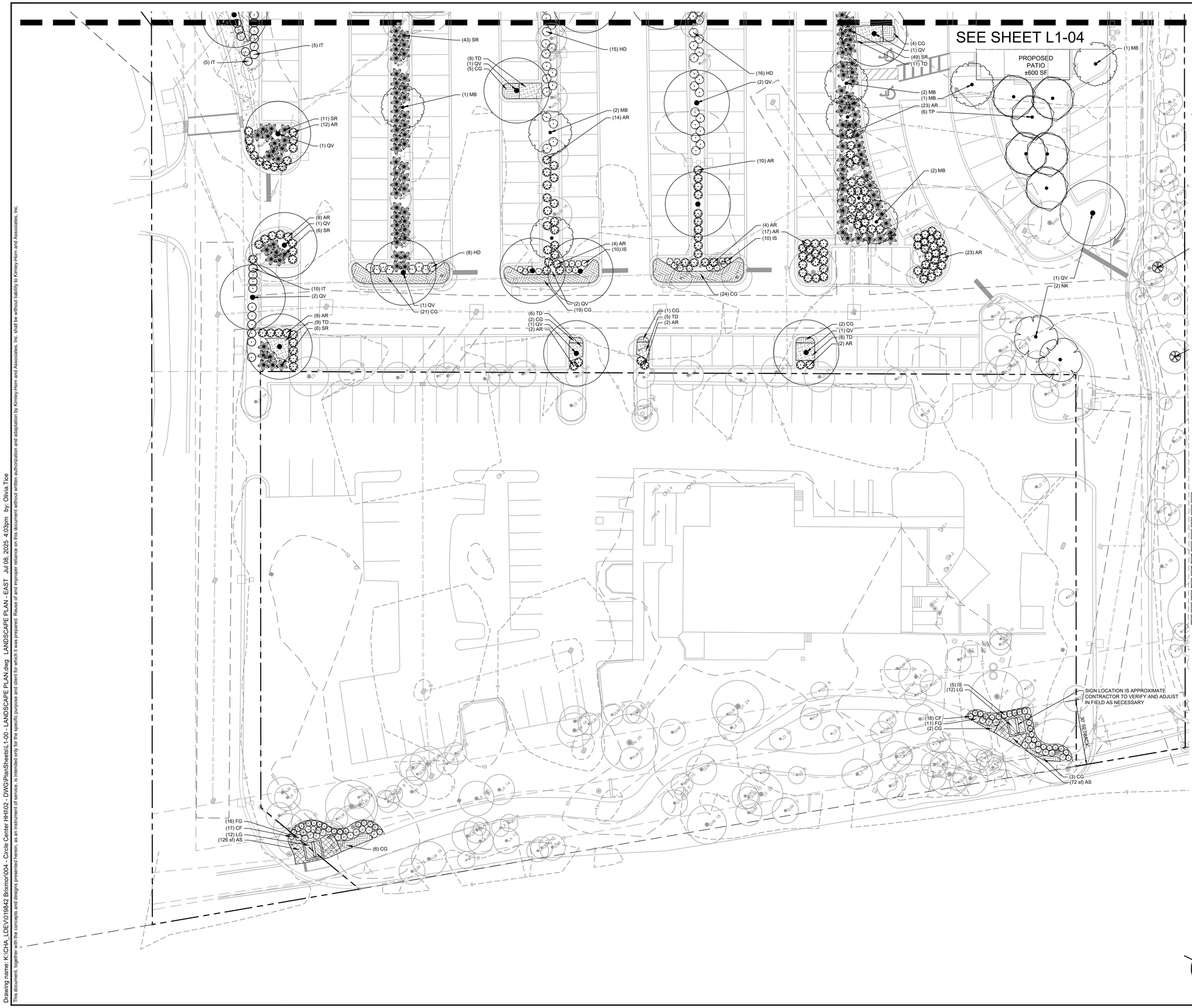

PLANT SCHEDULE

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	CF	HOLLY FERN CYRTOMIUM FALCATUM
	IS	LITTLE HENRY® SWEETSPIRE ITEA VIRGINICA 'SPRICH'
	CO	LITTLE JOHN BOTTLEBRUSH CALLISTEMON CITRINUS 'LITTLE JOHN'
	SR	SAW PALMETTO SERENOA REPENS
	HD	SIKE'S DWARF OAKLEAF HYDRANGEA HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF'
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	TD	DWARF FAKAHATCHEE GRASS TRIPSACUM DACTYLOIDES NANA
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	MU	HARDWOOD MULCH HARDWOOD MULCH
	EH	HORSETAIL EQUISETUM HYEMALE
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	AS	SEASONAL COLOR ANNUAL SELECTION

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0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

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SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
KIMLEY-HORN AND ASSOCIATES, INC
No. C00166

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
LSA 1348
07/08/2025
ANDREW TODD BURNETT

