



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, August 12, 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 22, 2025
- 4. Unfinished Business**
 - a. DRB-000757-2025 - 10 Northpoint Circle - Northpoint Hilton Head Island - Final
 - b. DRB-000747-2025 - 150 William Hilton Parkway - Old Schoolhouse Restroom - Final
 - c. DRB-000756-2025 - 70 Wilborn Road - Hilton Head Island High School - Phase 2 - Final
- 5. New Business**
 - a. DRB-000637-2025 - 20 Ceasar Place - Conceptual
- 6. Public Comment - Non Agenda Items**
- 7. Board Business**
- 8. Staff Reports**
- 9. Adjournment**

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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 22, 2025, 2:30 PM Minutes

1. Call to Order

This meeting was called to order at 2:32 pm.

In attendance: Judd Carstens, Annette Lippert, Tom Parker, Megan Fitzpatrick, Patricia Paster (virtual).

2. Adoption of the Agenda

Ms. Fitzpatrick made a motion to amend the agenda to move Board Business after Approval of the Minutes. Mr. Parker seconded. The motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of July 8, 2025

Mr. Parker made a motion to approve the meeting minutes of July 8. Vice Chair Lippert seconded, which passed unanimously.

4. Board Business

a. Nominations and Election of Officers

Vice Chair Lippert nominated Chair Carstens to serve as Chair for the 2025–2026 term. Mr. Parker seconded. Chair Carstens accepted the nomination. The motion passed unanimously.

Ms. Fitzpatrick nominated Vice Chair Lippert to serve as Vice Chair for the 2025–2026 term. Chair Carstens seconded. Vice Chair Lippert accepted the nomination. The motion passed unanimously.

b. Appointment of the Board Secretary

Vice Chair Lippert made a motion to approve Brandy Scholl to be the Board Secretary. Mr. Parker seconded. The motion passed unanimously.

5. Unfinished Business

a. DRB-000580-2025 - 93 Matthews Drive - Food Lion - Conceptual

Vice Chair Lippert recused herself and left the room. Melissa Paul-Leto, Principal Planner, introduced the Food Lion for conceptual review. The Board had numerous concerns and questions for the applicant.

Mr. Parker made a motion to approve with conditions: adopt staff comments; continue the pilaster detailing to the inside corner of the visible wall from 278; the lighting plan on the final will be submitted with photometrics of any new lighting; the bracket detailing on the center gable of the entry element - the eave will be extended, and some bracket detailing will be introduced that is appropriate to the overall design to add island character per the design guide; the screen wall will be raised to 8 feet along the truck side; the sabal palms will be reintroduced into the planters; the two high spandrel glass windows will be added to the right side to mirror the left side; the stone wainscoting will be substituted with a contrasting brick color to be approved at final; in the planting plan please include the screening of the dumpster enclosure. Ms. Fitzpatrick seconded. The motion passed unanimously.

b. DRB-000481-2025 - 70 Pope Avenue - Conceptual

Vice Chair Lippert returned to the dias. Ms. Paul-Leto introduced the 70 Pope Avenue for conceptual review. The Board had numerous concerns and questions for the applicant.

Vice Chair Lippert made a motion to approve with conditions: staff comments to be followed; clarification that light selections have a maximum light temperature of 35k; the soffit downlights be a true-recessed fixture; that the skinny columns in front of the grocery be revised and consistent with the rest of the plaza; study adding brackets to the grocery element; study of scale of the bracket that will directly result in a study of the roof overhang, potentially getting larger; a review of the concrete bases at the brick columns at the grocer to see if those can be eliminated; a more consistent approach with the two brick colors; verification that the renderings and the drawings are coordinated at final; while signage is not a part of this review, please check the square footage of the signage so that the drawings represent that accurately; on the planting plan, the trees at the end of the island be up-sized since they are being used for mitigation purposes; at the small island planter at the front be revised to have vertical plants, such as palmettos; more details be provided on the patio details plan; at final, clarify the detail at the front of each unit at the shed roof. Ms. Fitzpatrick seconded. The motion passed unanimously.

6. New Business

7. Public Comment - Non Agenda Items

8. Staff Reports

9. Adjournment

This meeting adjourned at 4:20 pm.

**Northpoint HHI
10 Northpoint Circle
Final
August 12, 2025
DRB-000523-2025**



pexels-magda-ehlers-2861751

ONESTREET RESIDENTIAL | AUGUST 12, 2025

▣ Northpoint Workforce Housing at Hilton Head Island Design Review Board: Final Approval

DATE: July 29, 2025

TO: Design Review Board, Town of Hilton Head Island, c/o Melissa Paul-Leto, Principal Planner of Design

FROM: David S Williams AIA, Partner - DTJ DESIGN, Inc. on behalf of OneStreet Residential

RE: Final Approval/Major Corridor Review - Application # DRB-000523-2025, Northpoint Workforce Housing Narrative

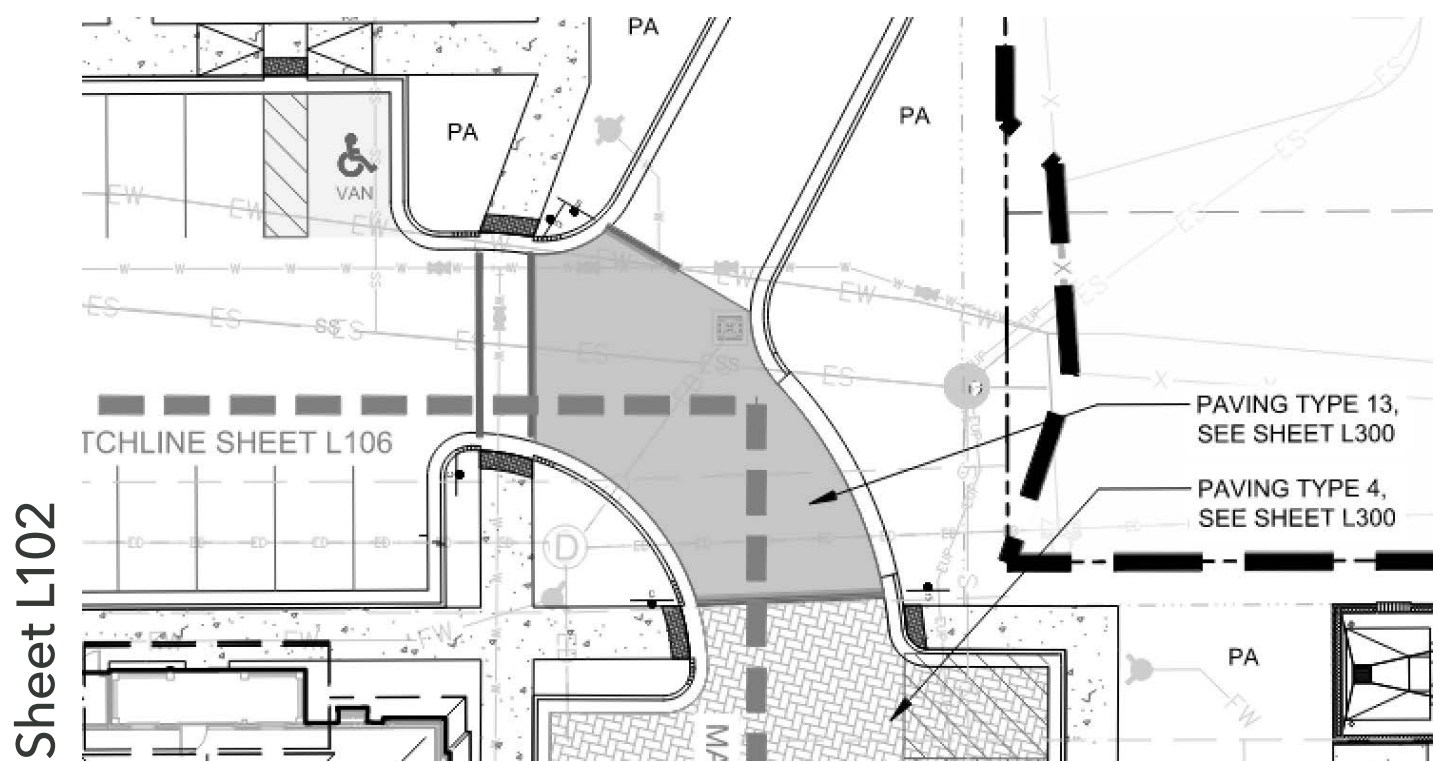
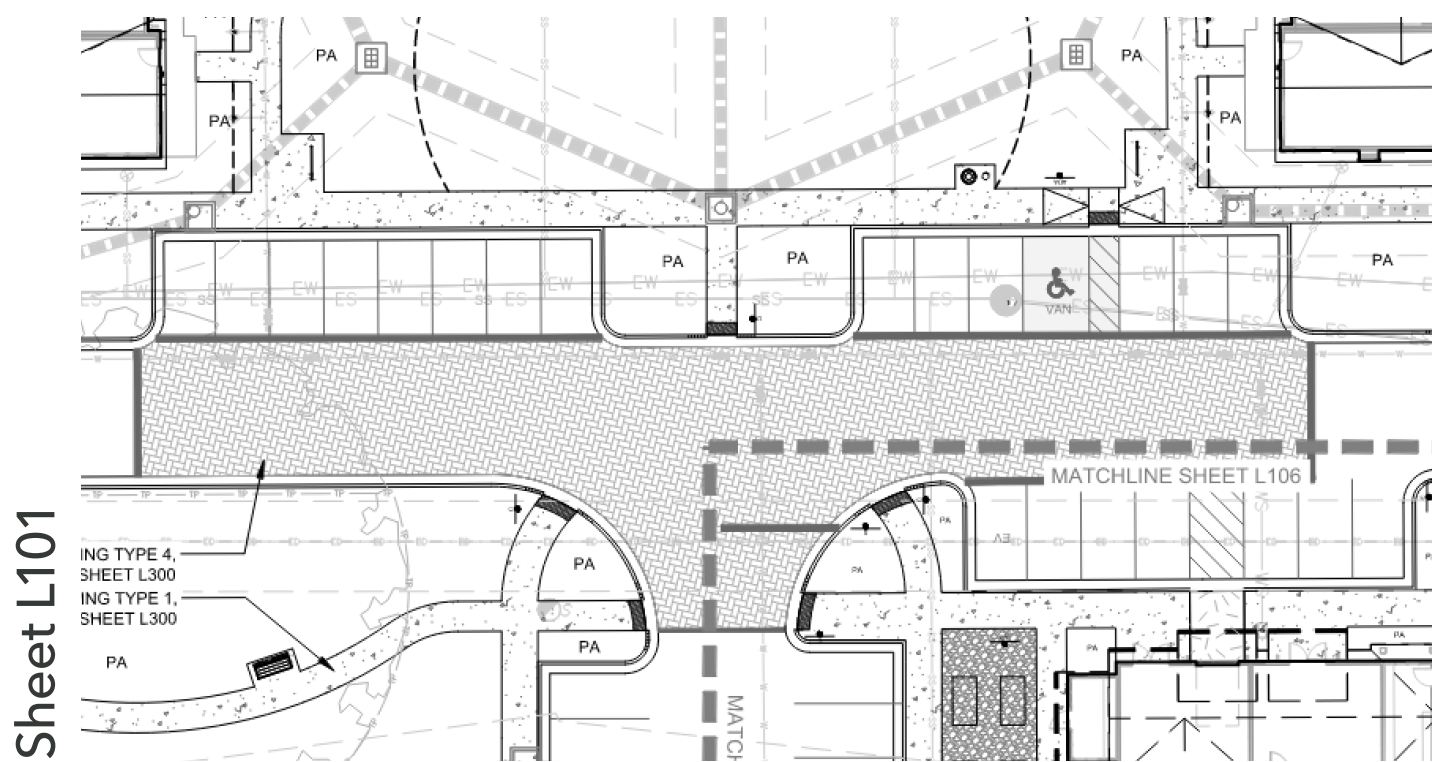
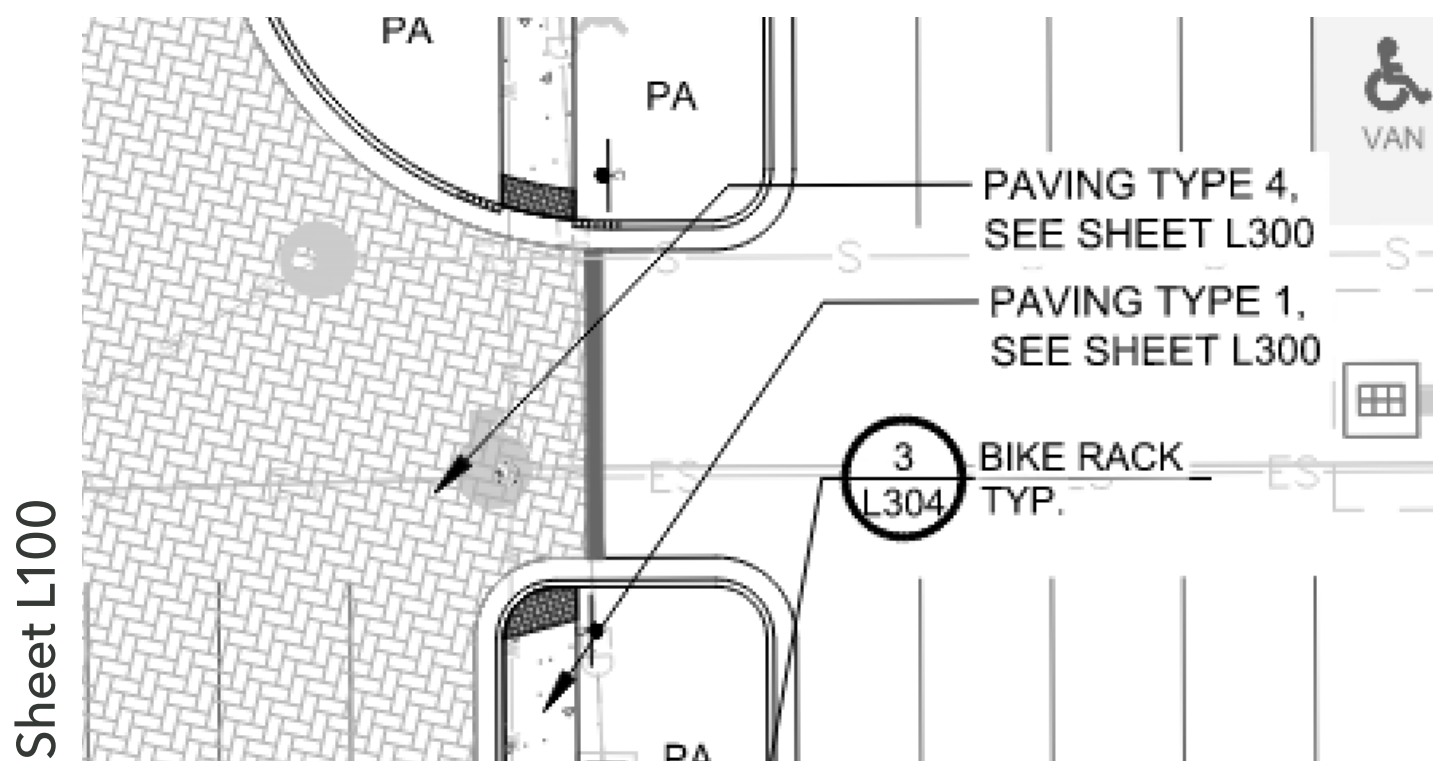
The Northpoint Workforce Housing community is envisioned to address local affordable workforce housing needs while embracing the values and character of the Town of Hilton Head Island. The community includes a mix of housing types in a walkable environment. The application for Conceptual Approval was approved with conditions in a Design Review Board (DRB) meeting on June 10, 2025. The following is in response to the DRB's Conditions of Approval and comments in that meeting, published June 13, 2025.

CONDITIONS OF APPROVAL FOR:
DRB-000523-2025, NORTHPOINT
WORKFORCE HOUSING

1. Provide the special paving at the entryway extend to the sidewalk area.
 - a. The paving proposed for the intersection of the right-in/right-out entrance and the drive connection to the USPS site has been extended south so that the crossing of the multi-modal path is included in the special paving, as requested. RE: drawing sheet L103



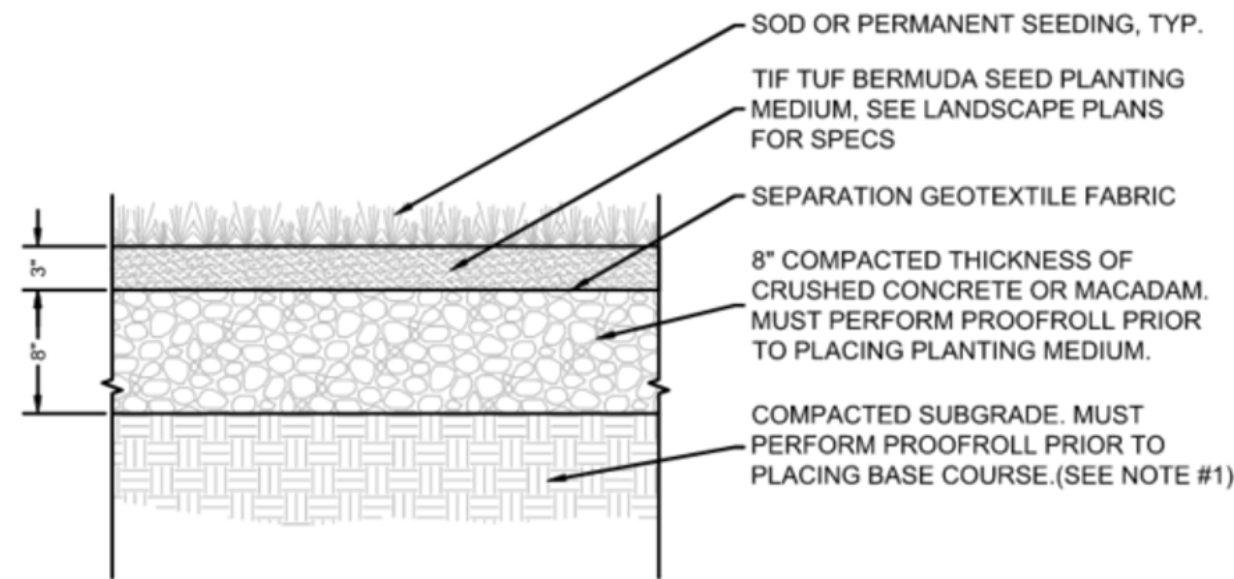
2. Consider potential paver crosswalks.
 - a. Paver crosswalks have been added where they are adjacent to locations where pavers are used in the vehicular travel zones. Striped crosswalks are utilized where there are no adjacent pavers in the vehicular travel zones. RE: drawing sheets L100-L106



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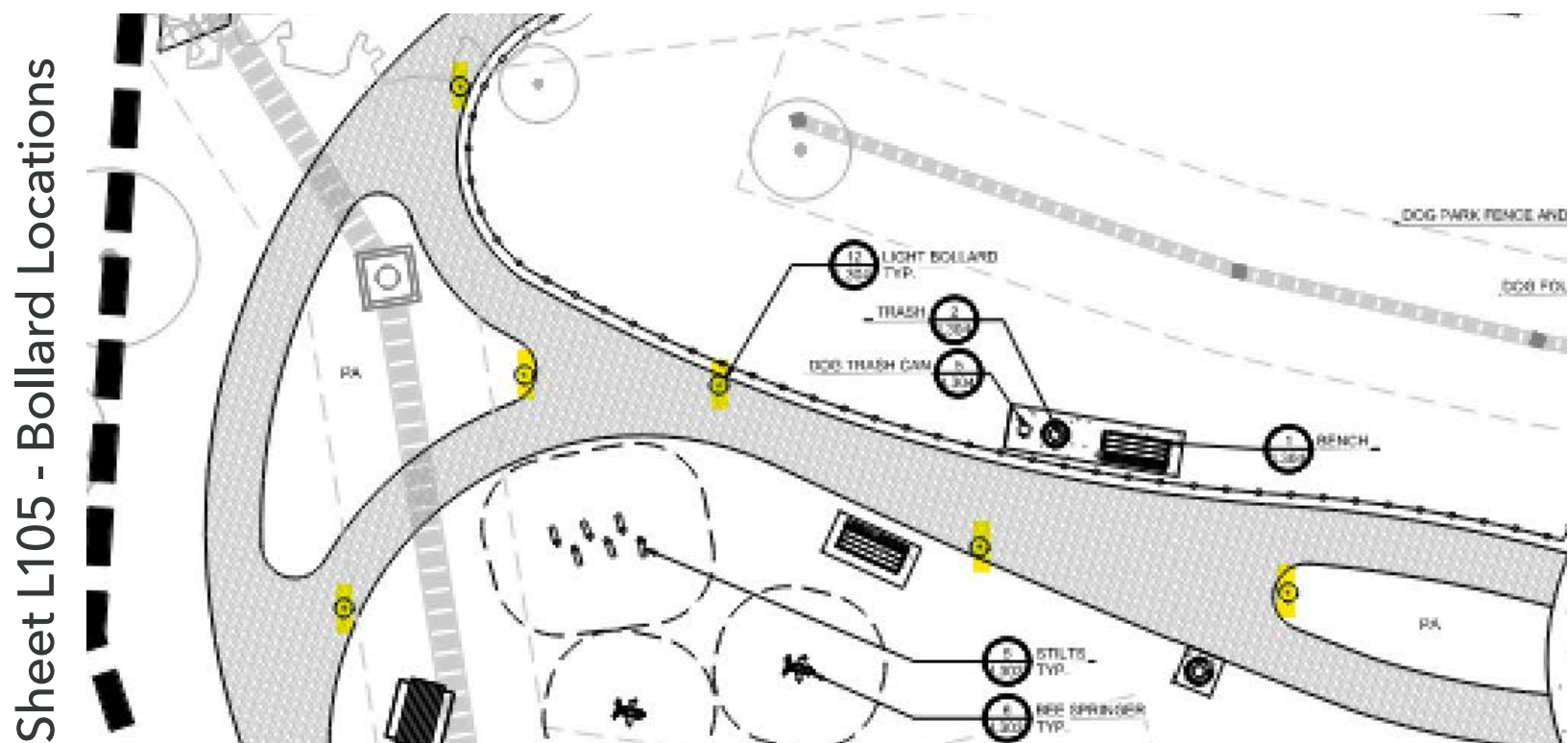
3. Make the mid-property fire access point a grass creek (sic – grass-crete).
- a. The fire access point has been updated to show engineered turf. The detail is included in the Civil Engineers documents.



NOTES:
1. CONTRACTOR IS SPECIFICALLY CAUTIONED NOT TO COMPACT SUBGRADE BENEATH POROUS PAVEMENTS BEYOND THAT SPECIFIED BY THE GEOTECHNICAL TESTING AGENCY. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. CONTRACTOR IS ADVISED THAT PAVING DESIGN RECOMMENDED BY GEOTECHNICAL ENGINEER IS BASED ON PREDICTED TRAFFIC LOADING AND ESTABLISHED STRENGTHS FOR PROPERLY INSTALLED PAVEMENTS. CONTRACTOR MUST COORDINATE REQUIRED GEOTECHNICAL TESTING & INSPECTION TO ENSURE THAT SUBGRADE AND PAVEMENT STRENGTH REQUIREMENTS ARE MET.
3. SWA, INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE PERFORMANCE OF THE DEPICTED PAVEMENT SECTION DESIGN. REFER TO THE GEOTECHNICAL ENGINEER FOR PAVEMENT DESIGN SECTIONS.

6 Emergency Access - Engineered Turf
SCALE: NOT TO SCALE

4. Study the light fixtures on the building, site, and pathways
- a. The exterior lighting for the site and buildings are being provided by two different sources. The lighting for the parking areas and drives will be provided by Palmetto Electric. The on-building lighting and a limited amount of landscape lighting will be provided by the developer. An overall site lighting plan indicating locations of the site and building lighting is included within, see pages 24-29. Cutsheets for the lighting are included on pages 22 & 23.
- i. The parking and drive aisle fixtures are provided by Palmetto Electric include two fixtures. The Hagerstown fixture is the more decorative of the two fixtures used. These are utilized along the entrance drive from both Highway 278, the drive from the USPS site, at the core of the site at Central Green. The balance of parking and drives lighting utilizes the Large Autobahn fixture. The Site Lighting Plan prepared by Palmetto Electric indicates the lighting pattern for the Hagerstown fixtures in **ORANGE** on their plan. The lighting pattern for the Large Autobahn fixtures is shown in **BLUE** on their plan.
- ii. Six (6) Solar powered landscape lights/bollards are proposed along the central spine trail between the dog park and playground on the west end of the site. (<https://www.reliance-foundry.com/shop/bollard/lighting/solar/r-9821-solar-bollard>)
- iii. Wall sconces will be used adjacent to main entrances to the buildings, adjacent to patio/deck doors, and at strategic locations around the common amenity spaces. These sconces are intended to provide adequate light in these locations while minimizing glare.
- iv. Surface mounted LED “puck” lights will be used in the residential building breezeways/stair towers. These will be mounted strategically on the stair landings and at other locations as needed to safely illuminate the stairs and walking surfaces.
- v. An adjustable down light will be located above or adjacent to each unit entry door inside the stair breezeways.
- vi. The main pool building entry will have indirect lighting in the roof gable element so that the louvered gable ends will have a soft glow. Wall sconces will be located along the walkway. The outdoor grilling pavilion that is part of the pool building will have ceiling fans with integral down lights and downlight pendants in strategic locations.

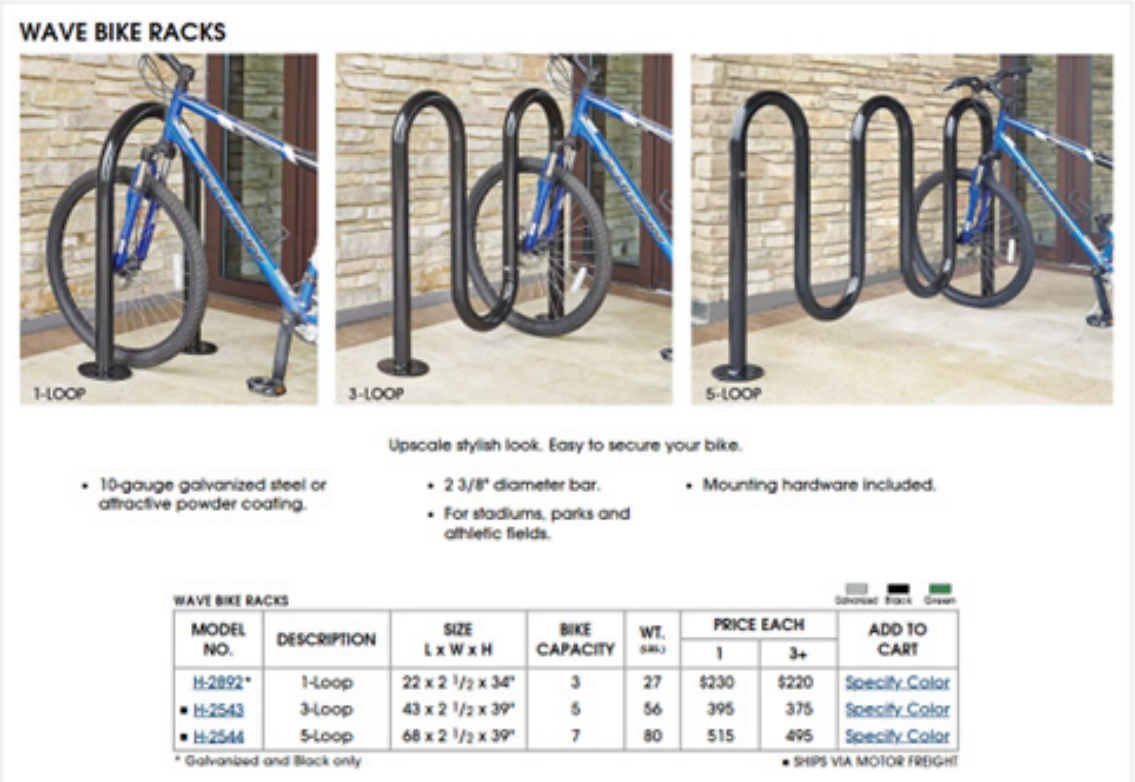


5. Clarify the lighting being used in the corridors
- a. This is addressed in item 4 above.

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6. Provide bike rack cut sheets
- a. Bike racks will be black wave style, 3-loop or 5- loop configuration depending on the location. <https://www.uline.com/Product/Detail/H-2892BL/Bike-Racks/1-Loop-Wave-Style-Bike-Rack-3-Bike-Capacity-Black> . The cut sheet is included at the end of this package. These are located at strategic locations adjacent to each residential building as well as the leasing center/community center, dog park/playground area, pool building entrance, and Central Green. These locations are shown in the Landscape Drawings, Appendix A.



7. Provide bench cut sheets and consider e-bikes
- a. The bench cut sheet is attached at the end of this package. https://www.uline.com/BL_2641/Terrace-Benches There are six (6) of these 6’ long black benches located in strategic locations across the site. See the Landscape Plans in Appendix A for the specific locations.



TERRACE BENCHES
Strength and style for office parks and streetscapes.

- Comfortable, contoured seat and armrests.
- Weather-resistant, thermoplastic finish.
- Heavy-duty slatted steel construction.
- Bench mounting hardware included.

- b. One bike -rack located adjacent to the pool building entry will have an electrical outlet nearby for E-bike charging. E-bikes can also be parked at any bike rack.

8. Provide a rendering view from 278 facing the property.
- a. Two views of the project from Highway 278 are included in the drawing package on pages 15 & 16. One is from a position east of the right-in/right out entrance, looking northwest. The other is located just west of Highway 278 entrance looking directly into the site perpendicular to the road. Both views indicate that the trees and understory plants preserved between the edge of the highway and the development provide a filtered screen of the development. The area of the site which is disturbed by the biofiltration swales, parking, and buildings range from 86’ to 111’ from the edge of the highway.
9. Try to keep the walkway adjacent to 278 as far away from 278 as possible
- a. The multi-modal path adjacent to highway 278 will be located within the 50’ buffer along the highway. The Town of Hilton Head Island will be taking responsibility for its final alignment by laying out the path in the field during construction. This will include taking into consideration distance from 278 and the location of existing trees and understory plants.



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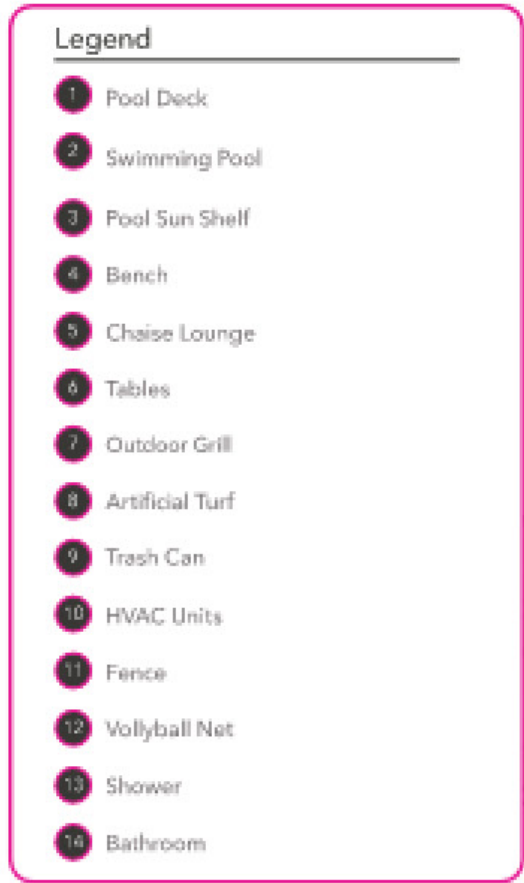
10. Provide Pool Materials

- a. A design-build pool contractor has just recently been added to the team. The final materials for the pool will be determined soon with the design-build contractor. The current plan is that the pool deck will be grey concrete, salt void finish (example below). The coping, waterline tile, and pool shell finish will be determined soon.



Salt Void Finish

- b. While not included in the official DRB conditions of approval, there was discussion by the Board regarding the shape and features of the pool to allow for a more “family friendly” design. This, coupled with addressing comment 12 to “study the service yards and condenser locations” caused us to revisit the configuration of the pool. See the sketch below and in the drawing package. Our intent is to move in this direction with the pool designer, and the technical documents (civil and landscape) will be updated to reflect the changes once a design is confirmed. The DRB drawing package still show the earlier design for the pool as the current civil and landscape plans serve as the bases for the plans included. The new shape of the pool will be more organic and is reminiscent of some of the forms found in Gullah sweetgrass baskets. The pool will still have two headwalls to allow for lap swimming across the center part of the pool. This form also allowed us to modify the pool deck to provide more space between the pool enclosure fence and the condensers and the plantings which will provide screening for the condensers. All of this will be detailed in the final documents.



Gullah Geechee Sweetgrass Basket Form Inspiration



Curvy Pool with Pool Benches



Curvy Pool with Volleyball Net

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Revised Pool Sketch



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- 11. Provide Roof Plans
 - a. Roof plans are included in the drawing package, Appendix B.
- 12. Study the service yards and condenser locations.
 - a. The condensers have been clustered in groups to allow for screening through shrubs, including Yew Podocarpus, Giant Leopard Plant, Azaleas, and Pineapple Guava Shrub.
- 13. Clarify or update the floodplain zone marketing (sic) at the parking spots.
 - a. This line was included in error. There is no flood plain across the developed part of the site. Parking diagram is included on page 19.
- 14. Provide elevations that indicate materials and colors
 - a. All the elevations of all the buildings are included in the drawing package, Appendix B. There are also material/color elevations of each of the residential building types indicating the materials used and the colors proposed on pages 31-35.
- 15. Provide materials board with real samples and colors
 - a. A materials board will be provided at the meeting.
- 16. Provide exterior lighting specs indicating color and surface material
 - a. Please refer to the response to DRB comment 4.
- 17. Study the Snow-White (sic-White Snow) as it is too light.
 - a. The use of Snow-White is now limited to trim only. The locations where it was shown previously have been replaced with light grey.
- 18. Consider lowering contrast of lightest and darkest colors as it is too high in contrast.
 - a. The colors have been modified to reduce the amount of contrast between the lightest and darkest colors. See the colored elevations referenced in response to comment 14 and the materials board referenced in comment 15.
- 19. Provide detailing of the brackets, the trellis, the dog park (including fencing).
 - a. The soffit brackets will be a pre-manufactured bracket by Ekena and will either be prefinished or painted to match the trim color. The larger brackets on the upper decks and key entrances is shown in a detail in Appendix B on sheet A903, as well as a snippet of the prefabricated bracket selection. All trellises have been removed from the project. The dog park fence is shown on sheet L302 of the landscape documents and dog waste stations will be included.
- 20. The signage will be a separate application package
 - a. It is correct that signage will be submitted separately in a future application. Currently a monument sign at the Highway 278 entrance is anticipated, plus typical wayfinding and regulatory signage on site.



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The Northpoint Workforce Housing community is envisioned to address local affordable workforce housing needs while embracing the values and character of the Town of Hilton Head Island. The community includes a mix of housing types in a walkable environment.

SITE PLAN

A driving force for the site plan of Northpoint is the creation of a comfortable, safe, and walkable neighborhood with five significant community gathering nodes at strategic locations in the plan. These nodes include the Hub, the Central Green, the Community Gardens, Live Oak Commons, and the Preserve. These locations are highlighted using permeable paving in the street system to reinforce the pedestrian nature of these areas. The plan utilizes three building types for diversity of scale, variety of living style options for residents, and interest in the streetscape. The primary vehicular entrance to the site utilizes the existing right-in/right-out access point on William Hilton Parkway/ Highway 278, which deflects slightly northeast to create a three-way intersection. The east leg of this intersection connects through the post office property via a new right of way that provides access to Gum Tree Road. This ensures that residents and visitors have access to a full movement intersection and are not limited by the right-in/right out existing entrance. A location for the Breeze Trolley has been reserved on the south side of the street that connects to the USPS site. The north leg of this intersection introduces a slow-moving parking street character between two three-story buildings. The Hub, which contains the leasing office and community rooms, is in the building on the west side of this drive acting as a focal point from both arrival directions. A community pool amenity is in the courtyard formed by this and other buildings. The core of the site will be at the intersection of the east-west drive on the north side of the site and a secondary north south drive. This intersection is characterized by three amenity nodes, one on each corner/side of the intersection. Central Green, an event/gathering space is on the north side of the intersection, framed by two-story townhomes. This will be a primary place for residents to gather for community events. On the east side of this intersection are the Community Gardens and potting shed for the neighborhood. The garden shed is attached to a building that contains the mail kiosk/package center for the neighborhood as well as the primary access point to the pool courtyard and a picnic pavilion. The west side of the intersection is the Live Oak Commons which is a passive open space for informal gathering and play punctuated by a specimen live oak tree. At the west end of the site is the Preserve, which features a nature play playground and dog run area nestled among the existing trees.

A significant driver for the layout of the vehicular street/parking system is to preserve the existing “wet” infrastructure to minimize the need to remove/relocate these utilities. The larger three-story buildings are designed so that the fronts are focused on the street system. The units in these buildings run through the building, with the main living spaces and outdoor decks/patios facing the streets. Bedrooms are oriented to the rear of the building. The primary pedestrian systems are along the streets. This “eyes on the street” strategy, provides for a safe and social atmosphere along the street. The townhomes and two-story flats buildings are on the north side of the main east-west street. These smaller scaled buildings serve as a transition to the smaller scaled buildings of Marsh Point. Biofiltration swales with native plantings have been integrated into the plan in a variety of locations, allowing for stormwater to be treated before entering the ground or Jarvis Creek.

ARCHITECTURE

Three building types are utilized in the project. A mix of one-, two-, and three-bedroom units are present in the community. The units in the larger, three-story walk-up buildings are designed in pairs around a central open-air stair and the pairs are grouped together to form the overall building plan. The result is there are no corridors or breezeways in the buildings except for one building where a ground floor breezeway is needed to allow residents to get from the parking behind the building to the front where the unit entrances are located. The interior units have exterior exposure on both the front and back of the building. The end units have exterior exposure on the front, back, and side. All units have an outdoor deck or patio. The townhomes are two-story, and each unit includes three bedrooms. These three-unit buildings frame the Central Green, with their individual front doors/porches oriented to the Green. Finally, there are two buildings containing flats, flanking the townhomes. These two-story buildings contain four one-bedroom units per floor. Each unit has a corner exposure. These buildings have a central breezeway and stair.

The exterior character of the buildings is inspired by the Low Country vernacular typical of Hilton Head Island and the region. The roofs include pitched hip, gables, and shed roof forms with broad overhangs supported by character appropriate brackets. These details are clean and simple to avoid excessive ornamentation. The buildings include extensive articulation and variety to avoid unbroken planes and unrelieved repetition of shape. Bahama shutters and louvers are incorporated to add texture and color to the buildings. The primary building materials are cementitious siding (e.g. Hardie plank and Hardie panel). Shingle siding is used at entrance locations and has a contrasting color to the main body colors to assist with way-finding. The upper roofs are asphalt shingles, with the strategic use of metal roofs at lower porches and entrances.

The overall color schemes utilize warm greys. Windows are white vinyl. Trim and accent colors range from white, to medium grey to dark to a soft green/grey depending on the context with the adjacent materials.

LANDSCAPE

The Landscape design concept for Northpoint utilizes symmetrical and formal arrangement of plantings at the core of the site at the nexus of the Central Green, Community Gardens, and Live Oak Commons and at the Hub arrival zone. Native and adaptive species such as sabal palms, azaleas, and yaupon hollies create a refined, welcoming atmosphere. As the planting moves outward, it gradually shifts to a looser, more organic composition of coastal beauty, incorporating sea oats, sweetgrass, wax myrtles, and longleaf pines that blend seamlessly with the existing natural ecology. This gradient in the design not only enhances the aesthetic appeal but also supports local wildlife, stormwater absorption, and coastal resilience. The result is a harmonious design that fosters a sense of place, offering residents a lush, exterior environment and grounds the buildings into their surroundings. From a maintenance standpoint, the more structured plantings of the core area and foundation plantings of the buildings will require periodic pruning. However, plant species have been selected that have a mature growth habit such that these will top-out at the size desired which will reduce pruning requirements. Moving away from the core, the plan species are more native or naturalized with very low maintenance requirements.



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Legend

1

Property Line

2

Right of Way

3

20' Setback

4

25' Setback

5

50' Buffer/Setback

6

5' Setback

7

15' Buffer

8

Existing specimen tree to be preserved (typ.)

9

Existing significant tree to be preserved (typ.)

10

Water

11

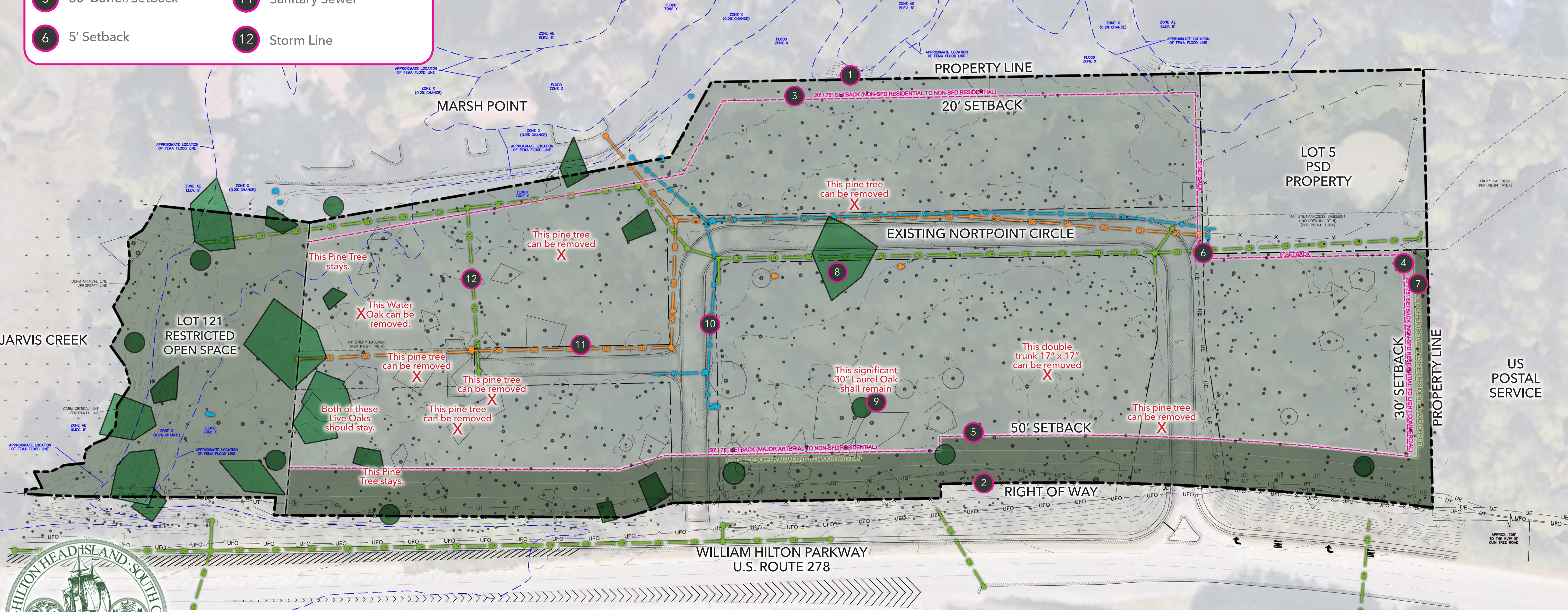
Sanitary Sewer

12

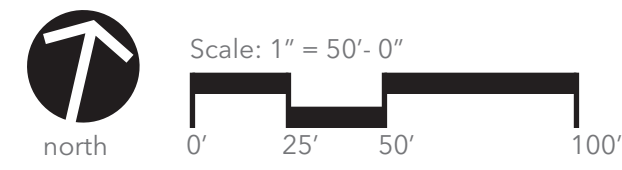
Storm Line

Site Analysis Narrative

The approximately 11.337 acre site is located along William Hilton Parkway, between Jarvis Creek and the US Postal Service Facility. It is bounded on the north by the existing Marsh Point multifamily community. A Hilton Head Public Service District water facility is located at the northeast corner of the site. Most of the site was planned many years ago for a non-residential development. Utility infrastructure (water, sanitary sewer, storm sewer, and electric) and surface roadways were constructed, but no vertical development was completed. The west end of the site includes a lot that is restricted as open space. The site is relatively flat, gently sloping from east to west toward Jarvis Creek. The site is wooded, with several significant and specimen trees on site. The Town staff have identified all the trees that are required to be preserved and protected. The site is in the rezoning process with the Town, proposed to be RM-12. Concurrently, the Land Management Ordinance is being amended to include Workforce housing as a primary use subject to use-specific conditions. These include a density bonus to allow 15 DUA, maximum impervious coverage of 45%, and minimum Common Open space of 16%. The maximum building height is 45'. The site has a 50' Type E buffer along William Hilton Parkway. The distance to the roadway itself is an additional 40'-60' from the property/right of way line. A 15' Type B, option 2 buffer is located along the eastern boundary adjacent to the USPS site. Setbacks include a 50' setback with no bulk plane angle, along William Hilton Parkway; 20', with 75-degree bulk plane angle along the Marsh Point (north) property line; 25' with 75-degree bulk plane angle along the USPS (east) property line and 5' with no bulk plane angle adjacent the PSD property.



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(2011)
SC GRD (NAD 83)

PB:23 PG:51
DB:1577 PG:1307
TOTAL ACRES
58,891 SF
1,352 AC
UPLAND:
54,886 SF
1,255 AC
WETLAND:
4,205 SF
0.097 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-16)
TMS R510 007 000 0242 0000
PB:35 PG:68
PB:64 PG:4
DB:1577 PG:1307
30,058 SF
0.690 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-15)
TMS R510 007 000 0241 0000
PB:35 PG:68
PB:64 PG:4
DB:1577 PG:1307
30,011 SF
0.689 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-17)
TMS R510 007 000 0243 0000
PB:35 PG:68
PB:64 PG:4
DB:1577 PG:1307
36,765 SF
0.844 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-14)
TMS R510 007 000 0240 0000
PB:35 PG:68
PB:64 PG:4
DB:1577 PG:1307
26,089 SF
0.648 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-8)
TMS R510 007 000 0234 0000
PB:35 PG:68
PB:64 PG:4
DB:1577 PG:1307
25,515 SF
0.587 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-7)
TMS R510 007 000 0233 0000
PB:35 PG:68
PB:64 PG:4
DB:1577 PG:1307
25,557 SF
0.587 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-6)
TMS R510 007 000 0232 0000
PB:35 PG:68
PB:64 PG:4
DB:1577 PG:1307
25,517 SF
0.586 AC

N/F
BROAD CREEK PUBLIC SERVICE DISTRICT
HILTON HEAD #1 PSD
TMS R510 007 000 0231 0000
PB:35 PG:68
PB:64 PG:4
DB:2815 PG:1206
44,535 SF
1.025 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-4)
TMS R510 007 000 0230 0000
PB:35 PG:68
PB:64 PG:4
DB:1577 PG:1307
32,858 SF
0.754 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-3)
TMS R510 007 000 0219 0000
PB:35 PG:68
PB:64 PG:4
DB:1577 PG:1307
21,607 SF
0.599 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-9)
TMS R510 007 000 0235 0000
PB:35 PG:68
PB:64 PG:4
DB:1577 PG:1307
25,518 SF
0.494 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-10)
TMS R510 007 000 0236 0000
PB:35 PG:68
PB:64 PG:4
DB:1577 PG:1307
21,607 SF
0.496 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-11)
TMS R510 007 000 0237 0000
PB:35 PG:68
PB:64 PG:4
DB:1577 PG:1307
21,666 SF
0.488 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-13)
TMS R510 007 000 0239 0000
PB:35 PG:68
PB:64 PG:4
DB:1577 PG:1307
25,518 SF
0.585 AC

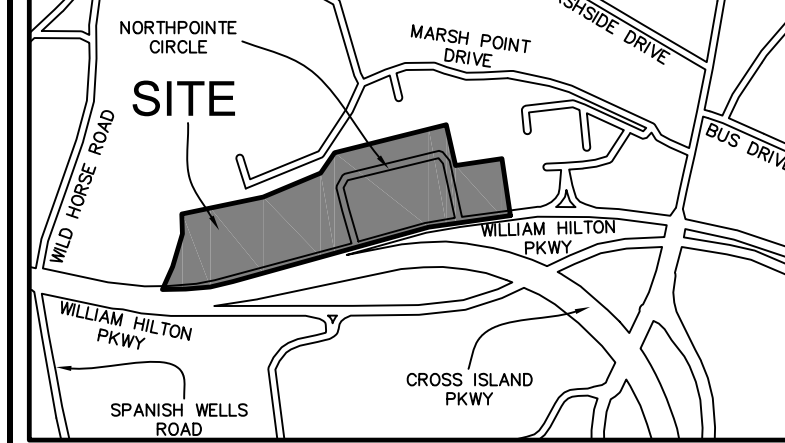
N/F
TOWN OF HILTON HEAD ISLAND
(LOT-12)
TMS R510 007 000 0238 0000
PB:35 PG:68
PB:64 PG:4
DB:1577 PG:1307
20,486 SF
0.470 AC

N/F
TOWN OF HILTON HEAD ISLAND
TMS R510 007 000 0265 0000
DB:1577 PG:1307
53,505 SF
1.228 AC

WETLAND LINE TABLE		
LABEL	BEARING	DISTANCE
LW1	N70°21'51"E	29.45
LW2	N52°17'15"E	43.43
LW3	N18°09'57"E	35.74
LW4	N01°21'46"E	56.72
LW5	N15°48'48"W	39.04
LW6	N21°58'06"W	35.37
LW7	N29°20'25"W	24.64
LW8	N29°20'25"W	5.07

L1	N 72°12'52" E	17.20	L21	N 20°18'12" E	11.64
L3	N 39°29'18" W	19.20	L22	N 14°43'12" E	18.56
L4	N 76°42'02" E	18.01	L23	S 83°15'20" W	15.28
L5	N 50°50'57" E	15.04	L24	S 76°02'00" W	50.13
L6	N 71°34'29" E	21.12	L25	S 76°08'23" W	71.48
L7	N 06°28'44" W	14.27	L26	S 14°19'57" E	15.02
L8	N 41°20'34" E	11.62	L27	S 76°02'54" W	132.01
L9	N 54°52'27" E	13.31	L28	S 59°58'23" W	51.41
L10	N 27°50'58" E	16.80	L29	S 77°20'48" W	12.19
L11	N 08°30'55" W	21.12	L30	N 05°50'58" W	18.84
L12	N 20°12'33" E	25.65	L31	S 77°15'35" W	165.22
L13	N 28°39'36" W	21.27	L32	N 14°19'19" W	88.57
L14	N 49°16'57" W	25.38	L33	N 14°03'34" W	40.00
L15	N 16°04'12" E	28.16	L34	N 14°03'34" W	10.00
L16	N 41°15'16" W	21.15	L35	S 59°03'34" E	61.17
L17	N 16°08'07" E	32.99	L36	S 14°03'34" E	20.00
L18	N 10°47'14" W	24.90	L37	S 14°03'34" E	20.00
L19	N 18°40'18" W	16.98	L38	S 14°17'37" E	68.50

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	2949.79	127.18	127.10	S 83°37'14" W	4°13'04"
C2	2948.79	127.28	127.25	S 77°13'12" W	2°28'18"
C3	20.00	31.41	28.28	N 30°56'26" E	89°58'58"
C4	20.00	31.41	28.28	S 59°03'34" E	89°58'58"
C5	1322.39	99.21	99.19	S 78°50'53" W	4°17'55"
C6	1322.39	125.54	123.71	N 89°47'02" W	18°26'18"



VICINITY MAP NOT TO SCALE

NOTES

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PREPARED FOR:
THE TOWN OF HILTON HEAD
AN AS-BUILT / TREE AND TOPOGRAPHIC SURVEY OF
NORTH POINTE CIRCLE &
WILLIAM HILTON PARKWAY

TAX MAP Nos.
R510 007 000 0121 0000
R510 007 000 0219 0000
R510 007 000 0230 0000
R510 007 000 0233 0000
R510 007 000 0234 0000
R510 007 000 0235 0000
R510 007 000 0236 0000
R510 007 000 0237 0000
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R510 007 000 0239 0000
R510 007 000 0240 0000
R510 007 000 0241 0000
R510 007 000 0242 0000
R510 007 000 0243 0000
R510 007 000 0265 0000

HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: LJO
FIELD CHECK: JWR
DRAWN BY: JWR
DATE: 04-16-2025
SCALE: 1"=60'
PROJECT No.: BFT-22090
FILE: BFT-22090 AT3DWG

COVER SHEET

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. 005928
DATE OF SURVEY

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

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.

No. 28139

JEREMY W. REEDER
S.C.P.L.S. No. 28139

Page 15 of 210

AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF PERMIT (SCDHEC OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

8/7/2025

Survey Data

CA:	12,132 ACRES
PLAT CLOSURE:	1 IN 144,557
FIELD CLOSURE:	1 IN 131,000
ERROR:	X" PER ANGLE POINT
BY:	NO ADJUSTMENT
USED:	TOPCON PS ROBOTIC TOTAL STATION
K COMPLETED ON:	05-12-2022

- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - CMF ■ CONC. MONUMENT FOUND
 - CMFD ■ CONC. MONUMENT FOUND DISTURBED
 - RBF ● IRON REBAR FOUND
 - RWMF ■ RIGHT-OF-WAY CONC. MONUMENT FOUND
 - RWMFD ■ RIGHT-OF-WAY CONC. MONUMENT FOUND DISTURBED
 - OCBx CABLE JUNCTION BOX
 - EF ELECTRIC STUBOUT
 - FH FIRE HYDRANT
 - GI GRATE INLET
 - SM STORM DRAIN MANHOLE
 - SPOT SPOT ELEVATION
 - SN SIGHT
 - SPG SP/IGOT
 - SS SANITARY SEWER LATERAL OR STUBOUT

- LEGEND
- SM SANITARY SEWER MANHOLE
 - TEL TELEPHONE JUNCTION BOX
 - TM TELEPHONE MANHOLE
 - TEF TRANSFORMER-ELECTRIC
 - US UNDERGROUND SEWER MARKER
 - WM WATER MANHOLE
 - WV WATER VALVE
 - WP WOOD POST
 - MG MARSHGRASS
 - TL TRASH CAN
 - TLB TREE LIMB
 - BIR BIRCH
 - BG BLACK GUM
 - CED CEDAR
 - CH CHERRY

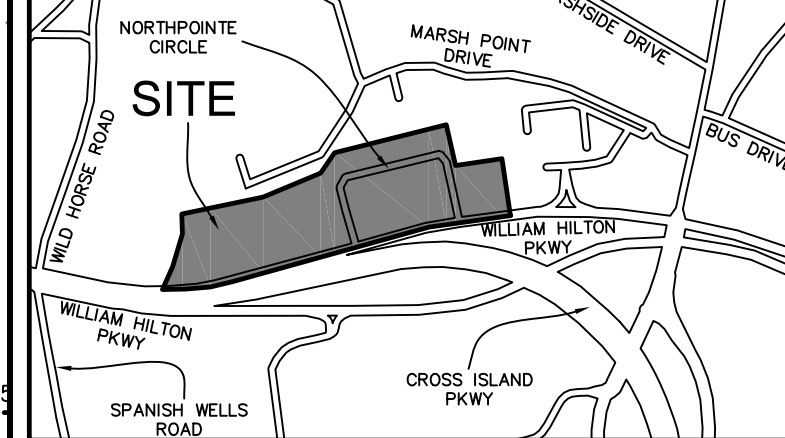
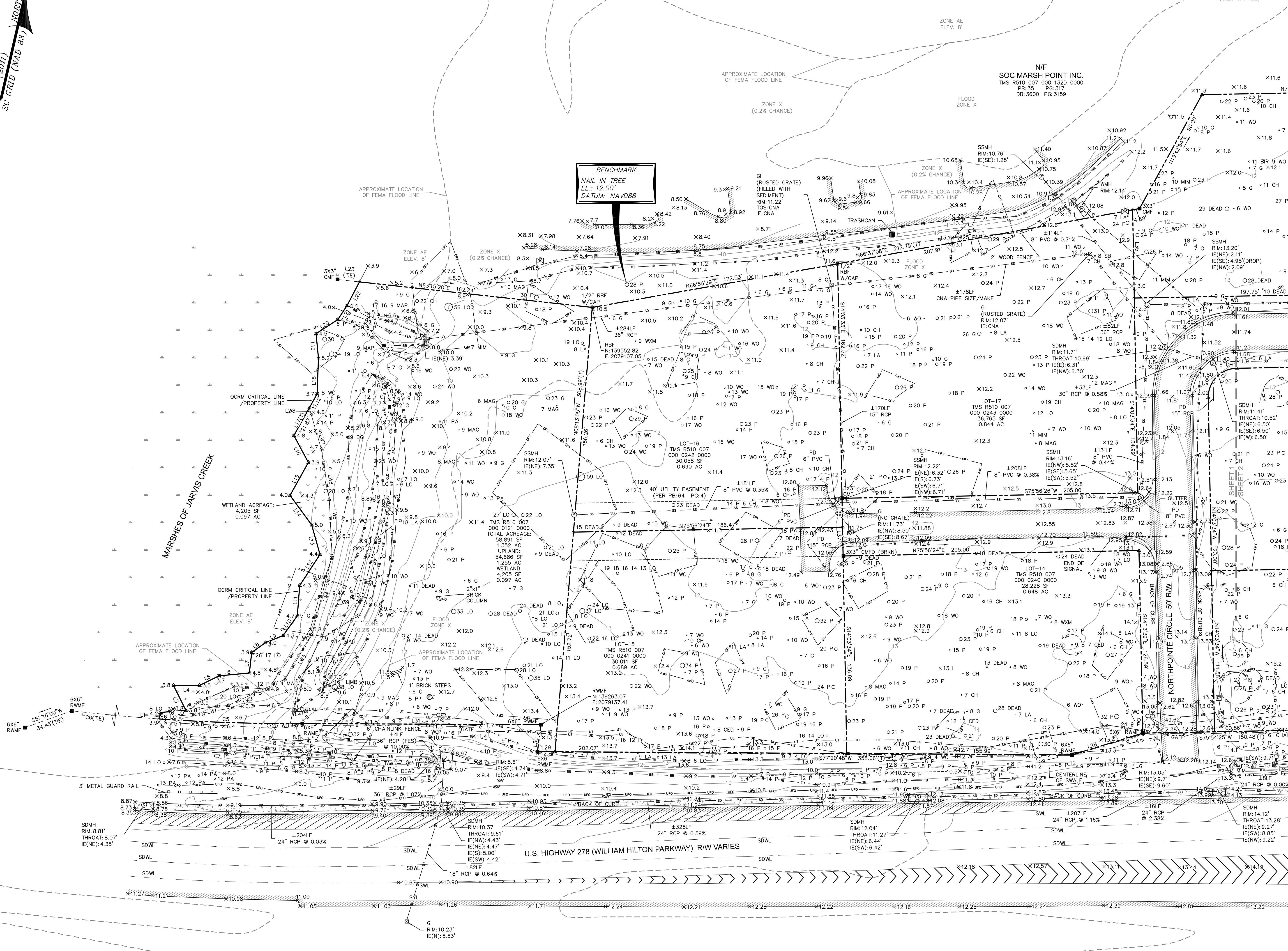
- LEGEND
- G SWEET GUM
 - LO LAUREL OAK
 - LO LIVE OAK
 - MAP RED MAPLE
 - MAG MAGNOLA
 - MIM MIMOSA
 - P PINE
 - PA PALMETTO
 - RO RED OAK
 - SB SUGAR BERRY
 - SCO SWAMP CHESTNUT OAK
 - SYC SYCAMORE
 - TA TALLOW
 - WO WATER OAK
 - WXM WAX MYRTLE

- LEGEND - ADDED
- △ WETLAND FLAG
 - WET WETLAND LINE
 - WETLANDS
 - PP POWER POLE
 - FFE FINISHED FLOOR ELEVATION

- REVISIONS
- ADDED WETLAND FLAGS AND WETLANDS TO SURVEY ON 1-22-2024.
 - ADDED TREE CANOPY OF 30" LAUREL OAK TO SURVEY ON 5-16-2024.
 - ADDED ADDITIONAL SURVEY SCOPE AROUND WATER TANK ON 04-01-2025. SCOPE INCLUDES SUE IN THAT AREA.

- NOTES - ADDED
- WETLANDS WERE FLAGGED BY RESOURCE LAND CONSULTANTS ON DECEMBER 14, 2023.
- LEGEND
- B CONTOUR LINE
 - SB BOTTOM OF BANK
 - CD CENTERLINE OF DITCH
 - X FENCE LINE
 - TB TOP OF BANK
 - OPY TREE CANOPY
 - UD UNDERGROUND DRAINAGE LINE
 - UE UNDERGROUND ELECTRIC LINE
 - UF UNDERGROUND FIBER OPTICS LINE
 - SS UNDERGROUND SEWER LINE
 - UT UNDERGROUND TELEPHONE
 - W UNDERGROUND WATER LINE
 - CONCRETE
 - EP EDGE OF PAVEMENT
 - RIP-RAP

SC GRID (NAD 83)
2011



VICINITY MAP NOT TO SCALE

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TAX PARCEL Nos.
R510 007 000 0121 0000
R510 007 000 0219 0000
R510 007 000 0230 0000
R510 007 000 0233 0000
R510 007 000 0234 0000
R510 007 000 0235 0000
R510 007 000 0236 0000
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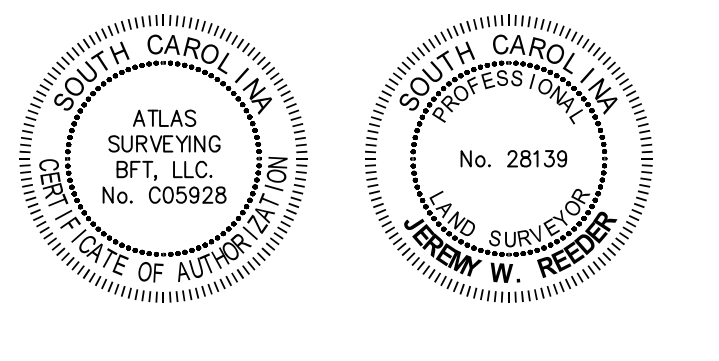
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:
FIELD CHECK:
DRAWN BY:
DATE: 04-16-2025
SCALE: 1"=30'
PROJECT No.: BFT-22090
FILE: BFT-22090 AT3DWG

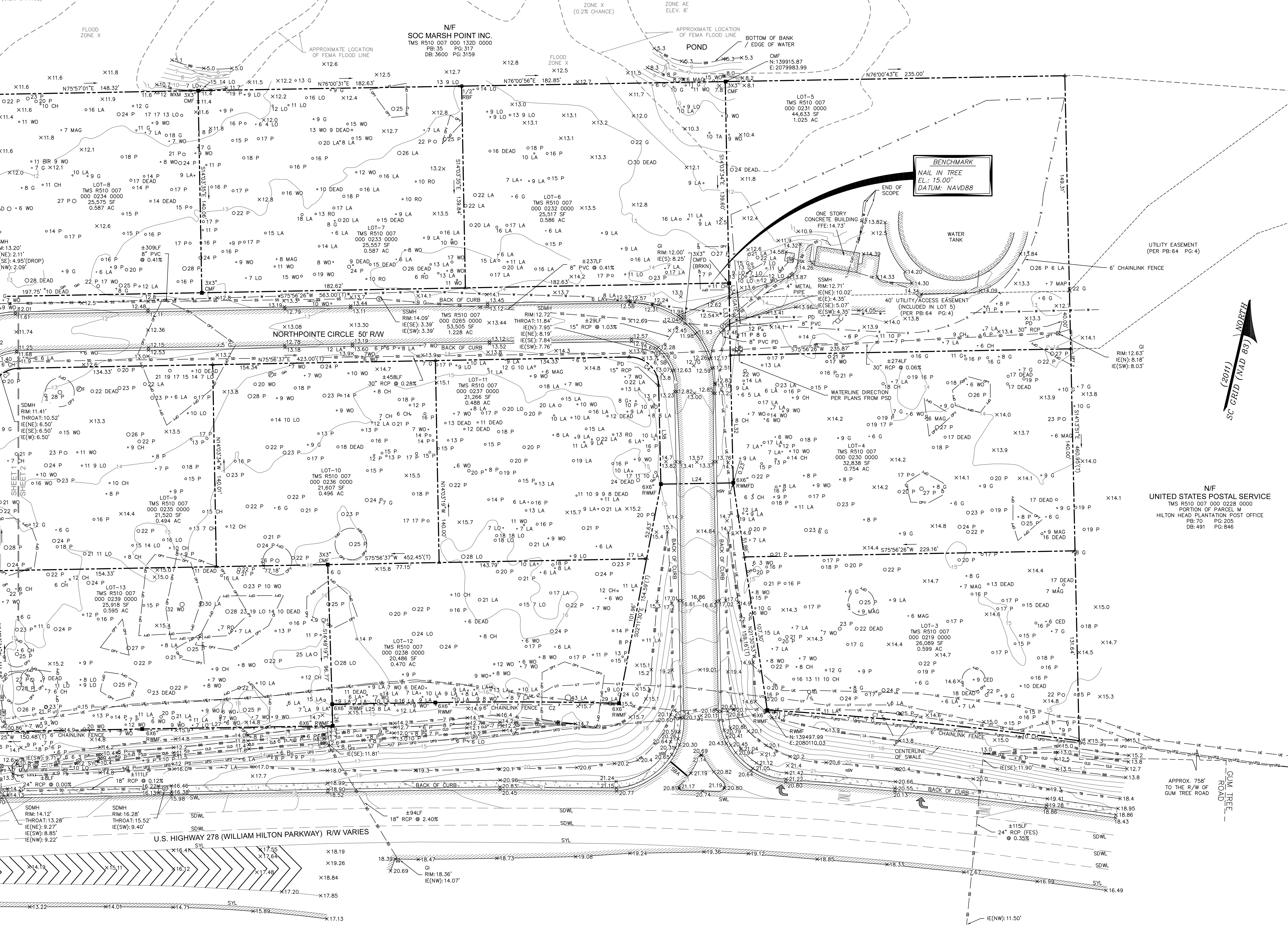
SHEET 1 OF 2

ATLAS
SURVEYING, INC.

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



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SITE

VICINITY MAP NOT TO SCALE

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GRAPHIC SCALE (1"=30')

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NORTH POINTE CIRCLE &
WILLIAM HILTON PARKWAY

TAX PARCEL NOS.
R510 007 000 0121 0000
R510 007 000 0219 0000
R510 007 000 0230 0000
R510 007 000 0233 0000
R510 007 000 0234 0000
R510 007 000 0235 0000
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R510 007 000 0240 0000
R510 007 000 0241 0000
R510 007 000 0242 0000
R510 007 000 0243 0000
R510 007 000 0265 0000

HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JWR
FIELD CHECK: JWR
DRAWN BY: JWR
DATE: 04-16-2025
SCALE: 1"=30'
PROJECT NO.: BFT-22090
FILE: BFT-22090 ATSDWG

SHEET 2 OF 2

ATLAS SURVEYING, INC.

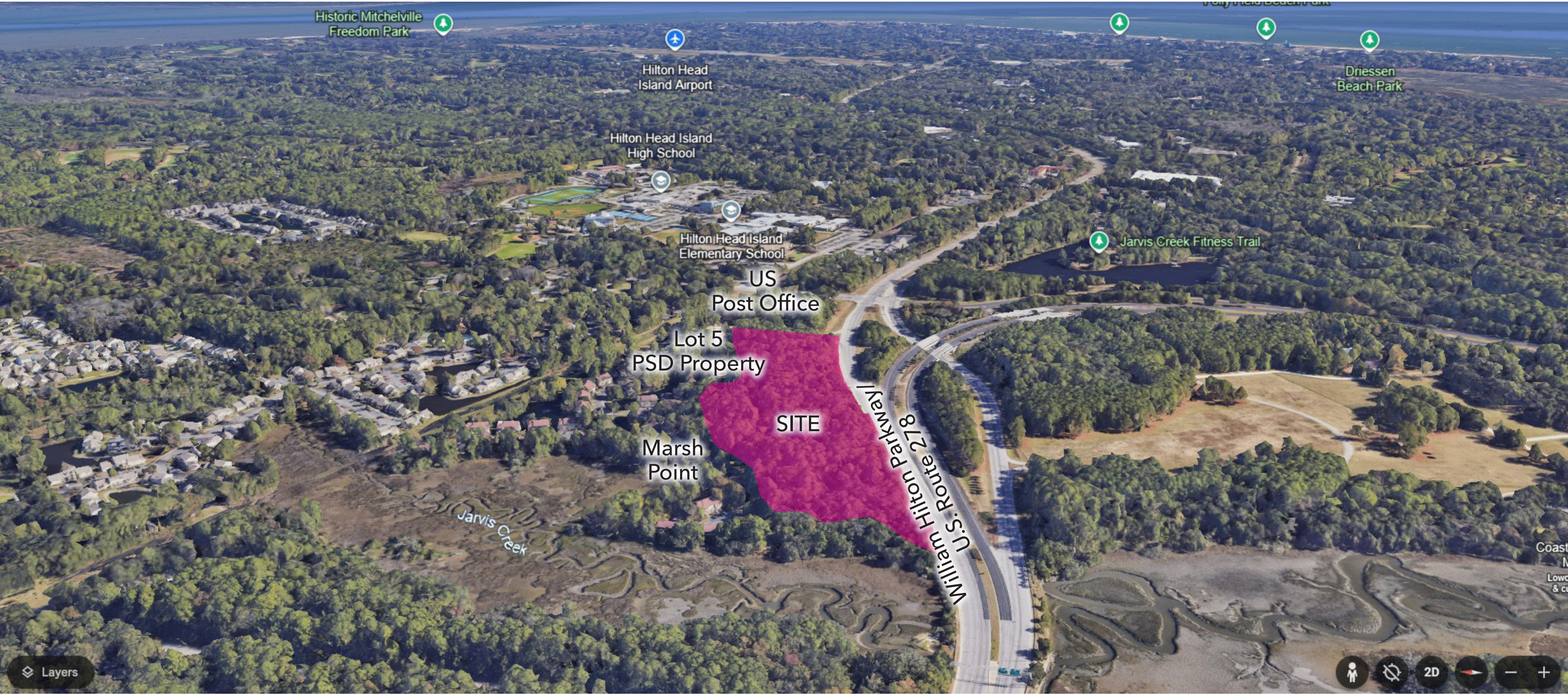
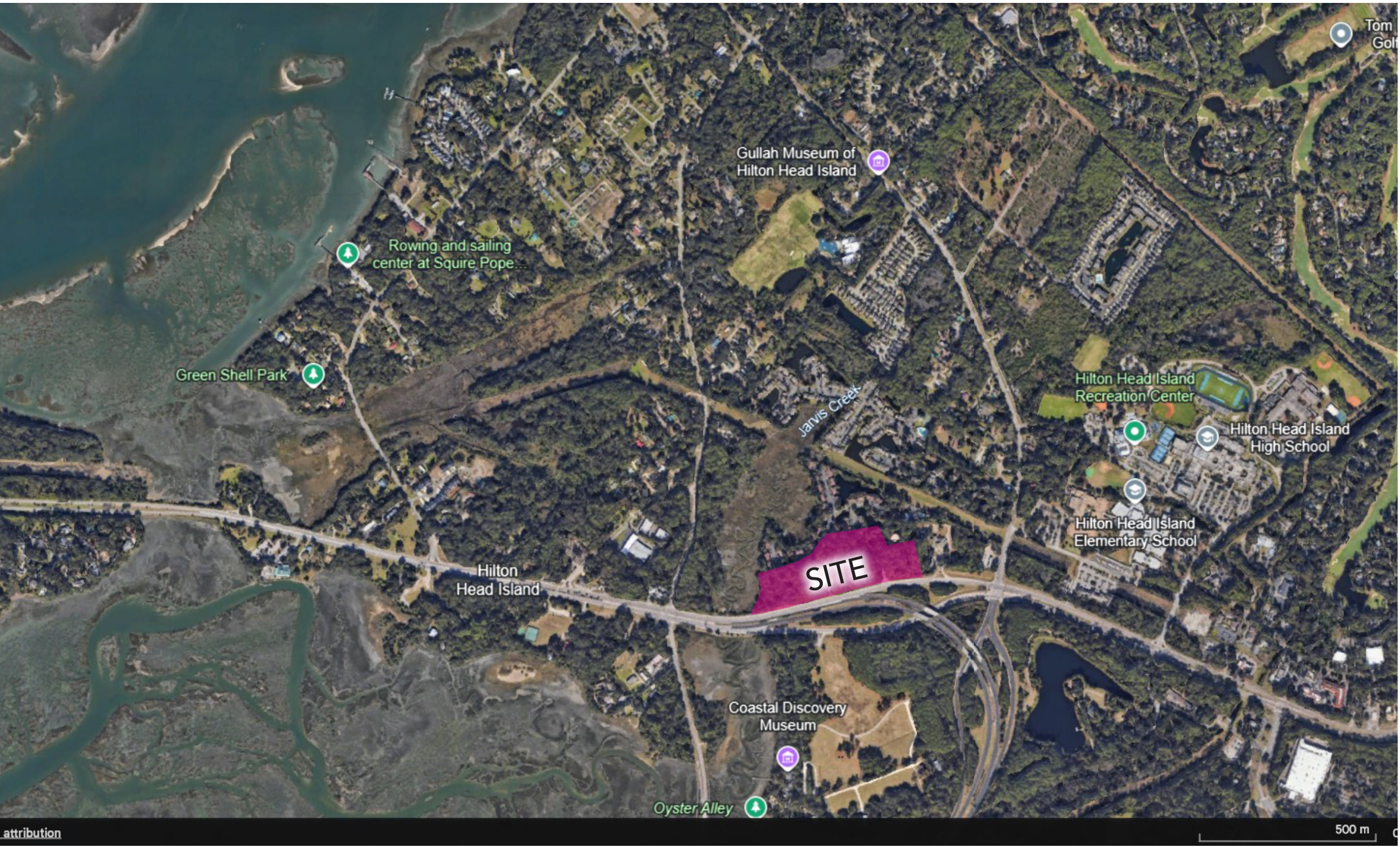
168 BOARDWALK DRIVE, SUITE A.
RIDGLAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

SOUTH CAROLINA
ATLAS SURVEYING
BFT, LLC
No. C05928
DATE OF SURVEY: 04-16-2025

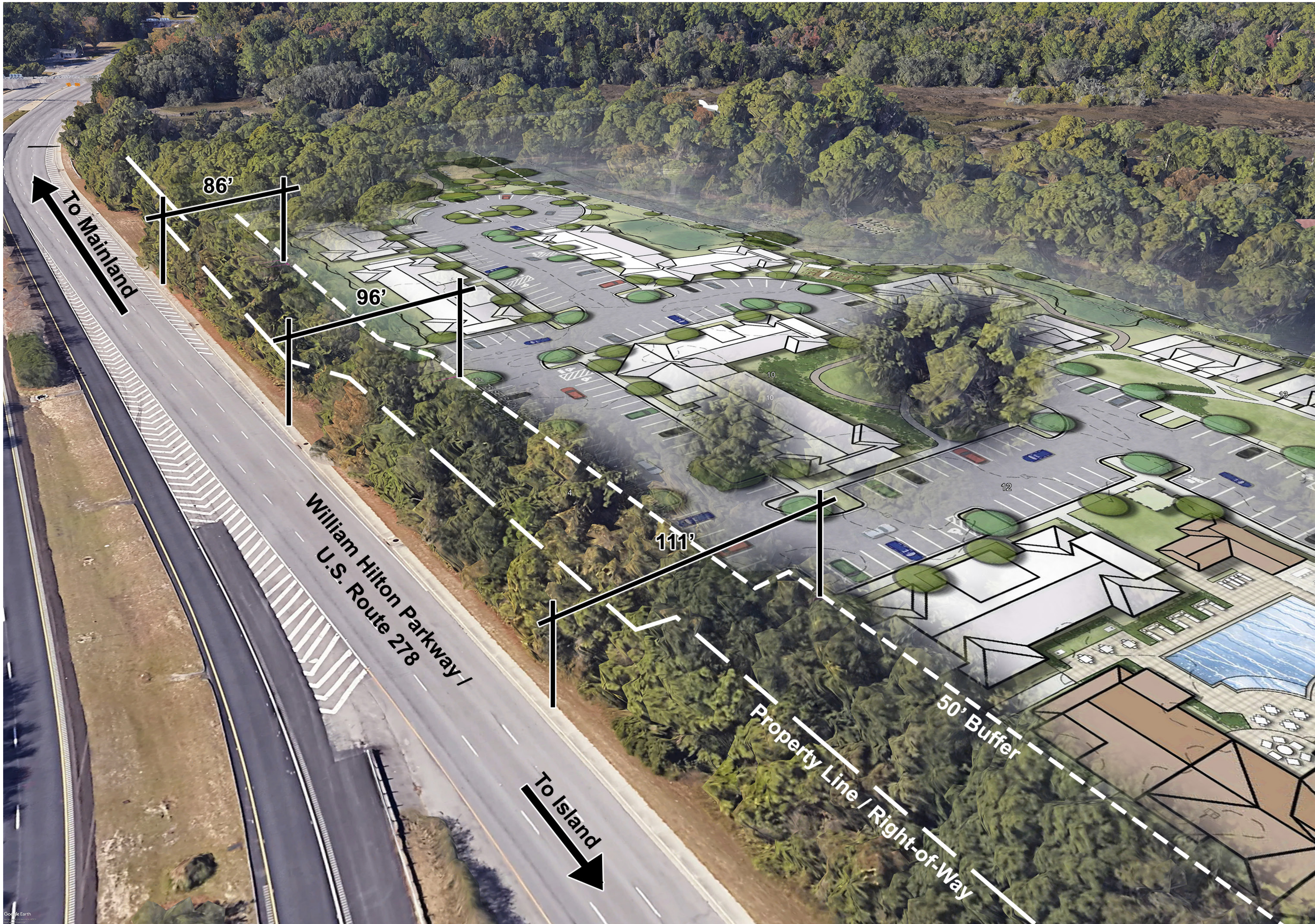
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ATLAS SURVEYING
BFT, LLC
No. 28139
DATE OF SURVEY: 04-16-2025

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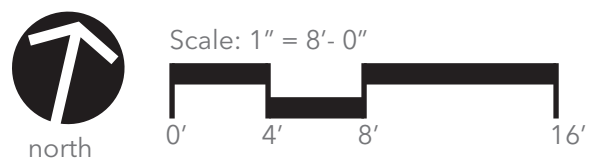
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Legend

- 1 Pool Deck
- 2 Swimming Pool
- 3 Pool Sun Shelf
- 4 Bench
- 5 Chaise Lounge
- 6 Tables
- 7 Outdoor Grill
- 8 Artificial Turf
- 9 Trash Can
- 10 HVAC Units
- 11 Fence
- 12 Volleyball Net
- 13 Shower
- 14 Bathroom



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Northpoint, Hilton Head Island, SC
OneStreet Residential



Design Review Board: Final Approval
Conceptual Illustrative Enlargement Plan - Pool

08/12/25

17



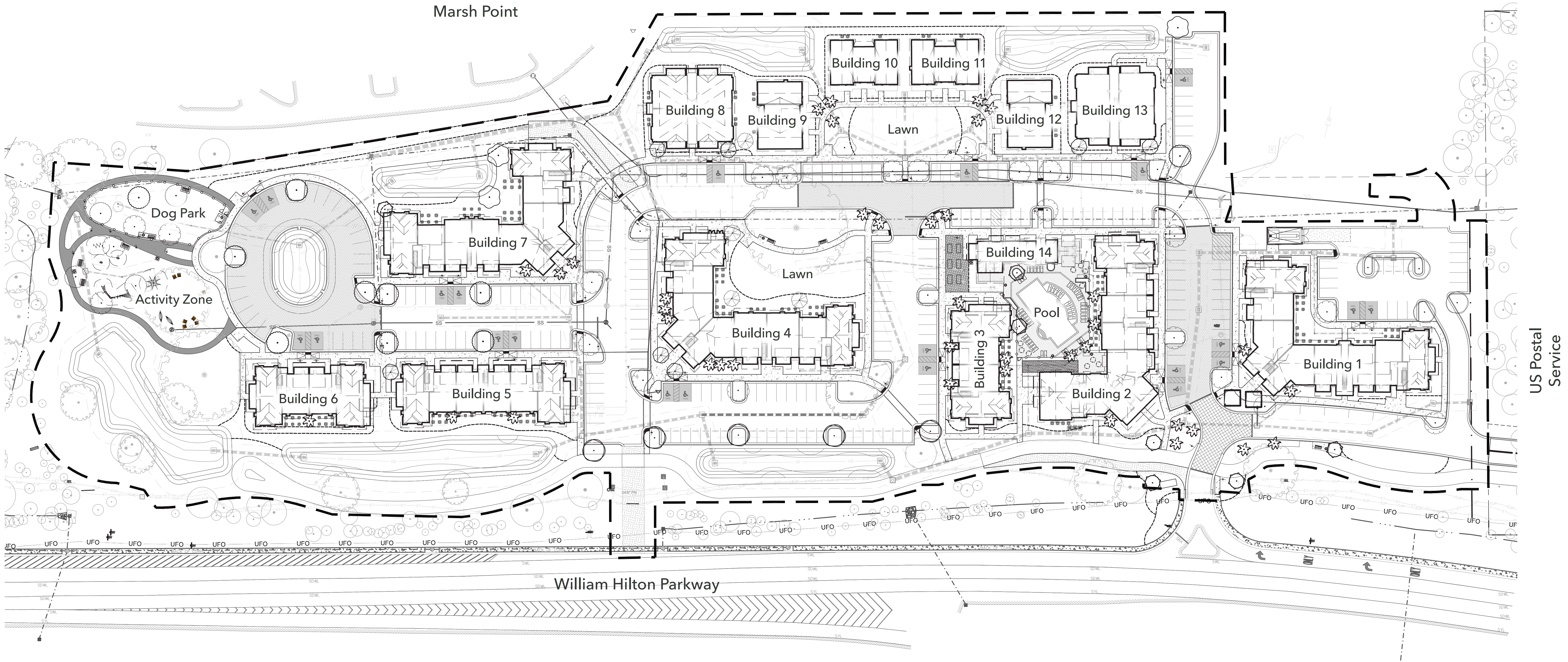
Gullah Geechee Sweetgrass Basket Form Inspiration



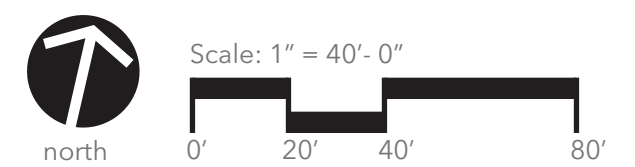
Curvy Pool with Pool Benches



Curvy Pool with Volleyball Net



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Total Parking Required	251 spaces
Total Parking Required at 2 spaces per 2-bed	269 spaces
Total Parking Provided	271 spaces

Residential Parking Required*	248 spaces
Parking Required if 2 spaces per 2-bed	266 spaces
Residential Parking Provided	268 spaces

Office Parking Required** (NIC Amenity Spaces)	1,148 sf	3 spaces
Office Parking Provided		3 spaces

Compact Parking Permitted (20% of required)	50 spaces
Compact Parking Proposed	26 spaces

Parallel Parking Permitted (20% of required)	50 spaces
Parallel Parking Proposed	9 spaces

Electric Vehicle (EV) Charging Station Required	1 spaces
Electric Vehicle (EV) Charging Station Proposed	1 spaces

Handicap Accessible Spaces Required (calculated by building)	13 spaces
Handicap Accessible Spaces Provided	15 spaces
Handicap Accessible Van Spaces Required (1 for every 6)	2 spaces
Handicap Accessible Van Spaces Provided	3 spaces

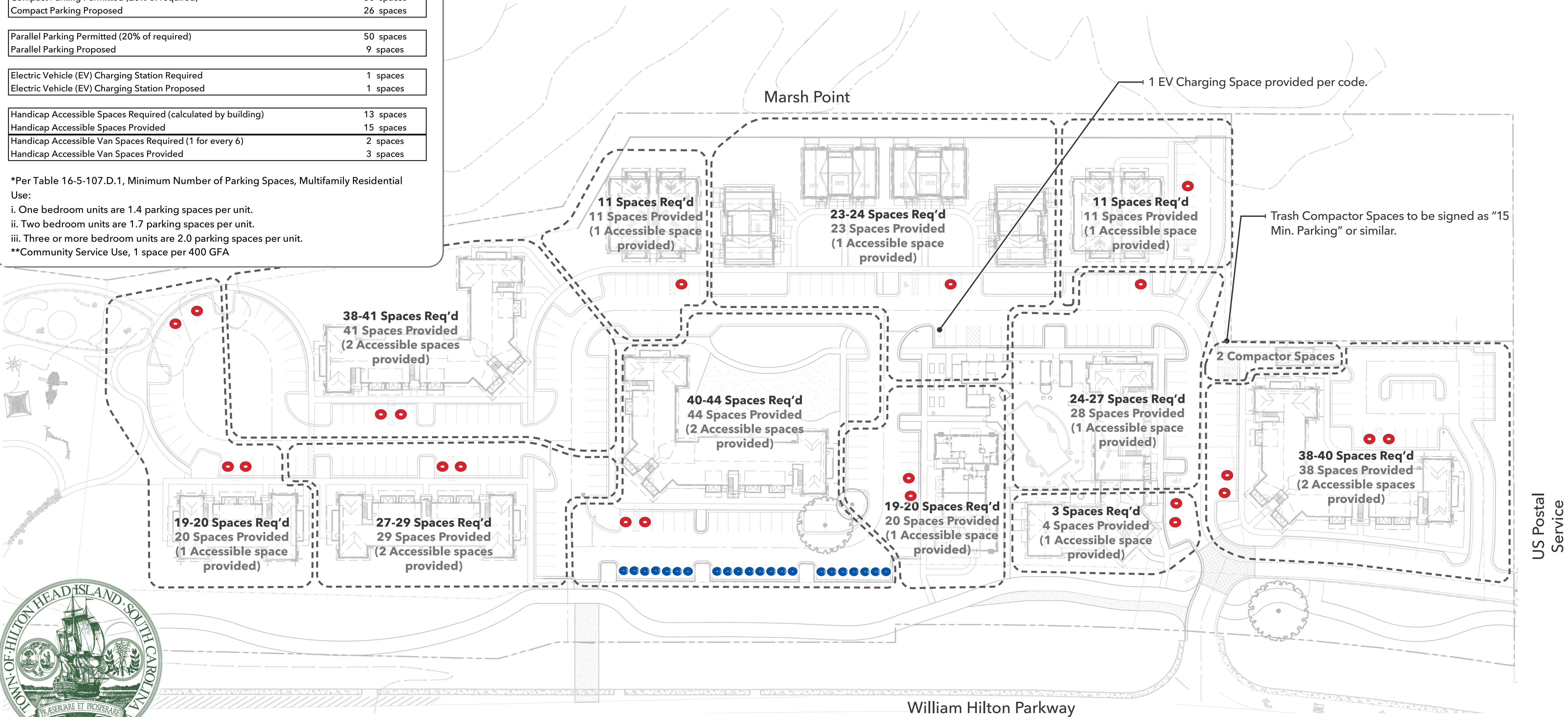
*Per Table 16-5-107.D.1, Minimum Number of Parking Spaces, Multifamily Residential Use:

- i. One bedroom units are 1.4 parking spaces per unit.
- ii. Two bedroom units are 1.7 parking spaces per unit.
- iii. Three or more bedroom units are 2.0 parking spaces per unit.