SCALE: AS SHOWN
DRAWN BY: AJA
DESIGNED BY: AJA
CHECKED BY: ATB

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
LANDSCAPE PLAN - EAST

DATE
01/23/2025

PROJECT NO.
019842004

SHEET NUMBER
L1-05

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\L1-00 - LANDSCAPE PLAN.dwg LANDSCAPE PLAN - EAST Jul 08, 2025 4:03pm by: Olivia.Tice
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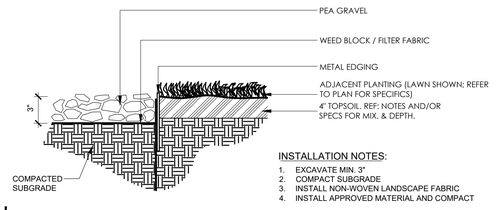
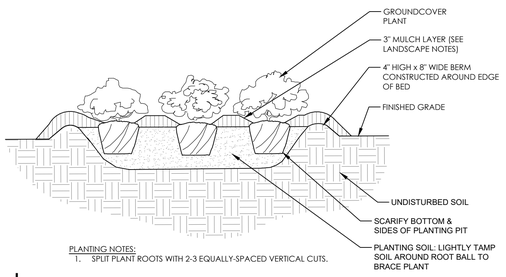


INSTALLATION NOTES:
1. EXCAVATE MIN. 3"
2. COMPACT SUBGRADE
3. INSTALL NON-WOVEN LANDSCAPE FABRIC
4. INSTALL APPROVED MATERIAL AND COMPACT

1 PEA GRAVEL DETAIL

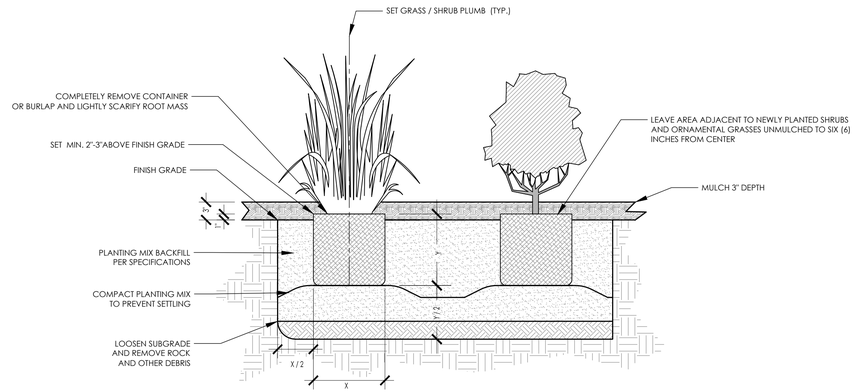
SCALE: NTS — SECTION



PLANTING NOTES:
1. SPLIT PLANT ROOTS WITH 2-3 EQUALLY-SPACED VERTICAL CUTS.

2 GROUNDCOVER PLANTING DETAIL

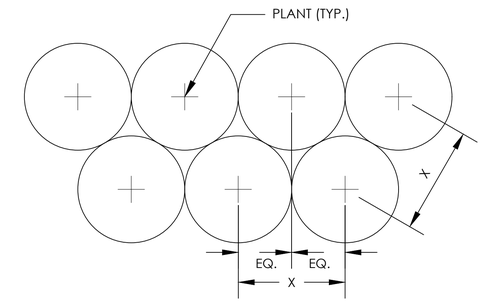
SCALE: NTS — SECTION



PLANTING NOTES:
1. ALL PLANT MATERIAL PRICING SHALL INCLUDE MULCH, BED PREPARATION, AND STAKING.
2. ALL PLANTING BEDS SHALL RECEIVE 3" (THREE INCHES) OF NON-DYED HARDWOOD MULCH.
3. PLANT MATERIAL SPACING SHOWN ON LANDSCAPE PLANS SHALL OVERRIDE TYPICAL PLANT SPACING INDICATED ON PLANT SCHEDULE. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING ALL PLANT SPACING AND MAKING MINOR FIELD ADJUSTMENTS DUE TO UTILITY CONFLICTS.
4. ALL SHRUBS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT 'AMERICAN STANDARDS FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.)
5. SOIL ANALYSIS SHALL BE OBTAINED PRIOR TO PLANTING. SOIL SHALL BE AMENDED AS RECOMMENDED BY CERTIFIED TESTING AGENCY.
6. SEE PLAN FOR SPACING.

3 SHRUB AND ORNAMENTAL GRASS PLANTING DETAIL

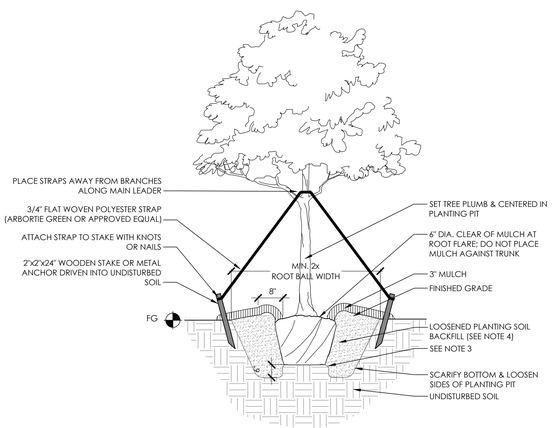
SCALE: NTS — SECTION



PLANT SPACING NOTES:
1. SEE PLANTING PLAN FOR GROUNDCOVER PLANTING AREAS.
2. PLANTS SHALL BE INSTALLED IN STRAIGHT AND PARALLEL ROWS UNLESS OTHERWISE SHOWN ON DRAWINGS.
3. SEE PLANT SCHEDULE FOR PLANT SPACING REQUIREMENTS ("X" DIMENSION IN THIS DETAIL).

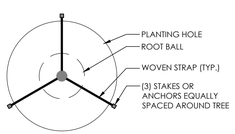
4 PLANT SPACING DETAIL

SCALE: NTS — PLAN



SECTION VIEW

PLANTING NOTES:
1. FOR CONTAINER PLANTS, REMOVE CONTAINER & SCARIFY ROOT MASS PRIOR TO PLANTING.
2. FOR B&B PLANTS, COMPLETELY REMOVE TOP HALF OF WIRE BASKET AND BURLAP MATERIAL; REMOVE ALL TWINE, ROPE AND WIRE FROM ROOT BALL.
3. SET ROOT BALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 2-3" ABOVE FINISHED GRADE. TAMP SOIL FIRMLY AROUND BOTTOM OF ROOT BALL TO SET TREE PLUMB.
4. DIG & TURN PLANTING SOIL TO REDUCE COMPACTION. LIGHTLY TAMP SOIL AROUND ROOT BALL IN 6" LIFTS TO BRACE THE TREE. DO NOT OVER-COMPACT, MIX COMPOST INTO EACH LIFT OF BACKFILL AS RECOMMENDED IN SOIL REPORT. POUR WATER AROUND ROOT BALL TO SETTLE SOIL, AND BACKFILL AS REQUIRED TO MEET REQUIRED FINISHED GRADE.
5. A 3" HIGH x 8" WIDE BERM SHALL BE MADE AROUND THE ROOT BALL EDGE.
6. PRUNE TREES ONLY AS NEEDED TO REMOVE DEAD OR BROKEN BRANCHES.



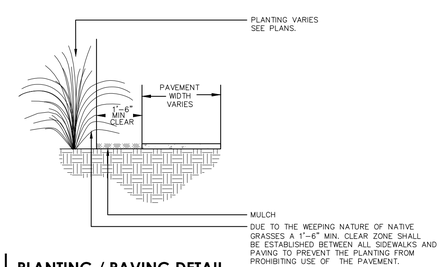
PLAN VIEW

5 TREE PLANTING DETAIL

SCALE: NTS — PLAN/SECTION

GENERAL LANDSCAPE NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST HAVE A STRAIGHT TRUNK AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL TREES LOCATED WITHIN VEHICLE SIGHT TRIANGLES SHALL BE BRANCHED MIN. 8' (MEASURED FROM ADJACENT PROJECTED CURB LINE ELEVATION) PER ANSI Z60.1 STANDARDS FOR HEIGHT OF BRANCHING - STREET TREES.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING ALL UTILITY ADJUSTMENTS WITH FINAL FINISH GRADE. ALL UTILITIES SHALL SIT FLUSH WITH FINISH GRADES (BOTH PAVED AND LANDSCAPED SURFACES).
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THE LANDSCAPE PLANS BEFORE PRICING THE WORK. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO ORDERING AND PLANTING.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, WEEDING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL SUBSTANTIAL COMPLETION.
10. THE CONTRACTOR SHALL COMPLETELY WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTEE PERIOD.
11. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION. CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT A MINIMUM OF ONE (1) WEEK IN ADVANCE TO SCHEDULE STAKING.
12. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT SCHEDULE SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH NON-DYED DOUBLE SHREDDED HARDWOOD MULCH AT A DEPTH OF 3" INCHES. ANY EXISTING LANDSCAPE BEDS THAT ARE DISTURBED MUST BE MULCHED TO MATCH EXISTING MULCH FOUND WITHIN LANDSCAPE BED.
15. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
16. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
17. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
18. THE TOP OF ALL ROOT BALLS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GRADE AND GROWING CONDITIONS.
19. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
20. FAILURE TO INSTALL PLANT MATERIAL PER THIS PLAN WILL JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS OF PLANT MATERIAL.
21. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES & ORDINANCES REGARDING LANDSCAPING. GENERAL CONTRACTOR IS TO CLEAN THE ENTIRE SITE OF ALL CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.
22. MAINTENANCE OF REQUIRED LANDSCAPED AREAS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL SUCH AREAS SHALL BE PROPERLY MAINTAINED SO AS TO ASSURE THEIR SURVIVAL AND AESTHETIC VALUE AND SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM OR A READILY AVAILABLE WATER SUPPLY.



6 PLANTING / PAVING DETAIL

SCALE: NTS — SECTION

No.	REVISIONS	DATE	BY
2	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	07/08/2025	KHA
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

Kimley»Horn
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CHARLESTON, SOUTH CAROLINA 29403
PHONE: (843) 727-6500
WWW.KIMLEY-HORN.COM

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION KIMLEY-HORN AND ASSOCIATES, INC No. C00166

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT LSA 1348 07/08/2025 ANDREW TODD SURRATT

SCALE: AS SHOWN
DRAWN BY: AJA
DESIGNED BY: AJA
CHECKED BY: ATB

CLIENT: BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY, ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT: CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE: LANDSCAPE DETAILS