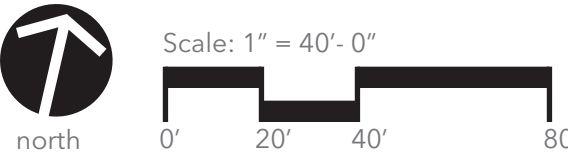
**Community Service Use, 1 space per 400 GFA

Legend

- Accessible Parking Space
- Compact Parking

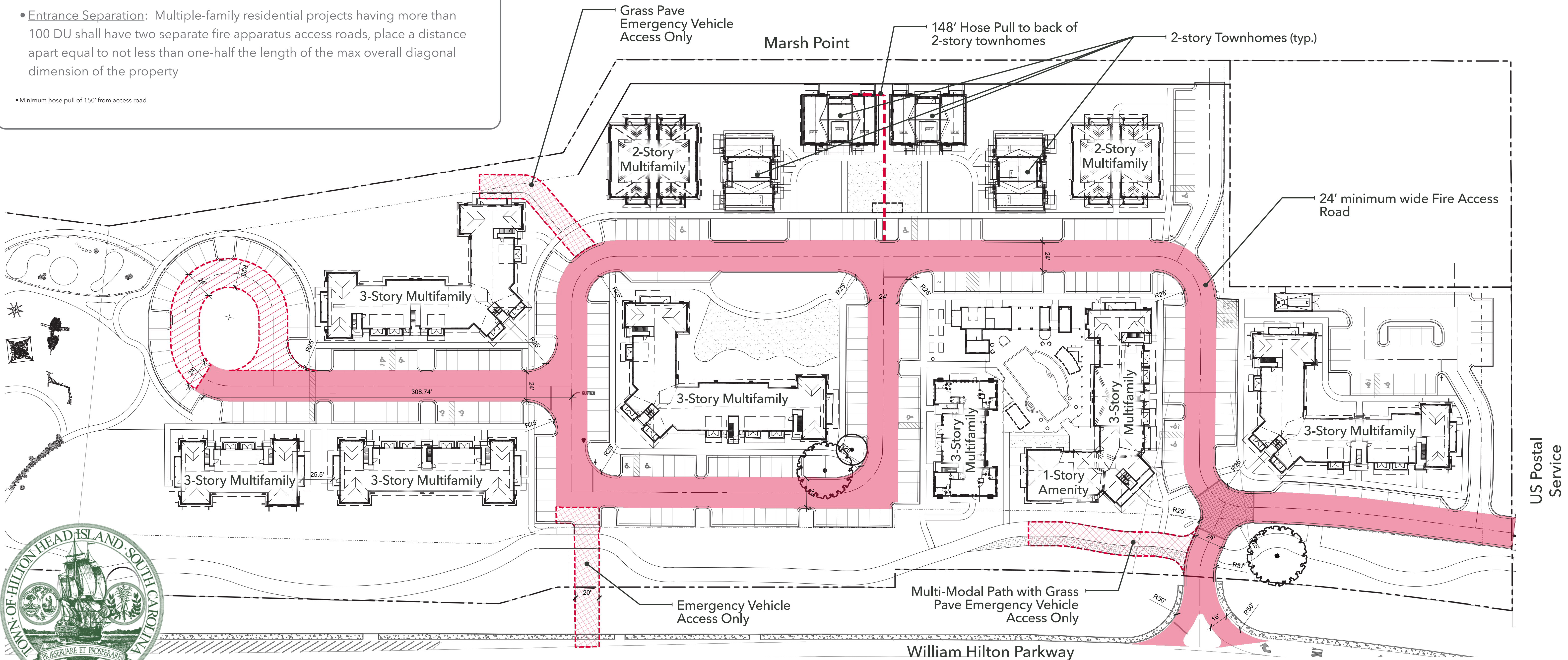


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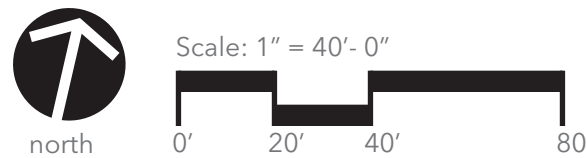


FIRE ACCESS STANDARDS:

- Utilizing 2021 IFC, Appendix D
- Fire Apparatus Access Roads: 20’ minimum width, 25’ minimum inner radius.
- Turn-Arounds: No dead-ends in excess of 150’ w/o turn-around, must follow Figure D103.1 turn-around details.
- Fire Access provided on one long side of each 3-story multifamily building; “One or more of the required access routes ... shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building.”
- Entrance Separation: Multiple-family residential projects having more than 100 DU shall have two separate fire apparatus access roads, place a distance apart equal to not less than one-half the length of the max overall diagonal dimension of the property
- Minimum hose pull of 150’ from access road



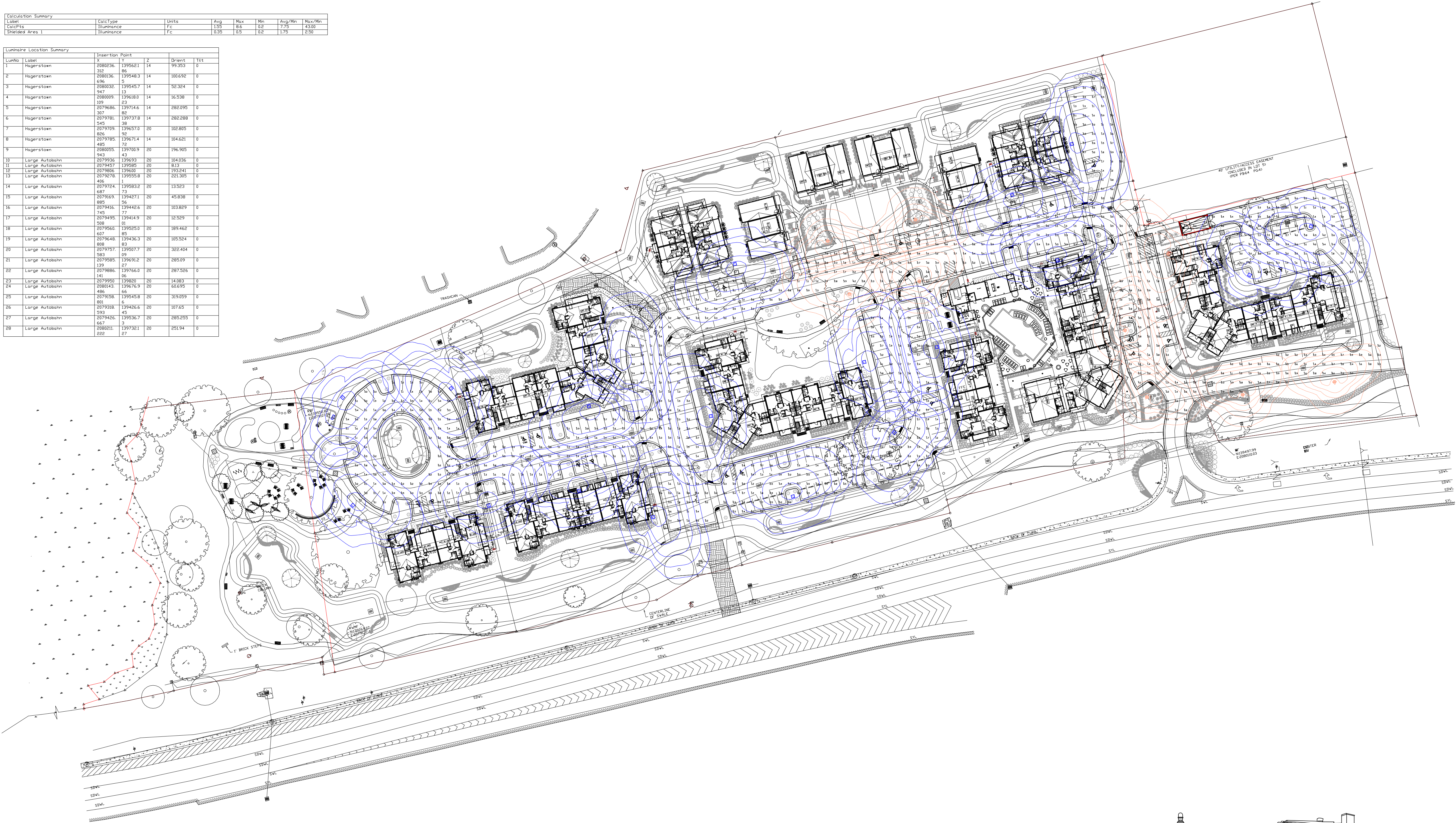
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Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LUF	Luminaire Lumens	Luminaire Watts	Total Watts
9	9	Hagerston	Single	25003 LED on 14" Decorative Pole		0.780	19944	138.9	1250.6
19	19	Large Autobahn	Single	30009 LED on 28" Decorative Pole, 20' Mounting Height		0.760	19808	105	3155

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
CalcFts	Illuminance	Fc	1.55	8.6	0.2	7.75	43.00		
Shaded Area 1	Illuminance	Fc	0.35	0.5	0.2	1.75	2.50		

Luminaire Location Summary									
LumNo	Label	X	Y	Z	Orient	Tilt			
1	Hagerston	2060236	1395621	14	99.353	0			
2	Hagerston	2060136	1395483	14	100.692	0			
3	Hagerston	2060032	1395457	14	52.324	0			
4	Hagerston	2060009	1396180	14	16.538	0			
5	Hagerston	2079686	1397146	82	282.095	0			
6	Hagerston	2079781	1397378	14	282.288	0			
7	Hagerston	2079769	1396370	28	182.805	0			
8	Hagerston	2079785	1396714	14	104.621	0			
9	Hagerston	2060025	1397003	28	196.305	0			
10	Large Autobahn	2079936	1396993	28	104.236	0			
11	Large Autobahn	2079457	1395905	28	81.3	0			
12	Large Autobahn	2079806	1396608	28	193.241	0			
13	Large Autobahn	2079878	1396518	28	201.305	0			
14	Large Autobahn	2079124	1395832	28	13.523	0			
15	Large Autobahn	2079689	1394211	28	45.338	0			
16	Large Autobahn	2079405	1394426	28	103.829	0			
17	Large Autobahn	2079495	1394149	28	12.529	0			
18	Large Autobahn	2079560	1398250	28	189.462	0			
19	Large Autobahn	2079648	1394363	28	105.524	0			
20	Large Autobahn	2079757	1395077	28	322.404	0			
21	Large Autobahn	2079085	1396912	28	285.09	0			
22	Large Autobahn	2079886	1397660	28	287.526	0			
23	Large Autobahn	2079950	139809	28	14.983	0			
24	Large Autobahn	2060143	1396769	28	66.695	0			
25	Large Autobahn	2079108	1395458	28	319.209	0			
26	Large Autobahn	2079318	1394266	28	107.65	0			
27	Large Autobahn	2079426	1395367	28	285.255	0			
28	Large Autobahn	2060211	1397321	28	251.94	0			

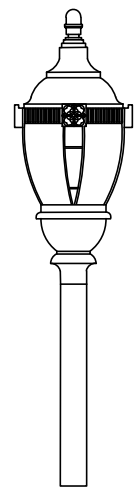
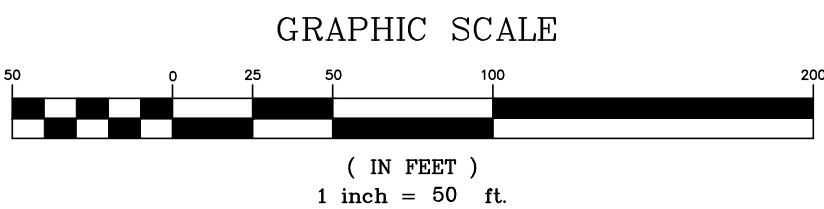


NOTES

1. P.E.C.I. ONLY PROVIDES LIGHTING DESIGNS AS REQUESTED BY THE CUSTOMER OR AS REQUESTED BY LOCAL GOVERNING AGENCIES.
2. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO ENSURE THAT THE LIGHT VALUES, LOCATIONS, LIGHT TYPE, POLE TYPE, AND MOUNTING HEIGHT ARE IN COMPLIANCE WITH ALL LOCAL GOVERNING AGENCY REQUIREMENTS AND/OR RECOMMENDATIONS.
3. ANY OBSTRUCTIONS, OR THE INTRODUCTION OF, WITHIN THE LIGHTED SPACE MAY PRODUCE RESULTS THAT ARE DIFFERENT FROM THE PREDICTED VALUES.

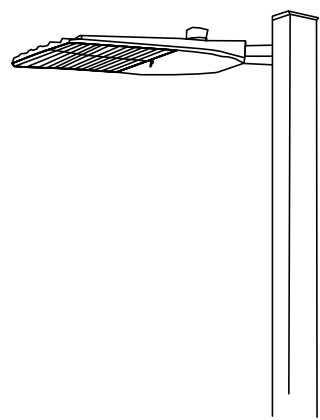
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HAGERSTON

- APPLICATIONS**
Shopping centers, malls, roadways, parks, residential areas.
- SPECIFICATIONS**
Authentic acorn design
Glasslike polycarbonate lens
Ruggedly crafted of heavy duty aluminum
For decades of dependable service
black finish
Full Cut Off Fixture



AUTOBAHN LARGE LED

- APPLICATIONS**
Walkways, driveways, malls, shopping centers, commercial and industrial complexes, and residential areas.
- SPECIFICATIONS**
UL1572 Listed Suitable for Wet Locations
Heavy-duty die-cast aluminum housing and door
Polyester powder finish standard in dark bronze
Full Cut Off Fixture

LIGHTING PROPOSAL FOR
NORTHPOINT
US HIGHWAY 278
HILTON HEAD
BEAUFORT COUNTY, SOUTH CAROLINA

REMARKS:

DESIGNED BY: AW
CHECKED BY: AW
DRAWN BY: RBT
DATE: 5/09/25
SCALE: 1" = 50'
PROJECT NO.: 2412002L-3
MAP NO: 00000000

SHEET NO.
1
OF
1



PALMETTO ELECTRIC COOPERATIVE, INC.
1 COOPERATIVE WAY
HARDEEVILLE, SOUTH CAROLINA 29927
(843) 208-5551 / FAX (843) 208-5532



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VISUAL COMFORT & Co.

3JVR58MBKD: Jovie Outdoor 58 LED Ceiling Fan in Midnight Black with Midnight Black Blades and Light Kit



Dimensions:

Diameter: 58"
Weight: 16.2 lbs.
Number Of Speeds: 6
Reverse Switch: Remote Controlled
Rev. Switch Location: Top of Housing
Motor Size: 178 X 12
Diameter of Housing: 8.3
Lead Wire Length: 78 Inches
Uplight Included: No
Light Kit Included: Yes
Remote Included: Wall Remote
Location of Receiver: Remote Group(s):

Bulbs:
1 - LED Integrated Array 18.0w Max. 120v Included

Features:

- This product may be mounted on a sloped ceiling
- This product is dimmable.
- This fan comes with a light kit.
- Includes a green, energy-efficient DC motor
- ENERGY STAR® Qualified
- This advanced LED technology is carefully designed and selected to consist of the highest quality LED chipsets for superior performance and reliability.
- Remote included for easy operation
- Integrated LED fixtures that meet the high efficacy LED standards set forth in Title 24 and are listed in the California Energy Commission Appliance database.

Material List:

3 Blade - ABS - Midnight Black
1 Body - Steel - Midnight Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

English (3JVR58XXXX-DET-ENG_wet rated)
French (3JVR58XXXX-DET-F_wet rated)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Diffuser	Acrylic	Frosted	1				0.16	7.25				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Canopy	2.5			5.66		

Blade Details:

Blade Group	Diameter	Included	RPM	CFM	Watts	Amps	RPM	CFM	Watts	Amps	RPM	CFM	Watts	Amps
	58	Yes	156.0	5648.0	19.6	0.3	Med	Med	Med	Med	61.0	2265.0	3.9	0.06

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VISUAL COMFORT & Co.

SLO1011TXB-L1: Medium Wall Lantern



Dimensions:

Width: 12.0"
Height: 10.5"
Extends: 17.5"
Wire: 8" (color:Black/White)
Mounting Proc.: Screw(s)
Connection: Mounted To Box
Bulb Type: Modules
Bulb Type: Integrated
Volts: 120
Watts: 9
Watts Consumed: 9
Watts Rated: 9
Hours Rated: 50000
Lumens: 800
Bulb Temp: 2700 °K
CRI: 90

Bulbs:
1 - LED Integrated Modules 9.0w Max. 120v Included

Features:

- Made from a unique composite material which is engineered to withstand the harshest environmental conditions and backed by a 5-year warranty.
- Dark Sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- This advanced LED technology is carefully designed and selected to consist of the highest quality LED chipsets for superior performance and reliability.
- Meets Title 24 energy efficiency standards
- Title 24 compliant high efficacy light source that is not required to be listed in the California Energy Commission Appliance database.

Material List:

1 Body - StoneStrong - Textured Black
1 Arms - StoneStrong - Textured Black
1 Mounting Plate - Stainless Steel - Textured Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (slo1001 slo1011 slo1021)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	StoneStrong	Textured Black	1				4.5	12.0				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			0.88	5.0	4.5	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	SLO1011TXB-L1	1	014817646566	20.2	14.7	13.7	2.35	9.4	0	Yes
Master Pack	SLO1011TXB-L1	0	10014817646563							No

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VISUAL COMFORT & Co.

SLO1001TXB-L1: Small Wall Lantern



Dimensions:

Width: 8.0"
Height: 10.5"
Extends: 13.5"
Wire: 8" (color:Black/White)
Mounting Proc.: Screw(s)
Connection: Mounted To Box
Bulb Type: Modules
Bulb Type: Integrated
Volts: 120
Watts: 9
Watts Consumed: 9
Watts Rated: 9
Hours Rated: 50000
Lumens: 800
Bulb Temp: 2700 °K
CRI: 90

Bulbs:
1 - LED Integrated Modules 9.0w Max. 120v Included

Features:

- Made from a unique composite material which is engineered to withstand the harshest environmental conditions and backed by a 5-year warranty.
- Dark Sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- This advanced LED technology is carefully designed and selected to consist of the highest quality LED chipsets for superior performance and reliability.
- Meets Title 24 energy efficiency standards
- Title 24 compliant high efficacy light source that is not required to be listed in the California Energy Commission Appliance database.

Material List:

1 Body - StoneStrong - Textured Black
1 Arms - StoneStrong - Textured Black
1 Mounting Plate - Stainless Steel - Textured Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (slo1001 slo1011 slo1021)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	StoneStrong	Textured Black	1				4.5	8.0				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			0.88	5.0	4.5	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	SLO1001TXB-L1	1	014817646559	16.2	11.0	13.5	1.39	6.8	0	Yes
Master Pack	SLO1001TXB-L1	0	10014817646556							No

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Project

Catalog #

Type

Prepared by

Notes

Date

HALO

SMD6 Surface Mount LED Downlight

The HALO SMD Surface Mount Downlight combines modern style with high performance, suitable for new construction, remodel, and retrofit projects. Its sleek design remains unchanged, but the installation process is now easier thanks to a new twist and lock mounting bracket. This bracket ensures a secure, gap-free fit, providing a flawless finish. The SMD series can be installed directly to a junction box or recessed housings, making it versatile for any lighting project. Enjoy the perfect blend of style and functionality with a hassle-free installation.

Typical Applications

Residential

Interactive Menu

Order Information

page 2

Product Specifications

page 3

Photometric Data

page 4

Product Warranty

Top Product Features

- 6" Surface Mount Downlight
- Redesigned Mounting Bracket for faster installation
- Installs in many 3-1/2" and 4" (30/40) square, octagonal, or round junction boxes
- 5-color Field-Sale-GO Table (27/30/35/40/50/60K); 90+ DRI
- Brightness (@3000K): 800 lm (Round); 710 lm (Square)
- Dimming: Dim to 5% (phase cut L/E/T/E) with compatible dimmers; 120V input
- Mounting hardware, orange LED Quick Connect and EZ6 adapter included
- Decorative Overlay (sold separately)
- AIR-TITE, wxt location-listed, IG-rated, and ENERGY STAR® certified
- 50,000 hrs of maintenance-free operation
- 5-year warranty

Dimensional and Mounting Details

DRIVER HEIGHT
1.89" [48.2mm]

DRIVER WIDTH
2.44" [62mm]

OVERALL PICTURE HEIGHT
2.92" [74.9mm]
(flow to driver)

PICTURE HEIGHT
1.89" [48.2mm]

PICTURE DIAMETER
ø 7.54" [191.5mm]

PICTURE WIDTH
7.57" [192mm]

COOPER
Lighting Solutions

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PDR 079725 page 1
May 20, 2019 6:16 PM

DGD3

3" Gimbal Recessed LED Downlight

This DGD3 LED Downlight Gimbal Series offers a line of gimbal downlights that simplify installing recessed lighting in challenging locations. The high-performing light output with well-tuned beam spread allows for seamless installation and increased flexibility with improved thermal management. The DGD3 fixture uses a plug-and-play cable connector to link the downlight module to the remote driver box and then plugs it into place with its adjustable, spring-loaded retention tabs for a secure fit, eliminating the need for a 4-liner or external housing. Achieving clean-lined light styles and functional recessed lighting solutions is being easier, faster, and simpler than ever.

Considerations

- Cast aluminum trim makes heat away from electrical components
- Adjustable, spring-loaded retention tabs ensure secure fixture retention
- Compatible for direct contact with insulation

Optional Features

- CEC with greater than 0.9 CRI and an RG greater than 50
- TRM spring-protection smooth, or flame light with a 30° beam angle
- 3.2" TRM with 360° rotation

Mounting

- CEC-based driver installation facilitates light and cable-free fixture fits through improved heat management
- 3.2" TRM input housing
- Removable to less than .7% with compatible 3.2" channels
- Operating temperature ratings of 120°F (-10°C to 40°C)
- Lightless rated for greater than 40,000 hours
- UL, FCC, LHA-80 testing performed in accordance with ENEC standards

Finish

- Available white powder coat finish
- Also available in black, brushed brass, and nickel

Installation

- Spring-loaded retention tabs allow for easy installation with no need for a recessed housing
- CEC-based driver/gimbal box includes three 1/2" wires and three ports for connection
- External power cable (4, 10, 20) available
- Suitable for wet locations

Warranty

- 5-year limited system warranty standard
- Warranty does not cover product failure due to an unauthorized power source
- For installation, please refer to the provided, NICH, instructions including additional safety precautions at the electrical distribution panel

NORTHPOINT HH1

Project

Catalog

UNIT ENTRY LIGHT

Type

Date

1.80 in
(45.7 mm)

3.38 in
(85.7 mm)

2.36 in
(59.7 mm)

3.22 in
(81.8 mm)

1.46 in
(37.1 mm)

3.22 in
(81.8 mm)

UL
Listed

T24
2400K-5000K
CRI minimum 90+ beam

COOPER

100% DIMMABLE

50,000 HRS

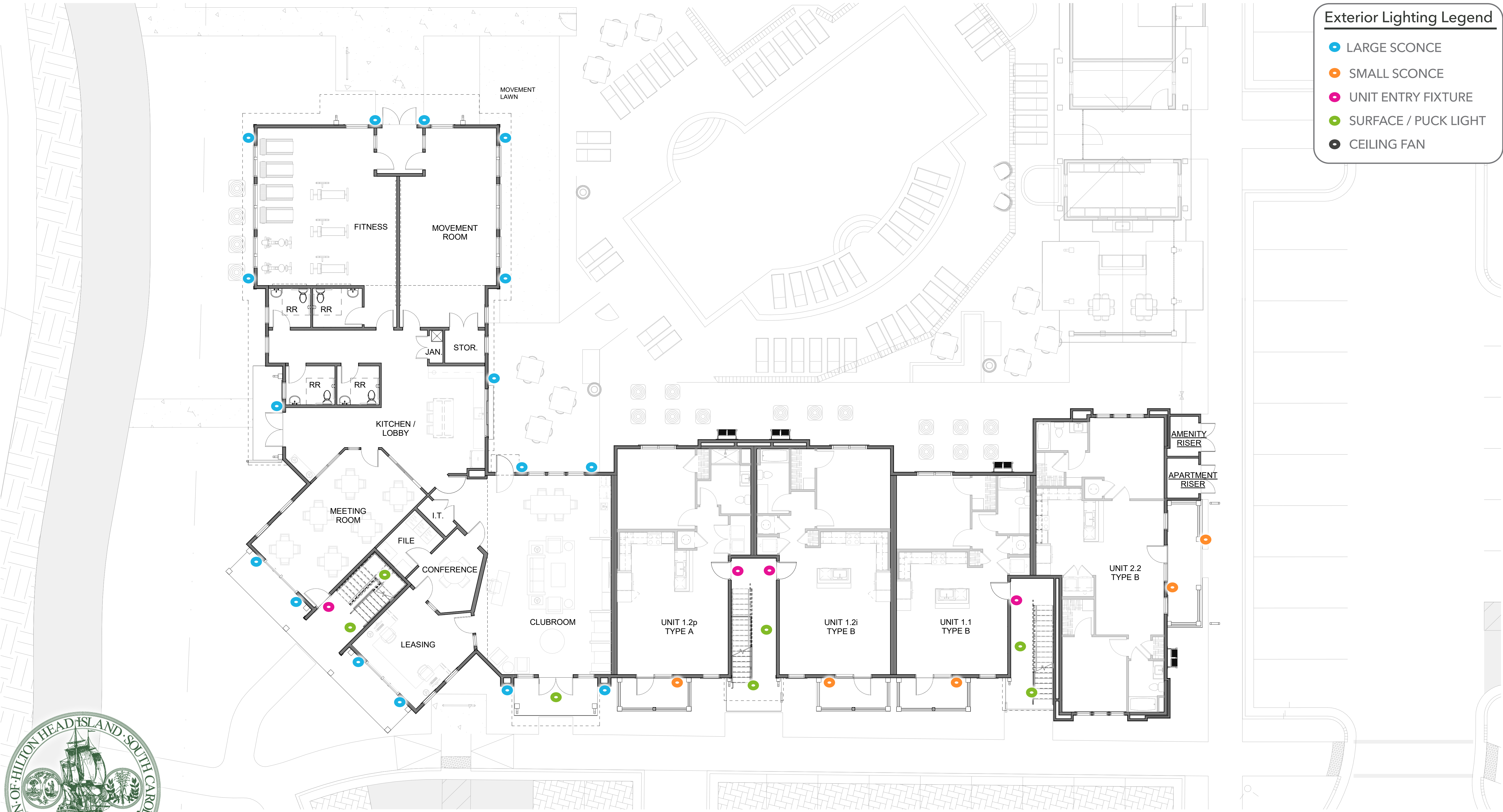
NICOR

LED

NICOR, Inc. 2200 McIntosh Place NE, Albuquerque, NM 87107 P: 800.821.4283 F: 800.822.8893
www.nicorlighting.com February 6, 2019 6:16 PM

Exterior Lighting Legend

- LARGE SCENCE
- SMALL SCENCE
- UNIT ENTRY FIXTURE
- SURFACE / PUCK LIGHT
- CEILING FAN

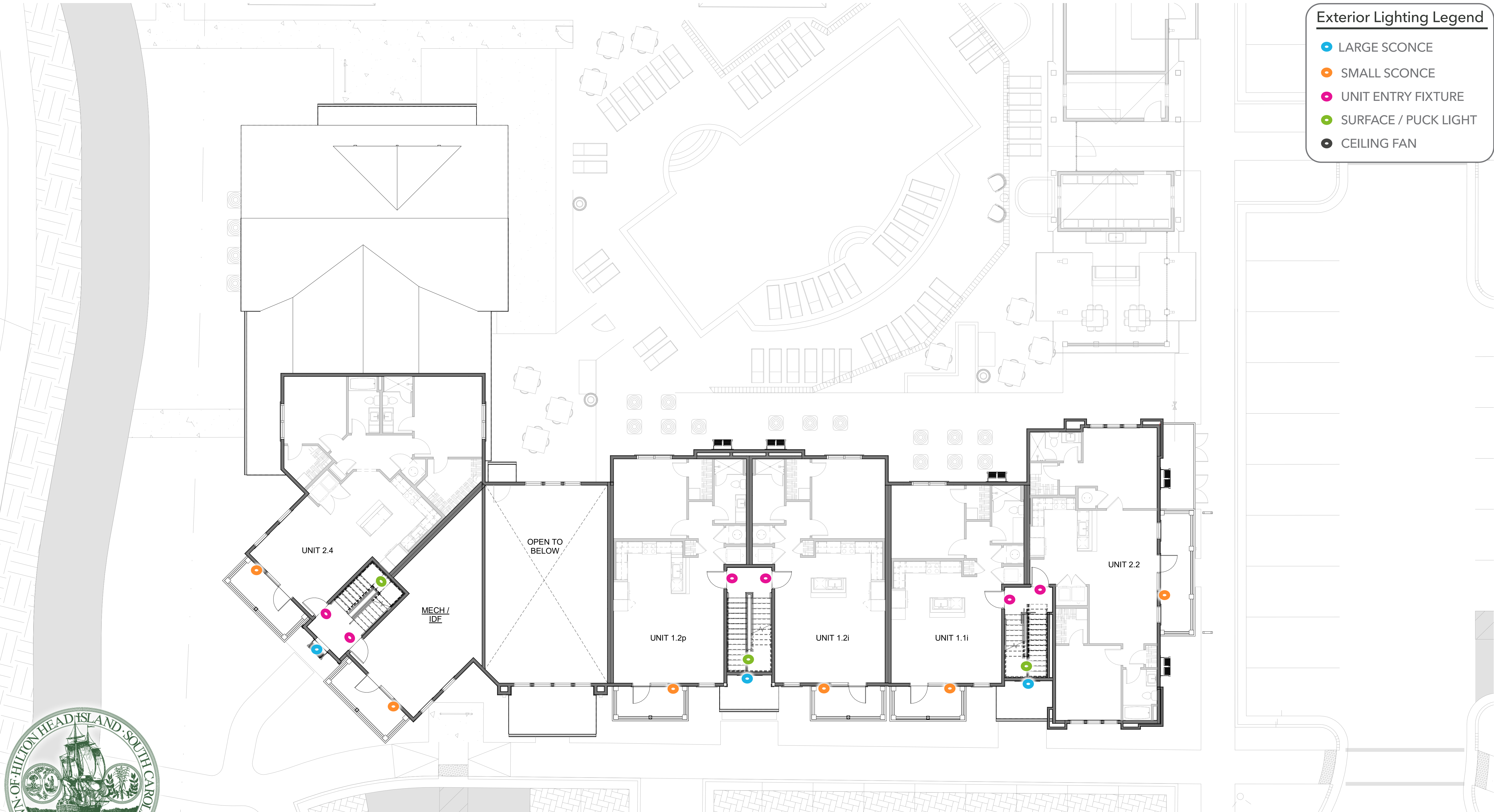


Exterior Lighting Legend

- LARGE SCONCE
- SMALL SCONCE
- UNIT ENTRY FIXTURE
- SURFACE / PUCK LIGHT
- CEILING FAN



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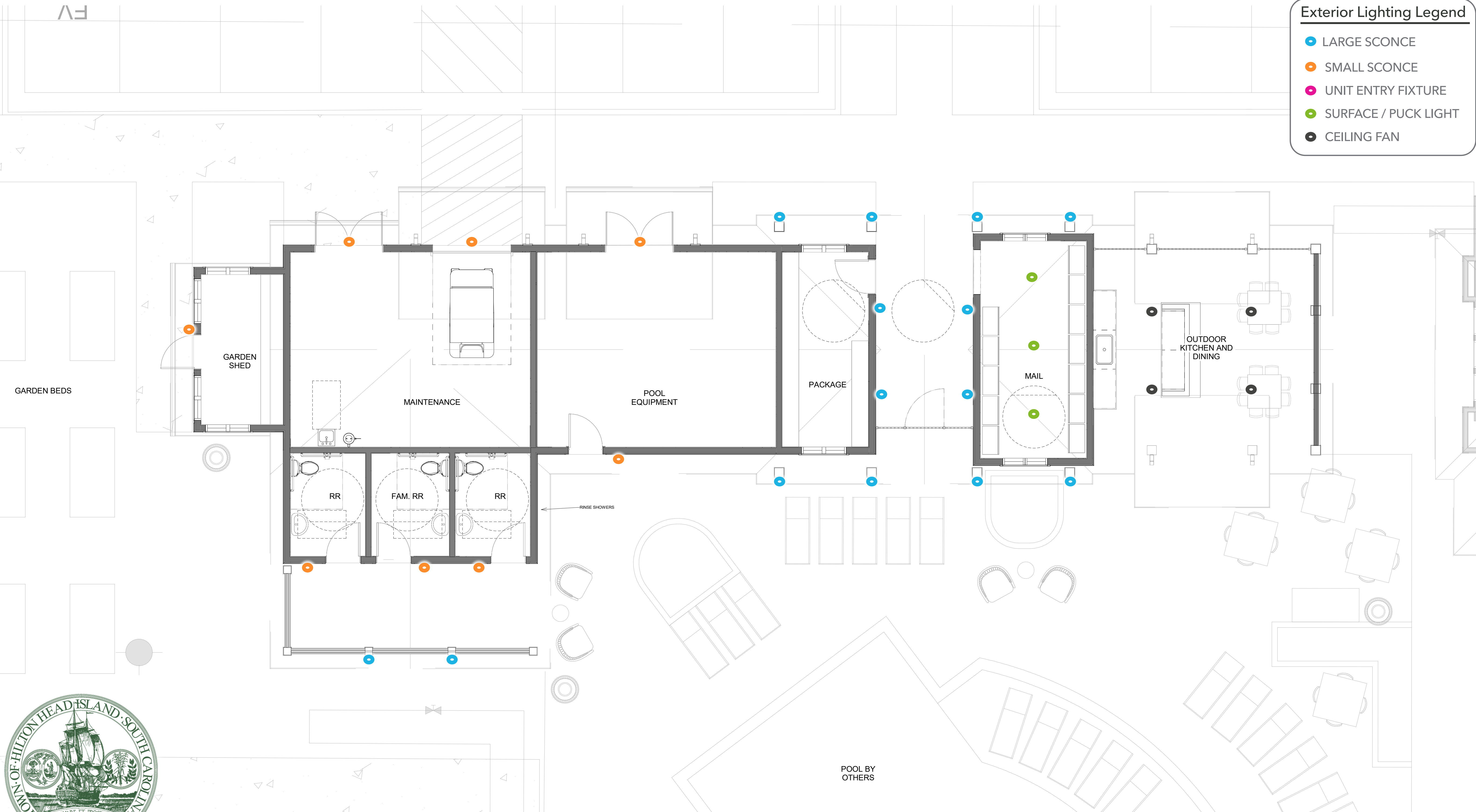


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Exterior Lighting Legend

LARGE SCONCE

SMALL SCONCE

UNIT ENTRY FIXTURE

SURFACE / PUCK LIGHT

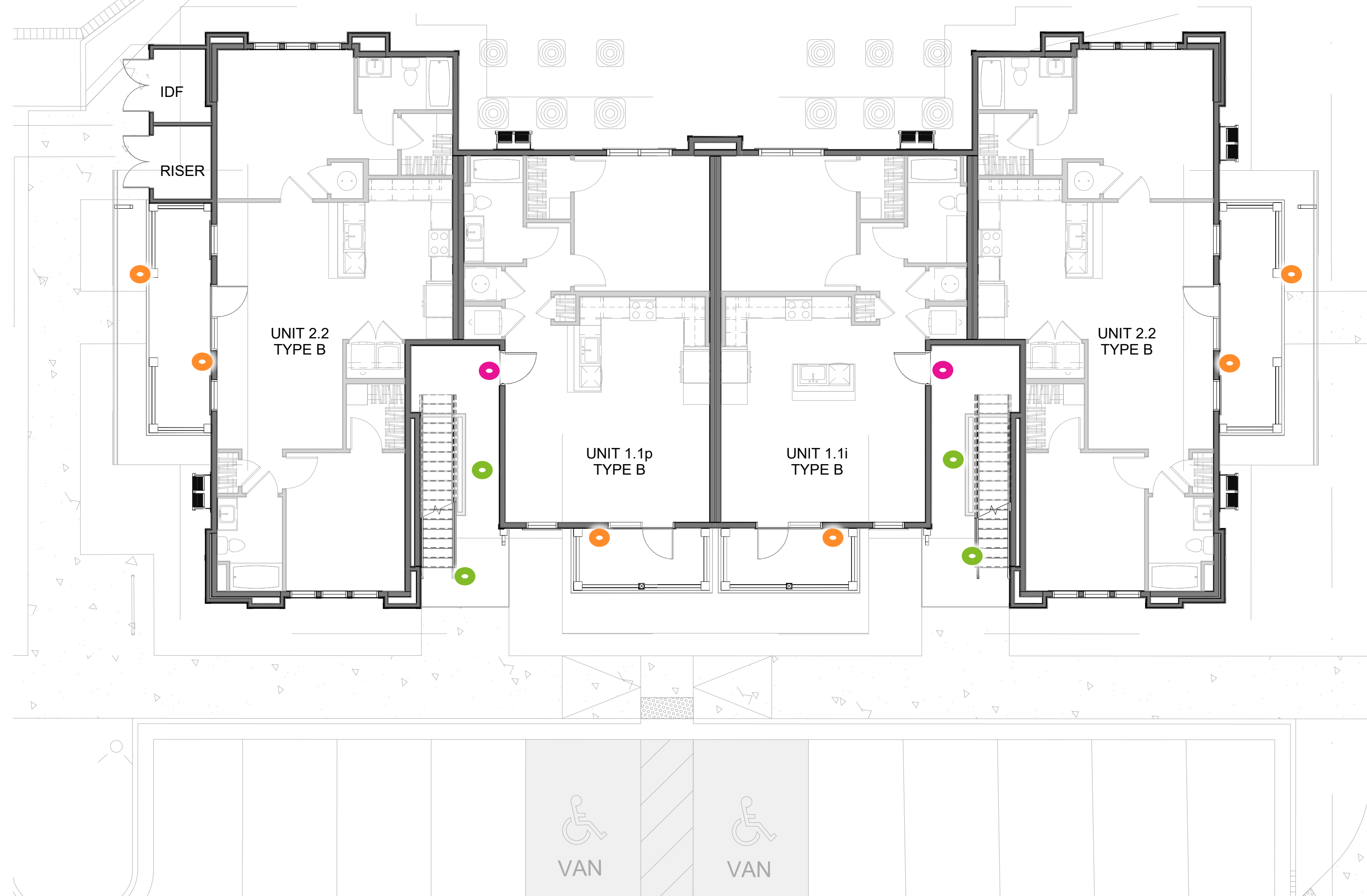
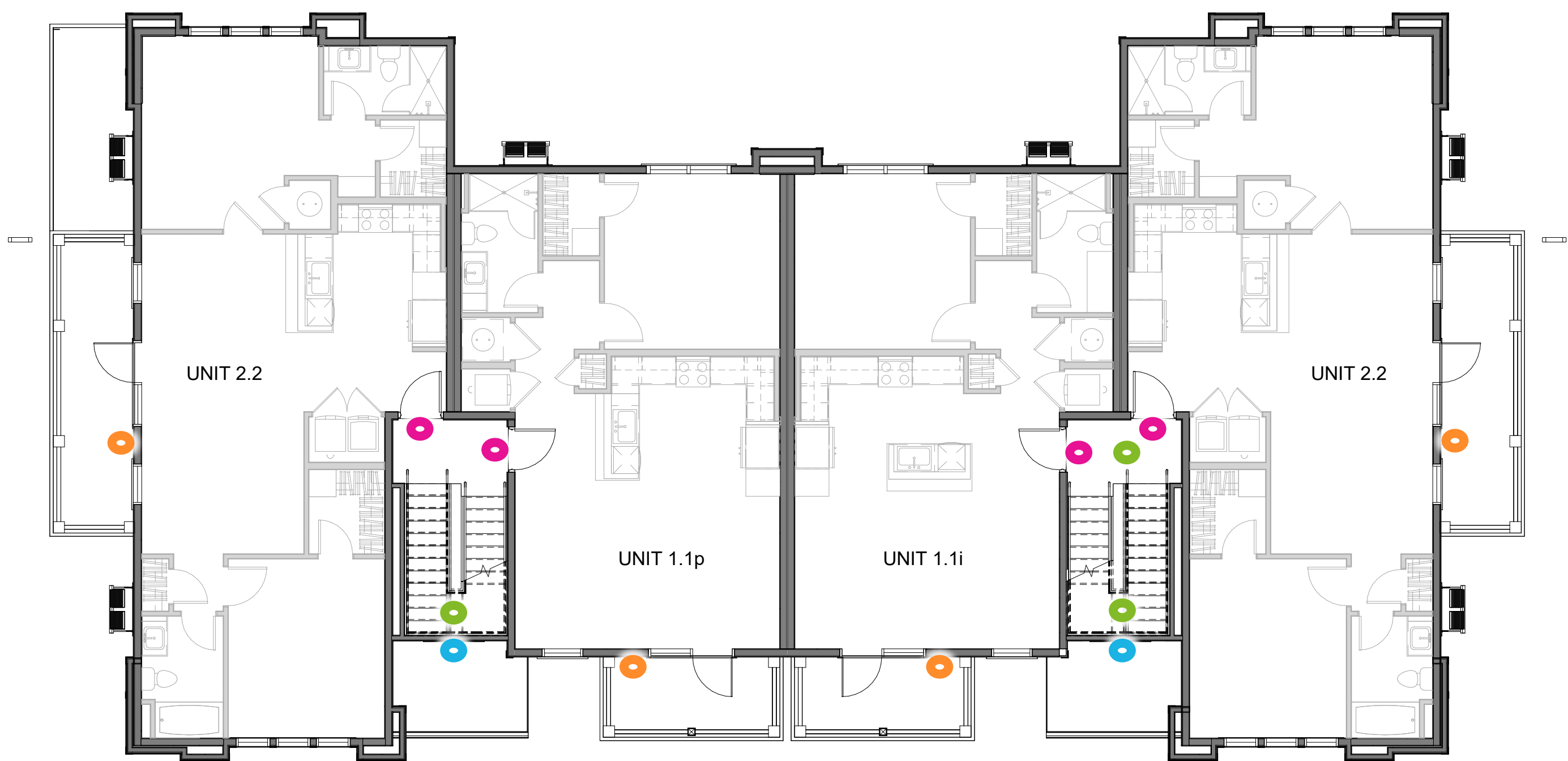
CEILING FAN



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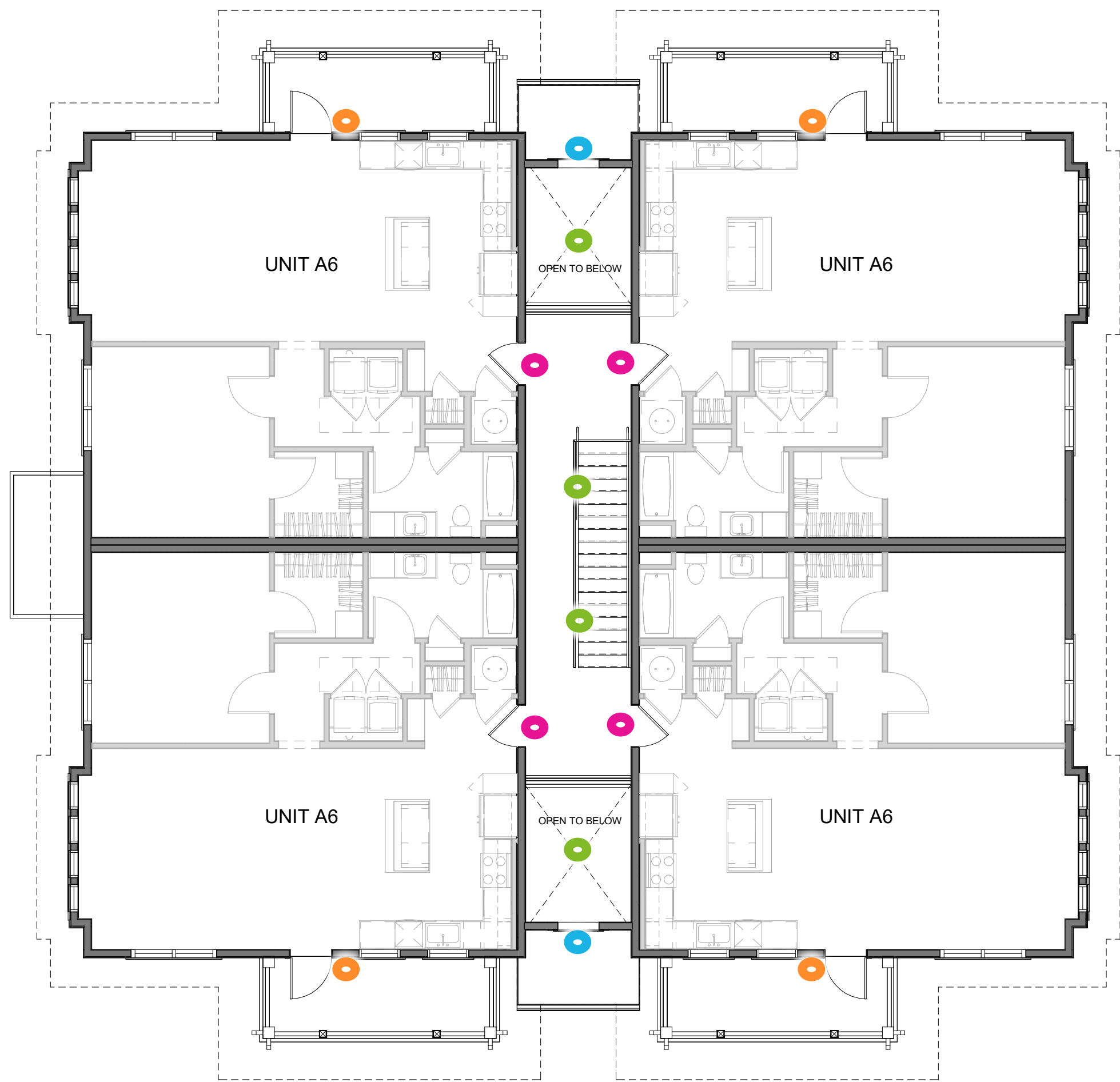
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Disclaimer: the building colors have changed since the production of this rendering. See color elevation sheets.

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Legend

M1	Lap Siding 6" / Lap Siding 4" - Argos	T2	Trim- Tin Lizzie	A2	Accent Color- Tin Lizzie
M2	Panel Siding- Tin Lizzie	T4	Trim- Iron Ore	A5	Accent Color- White Snow
M3	Shingle Siding- Night Out	T5	Trim- White Snow	A6	Accent Color- Acacia Haze
		T6	Trim- Argos	MR	Metal Roof- Dark Charcoal
				SR	Shingle Roof- Driftwood



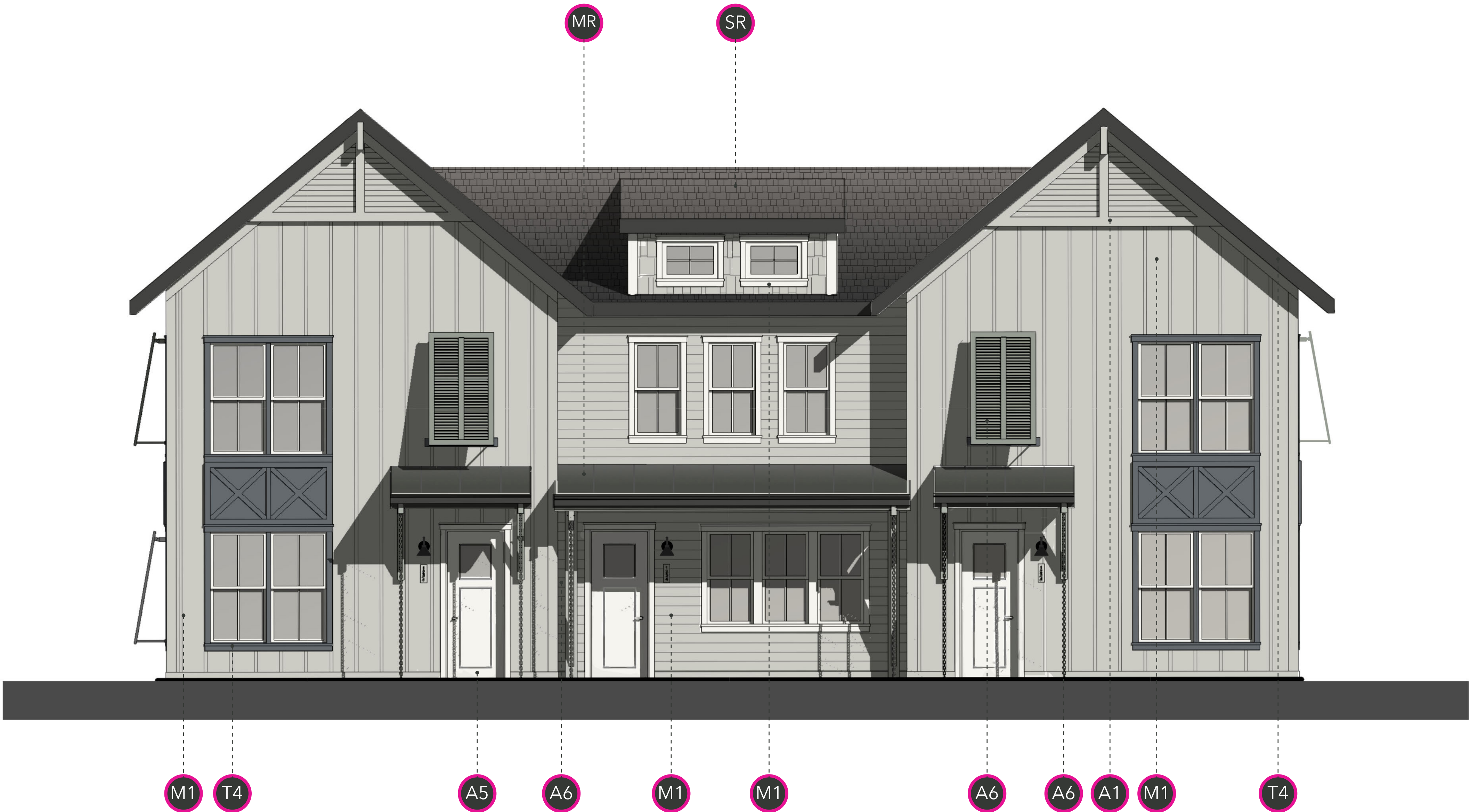
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Legend

M1	Vertical B&B - Sweater Weather	T2	Trim- Tin Lizzie	A2	Accent Color- Tin Lizzie
M2	Panel Siding- Tin Lizzie	T4	Trim- Iron Ore	A5	Accent Color- White Snow
M3	Shingle Siding- Night Out	T5	Trim- White Snow	A6	Accent Color- Acacia Haze
		T6	Trim- Argos	MR	Metal Roof- Dark Charcoal
				SR	Shingle Roof- Driftwood

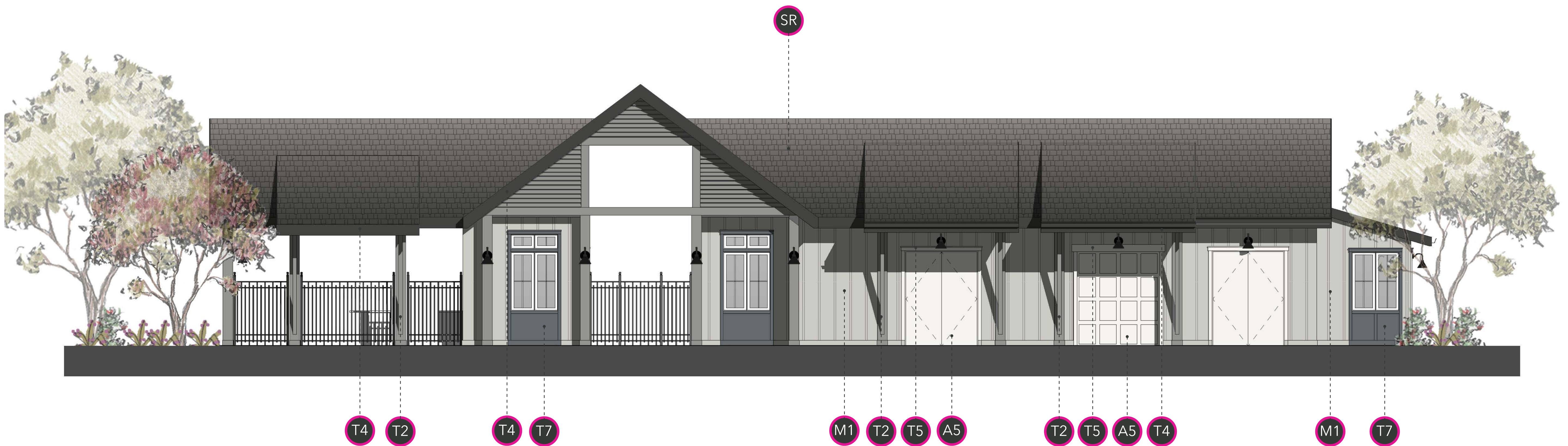


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M2	Panel Siding- Tin Lizzie	T4	Trim- Iron Ore	A5	Accent Color- White Snow
M3	Shingle Siding- Night Out	T5	Trim- White Snow	A6	Accent Color- Acacia Haze
		T6	Trim- Argos	MR	Metal Roof- Dark Charcoal
				SR	Shingle Roof- Driftwood



Legend

M1	Vertical B&B - Sweater Weather	T2	Trim- Tin Lizzie	A2	Accent Color- Tin Lizzie
M2	Panel Siding- Tin Lizzie	T4	Trim- Iron Ore	A5	Accent Color- White Snow
M3	Shingle Siding- Night Out	T5	Trim- White Snow	A6	Accent Color- Acacia Haze
		T6	Trim- Argos	MR	Metal Roof- Dark Charcoal
		T7	Trim- Night Out	SR	Shingle Roof- Driftwood

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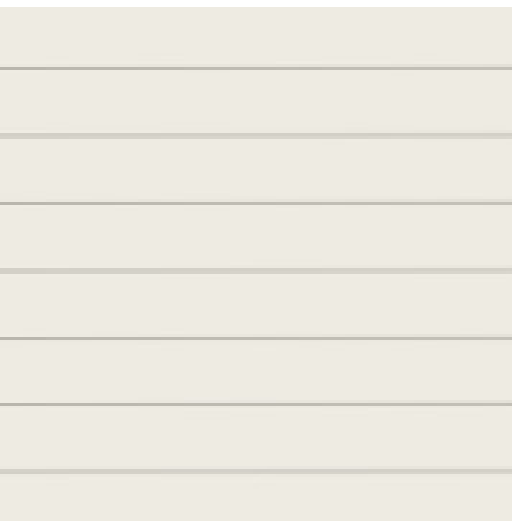


Materials - Exterior Finishes

M1 Sweater Weather
SW 9548



Lap Siding 4"



Lap Siding 6"

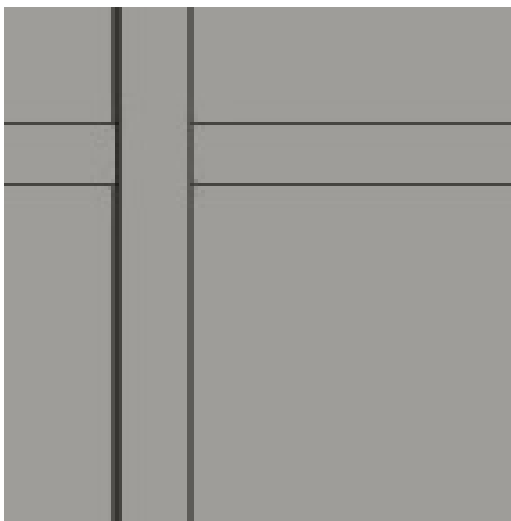


Vertical Siding



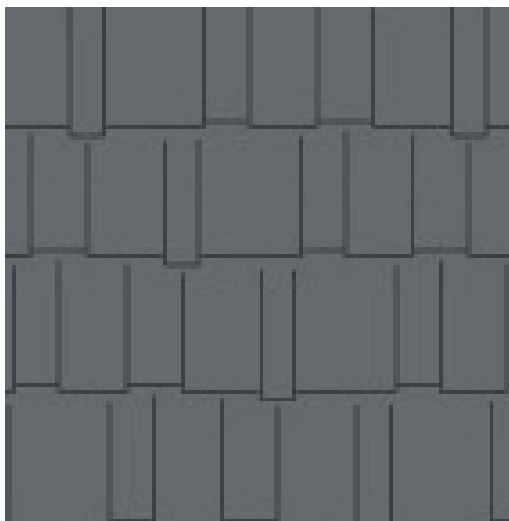
Shingle Siding

M2 Tin Lizzie
SW 9163



Panel Siding

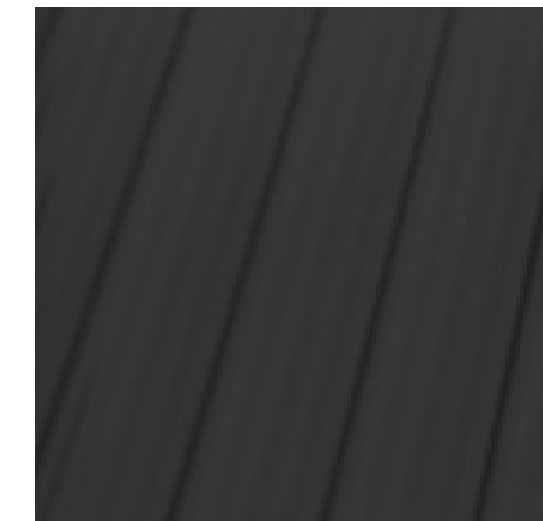
M3 Night Out
SW 9560



Shingle Siding

Roof Materials

MR Dark Charcoal



Standing Seam
Metal Roof

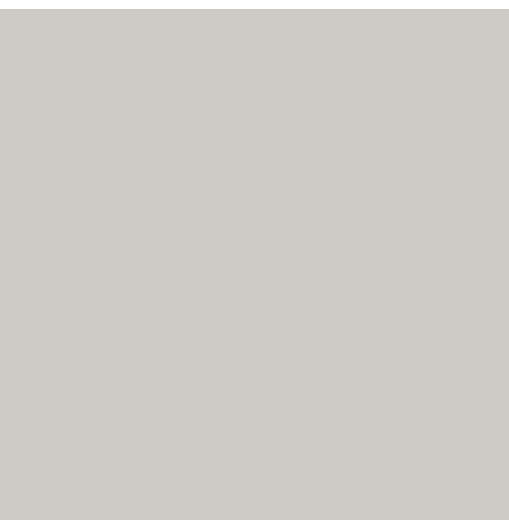
SR Driftwood



Shingle Roof

Trim and Accent Colors

1 Sweater Weather



2 Tin Lizzie
SW 9163



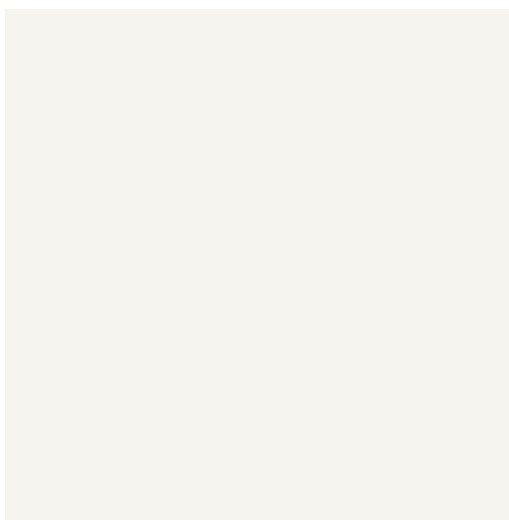
3 Night Out
SW 9560



4 Iron Ore
SW 7069



5 White Snow
SW 9541



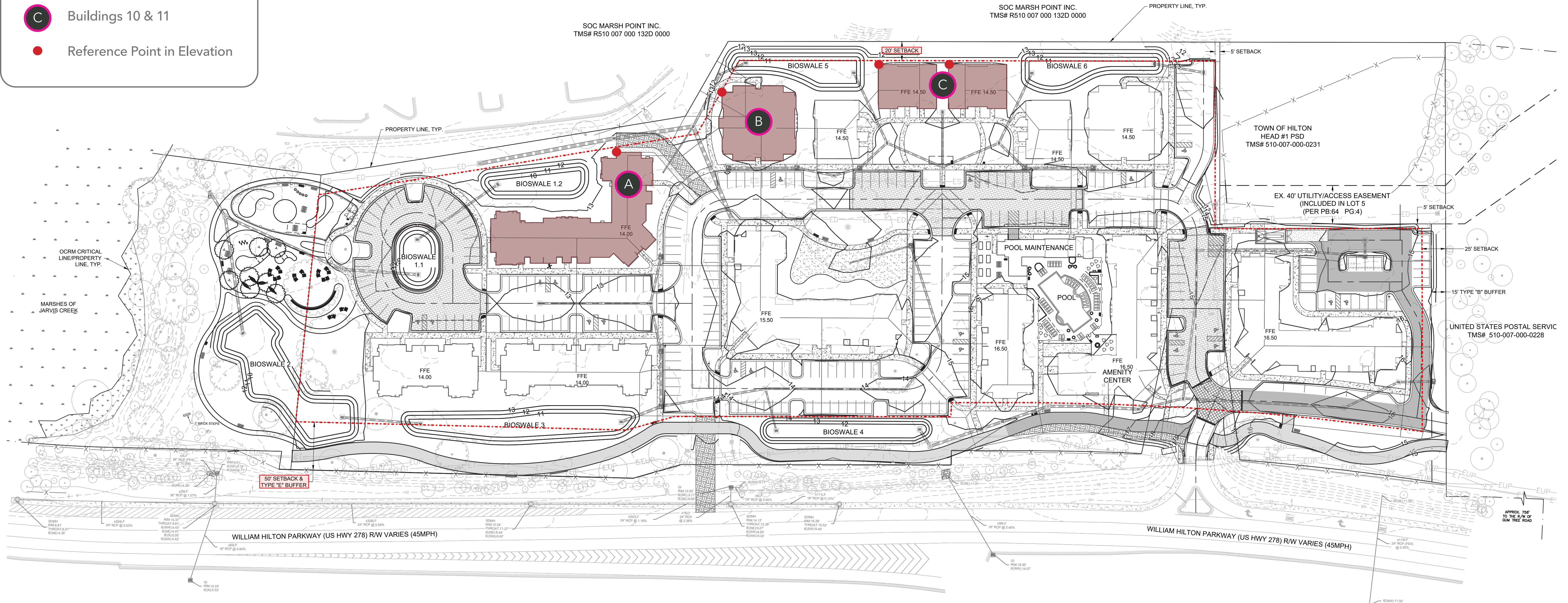
6 Acacia Haze
SW 9132



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Angled Setback Legend

- ☒ A Building 7
- ☐ B Building 8
- ☐ C Buildings 10 & 11
- ☐ Reference Point in Elevation

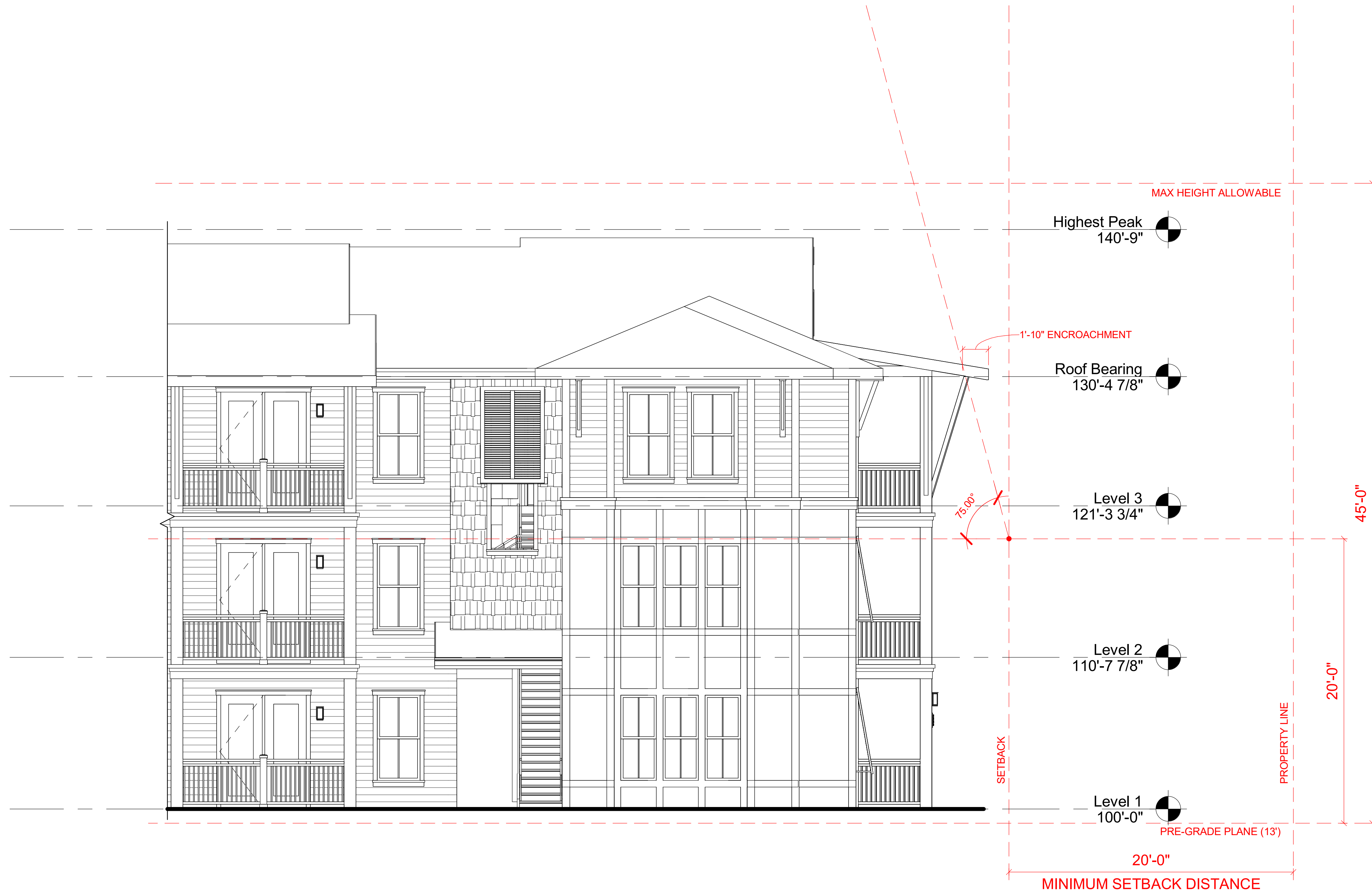


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See Exhibit C - Appendix
for Hilton Head Island
Municipal Code Reference
Section 16-5-102: Setback Standards



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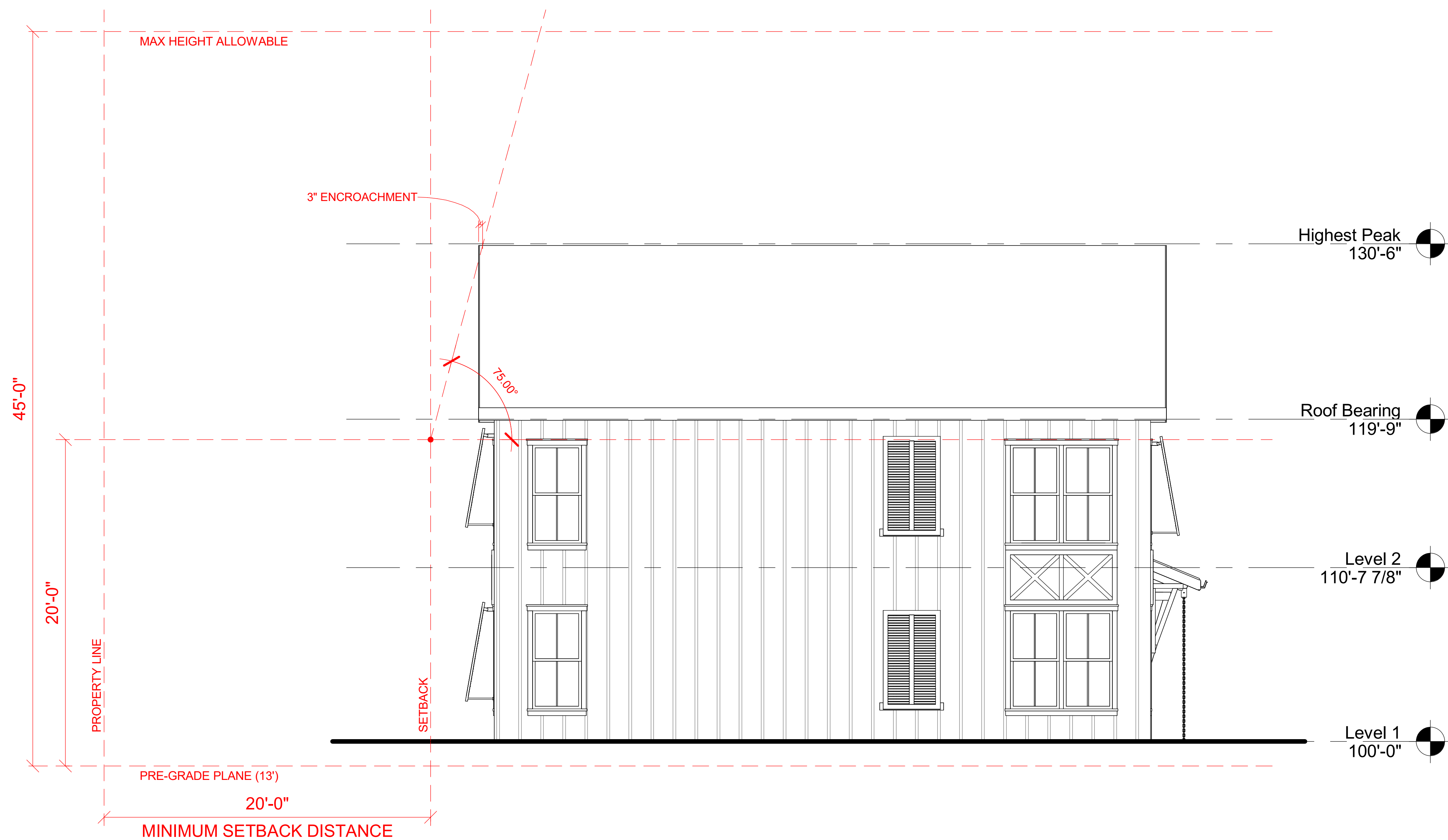
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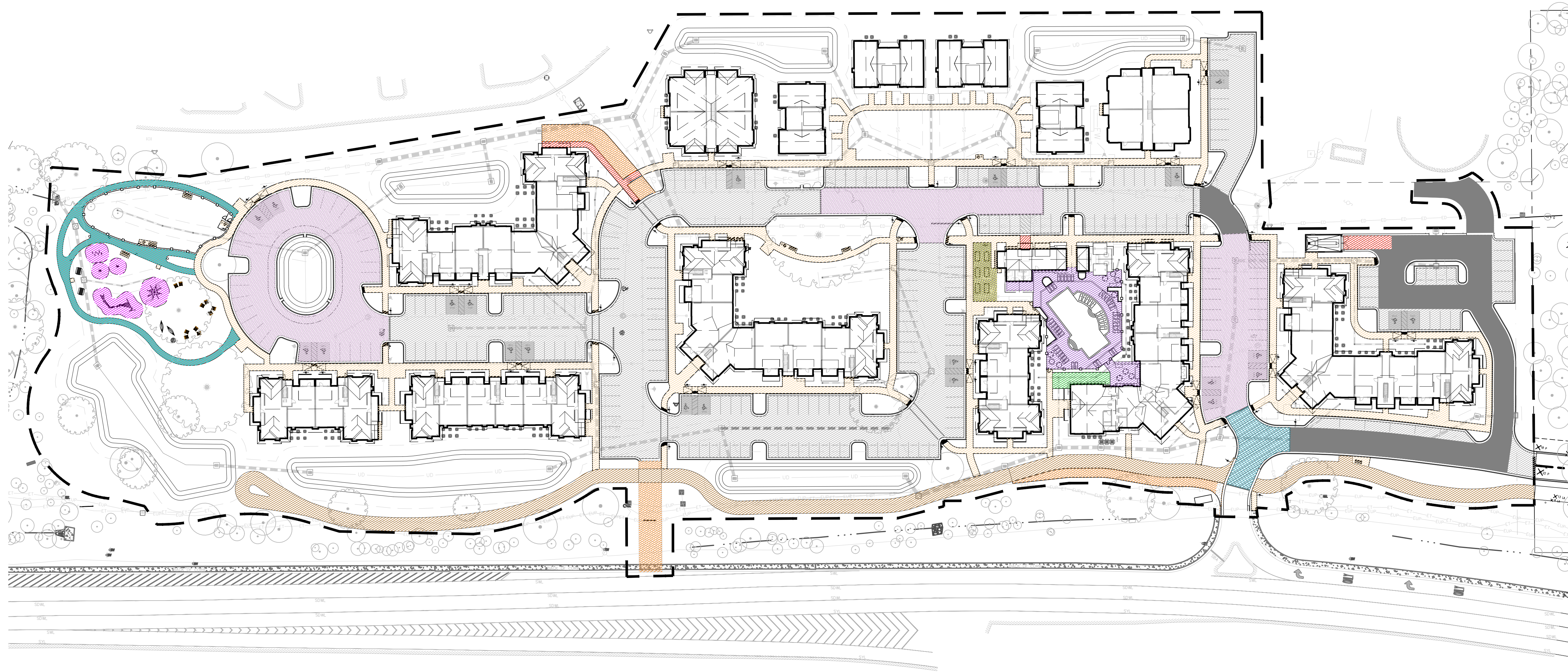


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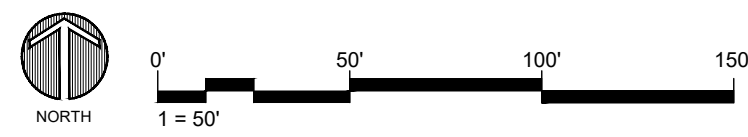
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Section 16-5-102: Setback Standards



Drawing: U:\2023003.10_OneStreet-Hilton Head\05 CAD Sheets\DO Set\L300 - DIAGRAMS.dwg
Last Saved: July 29, 2025 1:29:22 PM by jkim
Last Plotted 7/29/2025 2:47:48 PM
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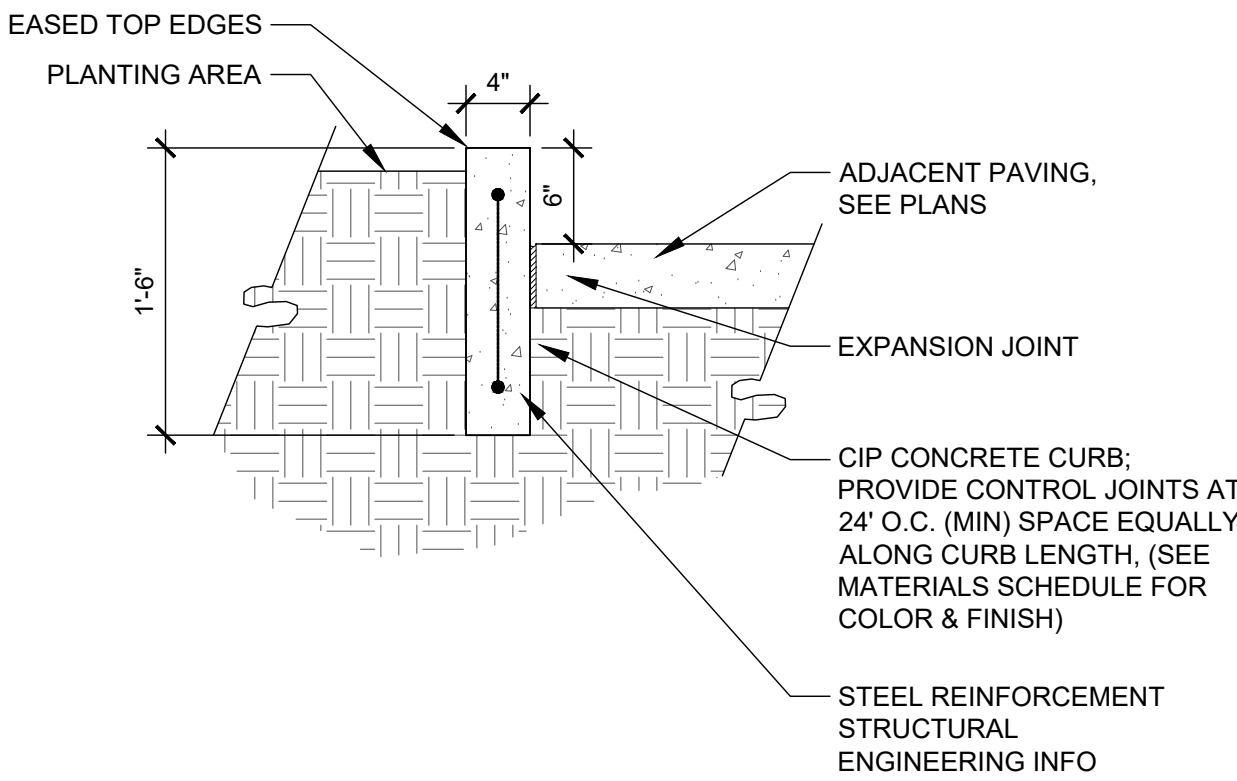
PAVING TYPE LEGEND	
	PAVING TYPE 1: STANDARD CONCRETE W/ BROOM FINISH
	PAVING TYPE 2: STANDARD CONCRETE W/ SALT VOID FINISH
	PAVING TYPE 3: VEHICULAR STAMPED CONCRETE
	PAVING TYPE 4: PERVIOUS VEHICULAR PAVERS (ROAD)
	PAVING TYPE 5: GRASS PAVERS
	PAVING TYPE 6: STABILIZED DECOMPOSED GRANITE
	PAVING TYPE 7: ARTIFICIAL TURF
	PAVING TYPE 8: MULTI-MODAL PATH (BY TOWN)
	PAVING TYPE 9: VEHICULAR CONCRETE, STANDARD WITH BROOM FINISH
	PAVING TYPE 10: ASPHALT
	PAVING TYPE 11: MULCH PATH
	PAVING TYPE 12: ENGINEERED WOOD FIBER MULCH
	PAVING TYPE 13: HEAVY DUTY ASPHALT
NOTE: SEE SHEET L300 FULL MATERIALS LEGEND, AND CIVIL & L301 FOR DETAILS.	





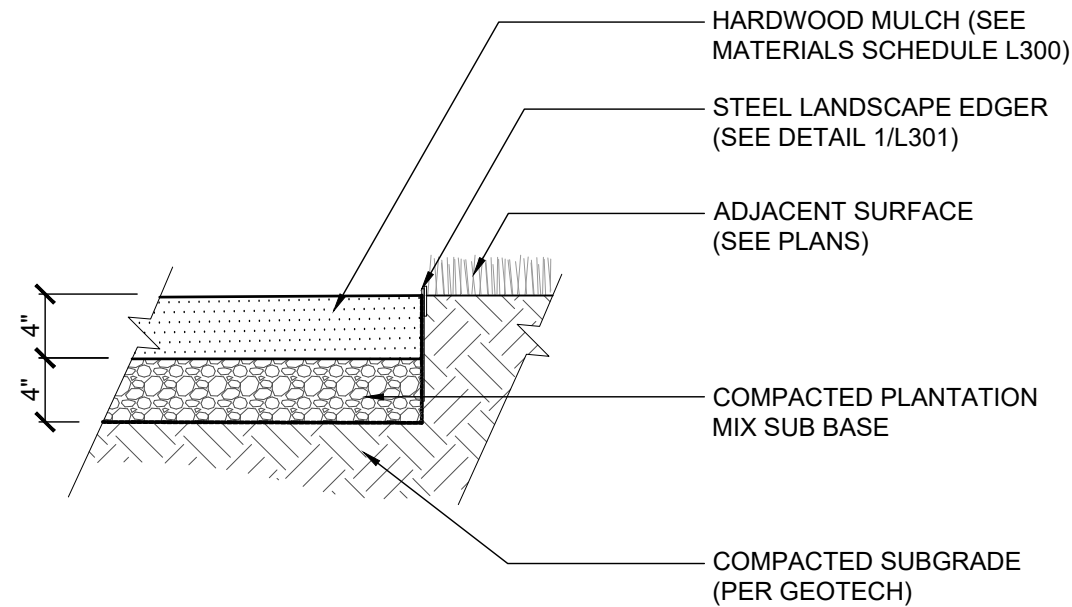
WALL MATERIALS SCHEDULE

NOTE:
CURBS TO HAVE SMOOTH TROWEL FINISH.



3
L301
1/2"=1'-0" SECTION

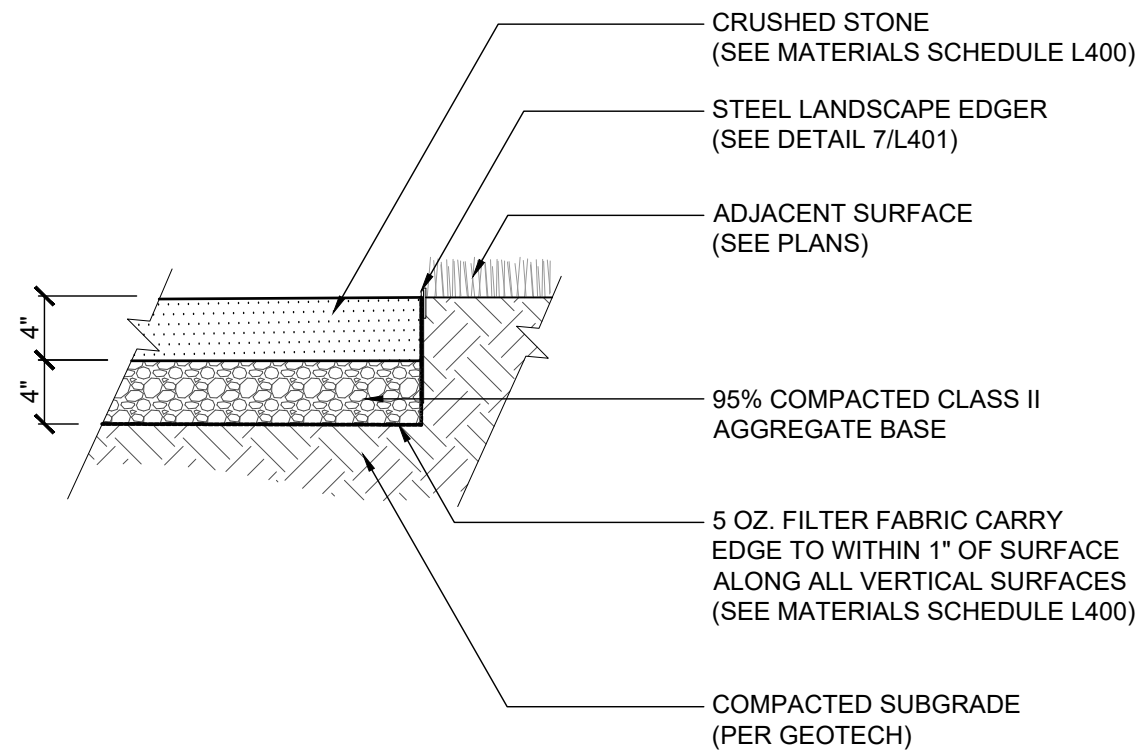
NOTES:
1. CONTRACTOR TO STAKE / PAINT ALL SOFT SURFACE AREAS / TRAIL / WALKS FOR REVIEW AND APPROVAL BY THE OWNER / OWNER'S REP, PRIOT TO ANY WORK BEING DONE
2. PROVIDE POSITIVE DRAINAGE (2% MIN. CROSS SLOPE), ALL LOCATIONS. ADJUST ADJACENT GRADES AS REQUIRED TO PROPERLY DRAIN.
3. HARDWOOD MULCH TO BE DOUBLE GROUND. NO DYE.



5
L301
1/2"=1'-0" SECTION

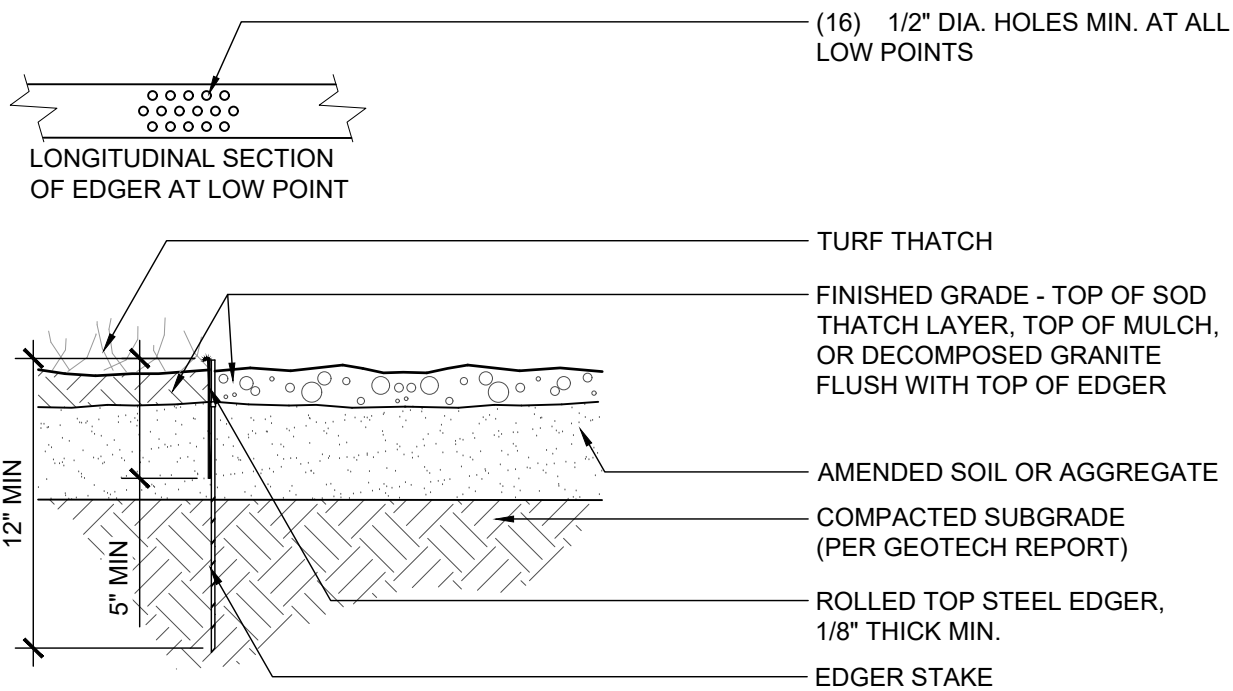
Note: Refer to civil for drainage.

NOTES:
1. CONTRACTOR TO STAKE / PAINT ALL SOFT SURFACE AREAS / TRAIL / WALKS FOR REVIEW AND APPROVAL BY THE OWNER / OWNER'S REP, PRIOT TO ANY WORK BEING DONE
2. PROVIDE POSITIVE DRAINAGE (2% MIN. CROSS SLOPE) OFF DECOMPOSED GRANITE, ALL LOCATIONS. ADJUST ADJACENT GRADES AS REQUIRED TO PROPERLY DRAIN.
3. 4" DEPTH OF 3/8" CRUSH GRAVEL TO BE LAID IN TWO 2" LIFTS, EACH LIFT BEING COMPACTED. TOP OF CRUSHED GRAVEL SHALL BE PLACE LEVEL WITH STEEL EDGER. COMPACT TO 95%

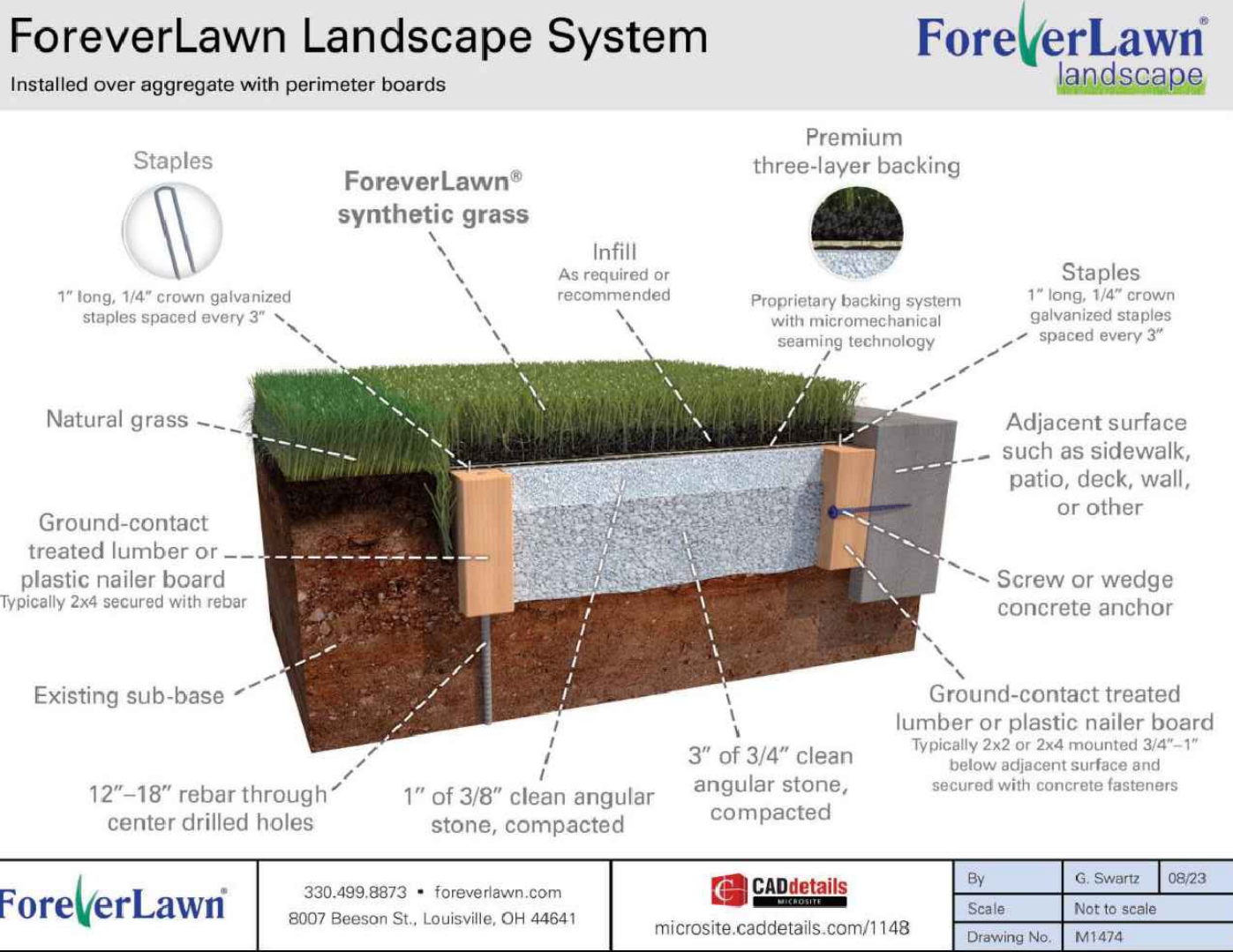


2
L301
1/2"=1'-0" SECTION

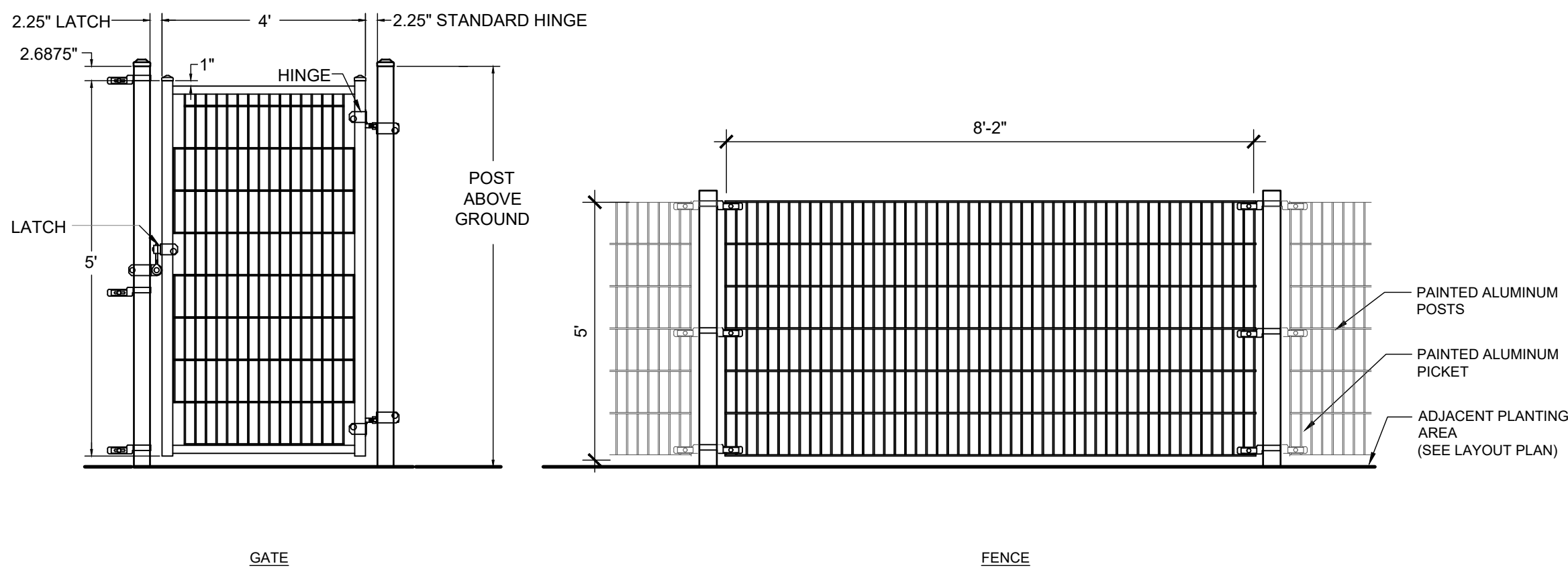
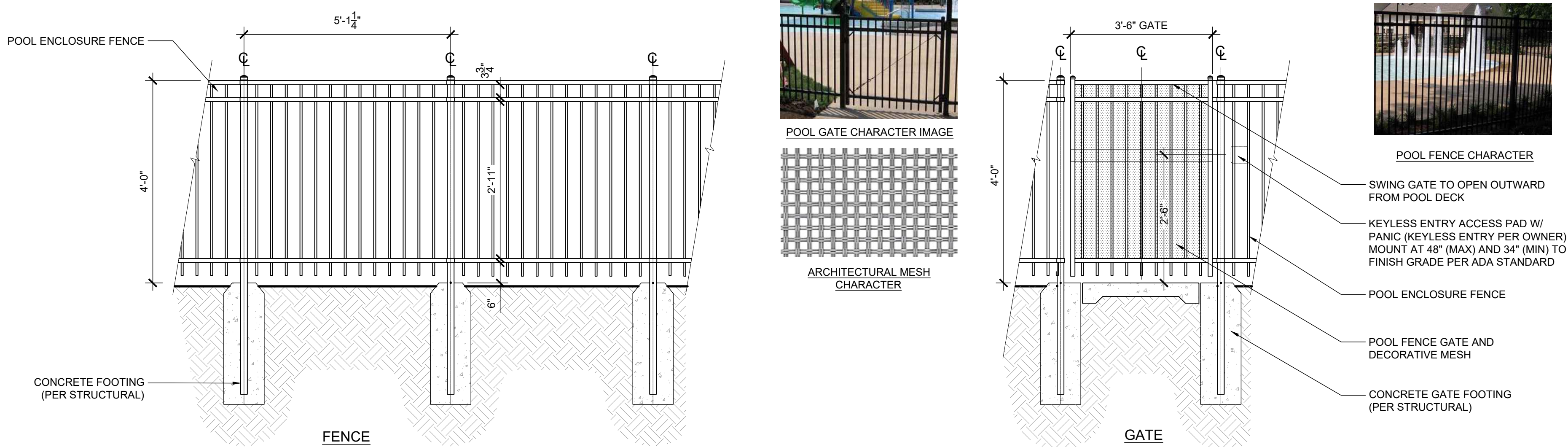
NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
2. ALL MULCH BED AREAS ADJACENT TO TURF AND PROPERTY LINES SHALL BE CONTAINED BY A STEEL EDGER. AN EDGER SHALL NOT BE REQUIRED WHEN ADJACENT TO HARDSCAPE SURFACES, WALLS, SOLID FENCES OR BUILDINGS.
3. THE STEEL EDGER SHALL BE INTERLOCKING ROLLED-TOP TYPE EDGER. OVERLAPPING TYPE EDGER IS NOT PERMITTED.
4. SEE MATERIALS SCHEDULE FOR ADDITIONAL INFORMATION (SHEET L400).
5. METAL EDGING TO BE BETWEEN ALL PLANTING BEDS AND LAWN OR NATURAL AREAS.



1
L301
1/2"=1'-0" SECTION



4
L301
N.T.S. SECTION



- NOTES:
1. ALUMINUM TO BE DOUBLE COATED WITH VALSPAR BARN & FENCE ALUMINUM EXTERIOR PAINT, OR SIMILAR.
 2. PROVIDE SHOP DRAWINGS FOR INSTALLATION & LAYOUT PRIOR TO FINAL CONSTRUCTION.
 3. SHERWIN WILLIAMS PAINT COLOR: IRON ORE (SW 7069) TWO COATS
 4. FOOTING BY STRUCTURAL.

DRAWN BY:	JK
CHECKED BY:	TH
PROJECT NO.:	2023003.10
ISSUE DATE:	07/29/2025
REVISIONS:	
SHEET TITLE:	

SITE DETAILS

SHEET NUMBER:

L302

Date is subject to change without prior notice

CUT SHEET

1 / 9522097

CUT SHEET

1 / 05/12/2022

CUT SHEET

1 / 952573

CUT SHEET

REFERENCE IMAGERY

$$1/2'' = 1' - 0''$$



SPECIFICATIONS:
MANUFACTURER: RELIANCE FOUNDRY
MODEL: R-9821 SOLAR BOLLARD
COLOR: BLACK
DISTRIBUTION: 4000K

QTY: 6

NOTES:
INSTALL PER MANUFACTURER'S SPECIFICATIONS

12
L304 SOLAR POWERED LIGHT BOLLARD
N.T.S. IMAGE REFERENCE



SPECIFICATIONS:
MANUFACTURER: ULINE A-FRAME RECYCLED PLASTIC PICNIC
TABLE
MODEL #: H-2563C
COLOR: CEDAR
DIMENSIONS: 6'

QUANTITY: 2

NOTES:
1. PICNIC TABLE SHALL BE FREE STANDING

11
L304 PICNIC TABLE
N.T.S. IMAGE REFERENCE

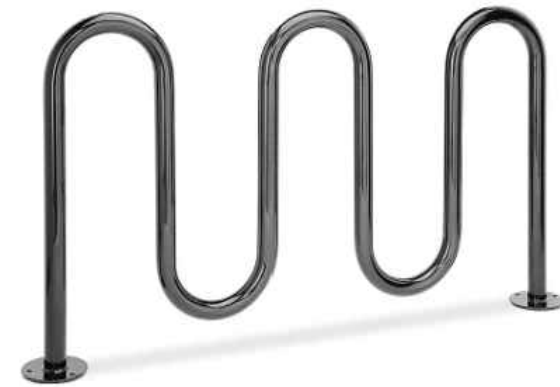
MANUFACTURER: CHALLENGER DESIGNS LLC.
MODEL: CASCADE GRILL ISLAND 82.5
SIZE: 82.5"W x 36"H x 29"
DCOUNTER TOP COLOR: SILVER
PANEL AND DOOR COLOR: POWDER COATED
ALUMINUM TOP & PAN DOOR
*VERIFY COUNTERTOP HEIGHT COMPLIANCE WITH
ADA STANDARDS IS AVAILABLE
QUANTITY: 2

NOTE:
MEP TO PROVIDE GAS CONNECTION



6
L304 GRILL
N.T.S. IMAGE REFERENCE

5-Loop Wave Style Bike Rack - 7 Bike Capacity, Black



Q. More Images

Upscale stylish look for downtown shopping and
business districts.

- For stadiums, parks and athletic fields.
- 10-gauge steel with attractive powder coating.
- 2 3/8" diameter bar.
- Mounting hardware included.

SPECIFY COLOR:   					
MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT (LBS)	PRICE EACH
H-2544BL	5-Loop	68 x 2 1/2 x 39"	7	80	\$515 \$495
		COLOR		IN STOCK SHIPS TODAY	
		■ Black		1 ADD	

SHIPS VIA MOTOR FREIGHT

MANUFACTURER: ULINE; 5-LOOP WAVE STYLE BIKE RACK
MODEL #: H-2544BL
COLOR: BLACK
FINISH: POWDER COATED
DIMENSIONS: 68" X 2-1/2" X 39"
INSTALLATION: SURFACE MOUNT TO CONCRETE PAD

QUANTITY: 16

3
L304 BIKE RACK
3" = 1'-0" IMAGE REFERENCE



SPECIFICATIONS:
MANUFACTURER: DOG WASTE DEPOT
MODEL #: STANDARD DOG WASTE STATION, EZ TIE HANDLE HANGING ROUND CAN
COLOR: MATTE GREEN

QUANTITY: 4

NOTES:
SURFACE MOUNTED, STEEL, POWDER COATED FINISH

5
L304 DOG TRASH CAN
N.T.S. IMAGE REFERENCE



MANUFACTURER: ULINE PLAZA TRASH CAN (32 GAL)
MODEL #: H-3022
COLOR: BLACK
MATERIAL: STEEL
DIMENSION: 30" D X 35"

QUANTITY: 12

2
L304 TRASH
N.T.S. IMAGE REFERENCE



SPECIFICATIONS:
MANUFACTURER: DOG WASTE DEPOT
MODEL #: DOG WATERING STATION
COLOR: MATTE GREEN

QUANTITY: 1

- NOTES:
1. SURFACE MOUNTED, STEEL, POWDER COATED FINISH
 2. MEP TO PROVIDE WATER SERVICE TO FOUNTAIN LOCATION
 3. SEE CIVIL FOR DRAINAGE

4
L304 DOG FOUNTAIN
N.T.S. IMAGE REFERENCE



MANUFACTURER: ULINE TERRACE BENCH
MODEL #: H-7930
COLOR: BLACK STEEL
FINISH: POWDER COATED
DIMENSIONS: 72"X25"X37"
INSTALLATION: SURFACE MOUNT TO PAVING

QUANTITY: 6

1
L304 BENCH
N.T.S. IMAGE REFERENCE

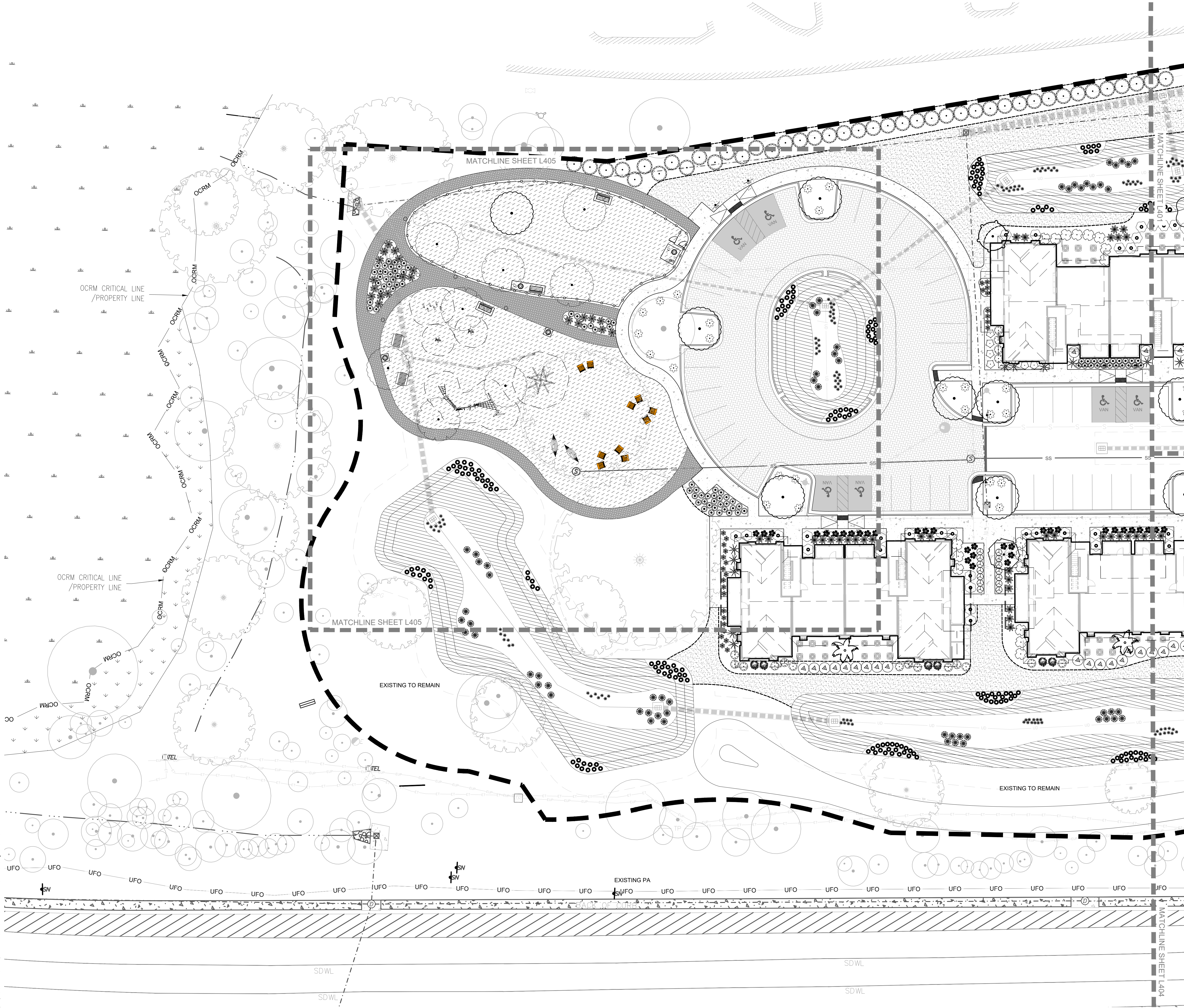
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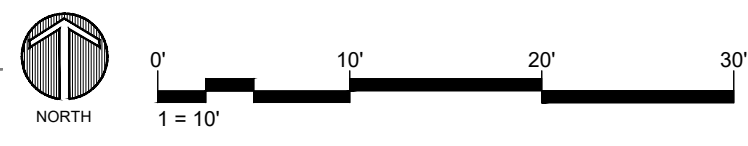
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SYMBOL	CODE	BOTANICAL / COMMON NAME
CANOPY TREES		
	ACR	Acer Rubrum Red Maple
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	QUV	Quercus Virginiana Live Oak
	TAD	Taxodium Distichum Bald Cypress
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	MVS	Magnolia virginiana Sweetbay Magnolia
PALM TREES		
	SAP	Sabal palmetto Cabbage Palmetto
SHRUBS		
	ACS	Acca sellowiana Pineapple Guava
	ASC	Aspidistra caespitosa Cast Iron Plant
	CSG	Camellia sasanqua 'Shishi Gashira' Shishi Gashira Camellia
	CVM	Coreopsis verticillata 'Moonbeam' Moonbeam Tickseed
	FJG	Farfugium japonicum giganteum Giant Leopard Plant
	HYQ	Hydrangea quercifolia Oakleaf Hydrangea
	ILV	Ilex vomitoria Yaupon Holly
	IVS	Ilex vomitoria 'Schillings Dwarf' Schillings Dwarf Yaupon Holly
	ITV	Itea virginica Virginia Sweetpire
	LCF	Loropetalum chinense rubrum 'Crimson Fire' Loropetalum 'Crimson Fire'
	MYC	Myrica cerifera Wax Myrtle
	POM	Podocarpus macrophyllus Yew Podocarpus
	RHA	Rhododendron atlanticum Coastal Azalea
	RIF	Rhododendron indica 'Formosa' Formosa Azalea
	RHM	Rhododendron x 'George Tabor' George Tabor Azalea
	RGP	Rhododendron x 'Gumpo Pink' Gumpo Pink Satsuki Azalea
	RGW	Rhododendron x 'Gumpo White' Gumpo White Satsuki Azalea
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	DRE	Dryopteris erythrosora Autumn Fern
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SOD/SEED		
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	CYD	Cynodon dactylon Celebration Bermudagrass
	PAV	Zoysia spp. 'Empire' Zoysia



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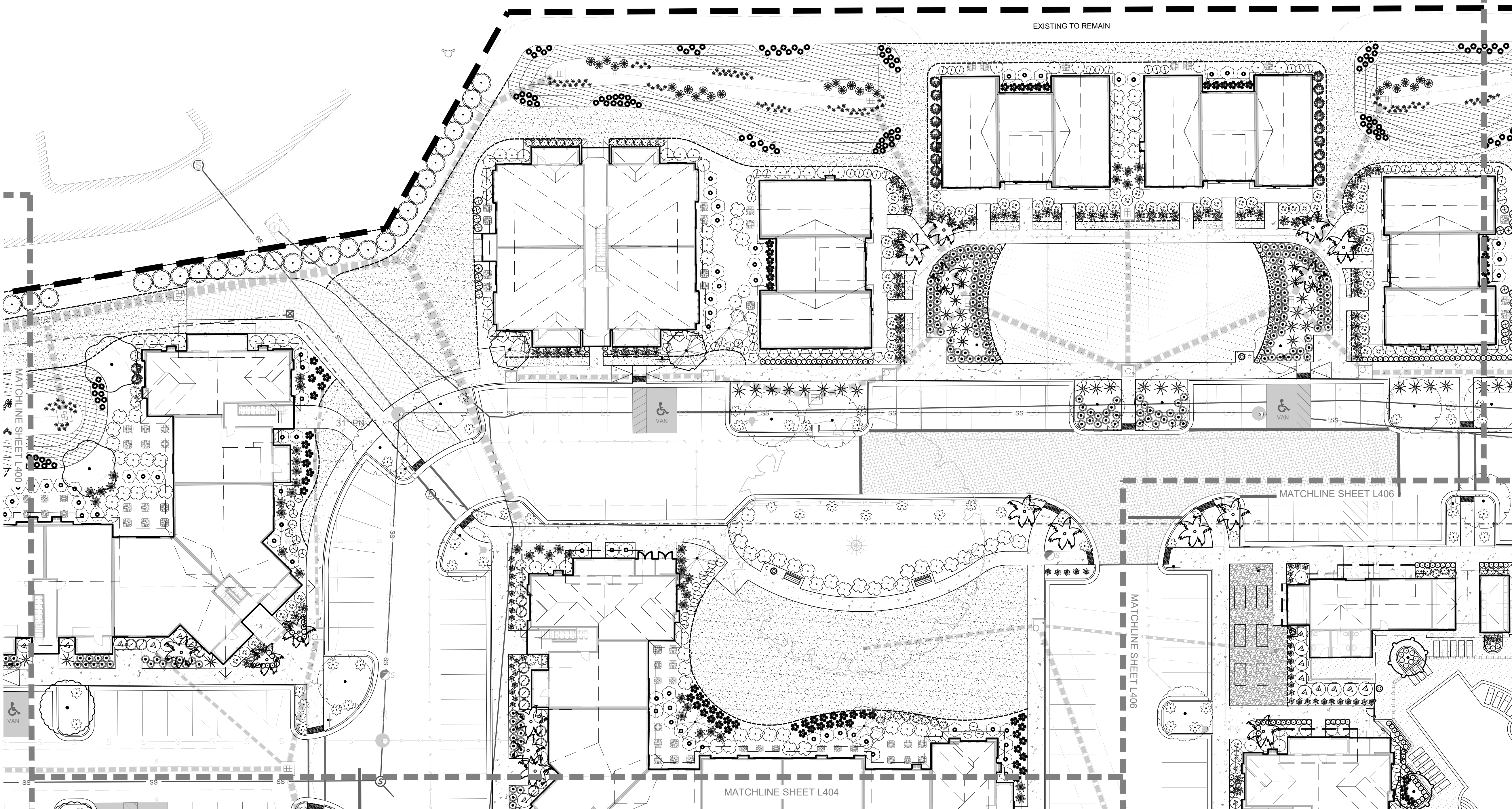
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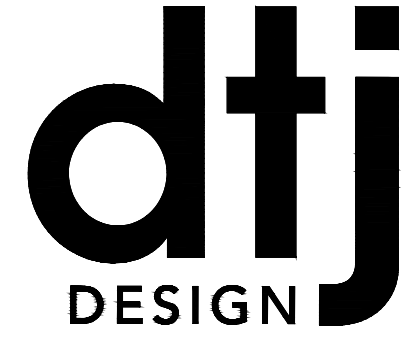
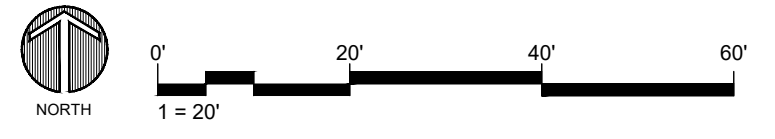
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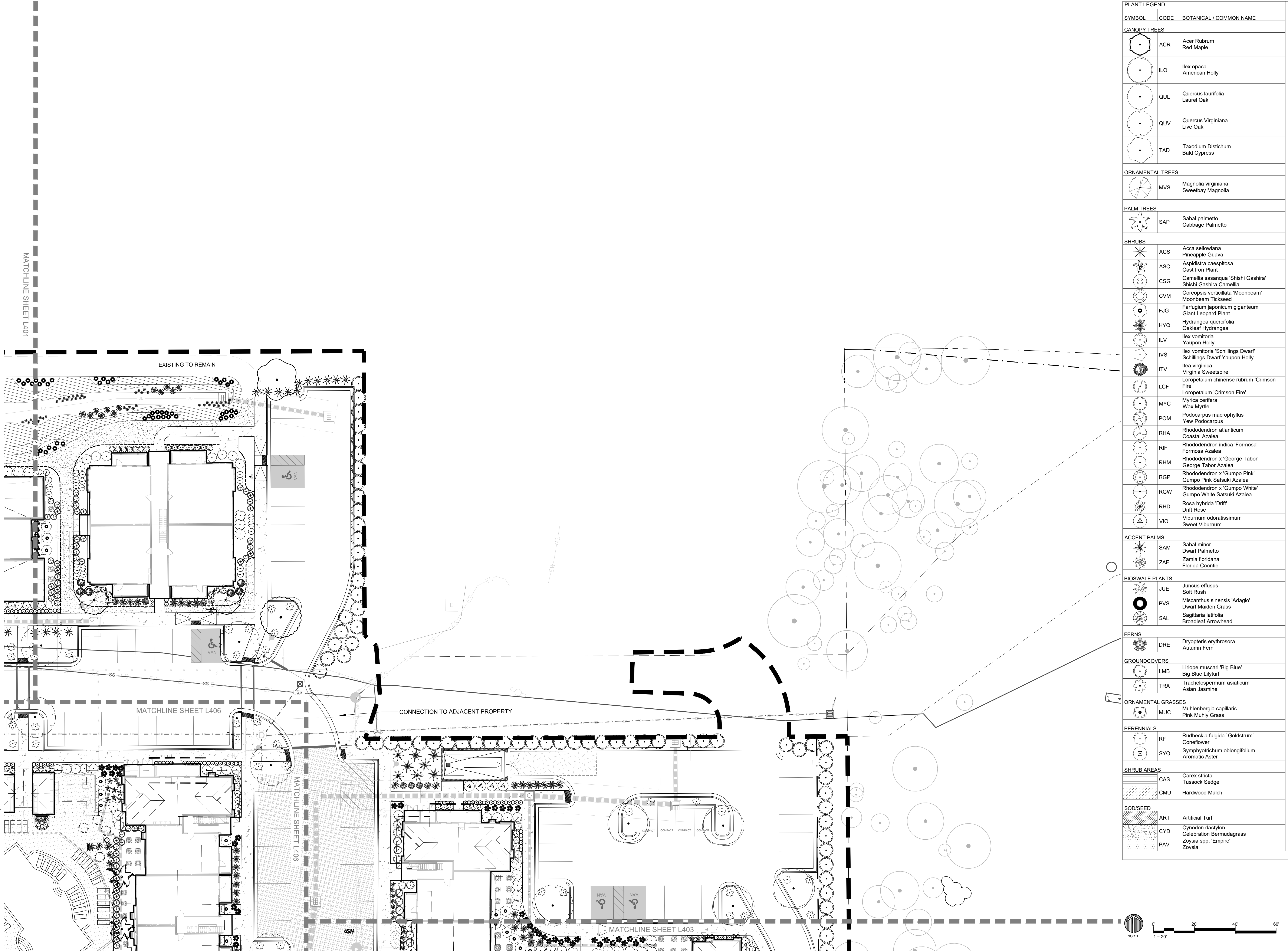
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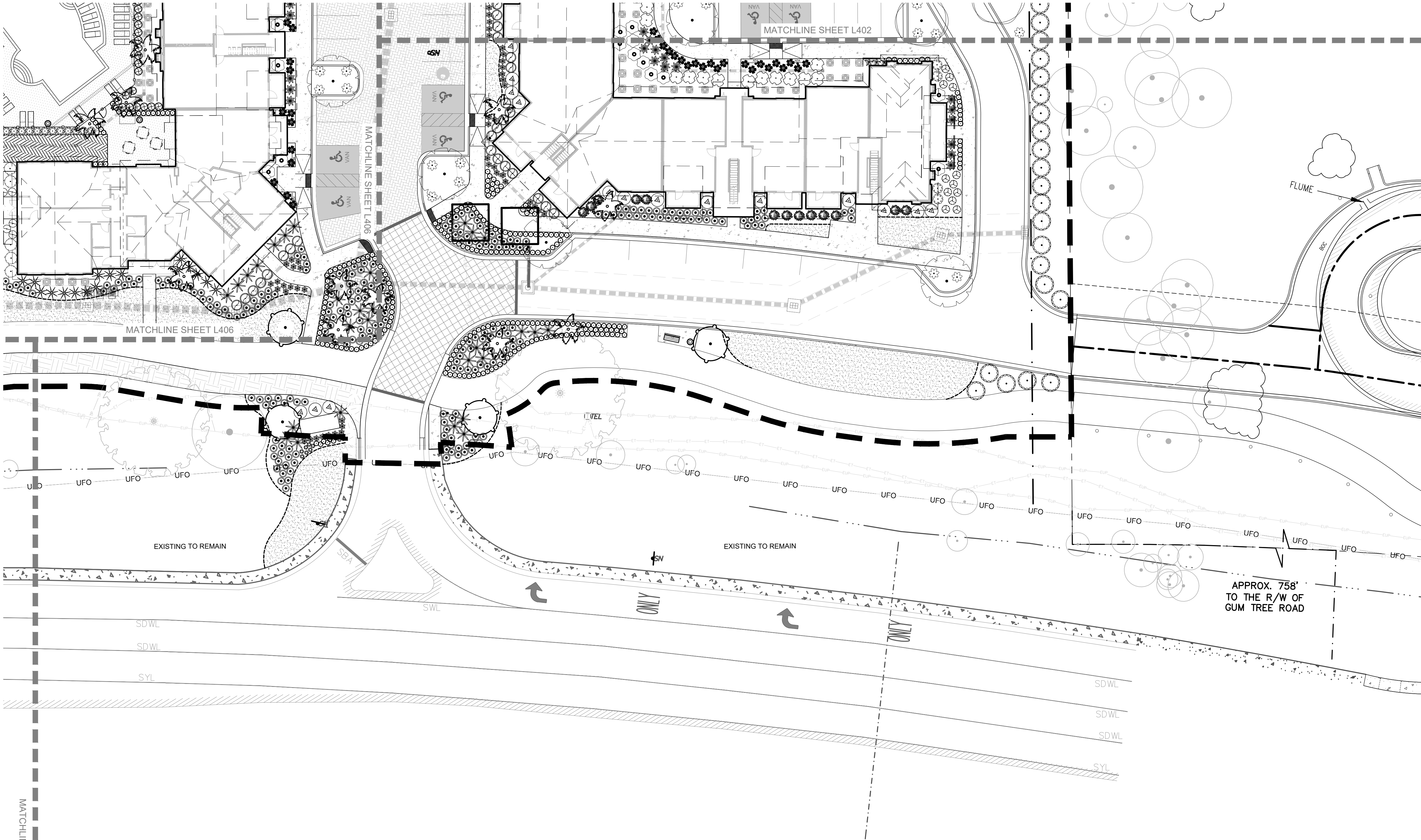
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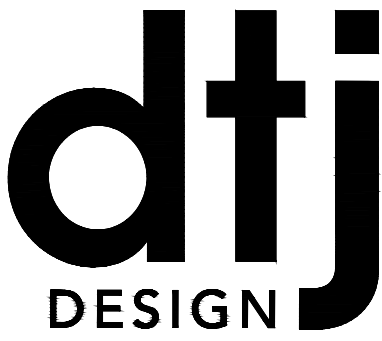
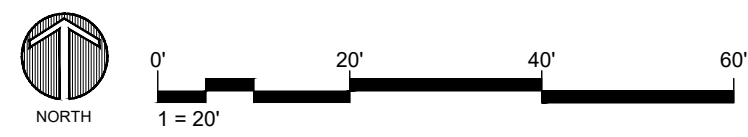
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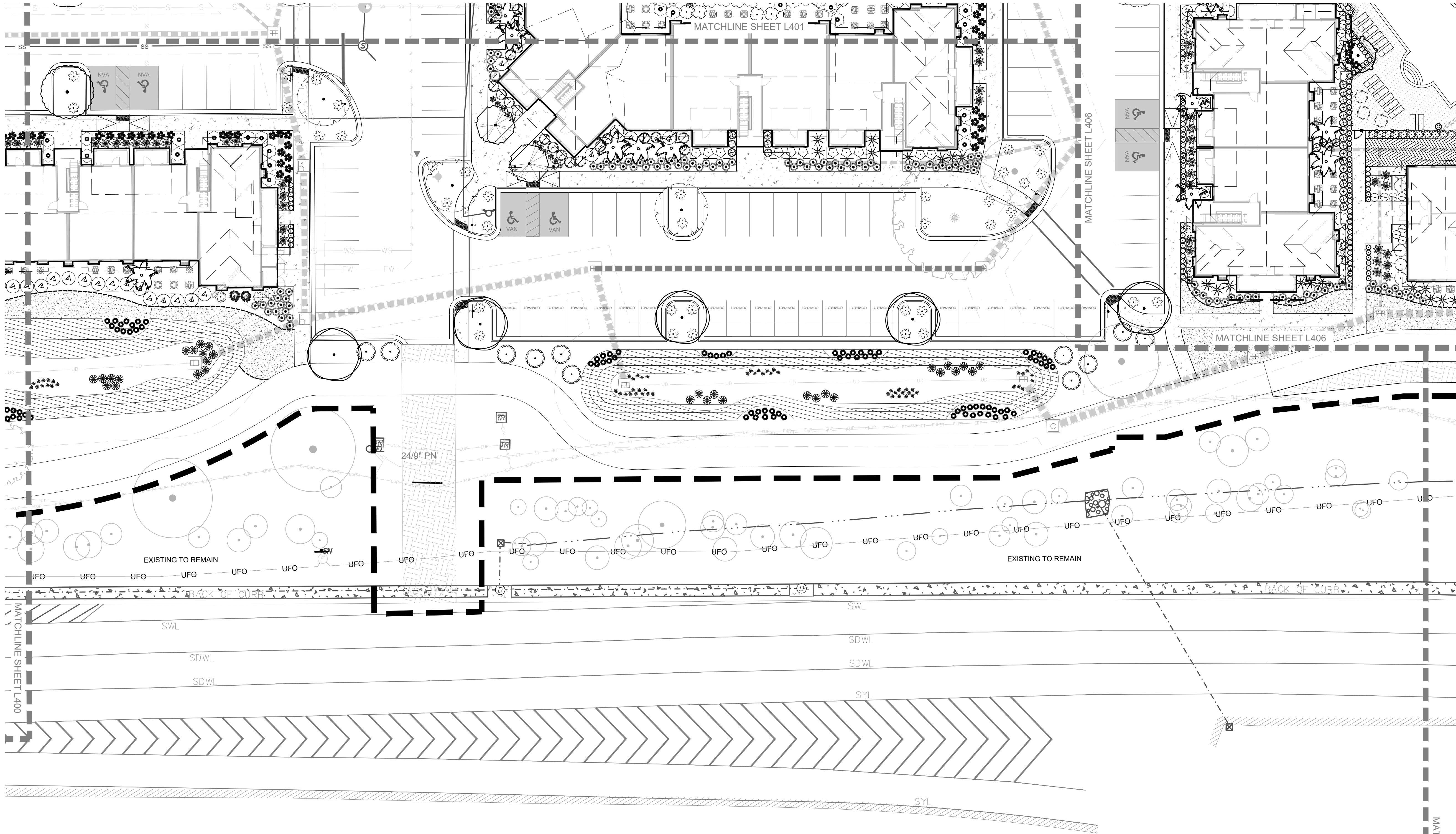
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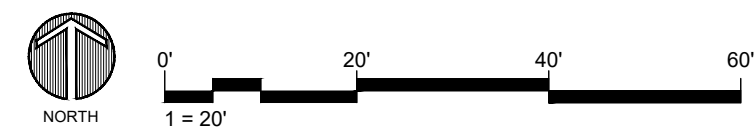
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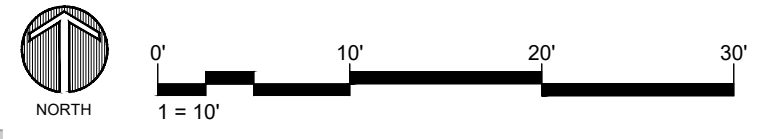
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	RHA	Rhododendron atlanticum Coastal Azalea
	RIF	Rhododendron indica 'Formosa' Formosa Azalea
	RHM	Rhododendron x 'George Tabor' George Tabor Azalea
	RGP	Rhododendron x 'Gumpo Pink' Gumpo Pink Satsuki Azalea
	RGW	Rhododendron x 'Gumpo White' Gumpo White Satsuki Azalea
	RHD	Rosa hybrida 'Drift' Drift Rose
	VIO	Viburnum odoratissimum Sweet Viburnum
ACCENT PALMS		
	SAM	Sabal minor Dwarf Palmetto
	ZAF	Zamia floridana Florida Coontie
BIOSWALE PLANTS		
	JUE	Juncus effusus Soft Rush
	PVS	Miscanthus sinensis 'Adagio' Dwarf Maiden Grass
	SAL	Sagittaria latifolia Broadleaf Arrowhead
FERNS		
	DRE	Dryopteris erythrosora Autumn Fern
GROUNDCOVERS		
	LMB	Liriope muscari 'Big Blue' Big Blue Lilyturf
	TRA	Trachelospermum asiaticum Asian Jasmine
ORNAMENTAL GRASSES		
	MUC	Muhlenbergia capillaris Pink Muhly Grass
PERENNIALS		
	RF	Rudbeckia fulgida 'Goldstrum' Coneflower
	SYO	Symphyotrichum oblongifolium Aromatic Aster
SHRUB AREAS		
	CAS	Carex stricta Tussock Sedge
	CMU	Hardwood Mulch
SOD/SEED		
	ART	Artificial Turf
	CYD	Cynodon dactylon Celebration Bermudagrass
	PAV	Zoysia ssp. 'Empire' Zoysia



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NORTHPOINT
HILTON HEAD ISLAND, SC

DRAWN BY: jk
CHECKED BY: TH
PROJECT NO.: 2023003.10
ISSUE DATE: 07/29/2025
REVISIONS:

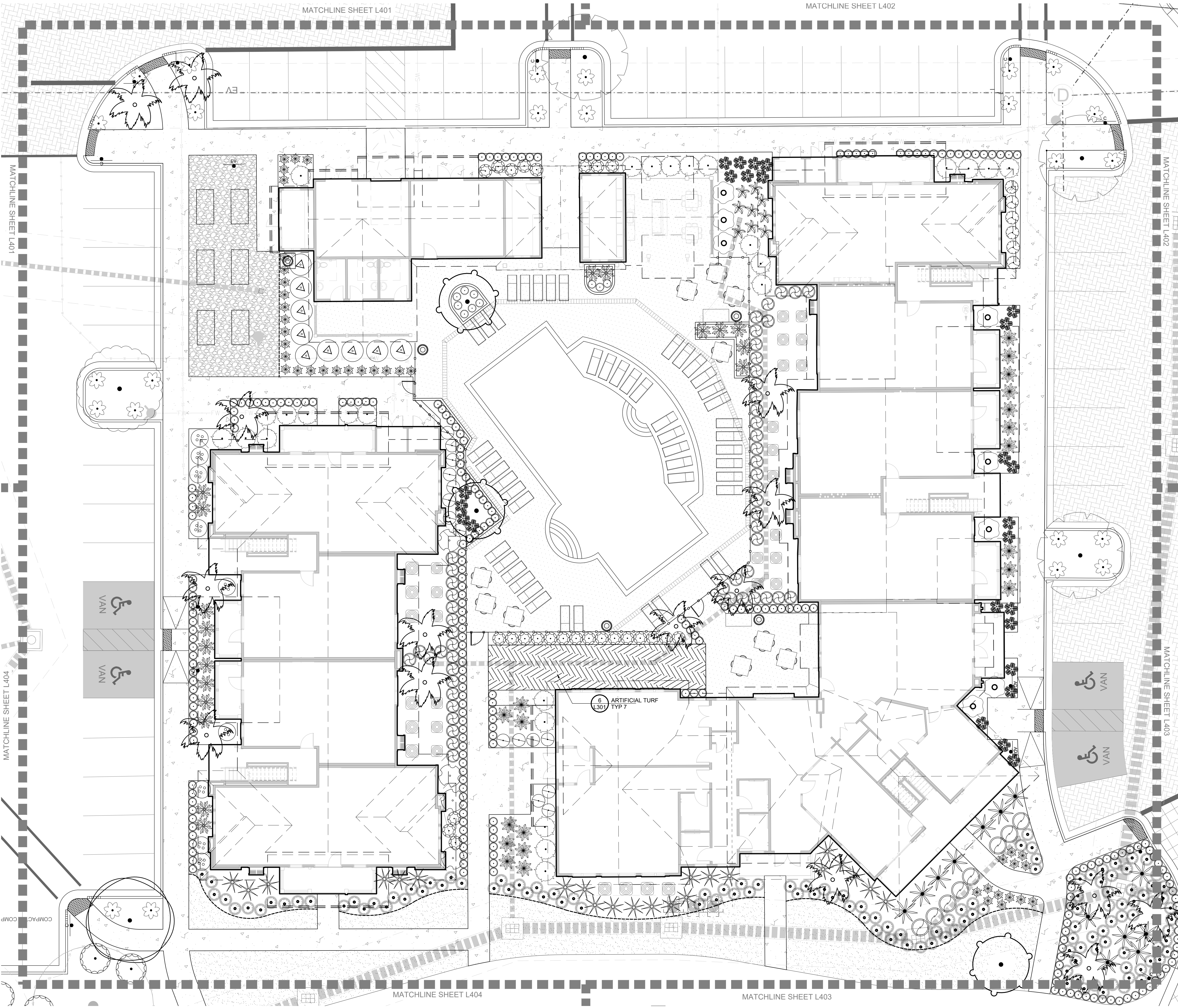
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PLAN

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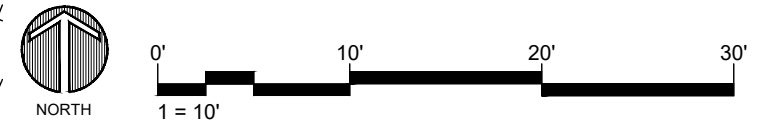
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Page 58 of 210

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PLANT LEGEND		
SYMBOL	CODE	BOTANICAL / COMMON NAME
CANOPY TREES		
	ACR	Acer Rubrum Red Maple
	ILO	Ilex opaca American Holly
	QUL	Quercus laurifolia Laurel Oak
	QUV	Quercus Virginiana Live Oak
	TAD	Taxodium Distichum Bald Cypress
ORNAMENTAL TREES		
	MVS	Magnolia virginiana Sweetbay Magnolia
PALM TREES		
	SAP	Sabal palmetto Cabbage Palmetto
SHRUBS		
	ACS	Acca sellowiana Pineapple Guava
	ASC	Aspidistra caespitosa Cast Iron Plant
	CSG	Camellia sasanqua 'Shishi Gashira' Shishi Gashira Camellia
	CVM	Coreopsis verticillata 'Moonbeam' Moonbeam Tickseed
	FJG	Farfugium japonicum giganteum Giant Leopard Plant
	HYQ	Hydrangea quercifolia Oakleaf Hydrangea
	ILV	Ilex vomitoria Yaupon Holly
	IVS	Ilex vomitoria 'Schillings Dwarf' Schillings Dwarf Yaupon Holly
	ITV	Itea virginica Virginia Sweetspire
	LCF	Loropetalum chinense rubrum 'Crimson Fire' Loropetalum 'Crimson Fire'
	MYC	Myrica cerifera Wax Myrtle
	POM	Podocarpus macrophyllus Yew Podocarpus
	RHA	Rhododendron atlanticum Coastal Azalea
	RIF	Rhododendron indica 'Formosa' Formosa Azalea
	RHM	Rhododendron x 'George Tabor' George Tabor Azalea
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	RHD	Rosa hybrida 'Drift' Drift Rose
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	SAM	Sabal minor Dwarf Palmetto
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GROUNDCOVERS		
	LMB	Liriope muscari 'Big Blue' Big Blue Lilyturf
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	MUC	Muhlenbergia capillaris Pink Muhly Grass
PERENNIALS		
	RF	Rudbeckia fulgida 'Goldstrum' Coneflower
	SYO	Symphyotrichum oblongifolium Aromatic Aster
SHRUB AREAS		
	CAS	Carex stricta Tussock Sedge
	CMU	Hardwood Mulch
SOD/SEED		
	ART	Artificial Turf
	CYD	Cynodon dactylon Celebration Bermudagrass
	PAV	Zoysia ssp. 'Empire' Zoysia



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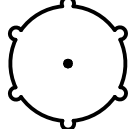
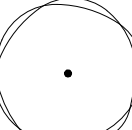
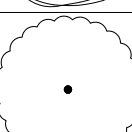
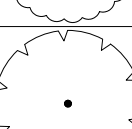
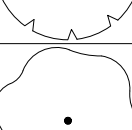
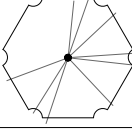
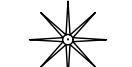
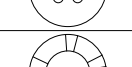
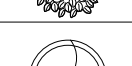
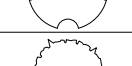
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ISSUE DATE: 07/29/2025

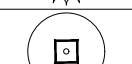
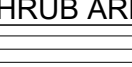
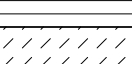
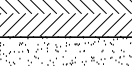
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LANDSCAPE
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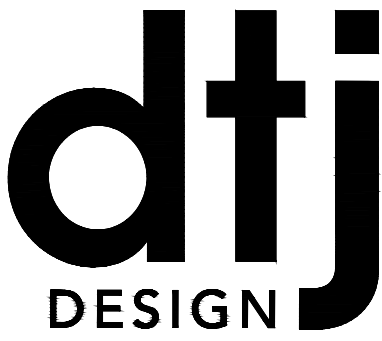
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PLANT SCHEDULE							
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	CONDITION	QTY	REMARKS
CANOPY TREES							
	ACR	Acer Rubrum Red Maple	3" Cal.	As Shown	B & B	7	
	ILO	Ilex opaca American Holly	3" Cal.	As Shown	B & B	9	
	QUL	Quercus laurifolia Laurel Oak	3" Cal.	As Shown	B & B	15	
	QUV	Quercus Virginiana Live Oak	3" Cal.	As Shown	B & B	25	
	TAD	Taxodium Distichum Bald Cypress	3" Cal.	As Shown	B & B	5	
ORNAMENTAL TREES							
	MVS	Magnolia virginiana Sweetbay Magnolia	2" Cal.	Multi-Stem	15 Gal.	12	
PALM TREES							
	SAP	Sabal palmetto Cabbage Palmetto	12'-14'	As Shown	B & B	39	
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	HEIGHT	QTY	REMARKS
SHRUBS							
	ACS	Acca sellowiana Pineapple Guava	3 Gal.	5' O.C.		94	
	ASC	Aspidistra caespitosa Cast Iron Plant	1 Gal.	3' O.C.		12	
	CSG	Camellia sasanqua 'Shishi Gashira' Shishi Gashira Camellia	3 Gal.	4' O.C.		75	
	CVM	Coreopsis verticillata 'Moonbeam' Moonbeam Tickseed	1 Gal.	1.5' O.C.		10	
	FJG	Farfugium japonicum giganteum Giant Leopard Plant	3 Gal.	5' O.C.		123	
	HYQ	Hydrangea quercifolia Oakleaf Hydrangea	3 Gal.	4' O.C.		128	
	ILV	Ilex vomitoria Yaupon Holly	7 Gal.	4' O.C.		41	
	IVS	Ilex vomitoria 'Schillings Dwarf' Schillings Dwarf Yaupon Holly	3 Gal.	4' O.C.		58	
	ITV	Itea virginica Virginia Sweetspire	3 Gal.	4' O.C.		47	
	LCF	Loropetalum chinense rubrum 'Crimson Fire' Loropetalum 'Crimson Fire'	3 Gal.	4' O.C.		58	
	MYC	Myrica cerifera Wax Myrtle	7 Gal.	7' O.C.		162	
	POM	Podocarpus macrophyllus Yew Podocarpus	7 Gal.	3' O.C.		104	
	RHA	Rhododendron atlanticum Coastal Azalea	3 Gal.	3' O.C.		49	
	RIF	Rhododendron indica 'Formosa' Formosa Azalea	3 Gal.	5' O.C.		116	
	RHM	Rhododendron x 'George Tabor' George Tabor Azalea	3 Gal.	5' O.C.		73	
	RGP	Rhododendron x 'Gumpo Pink' Gumpo Pink Satsuki Azalea	3 Gal.	3' O.C.		71	
	RGW	Rhododendron x 'Gumpo White' Gumpo White Satsuki Azalea	3 Gal.	3' O.C.		86	
	RHD	Rosa hybrida 'Drift' Drift Rose	2 Gal.	2.5' O.C.		137	
	VIO	Viburnum odoratissimum Sweet Viburnum	3 Gal.	6' O.C.		74	
ACCENT PALMS							
	SAM	Sabal minor Dwarf Palmetto	7 Gal.	6' O.C.		37	
	ZAF	Zamia floridana Florida Coontie	3 Gal.	4' O.C.		139	
BIOSWALE PLANTS							
	JUE	Juncus effusus Soft Rush	4" Pot	1.5' O.C.		301	
	PVS	Miscanthus sinensis 'Adagio' Dwarf Maiden Grass	1 Gal.	2' O.C.		404	
	SAL	Sagittaria latifolia Broadleaf Arrowhead	1 Gal.	3' O.C.		129	
FERNS							
	DRE	Dryopteris erythrosora Autumn Fern	3 Gal.	3' O.C.		190	
GROUNDCOVERS							
	LMB	Liriope muscari 'Big Blue' Big Blue Lilyturf	1 Gal.	2' O.C.		553	
	TRA	Trachelospermum asiaticum Asian Jasmine	1 Gal.	4' O.C.		151	
ORNAMENTAL GRASSES							
	MUC	Muhlenbergia capillaris Pink Muhly Grass	1 Gal.	3' O.C.		633	

PERENNIALS							
	RF	Rudbeckia fulgida 'Goldstrum' Coneflower	1 Gal.	2' O.C.		36	
	SYO	Symphyotrichum oblongifolium Aromatic Aster	1 Gal.	2' O.C.		20	
SHRUB AREAS							
	CAS	Carex stricta Tussock Sedge	4" Pot	3' O.C.		2,425	Bioswale
	CMU	Hardwood Mulch	Flat			13,871 sf	Double ground hardwood natural mulch, no dye
SOD/SEED							
	ART	Artificial Turf	Flat			528 sf	
	CYD	Cynodon dactylon Celebration Bermudagrass	Sod			29,106 sf	
	PAV	Zoysia spp. 'Empire' Zoysia	Sod			4,273 sf	

NOTE: ALL PLANTING BED TO HAVE 3" OF PINESTRAW MULCH. HARDWOOD MULCH LIMITED TO TRAILS AND AMENITY DOG PARK AND PLAY ZONES.



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DESIGN REVIEW BOARD
NORTHPOINT
HILTON HEAD ISLAND, SC

DRAWN BY: JK
CHECKED BY: TH
PROJECT NO.: 2023003.10
ISSUE DATE: 07/29/2025
REVISIONS:

SHEET TITLE:

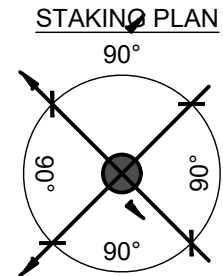
LANDSCAPE
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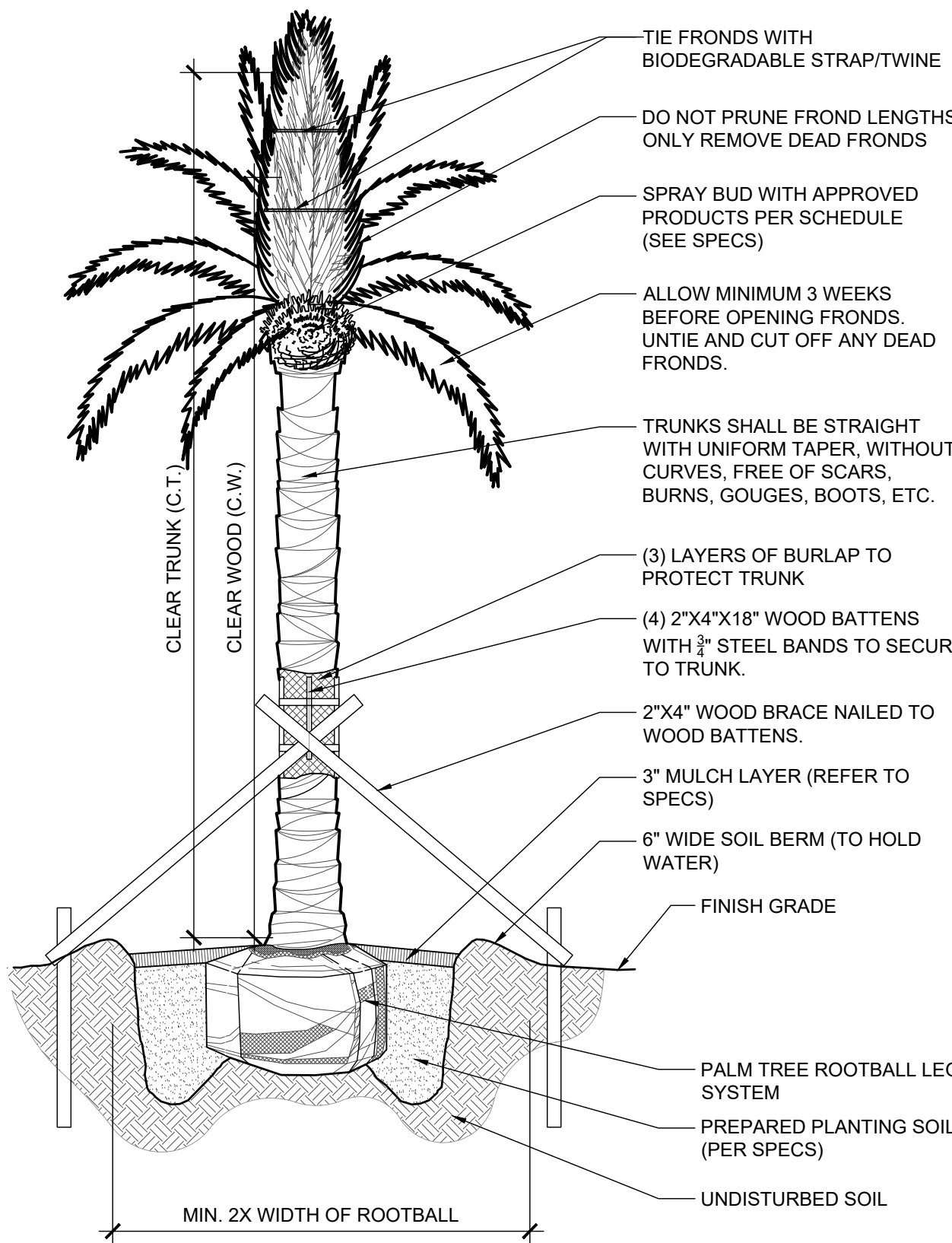
LANDSCAPE PLANTING NOTES

- The Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor shall take sole responsibility for any and all cost, or other liabilities incurred due to damage of said utilities/structures/etc.
- The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
- The Contractor shall be responsible for any coordination with Subcontractors as required to accomplish all planting and related operations.
- See specifications and details for planting methods (staking, pit dimensions, backfill requirements, etc.), soil testing, materials, execution and plant protection and other related planting requirements.
- The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting, and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings. A registered surveyor may be required if specified elsewhere.
- The Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
- If conflicts arise between size of areas and plans, The Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in The Contractor's liability to relocate the materials.
- Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.
- It is The Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by The Contractor and certified pest and disease free. It is The Contractor's obligation to maintain and warranty all plant materials per the "Project Manual" and planting specifications. All plants shall be subject to the Owner's Representative approval prior to installation.
- The Contractor may be asked to provide "Unit Cost" for every size of plant material, by type, as called out on the planting plans, specifications and details. Unit cost shall include the plant material itself including installation, all labor, amendments, fertilizers, warranties, etc. as shown on the drawings, details and as specified. See "Project Manual", if applicable.
- Provide matching sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings, unless otherwise shown or detailed. Adjust spacing (to "equal-equal") as necessary (subject to acceptance by the Owner's Representative).
- Form a minimum 36 inch watering basin around all trees as shown in the details. Fill basin with 3" layer of mulch (see specs). See also details and project manual, if applicable.
- The Contractor shall fine grade, rake and be responsible for positive drainage away from all structures and throughout site, with accurately set flow lines. No low spots or ponding of surface water will be accepted in the final work. No rocks or debris will be accepted (see specs). Final grade tolerances are +/-0.1 foot maximum.
- Unless indicated otherwise, all planting beds are to be mulched with 3" deep layer of mulch per plans, details, and project manual, if applicable.
- All planting beds to be separated from adjacent lawn with steel edger per specifications (as shown). If a bed lies adjacent to hardscape surface, no edger is required, as shown in plans. Stake per plans for review/acceptance by Owner's Representative, prior to installation. Install per specification and details. In some cases, perennial and annual beds may be separated from adjacent shrub bed areas. See plans, details, and specifications.
- The Contractor may be required to provide coordinate geometry stakes for all control point layout of the Owner's Representative. Additionally, The Contractor shall provide point lines / string lines / hose or other means to fully indicate the specific layout geometry of all steel edgers for approval by the Owner's Representative, prior to any construction. The Contractor's base bid shall anticipate minor adjustments as directed by the Landscape Architect in the field.
- Where provided, area takeoffs and plant quantity estimates are for information only. The Contractor is responsible to do their own quantity take-offs for all plant materials and sizes as shown on plans. In case of an discrepancies, plans and plant symbols shall take precedence over call-outs and/or "plant list". The Contractor is responsible for notifying the Owner's Representative with any major discrepancies for review and direction.
- Coordinate installation of all plant material with installation of all adjacent irrigation, pavements, curb and related structures. Any damage to existing improvements is the responsibility of The Contractor and shall be replaced / repaired at his own expense.
- Unless otherwise indicated:
 - All groundcovers, perennials, orn. grasses and annuals shall be triangularly spaced (equal-equal). See Planting details.
 - All planting areas including sod, seed and planting beds, shall receive soil amendments. See specifications and details.
 - Sodded lawn shall have been grown between 9 and 18 months and shall have full, vigorous growth.
 - Shrubs and ornamental grass areas, within beds, are to be underlaid with weed barrier. See specifications.
 - All bulb planting (if shown) shall occur after mid-October and before ground is frozen.
- The Contractor is responsible to "restore" all areas of the site, or adjacent areas, where disturbed. Sod areas disturbed shall be restored with new sod to match existing. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored with an approved seed mix (including topsoil and amendments).
- The Contractor shall take into consideration all necessary scheduling and other precautions to avoid winter, climatic, or other weather related damage to plants. A "planting window" of specific calendar days is required to be submitted by The Contractor for approval and planting operations should occur per this approved schedule. See specification for more information.
- All "existing plant material to remain" shall be staked and fenced for protection in a diameter equal to the drip line. See drawings for location and extent.
- During plant establishment, adjacent areas, including wetlands, ponds and stream corridors, will be protected from sedimentation and erosion. Prior to construction activities, adjacent areas outside the "Limit of Work" or impacted areas, will be protected with silt fence. Newly graded slopes above should be replanted as soon as possible following grading.



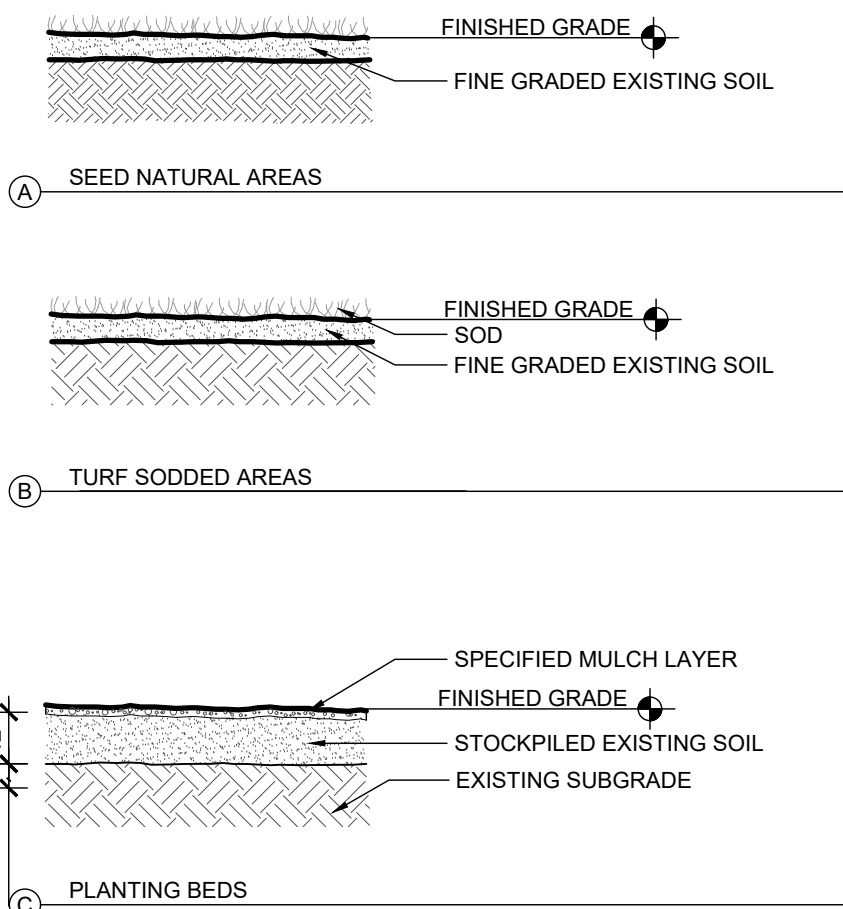
- NOTES:
- ARBOR TIE STAKING COMPONENTS PER MANUFACTURER.
 - BY ARBOR GUY OR APPROVED EQUAL.

- NOTES:
- CONTRACTOR TO ASSURE PERCOLATION RATES OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - CONTRACTOR TO STAKE LOCATION OF PALMS FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.



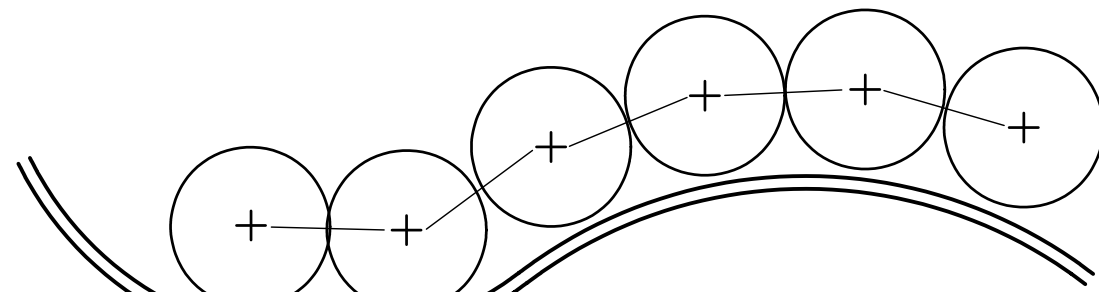
5 PALM TREE
1/2"=1'-0"

- MULCHING CONDITIONS:
- PROVIDE PINE STRAW MULCH IN THE FOLLOWING BEDS:
 - PERENNIALS
 - ORNAMENTAL GRASSES
 - TREE RINGS
 - SHRUB BEDS
 - ANNUALS
 - GROUND COVER
 - HARD COMPACT SOIL AT SHOVEL CUT EDGE

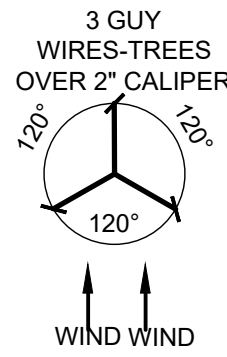
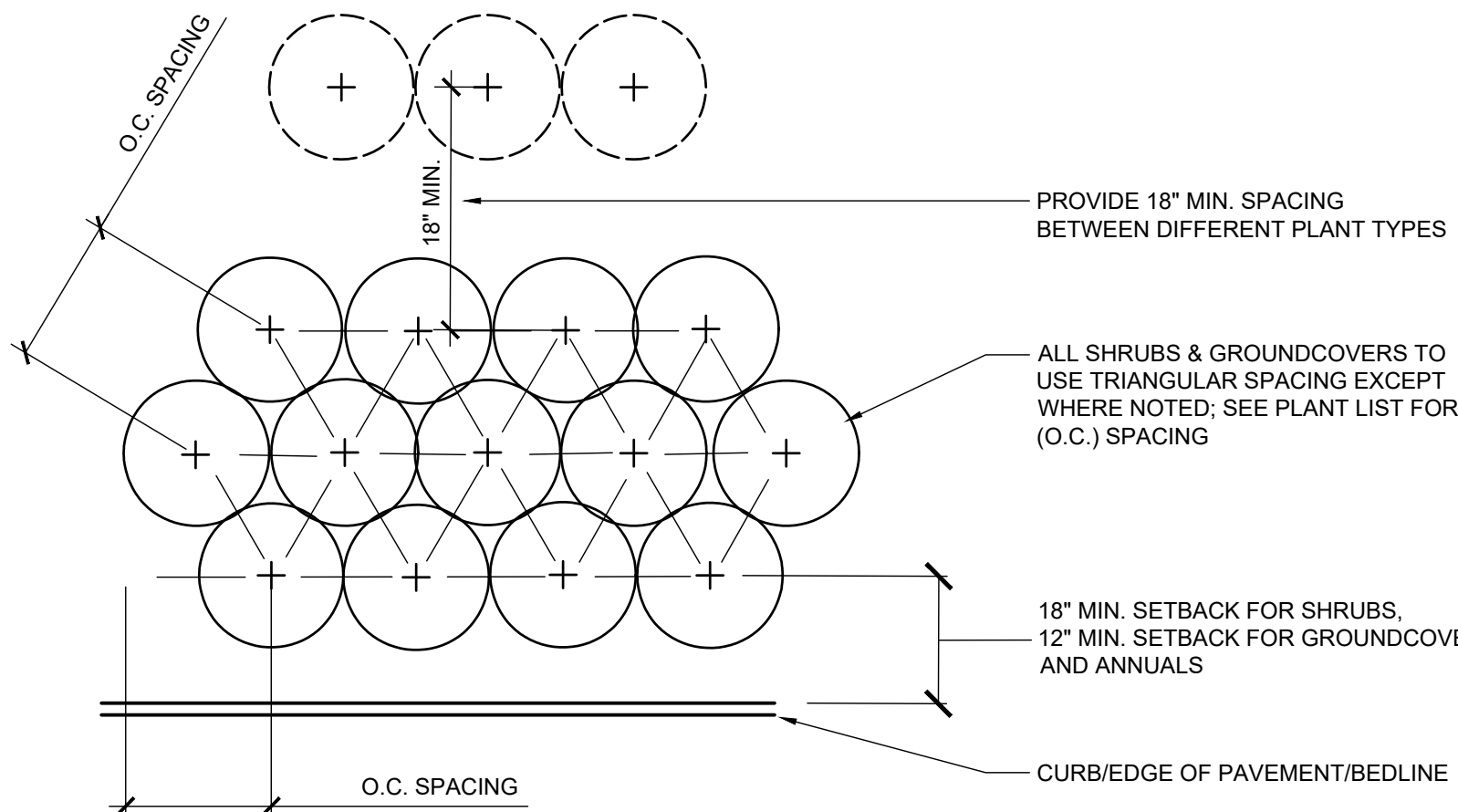


6 TURF & GROUND COVER PLANTING
3/4"=1'-0"

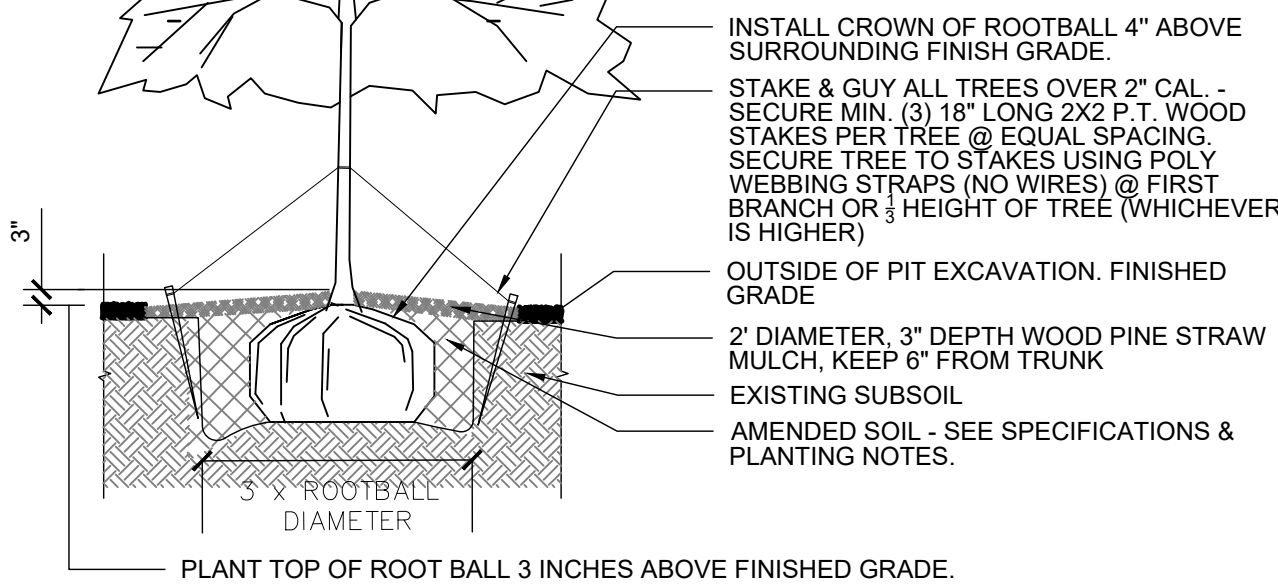
- NOTES:
- THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST.
 - INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.
 - NO WOOD MULCH IN GROUND COVER AREAS



4 SHRUB & GROUND COVER PLANTING
3/4"=1'-0"



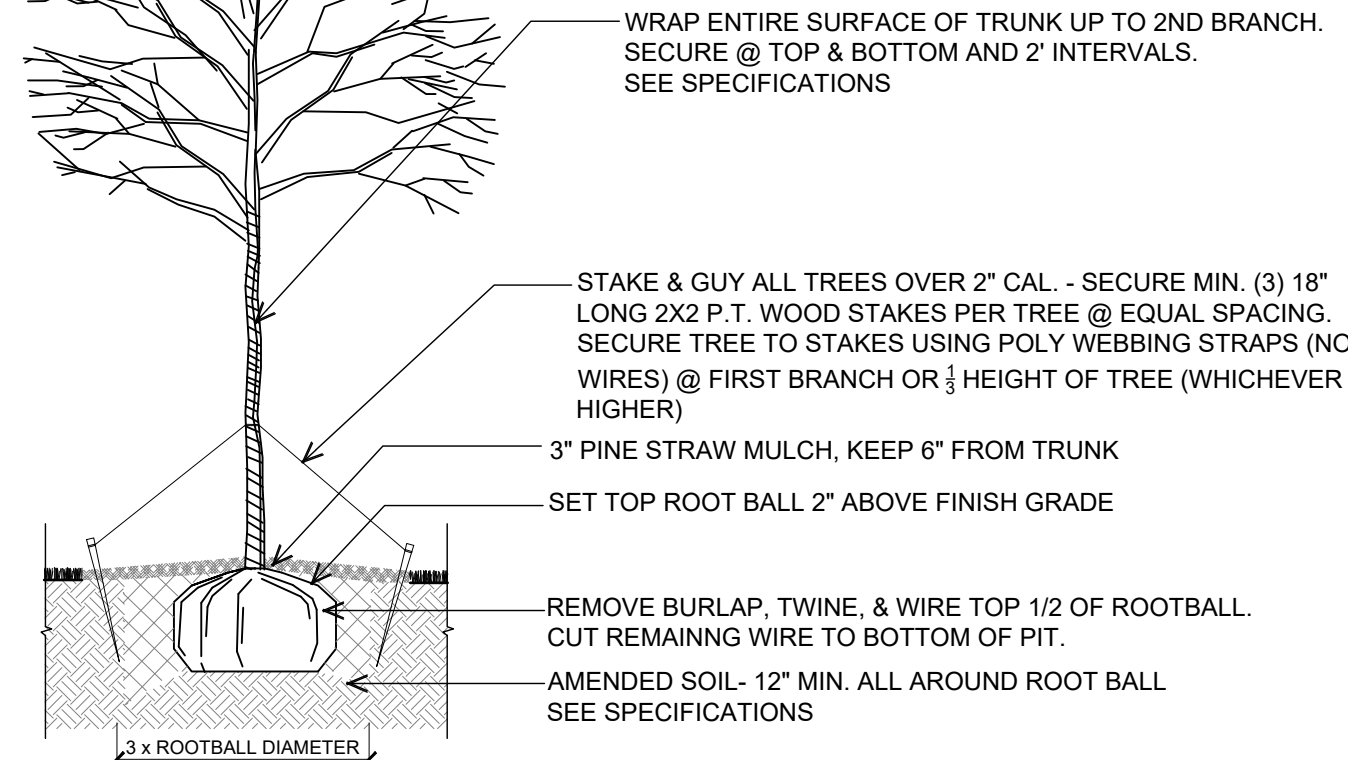
- NOTES:
- REMOVE ALL WIRE, TWINE & PLASTIC FROM ROOTBALL. AFTER PLANT IS SET, PULL BACK AND REMOVE BURLAP FROM TOP 1/2 OF ROOTBALL. SPLIT REMAINING BURLAP
 - TREES WITH CRUMBLED OR BROKEN ROOTBALLS WILL BE REJECTED. PRUNE DEAD OR DAMAGED LIMBS.
 - COMPLETELY REMOVE WIRE BASKET. PROVIDE 6" HIGH WATER RING IN BUBBLER IRRIGATED AREAS.



3 EVERGREEN TREE AT GRADE
1"=1'-0"

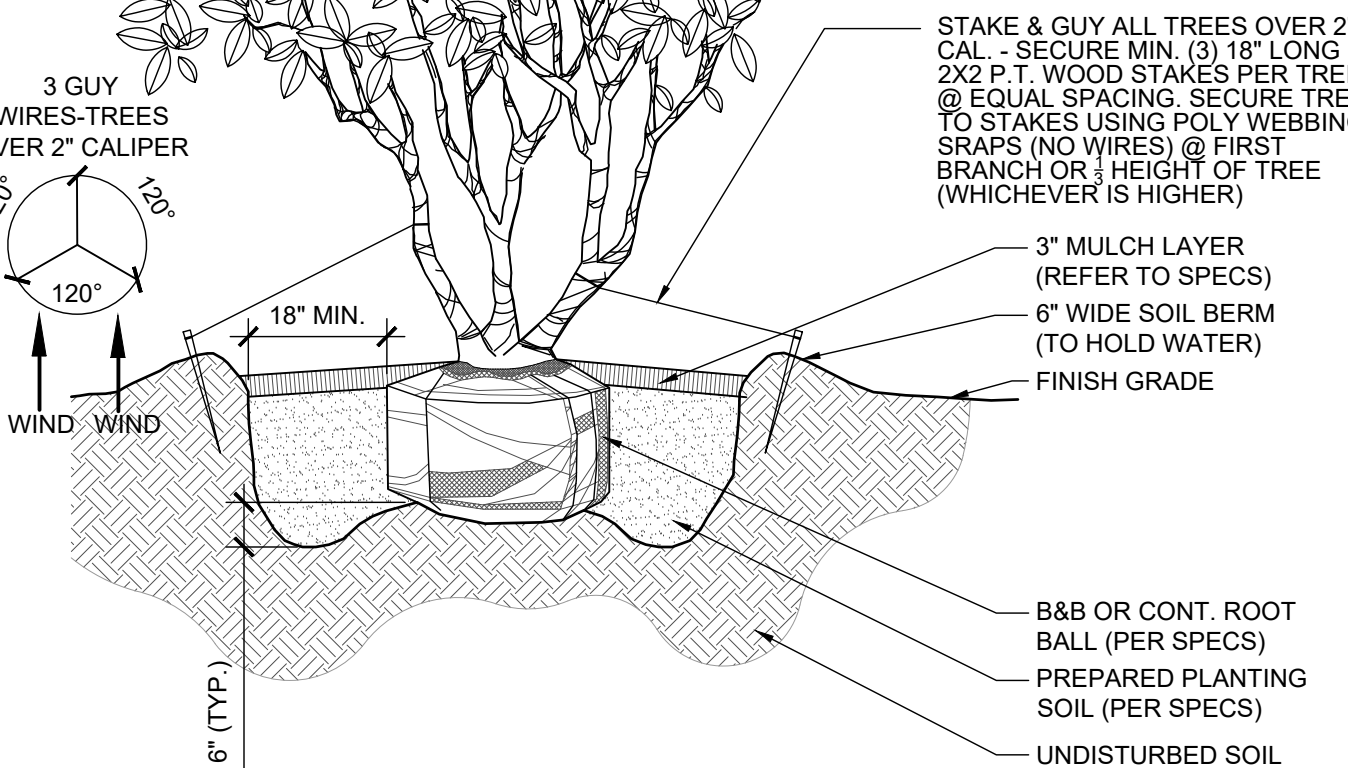


- NOTES:
- SET ROOTBALL ON UNDISTURBED SOIL.
 - PRUNE DAMAGED, DEAD WOOD ONLY AND TO ELIMINATE WEAK CROTCH AND DOUBLE LEADERS.
 - PROVIDE THREE-GUY SYSTEM, EQUALLY SPACED AROUND TREE. REMOVE AT 1 YEAR GROWTH.
 - TREES WITH BROKEN OR CRUMBLED ROOTBALLS SHALL BE REJECTED.



2 DECIDUOUS SHADE TREE AT GRADE
3/4"=1'-0"

- NOTES:
- CONTRACTOR TO ASSURE PERCOLATION RATES OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT



1 MULTI-STEM TREE AT GRADE
1/2"=1'-0"

**Northpoint HHI
10 Northpoint Circle
Final
August 12, 2025
DRB-000523-2025**

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: 10 Northpoint Circle – Northpoint HHI

DRB-000523-2025

DATE: 8/12/2025

CATEGORY: Final

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	☒	☐	☐	Applicant has provided a materials board for the meeting.
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	☒	☐	☐	
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	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☒	☐	☐	
A variety of species is selected for texture and color	☒	☐	☐	
Provides overall order and continuity of the	☒	☐	☐	

Landscape plan				
Native plants or plants that have historically been prevalent on the Island are utilized	☒	☐	☐	
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	☒	☐	☐	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	☒	☐	☐	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☒	☐	☐	
Proposed groundcovers are evergreen species with low maintenance needs	☒	☐	☐	
Large, grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☒	☐	☐	
Ornamentals and Annuals are limited to entrances and other focal points	☒	☐	☐	

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
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 final submittal for 10 Northpoint Circle – Northpoint HHI with the following conditions:

1. Exterior lighting specs shall be no more than 3500k lumens in color temperature.
2. Any additional information as required by the Board.

**Old Schoolhouse Restroom
150 William Hilton Parkway
Final
August 12, 2025
DRB-000747-2025**



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: Dale N. Strecker Company: Hord Coplan Macht
Mailing Address: P.O. Box 5910 City: Hilton Head Island State: SC Zip: 29938
Telephone: 843-785-2199 Fax: _____ E-mail: dstrecker@hcm2.com
Project Name: Old Schoolhouse Park Toilet Facility Project Address: 150 & 152 William Hilton Parkway
Parcel Number [PIN]: R R 511 007 000 0247 0000 (#150) & R 511 007 000 0070 0000 (#152)
Zoning District: PR Overlay District(s): COR

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

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

Project Category:

☐ Concept Approval – Proposed Development

☒ Final Approval – Proposed Development

☐ 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.

** Filing fee, if required, to be paid by 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.
- N/A Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

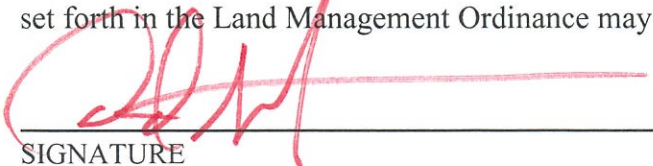
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

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

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

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



SIGNATURE

July 22, 2025

DATE

July 22, 2025

Community Development Staff
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928

Subject: Old Schoolhouse Park Toilet Facility – Major Design Review Board – Final
Approval Submittal

Project Narrative describing how the project conforms with the conceptual approval:

Conceptual Submittal Conditions of Approval:

1. Review the lighting color temperatures. If light temperatures are listed as 4k, reduce them to 3k lumens.
 - a. Response: Lighting has been revised to 3k.
2. Provided a detailed landscape plan, look at adding podocarpus wrapping around the back side of the building.
 - a. Response: Podocarpus have been added to the back side of the building along with a planting detail. See revised planting plan on sheet AS-101 – Architectural Site Plan.
3. Submit the civil plans and indicate utility does not impact trees.
 - a. Response: Civil drawings are included with this final submittal, indicating that utility connections will not impact the existing trees. The civil plans also include detail information on sidewalks and replanting after site disturbance.
4. Show the setback buffers.
 - a. Response: Setbacks and buffers have been added to the Architectural Site Plan, sheet AS-101.
5. Re-study the sidewalk in a more natural way/form, potentially staying outside of the canopy of the trees.
 - a. Sidewalk configuration has been modified to avoid the tree canopy. See the civil drawings, sheet C-7 – Site Improvements Plan.
6. Indicate any newly planted trees and confirm that they do not conflict with utility or the building.
 - a. Response: The more recently added oak tree location has been identified on the Architectural Site Plan, sheet AS-101. Photograph on the following page illustrates that there will not be a conflict with the existing tree. All site utility connections are on the east side of the new structure and will not impact the existing trees.



Additional Information:

At the conceptual design review the DRB questioned if the existing drinking fountain will remain or be removed. It has since been determined that the drinking fountain is in good condition as illustrated in the photographs above and on the following page and will remain in place. The trash container will remain in place as well. Additional drinking fountain will be provided as part of the new building construction, under the covered porch, where users can access it under protective cover in inclement weather.



Existing drinking fountain
is in good condition and
will remain

Kind regards,

Hord Coplan Macht

A handwritten signature in blue ink, appearing to read "Dale N. Strecker".

Dale N. Strecker, AIA
Project Manager

cc: Neal Eike, Town of Hilton Head Island

Old Schoolhouse Park Site - Town Vicinity Map



Town sidewalk / pathway
along edge of property,
directly abutting William
Hilton Parkway

Proposed Structure

Wild Horse
Road

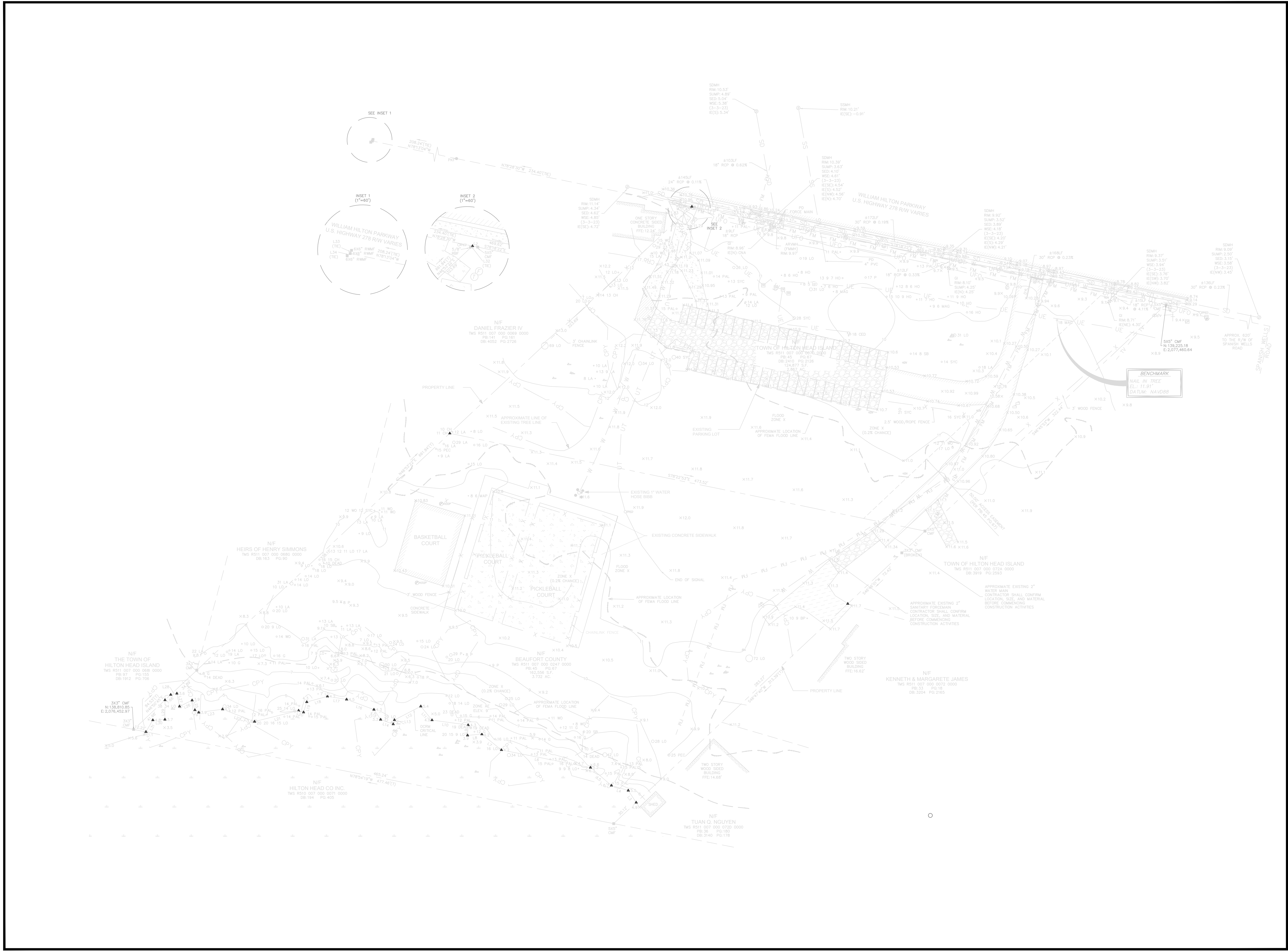
Existing Basketball Court

Existing Pickleball Courts

Property Line

Spanish Wells Road

**Old Schoolhouse Restroom
150 William Hilton Parkway
Final
Plan Set
August 12, 2025
DRB-000747-2025**

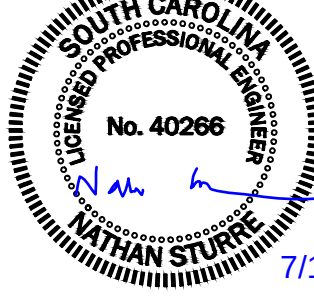




STURTE
ENGINEERING
Civil Design & Development



STURTE
DESIGN &
DEVELOPMENT, LLC
No. 6846
STATE OF SOUTH CAROLINA
PROFESSIONAL ENGINEER



STURTE
DESIGN &
DEVELOPMENT, LLC
No. 40266
STATE OF SOUTH CAROLINA
PROFESSIONAL ENGINEER
NATHAN STURTE
7/16/2025

ENGINEER OF RECORD

NATHAN STURTE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

JEREMY REEDER
ATLAS SURVEYING, INC.
SC PLS#28139
168 BOARDWALK DRIVE, STE A
RIDGELAND, SC 29936
843.645.9277

PREPARED FOR:

TOWN OF HILTON HEAD

PROJECT:

OLD SCHOOLHOUSE PARK
TOILET FACILITY

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88





0 20 40 80
SCALE IN FEET

PLAN

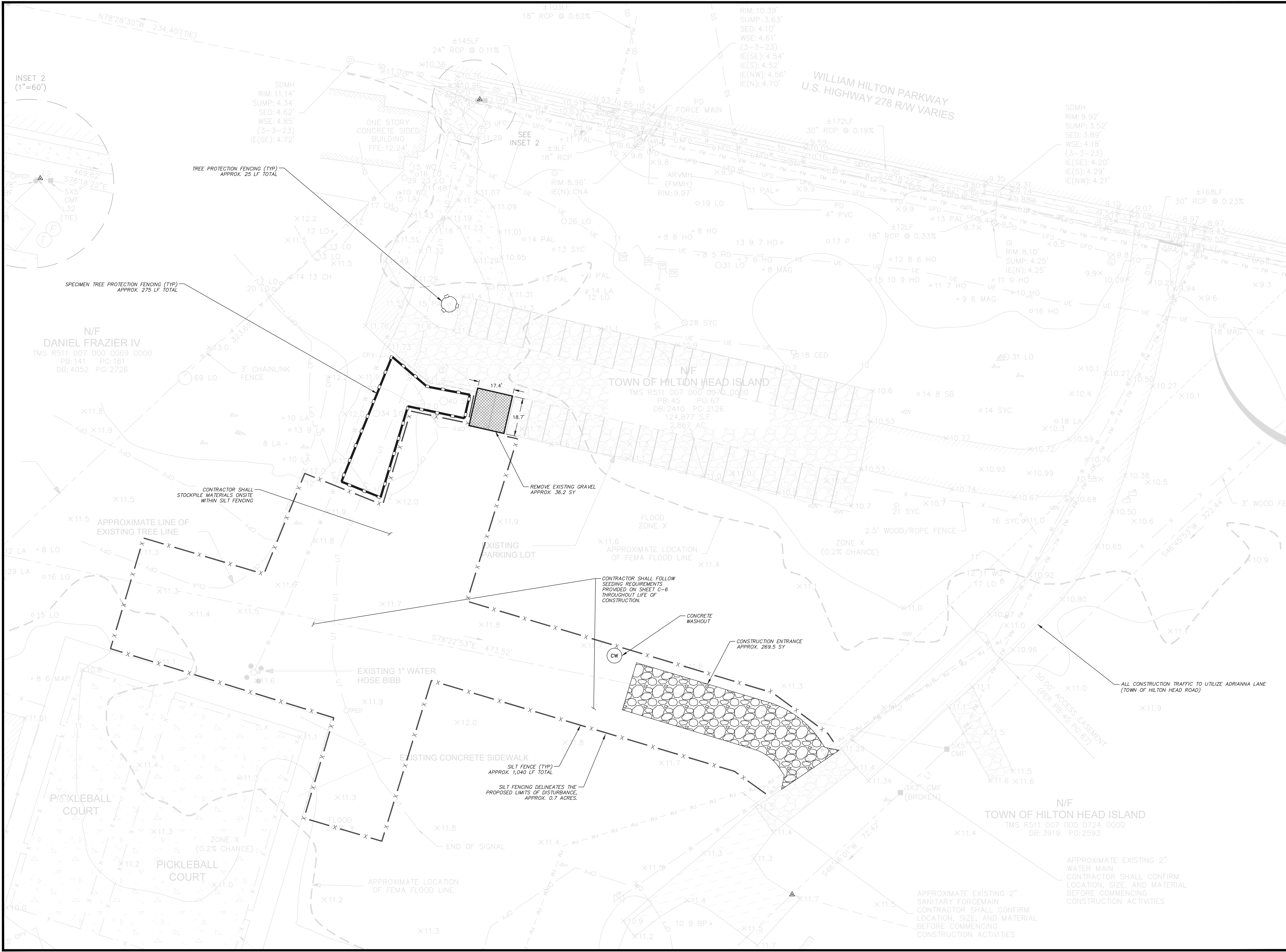
HORIZONTAL SCALE 1" = 40'



CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

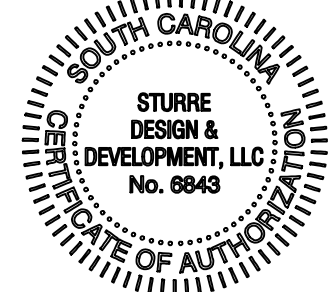
REV #	DATE	DESCRIPTION
	DATE	07/16/2025
SHEET NAME		
EXISTING CONDITIONS		
SHEET NO.		