DATE 01/23/2025
PROJECT NO. 019842004
SHEET NUMBER L1-06

811

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\L1-00 - LANDSCAPE DETAILS Jul 08, 2025 4:03pm by: Olivia.Tice
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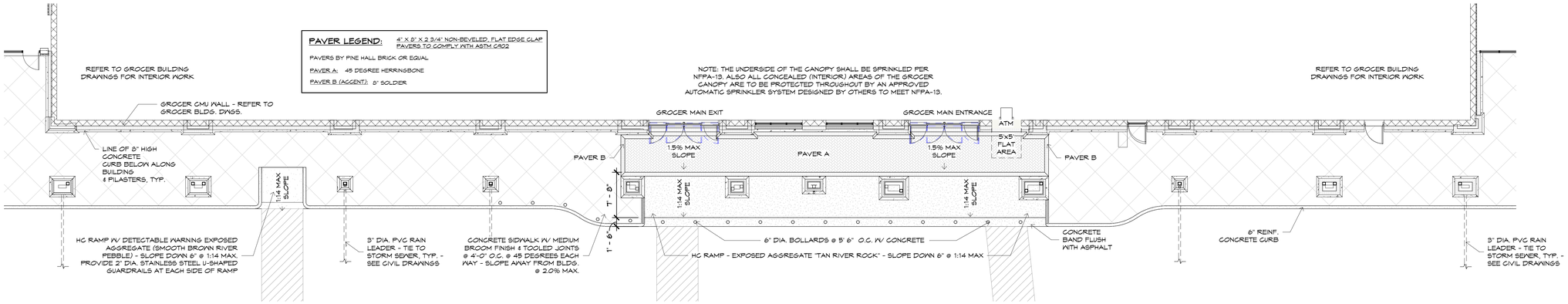
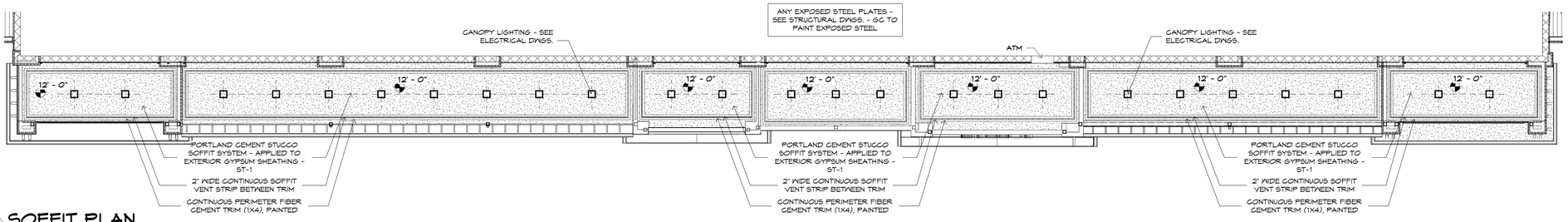


1 PR-1.2 **SIDEWALK PLAN**
SCALE 1/8" = 1'-0"



3 PR-1.2 **SOFFIT PLAN**
SCALE 1/8" = 1'-0"

Hiscutt & Associates ARCHITECTURE
3625 Brookside Parkway
Suite 395
Alpharetta, Georgia 30022
Phone: 770.753.8787
Web: www.hiscutt-aia.com

07/11/25

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PROJECT:
REMODEL at CIRCLE CENTER
70 Pope Avenue
Hilton Head Island, South Carolina, 29938

FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
SIDEWALK & SOFFIT PLANS

ISSUE DATE:

PROJECT NO: 24-101
FILE: 24101
DRAWN BY: MRC

SHEET OF
PR-1.2

EVOLVE

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

ECLS Soffit
LED Canopy Light

The Evolve® Canopy LED Soffit (ECLS) offers energy efficiency and quality of light in a sleek low-profile look and style. The ECLS features a diffused aperture which spreads the source lumens for even light distribution and low glare. To be used for sealed deck applications only (enclosed canopy or soffit).

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze Gray, White (RAL & custom colors available)
Weight:	10 lbs (4.5 kg) - 12.5 lbs (5.7 kg)

Optical System

Lumens:	3,600 - 7,100
Distribution:	Symmetric Medium
Efficacy:	119 - 138 LPW
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347V
Input Frequency:	50/60Hz
Power Factor:	>90% at rated watts
Total Harmonic Distortion:	<20% at rated watts
Surge Protection:	Standard Surge 6kV/3kA

*Per ANSI C136.2-

Warranty

5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at

LUMEN CODES	LXX(10K) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
T5	L96	L92	L91
A5	L95	L93	L92
B5	L95	L93	L92

Note: Projected Lxx based on LM80 (i 10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	1.5G per Per ANSI C136.31-2010
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V
Sensors:	Motion with Integrated Photoelectric control, Daintree Compatible

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

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OLP3136_ROS

1 GEC-0.2 TYPE E11A FIXTURE
SCALE: NONE

EVOLVE

ECLS Soffit
LED Canopy Light

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

Ordering Information

ECLS 01 0 T5 SM 7 40

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION[1]	CRI (MIN)	CCT	DIMMING	CONTROLS	MOUNTING	COLOR	OPTIONS
E = Evolve C = Canopy LS = Soffit	01	D = 120-277V D = 347V	T5 = 3,700 lm A5 = 5,400 lm B5 = 7,100 lm	SM = Symmetric Medium	7 = 70	30 = 3000K 40 = 4000K 50 = 5000K	1 = None Only Controls T available A = Wired to Control D = External Wired 0-10V,5 leads Only Controls T available	1 = None A = Motion Sensor IR Program[2] B = Daintree Motion Sensor[3]	JM = J-Box Mount PM = Pendant Mount RM = Recessed Mount SM = Surface Mount SB = Surface Mount w/ Beauty Plate	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White	SC = Side Conduit Holes XXX = Special Options Y = Coastal Finish[7]

[1] Not Available with Optical Code T5
[2] Requires Dimming Option A
[3] Recommended for installations within 750 feet from coast. Lead time varies, check with factory.