C-3

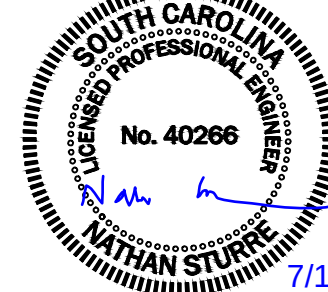




STURRES
ENGINEERING
Civil Design & Development



STURRES
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DEVELOPMENT, LLC
No. 6846



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PREPARED FOR:

TOWN OF HILTON HEAD

PROJECT:

OLD SCHOOLHOUSE PARK
TOILET FACILITY

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

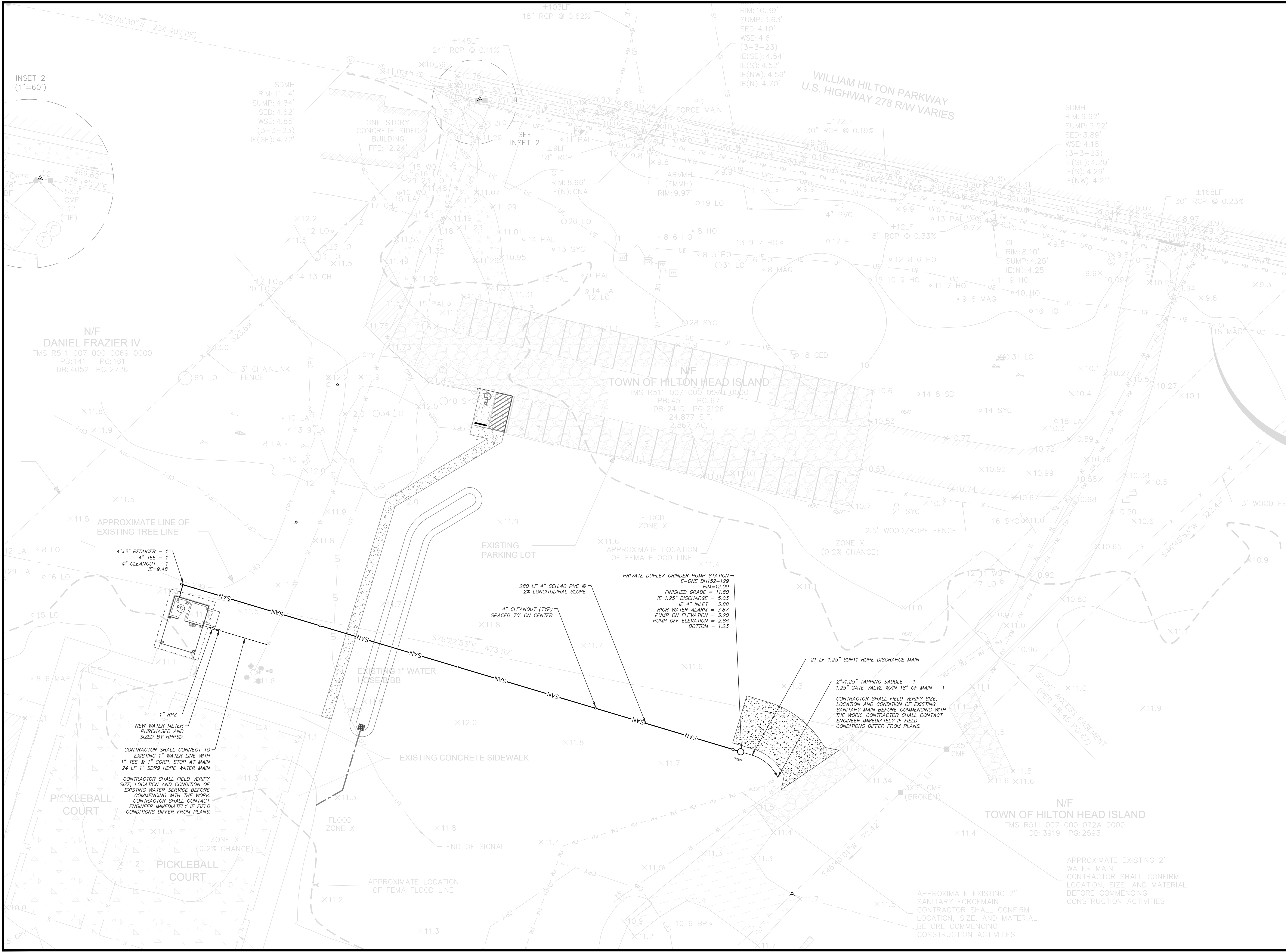


0 10 20 40
SCALE IN FEET
PLAN
HORIZONTAL SCALE 1" = 20'



CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION
	07/16/2025	
SHEET NAME DEMOLITION & SWPP PLAN		
SHEET NO. C-4		





STURRES
ENGINEERING
Civil Design & Development



STATE OF SOUTH CAROLINA
NATHAN STURRES
No. 6848
07/16/2025



STATE OF SOUTH CAROLINA
NATHAN STURRES
No. 40266
07/16/2025

ENGINEER OF RECORD

NATHAN STURRES, P.E.
SC PE# 40266
PO Box 2227
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SURVEYOR

JEREMY REEDER
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168 BOARDWALK DRIVE, STE A
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843.645.9277

PREPARED FOR:

TOWN OF HILTON HEAD

PROJECT:

OLD SCHOOLHOUSE PARK
TOILET FACILITY

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



0 10 20 40
SCALE IN FEET
PLAN
HORIZONTAL SCALE 1" = 20'



CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

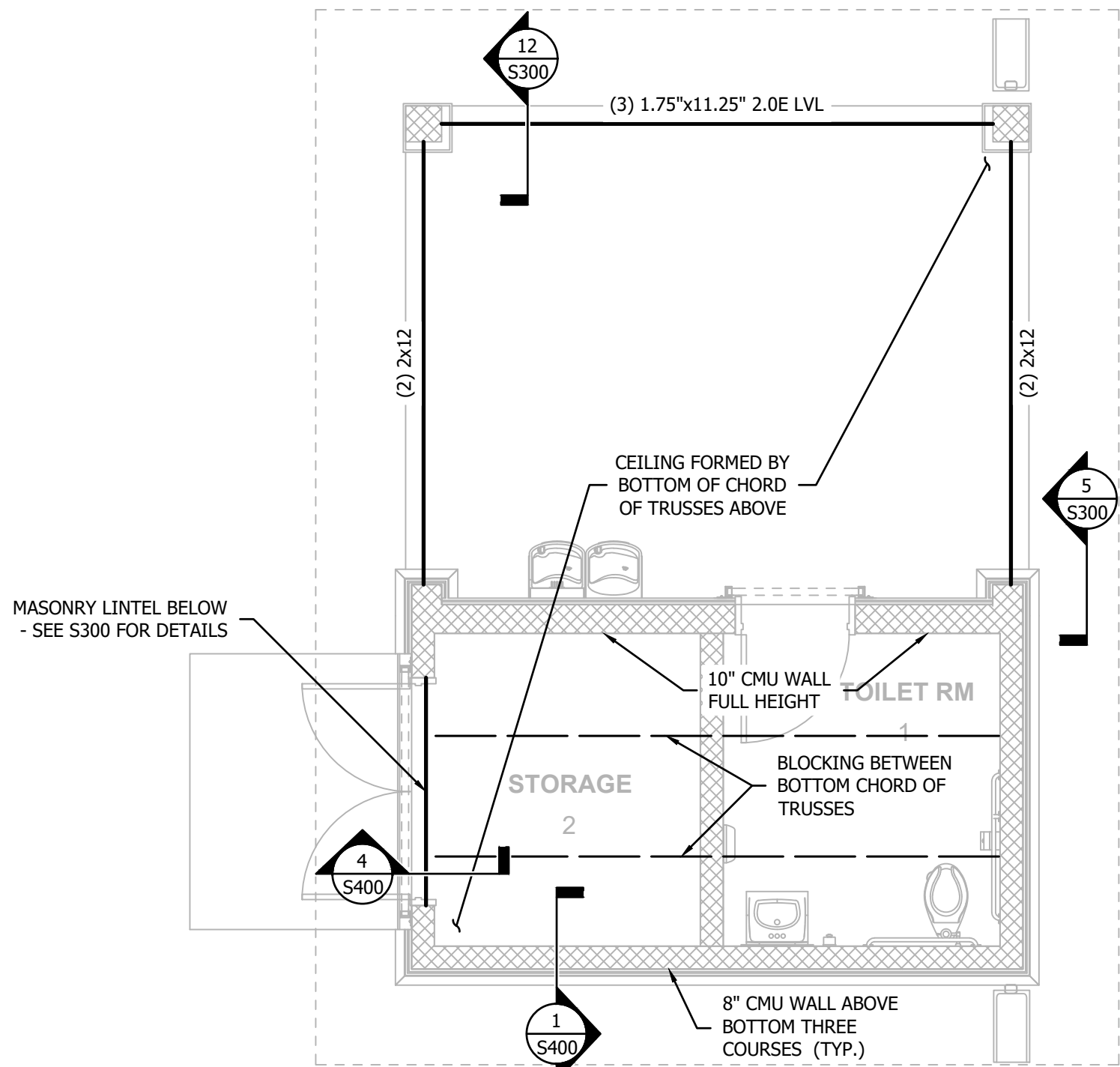
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	07/16/2025	

SHEET NAME

UTILITY PLAN

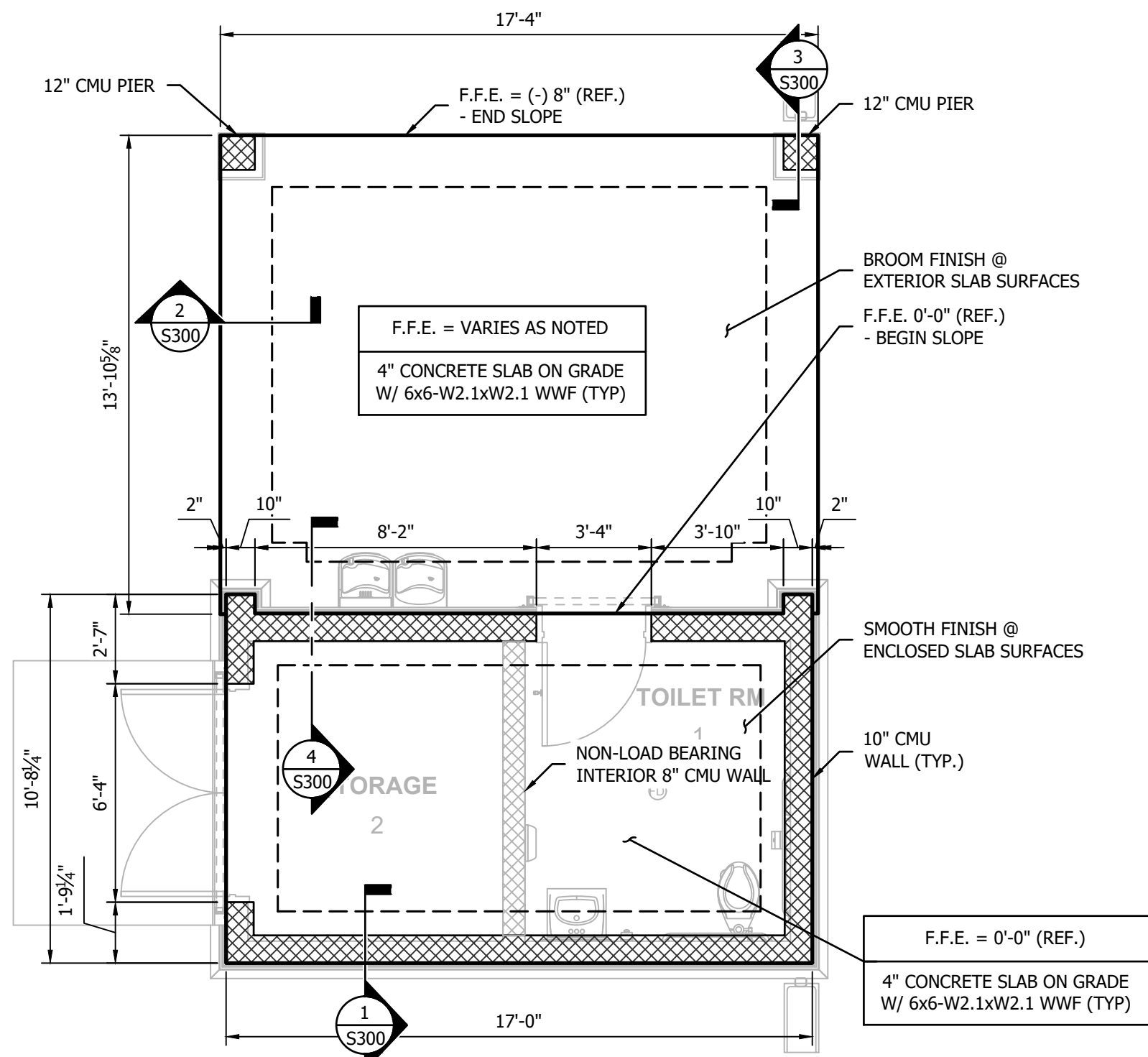
SHEET NO.

C-9



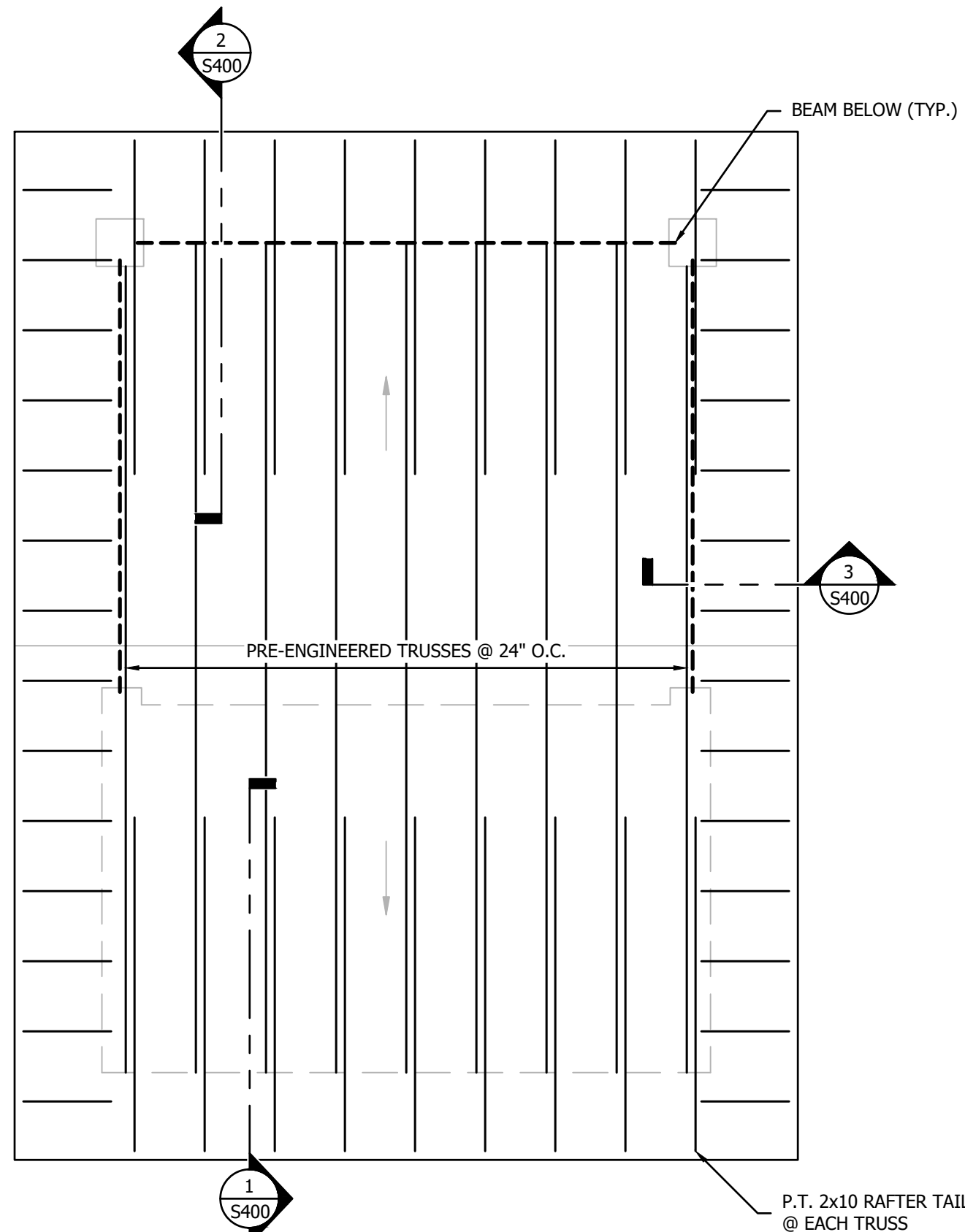
2
S200

CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"



1
S200

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



3
S200

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

GENERAL LEGEND	
	- CMU WALL
	- EDGE OF SLAB

FOUNDATION NOTES:

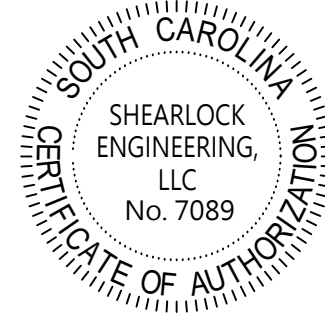
- CONTRACTOR SHALL COORDINATE ALL FLOOR DRAIN SIZES AND LOCATIONS WITH ARCHITECTURAL PLANS.
- AT FLOOR DRAINS, SLOPE FLOOR 1/2" FOR 2'-0"Ø AREA CENTERED ON DRAIN. (SEE PLUMBING DRAWINGS) TOP OF DRAIN COVER SHALL BE FLUSH WITH ADJACENT FLOOR FINISH MATERIAL. WHEN LOCATED IN CERAMIC TILE FLOOR, GROUT AREA BETWEEN CERAMIC TILE AND EDGE OF DRAIN. MAINTAIN SLAB THICKNESS AT ALL SLOPES AND DEPRESSIONS.

MASONRY WALL NOTES:

- ALL LOAD BEARING MASONRY WALLS SHALL BE 2000psi (MIN) 10x8x16" OR 8x8x16" UNITS. AS SPECIFIED ON PLAN.
- ALL WALLS SHALL BE GROUTED SOLID W/ 3000psi CONCRETE.
- VERTICAL REINFORCEMENT SHALL BE #5 BARS @ 24" O.C.
- HORIZONTAL REINFORCEMENT SHALL BE W2.8 LADDER STYLE JOINT REINFORCING @ 16" O.C. VERTICAL.
- MASONRY BOND BEAMS SHALL BE INSTALLED AT TOP OF WALL & 4'-0" (MAX.) VERTICAL IN ACCORDANCE WITH DETAILS ON SHEET S300.
- 12" SQ. MASONRY PIER PER PLAN, SHALL BE GROUTED SOLID W/ 3000psi CONCRETE AND (4) #5 BARS VERTICAL AND #3 TIES @ 8" O.C.

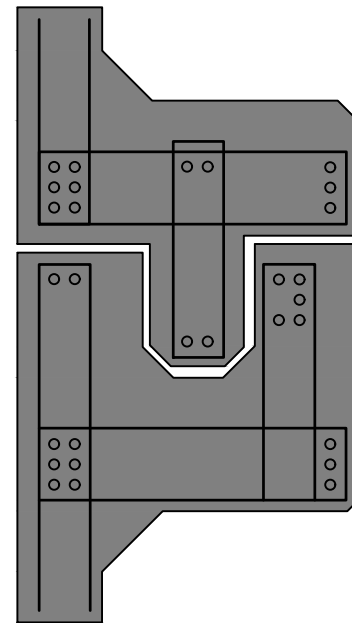
FRAMING NOTES:

- ROOF SHEATHING: 15/32" APA-RATED 32/16 MIN. WOOD STRUCTURAL PANELS MANUFACTURED W/ EXTERIOR-GRADE GLUE & FASTENED W/ 8d COMMON NAILS (0.131"Øx2.5" LONG) OR GALVANIZED 8d BOX NAILS (0.113"Øx2.5" LONG) AS FOLLOWS:
NAILING PATTERN:
SUPPORTED EDGES & DIAPHRAGM BOUNDARIES: 6" O.C.
FIELD & INTERMEDIATE SUPPORTS. 6" O.C.



PRELIMINARY
NOT FOR
CONSTRUCTION

SHEARLOCK
ENGINEERING
STRUCTURAL DESIGN CONSULTANTS



0	7-15-2025	ISSUED FOR PERMIT
REV. No.	DATE	NARRATIVE

TOWN OF HILTON HEAD ISLAND
OLD SCHOOLHOUSE PARK
RESTROOM PAVILION

152 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29926

DATE	7-15-2025
PROJECT No.	25-357
SHEET TITLE	STRUCTURAL PLANS
SHEET No.	S200

**New Town of Hilton Head Island
Old Schoolhouse Park Toilet Facility
150 & 152 William Hilton Parkway**

Design Review Board (DRB) Color Board



Roofing
Standing Seam
Pac-Clad
Zinc 614383



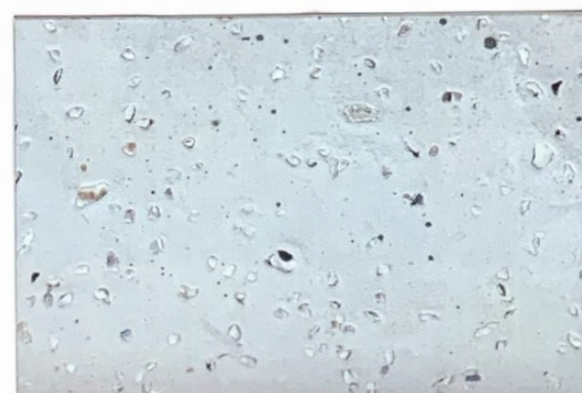
Porch Ceiling
Plywood, Painted
Sherwin Williams
SW 7660 – Earl Grey



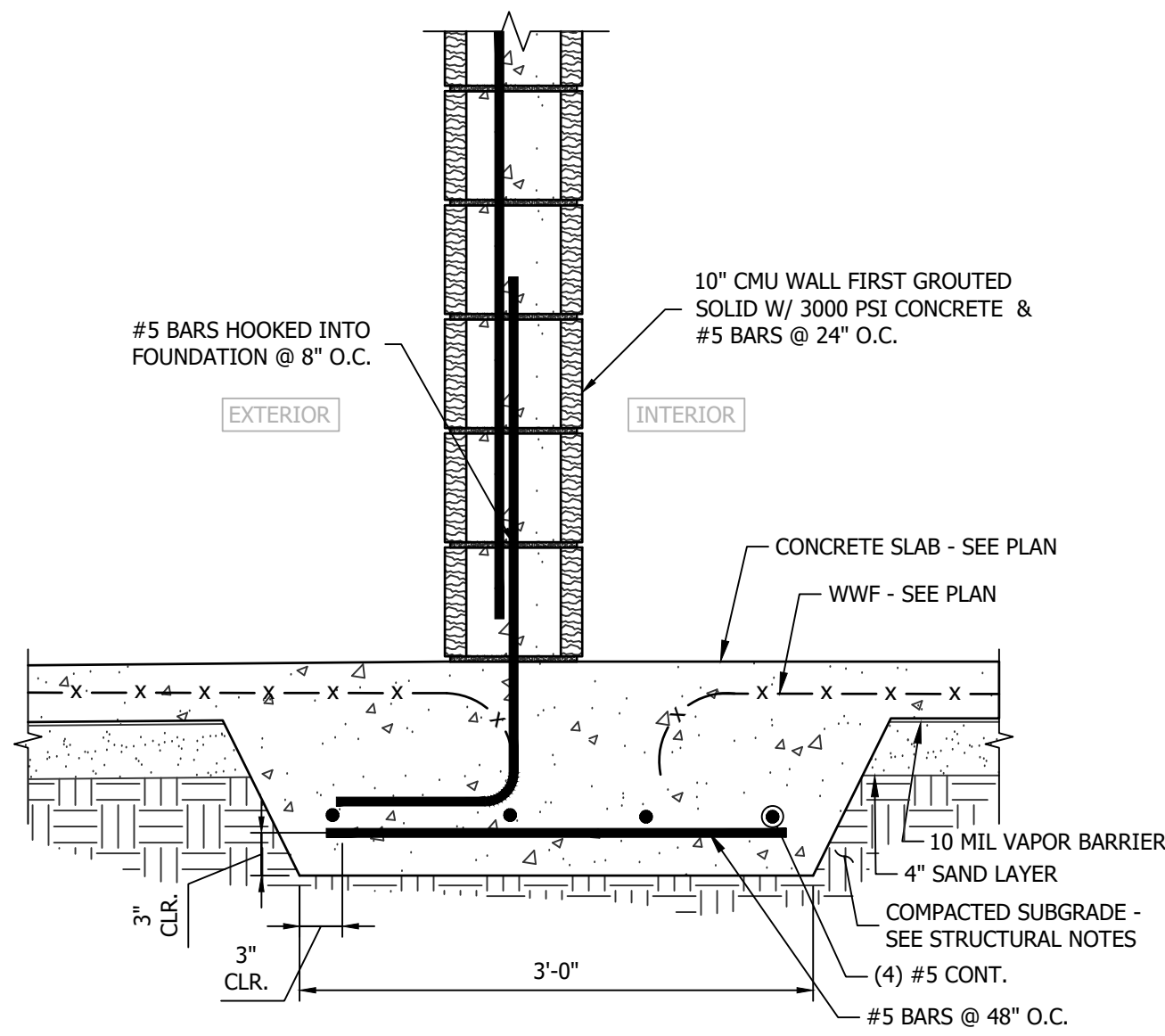
Trim & Ceiling Battens
Hardie-Trim
Smooth Finish
Painted
Sherwin Williams
SW 7039 – Virtual Taupe



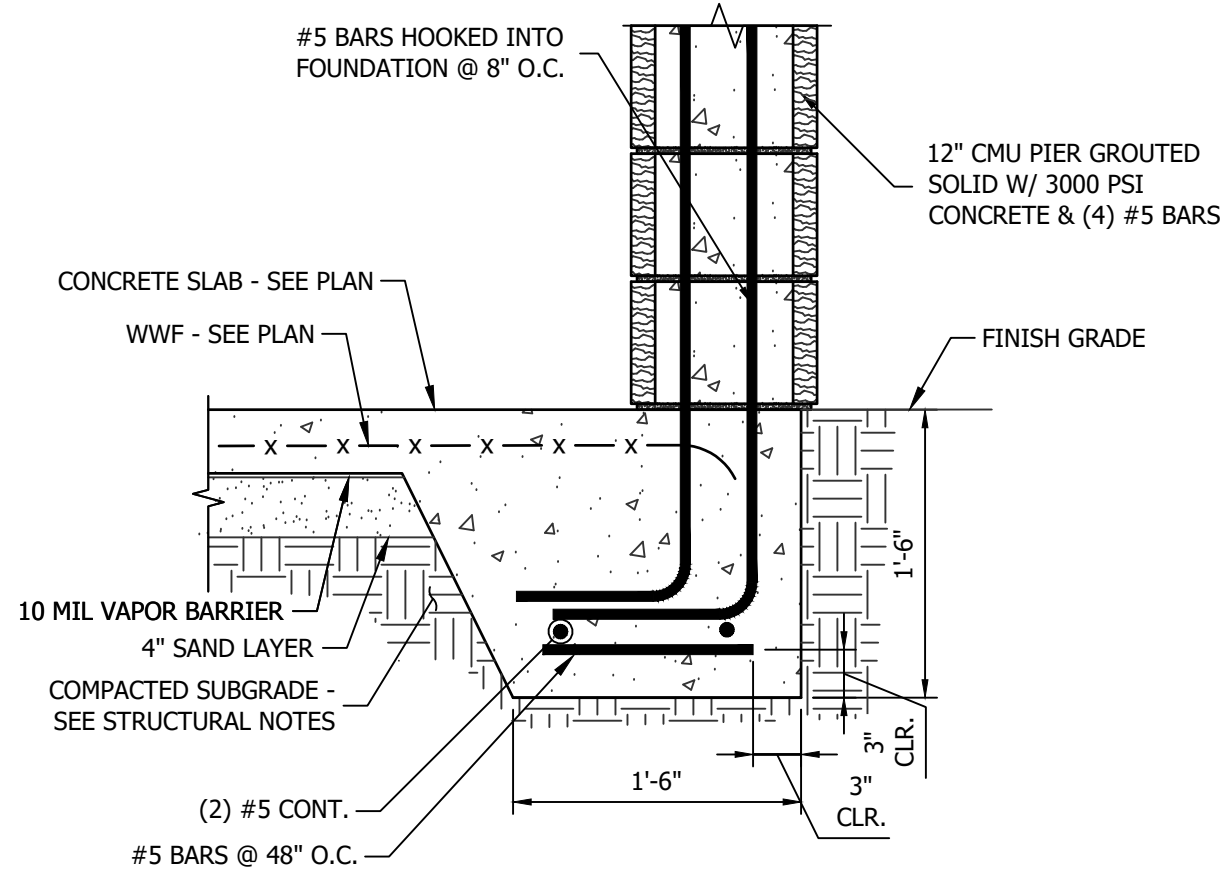
Siding
Hardie-Plank
Cedarmill Finish
Painted
Sherwin Williams
SW 7632 – Modern Gray



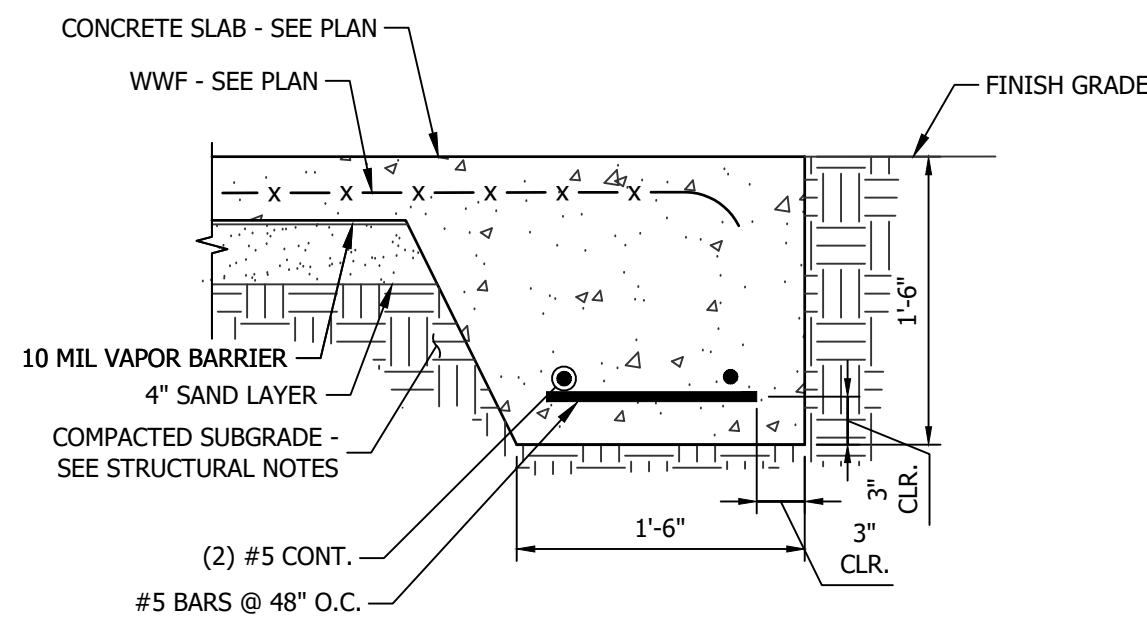
Base
Tabby Stucco
To Match Cordillo
Courts Facility



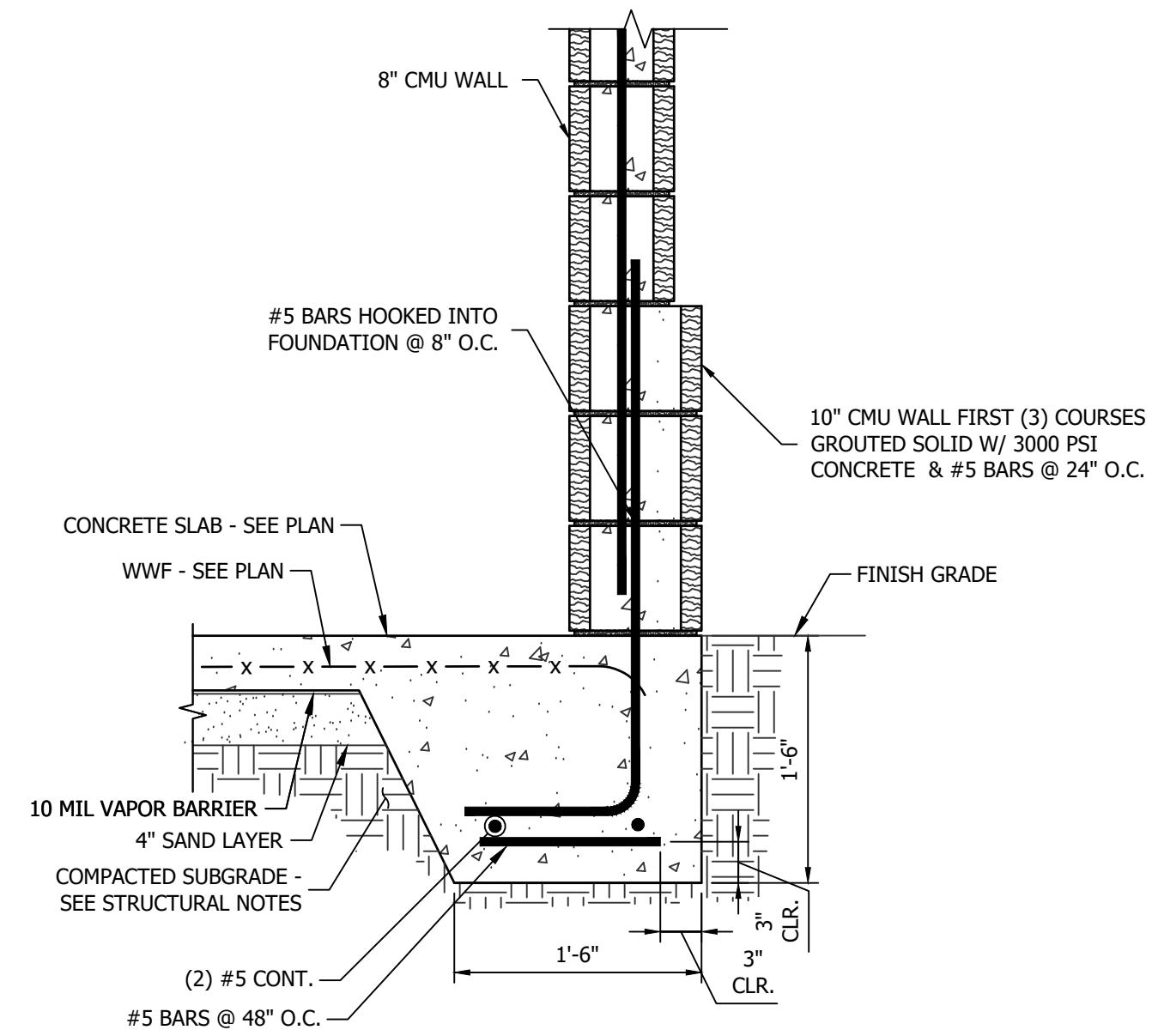
4 THICKENED SLAB @ CMU WALL
S300 NOT TO SCALE



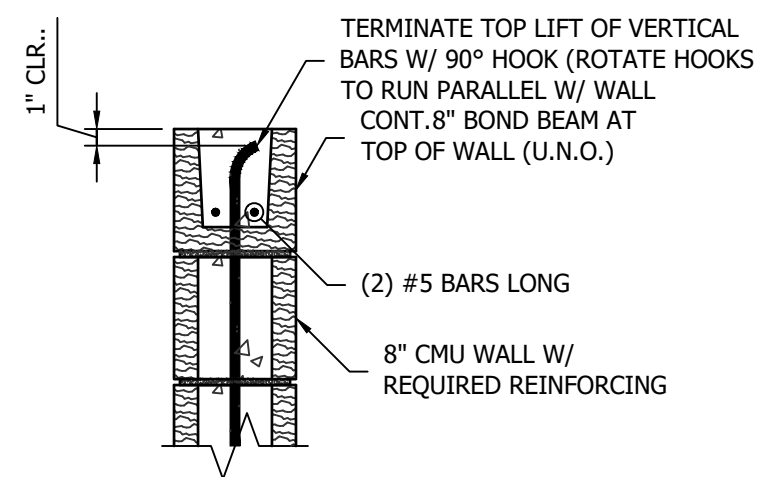
3 TURN DOWN @ CMU PIER
S300 NOT TO SCALE



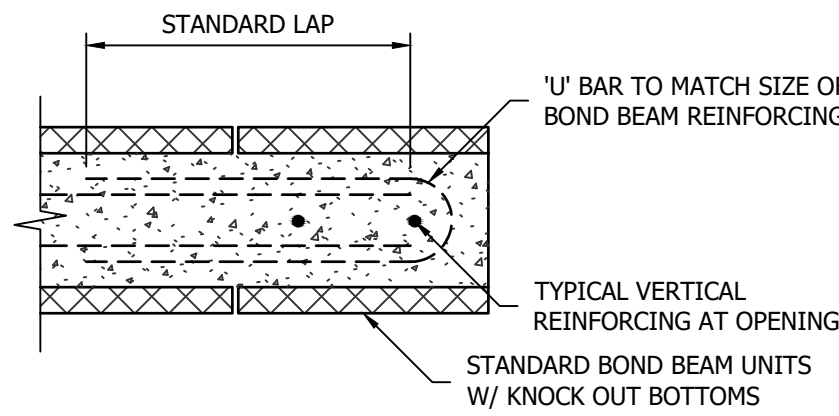
2 TYPICAL TURN DOWN
S300 NOT TO SCALE



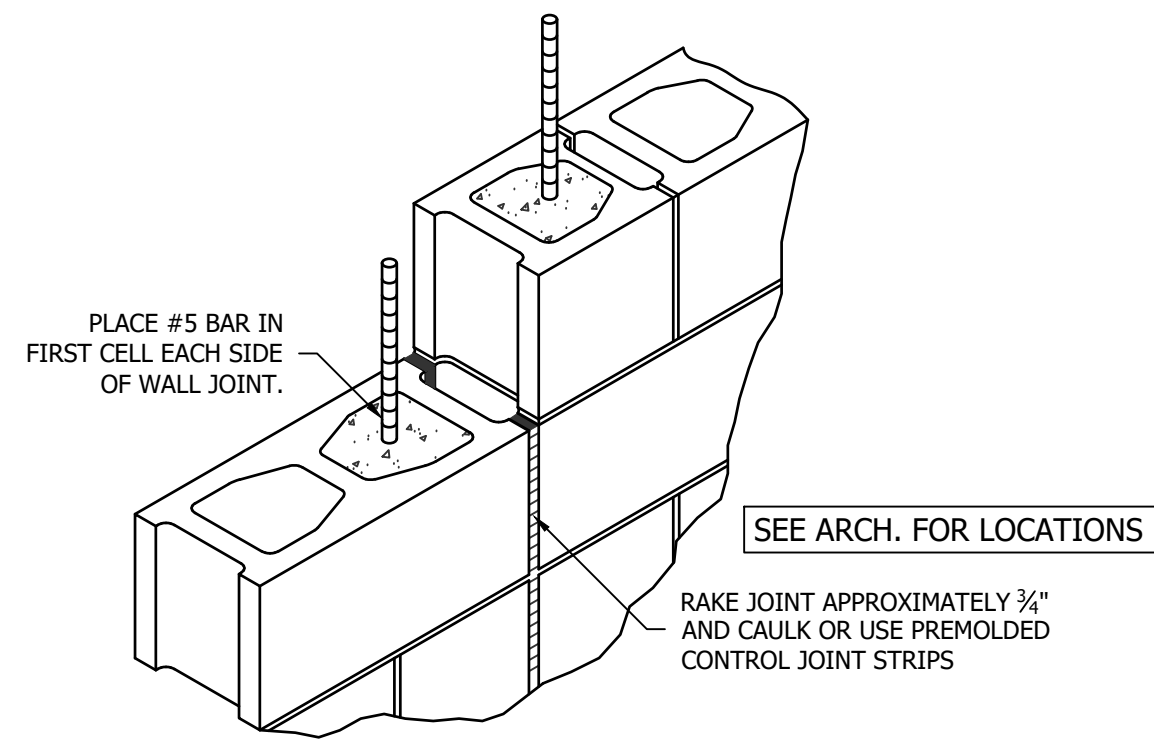
1 TURN DOWN @ CMU WALL
S300 NOT TO SCALE



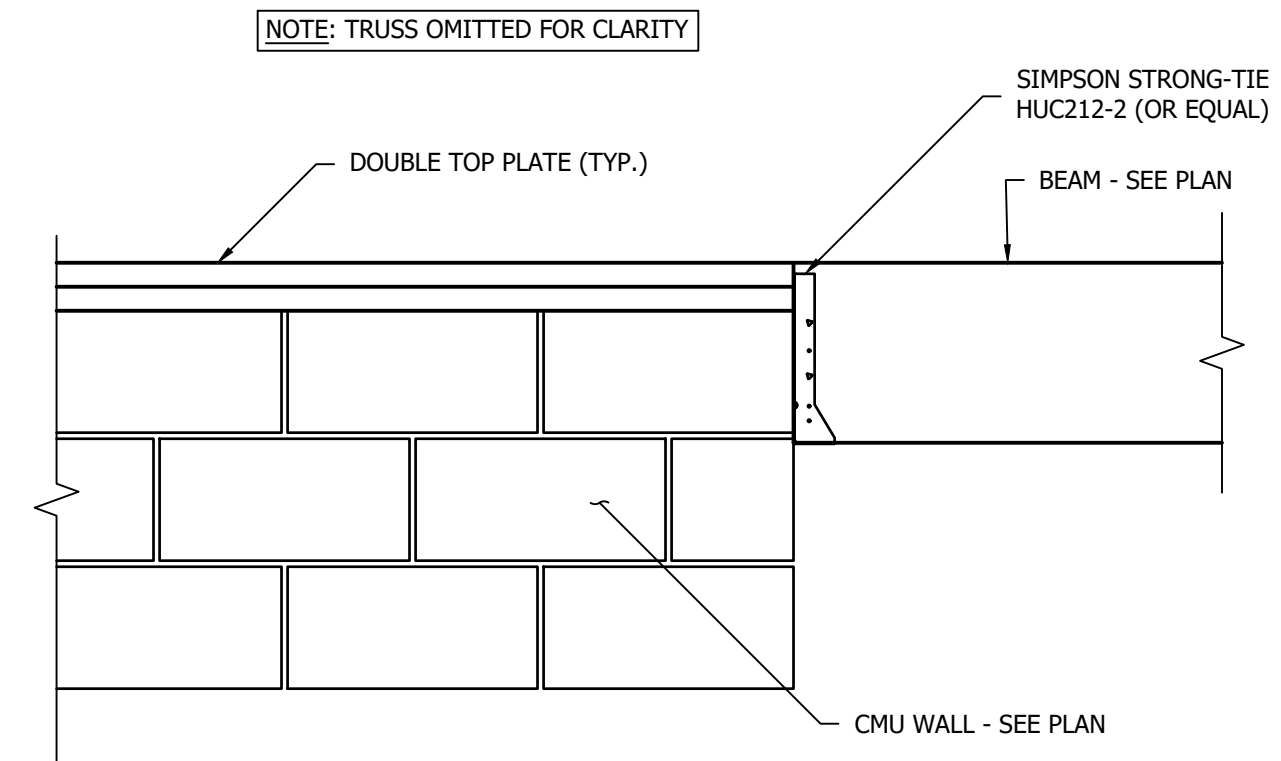
9 TYPICAL TOP OF WALL BOND BEAM
S300 NOT TO SCALE



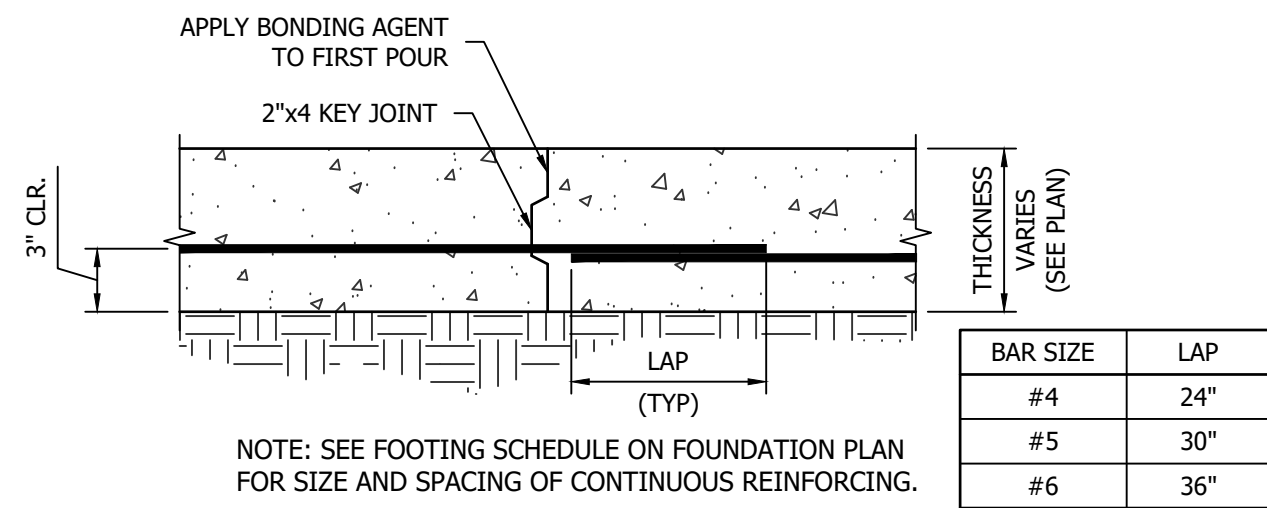
7 TYPICAL BOND BEAM REINFORCING (WALL OPENING)
S300 NOT TO SCALE



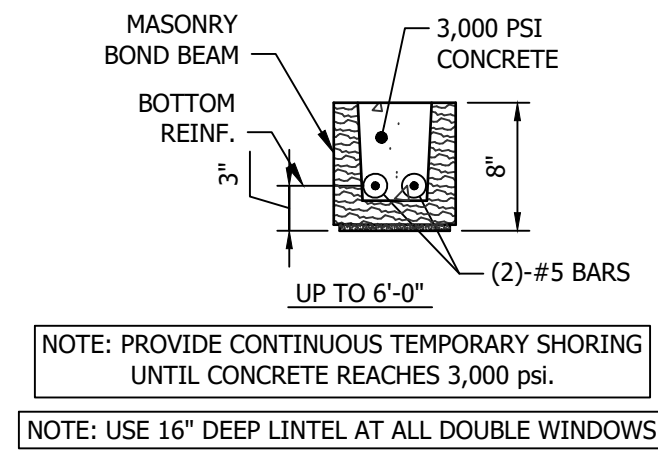
6 MASONRY CONTROL JOINT
S300 NOT TO SCALE



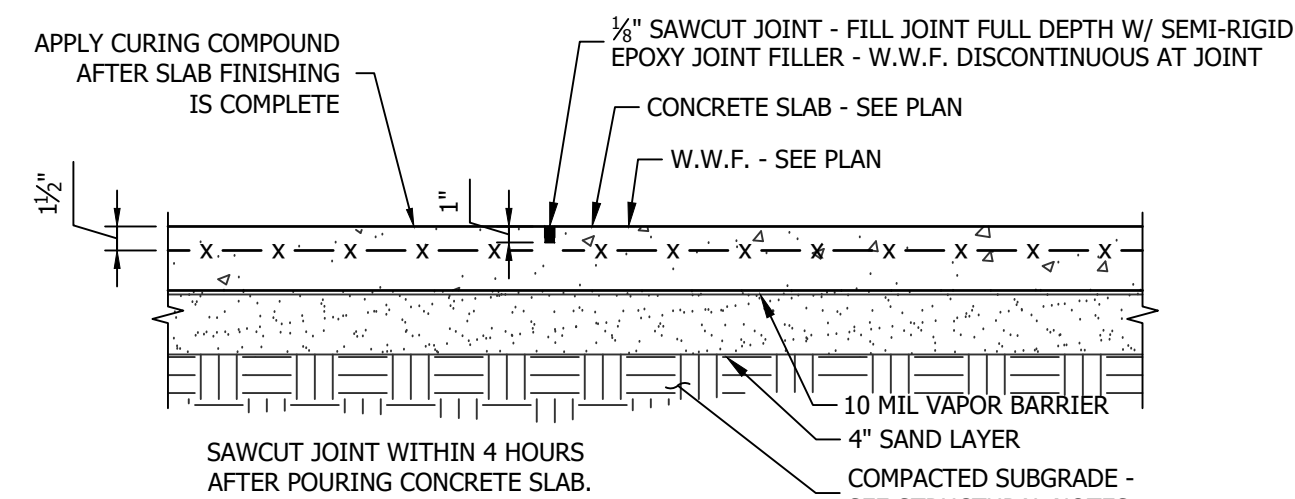
5 BEAM CONNECTION @ CMU CORNER
S300 NOT TO SCALE



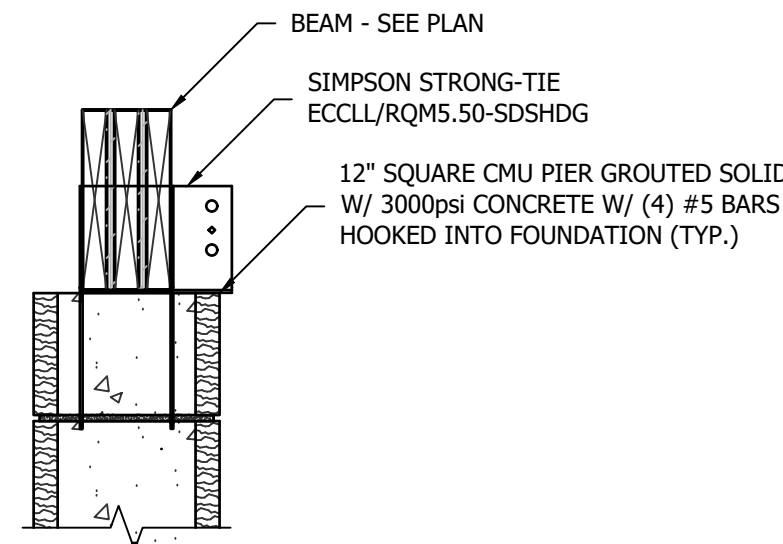
10 CONSTRUCTION JOINT AT CONTINUOUS FOOTING
S300 NOT TO SCALE



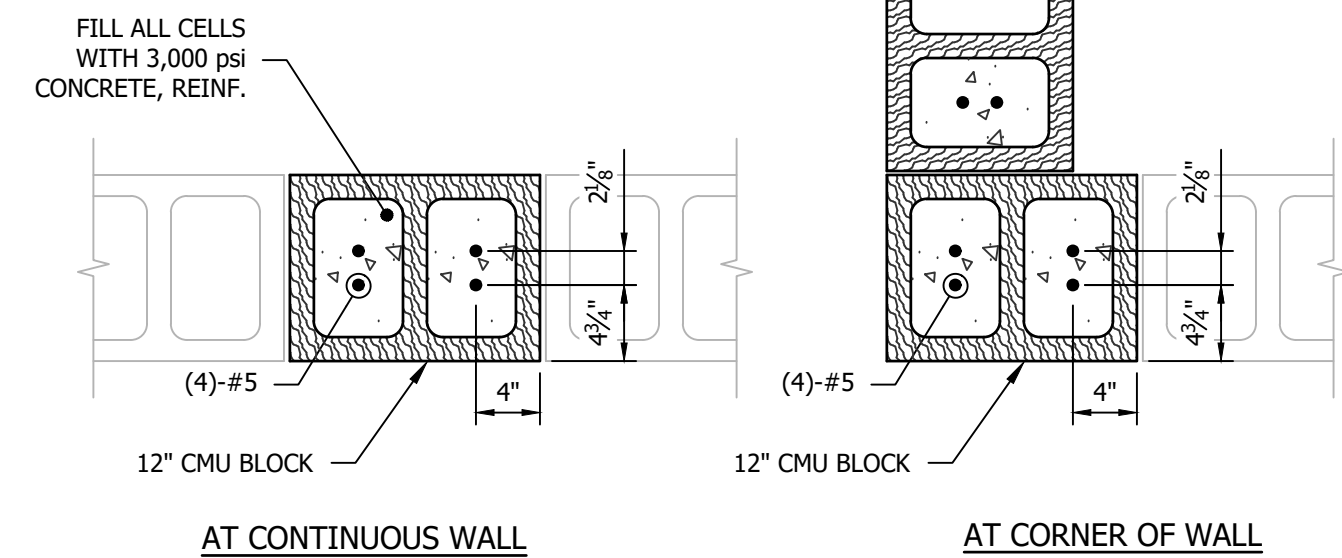
8 MASONRY LINTEL DETAIL
S300 NOT TO SCALE



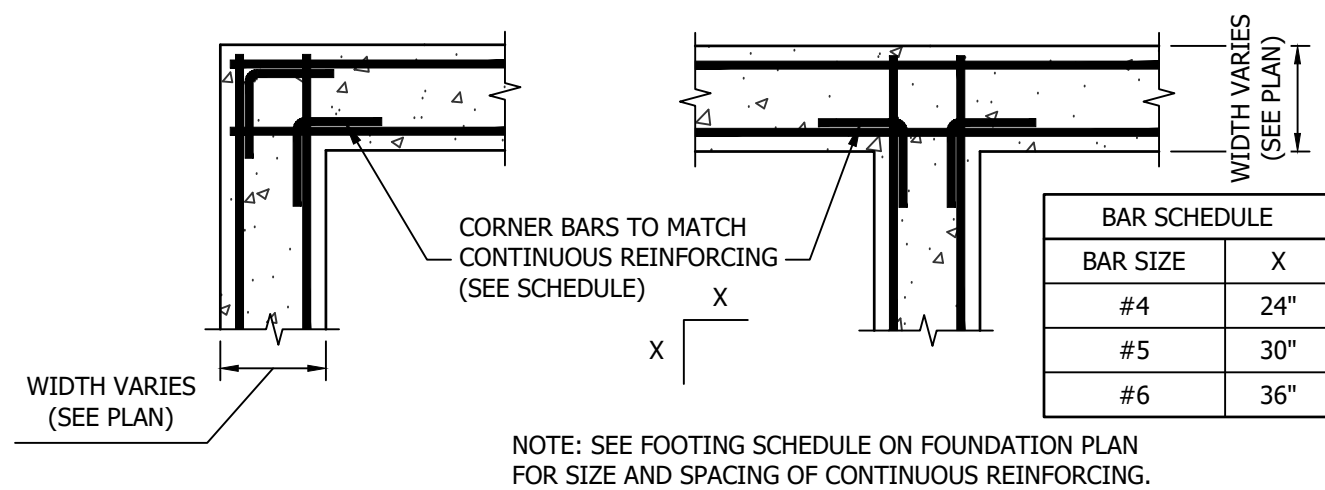
14 SLAB CONTROL JOINT DETAIL - 4"
S300 NOT TO SCALE



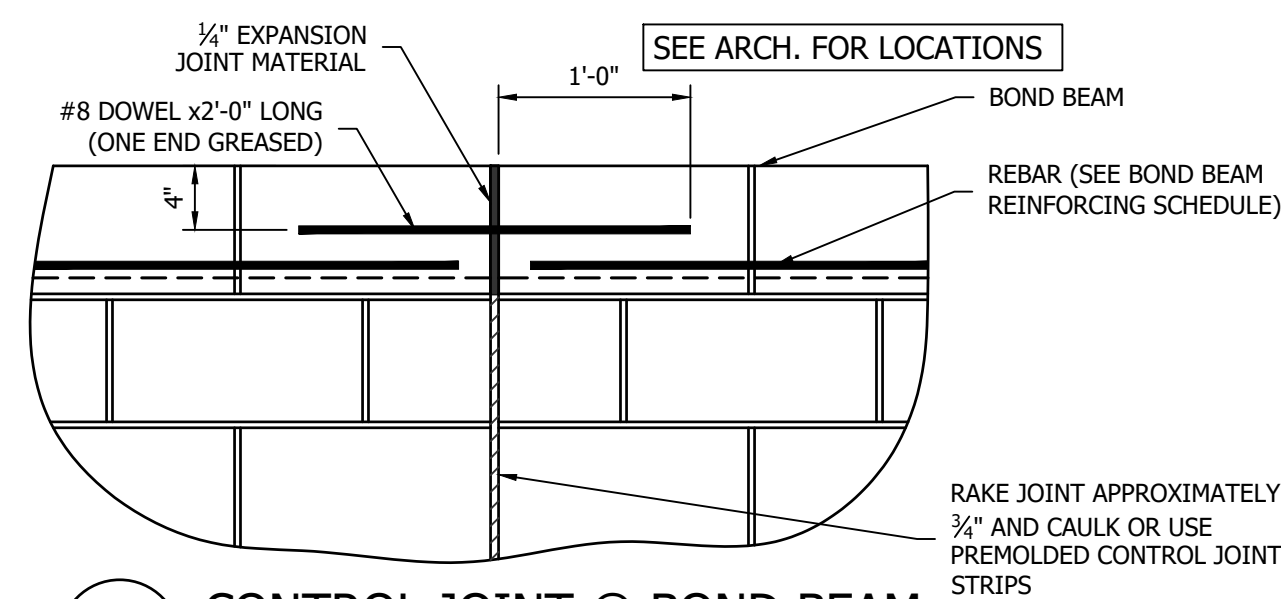
12 PIER TO BEAM CONNECTION
S300 NOT TO SCALE



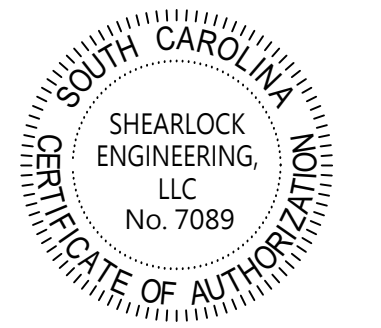
11 REINFORCED MASONRY PIER
S300 NOT TO SCALE



15 CONTINUOUS REINFORCING AT CORNERS & INTERSECTIONS
S300 NOT TO SCALE

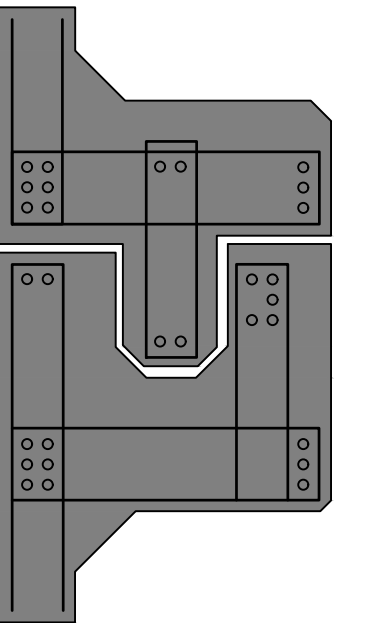


13 CONTROL JOINT @ BOND BEAM
S300 NOT TO SCALE



PRELIMINARY
NOT FOR
CONSTRUCTION

**SHEARLOCK
ENGINEERING**
STRUCTURAL DESIGN CONSULTANTS

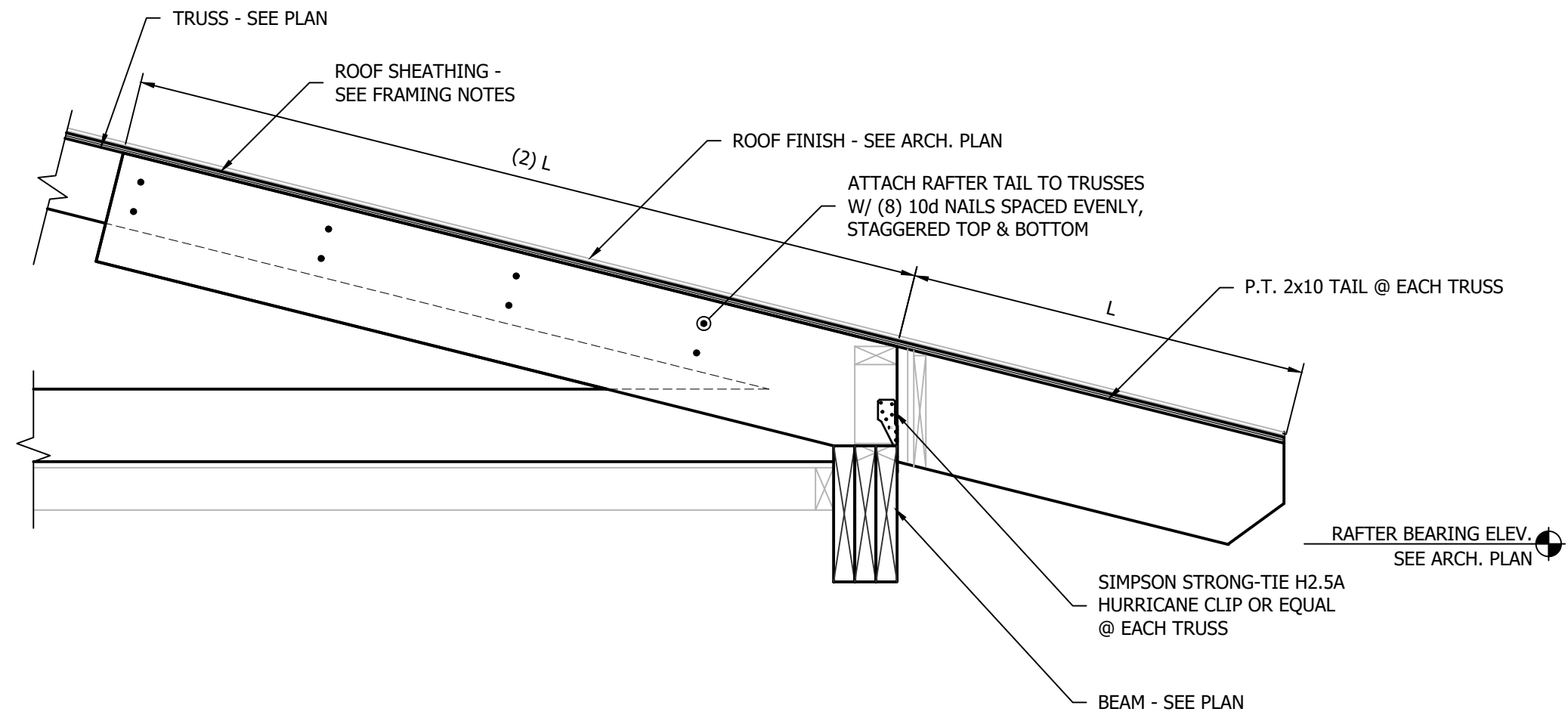


0	7-15-2025	ISSUED FOR PERMIT
REV. No.	DATE	NARRATIVE

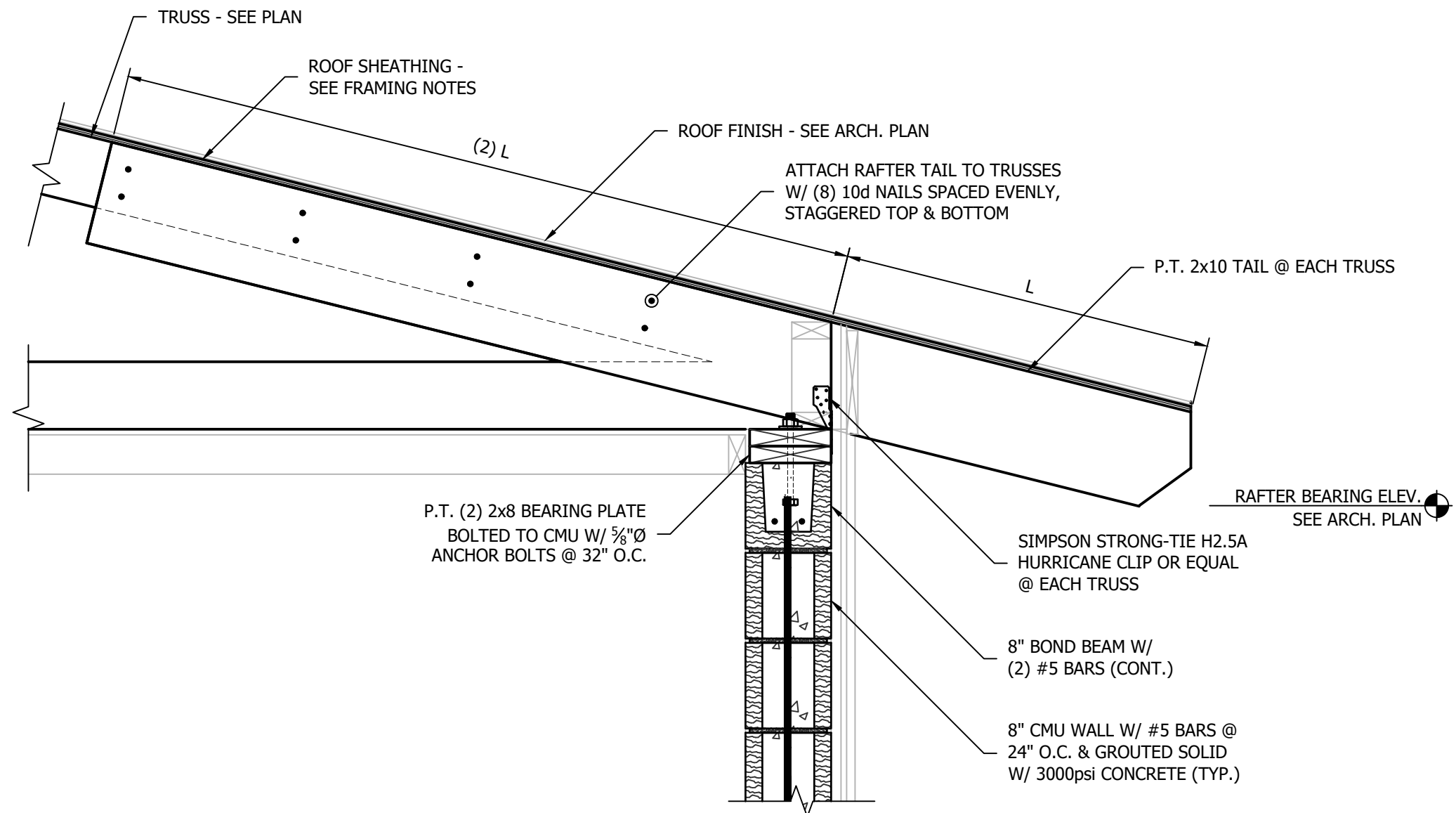
TOWN OF HILTON HEAD ISLAND
OLD SCHOOLHOUSE PARK
RESTROOM PAVILION
152 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29926

DATE	7-15-2025
PROJECT No.	25-357
SHEET TITLE	FOUNDATION DETAILS

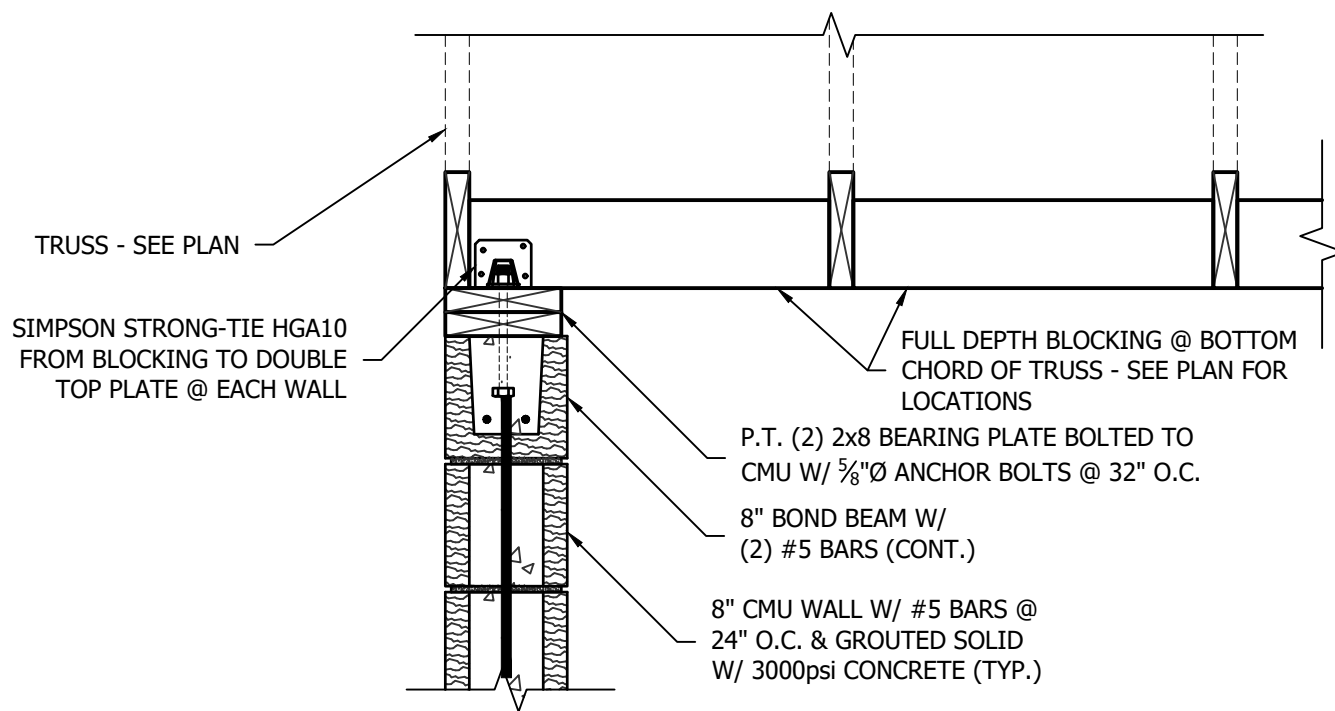
SHEET No. **S300**



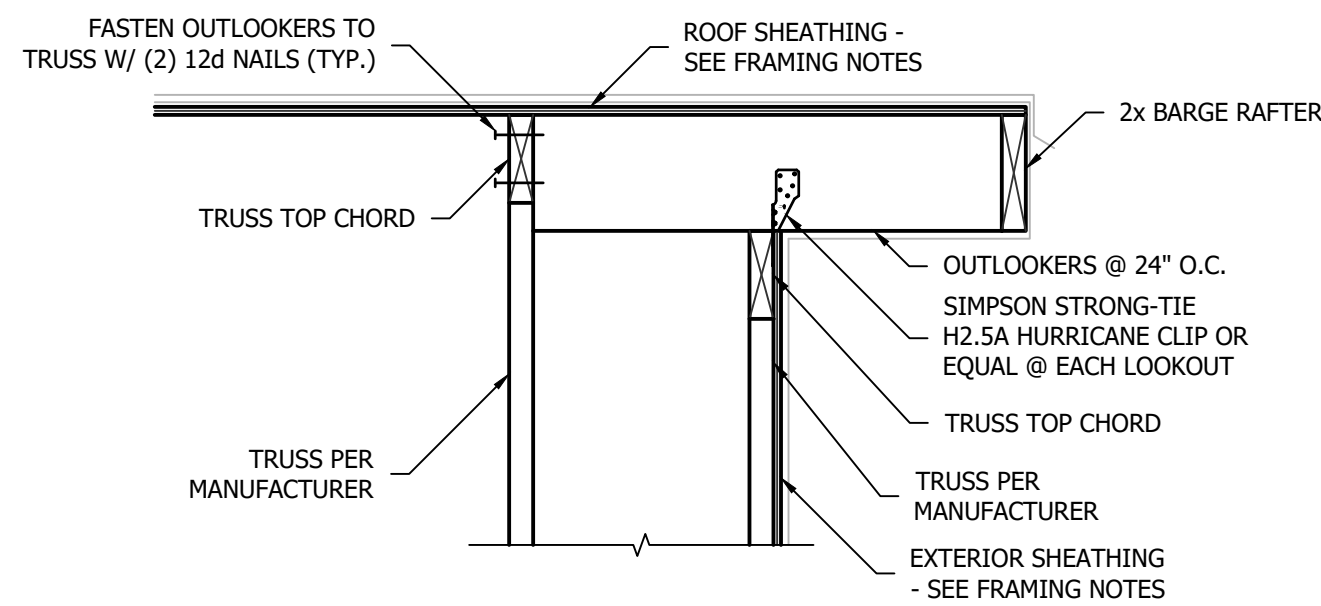
2 TRUSS OVER CMU BEAM (TYP.)
S400 NOT TO SCALE



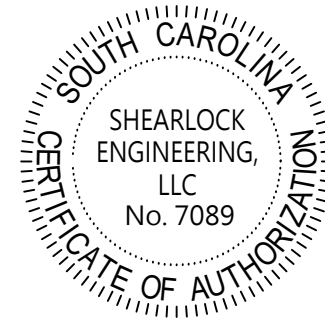
1 TRUSS OVER CMU WALL (TYP.)
S400 NOT TO SCALE



4 BLOCKING DETAIL
S400 NOT TO SCALE

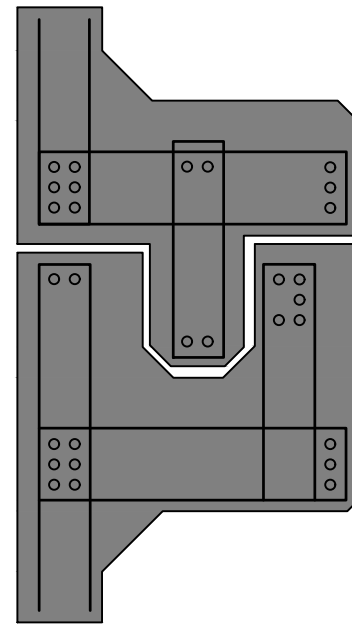


3 OUTLOOKERS @ TRUSS
S400 NOT TO SCALE



PRELIMINARY
NOT FOR
CONSTRUCTION

SHEARLOCK
ENGINEERING
STRUCTURAL DESIGN CONSULTANTS



0	7-15-2025	ISSUED FOR PERMIT
REV. No.	DATE	NARRATIVE

TOWN OF HILTON HEAD ISLAND
OLD SCHOOLHOUSE PARK
RESTROOM PAVILION
152 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29926

DATE	7-15-2025
PROJECT No.	25-357
SHEET TITLE	STRUCTURAL DETAILS
SHEET No.	S400

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SCALE TO SPACING. THESE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS IF PRINTED CORRECTLY.

D

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B

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7/22/2025 11:59:03 AM

BUFFER VEGETATION NOTES

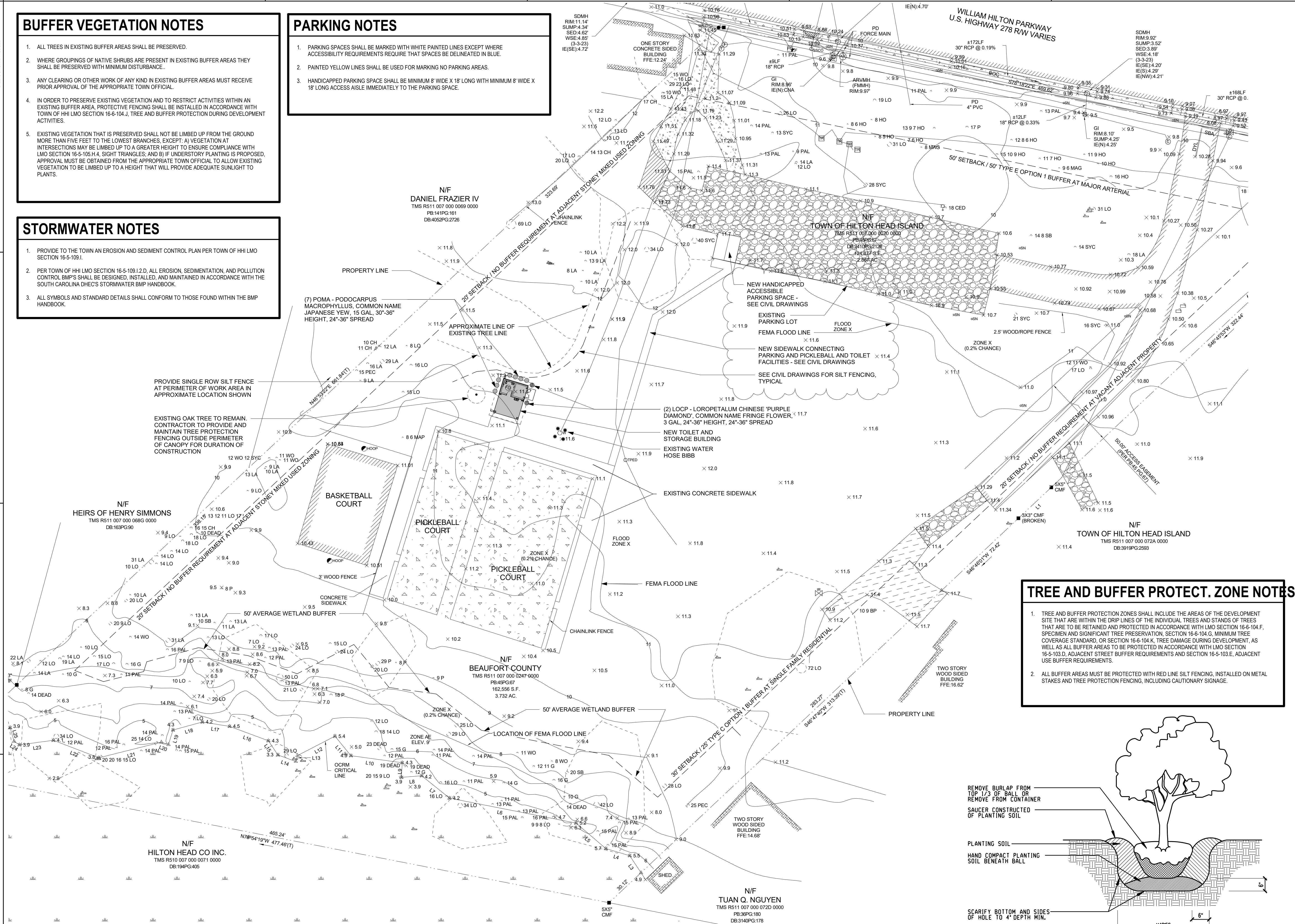
- ALL TREES IN EXISTING BUFFER AREAS SHALL BE PRESERVED.
- WHERE GROUPINGS OF NATIVE SHRUBS ARE PRESENT IN EXISTING BUFFER AREAS THEY SHALL BE PRESERVED WITH MINIMUM DISTURBANCE.
- ANY CLEARING OR OTHER WORK OF ANY KIND IN EXISTING BUFFER AREAS MUST RECEIVE PRIOR APPROVAL OF THE APPROPRIATE TOWN OFFICIAL.
- IN ORDER TO PRESERVE EXISTING VEGETATION AND TO RESTRICT ACTIVITIES WITHIN AN EXISTING BUFFER AREA, PROTECTIVE FENCING SHALL BE INSTALLED IN ACCORDANCE WITH TOWN OF HHI LMO SECTION 16-6-104.J, TREE AND BUFFER PROTECTION DURING DEVELOPMENT ACTIVITIES.
- EXISTING VEGETATION THAT IS PRESERVED SHALL NOT BE LIMBED UP FROM THE GROUND MORE THAN FIVE FEET TO THE LOWEST BRANCHES, EXCEPT: A) VEGETATION AT INTERSECTIONS MAY BE LIMBED UP TO A GREATER HEIGHT TO ENSURE COMPLIANCE WITH LMO SECTION 16-6-105.H.4, SIGHT TRIANGLES; AND B) IF UNDERSTORY PLANTING IS PROPOSED, APPROVAL MUST BE OBTAINED FROM THE APPROPRIATE TOWN OFFICIAL TO ALLOW EXISTING VEGETATION TO BE LIMBED UP TO A HEIGHT THAT WILL PROVIDE ADEQUATE SUNLIGHT TO PLANTS.

STORMWATER NOTES

- PROVIDE TO THE TOWN AN EROSION AND SEDIMENT CONTROL PLAN PER TOWN OF HHI LMO SECTION 16-5-109.I.
- PER TOWN OF HHI LMO SECTION 16-5-109.I.2.D, ALL EROSION, SEDIMENTATION, AND POLLUTION CONTROL BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE SOUTH CAROLINA DHEC'S STORMWATER BMP HANDBOOK.
- ALL SYMBOLS AND STANDARD DETAILS SHALL CONFORM TO THOSE FOUND WITHIN THE BMP HANDBOOK.

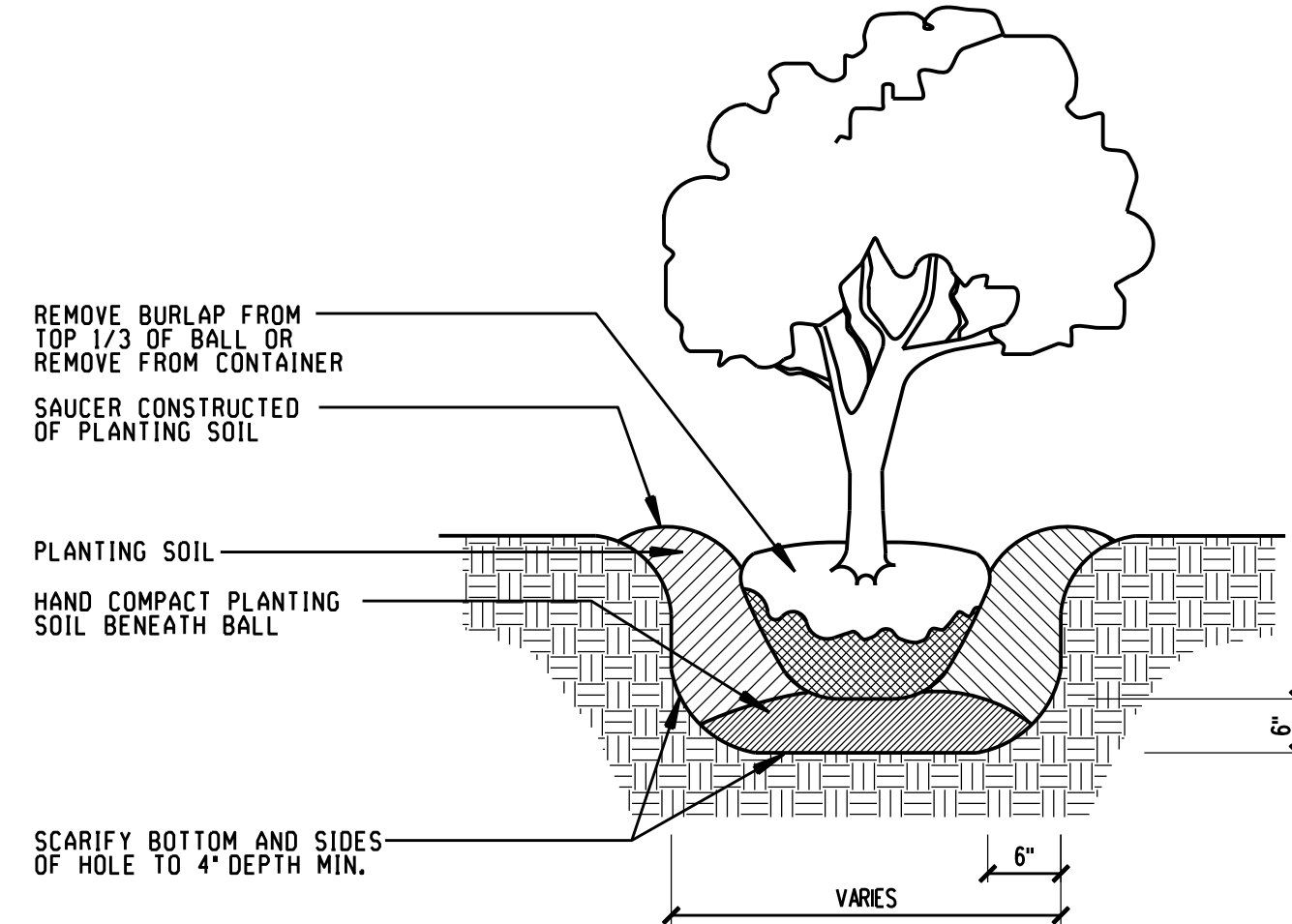
PARKING NOTES

- PARKING SPACES SHALL BE MARKED WITH WHITE PAINTED LINES EXCEPT WHERE ACCESSIBILITY REQUIREMENTS REQUIRE THAT SPACES BE DELINEATED IN BLUE.
- PAINTED YELLOW LINES SHALL BE USED FOR MARKING NO PARKING AREAS.
- HANDICAPPED PARKING SPACE SHALL BE MINIMUM 8' WIDE X 18' LONG WITH MINIMUM 8' WIDE X 18' LONG ACCESS AISLE IMMEDIATELY TO THE PARKING SPACE.



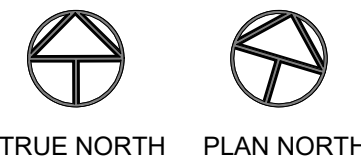
TREE AND BUFFER PROTECT. ZONE NOTES

- TREE AND BUFFER PROTECTION ZONES SHALL INCLUDE THE AREAS OF THE DEVELOPMENT SITE THAT ARE WITHIN THE DRIP LINES OF THE INDIVIDUAL TREES AND STANDS OF TREES THAT ARE TO BE RETAINED AND PROTECTED IN ACCORDANCE WITH LMO SECTION 16-6-104.F, SPECIMEN AND SIGNIFICANT TREE PRESERVATION, SECTION 16-6-104.G, MINIMUM TREE COVERAGE STANDARD, OR SECTION 16-6-104.K, TREE DAMAGE DURING DEVELOPMENT, AS WELL AS ALL BUFFER AREAS TO BE PROTECTED IN ACCORDANCE WITH LMO SECTION 16-5-103.D, ADJACENT STREET BUFFER REQUIREMENTS AND SECTION 16-5-103.E, ADJACENT USE BUFFER REQUIREMENTS.
- ALL BUFFER AREAS MUST BE PROTECTED WITH RED LINE SILT FENCING, INSTALLED ON METAL STAKES AND TREE PROTECTION FENCING, INCLUDING CAUTIONARY SIGNAGE.



A1 SITE PLAN

SCALE: 1" = 30'-0"



ARCHITECT

HORD COPLAN MACHT
10 PALMETTO BUSINESS PARK
HILTON HEAD ISLAND, SC 29928
843.785.2199

CIVIL ENGINEER

STURGE ENGINEERING
1538 Ford Island Road
Hilton Head Island, SC 29928
843.929.9432

STRUCTURAL ENGINEER

SHEARLOCK ENGINEERING
110 Traders Cross, Second Floor
Charleston, SC 29405
843.473.8797

MECHANICAL AND PLUMBING ENGINEER

ISLANDS ENGINEERING
110 Traders Cross, Second Floor
Savannah, GA 31406
912.356.9035

ELECTRICAL ENGINEER

CDCC
P.O. Box 2889
Bluffton, SC 29910
843.384.4731

Town of Hilton Head Island
**Old Schoolhouse Park
Toilet Facility**
152 William Hilton Parkway
Hilton Head Island, South Carolina, 29926

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

Δ	DATE	DESCRIPTION
	11/15/2024	Town Pre-Application Submittal
	3/31/2025	Town DPR Application
	6/5/2025	Town DPR Revisions

Project Number: 224253.00

Drawn By: Author

Checked By: Checker

Drawing

ARCHITECTURAL SITE
PLAN

AS-101

NOT FOR CONSTRUCTION

Issue Date
NOVEMBER 15, 2024

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

Catalog #	Type
Project	Fixture B
Comments	Date
Prepared by	

electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty

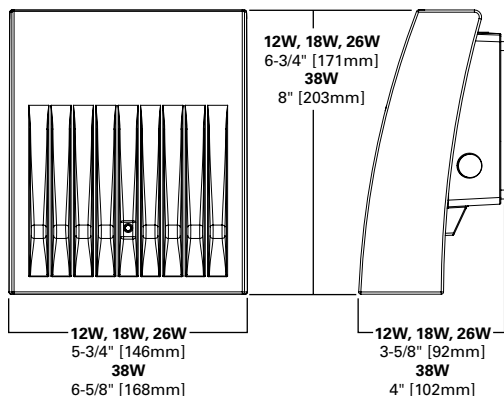
Five-year warranty.



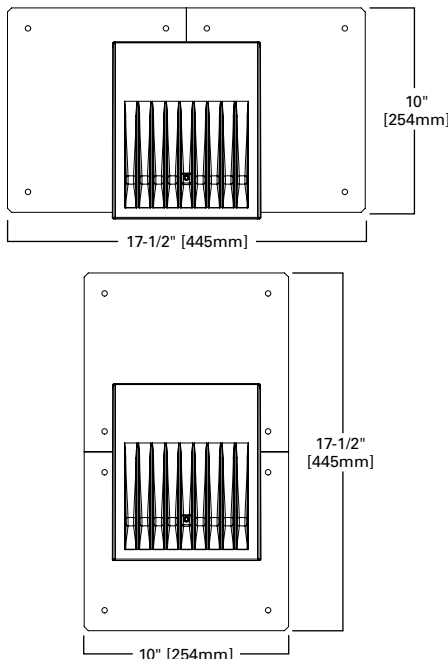
XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingress Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

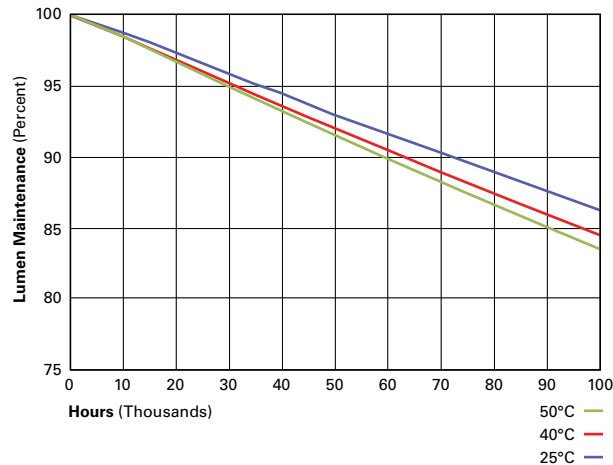
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) ¹	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating ²	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately) ⁸
XTOR1B =Small Door, 12W XTOR2B =Small Door, 18W XTOR3B =Small Door, 26W XTOR4B =Medium Door, 38W BAA-XTOR1B =Small Door, 12W, Buy American Act Compliant ⁷ TAA-XTOR1B =Small Door, 12W Trade Agreements Act Compliant ⁷ BAA-XTOR2B =Small Door, 18W, Buy American Act Compliant ⁷ TAA-XTOR2B =Small Door, 18W, Trade Agreements Act Compliant ⁷ BAA-XTOR3B =Small Door, 26W, Buy American Act Compliant ⁷ TAA-XTOR3B =Small Door, 26W, Trade Agreements Act Compliant ⁷ BAA-XTOR4B =Medium Door, 38W, Buy American Act Compliant ⁷ TAA-XTOR4B =Medium Door, 38W, Trade Agreements Act Compliant ⁷	[Blank] =Bright White (Standard), 5000K W =Neutral White, 4000K Y =Warm White, 3000K	[Blank] =Carbon Bronze (Standard) WT =Summit White BK =Black BZ =Bronze AP =Grey GM =Graphite Metallic DP =Dark Platinum	PC1 =Photocontrol 120V ² PC2 =Photocontrol 208-277V ^{2,3} 347V =347V ⁴ HA =50°C High Ambient ⁴	WG/XTOR =Wire Guard ⁵ XTORFLD-KNC =Knuckle Floodlight Kit ⁶ XTORFLD-TRN =Trunnion Floodlight Kit ⁶ XTORFLD-KNC-WT =Knuckle Floodlight Kit, Summit White ⁶ XTORFLD-TRN-WT =Trunnion Floodlight Kit, Summit White ⁶ EWP/XTOR =Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT =Escutcheon Wall Plate, Summit White

NOTES:

- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Photocontrols are factory installed.
- Order PC2 for 347V models.
- Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
- Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
- Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

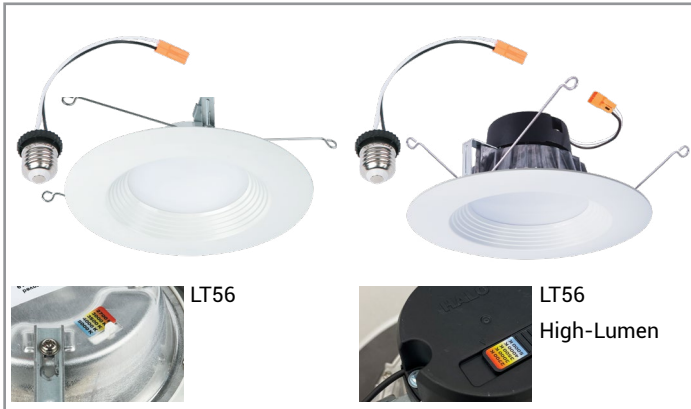
STOCK ORDERING INFORMATION

Domestic Preferences ¹	12W Series	18W Series	26W Series	38W Series
[Blank] =Standard	XTOR1B =12W, 5000K, Carbon Bronze	XTOR2B =18W, 5000K, Carbon Bronze	XTOR3B =26W, 5000K, Carbon Bronze	XTOR4B =38W, 5000K, Carbon Bronze
BAA =Buy American Act	XTOR1B-WT =12W, 5000K, Summit White	XTOR2B-W =18W, 4000K, Carbon Bronze	XTOR3B-W =26W, 4000K, Carbon Bronze	XTOR4B-W =38W, 4000K, Carbon Bronze
TAA =Trade Agreements Act	XTOR1B-PC1 =12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-WT =18W, 5000K, Summit White	XTOR3B-WT =26W, 5000K, Summit White	XTOR4B-WT =38W, 5000K, Summit White
	XTOR1B-W =12W, 4000K, Carbon Bronze	XTOR2B-PC1 =18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1 =26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1 =38W, 5000K, 120V PC, Carbon Bronze
		XTOR2B-W-PC1 =18W, 4000K, 120V PC, Carbon Bronze	XTOR3B-W-PC1 =26W, 4000K, 120V PC, Carbon Bronze	XTOR4B-W-PC1 =38W, 4000K, 120V PC, Carbon Bronze
		XTOR2B-347V =18W, 5000K, Carbon Bronze, 347V	XTOR3B-347V =26W, 5000K, Carbon Bronze, 347V	XTOR4B-347V =38W, 5000K, Carbon Bronze, 347V
		XTOR2B-WT-PC1 =18W, 5000K, 120V PC, Summit White	XTOR3B-PC2 =26W, 5000K, 208-277V PC, Carbon Bronze	

NOTES:

- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Project		Catalog #		Type	Fixture C
Prepared by		Notes		Date	



HALO

LT56 5"/6" Recessed LED Trims

These LT LED Trims are ideal for quickly installing energy-saving downlighting in 5" and 6" recessed housings. The LT Series offers 5-color seleCCTable™ technology with flicker-free dimming to 10%. The safe, non-conductive dead-front trims come in baffle or smooth splay options. Decorative overlays are also available in 4 finishes.

Typical Applications Residential

Interactive Menu

- Order Information page 2
- Product Specifications page 3
- Energy Data page 3
- Photometric Data page 4
- Product Warranty
- Dimming Guide



Refer to ENERGY STAR® Certified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.⁽¹⁾
Certified to California Appliance Efficiency Database under JAB.⁽²⁾



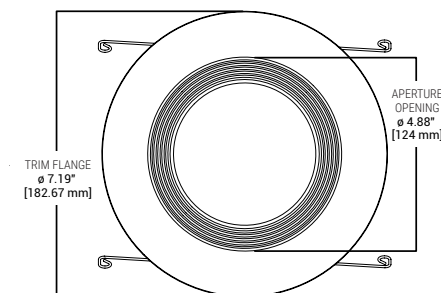
Top Product Features

- Round 5"/6" Recessed LED Trims suitable for new construction, remodel, and retrofit installation in most 5" or 6" IC (insulation contact) or non-IC housings
- **Lens & Trim:** Recessed baffle or smooth splay trims with smooth flat diffuse lens
- **5-Color Field-SeleCCTable:** 2700K, 3000K, 3500K, 4000K, 5000K; 90+ CRI
- **Brightness:** 750 or 1200 lumen versions (nominal)
- **Dimming:** Dims to 10% (phase cut LE/TE); 120V input
- Includes preinstalled torsion springs, orange LED Quick Connect and E26 medium socket adapter
- Meets AIR-TITE and code compliance for additional energy savings
- **Life:** 35,000 hrs of maintenance-free operation in damp or wet locations
- 5-year warranty

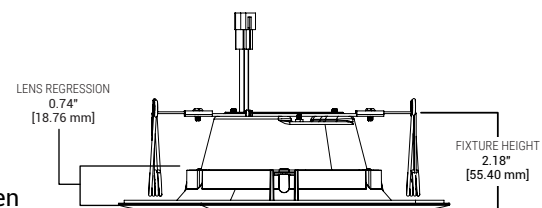
Dimensional and Mounting Details

Package includes: E26 Screw Base Adapter

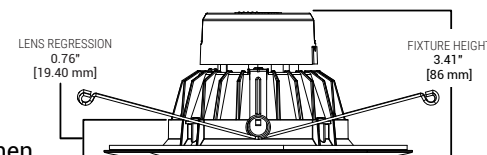
Installs in 5" or 6" housings



LT56 - 750 Lumen



LT56 - 1200 Lumen



Order Information

A complete downlight consists of an integrated LED trim and a recessed housing (order separately).

Individuals

Catalog Number	Module	Lumens	CRI/CCT	Finish	Packaging
LT56079FS1EWHR	5/6 inch LED retrofit module with baffle trim	750 lumen	90+ CRI, field selectable CCT: 2700K, 3000K, 3500K, 4000K, 5000K	Matte White	Recyclable
LTSS56079FS1EWHR	5/6 inch LED retrofit module with smooth splay trim	750 lumen	90+ CRI, field selectable CCT: 2700K, 3000K, 3500K, 4000K, 5000K	Matte White	Recyclable
LT56129FS1EWHR	5/6 inch LED retrofit module with baffle trim	1200 lumen	90+ CRI, field selectable CCT: 2700K, 3000K, 3500K, 4000K, 5000K	Matte White	Recyclable
LTSS5612FS1EWHR	5/6 inch LED retrofit module with smooth splay trim	1200 lumen	90+ CRI, field selectable CCT: 2700K, 3000K, 3500K, 4000K, 5000K	Matte White	Recyclable

Multi-packs

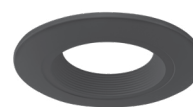
Catalog Number	Module	Lumens	CRI/CCT	Finish	Packaging
LT56079FS1EWHR4PK	5/6-inch Recessed Baffle LED Trim	750 lumen	90+ CRI, field selectable CCT: 2700K, 3000K, 3500K, 4000K, 5000K	Matte White	4 pack, Recyclable
LT56079FS1EWHR6PK	5/6-inch Recessed Baffle LED Trim	750 lumen	90+ CRI, field selectable CCT: 2700K, 3000K, 3500K, 4000K, 5000K	Matte White	6 pack, Recyclable

Optional Accessories - Decorative Baffle Trim Overlays (sold separately)

Catalog Number	Description
LT560MWB	5/6-inch Overlay, Paintable Matte White
LT560MBB	5/6-inch Overlay, Matte Black
LT560SNB	5/6-inch Overlay, Satin Nickel
LT560TBZ	5/6-inch Overlay, Tuscan Bronze
HE26LED	Replacement medium E26 screw base adapter (1 is already included with unit)
ML7RAB	Retrofit Adapter Band – use with existing 5" & 6" housings that do not have torsion spring receivers



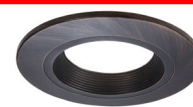
LT560MWB
White (Paintable),
Baffle



LT560MBB
Matte Black,
Baffle



LT560SNB
Satin Nickel,
Baffle



LT560TBZ
Tuscan Bronze,
Baffle

Compatible Housings

HALO - 6" Housings¹

HALO LED	H750ICAT, H750RICAT, H750T, H750TCP, H2750ICAT, H2750RICAT, H550ICAT, H550RICAT, E550ICAT, E550RICAT, E750ICAT, E750RICAT
Standard Housing	H7ICAT, H7ICT, H7T, H7ICATNB, H7ICTNB, H7TNB, H7UICAT, H7TCP, H7RICAT, H7RICT, H7RT, E7ICAT, E7ICATNB, E7RICAT, E7RTAT, E7TAT, E7TATNB, H7UICAT, H7ICATNB, H7ICTNB, H7TNB, H7UICAT
Shallow Housing	H27ICAT, H27RICAT, H27ICT, H27RICT, H27T, H27RT, E12700AT, E12700, E12700R, E2700, E2700R, E27ICAT, E27RICAT, E27TAT, E27RTAT
Fire Rated Housing	H750FR2ICATD010

HALO - 5" Housings¹

Halo LED	H550ICAT, H550RICAT, E550ICAT, E550RICAT
Standard Housing	H5ICAT, H5ICATNB, H5RICAT, H5T, H5TNB, H5RT, E5ICAT, E5ICATNB, E5RICAT, E5RTAT, E5TAT, E5TATNB
Shallow Housing	H25ICAT, H25RICAT, H25ICATNB
Fire Rated Housing	H550FR2ICATD010

LUMINAIRES - UL Classified for retrofit compatibility

Note: Compatible with any 5" or 6" diameter recessed luminaire with an internal volume that exceeds 115 in³ in addition to those listed below.

Juno	Standard Housing	IC22, IC22R, IC22W, IC22S, IC23, IC23W, TC2, TC2R, IC2
	Shallow Housing	IC21, IC21R
Capri	Standard Housing	CR1, PR1, QL1
	Shallow Housing	R9ASIC/PS9RM
Elco		HL7ICA (EL7ICA)
Thomas		PS1
Commercial Electric		C7ICA, H3

Lithonia Lighting	Standard Housing	LC6, L7X
	Shallow Housing	L7XP
Progress Lighting	Standard Housing	P87-AT**
	Shallow Housing	P86TG
Lightolier		1104ICS*, 1104ICR*

1. This fixture is UL Certified for use with any 5" or 6" diameter recessed luminaire constructed of steel or aluminum with an internal volume that exceeds 107.9 in³ in addition to those noted below and does not exceed the input rating of the luminaire.

Specification Features

Module

- The LED module consists of an LED array, optical assembly, driver, and self-flanged trim
- Round recessed baffle or smooth splay trim and smooth flat lens
- Integral aluminum heat sink provides passive thermal cooling achieving L70 at 35,000 hrs in IC (insulation contact) and non-IC applications

LED Array

- Color Temperature (CCT): Available in 5-color select CCT: 2700K, 3000K, 3500K, 4000K, 5000K (soft white, bright white, neutral white, cool white, daylight)
- Mid-power LED array provides a uniform light source with high efficiency, long life, and no pixilation
- 90+ CRI minimum, R9 greater than 50
- Color accuracy at 4 SDCM in between endpoints provides color consistency and uniformity

Optical Assembly

- Optical assembly provides wide light distribution – useful for general area and task lighting
- Diffuse injection molded lens with smooth flat profile
- Meets ENERGY STAR® color angular uniformity requirements

Driver

- Integral 120V 60Hz constant current driver provides noise-free, high-efficiency operation
- Dimmable:** Continuous, flicker-free dimming from 100% to 10% with compatible leading or trailing edge (LE/TE) 120V phase cut dimmers. (See Dimming Guide for compatible dimmers.)
Tip: For optimal dimming performance, consider dimmers with low-end trim adjustment; note that some dimmers require a neutral wire in the box
- Wiring:** Includes inline electrical orange LED Quick Connect and E26 medium socket adapter provides mains connections
- A separate ground wire and mounting hardware ensures proper ground connection to housing

Retention

- Preinstalled steel torsion springs hold the module securely in the housing (requires torsion spring receivers)
- Ships with torsion springs in the 6" position, adjusts to 5" position with two Phillips-head screws

Trim

- The one-piece step baffle or smooth splay and self-flanged trim ring provide lens regression and reduced light leaks
- Injection molded plastic construction is impact-resistant and non-corrosive
- Non-conductive construction meets most local dead-front code requirements

Gasket

- Due to the HALO LT/LTE design, a gasket is not required to achieve AIR-TITE code requirements (caulking can be used for additional sealing if necessary for local code)

Compliance

- UL Certified for US and Canada, type IC suitable for UL-Certified for US and Canada, type IC suitable for direct contact with air permeable insulation
- UL-Certified for US and Canada for use with HALO housings, classified for use with others' housings; see instruction sheet for conditions of acceptability
- Wet location-listed and IP66 ingress protection-rated
- Airtight per ASTM-E283
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- EMI/RFI emissions per FCC47CFR Part 15 consumer limits
- Contains no mercury or lead and is RoHS compliant¹
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- Can be used for State of California Title 24 high-efficacy luminaire compliance; reference the California Energy Commission Title 20 Appliance Efficiency Database for current listings¹
- ENERGY STAR® listed; reference database for current listings
- Meets State of California voluntary lamp standards
- Lighting Facts labeled

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/warranty

Energy Data

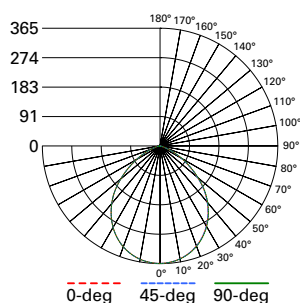
LT56 DOB - 750 Lumen

Lumens	750LM
Input Voltage	120V
Input current	0.065A
Input Power	8.75W
Efficiency	63.50%
Inrush(A)	3.74
THD	25.70%
PF	0.966
T Ambient	-30 - +40°C
Sound Rating	18.024dB @1feet

LT56 - 1200 Lumen

Lumens	1200LM
Input Voltage	120V
Input current	0.105A
Input Power	12.4W
Efficiency	84.00%
Inrush(A)	2.9
THD	14.50%
PF	0.97
T Ambient	-30 - +40°C
Sound Rating	20.2db@30cm

Photometric Data

**LT56079FS1EWHR_3000K**Spacing Criteria (0/90/45):
1.17 / 1.17 / 1.27

Beam Angle: 95.7°

Field Angle: 141.4°

Lumens: 795

Input Watts: 8.6 W

Efficacy: 92.4 LPW

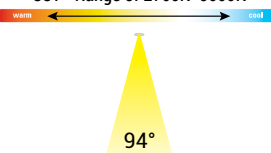
UGR: 22.6

Test Report: P798568

Zonal Lumen	Lumens	% Lumens
0-30	273.2	34.4
0-40	435.2	54.7
0-60	708.2	89.1
0-90	794.1	99.9

TM-30-15	Rf = 92
	Rg = 101
CRI/CIE	Ra = 93
	R9 = 83.2

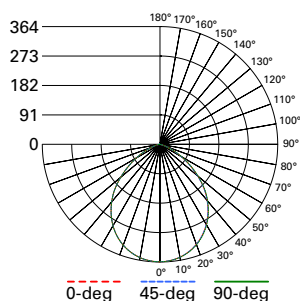
CCT - Range of 2700K- 5000K

**LT56 5CCT**

CCT	Watts	lumens	LPW	CRI
2700K	8.5	760	89.4	93
3000K	8.6	795	92.4	93
3500K	8.0	790	98.8	93
4000K	8.5	795	93.5	93
5000K	8.0	780	97.5	93

LT56079FS1EWHR_3000K

PRODUCT SPECIFICATIONS	
Lumens	795
Watts	8.6
Lumens Per Watt (Efficacy)	92.4
Color Accuracy (CRI)	93
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	
warm white 2700K 3000K 4500K 6500K	

**LTSS56079FS1EWHR_3000K**Spacing Criteria (0/90/45):
1.17 / 1.17 / 1.26

Beam Angle: 94.8°

Field Angle: 141.6°

Lumens: 789.7

Input Watts: 8.7 W

Efficacy: 90.8 LPW

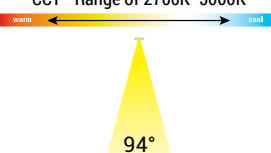
UGR: 22.7

Test Report: P798563

Zonal Lumen	Lumens	% Lumens
0-30	273.4	34.6
0-40	434.2	55.0
0-60	703.1	89.0
0-90	788.9	99.9

TM-30-15	Rf = 92
	Rg = 101
CRI/CIE	Ra = 93
	R9 = 83.4

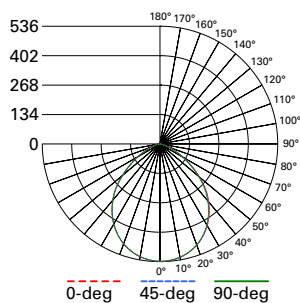
CCT - Range of 2700K- 5000K

**LT56 5CCT**

CCT	Watts	lumens	LPW	CRI
2700K	8.5	770	90.6	93
3000K	8.7	790	90.8	93
3500K	8.0	810	101.3	93
4000K	8.5	810	95.3	93
5000K	8.5	790	92.9	93

LTSS56079FS1EWHR_3000K

PRODUCT SPECIFICATIONS	
Lumens	790
Watts	8.7
Lumens Per Watt (Efficacy)	90.8
Color Accuracy (CRI)	93
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	
warm white 2700K 3000K 4500K 6500K	

**LT56129FS1EWHR-3000K**

Spacing criterion:
(0-180) 1.22 | (90-270) 1.20 |
(Diagonal) 1.28
Beam Angle: 92.9°
Field Angle: 93.6°
Lumens: 1127
Input Watts: 12 W
Efficacy: 94 LPW
UGR: 21.5
Test Report: P600898

Zonal Lumen	Lumens	% Lumens
0-30	405.9	36
0-40	646.3	57.3
0-60	1019.8	90.5
0-90	1123.7	99.7

TM-30-15	Rf = 92
	Rg = 103
CRI/CIE	Ra = 96.5
	R9 = 85.2

CCT - Range of 2700K- 5000K



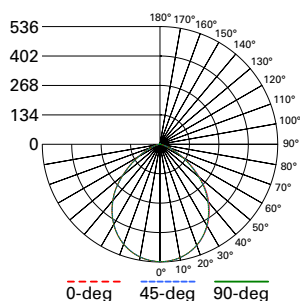
93°

LT56 5CCT

CCT	Watts	lumens	LPW	CRI
2700K	12.7	1230	96.9	93
3000K	12.2	1345	110.2	93
3500K	12.1	1385	114.5	93
4000K	12.3	1380	112.2	93
5000K	12.6	1290	102.4	93

LT56129FS1EWHR-3000K

PRODUCT SPECIFICATIONS	
Lumens	1345
Watts	12.2
Lumens Per Watt (Efficacy)	110.2
Color Accuracy (CRI)	93
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	

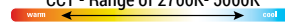
**LTSS5612FS1EWHR-3000K**

Spacing criterion:
(0-180) 1.22 | (90-270) 1.20 |
(Diagonal) 1.28
Beam Angle: 92.9°
Field Angle: 93.6°
Lumens: 1127
Input Watts: 12 W
Efficacy: 94 LPW
UGR: 21.5
Test Report: P600898

Zonal Lumen	Lumens	% Lumens
0-30	405.9	36
0-40	646.3	57.3
0-60	1019.8	90.5
0-90	1123.7	99.7

TM-30-15	Rf = 92
	Rg = 103
CRI/CIE	Ra = 96.5
	R9 = 85.2

CCT - Range of 2700K- 5000K



93°

LT56 5CCT

CCT	Watts	lumens	LPW	CRI
2700K	12.7	1230	96.9	93
3000K	12.2	1345	110.2	93
3500K	12.1	1385	114.5	93
4000K	12.3	1380	112.2	93
5000K	12.6	1290	102.4	93

LTSS5612FS1EWHR-3000K

PRODUCT SPECIFICATIONS	
Lumens	1345
Watts	12.2
Lumens Per Watt (Efficacy)	110.2
Color Accuracy (CRI)	93
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	

Project		Catalog #		Type	Fixture OEM
Prepared by		Notes		Date	



Sure-Lites

SELDWA Emergency Light

LED Emergency Light
Wet Location
AccuLED Optic
Self Diagnostics

Typical Applications

Office • Education • Healthcare • Hospitality • Retail • Industrial

Interactive Menu

- Order Information page 2
- Photometric Data page 2
- Product Warranty

Product Certification

T20 Certified to California
Title 20 Appliance Database



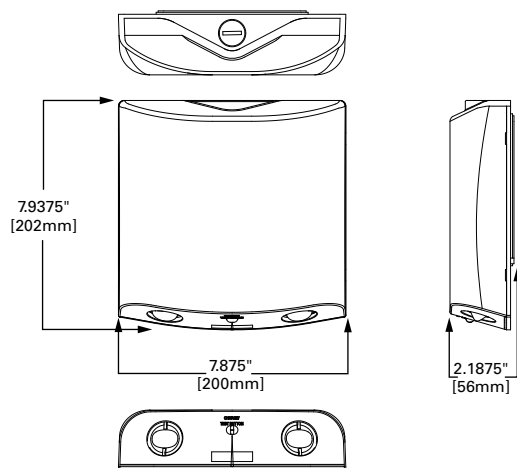
Product Features



Top Product Features

- Long life LED source with rotatable optics
- Labor-saving automatic self-diagnostic for NFPA testing
- 29 feet to 50 feet of emergency egress coverage
- UL924 listed for wet location; NYC and Chicago Compliant
- Multi-voltage input 120/240/277 VAC
- Mullion-mount option

Dimensional Details



additional product diagrams

Ordering Information

SAMPLE ORDER NUMBER: **SELW25BZ**

Series	Wet Location	Temperature	Type	Coverage	Color	Self Diagnostics	Catalog
SELD	W =Wet location.	_ =0 C to 40 C	A =Architectural	50 =50 ft.	_ =Silver BZ =Bronze BK =Black WH =White	SD =self diagnostics (standard)	SELDWA50SD SELDWA50BZSD SELDWA50BKSD SELDWA50WHSD

Series	Wet Location	Temperature	Type	Coverage	Color	Self Diagnostics	Catalog
SELD	W =Wet location.	T =20 C to 55 C	A =Architectural	29 =29 ft.	_ =Silver BZ =Bronze BK =Black WH =White	SD =self diagnostics (standard)	SELDWTA29SD SELDWTA29BZSD SELDWTA29BKSD SELDWTA29WHSD

Accessory

SELDWAMMKIT enables mullion mounting and is ordered separately.

Product Specifications

Electrical

- Dual Voltage Input 120/277 VAC, 60Hz
- Brownout circuit
- Low voltage disconnect
- Overload / Short Circuit protection
- 4.8V Battery back-up
- 100 Lumen LED = 1.1 watts
- 300 Lumen LED = 4.1 watts

Environmental

- Outdoor rated
- SELDWA50: 0 °C to 40 °C (32 °F to 104 °F)
- SELDWA29: -20 °C to 55 °C (-4 °F to 131 °F)

Housing Construction

- Die cast aluminum housing
- White, black, silver, or bronze textured finish
- Snap-fit construction to facilitate fast installation
- Suitable for wall mount or conduit mount applications
- Universal J-box mounting pattern
- Keyhole mounting slots
- Aesthetically designed with a thin profile
- Sealed and gasketed for Wet Location use

Battery

- Sealed Nickel Cadmium
- Full Recharge Time, 24 hours (max.)
- Mullion-mount option enabled with the SELDWAMMKIT accessory

Warranty

- Five-year warranty
- Seven year pro-rated battery warranty

Code Compliance

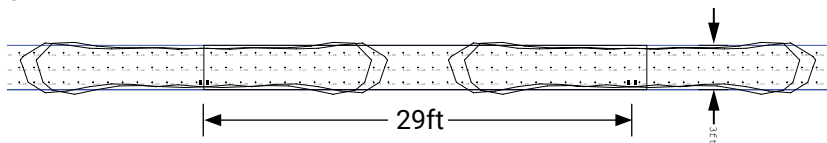
- UL924 Wet Location Listed
- Life Safety NFPA 101
- NEC/OSHA
- Most State & Local Codes
- California Energy Code
- NYC compliant
- SELDWA50 series is City of Chicago compliant

Electrical Data

Model	120V			277V		
	Power (W)	Current (A)	PF	Power (W)	Current (A)	PF
All Models	2.0	0.3	0.07	1.8	0.21	0.03

Photometry

SELDWTA29

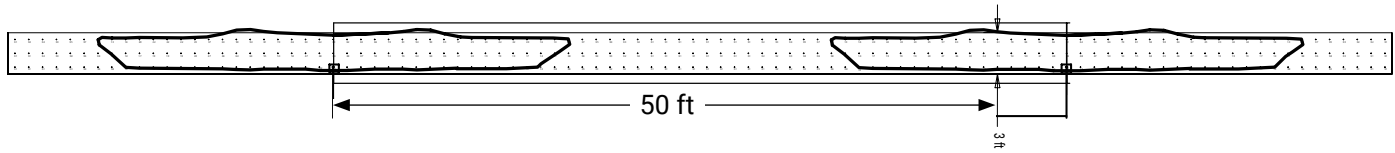


X	Y	Z	Orient	Tilt	Roll
-0.25	0.5	7.5	90	7	1
0.25	0.5	7.5	90	7	-1
28.75	0.5	7.5	90	7	1
29.25	0.5	7.5	90	7	-1
57.75	0.5	7.5	90	7	1
58.25	0.5	7.5	90	7	-1
-29.25	0.5	7.5	90	7	1
-28.75	0.5	7.5	90	7	-1

[View IES files](#)

Photometry

SELDWA50SD



X	Y	Z	Orient	Tilt
23.5	0.5	7.5	90	0
129.5	0.5	7.5	90	0
-29.5	0.5	7.5	90	0
76.5	0.5	7.5	90	0
182.5	0.5	7.5	90	0

Technical Data

AccuLED Optics™

- Precision engineered optics display sharp cutoffs and oval light pattern for a clear path of egress per UL924 standards
- Efficient optical design increases spacing distance between units
- Provides evenly diffused light pattern throughout the egress path for both 1 footcandle average and 0.1 footcandle minimum
- Lens swivel feature provides forward-throw of egress lighting

Mechanical Housing

- Die-cast aluminum construction
- Mounting hole pattern is universal to junction box requirements and suitable for wall mount or conduit mount
- Housing color available in bronze, black, white or silver

EZ Hang Mounting Feature

- Hands-free feature allows installer to hang the emergency light face from the back plate to easily and efficiently make power connections

Brownout Circuit

- Monitors the flow of AC current
- Activates the emergency lighting system when a predetermined reduction/dip of AC power occurs (a dip in voltage will cause most ballasted products to extinguish, causing loss of normal lighting even though a total power failure has not occurred)

Low Voltage Disconnect

- Low-voltage circuitry disconnects the lighting load when battery's terminal voltage falls
- Disconnect remains in effect until normal utility power is restored, preventing deep battery discharge

Self-Diagnostics

- Automatically performs all tests required by UL924 and NFPA 101
- Indicates the status of the emergency light at all times using the LED indicator
- 90-minute battery power (emergency mode) simulation test occurs randomly once every 12 months
- 30-second battery power simulation test occurs every 30 days
- Solid-State microprocessor-based system has the ability to accurately detect and warn of system failures
- Incorporates all of the standard electronic features
- Systematically calibrates itself in the field, reducing installation labor and eliminating manual calibration errors

Battery

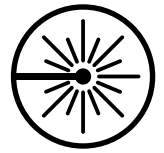
- Rechargeable battery offers high discharge rates and stable performance over a wide range of temperatures
- Resealable vent automatically controls cell pressure, assuring safety and reliability
- Best suited for harsh ambient temperatures due to the electrolyte is not active in the electrochemical process
- Mullion-mount option enabled with the SELDWAMMKIT accessory

Warranty

- Five-year warranty against defects in material and workmanship
- Lead cadmium battery has a seven-year prorated warranty

Self Diagnostic Testing Operations

The Sure-Lites Self-Diagnostics is continuously monitoring your emergency fixture, and will signal any failure through the 3 color indicator LED.



Self
Diagnostic

Initial Operation:

When the unit is first powered up, it will go into a 24 hour fast charge, indicated by the indicator LED pulsing green. Once the unit has fully charged, it will perform a self calibration, after which the LED will change to steady green, indicating the unit is fully charged and float charging the battery to maintain readiness.

Automatic Testing:

The unit will perform a battery capacity, lamp/LED, and charge circuit test every 30 days for 30 seconds. During this time, the indicator LED will change to a steady yellow. It will perform a full battery capacity (90 minute) test once per year. During this time, the indicator LED will change to a blinking yellow.

Manual Testing:

- 10 Second "Installation" test – Press and release the test button once during fast charge (blinking green) to initiate a 10 second quick test. The sign will switch to emergency mode for 10 seconds allowing the installer to verify proper installation of the unit, and the LED indicator will turn solid yellow
- 30 Second Test - Press and release the test button once during float charge (steady green). The indicator LED will turn steady yellow to indicate the unit is performing a 30 second test of the batteries and lamps/LEDs
- 90 Minute Test - Press and release the test button a second time during a 30 second test (steady yellow) to change to a 90 minute test. During this test, the LED indicator will change to blinking yellow, and the circuit will perform a full battery capacity, charge circuit, and LED test
- Canceling Test – Press and release the test button during the 90 minute test (flashing yellow) to return the fixture to its original state (fast charge or float charge)

Laser Test:

The SD versions are equipped with a Laser Test function, that allows the unit to be manually tested without the need to physically press the test button. Shining a laser pointer in the hole marked "LASER TEST" on the bottom of the unit has the same effect as a press and release of the test button.

Clearing Failure Codes:

- A battery failure (LED two blink red) can be cleared by replacing the battery. Disconnecting the battery and AC power, or performing a full 90 minute discharge, will reset the error code, however, it will return if the battery is faulty
- Charge Circuit (LED three blink red) and lamp/LED failure (LED four blink red) will clear when the unit successfully passes a manual or automatic 30 second test

Indicators:

- LED Off - No power to unit, emergency mode.
- LED Steady Green - Unit is fully charged and is float charging the battery to maintain readiness.
- LED Green Pulse - Unit is in a 24 hour fast charge of the battery.
- LED Two Blink Red - Battery has failed a capacity test, or the battery is disconnected. See "Clearing Failure Codes" above.
- LED Three Blink Red - Battery charge circuit has failed. See "Clearing Failure Codes" above.
- LED Four Blink Red - Lamps have burned out, or on an EXIT/Combo, 50% or more of the LEDs have failed. See "Clearing Failure Codes" above.
- LED Steady Yellow - 30 second test or 10 second quick test (Fast Charge only).
- LED Blinking Yellow - 90 minute test.

Maintenance:

None required. Replace the batteries as needed according to ambient conditions. However, we recommend that the equipment be tested regularly in accordance with local codes.

SURE-LITES SELF DIAGNOSTICS		OFF - EMERGENCY MODE / POWER OFF STEADY BLINK GREEN - FAST CHARGE STEADY GREEN - FULL / FLOAT CHARGE STEADY YELLOW - QUICK TEST	STEADY BLINK YELLOW - 90 MINUTE TEST 2 BLINK RED - BATTERY FAILURE 3 BLINK RED - CHARGE CIRCUIT FAILURE 4 BLINK RED - LAMP/ LED FAILURE
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**Old Schoolhouse Restroom
150 William Hilton Parkway
Staff Comments
August 12, 2025
DRB-000747-2025**

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: 150 WHP – Old Schoolhouse Restroom

DRB-000747-2025

DATE: 8/12/2025

CATEGORY: Final

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	☒	☐	☐	Applicant has provided a materials board for the meeting.
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	☒	☐	☐	
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	☐	☒	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☒	☐	☐	
A variety of species is selected for texture and color	☒	☐	☐	
Provides overall order and continuity of the	☒	☐	☐	

Landscape plan				
Native plants or plants that have historically been prevalent on the Island are utilized	☒	☐	☐	
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	☒	☐	☐	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	☒	☐	☐	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☒	☐	☐	
Proposed groundcovers are evergreen species with low maintenance needs	☒	☐	☐	
Large, grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☒	☐	☐	
Ornamentals and Annuals are limited to entrances and other focal points	☒	☐	☐	

NATURAL RESOURCE PROTECTION				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
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 final submittal for 150 William Hilton Parkway – Old Schoolhouse Restroom with the following condition: Any additional information as required by the Board.

**HHI High School - Phase 2
70 Wilborn Road
Final
August 12, 2025
DRB-000756-2025**



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: Don Baus Company: Little Diversified Architectural Consulting
Mailing Address: 1360 Truxtun Ave, Suite 200 City: North Charleston State: SC Zip: 29405
Telephone: 843.212.9768 Fax: N/A E-mail: don.baus@littleonline.com
Project Name: Hilton Head Island High School Project Address: 70 Wilborn Rd, Hilton Head, SC 29926
Parcel Number [PIN]: R510 007 000 0118 0000 _____
Zoning District: Main Street (MS) Overlay District(s): Highway Corridor Overlay District of William Hilton Parkway

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

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

Project Category:

_____ Concept Approval – Proposed Development _____ ☒ Alteration/Addition
☒ Final Approval – Proposed Development _____ Sign

Submittal Requirements for **All** projects:

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

- ☒ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- ☒ A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- ☒ A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- ☒ Context photographs of neighboring uses and architectural styles.
- ☒ Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- ☒ Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

- ☒ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- ☒ Final site development plan meeting the requirements of Appendix D: D-6.F.
- ☒ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- ☒ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- ☒ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- ☒ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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



SIGNATURE

7/28/2025

DATE

Hilton Head Island High School – Phase 2 Design Narrative

Overview:

Home to the Seahawks, Hilton Head Island High School is located on Hilton Head Island at 70 Wilborn Road. HHIHS sits with Hilton Head Island Elementary School to the Southwest and Hilton Head Island Middle School is to the Northeast. On Hilton Head Island, preserving natural elements and the lowcountry landscape is a priority. In doing so, the new design will reflect and celebrate the natural landscape instead of overpowering the lowcountry surroundings.

History is a main component in the project. The island has been home to many residents over the years including Native Americans and Gullah people. Elements within the design will be able to honor the history of the island as well as the high school.

HHIHS students excel in many different areas; a few of them being arts, academics, and athletics. Currently, the HHIHS building does not have enough classroom, storage, or meeting space. Variety and flexibility of classrooms and seating is one of the top priorities of the project to create multifunctional learning spaces that benefit both students and faculty.

The current single story (SQF) building includes an academic wing, 9th grade hall, main and auxiliary gyms, ROTC hall, art hall, cafeteria, administration, guidance offices, media center, and the Seahawk Cultural Center. The current building lacks in natural light, functionality, and flexibility within academic and extracurricular spaces.

The new building will be just under 2600,000 SQF and allow students the space they need to further achieve academic and extracurricular excellence. The project will be broken up into two phases. Phase 1 will consist of the construction of a 3-story academic building equipped with a 9th grade hall on the first floor, resource rooms, teacher work rooms, and storage space. Once the new academic wing is built, students will move from their current classrooms into the new structure. Health CTE, Administration, and new Media Center will also be in Phase 1 of the project.

Phase 2 will consist of demolition of the old academic wing, construction of the new cafeteria, culinary classroom and lab space; high bay CTE space equipped for welding and marine service technologies; connecting corridor leading from the entrance to the bus loop; an outdoor courtyard space with a variety of seating for collaboration, eating, class space, etc., and additional renovations including the ROTC hall, art hall, Seahawk Multicultural Center, and athletic spaces.

Program Statement:

The project aims to create a multi-functional school for the students and faculty at HHIHS. Design components that honor and reflect the rich history, culture, and landscape of Hilton Head Island and Hilton Head Island High School in the design will create a sense of school and community pride throughout. By incorporating natural light into the building and an outdoor courtyard students and faculty will have more outdoor connectivity and by incorporating these elements into the new HHIHS we can set future generations of Seahawks up for success.

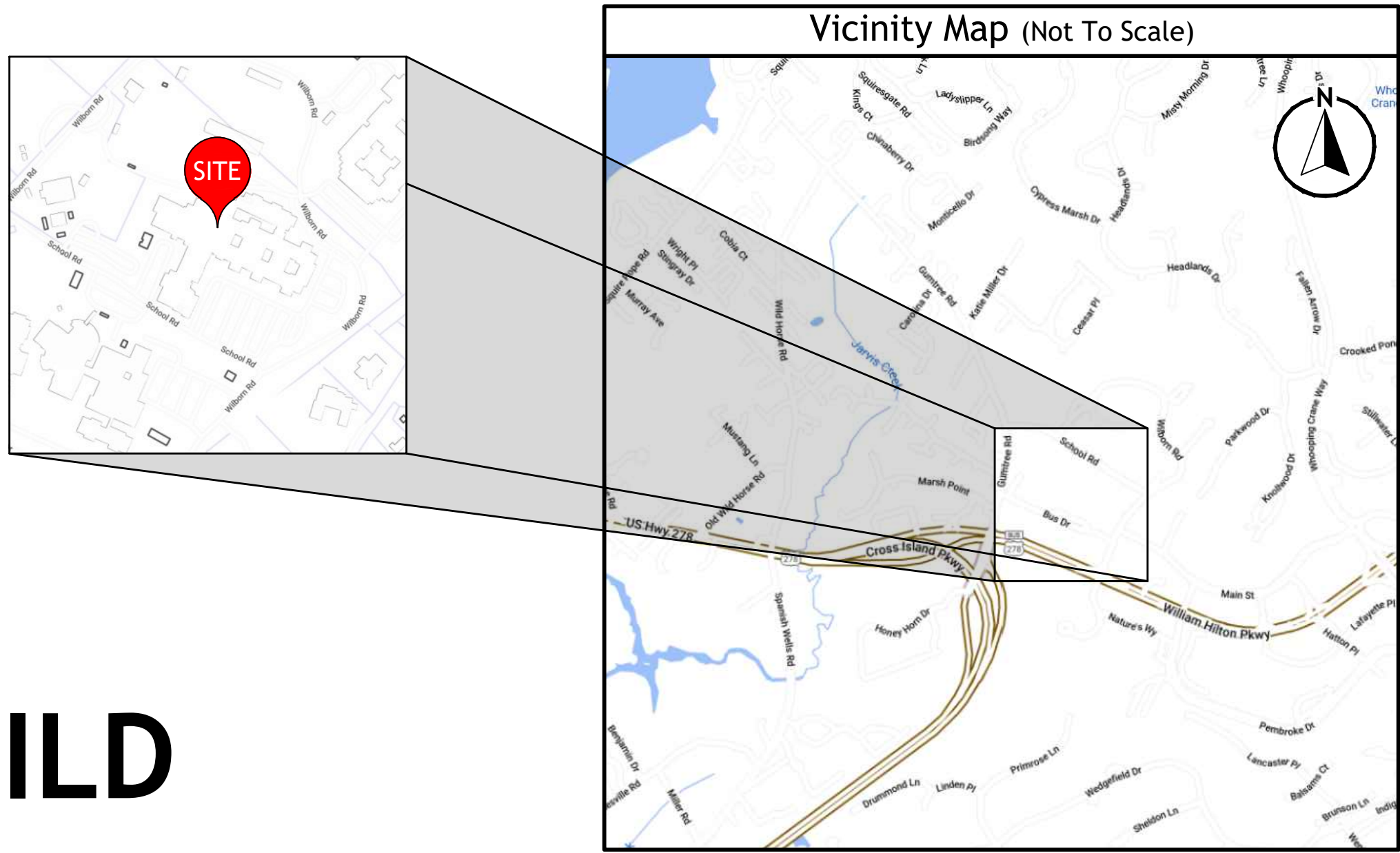
**HHI High School - Phase 2
70 Wilborn Road
Final
Plan Set
August 12, 2025
DRB-000756-2025**

Autodesk Docs://Hilton Head Island High School/Hilton Head Island High School_Arch_R22.rvt



Site Development Plans for HILTON HEAD ISLAND HIGH SCHOOL REBUILD Phase 2

Educational
Hilton Head Island, South Carolina
Tax Map #: R510 007 000 0118 0000
70 Wilborn Rd
GIS coord: N 32° 13' 10", W 80° 43' 55"
Vertical Datum: NAVD88
Horizontal Datum: NAD83



Schedule of Drawings	
Sheet No.	Description
C001	Cover Sheet
C002	Construction Notes
C003	Sheet Index
C101	Existing Conditions Plans
C201	Initial Erosion Control Plans and Details
C301	Clearing & Demolition Plans and Details
C401	Site Layout Plans
C501	Grading Plans and Details
C601	Drainage Plans and Details
C700	Overall Utility Plan
C701	Utility Plans, Profiles and Details
C801	Intermediate & Final Erosion Control Plans and Details
C901	Paving Plans, Signage & Marking Plans, and Details
C1001	Life Safety and Traffic Pattern Exhibits

Release Schedule		
Release No.	Description	Date
A.	Released for 50% Design Development	08-14-2024
B.	Released for 100% Design Development	09-18-2024
C.	Released for Permitting	12-10-2024
D.	Released for 75% Construction Documents	02-07-2025
E.	Released for Permitting	02-25-2025
F.	Released for 100% Construction Documents	03-31-2025
G.	Released for 100% Construction Documents	04-15-2025
H.	Released for Construction Documents	04-30-2025
I.	Released for Guaranteed Maximum Price	07-14-2025

Design Team

Geotechnical Engineer:
TERRACON
843.258.7075

Landscape Architect:
SURCULUS
843.708.5240

Architect:
LITTLE DIVERSIFIED ARCHITECTURE
843.212.9768

Land Surveyor:
BOWMAN
843.501.0333

Developer:
BEAUFORT COUNTY SCHOOL DISTRICT
843.322.2300

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DIVERSIFIED ARCHITECTURAL CONSULTING

www.littleonline.com

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WHERE LEARNING LEADS THE WAY

BEAUFORT COUNTY SCHOOL DISTRICT

Hilton Head Island High School
70 Wilborn Rd.
Hilton Head Island, SC 29926

Civil Consultant:

Ward Edwards

ENGINEERING

WE job no: 220506

Structural Consultant:

MMSA, Inc.

Michael M. Simpson & Associates, Inc.
Consulting Structural Engineers
30 Palmetto Drive, Suite 100
Greenville, S.C. 29615
(864) 331-1201

M/E/P Consultant:

Buford Goff & Associates

ENGINEERS AND PLANNERS
EST. 1969

Landscape Consultant:

SURCULUS

Food Service Consultant:

camacho

SOUTH CAROLINA

WARD EDWARDS, INC.

No. C00152

STATE OF SOUTH CAROLINA

SOUTH CAROLINA

PROFESSIONAL ENGINEER

No. 22816

07/14/2025

DAVID R. MOORE

ISSUE FOR

Guaranteed Maximum Price

ISSUE DATE

07.14.2025

REVISIONS

NO.	REASON	DATE

PROJECT TEAM

PRINCIPAL IN CHARGE

Don Baus

PROJECT MANAGER

Chris Tymoff

DESIGN TEAM

Designer

PROJECT NAME

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

COVER

SHEET NUMBER

C001

Page 108 of 210

REVISION

Bowman

Bowman Consulting Group, Ltd.
880 Island Park Drive, Suite 400
Charleston, SC 29462

Phone (843) 501-0333
www.bowmanconsulting.com

o Bowman Consulting Group, Ltd.

DWG: BCG PROJECT NO: 031320-01-001 TASK: 001 SURVEY DATE: APRIL-JULY 2023

BY: SCM CHK: RLW QC: SHEET 1 OF 3

NOTES

- THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED IN BEAUFORT COUNTY, SOUTH CAROLINA AS PIN #RS10 007 000 0118 0000.
- THE SURVEYED PROPERTY IS CURRENTLY IN THE NAME OF BEAUFORT COUNTRY SCHOOL DISTRICT RECORDED IN DEED BOOK 214, PAGE 618 IN THE ROD OFFICE OF BEAUFORT COUNTY, SOUTH CAROLINA.
- A BOUNDARY SURVEY WAS NOT PERFORMED BY BOWMAN CONSULTING GROUP, LTD. PROPERTY SHOWN IS FROM BEAUFORT COUNTY GIS AND IS FOR REFERENCE PURPOSES ONLY.
- UNDERGROUND UTILITY INFORMATION SHOWN IS BASED ON FIELD EVIDENCE AS IDENTIFIED BY LOWCOUNTRY LOCATION, LLC AND FIELD SURVEY BY BOWMAN CONSULTING GROUP ON JULY 4, 2023. CONSIDERABLE EFFORT HAS BEEN MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES. SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS. THIS PLAN DOES NOT WARRANT THAT UTILITIES ARE SHOWN ACCURATELY NOR THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING DIGGING OPERATIONS. CALL PALMETO TO UTILITIES PROTECTION SERVICE AT 1-888-721-7877 A MINIMUM OF 3 WORKING DAYS BEFORE DIGGING. ANY UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
- THE SURVEYED PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR BEAUFORT COUNTY, SOUTH CAROLINA, COMMUNITY PANEL NUMBERS 45013C0451G & 45013C0453G, EFFECTIVE DATE MARCH 23, 2021.
- THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THE SURVEY.
- NORTH MERIDIAN INFORMATION AS SHOWN HEREON IS BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 INTERNATIONAL FEET, DISTANCES SHOWN ARE HORIZONTAL "GROUND DISTANCES".
- VERTICAL DATUM IS BASED ON NAVD88. CONTOUR INTERVALS ARE 1 FOOT.
- AS OF DATE OF SURVEY, THE SURVEYED AREA CONTAINED 423 PARKING SPACES.

LEGEND

INDEX CONTOUR

INTERMEDIATE CONTOUR

EDGE OF PAVEMENT

CURB AND GUTTER

PROPERTY LINE (NOT SURVEYED)

FENCE LINE

SHOULDER / DITCH LINE

SANITARY SEWER

STORM SEWER

STORM END NOT FOUND / DIRECTION

TREE LINE

BUILDING

PAVILION

CONCRETE

RIP-RAP

LANDSCAPING

IRON REBAR FOUND (SIZE NOTED)

IRON PIPE FOUND (SIZE NOTED)

#5 IRON REBAR SET

PK NAIL FOUND

CONCRETE MONUMENT FOUND

CALCULATED POINT (NO MONUMENT SET)

BOLLARD / POST

MISCELLANEOUS ITEM (AS NOTED)

SDN

TELEPHONE PEDESTAL

ELECTRIC BOX

ELECTRIC SWITCH BOX

ELECTRIC METER

STREET LIGHT / LAMP

ELECTRIC VAULT

ELECTRIC MANHOLE

DRAIN INLET (DI)

SANITARY SEWER MANHOLE (SMH)

SANITARY SEWER CLEAN-OUT

WATER VALVE

WATER METER

SPIGOT

FIRE DEPARTMENT CONNECTION

WELL

MARKER WITNESS POST

UTILITY MANHOLE

BUSH / SHRUB

TREE SIZE & TYPE

0 30 60

Scale: 1" = 30' Feet

VERT. DATUM: NAVD88

HORIZ. DATUM: NAD83

SHEET 02
SHEET 01

PIN
#RS10-007-000-0227-0000
BEAUFORT
COUNTY SCHOOL
DIST.

PIN
#RS10-007-000-0118-0000
BEAUFORT
COUNTY SCHOOL
DIST.

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WHERE LEARNING LEADS THE WAY

BEAUFORT COUNTY SCHOOL DISTRICT

Hilton Head Island High School
70 Wilborn Rd.
Hilton Head Island, SC 29926

Civil Consultant:

Ward Edwards

ENGINEERING

WE job no: 220506

Structural Consultant:

MMSA, Inc.

Michael M. Simpson & Associates, Inc.
Consulting Structural Engineers
30 Palmetto Drive, Suite 100
Greenville, S.C. 29615
(864) 331-1201

M/E/P Consultant:

Buford Goff & Associates

ENGINEERS AND PLANNERS
EST. 1967

Landscape Consultant:

SURCULUS

Food Service Consultant:

camacho

SOUTH CAROLINA

WARD EDWARDS, INC.

No. C00152

EXPIRATION DATE OF AUTHORIZATION

SOUTH CAROLINA

PROFESSIONAL ENGINEER

License No. 22816

07/14/2025

DAVID R. MOORE

ISSUE FOR

Guaranteed Maximum Price

ISSUE DATE

07.14.2025

REVISIONS

NO.	REASON	DATE
-----	--------	------

PROJECT TEAM

PRINCIPAL IN CHARGE

Don Baus

PROJECT MANAGER

Chris Tymoff

DESIGN TEAM

Designer

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

C102

Page 110 of 210

F



EXISTING SOUTH - JROTC ENTRANCE



EXISTING SOUTH - JROTC WING



EXISTING WEST - JROTC WING



EXISTING SOUTH - AUXILIARY GYM ENTRY

E



EXISTING NORTH ELEVATION - EAST CLASSROOM WING 1



EXISTING NORTH ELEVATION - EAST CLASSROOM WING 2

D



EXISTING AERIAL NORTHWEST OVERVIEW



EXISTING EAST ELEVATION - EAST CLASSROOM WING

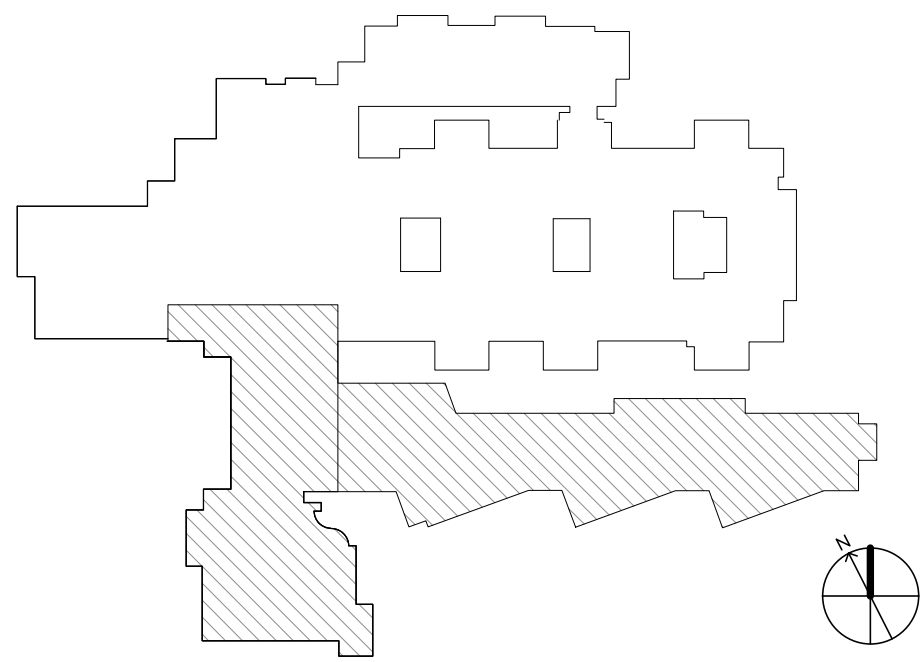
C



EXISTING AERIAL SOUTHEAST OVERVIEW

B

A



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BEAUFORT COUNTY SCHOOL DISTRICT

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Landscape Consultant:

SURCULUS

Food Service Consultant:

camacho

SOUTH CAROLINA

LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING, INC.

NO. C01826

REGISTERED ARCHITECT

CORPORATE SEAL

STATE OF SOUTH CAROLINA

DONALD E. BAUS, JR.

LHERLETON, SC

6317

REGISTERED ARCHITECT

INDIVIDUAL SEAL

ISSUE FOR
CONSTRUCTION DOCUMENTS

ISSUE DATE
07.14.2025

REVISIONS
NO. REASON DATE

PROJECT TEAM
PRINCIPAL IN CHARGE
Don Baus
PROJECT MANAGER
Ryan Luczkowski
DESIGN TEAM
Designer

PROJECT NAME
HILTON HEAD ISLAND HIGH SCHOOL - PHASE II
70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.
4001848600

SHEET TITLE
EXISTING BUILDING PHOTOS

SHEET NUMBER
AD001

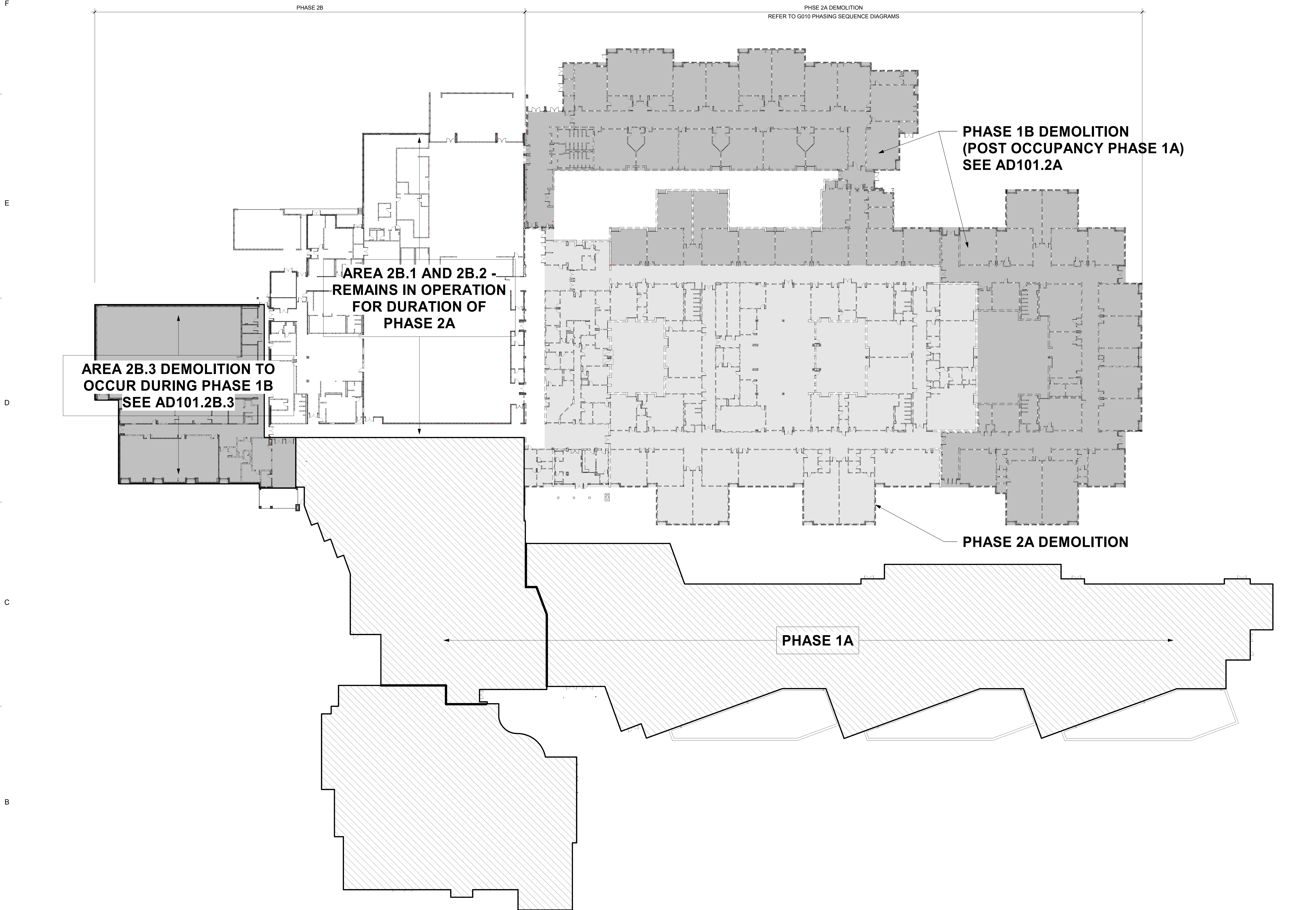
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7/14/2025 12:42:00 PM



1A DEMOLITION PLAN - LEVEL 01 - OVERALL
AD100 1/32" = 1'-0"

DEMOLITION KEYNOTES	
MARK	NOTE
01	EXISTING DOORS AND FRAMES TO BE REMOVED
02	EXISTING STOREFRONT TO BE REMOVED.
03	EXISTING SLAB TO BE DEMOLISHED COORDINATE WITH PROPOSED PLUMBING LOCATIONS. SEE PLUMBING
04	EXISTING EXTERIOR RIBBED CMU BLOCK VENEER TO BE REMOVED FROM 6" CMU BACKING. 6" CMU BACKING TO REMAIN IN PLACE UNLESS INDICATED OTHERWISE ON DEMOLITION PLANS. STEEL STRUCTURE TO BE PROTECTED FROM DAMAGE.
05	EXISTING INTERIOR RIBBED CMU BLOCK VENEER TO BE REMOVED FROM 6" CMU BACKING. 6" CMU BACKING TO REMAIN IN PLACE UNLESS INDICATED OTHERWISE ON DEMOLITION PLANS. STEEL STRUCTURE TO BE PROTECTED FROM DAMAGE.
06	EXISTING SIDEWALK TO BE REMOVED.
07	EXISTING EXTERIOR RIBBED CMU BLOCK VENEER AND 6" CMU BACKING TO BE REMOVED. STEEL STRUCTURE TO BE PROTECTED FROM DAMAGE.
08	EXISTING SERVICE YARD TO BE DEMOLISHED.
09	EXISTING CHASE AND ROOF DRAIN CONNECTION TO REMAIN.
10	EXISTING STEEL STRUCTURE TO REMAIN.
11	EXISTING COLUMN WRAPS TO BE REMOVED.
12	DEMOLISH WING WALLS.
13	EXISTING STAIRS AND PLATFORMS TO BE REMOVED
GENERAL DEMOLITION NOTES	

- A. VERIFY EXISTING JOB SITE CONDITIONS PERTAINING TO THE DEMOLITION WORK INDICATED AND/OR IMPLIED ON THE DRAWINGS AND REPORT ANY DISCREPANCIES AND/OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE WORK. NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY FIELD CONDITION IN CONFLICT WITH NEW WORK. DO NOT PROCEED UNTIL ARCHITECT EVALUATES CONCERNS IN QUESTION.
- B. WHERE WALLS OR PARTITIONS ARE INDICATED TO BE REMOVED (DASHED), DEMOLISH THE ENTIRE WALL OR PARTITION ALONG WITH ALL ASSOCIATED WORK, INCLUDING DOORS AND FRAMES, FINISHES, MOUNTED ITEMS, AS WELL AS DUCTS, PIPING, CONDUITS AND OTHER ELEMENTS IN OR ON THEM WHICH MAY OR MAY NOT BE SPECIFICALLY IDENTIFIED, UNLESS OTHERWISE NOTED.
- C. THIS PLAN IS NOT A COMPLETE REPRESENTATION OF ALL EXISTING CONDITIONS. IT IS INTENDED TO SHOW THE EXTENT OF DEMOLITION. SEE KEY SHEET NOTES, DEMOLITION DETAILS, AND FLOOR PLANS FOR ADDITIONAL INFORMATION. EVERYTHING INDICATED FOR REMOVAL IS TO BE REMOVED IN ITS ENTIRETY, INCLUDING HIDDEN MATERIALS.
- D. ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED DAILY FROM THE PREMISES AT THE CONTRACTOR'S EXPENSE AND BE DISPOSED OF ACCORDING TO LOCAL CODES AND GOVERNING AUTHORITIES. VERIFY SALVAGE MATERIALS WITH THE OWNER'S REPRESENTATIVE.
- E. REPAIR/PATCH OPENINGS IN WALLS, PARTITIONS, FLOORS, AND CEILINGS THAT ARE EXISTING OR WHERE DEMOLITION OCCURS TO MATCH EXISTING ADJACENT FINISH SURFACE. MAINTAIN CODE AND FIRE RATING REQUIREMENTS.
- F. EXISTING FINISHES TO BE REMOVED SHALL HAVE THE ORIGINAL SUBSTRATE PREPARED TO RECEIVE NEW FINISHES. WHERE FLOOR FINISHES ARE TO BE REMOVED, REMOVE FINISH LAYERS, ADHESIVES, ETC. SUBFLOORS SHALL BE THOROUGHLY CLEANED AND LEVELED FOR THE INSTALLATION OF NEW FLOOR FINISHES.
- G. PROVIDE SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND/OR SITE AT ALL TIMES AS WELL AS ACCESS TO ALL UTILITY CLOSETS AS REQUIRED. BUILDING FIRE ALARM, EMERGENCY LIGHTING, AND EXIT LIGHTS SHALL BE MAINTAINED AT ALL TIMES (BEFORE, DURING, AND AFTER DEMOLITION). REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- H. PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- I. ALL SHUTDOWNS OF MECHANICAL, FIRE ALARM, AND/OR ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER AND MAY OCCUR DURING NON-BUSINESS HOURS.
- J. CONTACT ARCHITECT IF EXTENT OF DEMOLITION IS UNCLEAR OR IS IN CONFLICT.
- K. COORDINATE WITH LIFE SAFETY PLANS WHERE SELECTIVE DEMOLITION OCCURS AT RATED PARTITIONS.
- L. WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE AND CURRENT BUILDING CODES AND ALL OTHER CODES THAT HAVE AUTHORITY OVER THIS PROJECT. SECURE REQUIRED PERMITS. PROVIDE NECESSARY SAFEGUARDS, BARRIERS, TEMPORARY POWER, LIGHTING, FIRE PROTECTION, ETC. AS REQUIRED DURING DEMOLITION.
- M. DEBRIS REMOVAL IS TO BE CONDUCTED IN A MANNER NOT TO INTERFERE WITH OCCUPIED SPACES.
- N. ALL EXISTING STRUCTURAL ELEMENTS ARE TO REMAIN UNDISTURBED UNLESS NOTED OTHERWISE.
- O. PATCH AND REPAIR ANY DAMAGE TO FIRE-PROOFING FOUND DURING DEMOLITION.
- P. PATCH AND FIRESTOP FLOOR SLAB PENETRATIONS. PROVIDE APPROPRIATE FIRESTOPPING CLOSURE/SEALANT AT ABANDONED FLOOR CORES AND PENETRATIONS.
- Q. COORDINATE LIGHTING REQUIREMENTS WITH ELECTRICAL DRAWINGS TO MAINTAIN ADEQUATE LIGHTING TO MEET LIFE SAFETY REQUIREMENTS. LIGHT FIXTURES SHALL BE SUPPORTED FROM SLAB ABOVE.
- R. THOROUGHLY CLEAN ALL SURFACES REMAINING DURING CONSTRUCTION AS REQUIRED TO PREPARE SPACE FOR NEW CONSTRUCTION. SURFACES THAT ARE ADJACENT TO SURFACES TO BE DEMOLISHED ARE TO BE PROTECTED AND RESTORED AS NECESSARY AS PART OF THE SCOPE OF WORK. RESTORATION SHALL EXTEND TO THE NEAREST BREAK IN THE SURFACE.
- S. EXISTING WALL AND CEILING SURFACES MAY CONCEAL OTHER WALLS AND CEILINGS. REMOVE ALL CONCEALED WALL AND CEILING SURFACES, AND MECHANICAL AND ELECTRICAL EQUIPMENT HIDDEN THEREIN.
- T. REMOVE EXISTING CEILINGS, CEILING GRIDS, AND CEILING TILES UNLESS NOTED OTHERWISE, AS WELL AS ALL ASSOCIATED WORK, INCLUDING LIGHTS, REGISTERS, ACCESS PANELS, AND FINISHES.
- U. REFER TO ELECTRICAL DEMOLITION SHEETS FOR FURTHER INFORMATION REGARDING THE ELECTRICAL DEVICE DEMOLITION. PROPERLY DISPOSE OF ALL FLUORESCENT TUBES AND LIGHT BALLASTS.
- V. ALL SPARE BREAKERS AVAILABLE AFTER COMPLETION OF THE PROJECT SHALL BE SWITCHED TO THE "OFF" POSITION.
- W. INCLUDE IN BID ALL NECESSARY COMPONENTS, PARTS AND ACCESSORIES REQUIRED TO RECONNECT THE RELOCATED FIRE ALARM DEVICES TO THE EXISTING BUILDING FIRE ALARM SYSTEM AS REQUIRED BY CODE AND ENSURE PROPER OPERATION (INCLUDING SYNCHRONIZATION) OF THE SYSTEM.
- X. PRIOR TO AND DURING DEMOLITION, ALL ELEMENTS REQUESTED BY OWNER TO BE SALVAGED SHALL BE REMOVED AND DELIVERED TO AN AREA DESIGNATED BY THE OWNER OR TO A SECURE STORAGE UNDER THE CONTRACTOR'S CONTROL. PRECAUTIONS SHALL BE TAKEN TO ENSURE ITEMS FOR RELOCATION ARE PRESERVED INTACT.
- Y. SEE MECHANICAL, ELECTRICAL, AND PLUMBING SHEETS FOR EXTENT OF DEMOLITION WORK ASSOCIATED WITH THEIR SPECIFIC DISCIPLINES.
- Z. COORDINATE REMOVAL OF EQUIPMENT IN ROOMS PRIOR TO THE START OF DEMOLITION.

DEMOLITION LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE DEMOLISHED
	EXISTING CASEWORK OR OTHER ITEM TO BE DEMOLISHED
	EXISTING WORK TO REMAIN (N.I.C.)

KEY PLAN	
HILTON HEAD ISLAND HIGH SCHOOL - PHASE II	
70 Wilborn Rd. Hilton Head Island, SC 29926	
PROJECT NO. 4001848600	
SHEET TITLE DEMOLITION PLAN - PHASE 2A OVERALL	
SHEET NUMBER AD100	

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NO. REASON DATE

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Don Baus
PROJECT MANAGER
Ryan Luczkowski
DESIGN TEAM
Designer

HILTON HEAD ISLAND HIGH SCHOOL - PHASE II

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.
4001848600

SHEET TITLE
DEMOLITION PLAN - PHASE 2A OVERALL

SHEET NUMBER
AD100



- A. PROVIDE CONTROL JOINTS ON GYPSUM BOARD ASSEMBLIES PER SPECIFICATIONS AND WHERE SHOWN.
- B. EXTEND WALLS TO ROCK ABOVE STOREFRONT SYSTEMS AND GLASS WALL PARTITIONS.
- C. PARTITIONS AT BUILDING PERIMETER SHALL BE CENTERED ON CENTER LINE OF COLUMN OR WINDOW MULLION, UNLESS OTHERWISE NOTED.
- D. ALIGN FINISHES ON EXPOSED SIDE OF PARTITION AND FURR CONCEALED SIDE OF PARTITION AS REQUIRED TO PROVIDE FLUSH INSTALLATION WHERE ADJACENT PARTITION TYPES DIFFER IN OVERALL THICKNESS.
- E. PROVIDE TOOLED SEALANT JOINT AT DISIMILAR MATERIALS, SUCH AS MILLWORK/DOOR FRAME AT A WALL.
- F. ALL PIPING, CONDUITS, AND RELAYED WIRING ITEMS SHALL BE CONCEALED WITHIN WALL OR UNDERLAYS AS REQ'D IN FINISHED AREAS BEHIND SHOWN OR DRAWINGS OR NOT, UNQ.

FIRE WALLS

 2-HR FIRE WALL

 2-HR FIRE BARRIER

DEMOLISH WALL



1A	OVERALL FLOOR PLAN - LEVEL 01 - PHASE 2 PROGRAMMING
A111.2	3/64" = 1'-0"

F

E

D

C

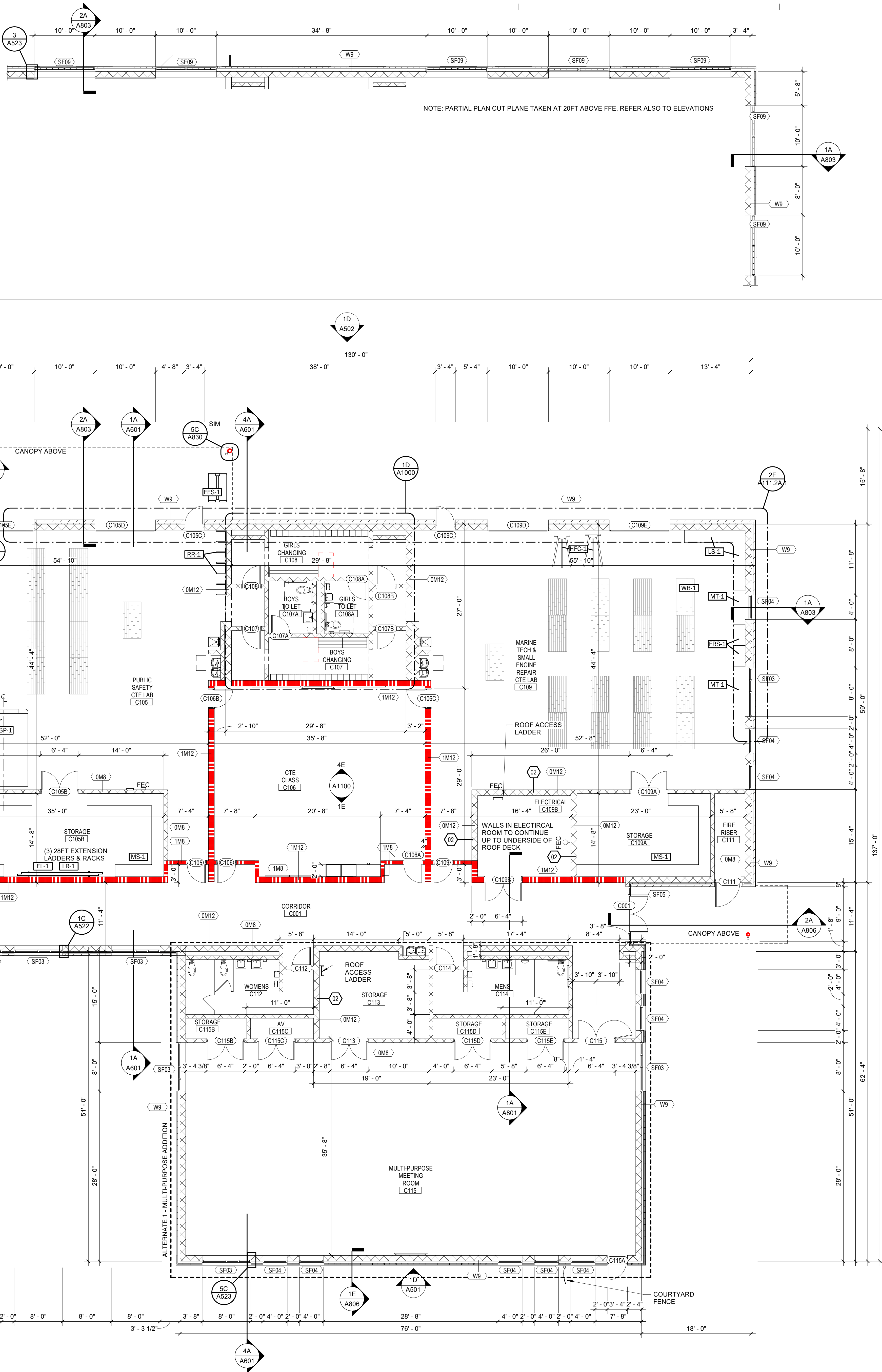
B

A

2F FLOOR PARTIAL PLAN - PHASE 2A.1 - ABOVE
A111.2A.1 1/8" = 1'-0"

2A FLOOR PARTIAL PLAN - PHASE 2A.1
A111.2A.1 1/8" = 1'-0"

PHASE 2A.2
REFERENCE
A111.2A.2



SHEET KEYED NOTES

MARK	NOTE
01	OPERABLE PARTITION WITH SELF SUPPORTED TRUSS SYSTEM AND PASS THROUGH EGRESS DOOR.
02	CMU WALL CONTINUES TO UNDERSIDE OF DECK.
03	NEW WALL INFILL, FINISH FACE TO ALIGN WITH EXISTING FINISH FACE.
04	NEW BRICK VENEER, INSULATION, AND WEATHER BARRIER OVER EXISTING CMU WALL, SEE A020 EXTERIOR WALL SYSTEMS.

SHEET GENERAL NOTES

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WALLS AND PARTITIONS LEGEND

FIRE WALLS

- 2-HR FIRE WALL
- 2-HR FIRE BARRIER

EXISTING WALL

NEW WALL

DEMOLISH WALL

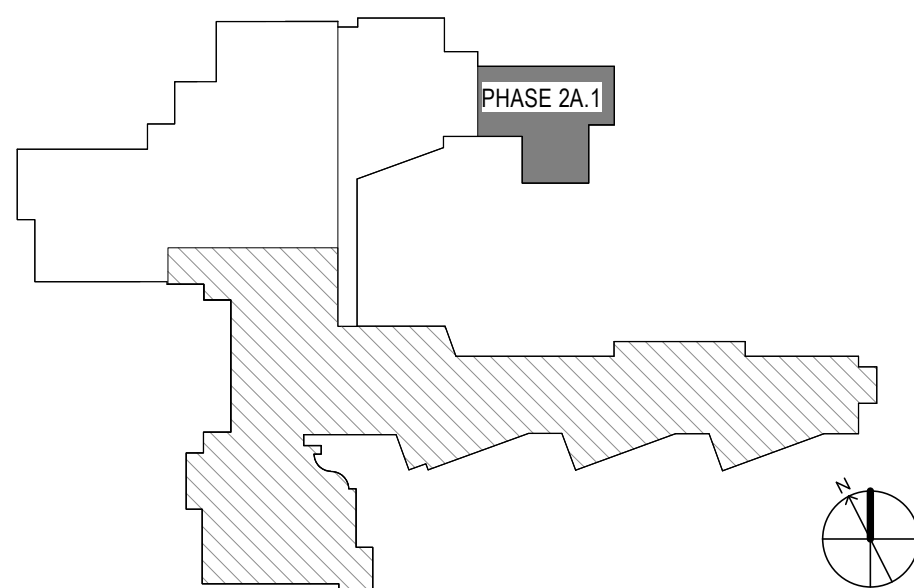
AREA NOT IN SCOPE OF WORK

ADJACENT AREA (REFER TO REFERENCE TAG)

EQUIPMENT SCHEDULE

MARK	MANUFACTURER	PRODUCT	SIZE
EL-1	WERNER	28FT EXTENSION LADDER	(3) LADDERS
FES-1	EAST COAST RESCUE SOLUTIONS	ICRS GEN3 FORCIBLE ENTRY DOOR	1 UNIT
FRS-1		FIRE-RESISTANT STORAGE CABINE	42" W X 24" D X 72" H
HFC-1	ULINE	HYDRAULIC FLOOR CRANE: H-8462	CAPACITY: 2 TONS RETRACTED, 1/2 TON EXTENDED
LR-1		LADDER RACK	(3) SETS OF RACKS
LS-1		LOCKABLE STORAGE	72" H
MS-1		METAL SHELVING	36" H
MT-1		METAL TOOL DRAWERS AND SHELVING - BUTCHER BLOCK COUNTER SURFACE	
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KEY PLAN



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camacho

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INDIVIDUAL SEAL

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REVISIONS

NO.	REASON	DATE
-----	--------	------

PROJECT TEAM

PRINCIPAL IN CHARGE
Don Baus

PROJECT MANAGER
Ryan Luczkowski

DESIGN TEAM
Designer
PHASE 2A.1

HILTON HEAD ISLAND HIGH SCHOOL - PHASE II

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

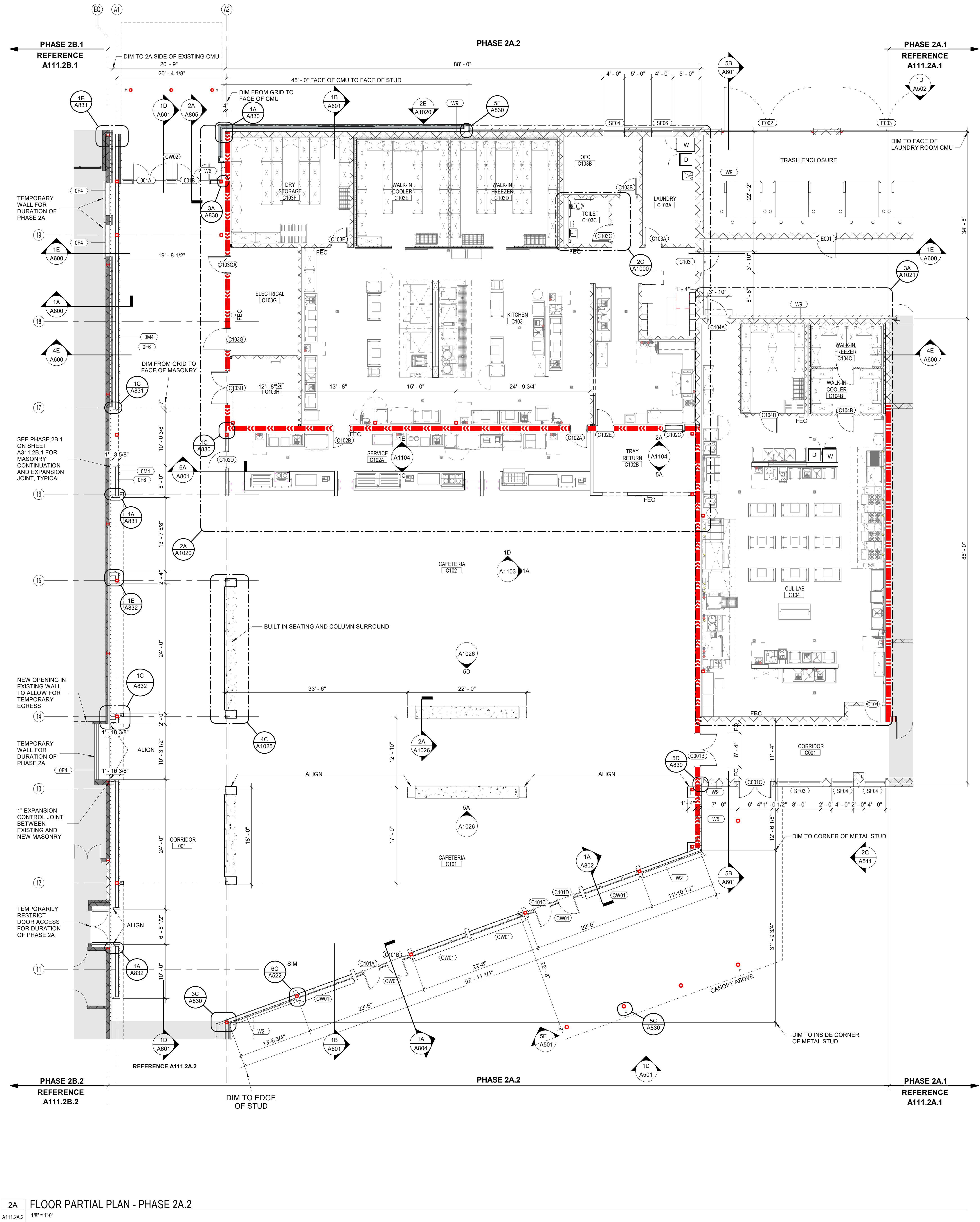
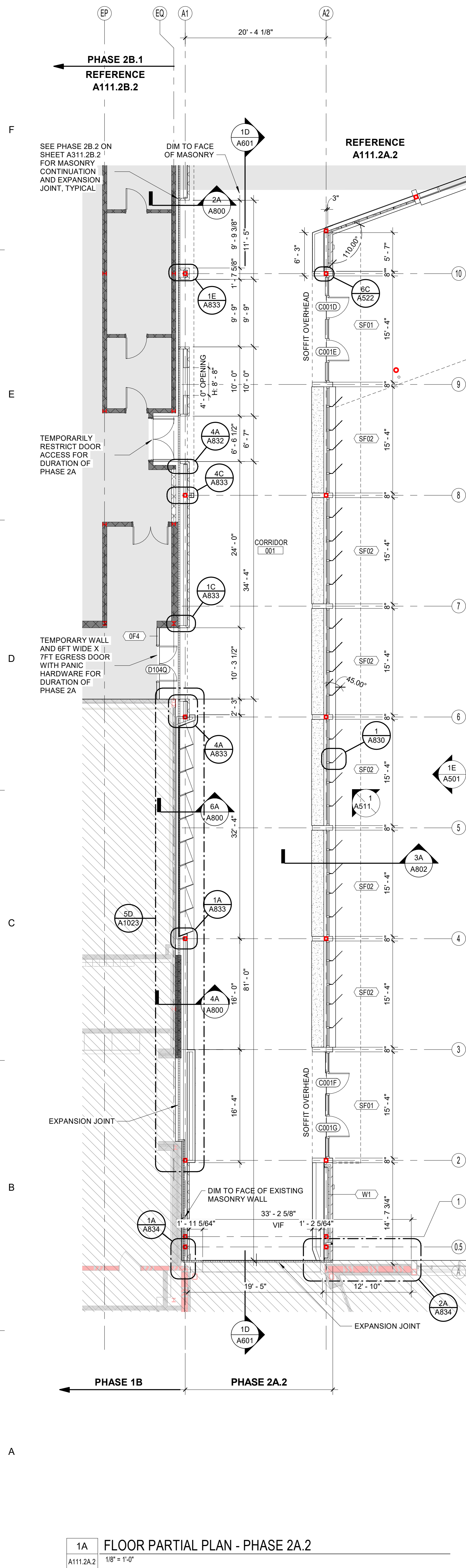
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SHEET TITLE

FLOOR PARTIAL PLAN - PHASE 2A.1

SHEET NUMBER

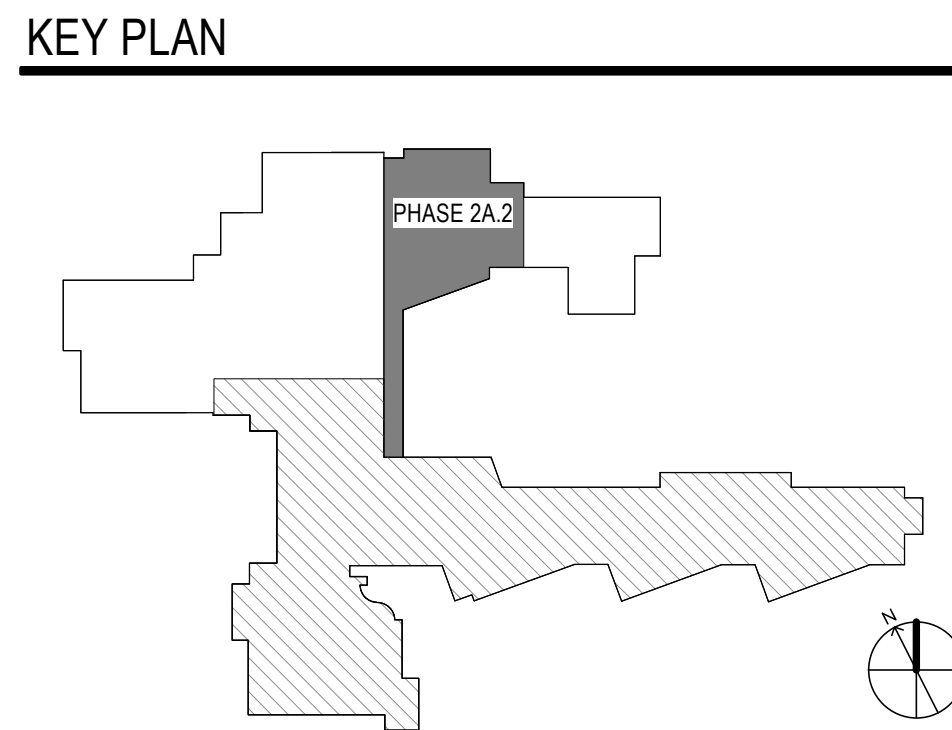
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SHEET KEYED NOTES	
MARK	NOTE
01	OPERABLE PARTITION WITH SELF SUPPORTED TRUSS SYSTEM AND PASS THROUGH EGRESS DOOR.
02	CMU WALL CONTINUES TO UNDERSIDE OF DECK.
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- WALLS AND PARTITIONS LEGEND**
- FIRE WALLS**
- 2-HR FIRE WALL
 - 2-HR FIRE BARRIER
- EXISTING WALL**
- NEW WALL**
- DEMOLISH WALL**
- AREA NOT IN SCOPE OF WORK**
- ADJACENT AREA (REFER TO REFERENCE TAG)**



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INDIVIDUAL SEAL

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PROJECT TEAM
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Don Baus
PROJECT MANAGER
Ryan Luczkowski
DESIGN TEAM
Designer
PROJECT ENGINEER

HILTON HEAD ISLAND HIGH SCHOOL - PHASE II
70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.
4001848600

SHEET TITLE
FLOOR PARTIAL PLAN - PHASE 2A.2

SHEET NUMBER
A111.2A.2

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1A FLOOR PARTIAL PLAN - PHASE 2B.1
A111.2B.1 1/8" = 1'-0"

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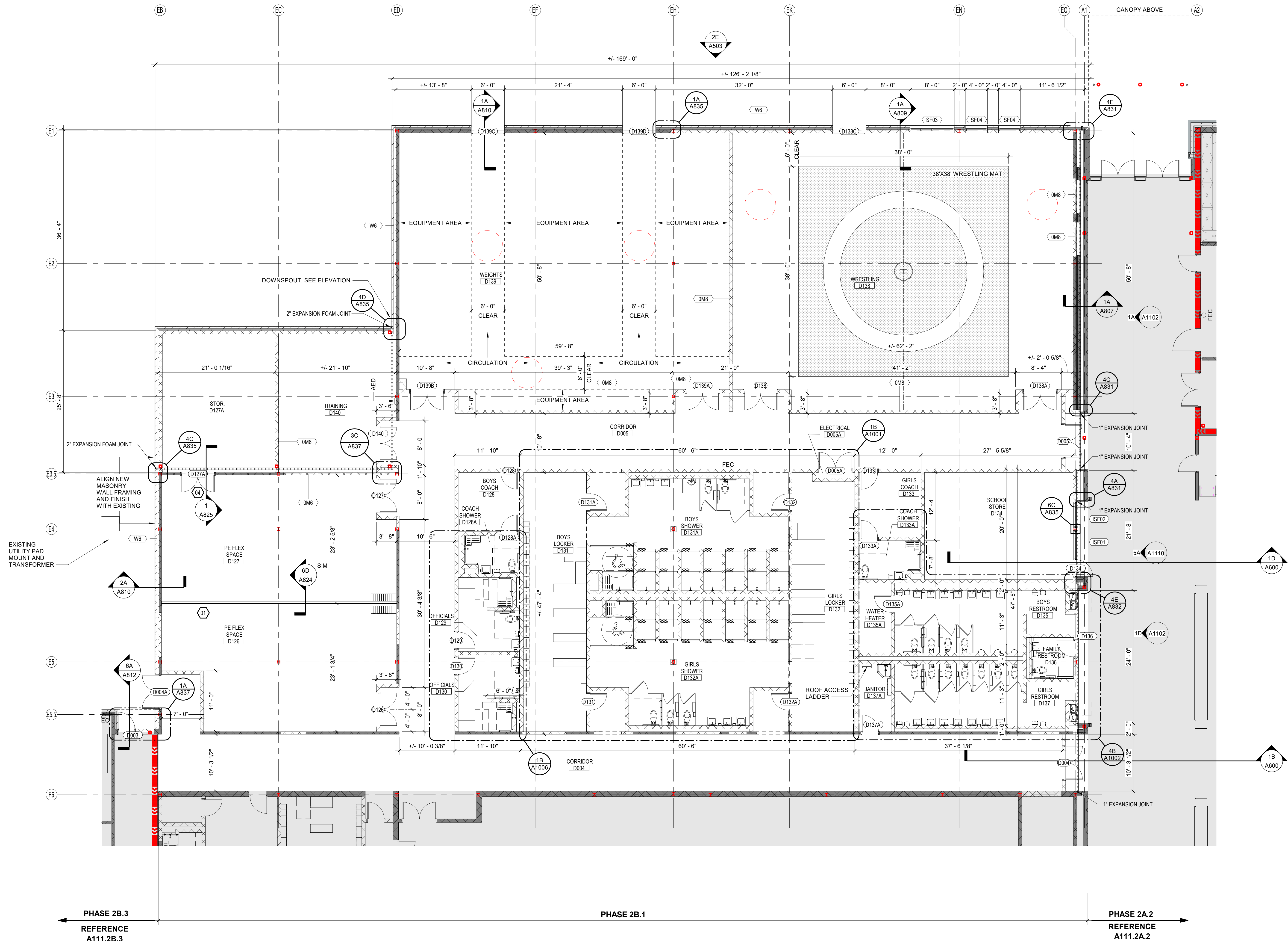
3

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SHEET KEYED NOTES

MARK	NOTE
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WALLS AND PARTITIONS LEGEND

FIRE WALLS

- 2-HR FIRE WALL
- 2-HR FIRE BARRIER

EXISTING WALL

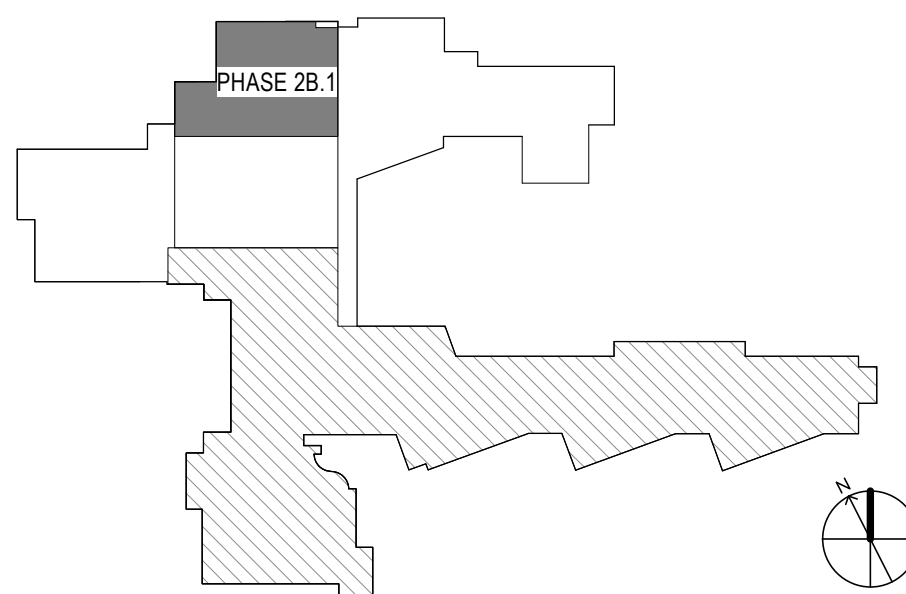
NEW WALL

DEMOLISH WALL

AREA NOT IN SCOPE OF WORK

ADJACENT AREA (REFER TO REFERENCE TAG)

KEY PLAN



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NO. REASON DATE

PROJECT TEAM
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Ryan Luczkowski
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Designer
PHASE 2B.1

HILTON HEAD ISLAND HIGH SCHOOL - PHASE II
70 Wilborn Rd.
Hilton Head Island, SC 29926