OPTICAL CODE	DIST CODE	TYPICAL LUMENS			TYPICAL SYSTEM WATTAGE	
		3000K	4000K	5000K	120-277V	347-480V
T5	SM	3600	3700	3700	29	N/A
A5		5200	5400	5400	39	43
B5		6900	7100	7100	54	58

For additional information on ECLS IES files, please click the following link: ECLS IES Files

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OLP3136_ROS

EVOLVE

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

EFC1 Series
LED Compact Flood Light

The Evolve® LED Compact Flood, EFC1, is a replacement for 50W to 150W HID general purpose flood luminaires offering significant energy savings with a long-life LED light source. The EFC1 provides symmetric spot and general purpose flood distribution patterns with lumen levels ranging from 2,000 to 12,000 lumens per fixture. This compact flood is designed to meet the lighting needs for applications such as small format signage, facade, flag or monument, parking and landscape lighting.

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze, Gray, White (RAL & custom colors available) Optional = Coastal Finish
Weight:	11-14.5 lbs (5.0-6.6 kgs)

Optical System

Lumens:	2,000 to 12,000
Distribution:	3x3, 6x6, 7x7
Efficacy:	106-143 LPW
CCT:	2700K, 3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V
Input Frequency:	50/60Hz
Power Factor:	≥ 90% at rated watts
Total Harmonic Distortion:	≤ 20% at rated watts

Surge Protection*

STANDARD	OPTIONAL
10kV/5kA	Secondary 10kV/5kA (R Option)

*Per ANSI C136.2-2015

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES	DISTRIBUTION	LXX(10K) @ HOURS		
		25,000 HR	50,000 HR	60,000 HR
33	3x3	95	92	92
66, 77	6x6, 7x7	98	96	95

Note: Projected LXX based on LM80 (> 10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration*:	Mini-Trunnion Mounting: 3G Slipfitter Mounting: 2G ½" NPT Swivel Mounting: 1.5G
LM-79:	Testing in accordance with IES Standards

*Per ANSI C136.31-2010

Controls

Dimming:	Standard - 0-10V Optional - DALI (Option U)
Sensors:	Photo Electric Sensors (PE) available LightGrid and Daintree Compatible

Warranty

5 Year (Standard)

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OLP3154_ROS

3 GEC-0.2 TYPE YY1 FIXTURE
SCALE: NONE

EVOLVE

EFC1 Series
LED Compact Flood Light

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

EFC1 01 0 06 33 7 40

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTIONS	CRI	CCT	DIMMING	CONTROLS	MOUNTING	COLOR	OPTIONS
E = Evolve F = Flood CI = Compact	01	0 = 120-277V[1]	02 = 2000 lm[2] 04 = 4000 lm 06 = 6000 lm 08 = 8000 lm 10 = 10000 lm 12 = 12000 lm	33 = NEMA 3x3 (Spot) 66 = NEMA 6x6 77 = NEMA 7x7 (80° Wide Flood)	7 = 70	27= 2700K 30 = 3000K 40 = 4000K 50 = 5000K	A = ANSI C136.41 7-Pin Receptacle[4] D = No Receptacle, with external 2ft (16/5) powered/dimming cable. (T2 mount only) N = No PE Receptacle & No External Dimming Leads P = ANSI 7-Pin Receptacle with external 2ft (16/5) power/dimming cable. (T2 mount only)[4]	A = No Control D = Shorting Cap[5] E = Non-Dimming PE Control [6,7]	J1 = 1/2" NPT SWIVEL MOUNT[8] K1 = Knuckle Slipfitter: For 1.9 in. - 2.3 in OD Tenon[9] K2 = Knuckle Slipfitter: For 1.9 in. - 2.3 in OD Tenon[9] S1 = Knuckle Slipfitter: For 2.3 in. - 3.0 in OD Tenon[9] S2 = Knuckle Slipfitter: For 2.3 in. - 3.0 in OD Tenon[9] T2 = Mini Trunnion[9] V1 = Knuckle Wall Mount	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White	F = Fusing H2 = Daintree Enabled motion sensor[4] H4 = Motion Sensor[4] L = Tool-less Entry R = Optional Secondary Enhanced SPD U = DALI Programmable[7] V1 = Field Adjustable Module (FAM) Module XXX = Special Options Y = Coastal Finish[7]

[1] Not Available with Fusing
[2] Optical code 02 limited to 120 to 240V Voltage range
[3] Nominal IES Type classing subject to typical variation, individual units may differ
[4] All units with "A" and "P" options have restricted aiming angles of 0-60°
[5] Can only be ordered with "A" or "P" Dimming Options
[6] Supplied with leads
[7] Compatible with LightGrid System
[8] Only available with mount #1 or S1 AND DIMMING N
[9] Recommended for installations within 750 feet from coast. Lead time varies, check with factory.
[10] PE Control only available for 120-277V
[11] External 2ft #16/3 power cable includes external 3ft 5%(3) power cable

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EVOLVE

EWAS A Series
LED Wall Pack

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

The Evolve® LED A Series Wall Pack (EWAS), offers Type II, III and IV optical patterns with lumen levels ranging from 3,000 to 17,000 lumens, and is a designed replacement for 50W to 400W HID including an optional Emergency Battery Backup. EWAS is suitable for underpass applications.