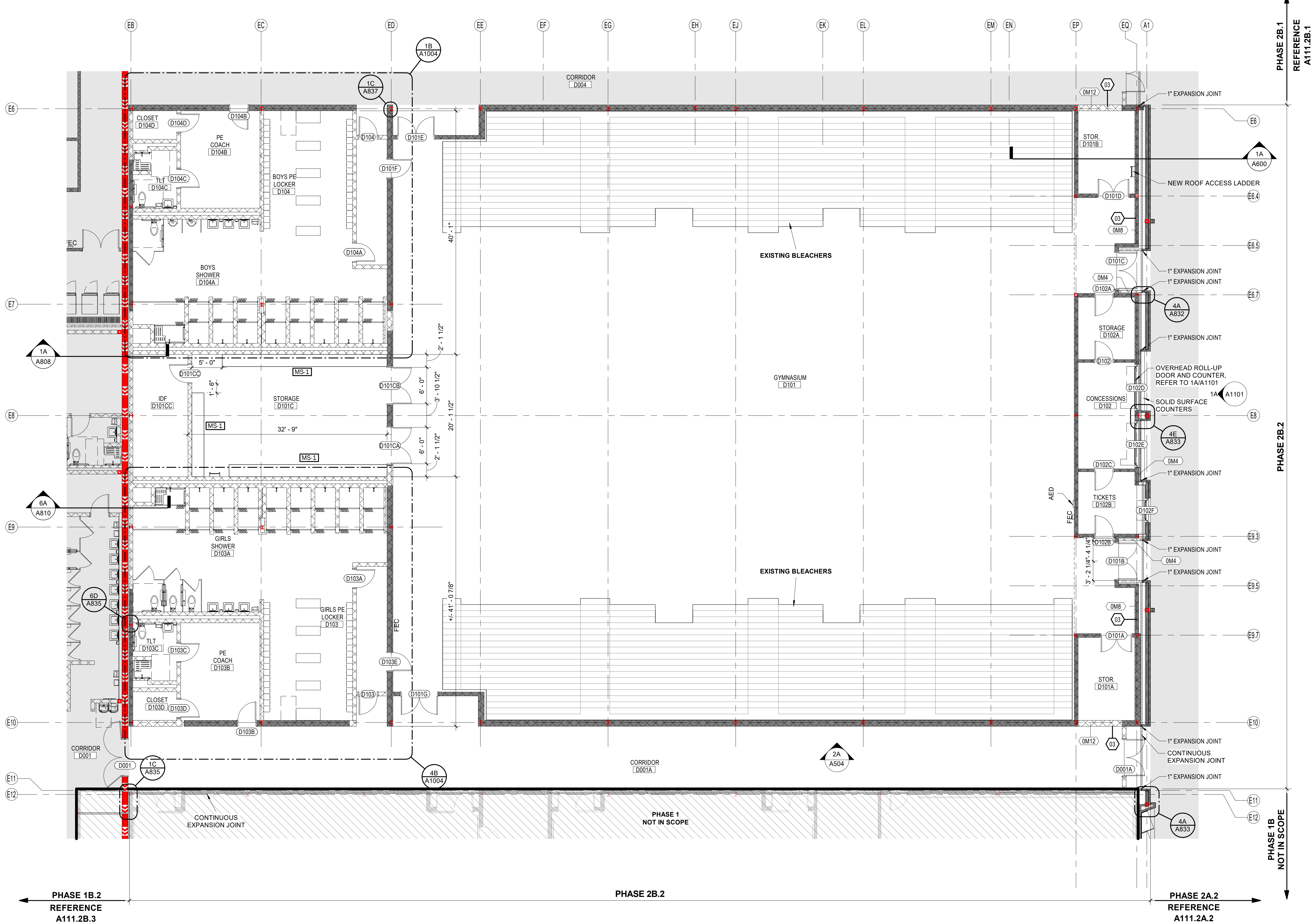
PROJECT NO.
4001848600

SHEET TITLE
FLOOR PARTIAL PLAN - PHASE 2B.1

SHEET NUMBER
A111.2B.1

F
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D
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A

1B FLOOR PARTIAL PLAN - PHASE 2B.2
A111.2B.2 1/8" = 1'-0"



SHEET KEYED NOTES

MARK	NOTE
01	OPERABLE PARTITION WITH SELF SUPPORTED TRUSS SYSTEM AND PASS THROUGH EGRESS DOOR.
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- 2-HR FIRE WALL
 - 2-HR FIRE BARRIER
- EXISTING WALL**
- NEW WALL**
- DEMOLISH WALL**

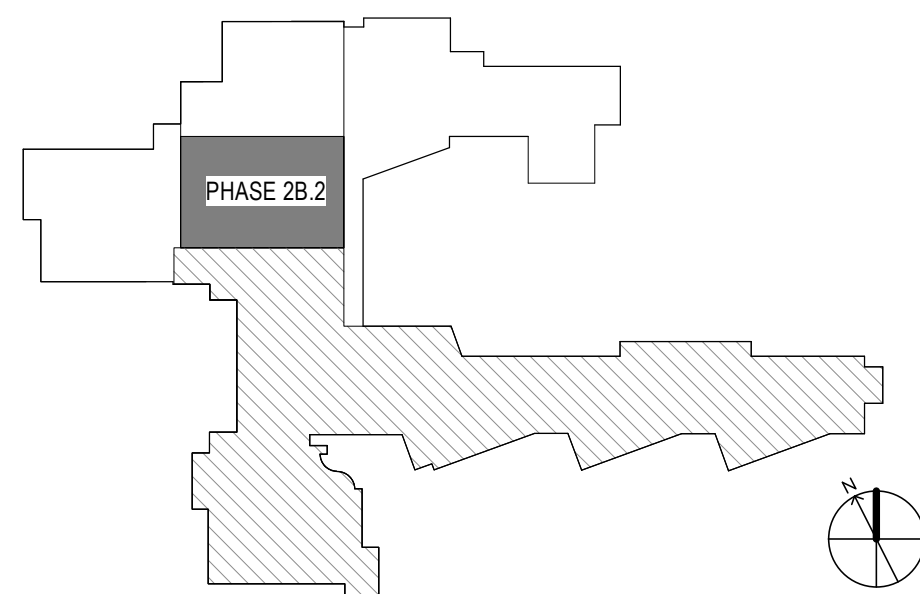
AREA NOT IN SCOPE OF WORK

ADJACENT AREA (REFER TO REFERENCE TAG)

EQUIPMENT SCHEDULE

MARK	MANUFACTURER	PRODUCT	SIZE
EL-1	WERNER	28FT EXTENSION LADDER	(3) LADDERS
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FRS-1		FIRE-RESISTANT STORAGE CABINE	42" W X 24" D X 72" H
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LS-1		LOCKABLE STORAGE	72" H
MS-1		METAL SHELVING	36" H
MT-1		METAL TOOL DRAWERS AND SHELVING - BUTCHER BLOCK COUNTER SURFACE	
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RSP-1	RESCUE SIMULATION PRODUCTS	TYPE III AMBULANCE SIMULATOR	8FT W X 12FT D X 8FT H
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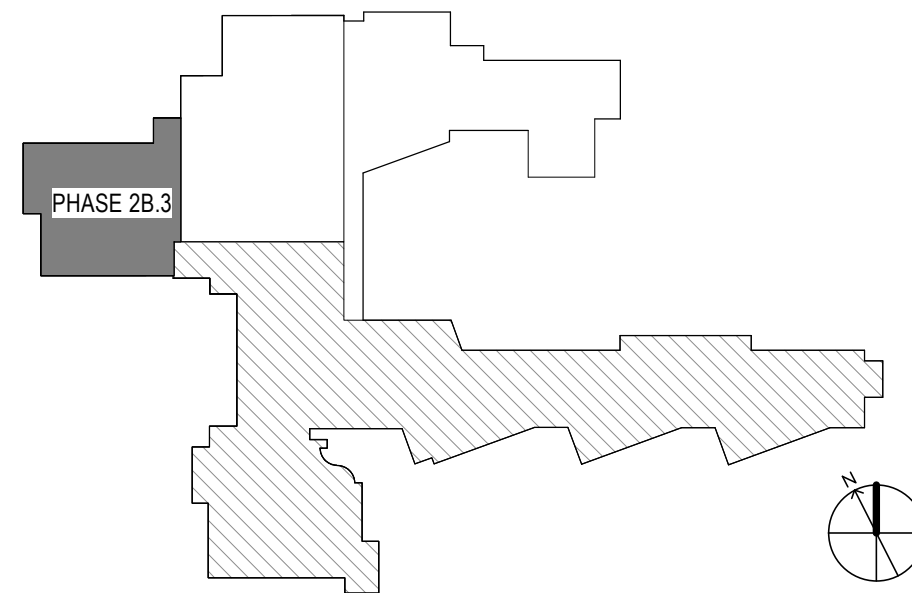
KEY PLAN



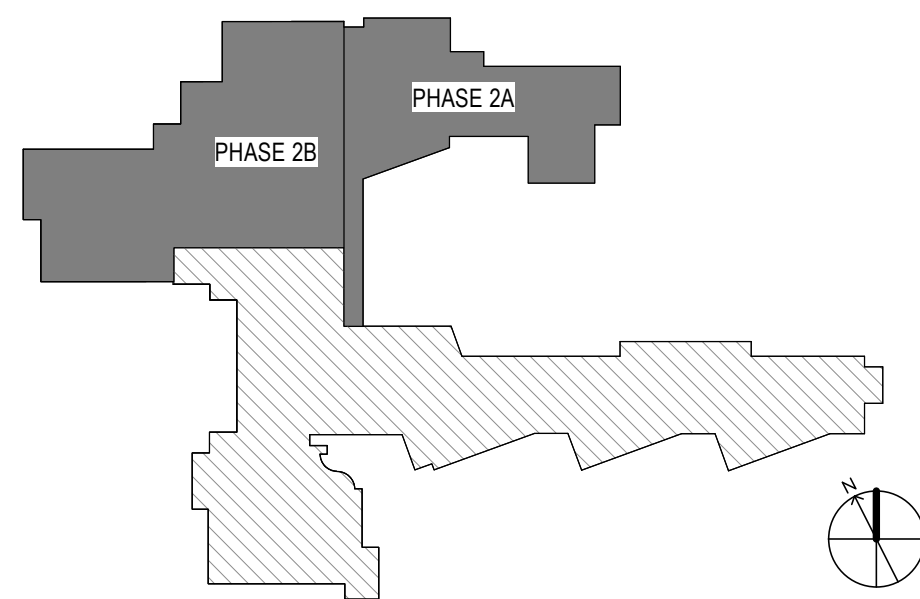
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PRINCIPAL IN CHARGE
Don Baus
PROJECT MANAGER
Ryan Luczkowski
DESIGN TEAM
Designer
PROJECT NAME
HILTON HEAD ISLAND HIGH SCHOOL - PHASE II
70 Wilborn Rd.
Hilton Head Island, SC 29926
PROJECT NO.
4001848600
SHEET TITLE
FLOOR PARTIAL PLAN - PHASE 2B.2
SHEET NUMBER
A111.2B.2







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WHERE LEARNING LEADS THE WAY

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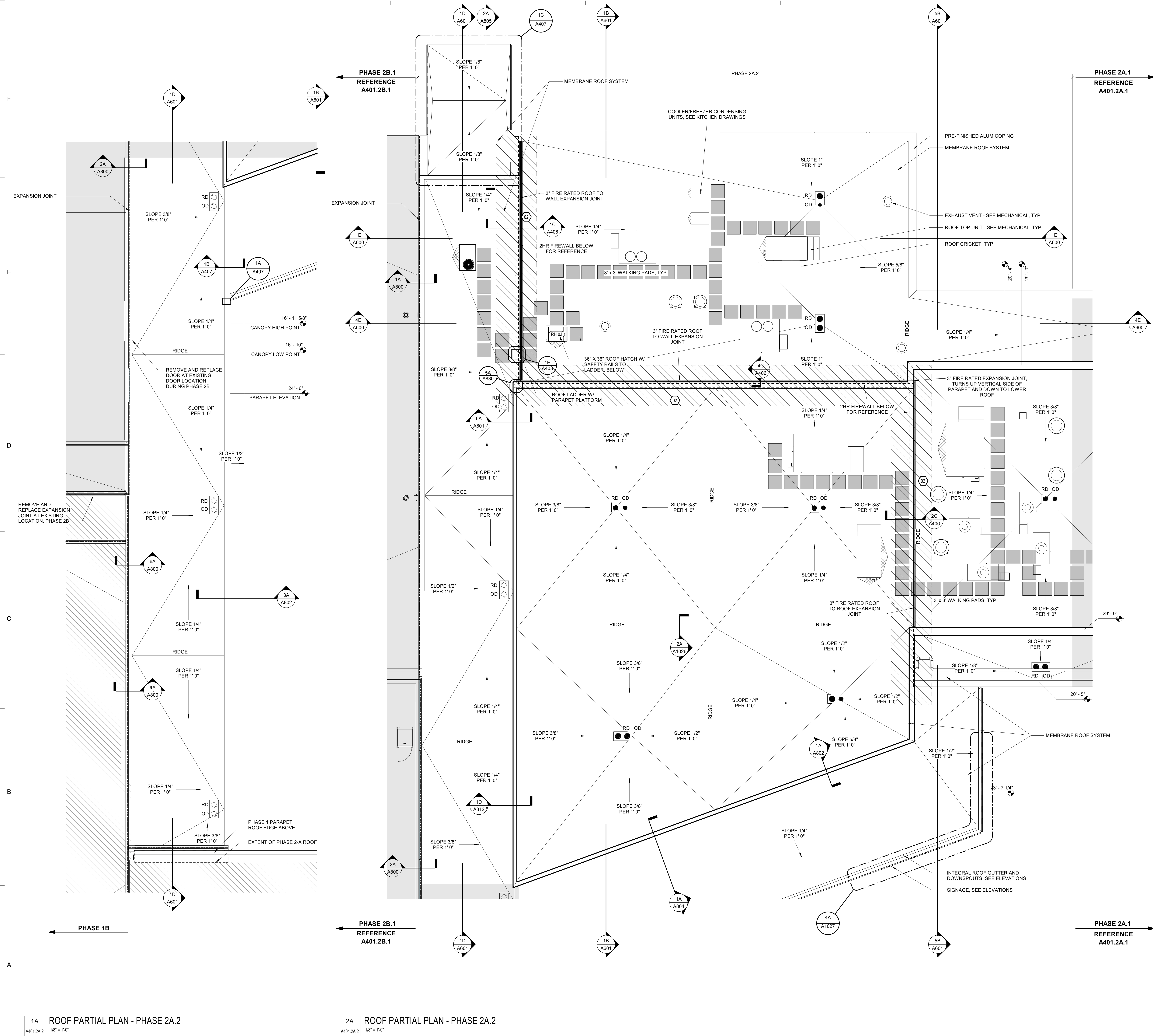
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ISSUE FOR CONSTRUCTION DOCUMENTS		
ISSUE DATE 07.14.2025		
REVISIONS	NO.	DATE
PROJECT TEAM		
OWNER / OWNER'S CHANGE		
PROJECT MANAGER		
DESIGN TEAM		
DESIGNER		
BOARDS NAME		
HILTON HEAD ISLAND HIGH SCHOOL - PHASE II		
70 Wilborn Rd.		
Hilton Head Island, SC 29926		
PROJECT NO. 4001848600		
WORK TITLE OVERALL ROOF PLAN - PHASE 2		
SHEET NUMBER A401		



SHEET GENERAL NOTES

1. SEE MECH. PLUMB. SHEETS FOR MORE INFORMATION. COORDINATE PENETRATIONS WITH MECH. AND PLUMB.
2. ALL ROOF INSULATION SHALL PASS FM 4450 OR UL 1256 TESTING.
3. REFER TO SHEET A020 FOR ROOF SYSTEM TYPES AND INFORMATION.
4. ADD CRICKETS ARE SHOWN FOR REFERENCE ONLY. PROVIDE ALL ROOF CRICKETS, ON ROOF PLANS, AT 1/2"1/2" SLOPE.
5. WALK PADS SHOWN FOR INTENT ONLY. COORDINATE FINAL LAYOUT AND LOCATION WITH MECHANICAL EQUIPMENT AFTER INSULATION.



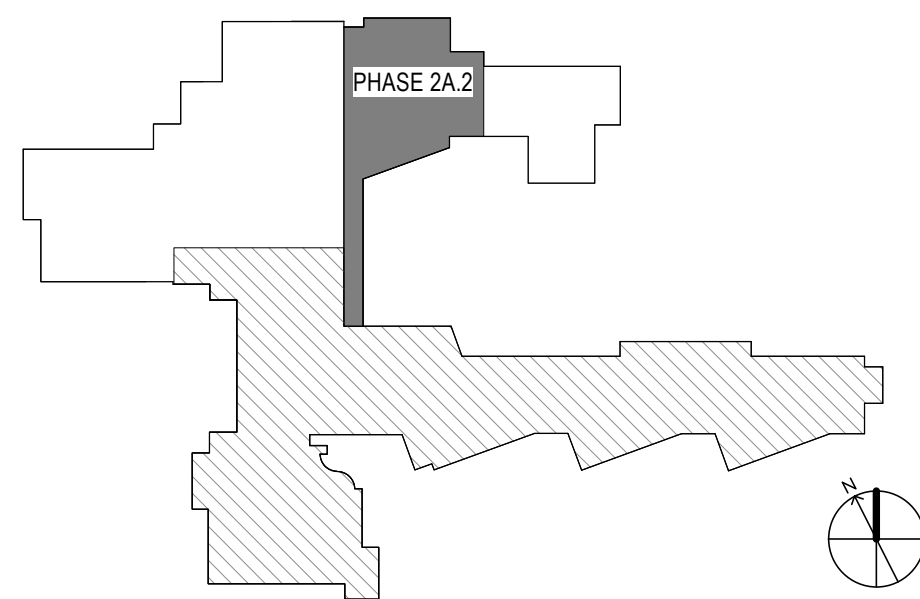
 SHEET KEYED NOTES

MARK	NOTE
01	ROOF SLOPE PROVIDED FROM EXISTING SLOPED STRUCTURE. VERIFY IN FIELD THAT EXISTING STRUCTURE PROVIDES SLOPE AT MINIMUM 1/4" / 12"
02	NO ROOF PENETRATIONS PERMITTED IN THIS AREA, IN ACCORDANCE TO IBC 706.6.3

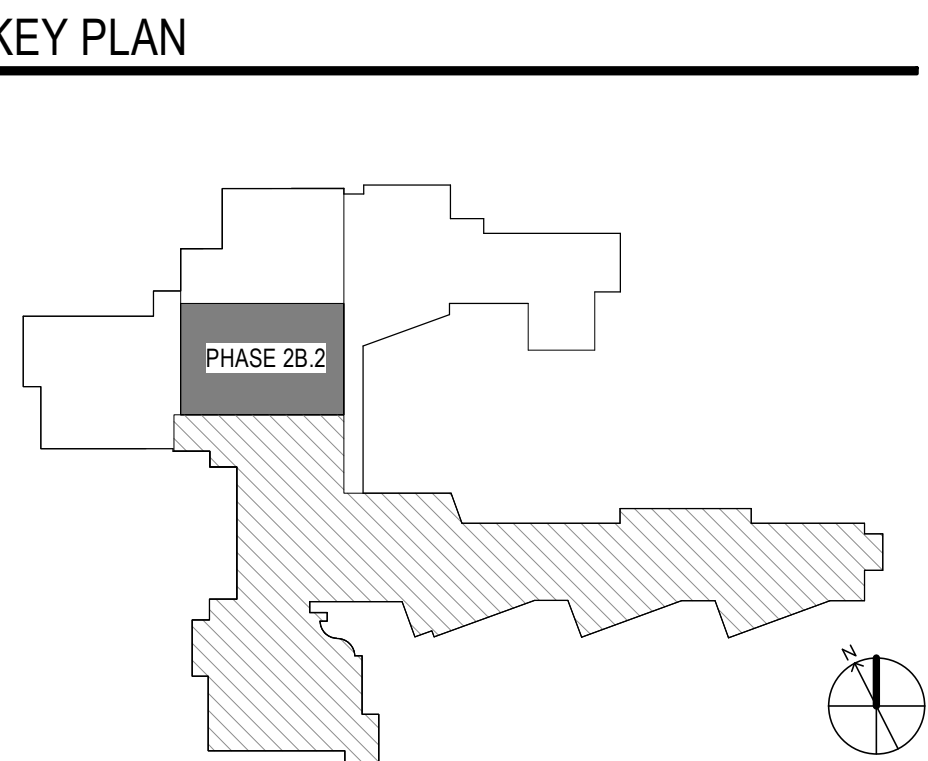
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4. ALL CRICKETS ARE SHOWN FOR REFERENCE ONLY. PROVIDE ALL ROOF CRICKETS, ON ROOF PLANS, AT 1/2"12" SLOPE.
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KEY PLAN







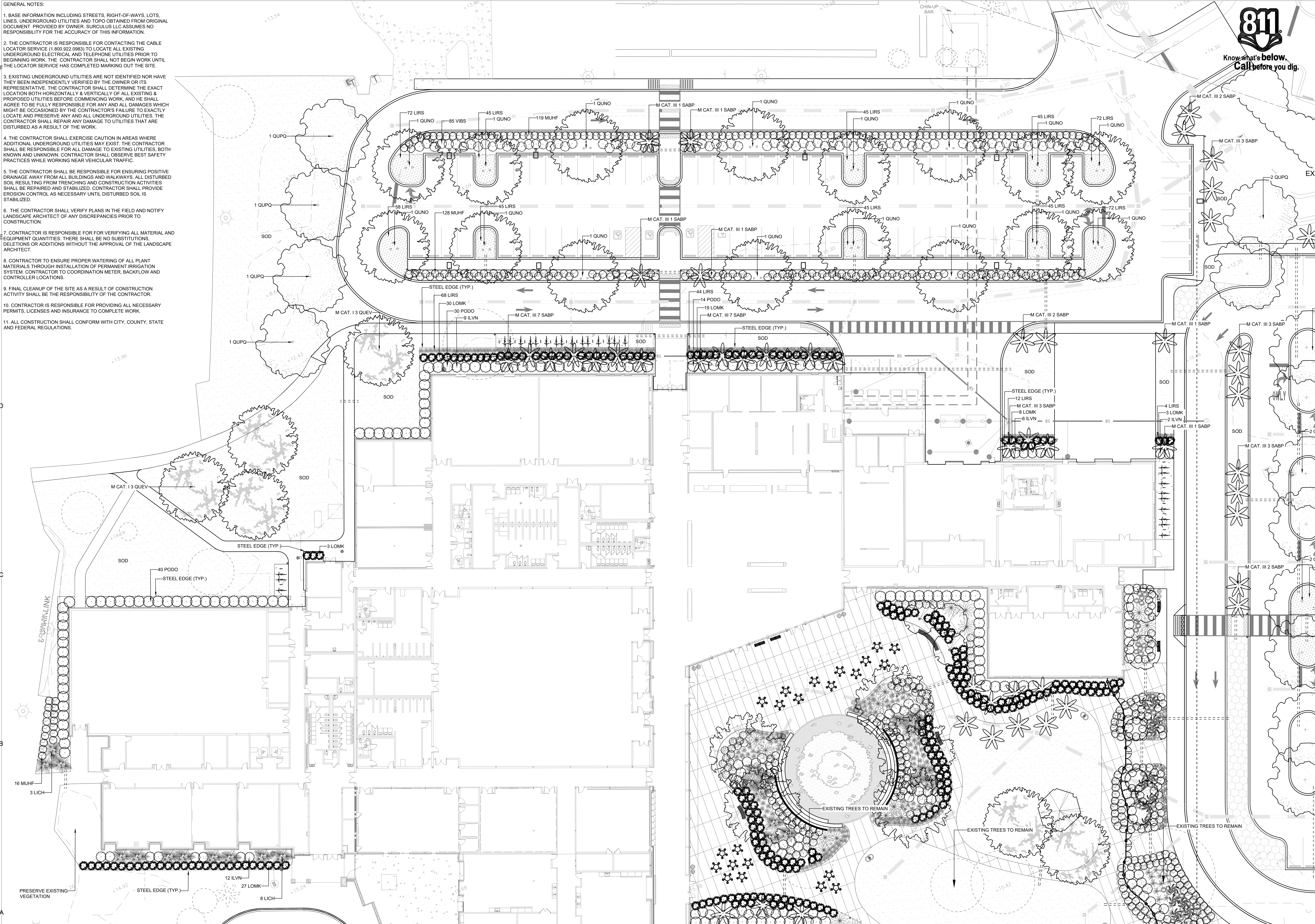
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3. REFER TO SHEET A020 FOR ROOF SYSTEM TYPES AND INFORMATION.
4. ALL CRICKETS ARE SHOWN FOR REFERENCE ONLY. PROVIDE ALL ROOF CRICKETS, ON ROOF PLANS, AT 12"/12" SLOPE.
5. WALK PADS SHOWN FOR INTENT ONLY. COORDINATE FINAL LAYOUT AND LOCATION WITH MECHANICAL EQUIPMENT AFTER INSULATION.

Page 126 of 210



- GENERAL NOTES:
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 2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE (1.800.822.0883) TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE LOCATOR SERVICE HAS COMPLETED MARKING OUT THE SITE.
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COUNTY SCHOOL DISTRICT

Hilton Head Island High School

70 Wilborn Rd.

Hilton Head Island, SC 29926

Civil Consultant:

Ward Edwards
ENGINEERING

Structural Consultant:

MMSA, Inc.

Michael M. Simpson & Associates, Inc.

Consulting Structural Engineers

30 Palmetto Drive, Suite 100

Greenville, S.C. 29615

(864) 331-1201

M/E/P Consultant:

Buford Goff & Associates

ENGINEERS AND PLANNERS

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Landscape Consultant:

SURCULUS

Food Service Consultant:

camacho

ISSUE FOR

CONSTRUCTION DOCUMENTS

ISSUE DATE

07.14.2025

REVISIONS

NO.	REASON	DATE
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PROJECT TEAM

PRINCIPAL IN CHARGE
Don Baus

PROJECT MANAGER
Ryan Luczkowski

DESIGN TEAM
RKM/EFS/AAM

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.

Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

Planting Plan

SHEET NUMBER

L201

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Page 128 of 210

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7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MATERIAL & EQUIPMENT QUANTITIES. THERE SHALL BE NO SUBSTITUTIONS.

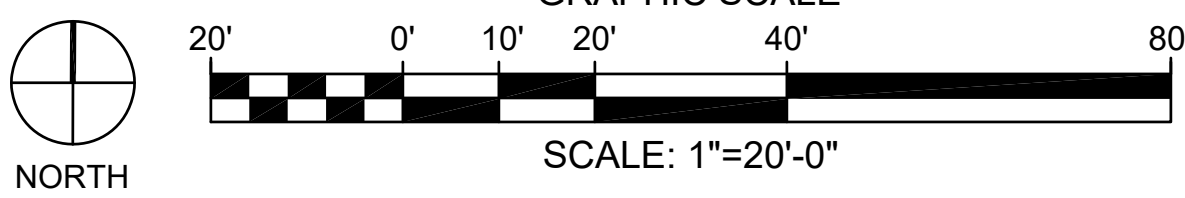
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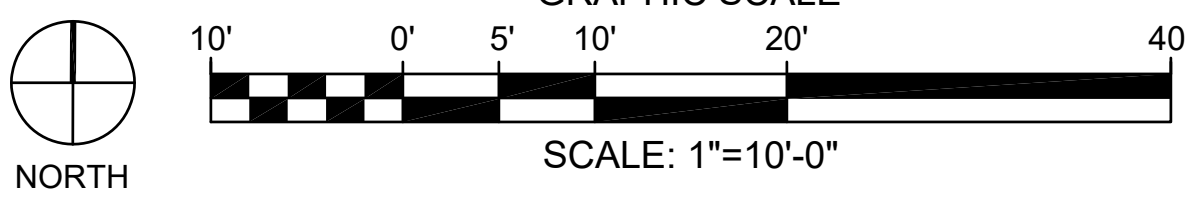
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Page 120 of 2

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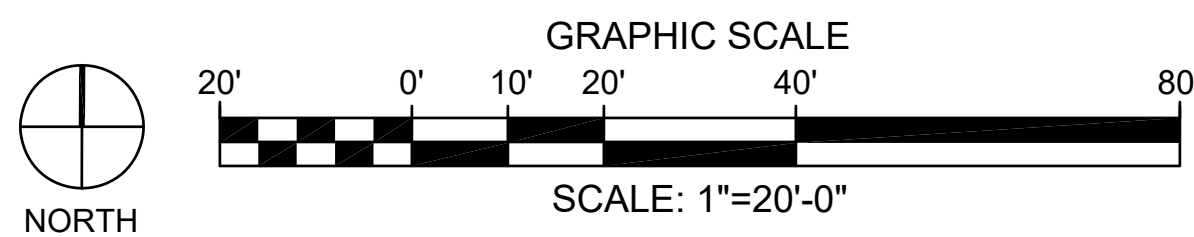
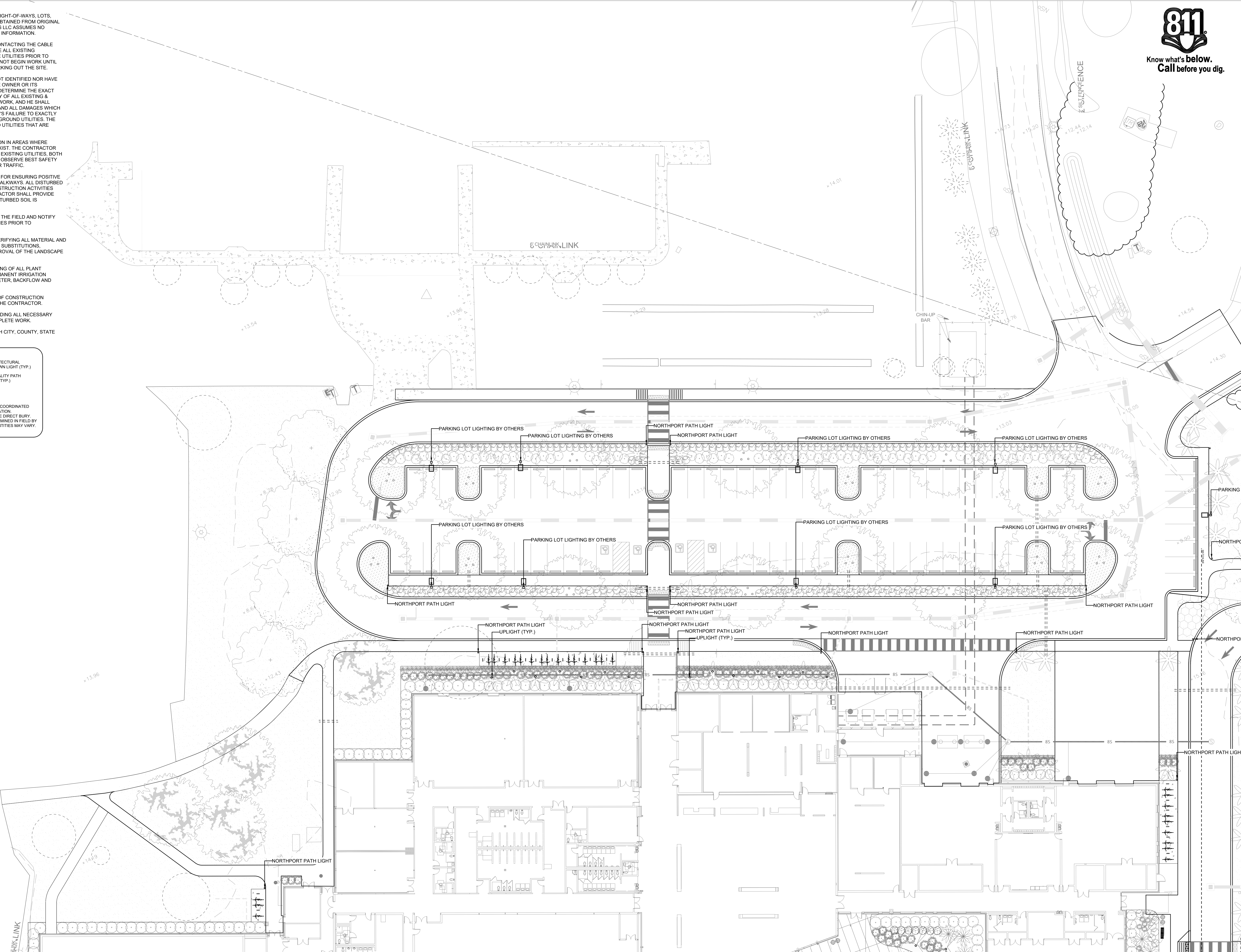
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LANDSCAPE LIGHTING LEGEND

○ UP LIGHT (TYP.)	⦿ ARCHITECTURAL UP/DOWN LIGHT (TYP.)
◇ MOUNTED UPLIGHT (TYP.)	○ SPECIALTY PATH LIGHT (TYP.)
▽ DOWN LIGHT (TYP.)	○ STEP LIGHT (TYP.)
◇ SPECIALTY LIGHT (TYP.)	□ PATH LIGHT (TYP.)
○ STEP LIGHT (TYP.)	
□ PATH LIGHT (TYP.)	

ALL LIGHTING CONTROLS AND SWITCHING TO BE COORDINATED WITH ARCHITECT AND CLIENT PRIOR TO INSTALLATION.
ALL WIRING TO BE 12V LOW VOLTAGE. WIRE TO BE DIRECT BURY.
FINAL LOCATIONS OF ALL FIXTURES TO BE DETERMINED IN FIELD BY LANDSCAPE LIGHTING CONTRACTOR. FINAL QUANTITIES MAY VARY.



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Civil Consultant:



Structural Consultant:
MMSA, Inc.
Michael M. Simpson & Associates, Inc.
Consulting Structural Engineers
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Greenville, S.C. 29615
(864) 331-1201

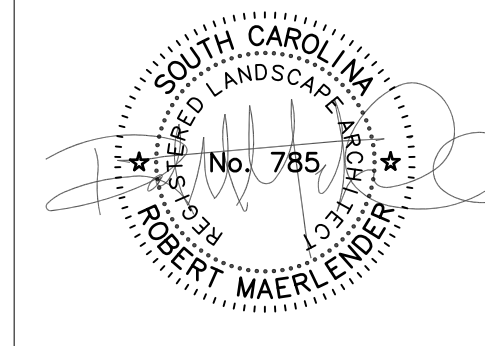
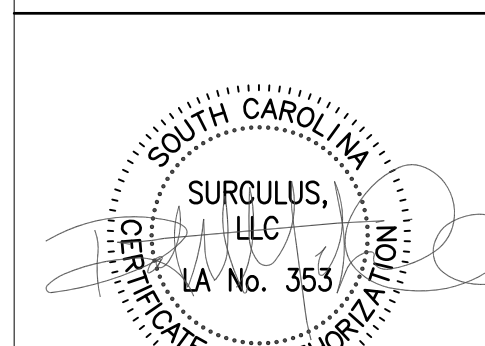
M/E/P Consultant:



Landscape Consultant:



Food Service Consultant:



ISSUE FOR
CONSTRUCTION DOCUMENTS

ISSUE DATE
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REVISIONS

NO.	REASON	DATE
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PROJECT TEAM
PRINCIPAL IN CHARGE
Don Baus
PROJECT MANAGER
Ryan Luczkowiak
DESIGN TEAM
RKM/EFS/AAM

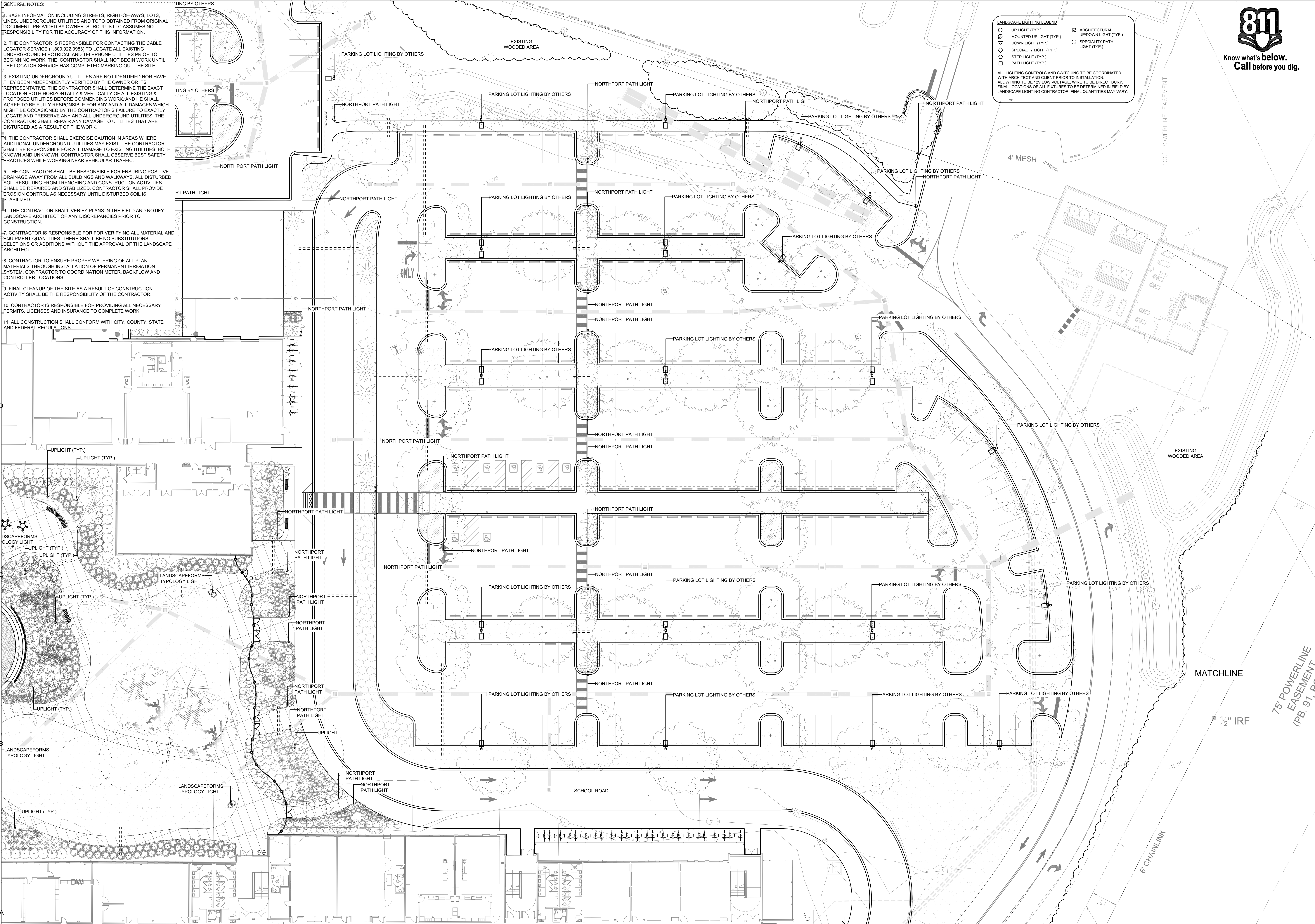
HILTON HEAD ISLAND HIGH SCHOOL
70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.
4001848600

SHEET TITLE
Site Lighting

SHEET NUMBER
L301

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- UP LIGHT (TYP.)
 - MOUNTED UPLIGHT (TYP.)
 - DOWN LIGHT (TYP.)
 - SPECIALTY LIGHT (TYP.)
 - STEP LIGHT (TYP.)
 - PATH LIGHT (TYP.)
 - ARCHITECTURAL UPLIGHT LIGHT (TYP.)
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Civil Consultant:



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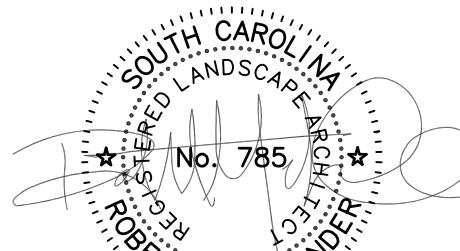
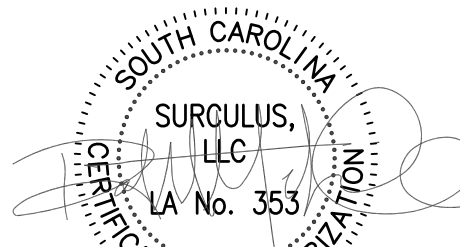
M/E/P Consultant:



Landscape Consultant:



Food Service Consultant:



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PROJECT TEAM

PRINCIPAL IN CHARGE
Don Baus
PROJECT MANAGER
Ryan Luczkowski
DESIGN TEAM
RKM/EFS/AAM

HILTON HEAD ISLAND HIGH SCHOOL

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

Site Lighting

SHEET NUMBER

L302

11. ALL CONSTRUCTION SHALL CONFORM WITH CITY, COUNTY, STATE AND FEDERAL REGULATIONS.

GRAPHIC SCALE

10' 0' 5' 10' 20' 4

SCALE: 1"=10'-0"

STREETLIFE BV, Herengracht 36, 2312 LD Leiden, The Netherlands; tel. +31 71 333 33 33; fax +31 71 333 3349; www.streetlife.nl
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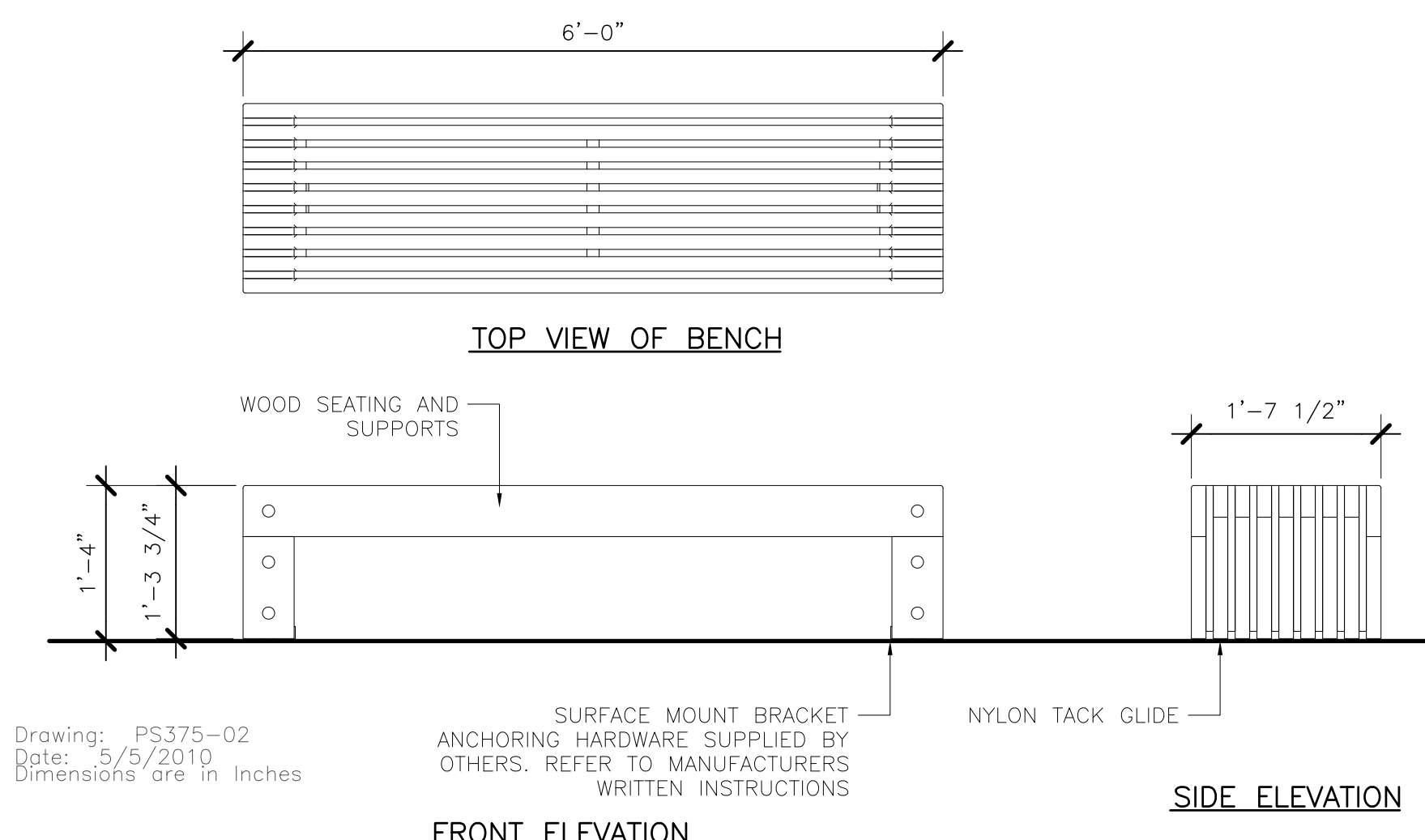
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Date: 5/5/2010
Dimensions are in inches

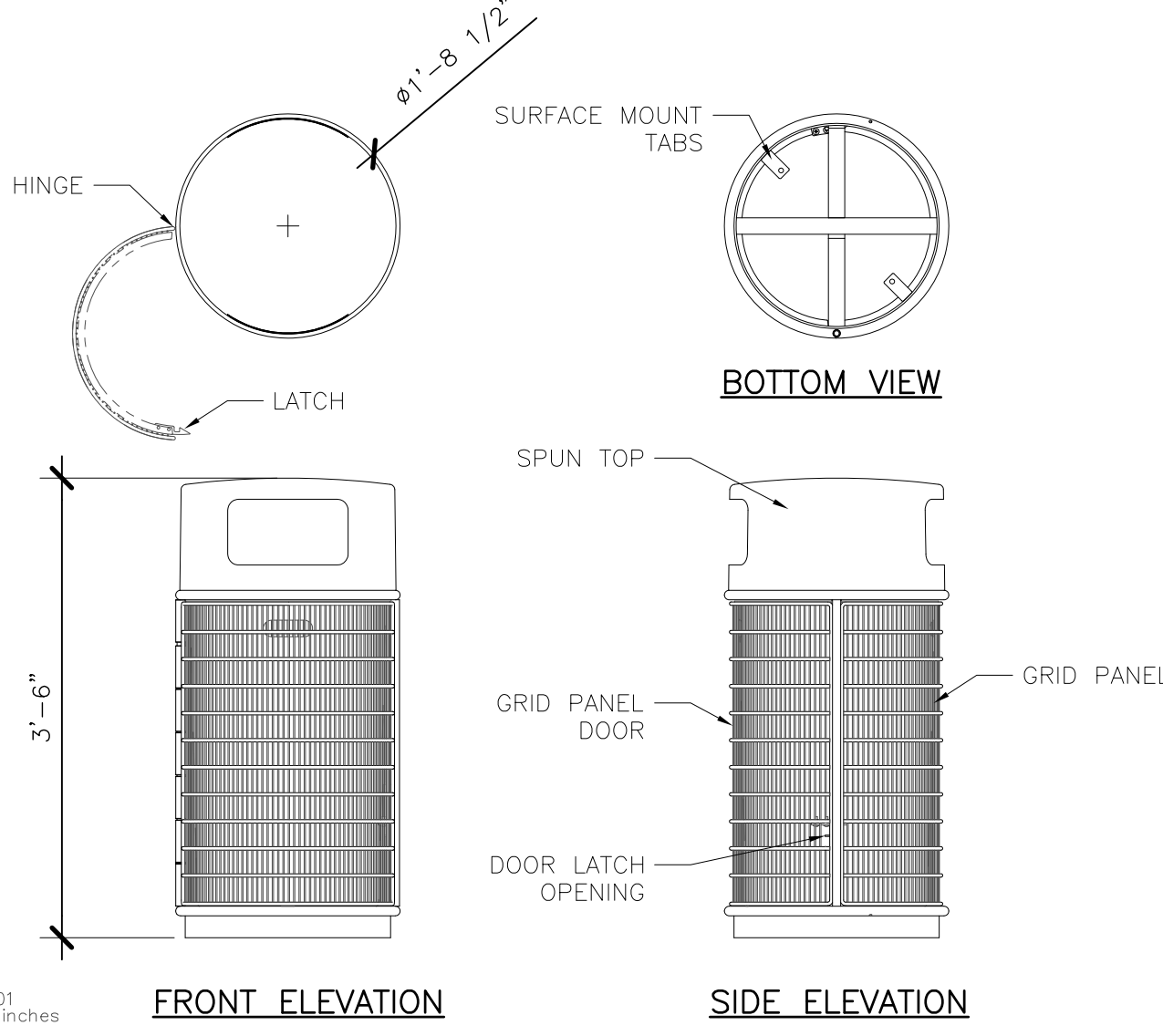
D_PALISADE_BENCH.DWG
SCALE: 3/4"=1'-0"

1 PALISADE BENCH (TYP.)

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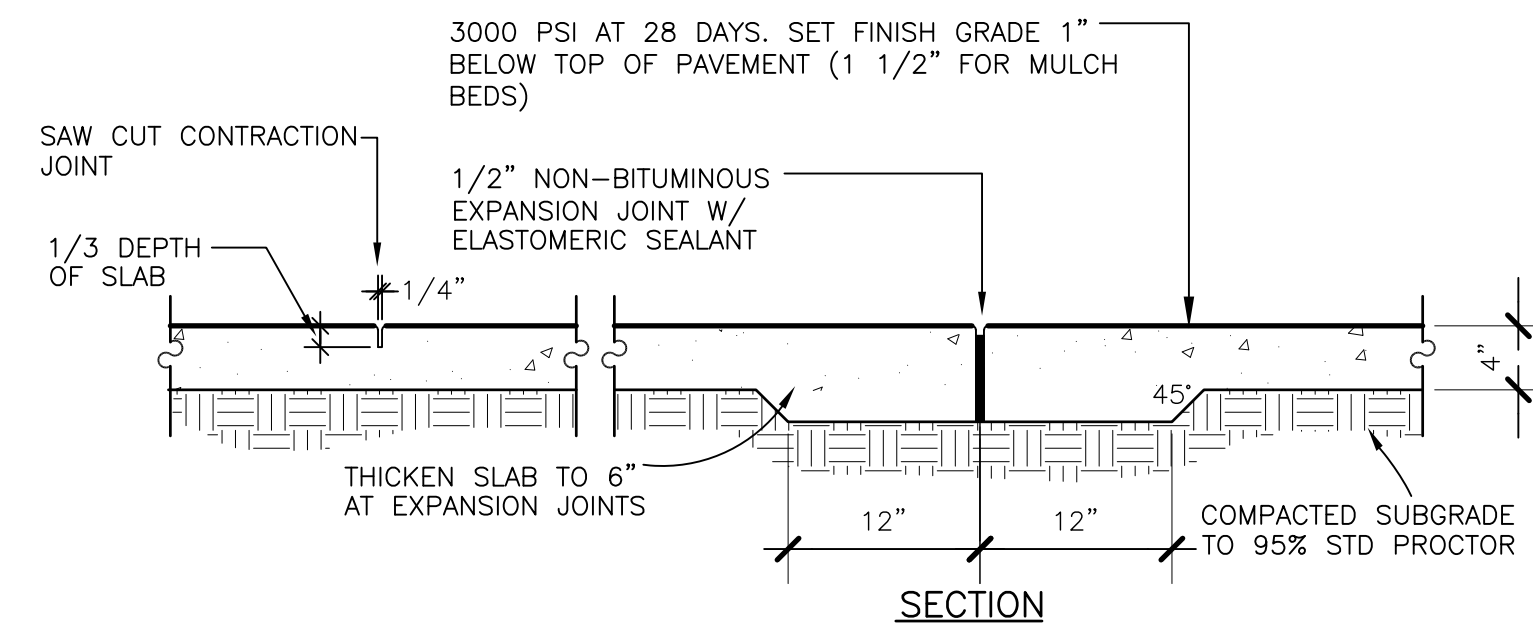
Date: 5/18/2010
Ph: 800.521.2546



Drawing: LY253-01
Dimensions are in inches

D_TRASH.DWG
SCALE: 3/4"=1'-0"

2 PLEXUS TRASH RECEPTACLE



NOTES:

1. CONCRETE RECEIVING VEHICULAR TRAFFIC SHALL BE 6" THICK PORTLAND CEMENT, 4000 PSI AT 28 DAYS SUBGRADE SHALL BE COMPACTED TO 95% STD PROCTOR TO A DEPTH OF 12" MIN.
2. CONCRETE AT PEDESTRIAN WALKWAYS SHALL BE SALT VOID FINISH.

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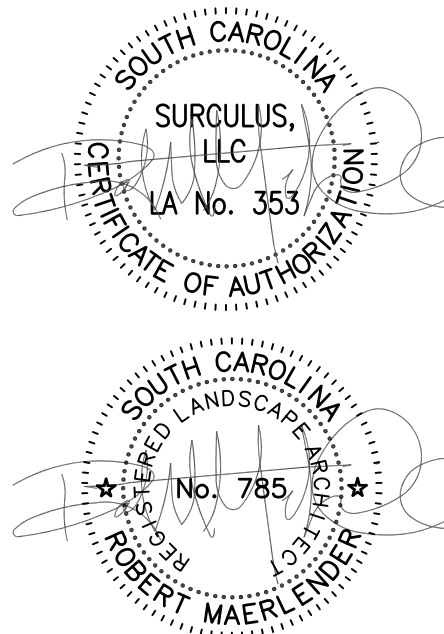
M/E/P Consultant:



Landscape Consultant:



Food Service Consultant:



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NO. REASON DATE

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HILTON HEAD ISLAND HIGH SCHOOL

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Hilton Head Island, SC 29926

PROJECT NO.
4001848600

SHEET TITLE
Site Details

SHEET NUMBER
L304

Product sheet

BUZZ picnic table

3317
Designed by
Tore Borgersen, Michael Olofsson, Espen Voll

Buzz picnic table is a versatile meeting place for up to five people. The high-pressure laminate used for the table top makes it possible to incorporate graphic designs, such as a chessboard, map or local information. The BUZZ picnic table is also available in a version that is suitable for wheelchair users.

Anchoring/assembly
Free-standing/mounted to the ground

Primary material
Hot-dip galvanised steel
All steel components are hot-dip galvanised, which produces a matt grey surface after a while. We offer a lifetime anti-rust warranty. Corrosion class C4

5 mm

Sustainability

Indicators	Global warming	Total energy	Recycled materials
Unit	kg CO2	MJ	%
Cradle to Gate A1-A3	244.03	3489.04	2.55

Certifications

Warranty

- Lifetime warranty against rust
- 15 year warranty on powder coating
- 15 year warranty on wood
- Spare parts always available

Visit www.vestre.com for more information.
Specifications are subject to change without notice.
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usa@vestre.com
www.vestre.com

6 VESTRE BUZZ PICNIC TABLE
NTS

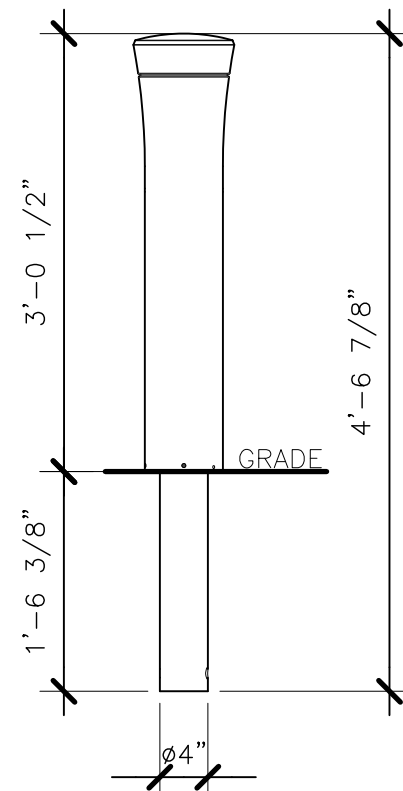
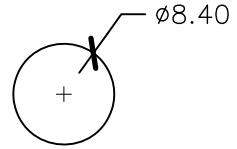
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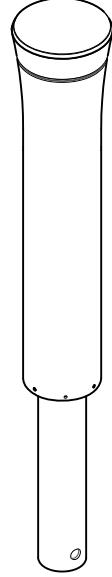
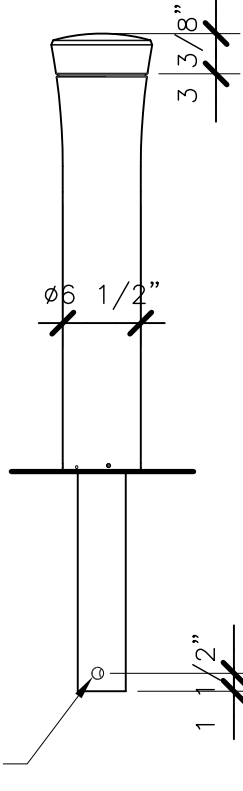
Northport
Layout Drawing

www.landscapeforms.com
Date: 09/12/2023
Ph: 800.521.2546

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Ø1" THRU HOLE



Drawing: DR911-01
Dimensions are in inches (mm)
Patent Pending

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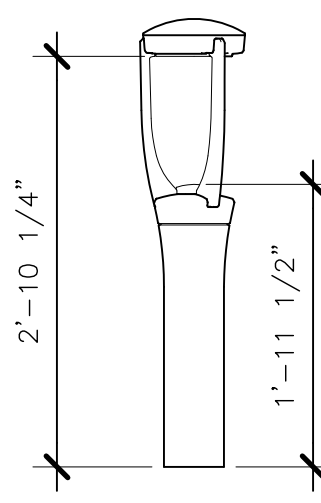
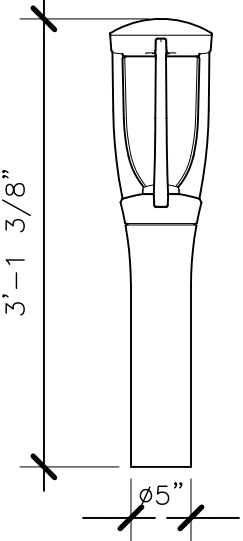
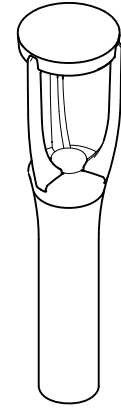
D_NORTHPORT_BOLLARD - DR911-01.DWG
SCALE: 3/4"=1'-0"

8 NORTHPORT BOLLARD (TYP.)

Northport
Path Light

www.landscapeforms.com
Date: 09/27/2023
Ph: 800.521.2546

ANCHORING HARDWARE INCLUDED:
(2) 3/8-16 X 22" THREADED RODS
(2) 3/8-16 INTERNAL THREAD CONCRETE GRIP ANCHORS
(2) 3/8-16 HEX NUTS (2) 3/8" I.D. WASHERS REFER
TO PRODUCT SPECIFICATION SHEET FOR OPTIONS

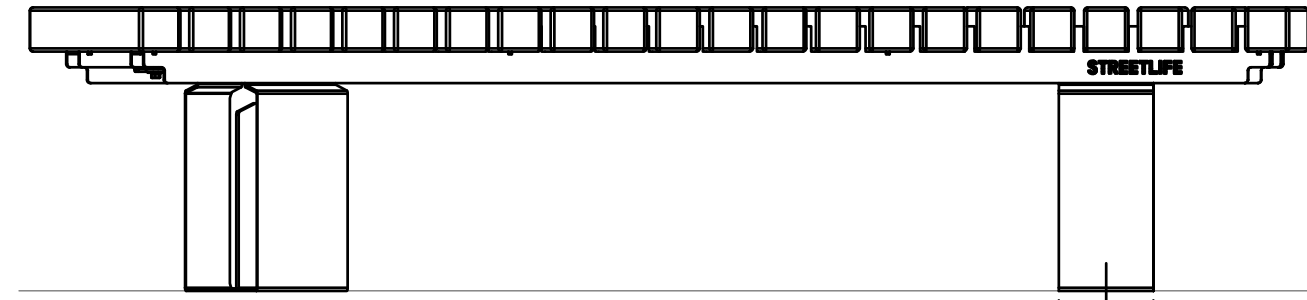
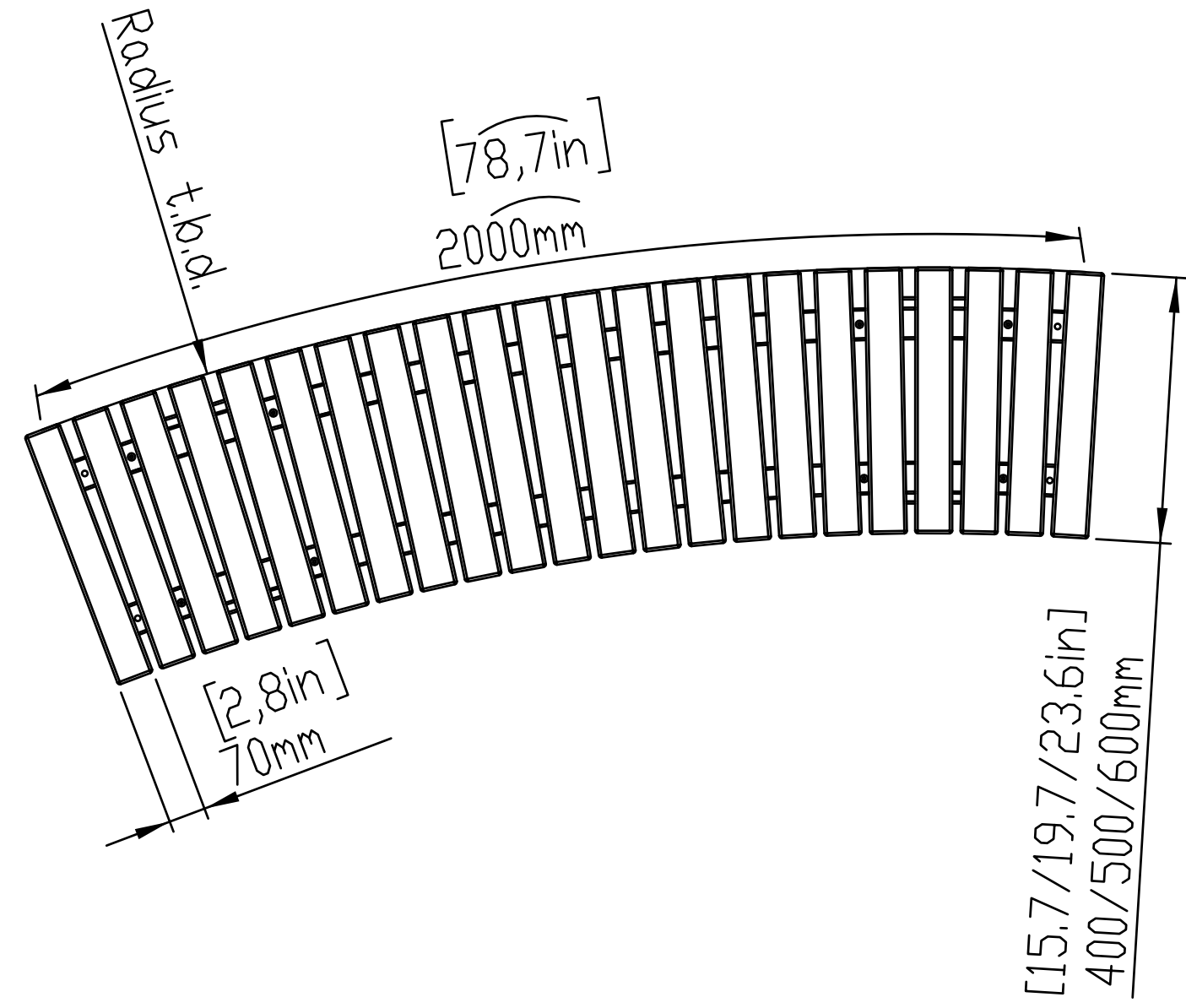


Drawing: DR401
Dimensions are in inches (mm)
Patent Pending

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D_NORTHPORT_PATH_LIGHT - DR401-01.DWG
SCALE: 3/4"=1'-0"

7 NORTHPORT PATH LIGHT (TYP.)



*Metric units are leading

Design: Streetlife
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9 STREETLIFE SOLID CURVED BENCHES

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Structural Consultant:

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Consulting Structural Engineers
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Greenville, S.C. 29615
(864) 331-1201

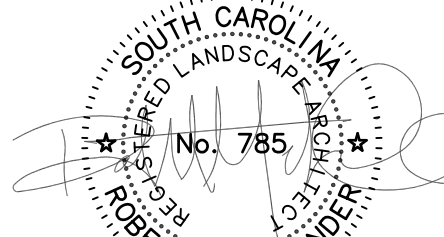
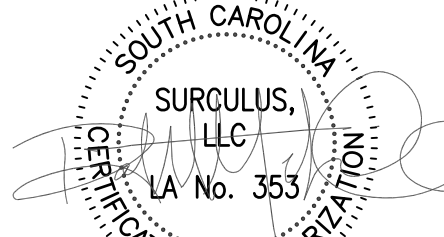
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Landscape Consultant:



Food Service Consultant:



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ISSUE DATE
07.14.2025

REVISIONS
NO. REASON DATE

PROJECT TEAM
PRINCIPAL IN CHARGE
Don Baus
PROJECT MANAGER
Ryan Luczkowski
DESIGN TEAM
RKM/EFS/AAM

HILTON HEAD ISLAND HIGH
SCHOOL
70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.
4001848600

SHEET TITLE
Site Details

SHEET NUMBER
L305

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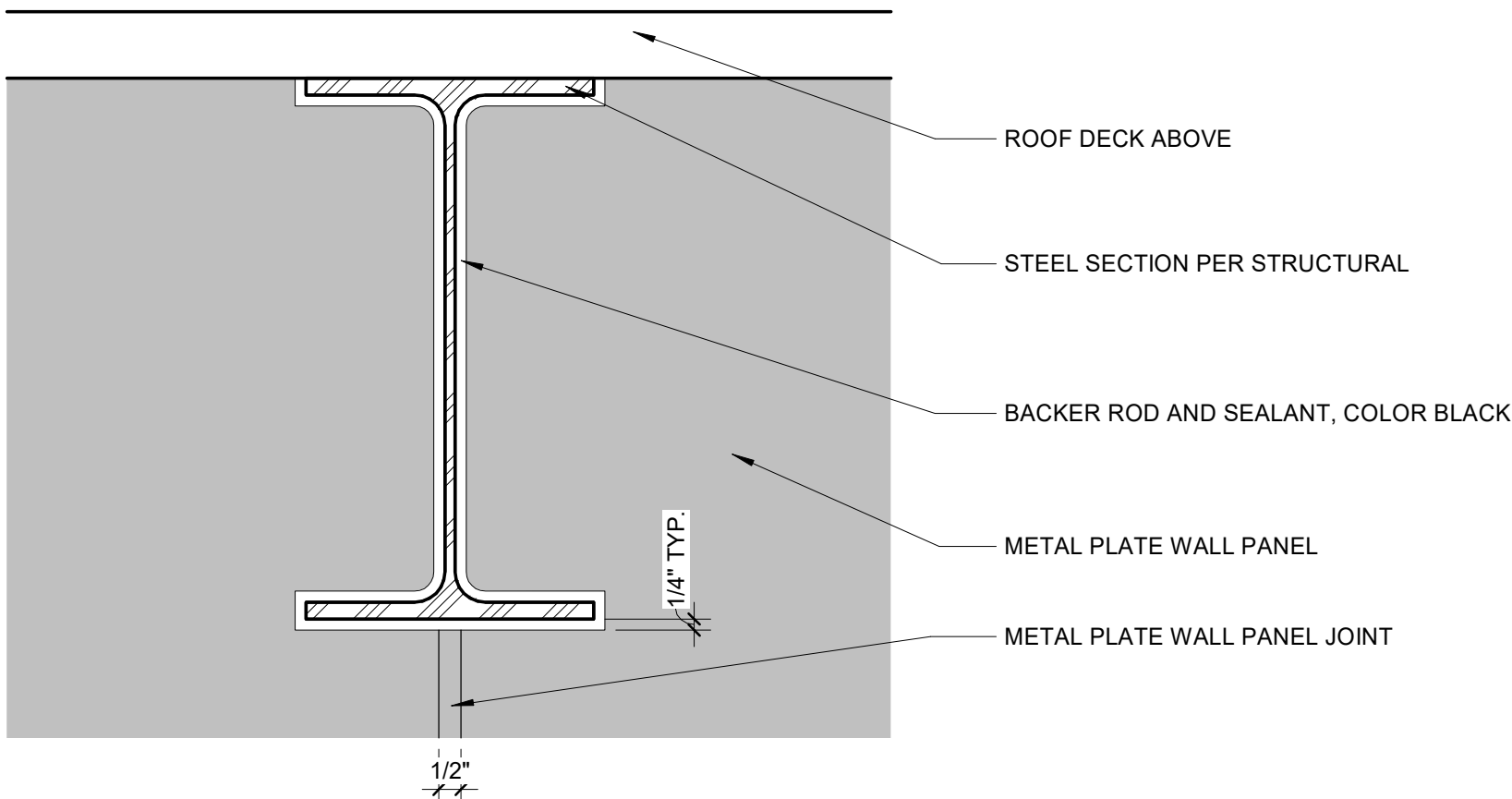
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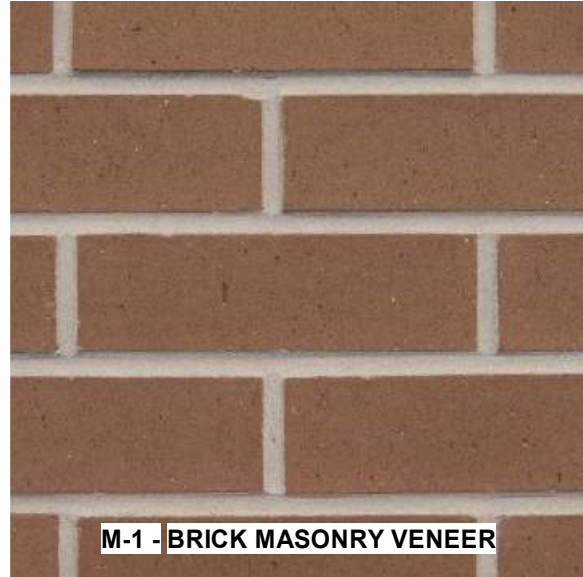
6A TYPICAL BEAM AND METAL PANEL INTERSECTION
A500 3" = 1'-0"

EXTERIOR FINISH SCHEDULE							
FINISH TYPE & NUMBER	TYPE DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	FINISH	SIZE	COMMENT
ACM-1	ALUMINUM COMPOSITE PANEL			TO MATCH SF-1			
M-1	MASONRY BRICK VENEER	PALMETTO BRICK	--	CARAMEL	--	--	MORTAR: ARGOS, LIMESTONE
MP-1	METAL PLATE CEILING PANEL	DRI DESIGN	--	WEATHERED ZINC	--	--	
MP-2	METAL PLATE WALL PANEL	DRI DESIGN	--	SECRET COVE	--	--	
MP-3	METAL PLATE WALL PANEL	DRI DESIGN	--	AQUAITAINE (CFT18864)	--	--	
MP-4	METAL PLATE WALL PANEL	DRI DESIGN	--	FRENCH MORE (CFT18863)	--	--	
MP-5	METAL PLATE WALL PANEL	DRI DESIGN	--	MORNING FOG (CFT18205)	--	--	
MTL-1	METAL COPING/DOWNSPOUTS/TRIM	--	--	MATCH: SW 9154 PERLE NOIR	--	--	
SF-1	STOREFRONT/ CURTAINWALL/ SUN CONTROLLED LOUVERS	KAWNEER	--	DARK BRONZE	--	--	
W-1	PHENOLIC WOOD SUNSHADE LOUVERS	ABET LAMINATI	MEG	SHADEWELL OAK	--	--	

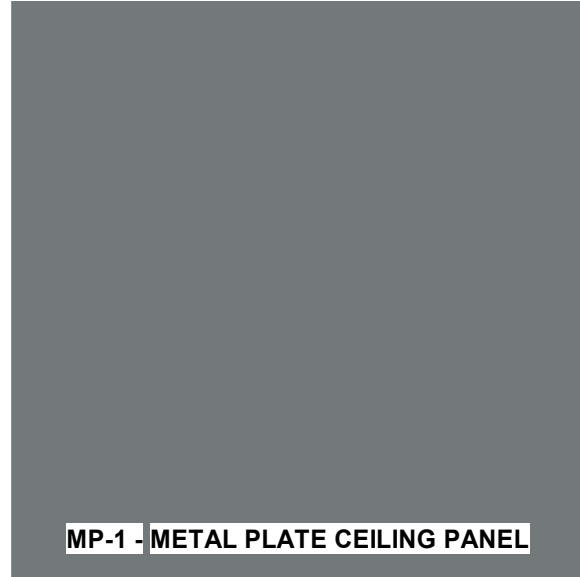
EXTERIOR FINISH LEGEND



ACM-1 -ALUMINUM COMPOSITE METAL



M-1 -BRICK MASONRY VENEER



MP-1 -METAL PLATE CEILING PANEL



MP-2 -METAL PLATE WALL PANEL



MP-3 -METAL PLATE WALL PANEL



MP-4 - METAL PLATE WALL PANEL



MP-5 - METAL PLATE WALL PANEL



MTL-1 -COPING/DOWNSPOUTS/ TRIM



SF-1 -STOREFRONT & CURTAINWALL



W-1 -PHENOLIC WOOD SUNSHADE LOUVERS

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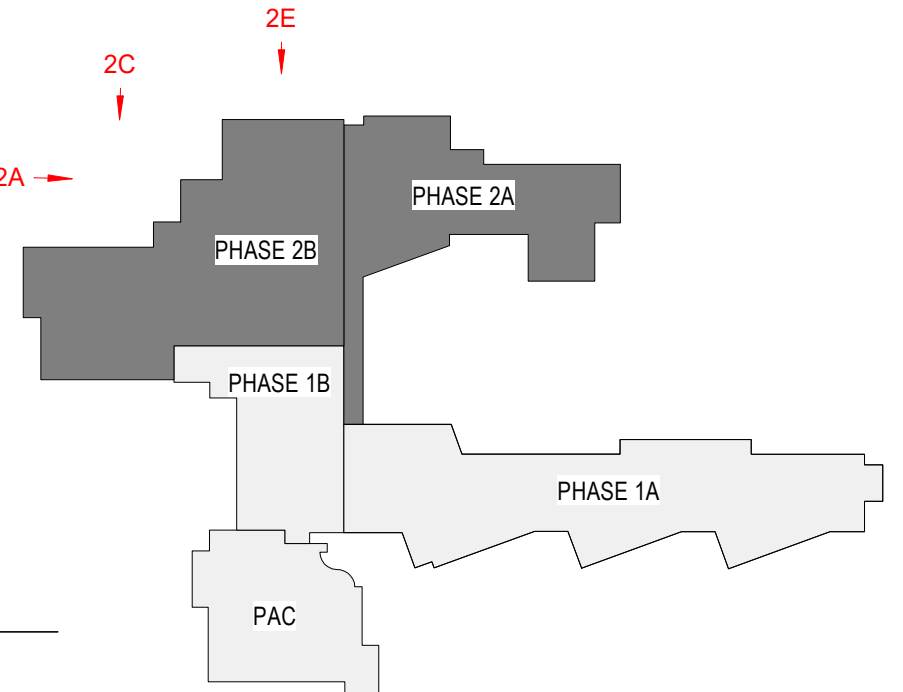
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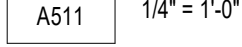
PROJECT TEAM
PRINCIPAL IN CHARGE
Don Baus
PROJECT MANAGER
Ryan Luczkowski
DESIGN TEAM
Designer

PROJECT NO.
4001848600
SHEET TITLE
EXTERIOR FINISHES AND
ELEVATIONS

SHEET NUMBER
A500

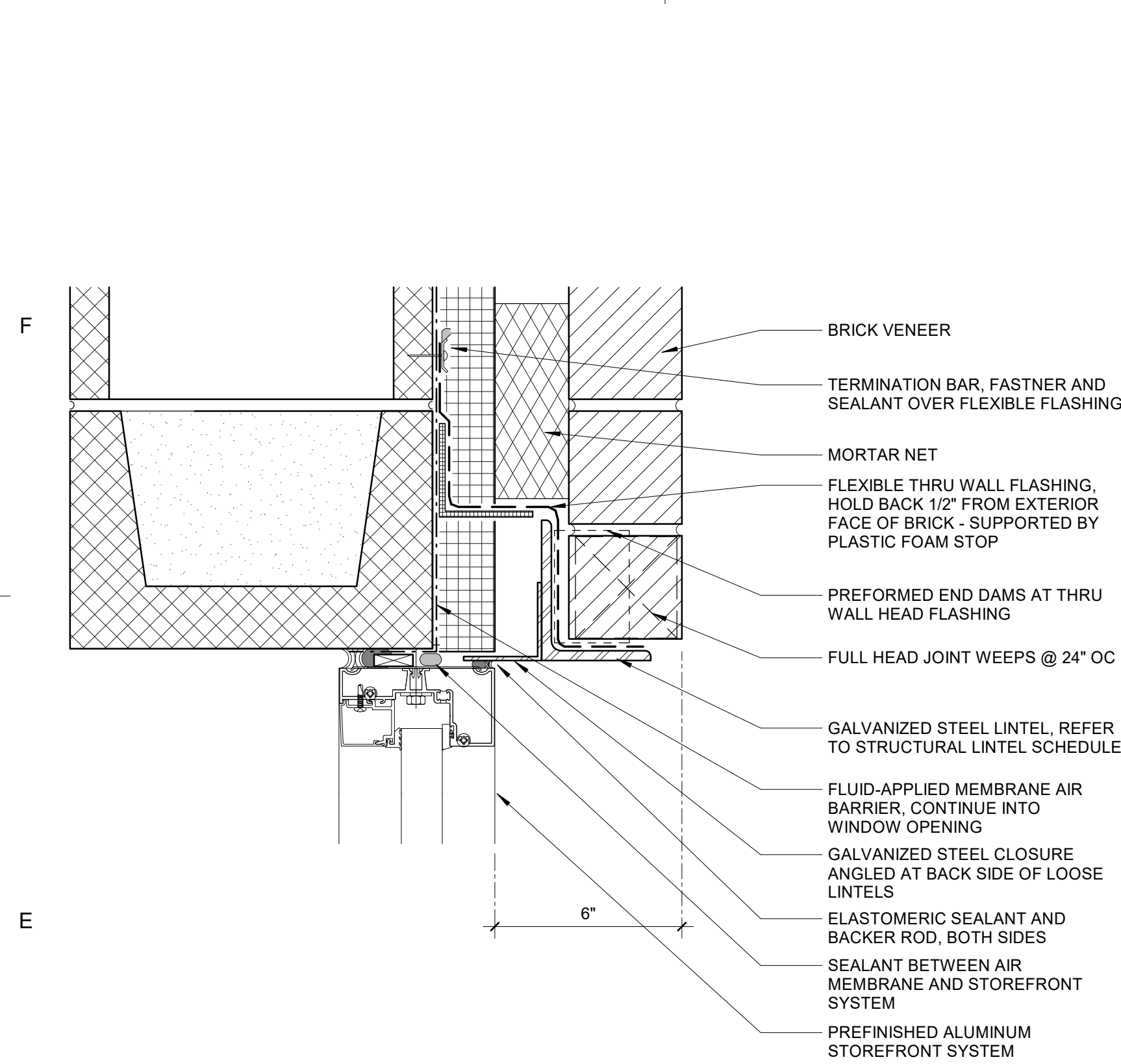


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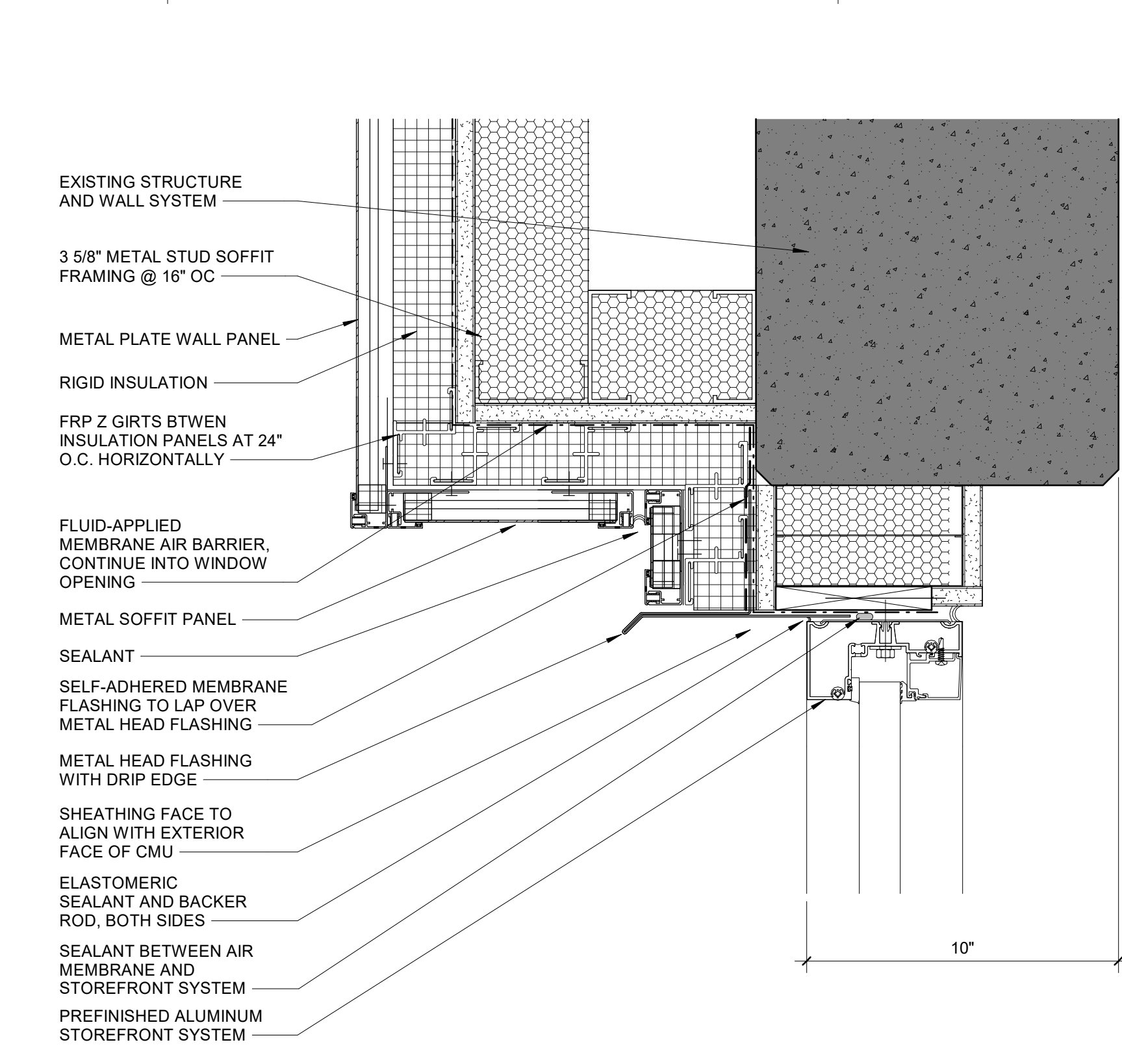
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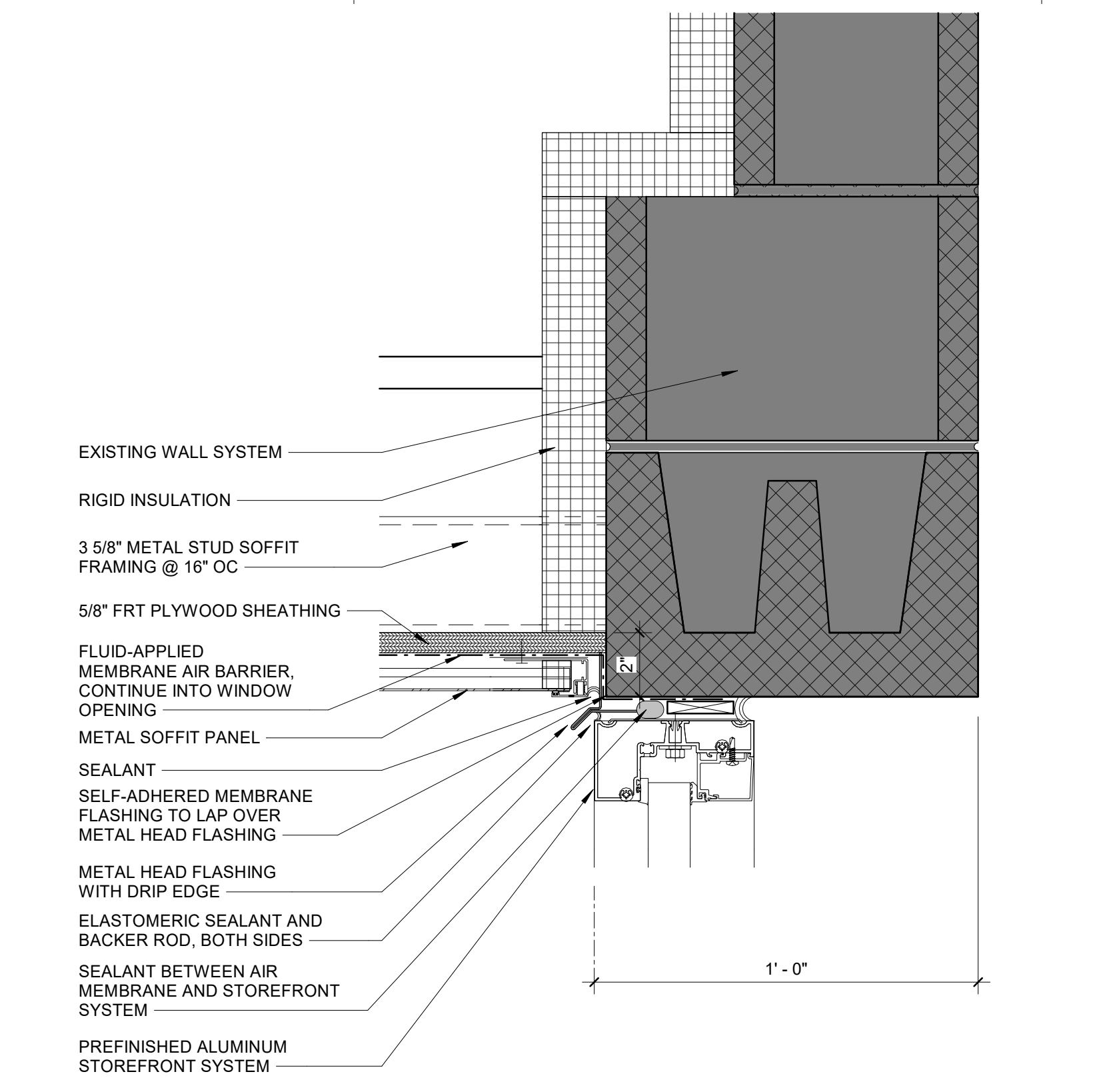
1E SF HEADER @ BRICK OVER CMU

A522 3' = 1'-0"



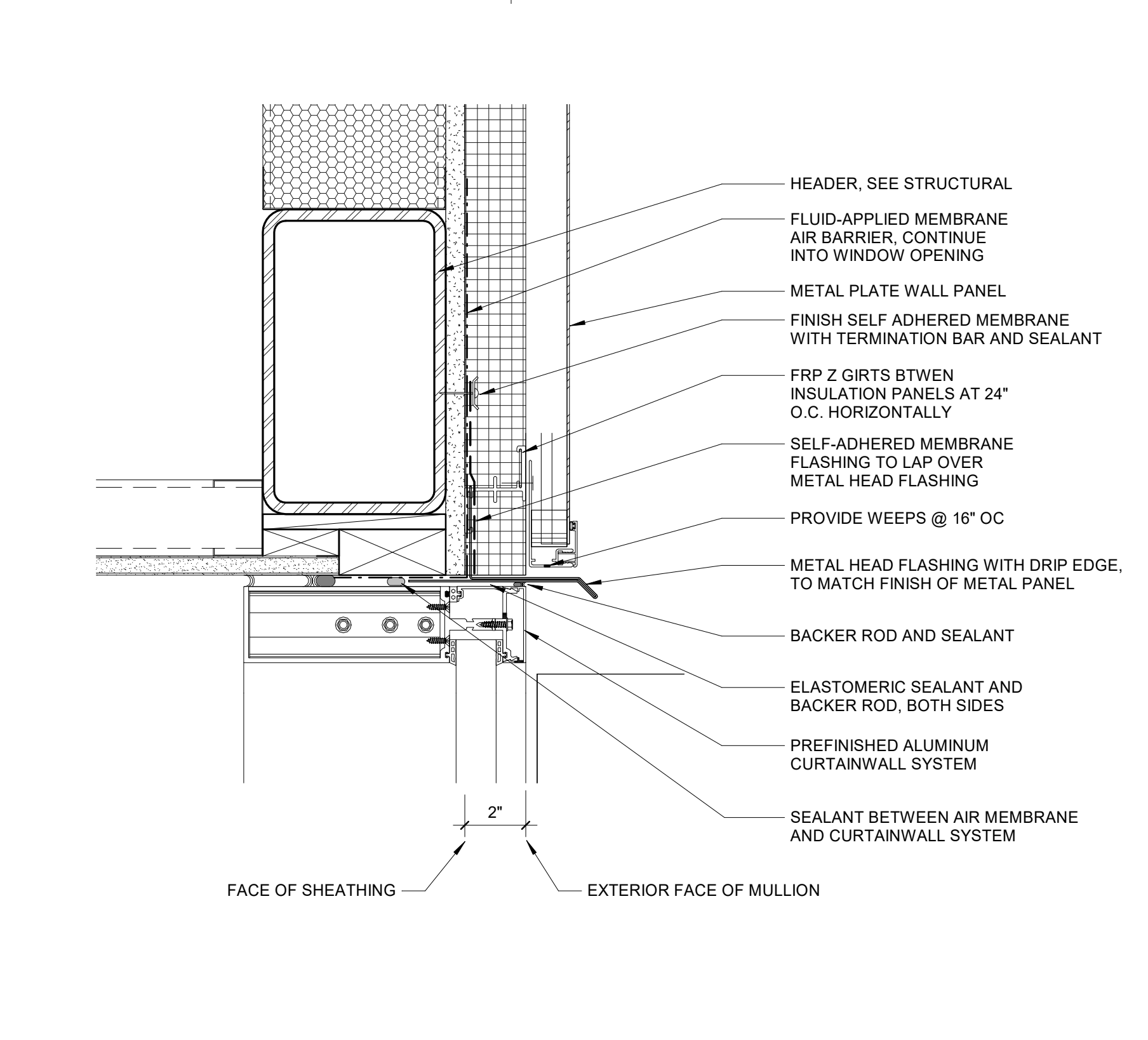
2E SF HEADER @ EXISTING AUX GYM

A522 3' = 1'-0"



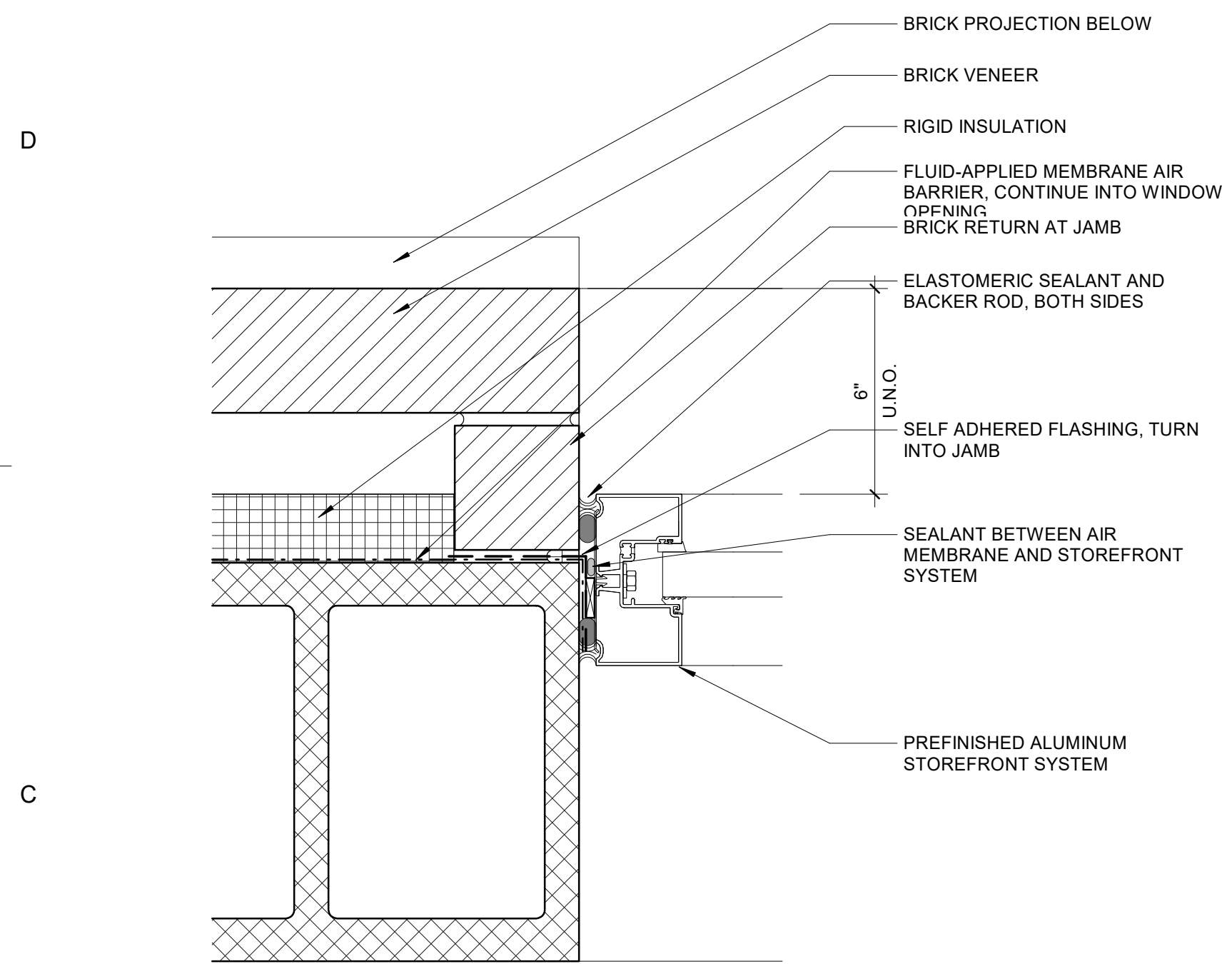
4E SF HEADER @ EXISTING JROTC

A522 3' = 1'-0"



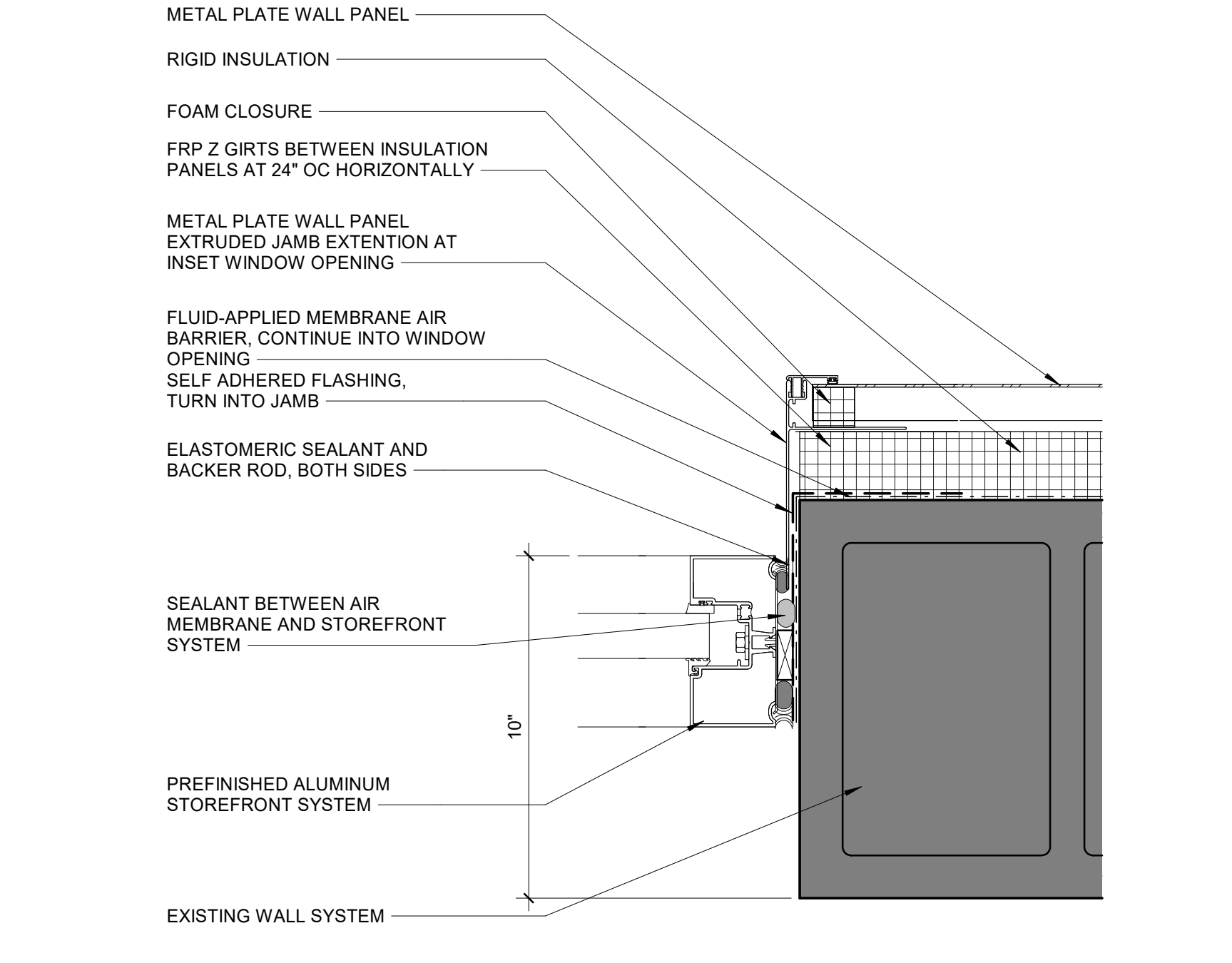
6E CW HEADER @ METAL PANEL OVER STUD

A522 3' = 1'-0"



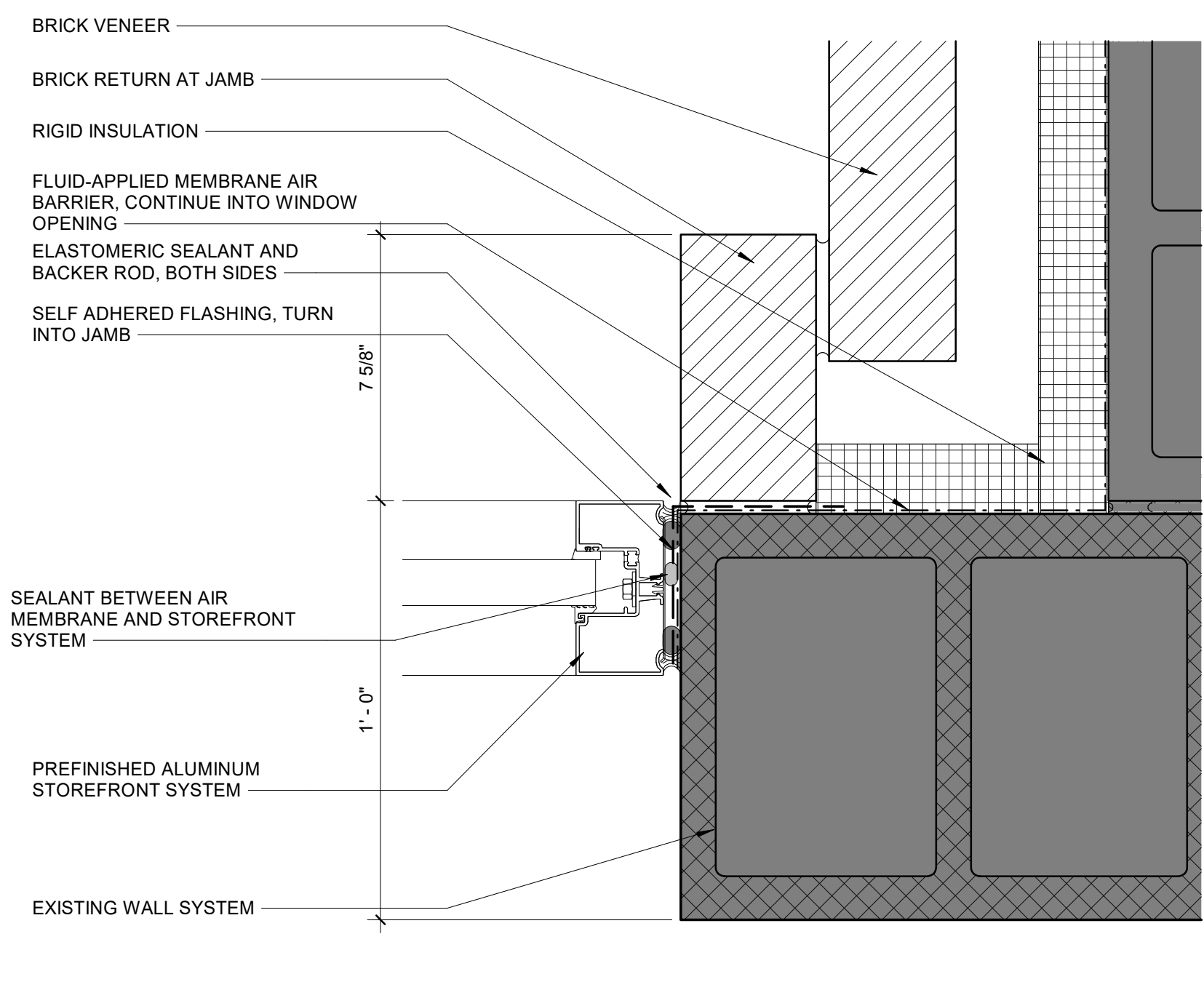
1C SF JAMB @ BRICK OVER CMU

A522 3' = 1'-0"



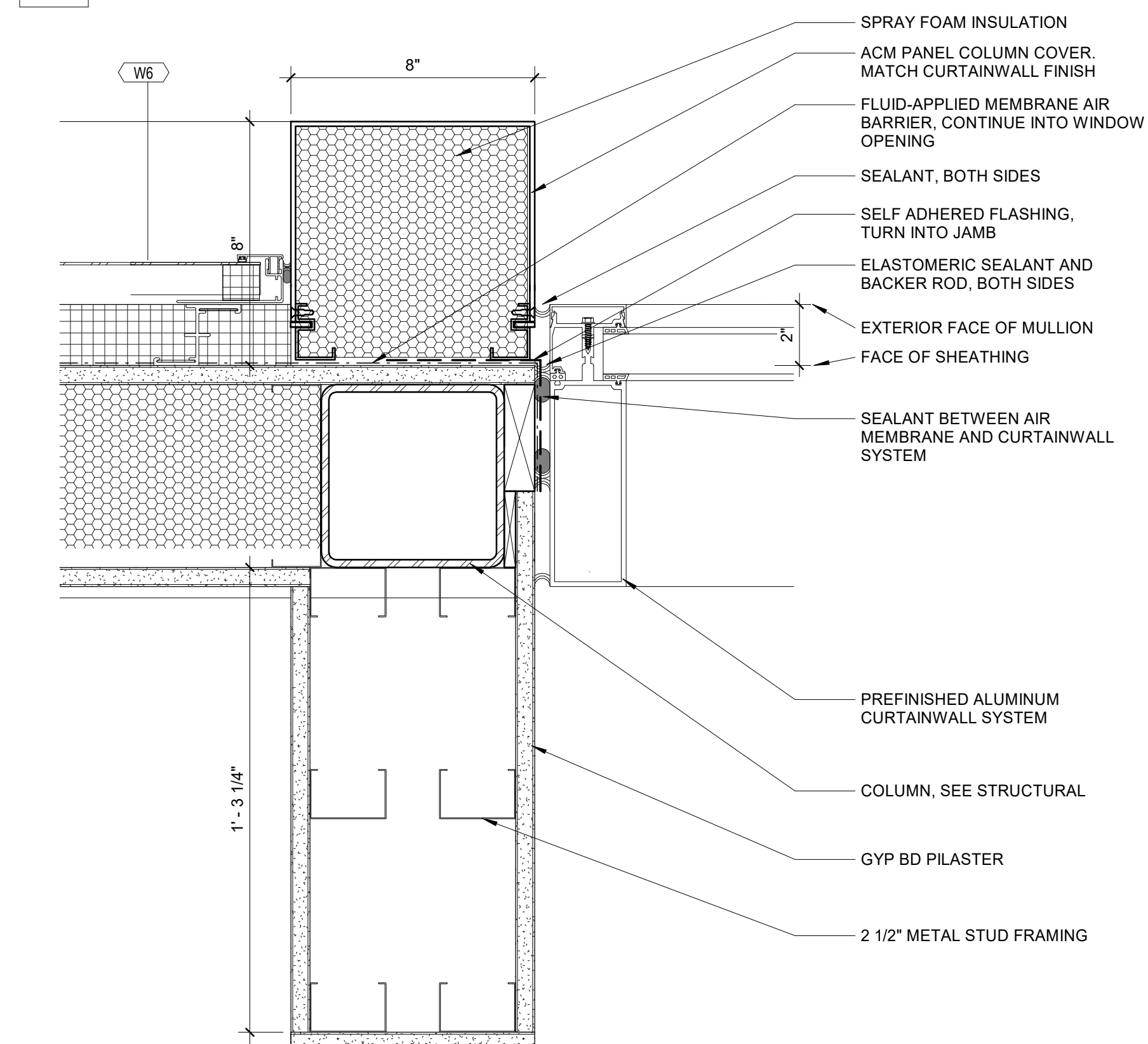
2C SF JAMB @ EXISTING AUX GYM

A522 3' = 1'-0"



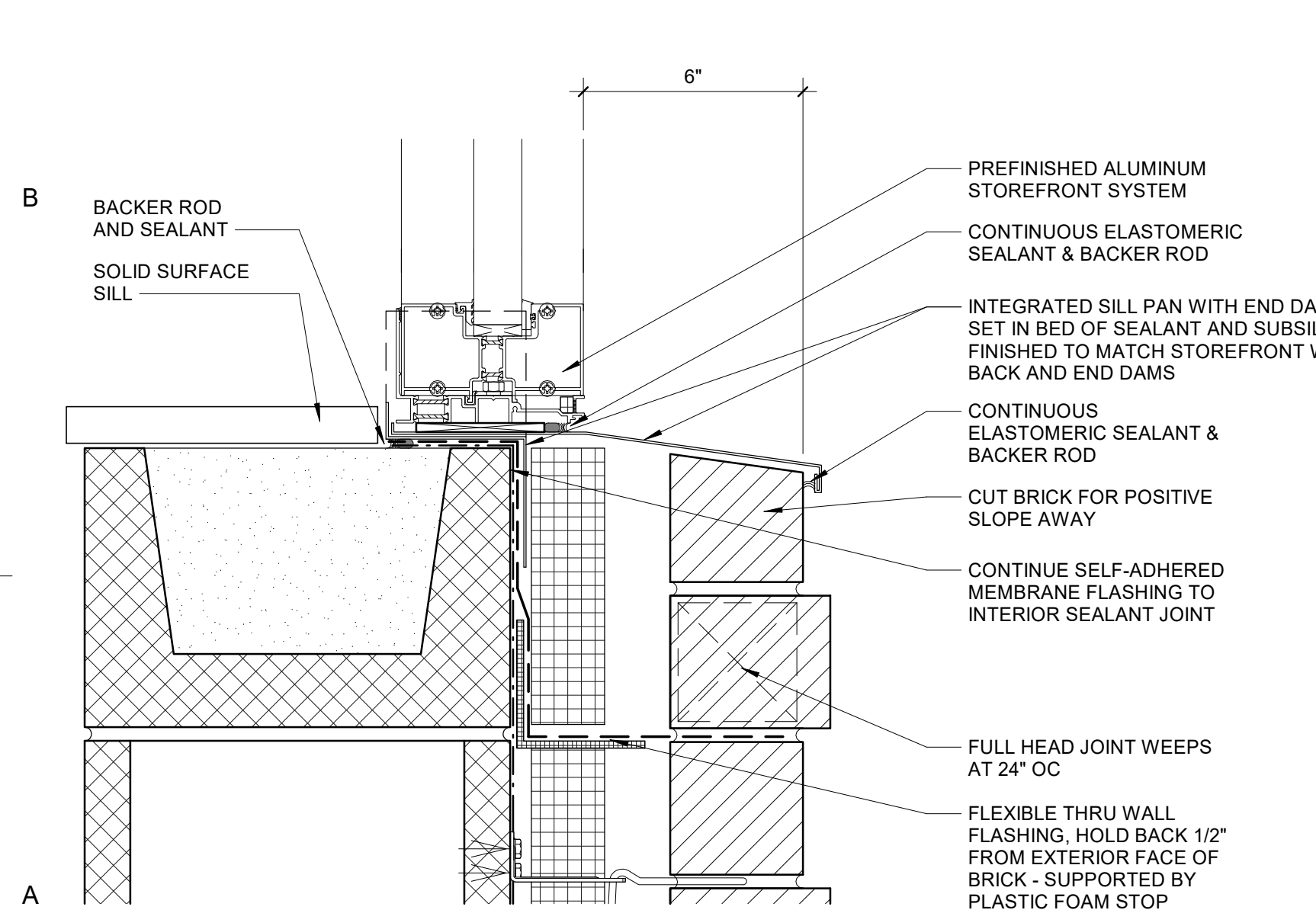
4C SF JAMB @ EXISTING JROTC

A522 3' = 1'-0"



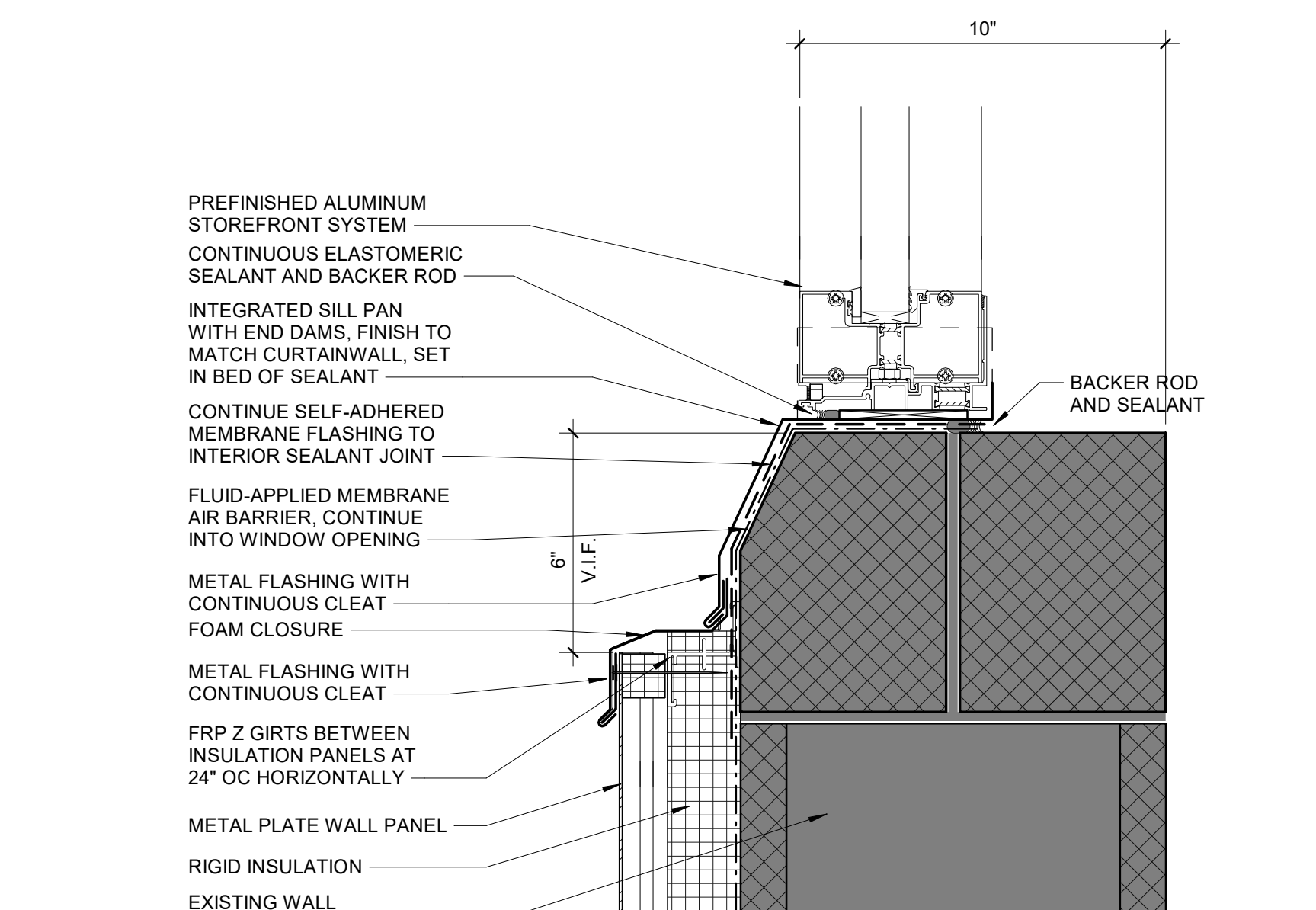
6C CW JAMB @ METAL PANEL OVER STUD

A522 3' = 1'-0"



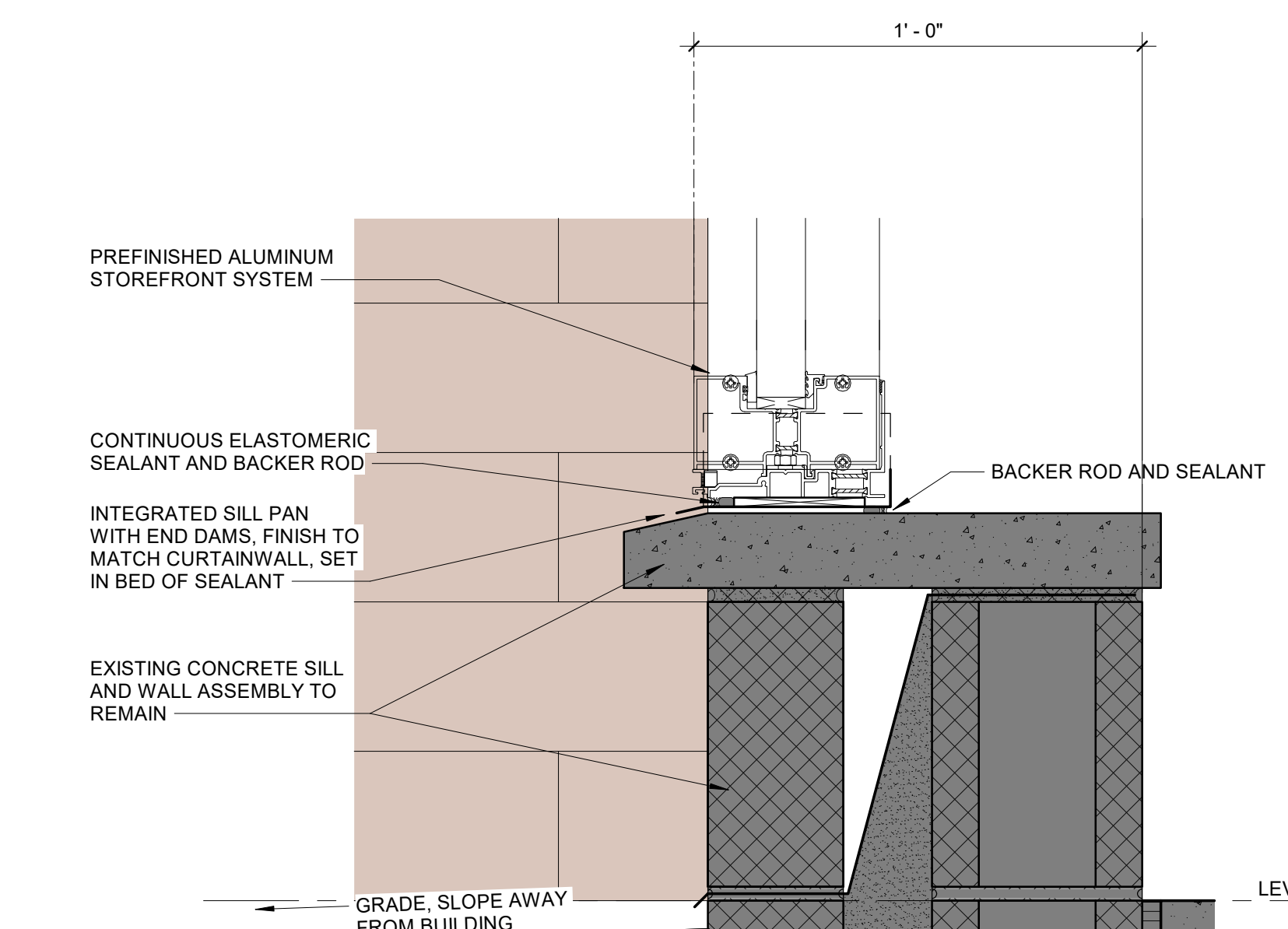
1A SF SILL @ BRICK OVER CMU

A522 3' = 1'-0"



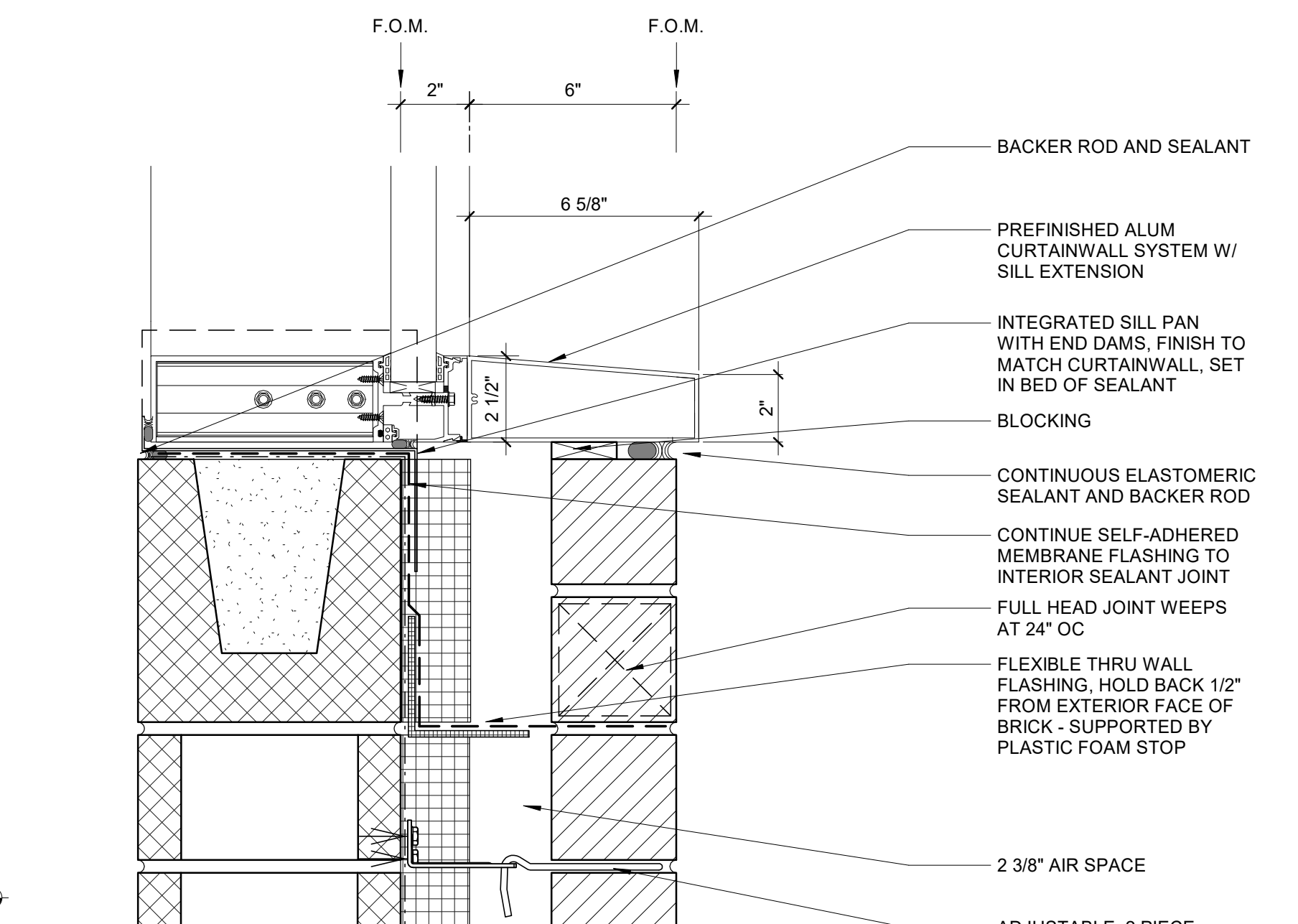
2A SF SILL @ EXISTING AUX GYM

A522 3' = 1'-0"



4A SF SILL @ EXISTING JROTC

A522 3' = 1'-0"



6A CW SILL @ BRICK OVER CMU

A522 3' = 1'-0"

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Consulting Structural Engineers
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Charleston, SC

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INDIVIDUAL SEAL

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PROJECT TEAM

PRINCIPAL IN CHARGE

Don Baus

PROJECT MANAGER

Ryan Luczkowiak

DESIGN TEAM

Designer

PROJECT NAME

HILTON HEAD ISLAND HIGH SCHOOL - PHASE II

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

EXTERIOR GLAZING SYSTEM DETAILS

SHEET NUMBER

A522

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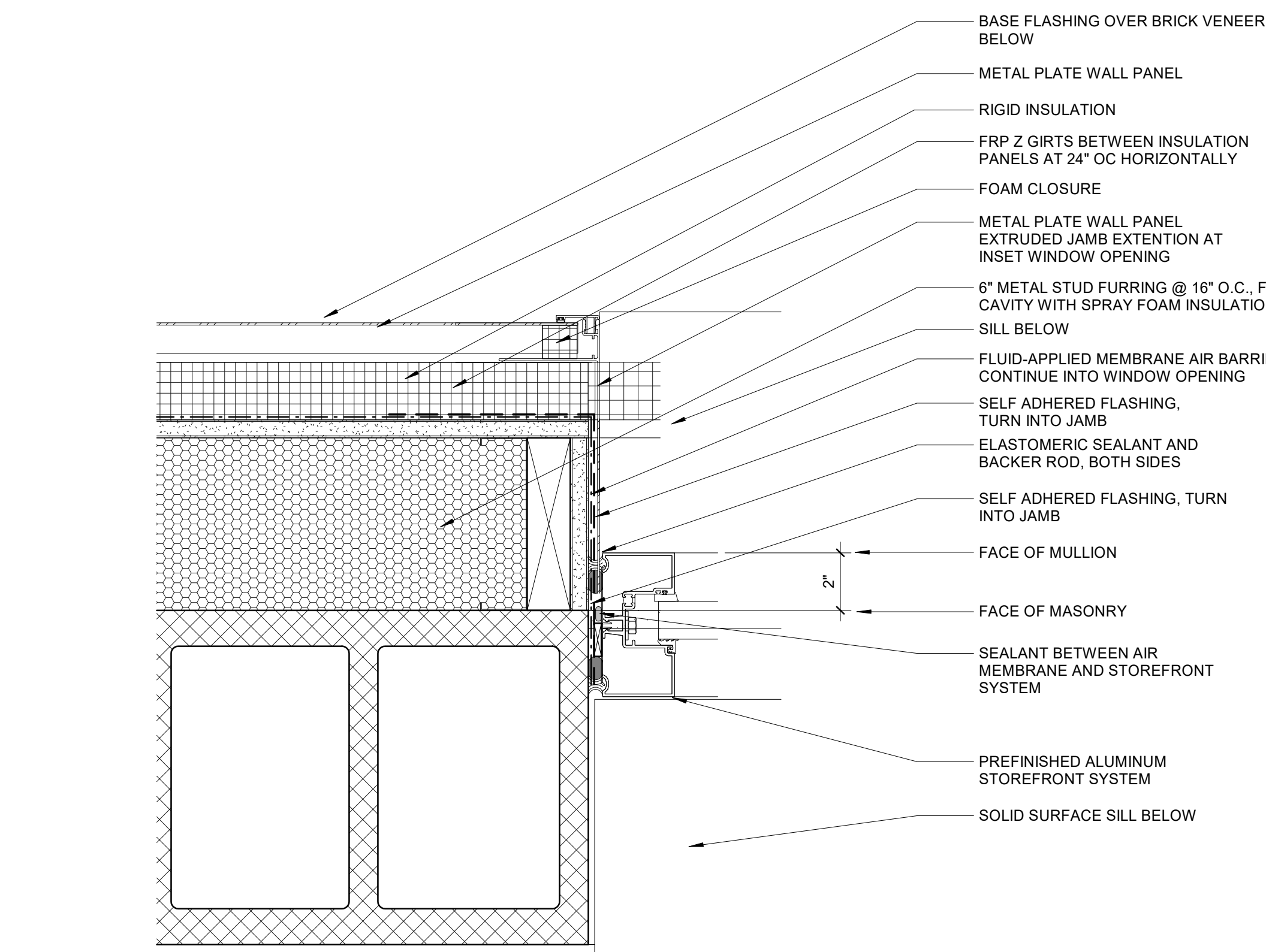
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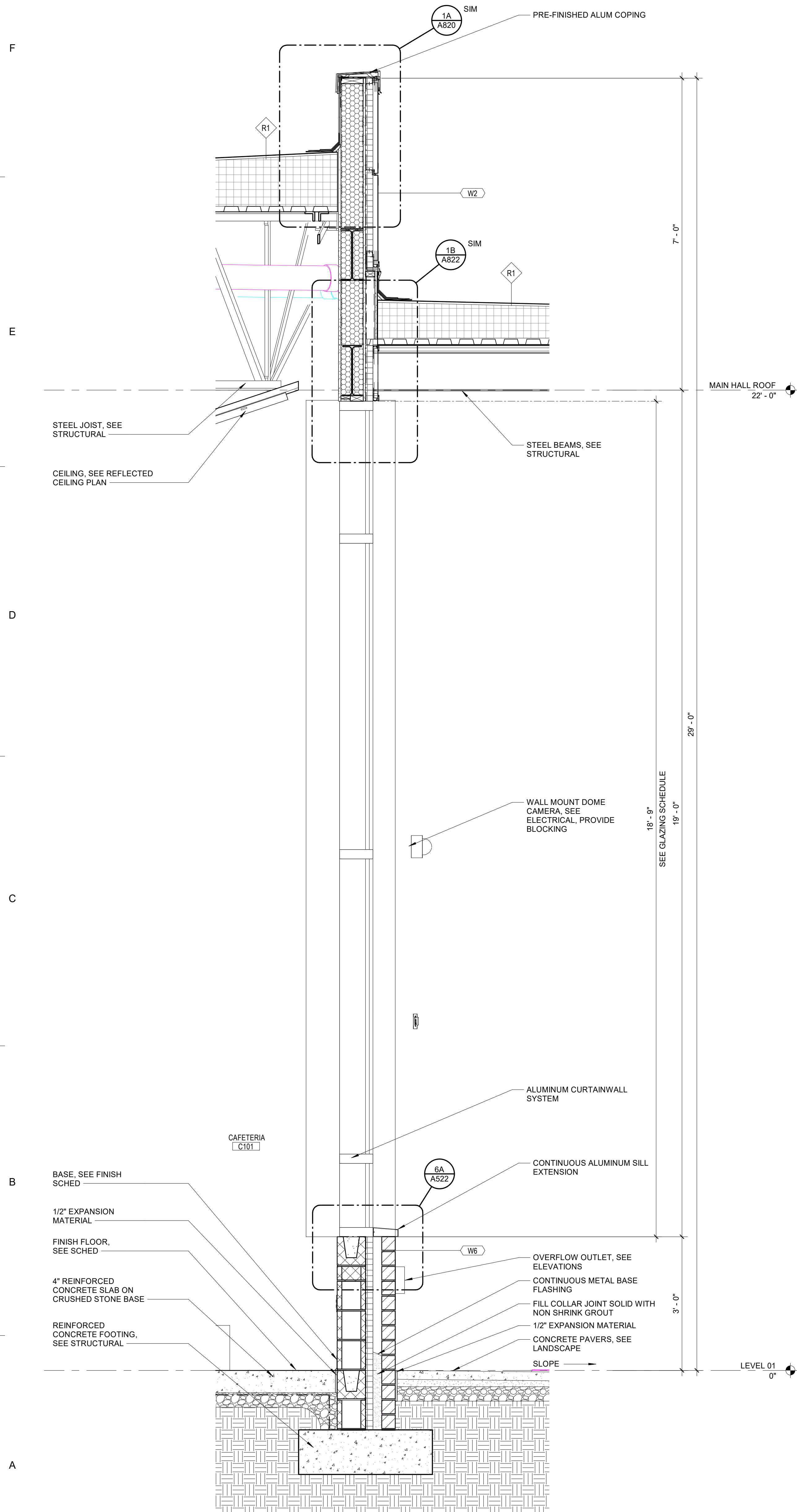
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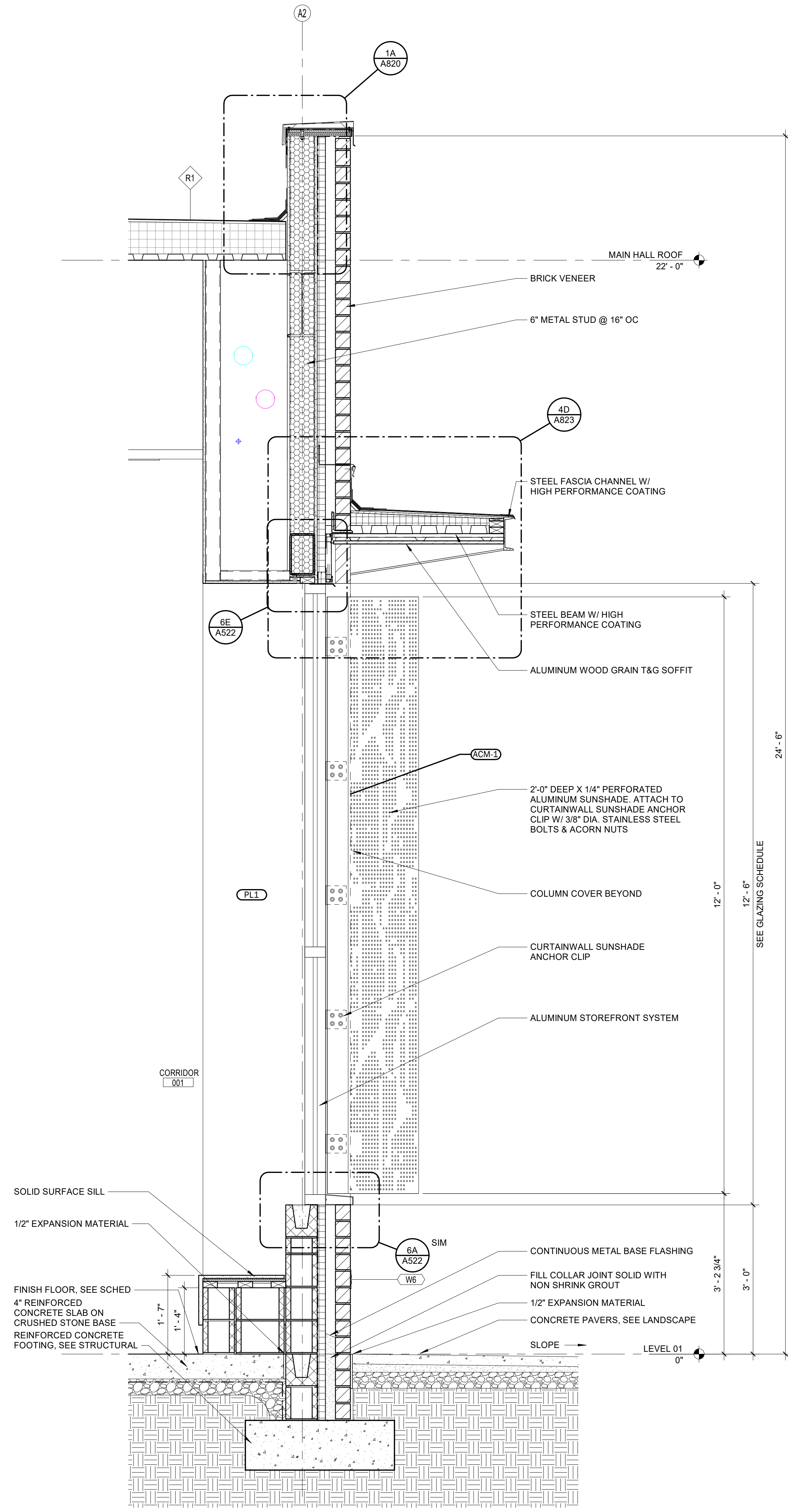
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Page 145 of 210

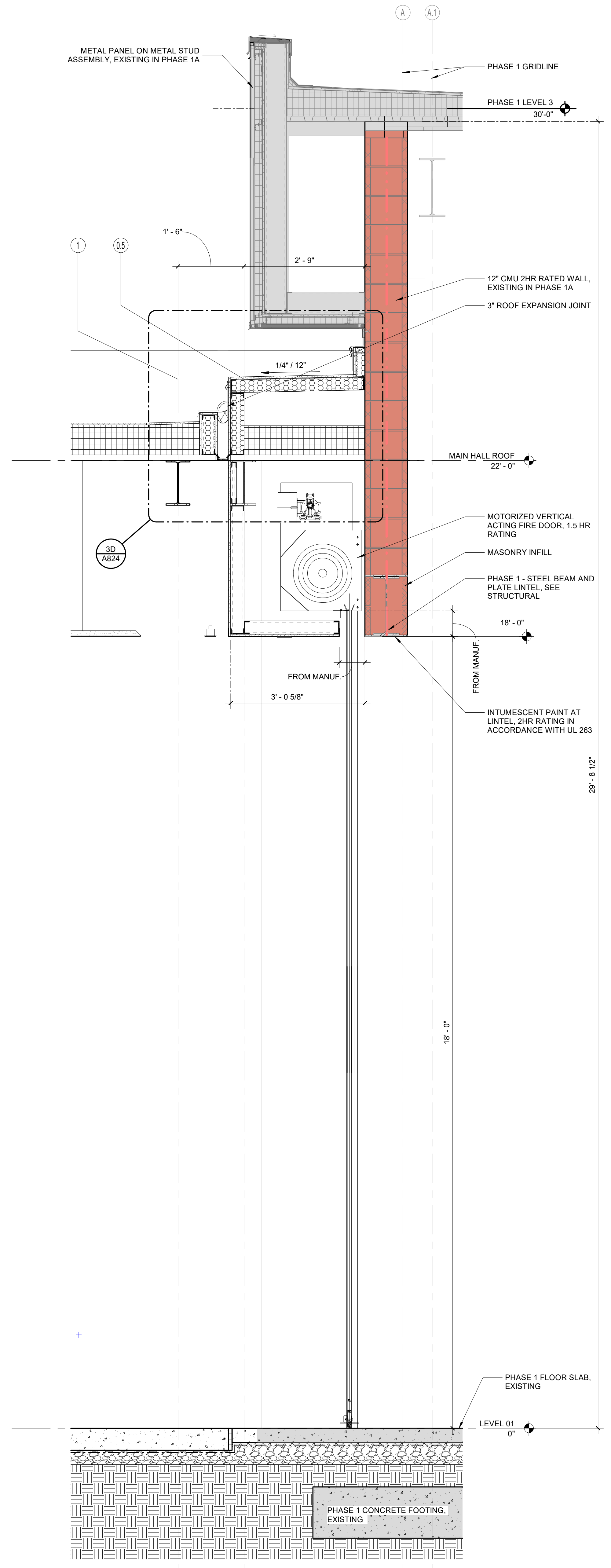




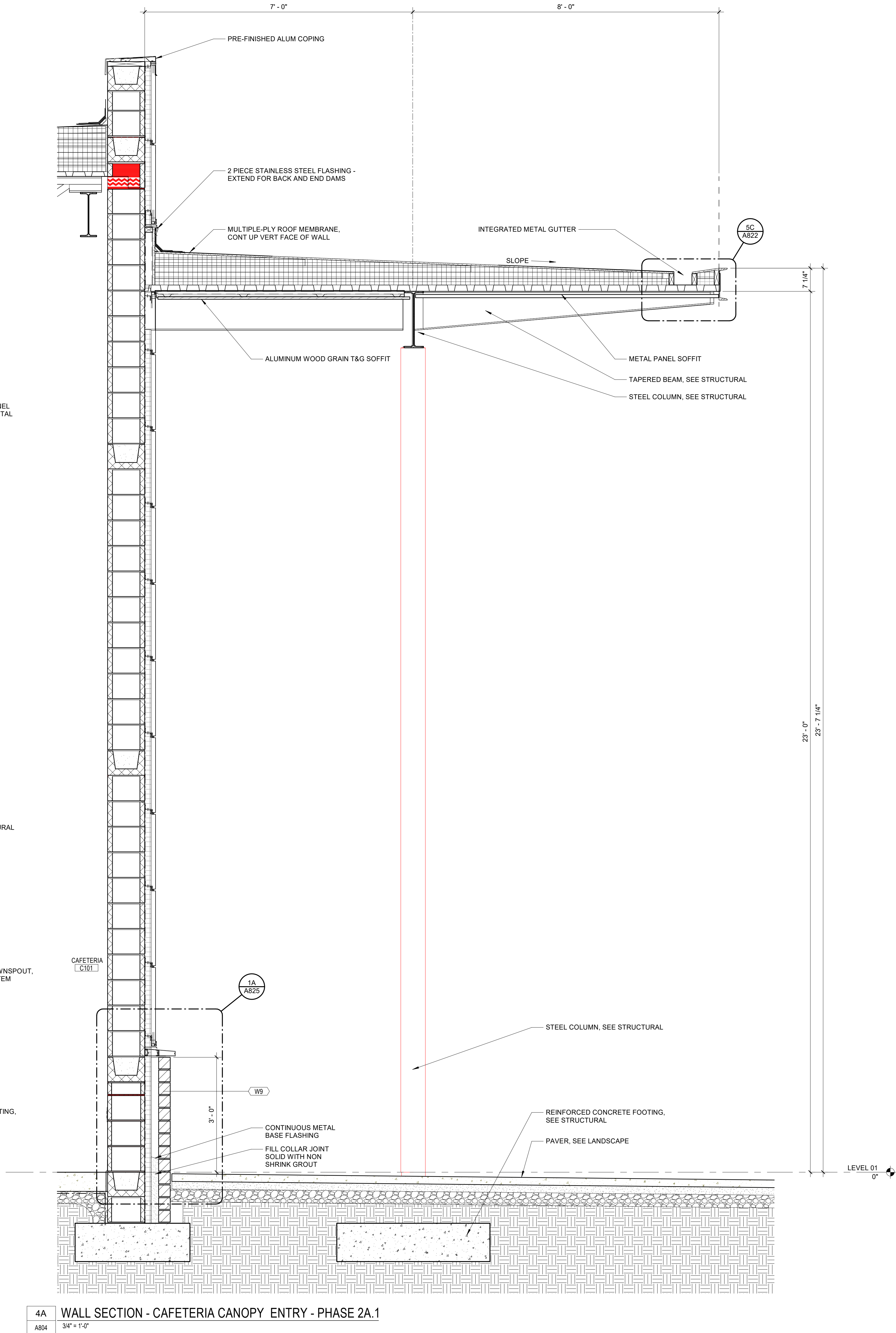
1A WALL SECTION - CAFETERIA CURTAINWALL - PHASE 2A.2
A802 3/4" = 1'-0" REFERENCE: 2A/A111.2A.2



3A WALL SECTION - MAIN CORRIDOR STOREFRONT - PHASE 2A.2
A802 3/4" = 1'-0" REFERENCE: 1A/A111.2A.2



6A WALL SECTION - MAIN CORRIDOR FIRE DOOR - PHASE 2A.2
A802 3/4" = 1'-0" REFERENCE: 1D/A801



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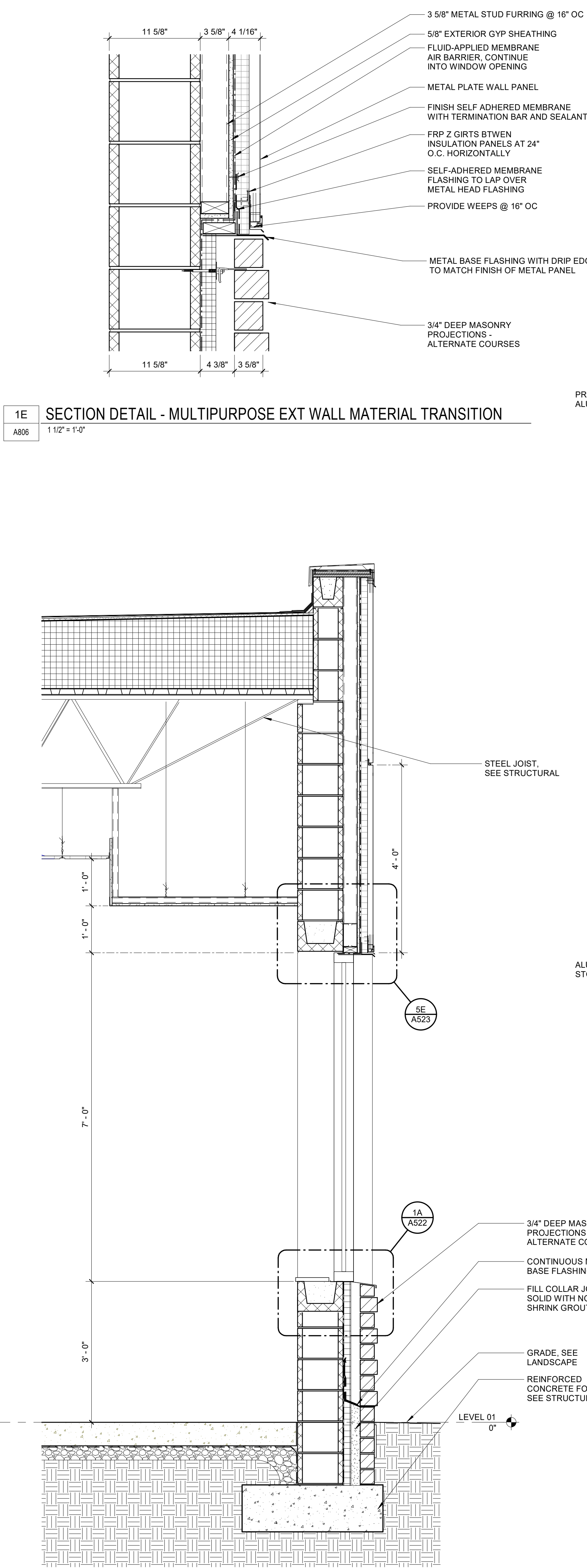
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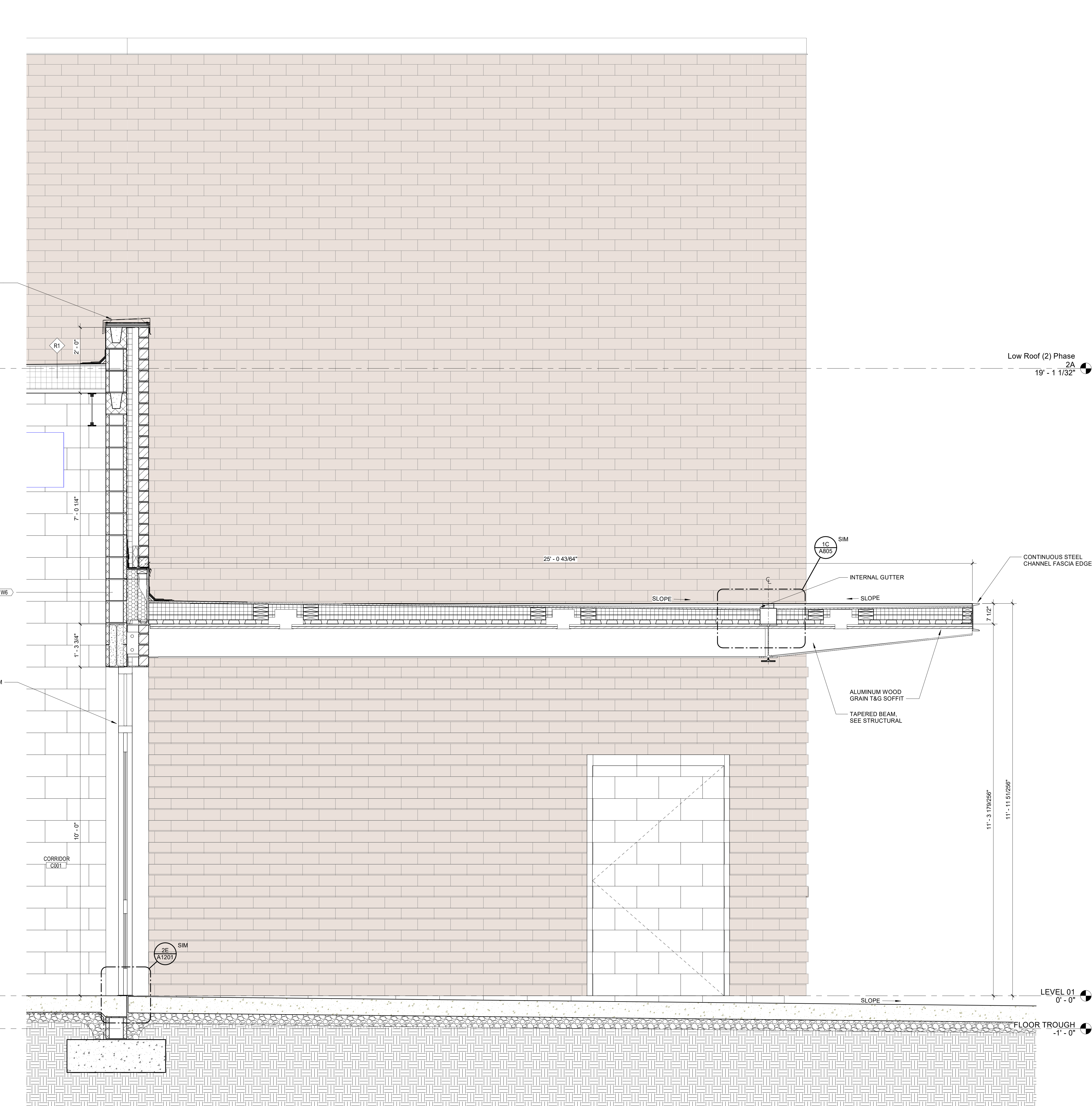
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1A WALL SECTION - MULTI-PURPOSE MEETING ROOM
A806 3/4" = 1'-0"

1E SECTION DETAIL - MULTIPURPOSE EXT WALL MATERIAL TRANSITION
A806 1 1/2" = 1'-0"



2A WALL SECTION - CORRIDOR C001 CANOPY ENTRY - PHASE 2A.1
A806 3/4" = 1'-0"



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PROJECT TEAM

PRINCIPAL IN CHARGE

Don Baus

PROJECT MANAGER

Ryan Luczkowiak

DESIGN TEAM

Designer

HILTON HEAD ISLAND HIGH SCHOOL - PHASE II

70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

WALL SECTIONS - PHASE 2A

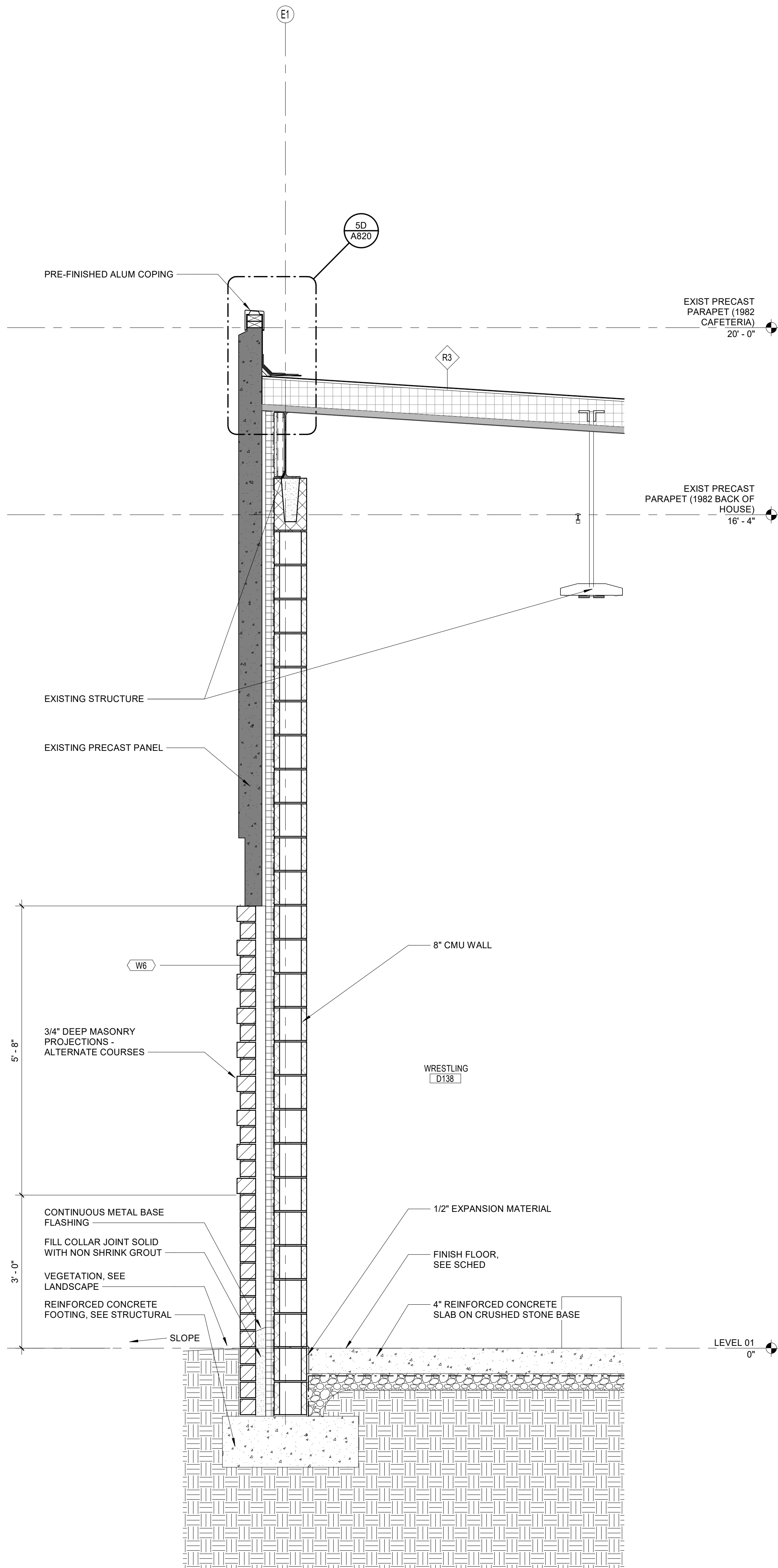
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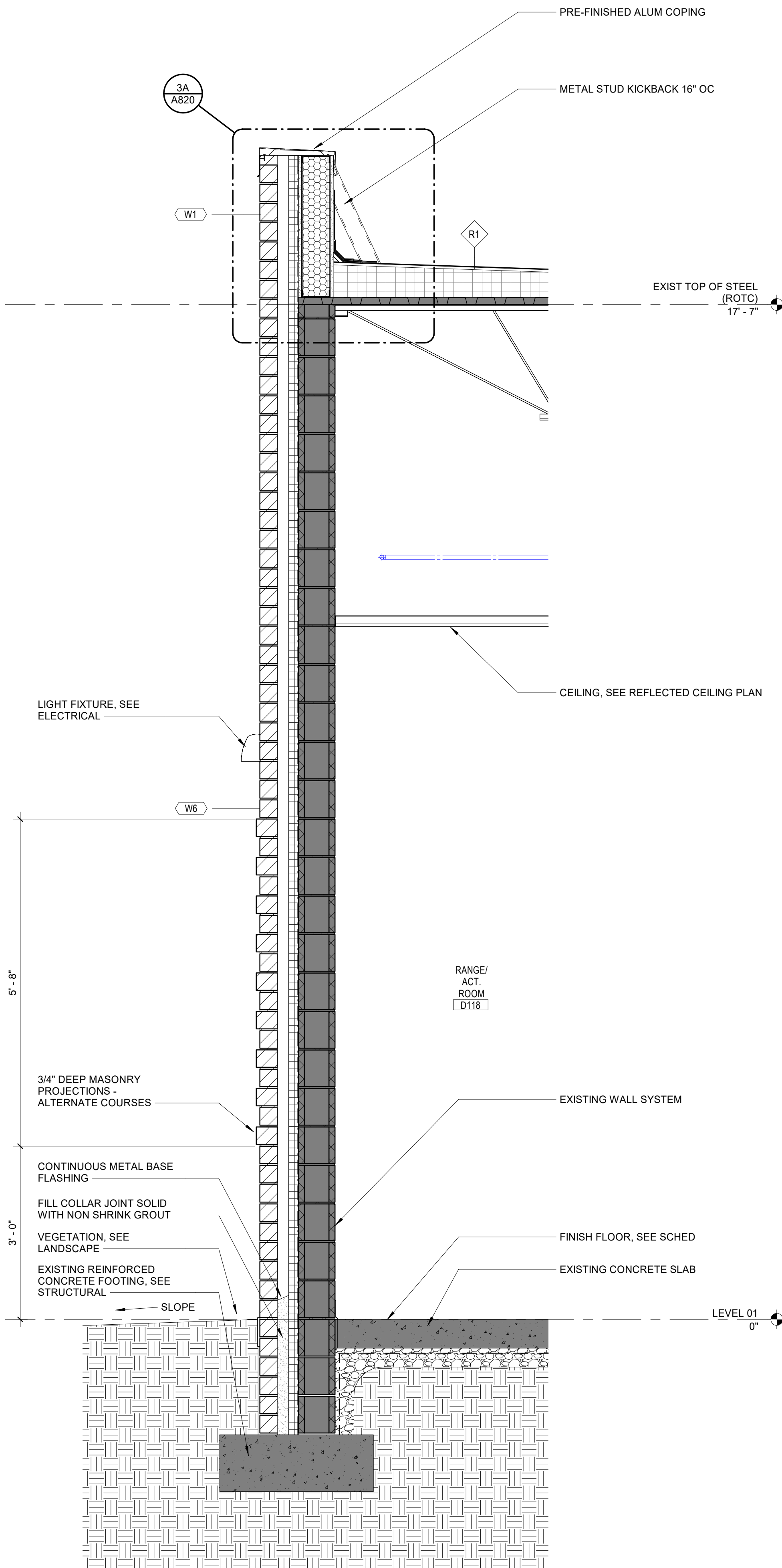
Page 152 of 210

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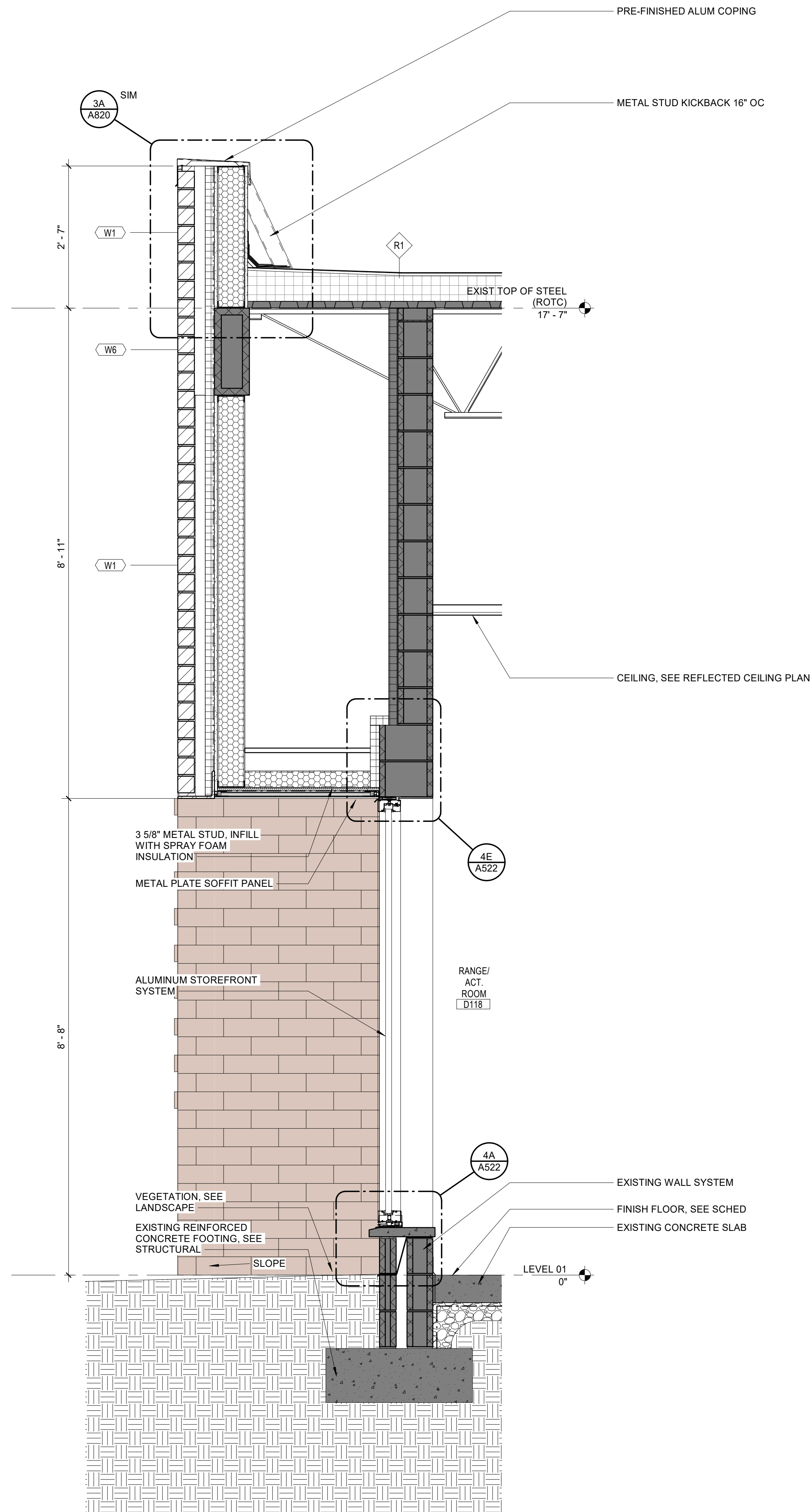
1A WALL SECTION - WRESTLING - PHASE 2B
A809 3/4" = 1'-0" REFERENCE: 1A/ A111.2B.1



3A WALL SECTION - RANGE/ ACT. ROOM - PHASE 2B
A809 3/4" = 1'-0" REFERENCE: 1A/ A111.2B.3



5A WALL SECTION - RANGE/ACT. ROOM AT WINDOW - PHASE 2B
A809 3/4" = 1'-0"



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Charleston, SC

6317

REGISTERED ARCHITECT

INDIVIDUAL SEAL

ISSUE FOR

CONSTRUCTION DOCUMENTS

ISSUE DATE

07.14.2025

REVISIONS

NO.	REASON	DATE
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PROJECT TEAM

PRINCIPAL IN CHARGE

Don Baus

PROJECT MANAGER

Ryan Luczkowski

DESIGN TEAM

Designer

PROJECT NAME

HILTON HEAD ISLAND HIGH SCHOOL - PHASE II
70 Wilborn Rd.
Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

WALL SECTIONS - PHASE 2B

SHEET NUMBER

A809

Page 153 of 210

1A	WALL SECTION - WEIGHTS - PHASE 2B	
A810	3/4" = 1'-0"	REFERENCE: 1A/ A111.2B.1

2A	WALL SECTION - PE FLEX SPACE - PHASE 2B	
A810	3/4" = 1'-0"	REFERENCE: 1A/A111.2B.1

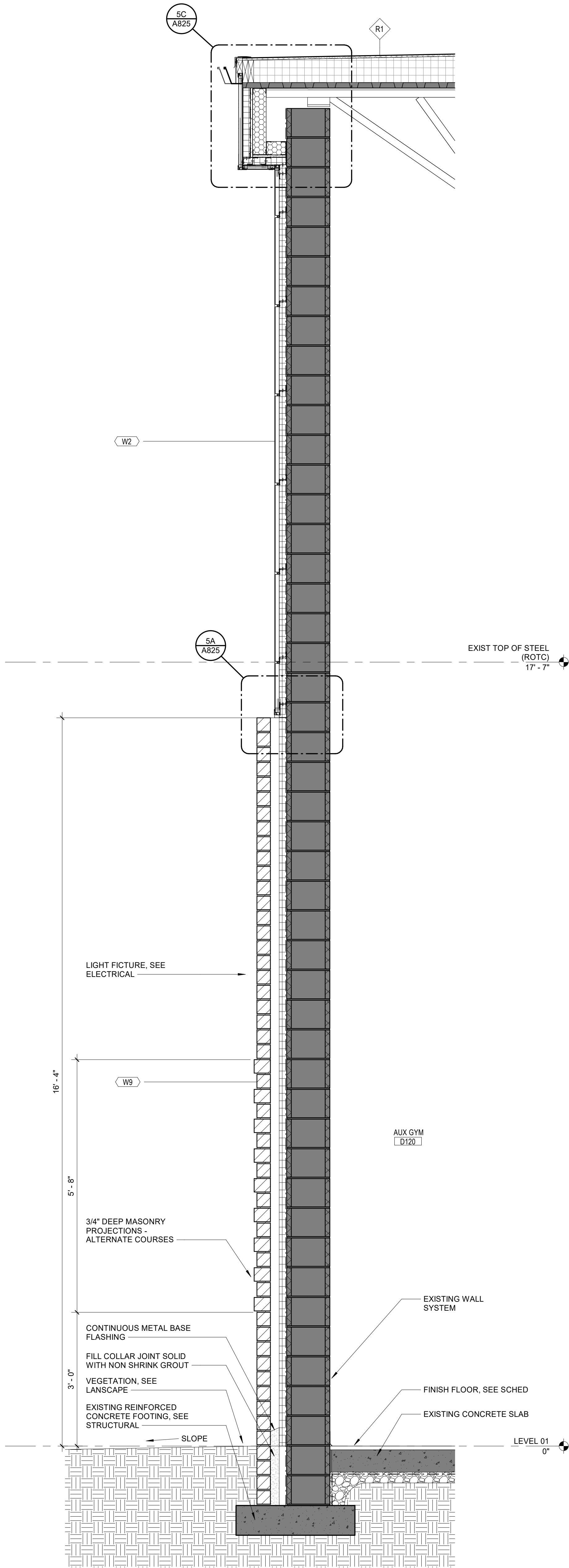
4A	WALL SECTION - ELECTRICAL - PHASE 2B	
A810	3/4" = 1'-0"	REFERENCE: 1A/ A111.2B.3

6A	WALL SECTION - GIRLS SHOWER WEST - PHASE 2B	
A810	3/4" = 1'-0"	REFERENCE: 1B/ A111.2B.2

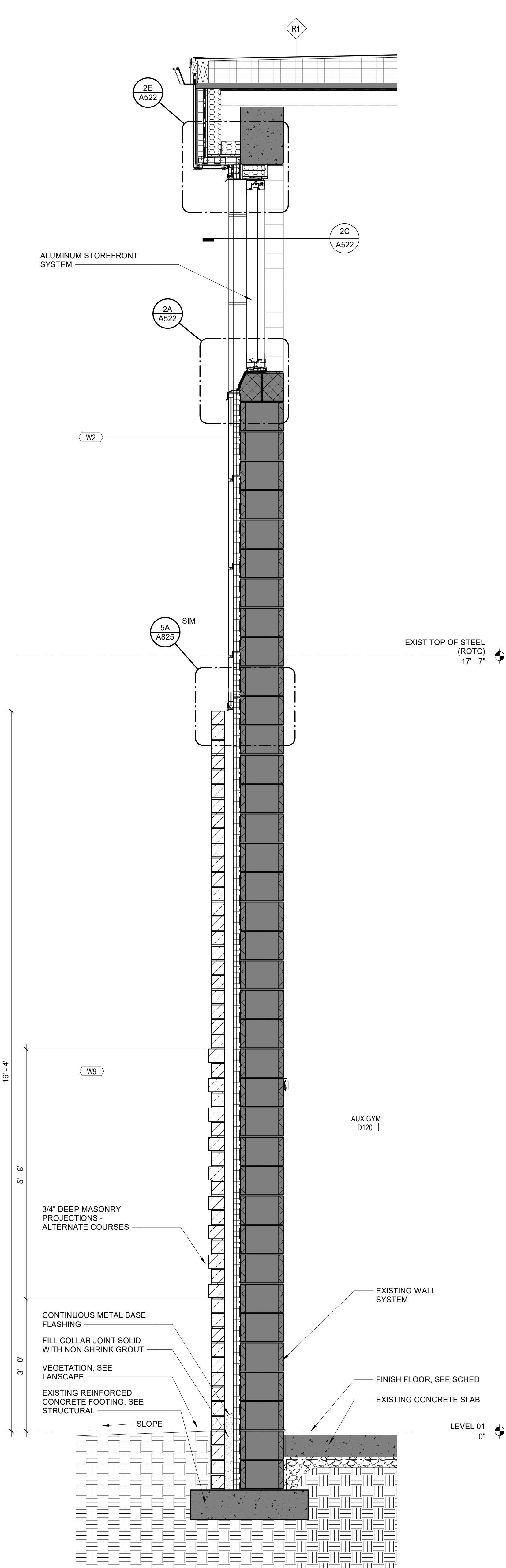
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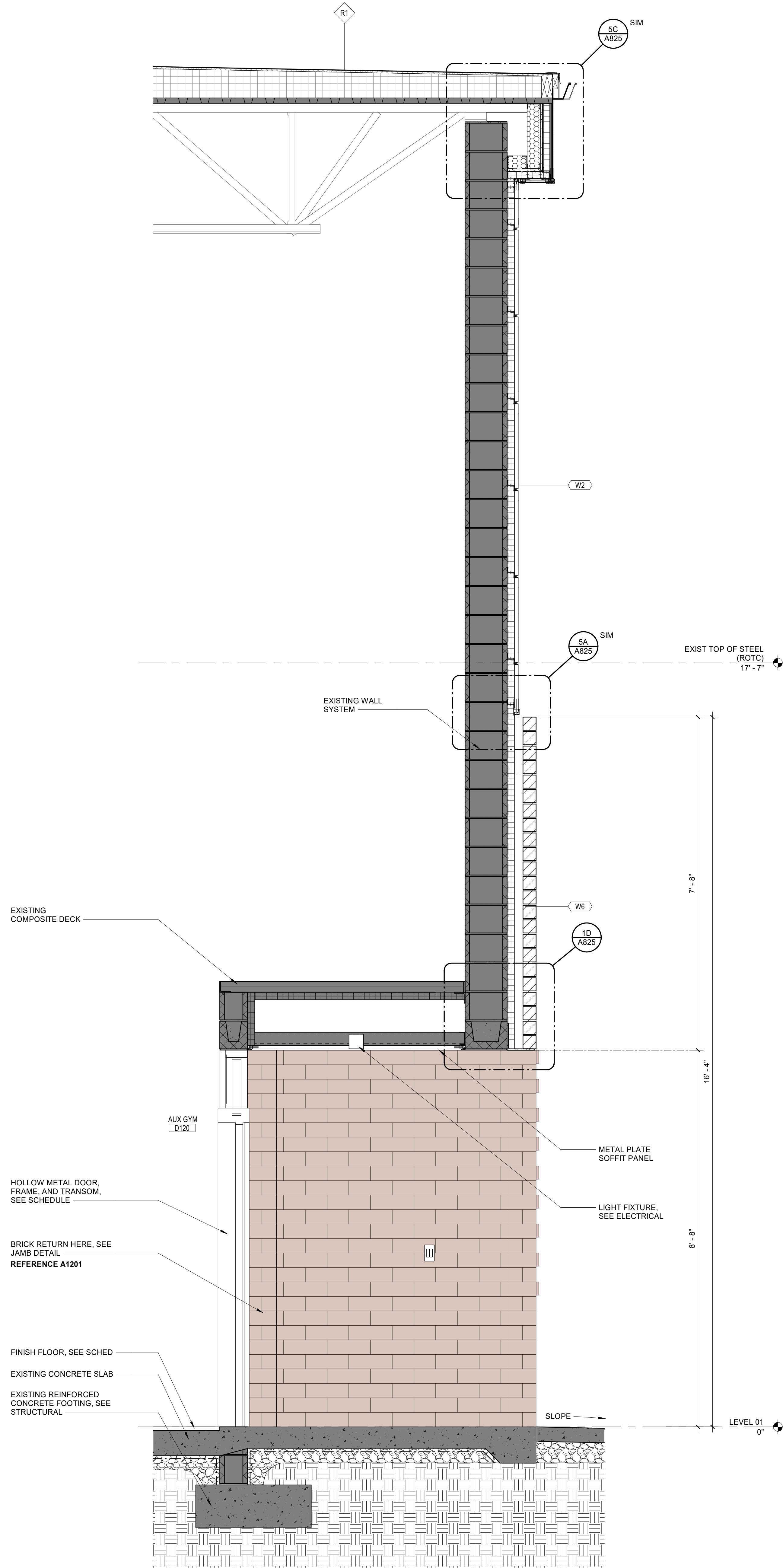
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1A WALL SECTION - AUX GYM NORTH WALL - PHASE 2B
A811 3/4" = 1'-0" REFERENCE: 1A/ A111.2B.3



3A WALL SECTION - AUX GYM WEST WALL - PHASE 2B
A811 3/4" = 1'-0" REFERENCE: 1A/ A111.2B.3



5A WALL SECTION - AUX GYM SOUTH WALL VESTIBULE - PHASE 2B
A811 3/4" = 1'-0" REFERENCE: 1A/ A111.2B.3

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DIVERSIFIED ARCHITECTURAL CONSULTING

1360 Truxtun Avenue, Suite 200
North Charleston, SC 29405
(843) 212-3765

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WHERE LEARNING LEADS THE WAY

BEAUFORT COUNTY SCHOOL DISTRICT

Hilton Head Island High School
70 Wilborn Rd.
Hilton Head Island, SC 29926

Civil Consultant:

Ward Edwards

ENGINEERING

Structural Consultant:

MMSA, Inc.
Michael M. Simpson & Associates, Inc.
Consulting Structural Engineers
30 Palmetto Drive, Suite 100
Greenville, S.C. 29615
(864) 331-1201

M/E/P Consultant:

Buford Goff & Associates

ENGINEERS AND PLANNERS
EST. 1968

Landscape Consultant:

SURCULUS

Food Service Consultant:

camacho

SOUTH CAROLINA

LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING, INC.

No. C01285

PROFITE OF AUTHORITY

CORPORATE SEAL

STATE OF SOUTH CAROLINA

DONALD E. BAUS, JR.