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze, Gray & White (RAL & custom colors available)
Weight:	8 - 10 lbs.

Optical System

Lumens:	3,000 - 17,000
Distribution:	Type II, III, IV
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347-480V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	< 20% at rated watts

Surge Protection

TYPICAL (120 STRIKES)	ENHANCED (40 STRIKES)	EXTREME (40 STRIKES)
6kV/3kA*	10kV/5kA*	20kV/10kA*

*Per ANSI C136.2-2015

Warranty

5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

DISTRIBUTION	LXX(10K) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
A2, A3, A4, B2, B3, B4, C2, C3, C4, D2, D3, D4	L95	L93	L92
E2, E3, E4, F2, F3, F4, G2, G3, G4	L96	L94	L94

Note: Projected Lxx based on LM80 (> 10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 40°C
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V Optional - DALI (Option U)
Sensors:	Photo Electric Sensors (PE) available LightGrid-™ and Daintree Compatible

Emergency Battery Backup

Provides reliable emergency operations when there is a loss to normal power, supported by Independent Secondary Battery and LED Board.

Powers luminaire for a minimum of 90 minutes @ 1,000 lumens.

Available on A* and B* Optical Code Packages only

Operating Temperature (for EMBB models) -20° to 40°C

3kV/1.5kA surge protection for EMBB models.

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OLP3165-Evolve-EWAS-LED-Wall-Pack-Specsheet_ROS

2 GEC-0.2 TYPE W2 FIXTURE
SCALE: NONE

EVOLVE

EWAS A Series
LED Wall Pack

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

Ordering Information

EWAS 01 0 G3 AW 7 40 FM

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CRI (MIN)	CCT	DIMMING	PE FUNCTION	MOUNTING	COLOR	OPTIONS
E = Evolve W = Wallpack AS = A-Series	01	0 = 120-277V H = 347-480V 1 = 120V 2 = 208V 3 = 240V 4 = 277V D = 347V 5 = 480V	Ax = 3000 lm Bx = 5000 lm Cx = 7500 lm Dx = 10000 lm Ex = 12200 lm Fx = 14400 lm Gx = 17000 lm	AF = Asymmetric Forward AN = Asymmetric Narrow AW = Asymmetric Wide	7 = 70 CRI	30 = 3000K[1] 40 = 4000K 50 = 5000K	D = External Dimming leads N = No external Dimming Leads	1 = None 3 = Button PE[7,12] A = ANSI C136.41 7-Pin Receptacle D = ANSI C136.41 7-Pin Receptacle with Shorting Cap E = ANSI C136.41 7-Pin with Non-Dimming PE Control[13]	FM = Surface Mount/Feed Through	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White	EMBB = Emergency Batter Backup[14,15] R = Enhanced Surge Protection (10kV/5kA) T = Extreme Surge Protection (20kV/10kA) H = Motion Sensor[4,6] H2 = Daintree Motion Sensor [10,11] Y = Coastal Finish[11] XXX = Special Options F = Double Fusing

[1] Button PE not available with motion sensor option.
[2] Only available with discreet voltages.
[3] Not available with voltage options 0, H, or 5.
[4] Available with A and B Optical Codes Only
[5] H Motion Sensor Bottom mount available with A, B, C, D, & E Optical Codes Only
[6] H Motion Sensor Side Mount available with F & G Optical Codes Only
[7] H2 Daintree Motion Sensor Bottom mount available with A, B, C, D, & E Optical Codes Only
[8] H2 Not Available with F & G Optical Codes
[9] Not available in 347V, 480V or 347-480V
[10] Recommended for installations within 750 feet from coast. Lead time varies, check with factory.
[11] Select 3000K CCT for IDA approved fixtures.
[12] PE Control only available for 120-277V, 347V or 480V Discrete Voltage.
[13] EMBB is not available with surge protection, fuses or sensors

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OLP3165-Evolve-EWAS-LED-Wall-Pack-Specsheet_ROS

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PROJECT:
GROCER at CIRCLE CENTER
70 Pope Avenue
Hilton Head Island, South Carolina, 29938

FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
CANOPY PLAN
ELECTRICAL LEGEND
AND SPECIFICATIONS

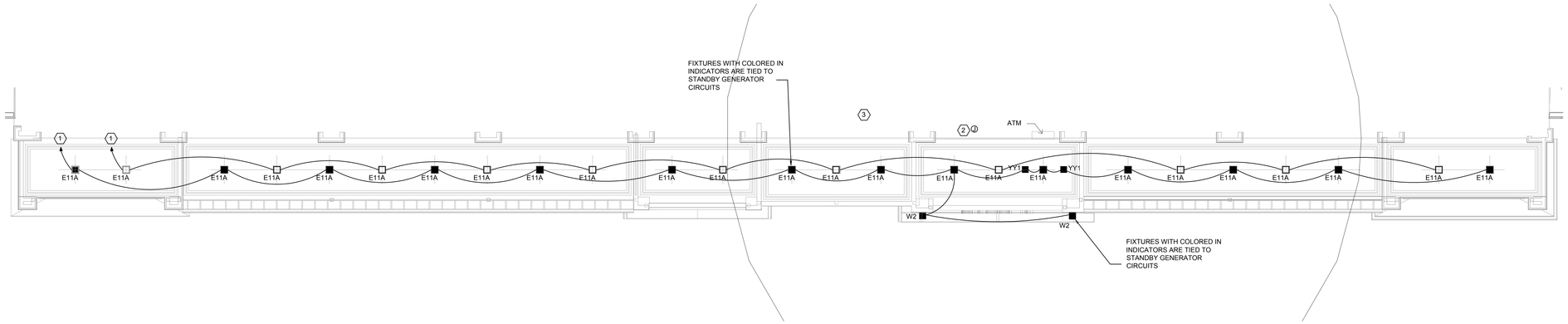
ISSUE DATE: 07/08/25
DRB REVIEW

PROJECT NO: 24-101
FILE: 24101
DRAWN BY: SSH

SHEET 1E-0.2 OF

SAVANT Engineering, LLC
5064 Roswell Road, Suite D-301
Sandy Springs GA 30342 770.319.7400
Project 24024 ©2025

SOUTH CAROLINA
SAVANT ENGINEERING LLC
No. 5856
CERTIFICATE OF AUTHORIZATION



1 / 1E-1.1 CANOPY PLAN - ELECTRICAL

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

Canopy Luminaire Schedule						
Tag		Manufacturer	Arrangement	LLF	Description	Mounting
E11A		EVOLVE LIGHTING	SINGLE	0.900	**ECLS01 T5SM740-120**	**SURFACE UNDER CANOPY**
W2		EVOLVE LIGHTING	SINGLE	0.900	**EWAS01 G3AW740**	**SURFACE 26'-0" TO BOTTOM**
YY1		EVOLVE LIGHTING	SINGLE	0.900	**EFC101 0633740-120**	**SURFACE UNDER CANOPY**

GENERAL NOTES:

1. REFER TO LIGHT FIXTURE CUT-SHEET ON 1E-0.2 FOR ADDITIONAL INFORMATION, INCLUDING LAMP AND FIXTURE TYPE.
2. NO LIGHTING FIXTURES ARE TO BE SUPPLIED BY THE TENANT. ALL LIGHTING FIXTURES SHOWN WILL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
3. ALL EMERGENCY LIGHTING IS POWERED THRU A STANDBY GENERATOR. NO BATTERY PACKS ARE REQUIRED.

LEGEND NOTES:

1. STUB (1) CANOPY LIGHTING CIRCUIT WITH 3/4"C. AND PULL STRING INTO BUILDING ABOVE ACCESSIBLE CEILING FOR FUTURE CONNECTION BY TENANT. MARK LOCATION TO FACILITATE FUTURE CONNECTION.
2. JUNCTION BOX ABOVE ACCESSIBLE CEILING FOR FUTURE DOORWAY STRIP LIGHTING. ROUTE (3) WHIPS FOR CONNECTION TO LIGHTS BY OWNER/DEVELOPER. ALL WHIPS TO BE CONCEALED.
3. SPACE LIGHT FIXTURES EQUALLY ALONG UNDERSIDE OF CANOPY. TYPICAL ALL RECESSED MOUNTED FIXTURES.
4. FACADE MOUNTED PUBLIX SIGN. PROVIDE JUNCTION BOX WITH 3/4"C. AND PULL STRING INTO BUILDING ABOVE ACCESSIBLE CEILING FOR FUTURE CONNECTION BY TENANT. MARK LOCATION TO FACILITATE FUTURE CONNECTION.

SAVANT Engineering, LLC
5064 Roswell Road, Suite D-301
Sandy Springs GA 30342 770.319.7400
Project 24024 ©2025

SOUTH CAROLINA
SAVANT ENGINEERING LLC
No. 5856
CERTIFICATE OF AUTHORIZATION

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PROJECT:
GROCER at CIRCLE CENTER
70 Pope Avenue
Hilton Head Island, South Carolina, 29938

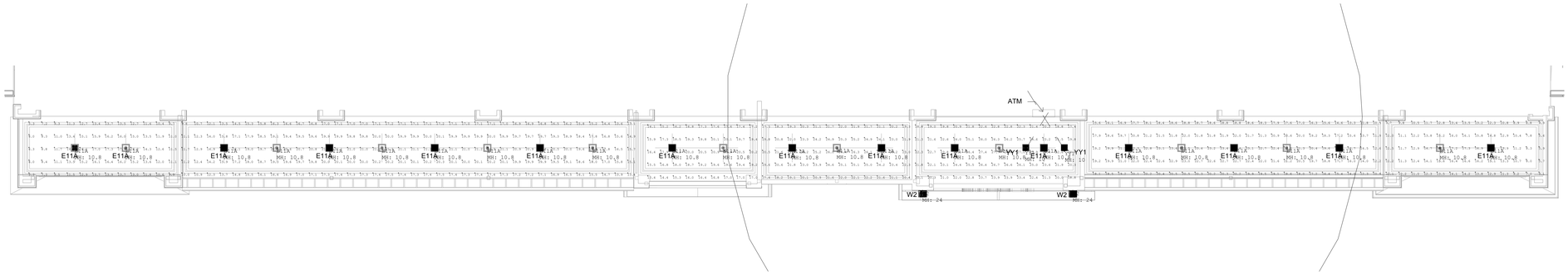
FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
CANOPY PLAN ELECTRICAL

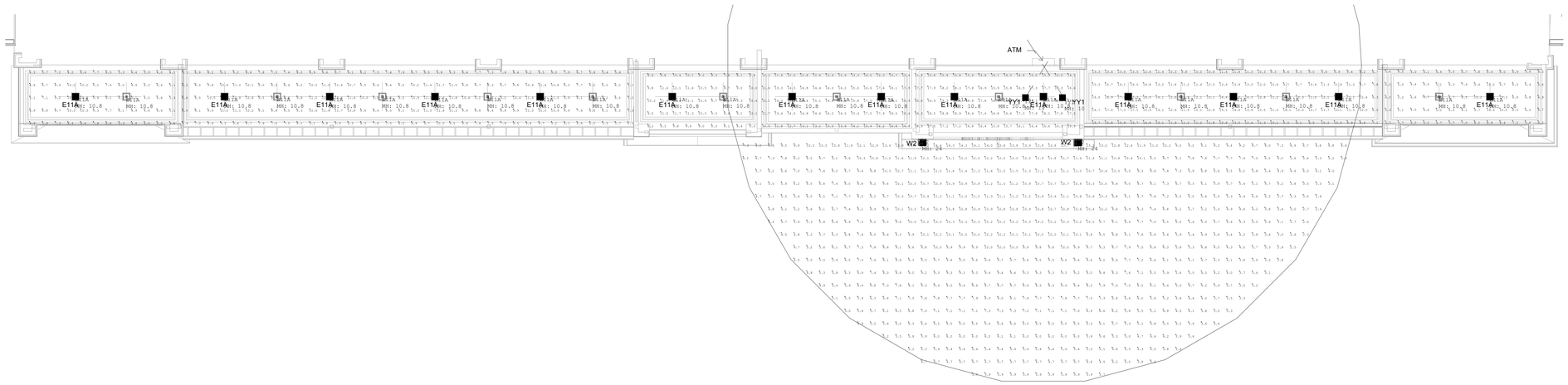
ISSUE DATE:
07/08/25 DRB REVIEW

PROJECT NO: 24-101
FILE: 24101
DRAWN BY: SSH

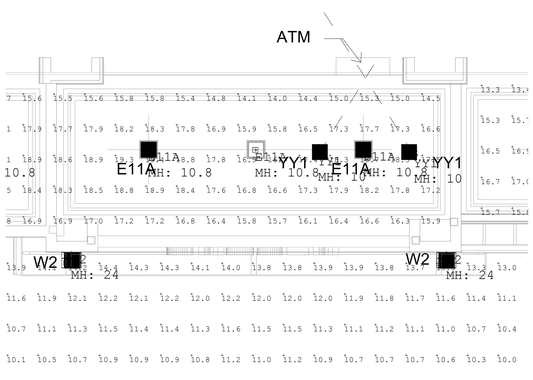
SHEET OF
1E-1.1



1 / 1E-1.2 CANOPY PLAN - ELECTRICAL
SCALE: 1/8" = 1'-0"



2 / 1E-1.2 CANOPY PLAN - EMERGENCY - ELECTRICAL
SCALE: 1/8" = 1'-0"



4 / 1E-1.2 ATM PHOTOMETRICS
SCALE: 1/4" = 1'-0"

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CANOPY - LEFT	Fc	21.43	27.7	13.4	1.60	2.07
CANOPY - MAIN	Fc	16.35	21.3	5.3	3.08	4.02
CANOPY - RIGHT	Fc	16.65	23.5	4.9	3.40	4.80

Emergency Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
EMERGENCY 50' RADIUS	Fc	7.48	14.4	2.3	3.25	6.26
EMERGENCY CANOPY - LEFT	Fc	14.28	19.4	7.9	1.81	2.46
EMERGENCY CANOPY - MAIN	Fc	8.37	12.5	3.9	2.15	3.21
EMERGENCY CANOPY - RIGHT	Fc	10.12	17.4	4.0	2.53	4.35

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SHEET 1E-1.2 OF

70 Pope Avenue
Staff Comments
July 22, 2025
DRB-000481-2025

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: 70 Pope Avenue

DRB-000481-2025

DATE: 7/22/2025

CATEGORY: Conceptual

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☒	☐	☐	
Existing Conditions match As-Built	☒	☐	☐	
Dimensioned Details and of Sections	☒	☐	☐	
Detail Illustrating Connection to Existing Structure	☒	☐	☐	
New Building Details Match Existing Building Details	☒	☐	☐	

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 shall have equal design characteristics	☒	☐	☐	

Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
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	☒	☐	☐	
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	☒	☐	☐	Provide the lighting specs for the parking lot lighting and poles.
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	Provide a spec for the cart storage indicating material and colors.

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	☒	☐	☐	A landscape plan is provided.
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	The plans indicate that half of the proposed shrub varieties are native.
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	☒	☐	☐	Increase the number of native shrubs proposed.
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	☒	☐	☐	The Planting plan indicates that the replacement of trees is native.
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	☐	☒	☐	Provide a layered appearance as much as possible for visual interest.
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	☐	☐	☒	Indicate there are ornamentals and annuals at the entrances and local 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	☒	☐	☐	Indicate the existing trees and under story plants that you are saving on-site.
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

Staff recommends approval of the conceptual submittal for 70 Pope Avenue with the following conditions:

1. Provide the lighting specs for the parking lot lighting and poles.
2. Provide a spec for cart storage indicating material and colors.
3. The plans indicate that half of the proposed shrub varieties are native.
4. Increase the number of native shrubs proposed.
5. Indicate there are ornamentals and annuals at the entrances and local focal points.
6. Indicate the existing trees and under story plants that you are saving on-site.

7. Any additional information as required by the Board.