Charleston, SC

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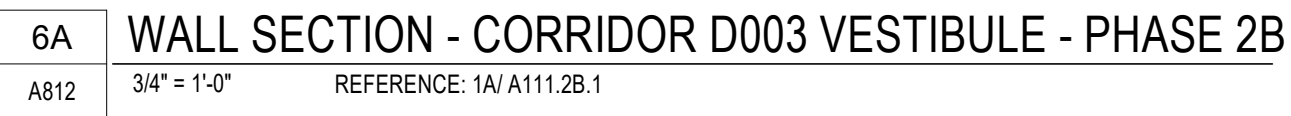
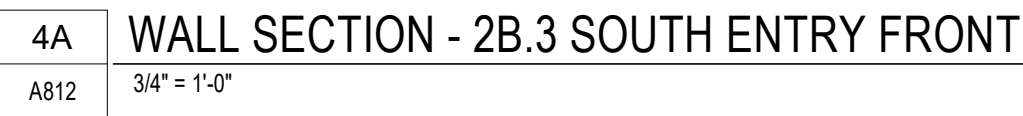
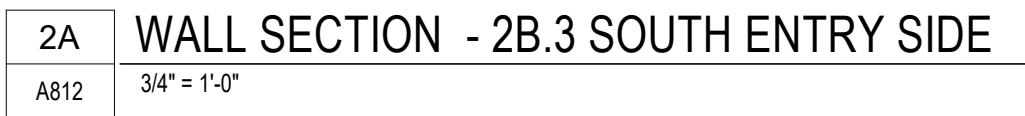
WALL SECTIONS - PHASE 2B

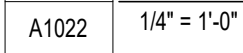
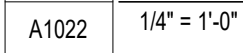
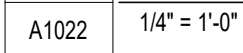
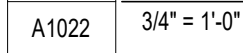
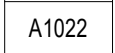
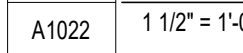
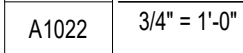
SHEET NUMBER

A811

Page 155 of 210

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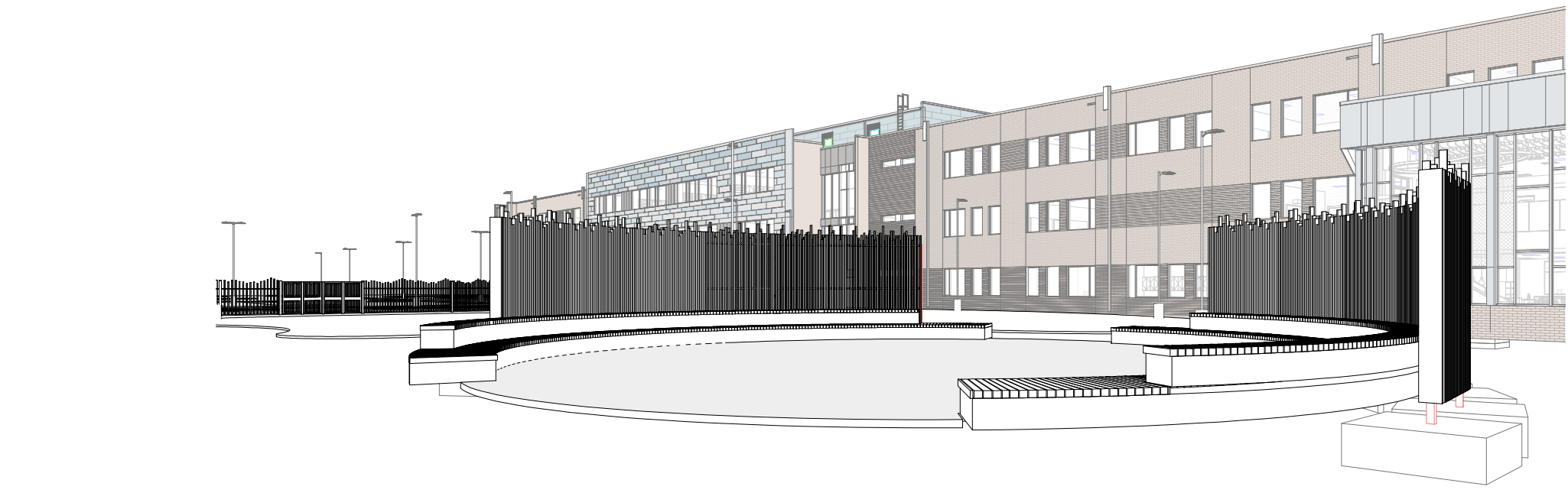


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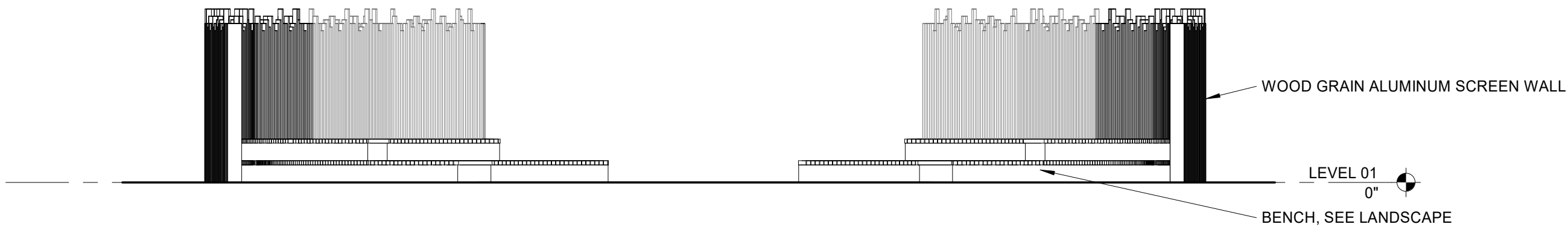
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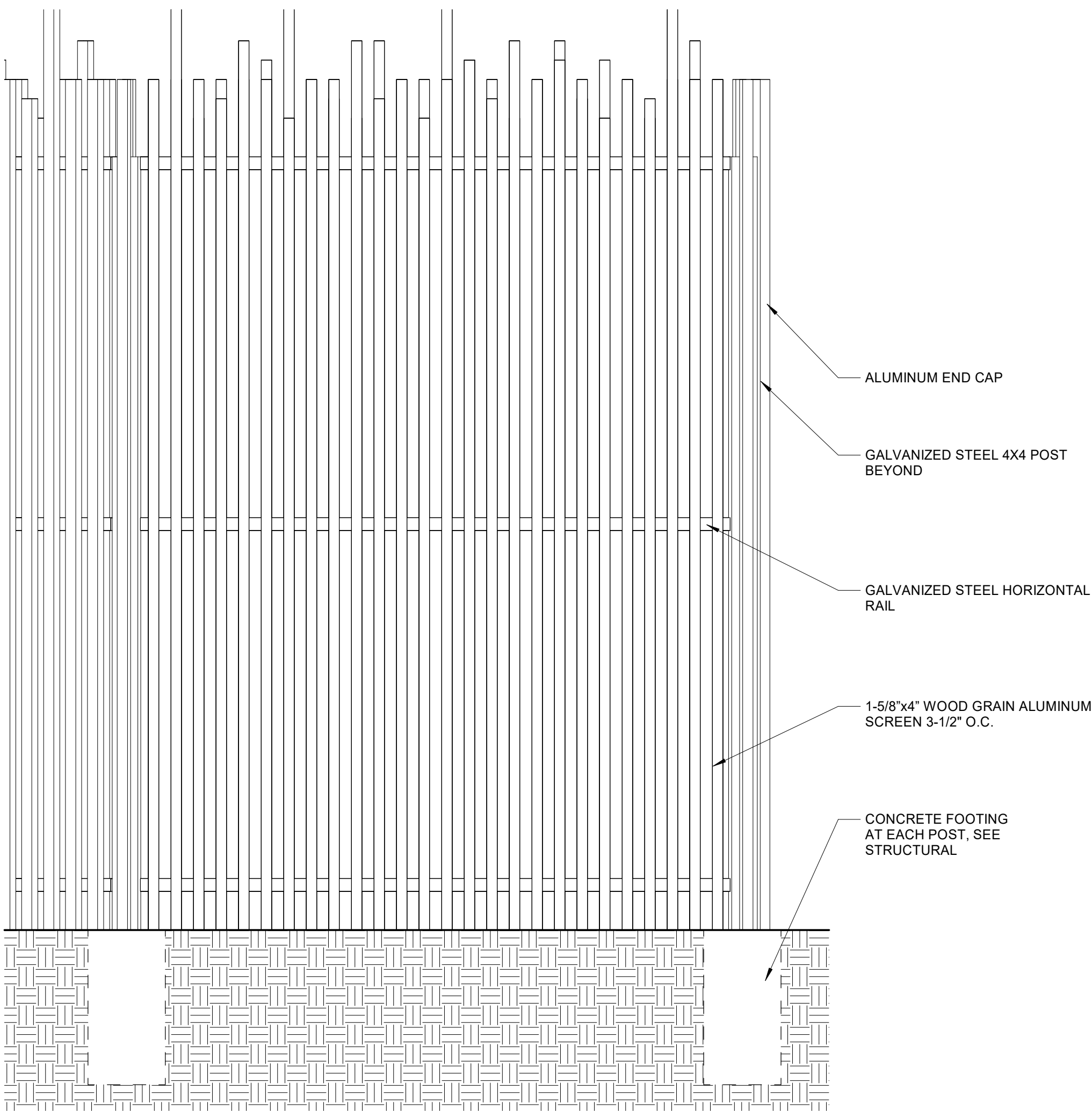
1E 3D View 27
A1024



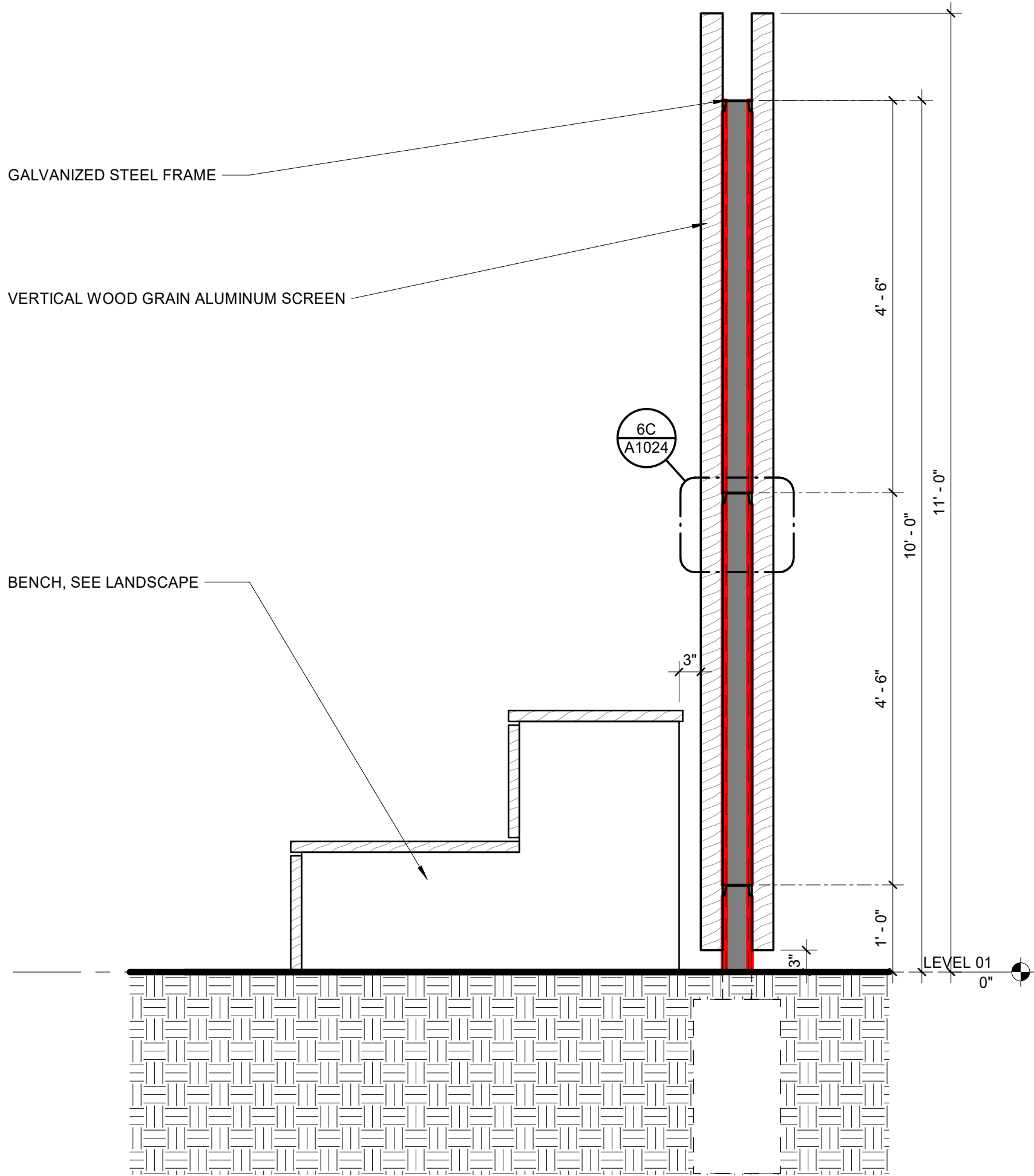
1D OUTDOOR CLASSROOM FRONT ELEVATION
A1024 1/8" = 1'-0"



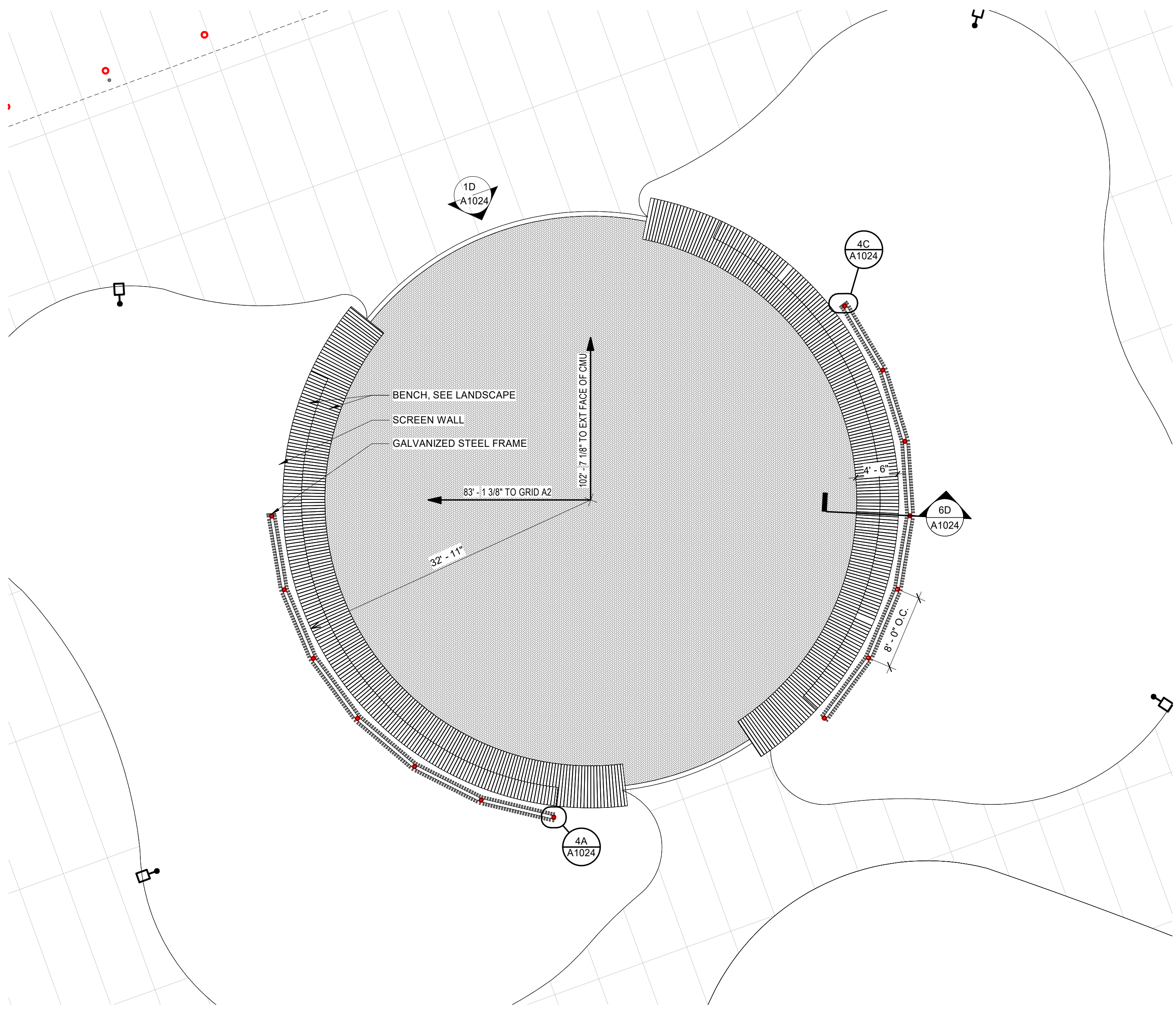
3D OUTDOOR CLASSROOM ELEVATION
A1024 3/4" = 1'-0"



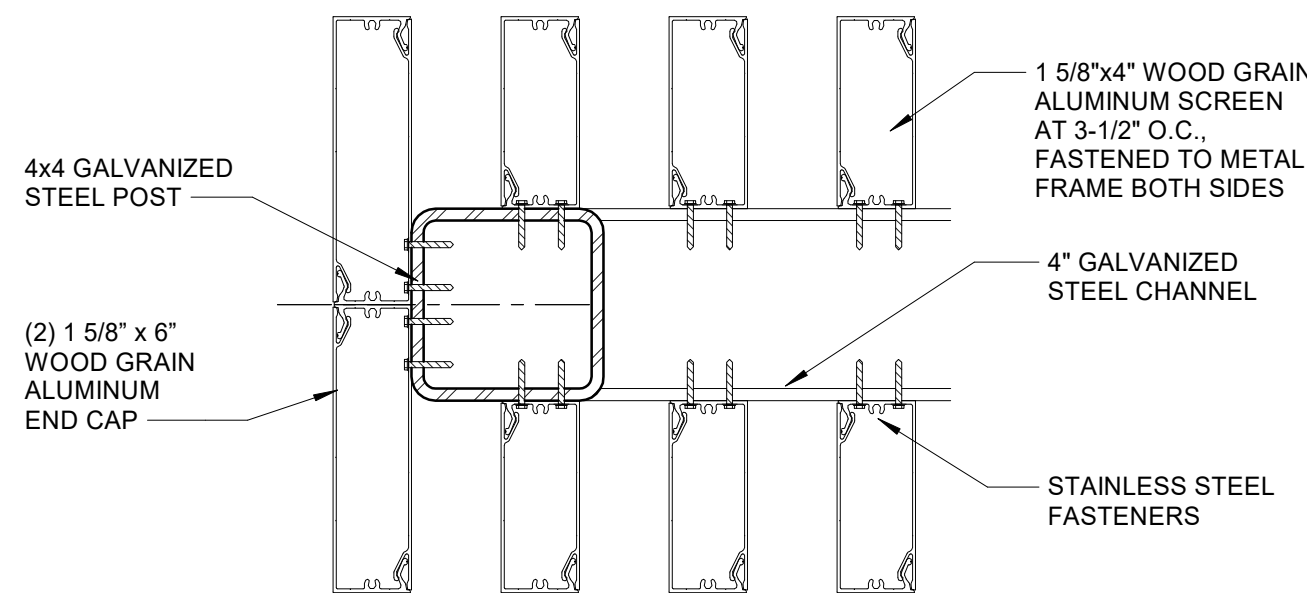
6D OUTDOOR CLASSROOM SECTION
A1024 3/4" = 1'-0"



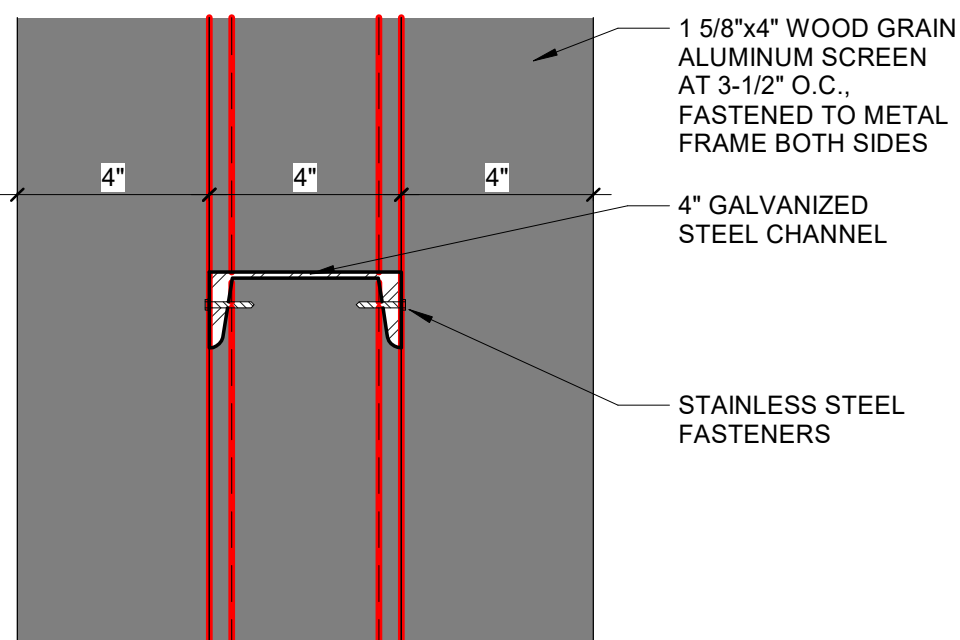
1A OUTDOOR CLASSROOM PLAN
A1024 1/8" = 1'-0"



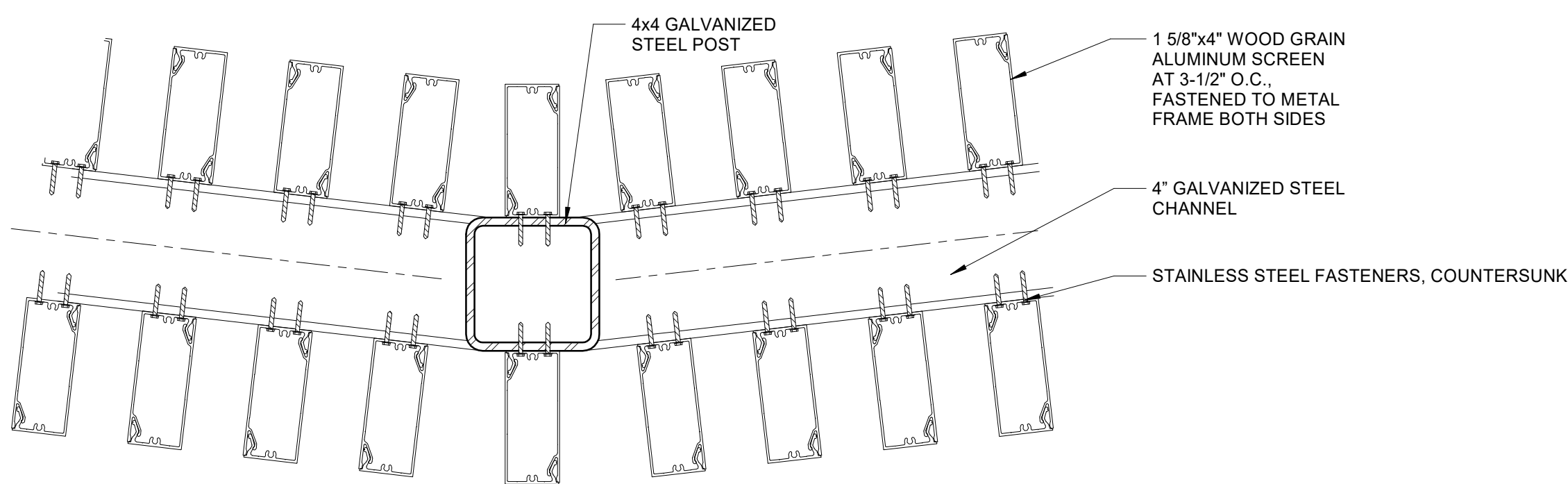
4C PLAN DETAIL - OUTDOOR CLASSROOM FENCE END CAP
A1024 3" = 1'-0"



6C SECTION DETAIL - OUTDOOR CLASSROOM FENCE
A1024 3" = 1'-0"



4A PLAN DETAIL - OUTDOOR CLASSROOM FENCE
A1024 3" = 1'-0"



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EST. 1968

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Food Service Consultant:

camacho

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INC. 001026

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CORPORATE SEAL

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DONALD E. BAUS, JR.

Licensed Architect

6337

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PRINCIPAL IN CHARGE

Don Baus

PROJECT MANAGER

Ryan Luczkowiak

DESIGN TEAM

Designer

PROJECT NAME

HILTON HEAD ISLAND HIGH SCHOOL - PHASE II

70 Wilborn Rd.

Hilton Head Island, SC 29926

PROJECT NO.

4001848600

SHEET TITLE

OUTDOOR CLASSROOM ENCLOSURE

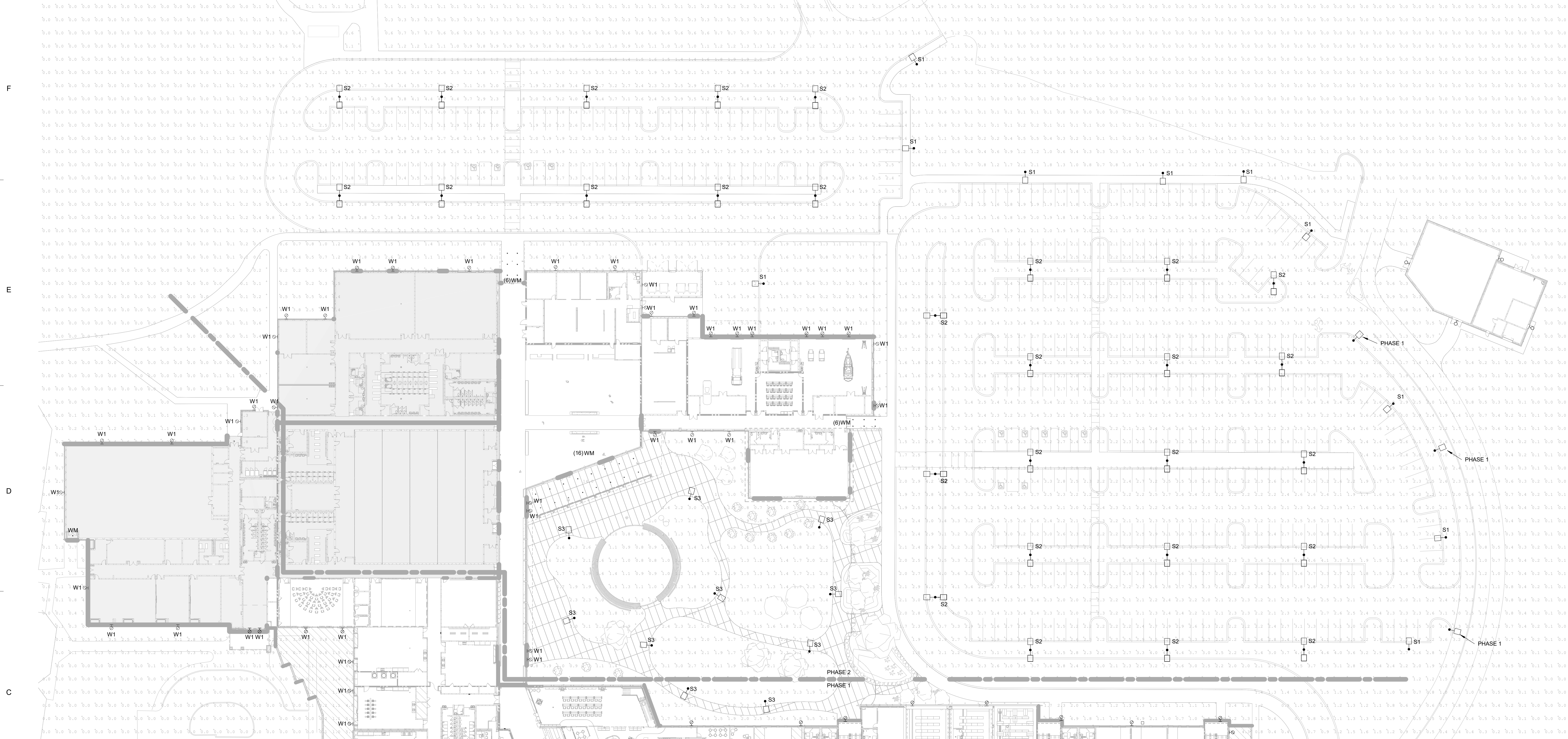
SHEET NUMBER

A1024

Page 158 of 210



Autodesk Docs/Hilton Head Island High School - Phase 2/Hilton Head Island High School_Phase 2_ELE_R24.rvt
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AREA & ROADWAY LIGHTING

RAZAR SERIES - LED

LOW PROFILE AREA LUMINAIRE

Optical Housing

Heavy cast aluminum assembly minimum wall thickness .188". LED Module mounting area is machined to within a 0.002" surface finish tolerance for maximum surface contact and thermal conductivity from the LED modules to the casting fins. Recessed casting fins above the LED Modules provide superior thermal management and long LED life. The optical and electrical compartments are integrated with the support arm to create one assembly. Cast and hinged driver compartment cover allows access to the drivers and wiring.

Electrical Housing w/ Integrated Arm

Heavy cast aluminum assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

Most Arm Filter/Electrical Housing
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D horizontal tenon two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5° or +3° up from the horizontal. All hardware is stainless steel.

PLED® Optics

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet on IP66 rating. In asymmetric distributions, a microreflector inside the refractor reflects the house side emitter output towards the street side, mounting usable light. Optional house side shields are available that cover each individual refractor and refractor module (R2) and array. Each LED refractor is locked to the PCB over an emitter and all reflections are reflected by an aluminum frame. Any one Panel or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/lumen distributions. Panels are field replaceable and field replaceable in 60° increments. Specifications and drawings are provided above each panel for fast field replacement. All feature optical options will provide a "0°" no uplight optical package and to one dark sky friendly.

LED Emitters
LED thermal management is designed to maintain LED operating temperature below 90 °C, well below the manufacturers thermal max of 150 °C for long life. High lumen maintenance and color stability. High Power White LEDs are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LEDs are available in standard Warm White (2700K & 3000K), Neutral White (3000K & 3500K) and Cool White (5000K). All Standard LEDs have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance is 68K or 60,000 hours (LM79-02 calculated at full time).

True Amber LED's
True Amber LED's emit light in the amber spectral bandwidth centered on 585-595nm. True Amber has negligible blue light and is suitable for wildlife.

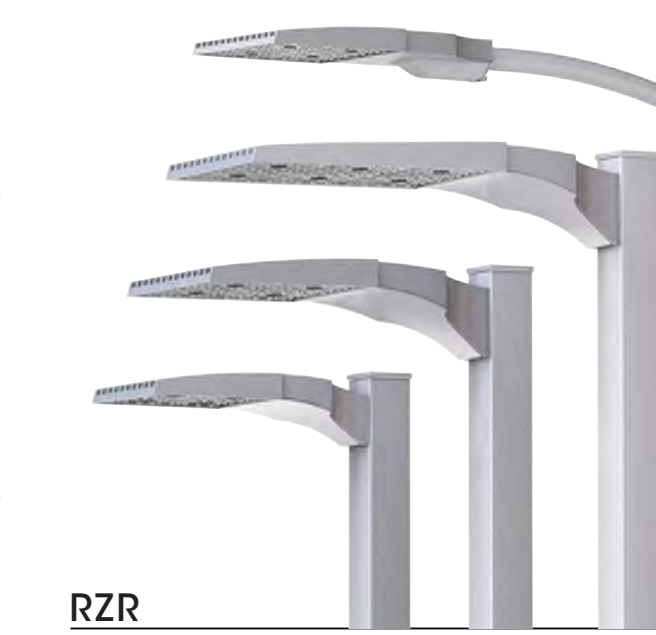
LED Driver
Constant current electronic with a power factor of >90 and a minimum operating temperature of -40°C (-40°F). Drivers UL and cUL recognized. In-line terminal blocks facilitate wiring between the drive and optical cable. Drivers covered on input of 120V/277V, 50/60Hz or 347V/480V, 50/60Hz. 0-10V dimmable driver is standard. Driver has a minimum of 30V internal surge protection. Luminaires supplied with a separate 200V surge protector for field installation.

Finish
Super TBC polyester powder coating is applied onto a metal substrate that has been pre-treated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400 °F for maximum hardness and exterior durability.

U.S. Pole Company Inc. 1460 West Avenue G, Marietta, GA 30067
An Employee Owned Company Phone (678) 333-2330 www.uspole.com

PROJECT NAME:

PROJECT TYPE:



RZR

(Models: RZR-M, RZR & RZR-MAX)

RZR-M

RZR & RZR-M

RZR-MAX

RZR-MAX

RZR-MAX

RZR-MAX

RZR-MAX

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RZR-MAX

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RZR-MAX

RZR-MAX

RZR-MAX



RAZAR SERIES - LED

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LED Driver
Constant current electronic with a power factor of >90 and a minimum operating temperature of -40°C (-40°F). Drivers UL and cUL recognized. In-line terminal blocks facilitate wiring between the drive and optical cable. Drivers covered on input of 120V/277V, 50/60Hz or 347V/480V, 50/60Hz. 0-10V dimmable driver is standard. Driver has a minimum of 30V internal surge protection. Luminaires supplied with a separate 200V surge protector for field installation.

Finish
Super TBC polyester powder coating is applied onto a metal substrate that has been pre-treated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400 °F for maximum hardness and exterior durability.

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Finish
Super TBC polyester powder coating is applied onto a metal substrate that has been pre-treated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400 °F for maximum hardness and exterior durability.

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SITE LIGHTING FIXTURE SCHEDULE									
TYPE	MANUFACTURER	PART NUMBER	FINISH	LAMP QUANTITY	LAMP TYPE	WATTAGE	VOLTAGE	REMARKS	
S1	BEACON LSI LITHONIA US ARCH NLS	VPS-4K7-UNV-TL MRS-LED-SIL-UNV-DIM-40 DSXV-LED-40K-W RZR-PLD NV-2-UNV	FINISH BY ARCHITECT	1	LED	136	UNV	SINGLE HEAD POLE MOUNTED AREA LIGHT, TYPE I DISTRIBUTION, 18000 LUMENS, WITH PHOTOCELL RECEPTACLE. PROVIDE ON 5" ROUND ALUMINUM POLE, HEIGHT 22'6".	
S2	BEACON LSI LITHONIA US ARCH NLS	VPS-4K7-UNV-TL MRS-LED-SIL-UNV-DIM-40 DSXV-LED-40K-W RZR-PLD NV-2-UNV	FINISH BY ARCHITECT	2	LED	136	UNV	DUAL HEAD POLE MOUNTED AREA LIGHT, TYPE III DISTRIBUTION, 18000 LUMENS, WITH PHOTOCELL RECEPTACLE. PROVIDE ON 5" ROUND ALUMINUM POLE, HEIGHT 22'6".	
S3	BEACON LSI LITHONIA US ARCH NLS	VPS-4K7-UNV-TL MRS-LED-SIL-UNV-DIM-40 DSXV-LED-40K-W RZR-PLD NV-2-UNV	FINISH BY ARCHITECT	1	LED	80	UNV	SINGLE HEAD POLE MOUNTED AREA LIGHT, TYPE V DISTRIBUTION, 8000 LUMENS, WITH PHOTOCELL RECEPTACLE. PROVIDE ON 5" ROUND ALUMINUM POLE, HEIGHT 14'.	
W1	HUBBELL LITHONIA PIL NLS	XWS-LED-2L-MFPD-UNV LNC2-9L-070-3-U ARCLED-P2-MVOLT-FAO SH-115-80-UNV-NA NV-W-13	FINISH BY ARCHITECT	-	LED	21	UNV	LED 2000 LUMEN WALL MOUNT FULL CUTOFF WALL PACK, WITH DIFFUSE LENS, TYPE III DISTRIBUTION	
WM	GOTHAM INTENSE PRESCOLITE H.E. WILLIAMS HELIOS	EVO-AR-MD-LSS-GZ1 GDOR-D101-FL-FAO LTR-RCH-DM-WD-SS-WT DR-TL-DIM1-O-M-OF-CS 4R-AN	-	-	LED	20	UNV	4" ROUND LED OPEN DOWNLIGHT, 2000 LUMENS	

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Hilton Head Island High School
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Civil Consultant:



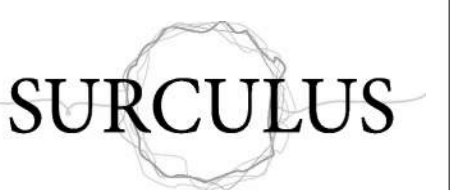
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Landscape Consultant:



Food Service Consultant:

camacho



CONSTRUCTION DOCUMENTS

04.30.2025

NO. REASON DATE

PRINCIPAL IN CHARGE
Don Baus
PROJECT MANAGER
Ryan Luczkowski
DESIGN TEAM
Designer

HILTON HEAD ISLAND HIGH SCHOOL - PHASE II
70 Wilborn Rd.,
Hilton Head Island, SC 29926

4001848600

SITE PHOTOMETRIC CALCULATIONS

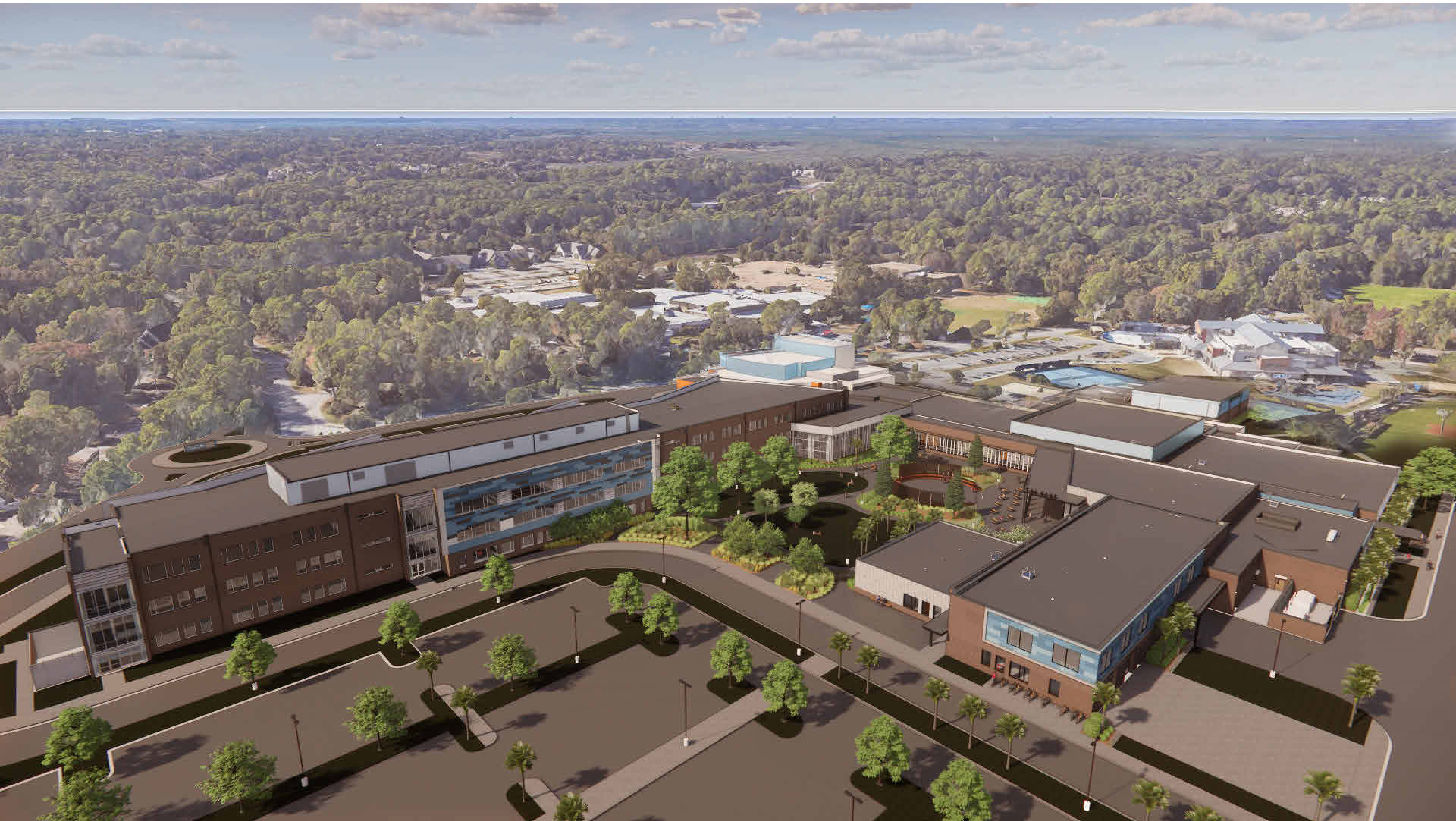
LC



PHASE 2 - AERIAL OVERVIEW



PHASE 2 - EAST ELEVATION - ENTRANCE



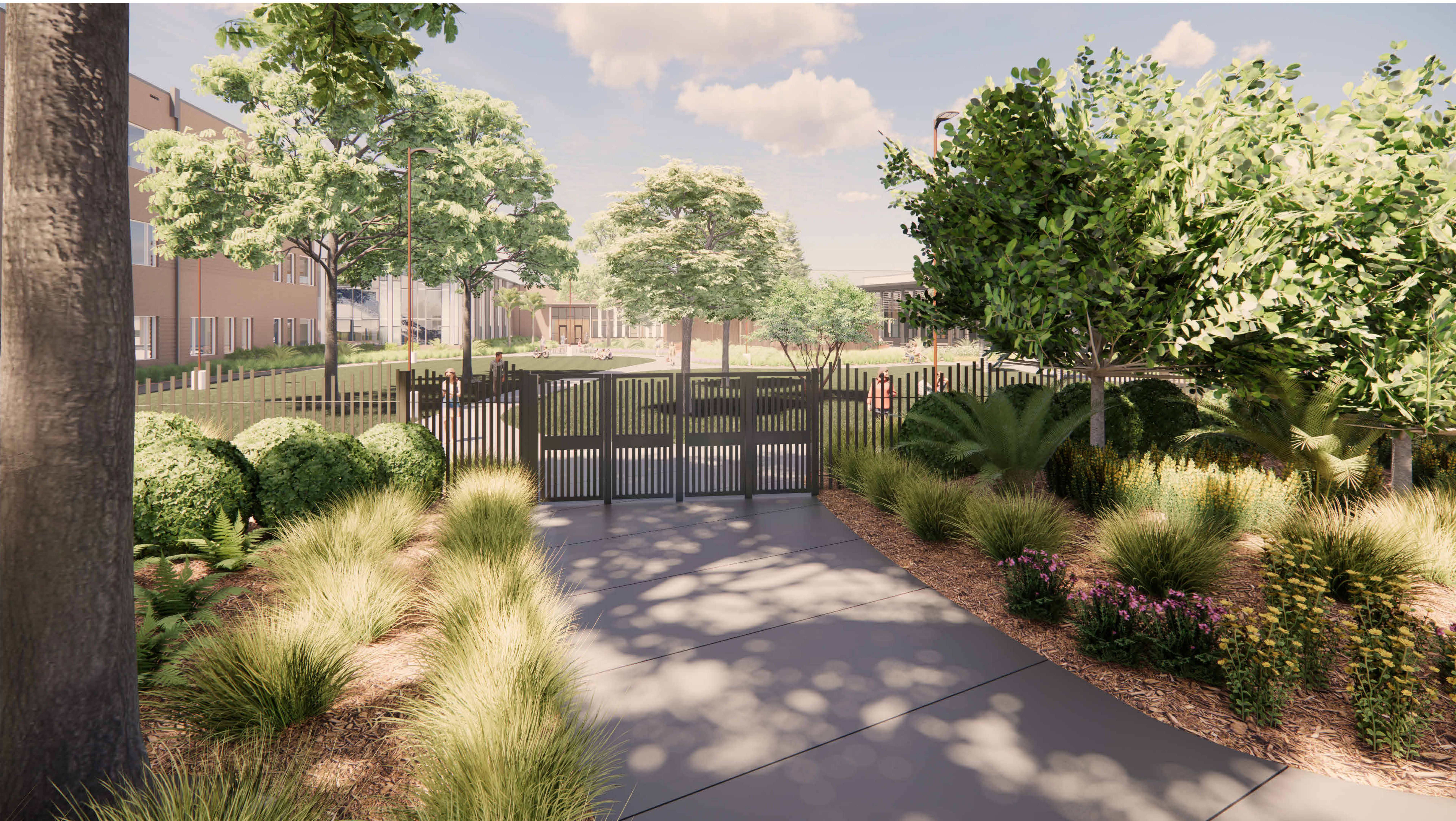
PHASE 2 - AERIAL VIEW



PHASE 2 - NORTHEAST ELEVATION



PHASE 2 - EAST COURTYARD GATE



PHASE 2 - EAST COURTYARD GATE



PHASE 2 - INTERIOR COURTYARD - OUTDOOR CLASSROOM - CANOPY



PHASE 2 - NORTH ELEVATION - CTE LABS



PHASE 2 - NORTH ELEVATION - BUS DROP OFF



PHASE 2 - NORTH ENTRANCE - BUS DROP OFF

**HHI High School - Phase 2
70 Wilborn Road
Staff Comments
August 12, 2025
DRB-000756-2025**

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 Wilborn Road– HHI High School – Phase 2

DRB-000756-2025

DATE: 8/12/2025

CATEGORY: Final

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	☒	☐	☐	
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	☐	☒	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☒	☐	☐	
A variety of species is selected for texture and color	☒	☐	☐	
Provides overall order and continuity of the	☒	☐	☐	

Landscape plan				
Native plants or plants that have historically been prevalent on the Island are utilized	☒	☐	☐	
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	☒	☐	☐	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	☒	☐	☐	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☒	☐	☐	
Proposed groundcovers are evergreen species with low maintenance needs	☒	☐	☐	
Large, grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☒	☐	☐	
Ornamentals and Annuals are limited to entrances and other focal points	☒	☐	☐	

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
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 final submittal for 70 Wilborn Road – HHI High School – Phase 2 with the following conditions:

1. Provide the color and finish of the proposed bike racks on L306.
2. Provide the Typology Site Lighting on L306 color and location on plans.
3. Signage will not be reviewed or approved at this time.
4. Any permanent sign, including the sign face and structure, that is greater than 40 square feet, or any sign system that includes such a sign, is subject to review and approval of a Sign Permit application by the Design Review Board in accordance with the following procedures, which relate to the standard review steps and specific procedures in Sec. 16-2-102, Standard Review Procedures.

5. The total size of façade and hanging signs shall not occupy more than ten percent of the area of the façade on which they are placed.
6. The parking lot specs shall be consistent with the Phase 1 Parking lot lighting specs. On page LC, please circle the lighting spec sheet ordering information. All lighting shall be no more than 3500k lumens. Please select that option for the color temperature.
7. Any additional information as required by the Board.

**20 Caesar Place
Conceptual
August 12, 2025
DRB-000637-2025**



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: Kevin Grenier Company: KRA Architecture and Design
Mailing Address: PO Box 2047 City: Bluffton State: SC Zip: 29910 Email: krg@krasc.com
Project Name: Caesar's Place Project Address: 20 Caesar Place Hilton Head Island, SC 29928
Parcel Number [PIN]: R 510 007 000 200A 0000
Zoning District: _____ Moderate Density RM-8 _____ Overlay District(s): _____

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

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

Project Category:

☒ Concept Approval – Proposed Development ☐ Alteration/Addition
☐ Final Approval – Proposed Development ☐ Sign

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

- ☐ 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

- ☒ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- ☒ A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- ☒ A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- ☒ Context photographs of neighboring uses and architectural styles.
- ☒ Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- ☒ Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- _____ Final site development plan meeting the requirements of Appendix D: D-6.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- _____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- _____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- _____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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


SIGNATURE

6/23/25
DATE

**PROJECT NARRATIVE
FOR 20 CAESAR PLACE
PIN #R510-007-000-200A-0000
20 CAESAR PLACE
TOWN OF HILTON HEAD
JOB NO. 2583**

The project will consist of constructing eight (8) duplexes (16 dwelling units) on a 2.0 acre site located at 20 Caesar Place. The site is zoned RM-8. This will be a multifamily development.

The building setbacks and buffers are a 20' front setback/buffer around the perimeter of the site.

The maximum impervious coverage is 35% or 30,480 SF. The site will conform to this requirement. Each dwelling unit will have 2 parking spaces as required.

The proposed development will drain to a proposed stormwater detention pond at the rear of the property that will limit the post development peak rates of runoff to less than or equal to the pre-development peak rates for the 2, 10, 25, 50 and 100 year storm events. The pond will outfall to the rear of the property.

Electrical and telephone service will be provided by Palmetto Electric and Hargray respectively. Water and sewer service will be provided by the Hilton Head PSD. Fire protection and emergency services are provided by the Town of Hilton Head.

**20 Caesar Place
Plan Set
August 12, 2025
DRB-000637-2025**

AUTHORITY HAVING JURISDICTION

TOWN OF HILTON HEAD, SC

PROJECT INFORMATION

3 RESIDENTIAL BUILDING(S) 3-STORY WOOD FRAME WITH EXTERIOR LOAD BEARING WALLS
LOCATION: CEASAR'S PLACE, PARCEL 200A COTTON HOPE PLANTATION - HILTON HEAD ISLAND, SC

UNIT AREA TABLE

UNIT NAME	101	102	103	104	105	106	107	108	UNIT TOTALS
CONDITIONED SQUARE FT	2,653	2,653	2,653	2,653	2,653	2,653	2,653	2,653	
ATTIC SQUARE FEET	448	448	448	448	448	448	448	448	
BLDG #	3,101 TOTAL PER UNIT								
1	2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2
2	2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2
3	2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2
4	2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2
5	2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2
6	2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2
7	2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2
8	2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2 UNITS 6,202 SF BLDG		2
TOTAL SQ. FT.	6,202		6,202		6,202		6,202		
TOTAL PROJECT	49,616 SF								16



INDEX OF DRAWINGS

[illegible]

PROJECT DIRECTORY

ARCHITECT

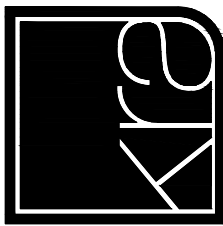
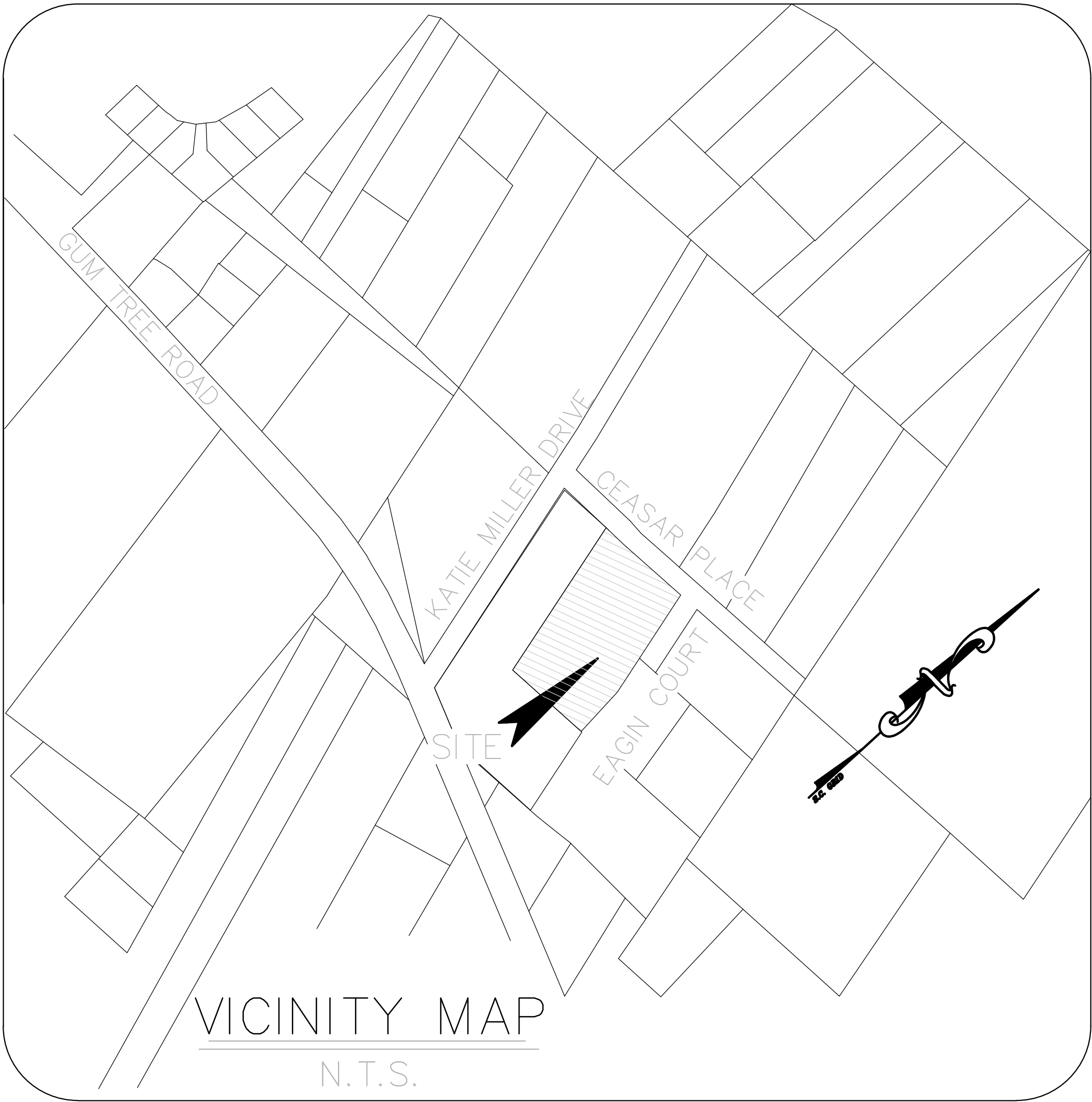
KRA, Inc.
PO Box 2047
Bluffton, South Carolina 29910
Phone: (843) 815-2021
E-mail: krg@krasc.com

STRUCTURAL ENGINEERING

Southern Consulting and Engineering INC.
105 Central Avenue 200B
Goose Creek, SC
Phone: 843-715-2525
Email: tony@scestructure.com

LANDSCAPE ARCHITECT

Kevin Tate
Otter and Arrow
730 Clubside Drive
Roswell, GA 30076
Phone: 828-551-1414
Email: kevin@otterandarrow.com



KRA architecture + design

KRA architecture + design
P O B O X 2047
Bluffton, SC 29910
t 843.815.2021
www.krasc.com



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Drawn By

Checked B

Date: 06.23.25

Revisions

Project No. 2211C

File Name

Drawing Title

COVER PAGE

Sheet No.

Scale

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PO BOX 21057
HILTON HEAD ISLAND SC 29925

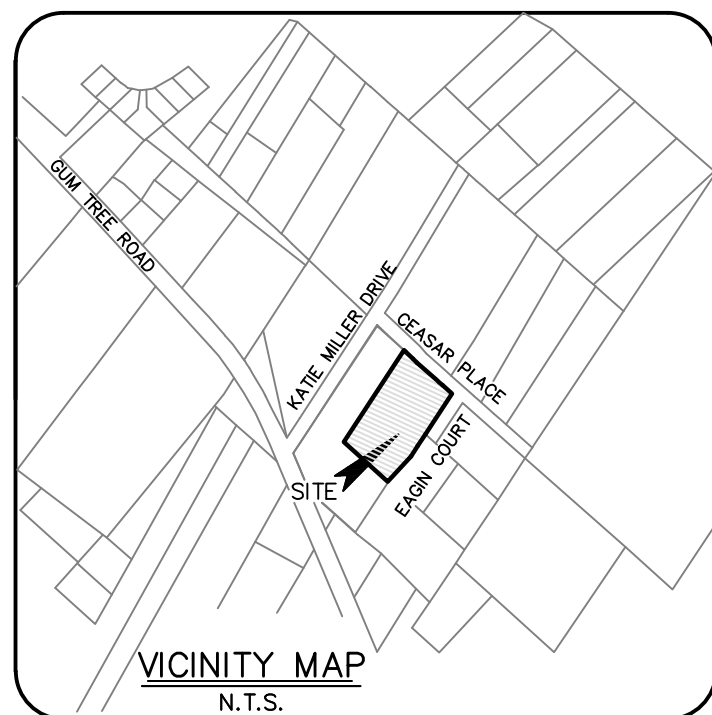
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BINAH F LEVANT
REVOCABLE LIVING TRUST
143 OLD MILLER ROAD
BLUFFTON SC 29910

R510 007 000 0397 0000
JENKINS RICHARD P SONYA R
PO BOX 21514
HILTON HEAD ISLAND SC 29925

REFERENCE PLAT
1) A PLAT OF 2.87 ACRES, KATIE MILLER DRIVE, BOUNDARY
SURVEY OF GUM TREE ROAD AREA, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA.
DRAWN: 1/27/92
RECORDED IN BOOK 67, PAGE 15, DATED 2/27/92
ROD, BEAUFORT COUNTY, SC
BY: MICHAEL R. DUNNIGAN S.C.R.L.S.

1) A PLAT PREPARED AT THE REQUEST OF BINAH F. YATES &
SAMUEL FERGUSTON, JR. HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA.
DRAWN: 9/10/82, LAST REVISED: 10/06/98
RECORDED IN BOOK 67, PAGE 33, DATED 10/19/98
ROD, BEAUFORT COUNTY, SC
BY: M.A. DUNHAM S.C.R.L.S. 11590

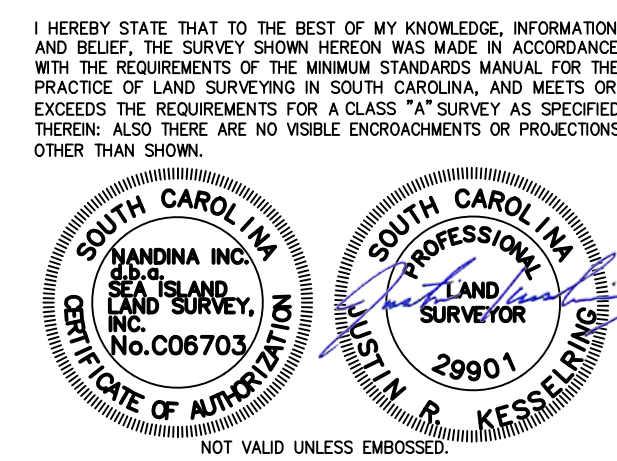
PROPERTY AREA = 2.00 Ac, 87,087 Sq. Ft.
ADDRESS: 20 CEASAR PLACE
DISTRICT: 510, MAP: 7, PARCEL: 200A
THIS PROPERTY LIES IN F.E.M.A. ZONE X
BASE FLOOD ELEVATION = N/A
COMMUNITY NO. 450250, PANEL 0451G, DATED: 3/23/2021



LEGEND & SYMBOLS:
TREE SIZES ARE INCHES IN DIAMETER
SPOT ELEVATION
CONTOUR
3" CONCRETE MONUMENT FOUND
1/2" IRON PIN FOUND
TEMPORARY BENCH MARK
INVERT ELEVATION
FINISHED FLOOR ELEVATION
REINFORCED CONCRETE PIPE
LIVE OAK
LAUREL OAK
RED OAK
PINE
WATER OAK
GUM
TUPELO
ELECTRIC TRANSFORMER
TELEPHONE SERVICE
TELEVISION SERVICE
SIGN
ELECTRIC SERVICE
SANITARY MANHOLE
POLYVINYL CHLORIDE

NOTES:
1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
2) NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC
AND ASBLUT INFORMATION PROVIDED HEREON AS THE DATE OF THE
SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE
FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREFTER IS NOT THE
RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM
NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.
3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE
BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION
ACT OF JULY 1, 1988.
4) HORIZONTAL DATUM IS S.C. STATE PLANE COORDINATES NAD83.
5) VERTICAL DATUM IS NAVD83.
6) CONTOUR INTERVAL IS 1'.
7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS
OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED
BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE
TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF
FRESHWATER WETLANDS.
11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST
SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

R510 007 000 143A 0000
MURRY GLORIA S
PO BOX 21013
HILTON HEAD ISLAND SC 29925
DB 298 PG 214



BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF:
PARCEL 200A,
HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR: JACKIE ZHAO

DATE: 1/02/2025 SCALE: 1" = 16'

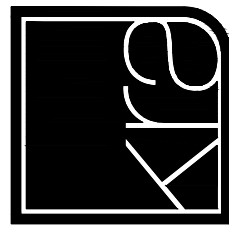


NANDINA

d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1,
Hilton Head Island,
SC 29926
Tel (843) 681-3248
E-mail: admin@nandinainc.com
FILE No : 07285.5
DWG No. : 6-07285.5
COPYRIGHT © BY NANDINA, INC. CAD: INDOVANCE, FLS: K.S. RB

Ceasars Place
Apartments

Ceasars Place
Hilton Head Island, SC



KRA architecture + design

t 843.615.2021
www.krasc.com
KRA architecture + design
P.O. Box 2047
Bluffton, SC 29910



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Drawn By: _____
Checked By: _____
Date: 06.23.25
Revisions

No.	Description	By	Date

Project No. 22110
File Name: _____
Drawing Title: _____

ARCHITECTURAL
SITE PLAN

Sheet No. **SP1.0**

Scale: _____

BARNWELL THOMAS C JR
BARNWELL MELVIN
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ZHAO LIANG
TAX PARCEL
R510-007-000-200A-0000

JENKINS RICHARD P
SONYA R
TAX PARCEL
R510-007-000-0397-0000

MURRY GLORIA S
TAX PARCEL
R510-007-000-143A-0000

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EVANT
RCEL
143B-0000

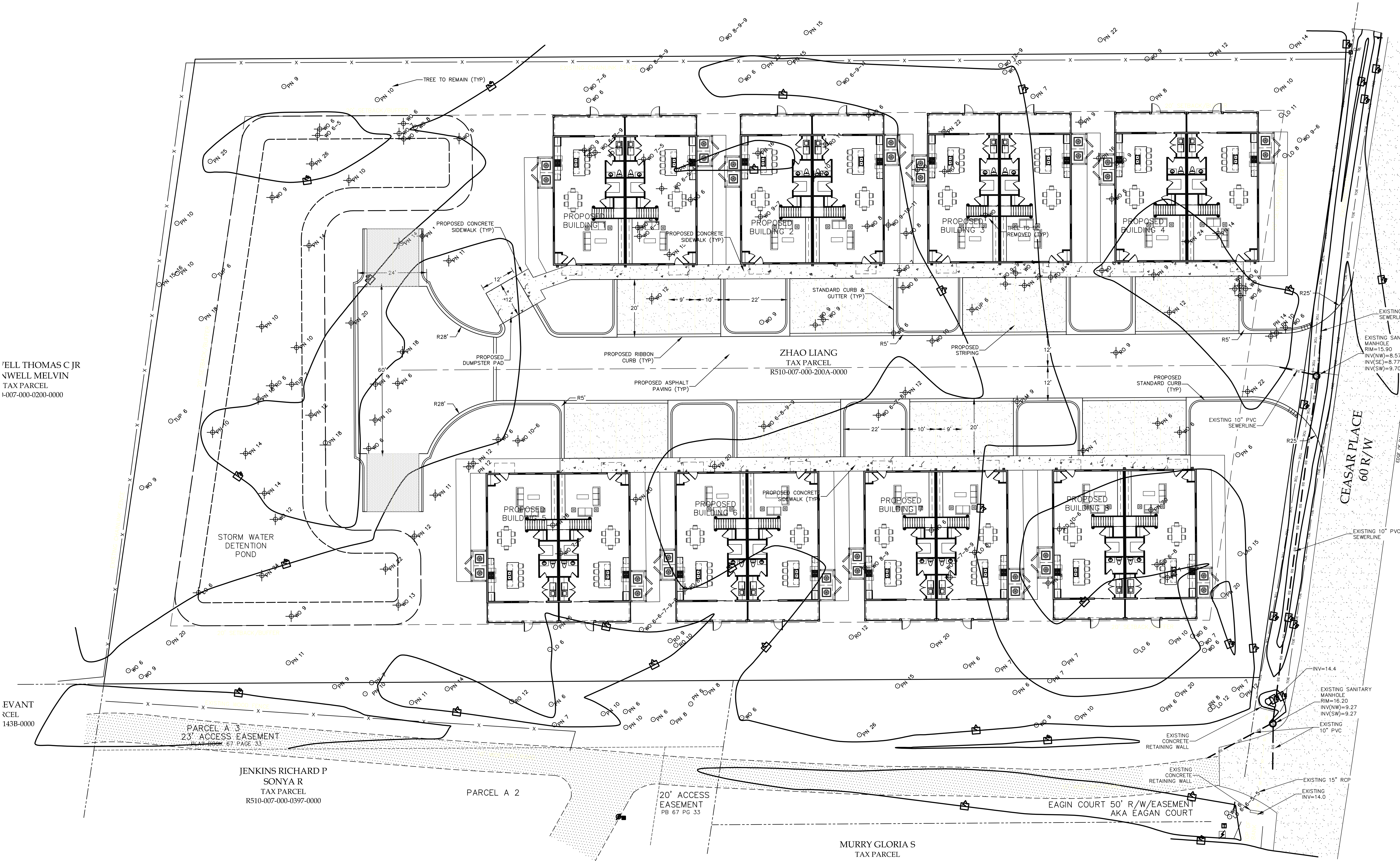
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PB 67 PG 33

PARCEL A 2

20' ACCESS
EASEMENT
PB 67 PG 33

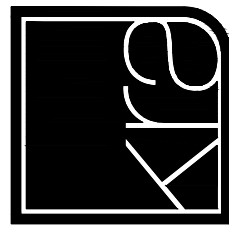
EAGIN COURT 50' R/W/EASEMENT
AKA EAGAN COURT

CEASAR PLACE
60' R/W



Ceasars Place
Apartments

Ceasars Place
Hilton Head Island, SC



KRA architecture + design

t 849.815.2021
www.krasc.com
KRA architecture + design
P O B O X 2 0 4 7
Bluffton, SC 29910



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Drawn By: _____

Checked By: _____

Date: 06.23.25

Revisions

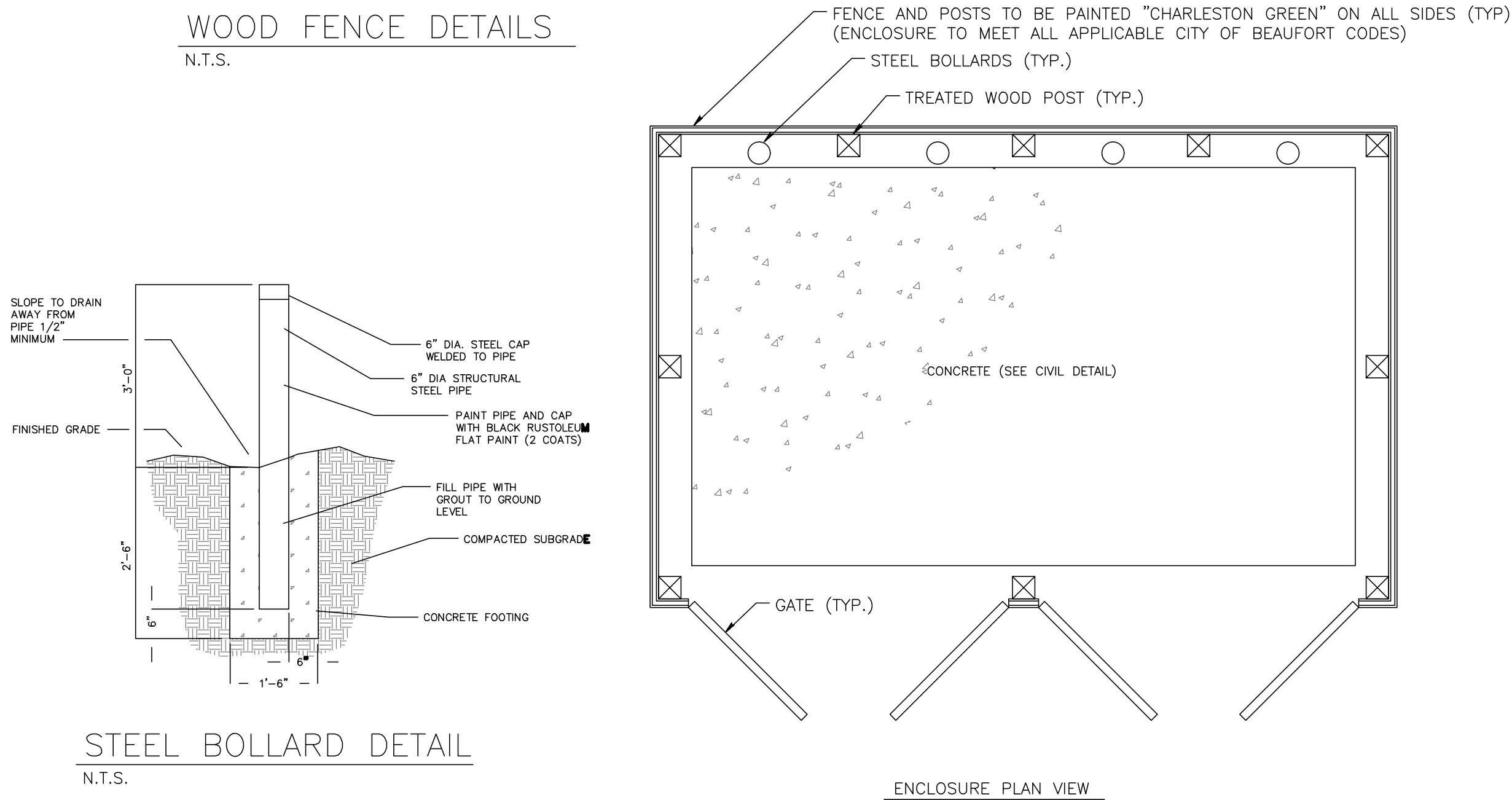
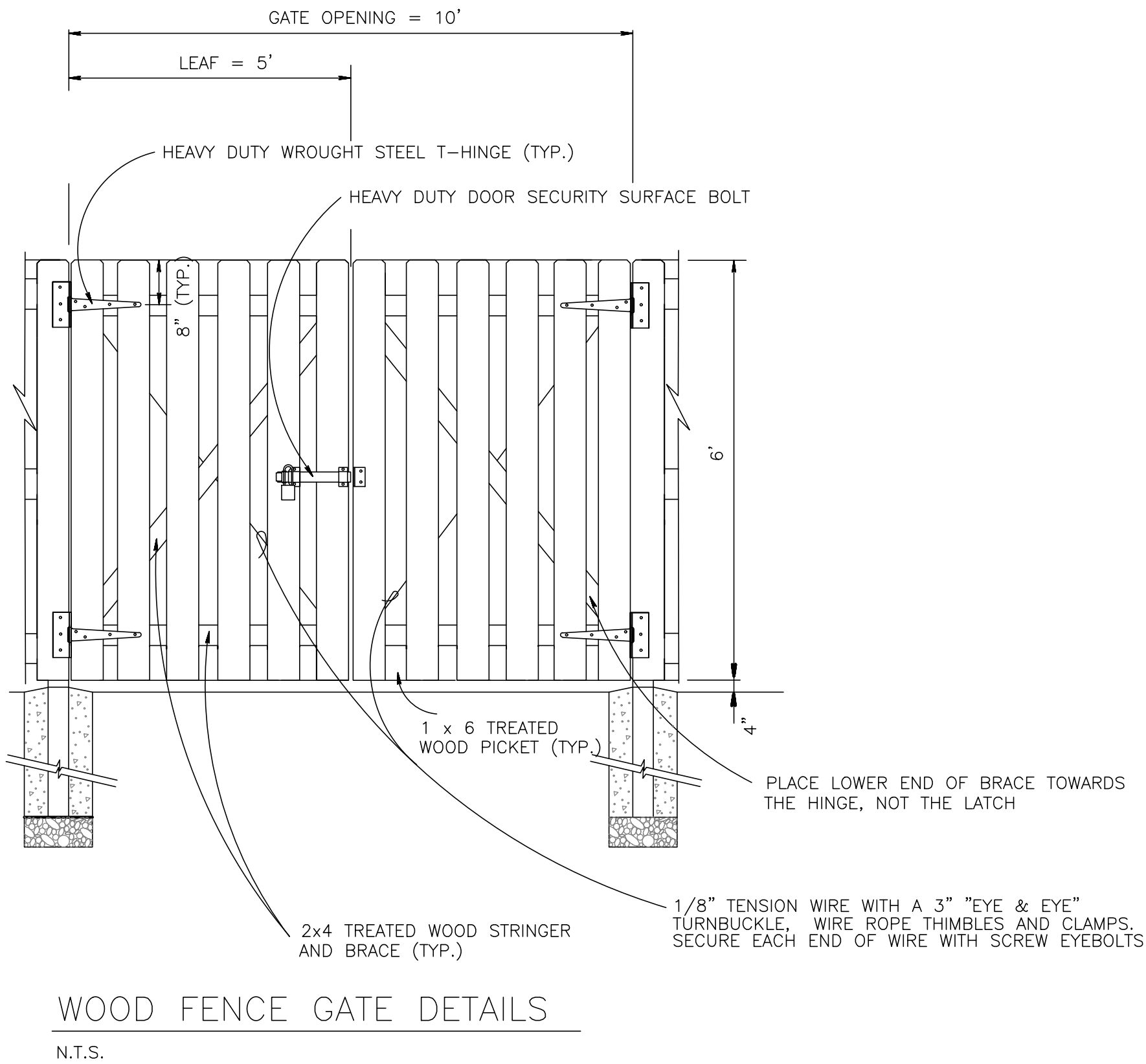
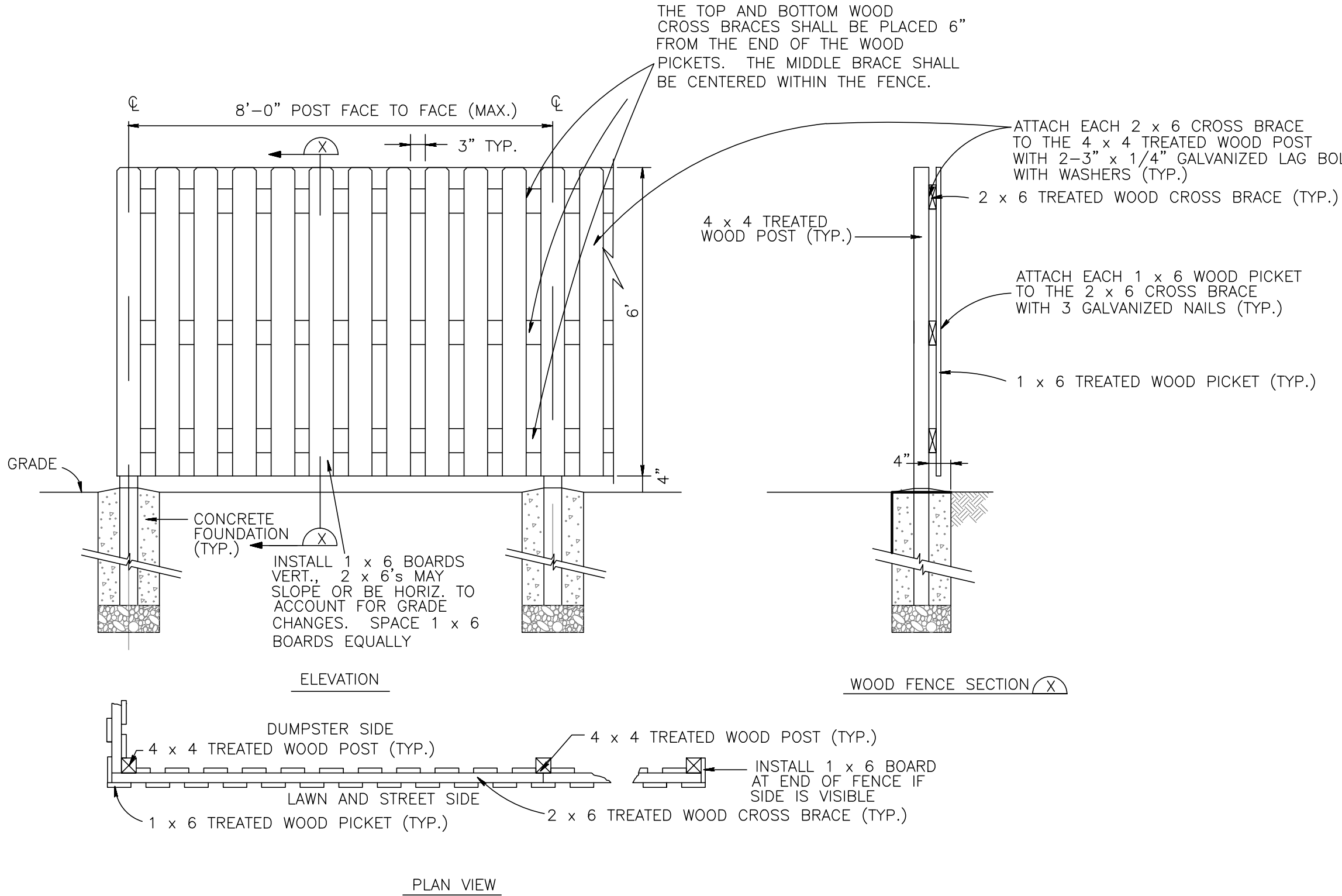
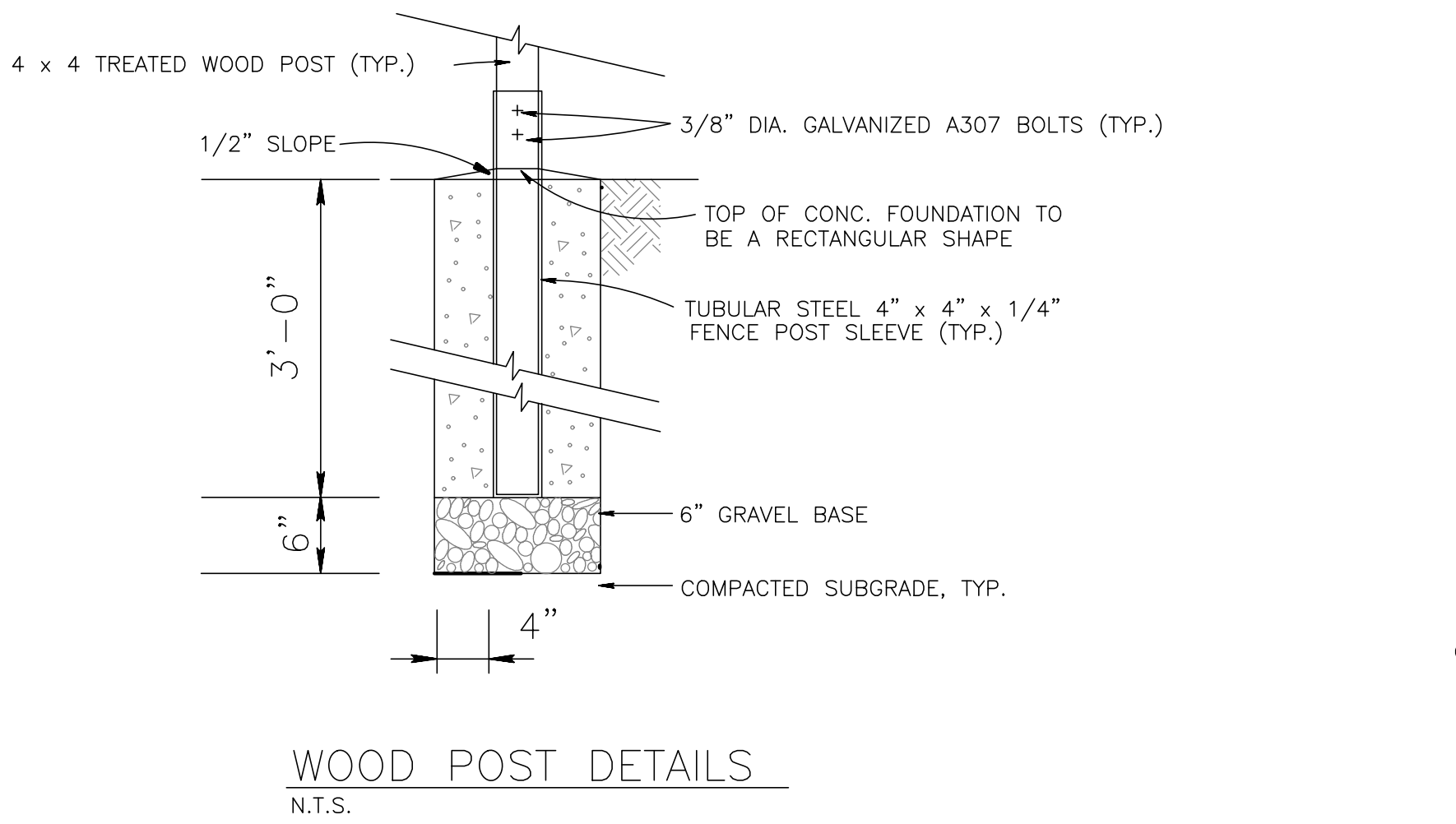
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Project No. 22110

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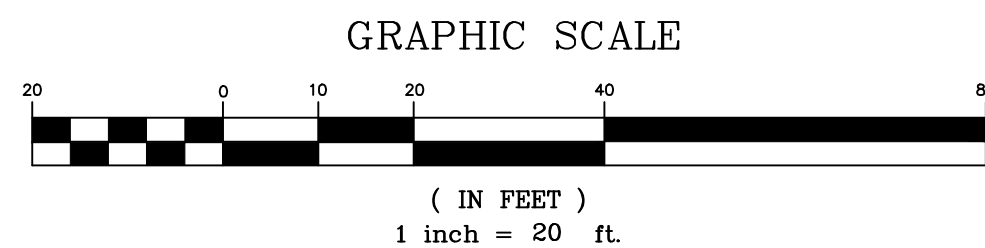
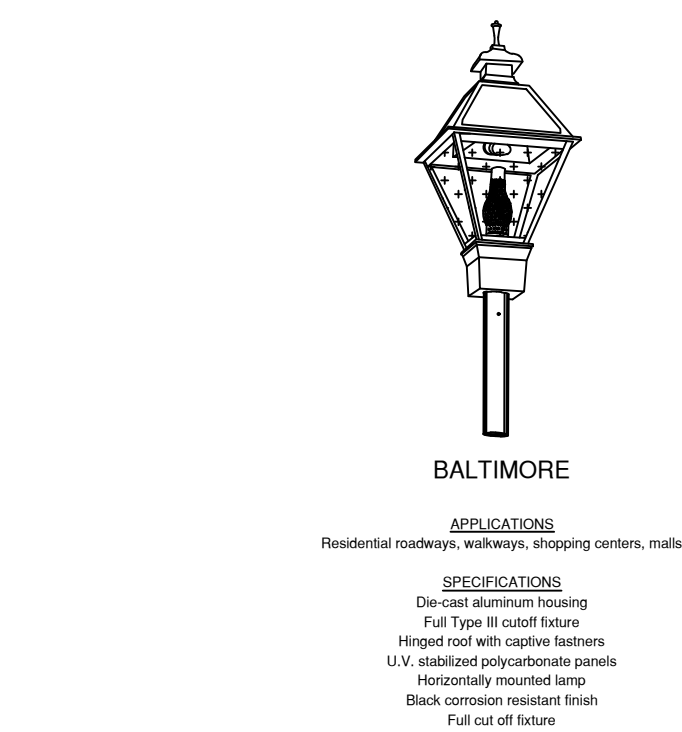
DUMPSTER DETAIL



Luminaire Schedule		Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
Symbol										
		5	Baltimore	Single	100ED LED on 14' Decorative Pole		0.720	6603	79	395

Calculation Summary		Units	Avg	Max	Min	Avg/Min	Max/Min
Label	CalcType						
CalcPts	Illuminance	Fc	?	?	?	NA	NA

Luminaire Location Summary		Insertion Point			Orient	Tilt
LumNo	Label	X	Y	Z		
1	Baltimore	-14194	3970	14	90	0
3	Baltimore	-14371	3992	14	0	0
4	Baltimore	-14251	3968.296	14	90	0
5	Baltimore	14233.27	4018.81	14	270	0
6	Baltimore	-14117	4018.816	14	270	0

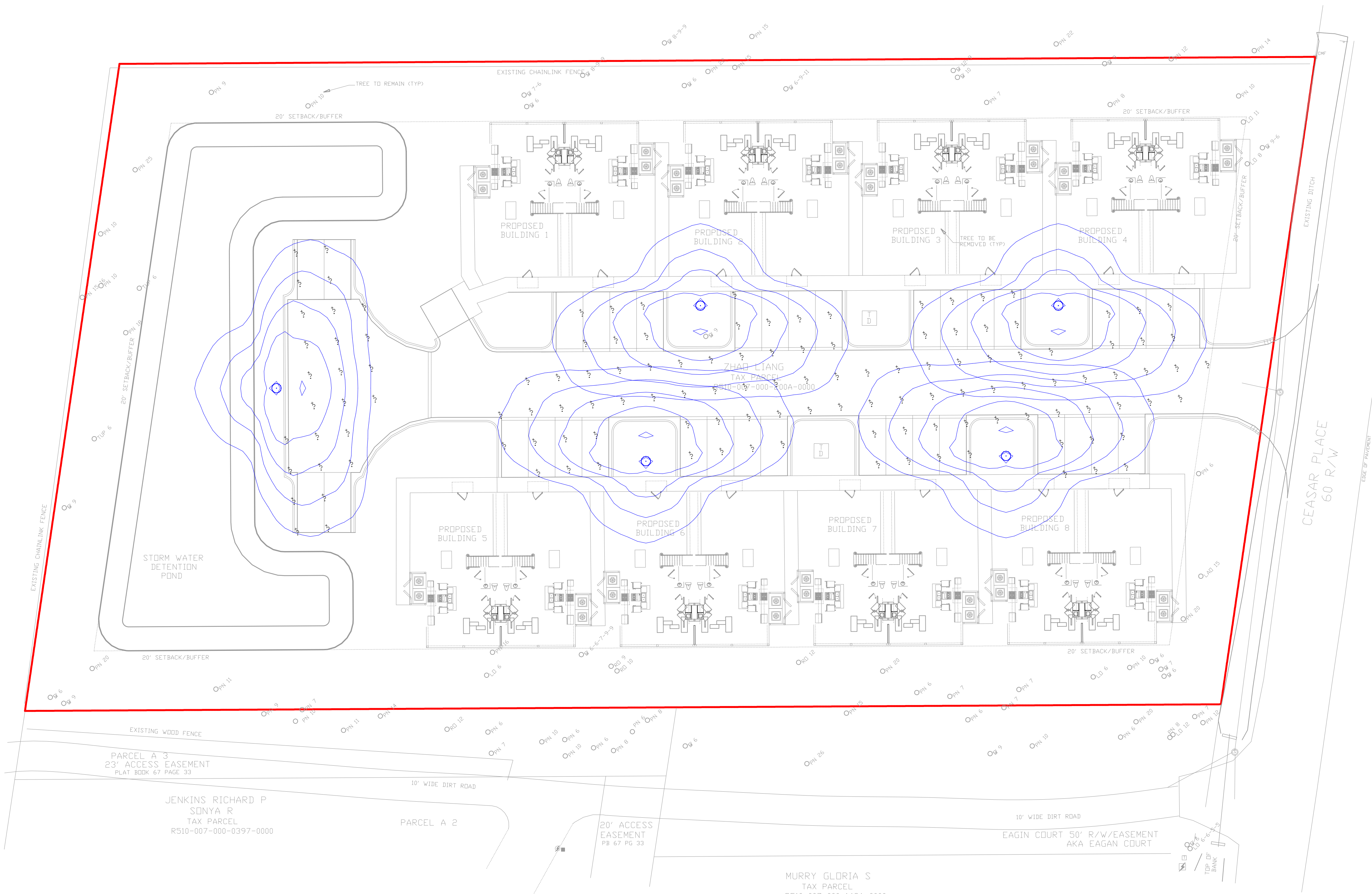


NOTES

1. P.E.C.I. ONLY PROVIDES LIGHTING DESIGNS AS REQUESTED BY THE CUSTOMER OR AS REQUESTED BY LOCAL GOVERNING AGENCIES.
2. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO ENSURE THAT THE LIGHT VALUES, LOCATIONS, LIGHT TYPE, POLE TYPE, AND MOUNTING HEIGHT ARE IN COMPLIANCE WITH ALL LOCAL GOVERNING AGENCY REQUIREMENTS AND/OR RECOMMENDATIONS.
3. ANY OBSTRUCTIONS, OR THE INTRODUCTION OF, WITHIN THE LIGHTED SPACE MAY PRODUCE RESULTS THAT ARE DIFFERENT FROM THE PREDICTED VALUES.

THESE PLANS ARE FOR THE APPROVAL AND CONSTRUCTION OF PALMETTO ELECTRIC COOPERATIVE, INC. OUTDOOR LIGHTS ONLY.

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1 COOPERATIVE WAY
HARDEEVILLE, SOUTH CAROLINA 29927
(843) 208-5551 / FAX (843) 208-5552



REMARKS:

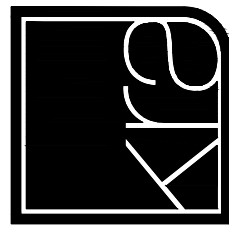
DESIGNED BY: NZ
CHECKED BY: NZ
DRAWN BY: RBT
DATE: 4/28/25
SCALE: 1" = 20'
PROJECT NO.: 2504003L
MAP NO: 00000000

SHEET NO.
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OF
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LIGHTING PROPOSAL FOR
CEASAR PLACE DUPLEXES
20 CESAR PLACE
HILTON HEAD
BEAUFORT COUNTY, SOUTH CAROLINA

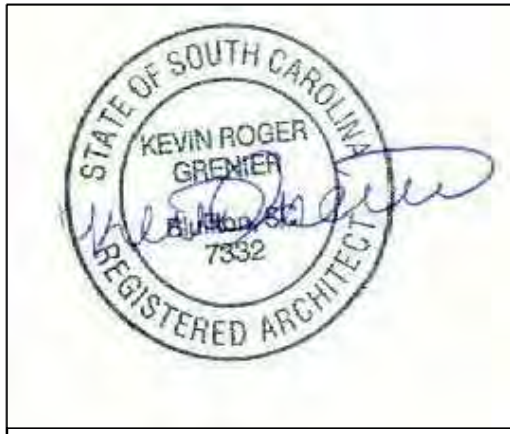
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Apartments

Ceasars Place
Hilton Head Island, SC



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SLAB ON GRADE PLAN

Sheet No. **A1.0**
Scale: _____

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

GENERAL CONTRACTOR NOTE:
ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

G.C. / OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

DIMENSION NOTES:
ALL DIMENSIONS ARE TO EDGE OF SLAB, BLOCK, AND FRAMING AND ARE INDEPENDENT FROM ALL BRICK LEDGES I.N.O. G.C. TO COORDINATE SIZE AND LOCATIONS OF ADDITIONAL BRICK LEDGES WITH PLANS, ELEVATIONS, AND DETAILS. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

FOUNDATION NOTES:
STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCH. DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

CLIENT & CONTRACTOR NOTES:

IT IS THE RESPONSIBILITY OF THE CLIENT AND/OR CONTRACTOR TO ENSURE THAT THE CONSTRUCTION OF THIS PLAN MEETS INDUSTRY STANDARD BUILDING PRACTICES AND ALL APPLICABLE LOCAL BUILDING CODES.

ALL EFFORTS ARE MADE TO PROVIDE PLANS WITH THE HIGHEST LEVELS OF DESIGN QUALITY. HOWEVER, DUE TO THE UNIQUENESS OF EACH BUILDING SITE, REGIONAL REQUIREMENTS AND VARIOUS BUILDING CODES, THE ARCHITECT DOES NOT ASSUME LIABILITY FOR COMPLIANCE WITH BUILDING CODES, STANDARD BUILDING PRACTICES OR ZONING REGULATIONS.

THE CLIENT AND/OR CONTRACTOR WILL HAVE A LICENSED STRUCTURAL ENGINEER REVIEW THESE PLANS FOR COMPATIBILITY WITH SPECIFIC SITE CONDITIONS AND DESIGN ALL STRUCTURAL ELEMENTS FOR THIS PLAN SUCH AS, BUT NOT LIMITED TO, FOOTINGS, FOUNDATION WALLS, PIERS, SLABS, HIGH IMPACT AND STEEL REINFORCEMENT, COLLUMNS, BEAMS, JOISTS, RAFTERS AND OTHER FRAMING.

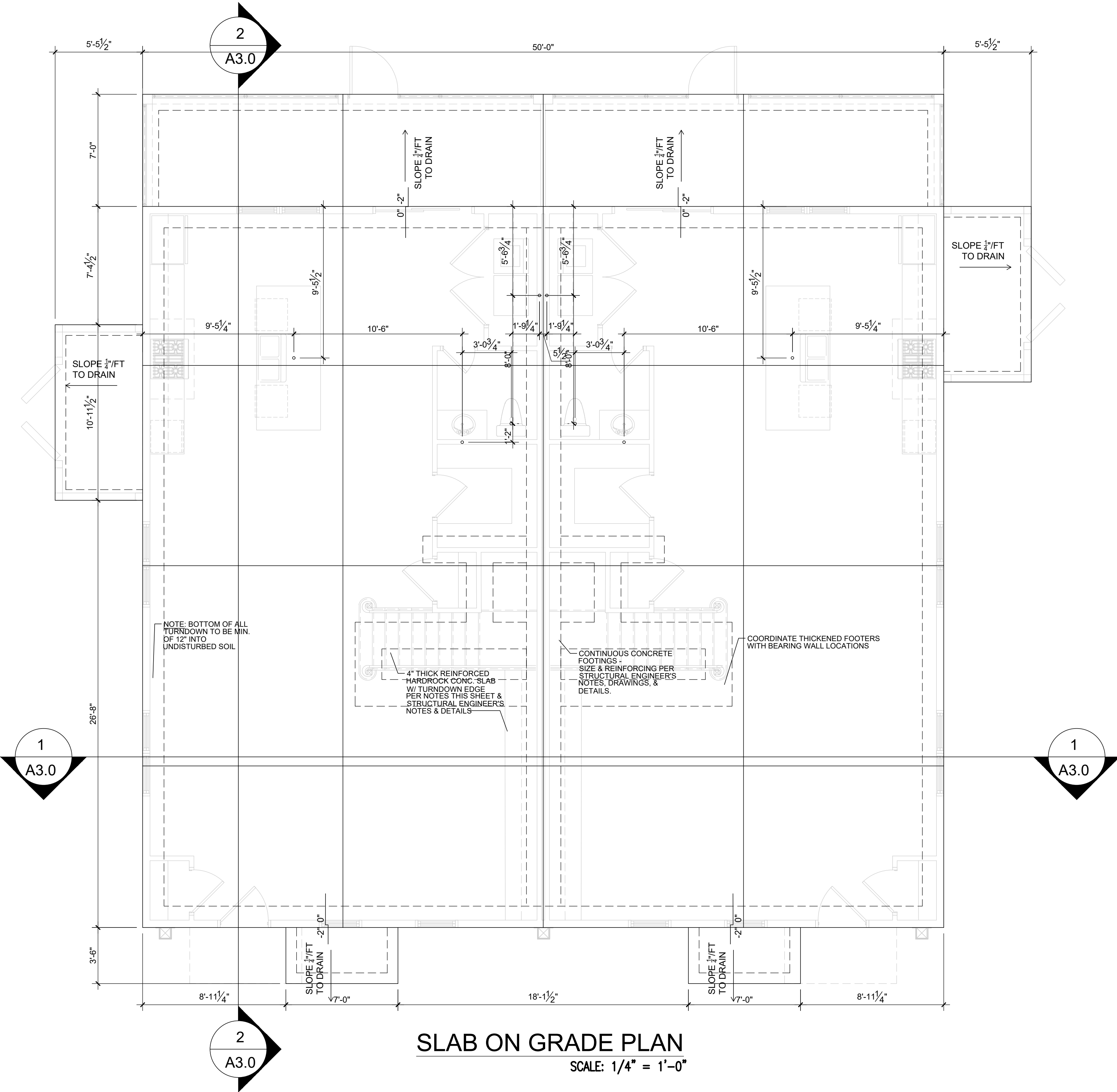
PRIOR TO CONSTRUCTION, THE CLIENT AND/OR CONTRACTOR SHALL CHECK THE PLANS FOR ERRORS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

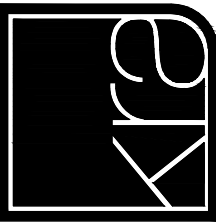
THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION QUALITY, MEANS OR METHODS, PRODUCTS, SYSTEMS, COSTS, OR MATERIAL SELECTIONS USED IN THE CONSTRUCTION OF THIS PLAN.

ARCHITECT SPECIFICALLY RENOUNCES ALL WARRANTIES, EXPRESSED OR IMPLIED INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSES ASSOCIATED WITH THE PLANS AND DERIVATIVE WORKS, AND SHALL NOT BE RESPONSIBLE FOR ANY WARRANTIES, ERRORS, OMISSIONS OR DEFICIENCIES OF ANY THIRD PARTIES.

THE ARCHITECT'S LIABILITY, IF ANY, SHALL BE LIMITED TO THE SALE PRICE OF THE PLANS.

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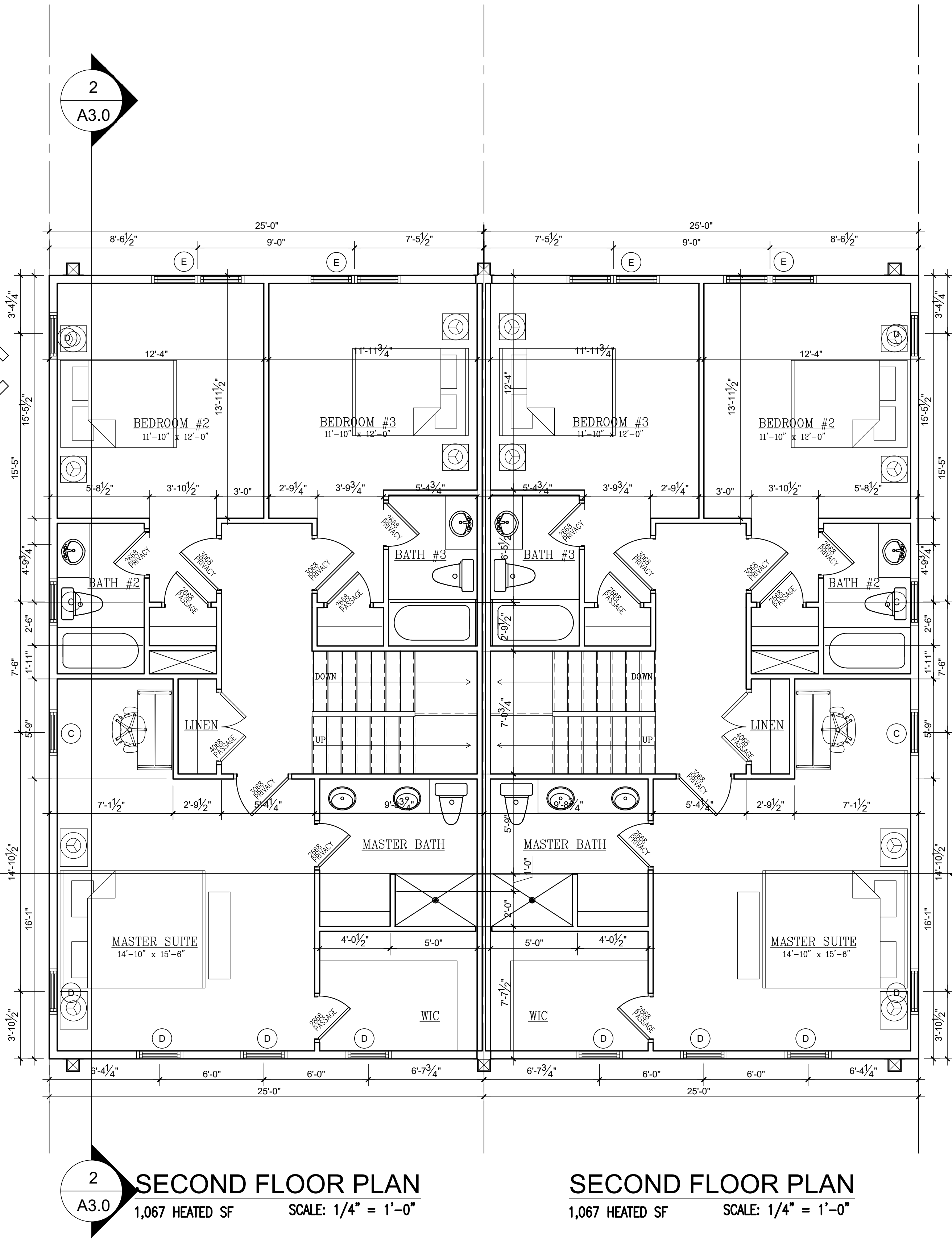
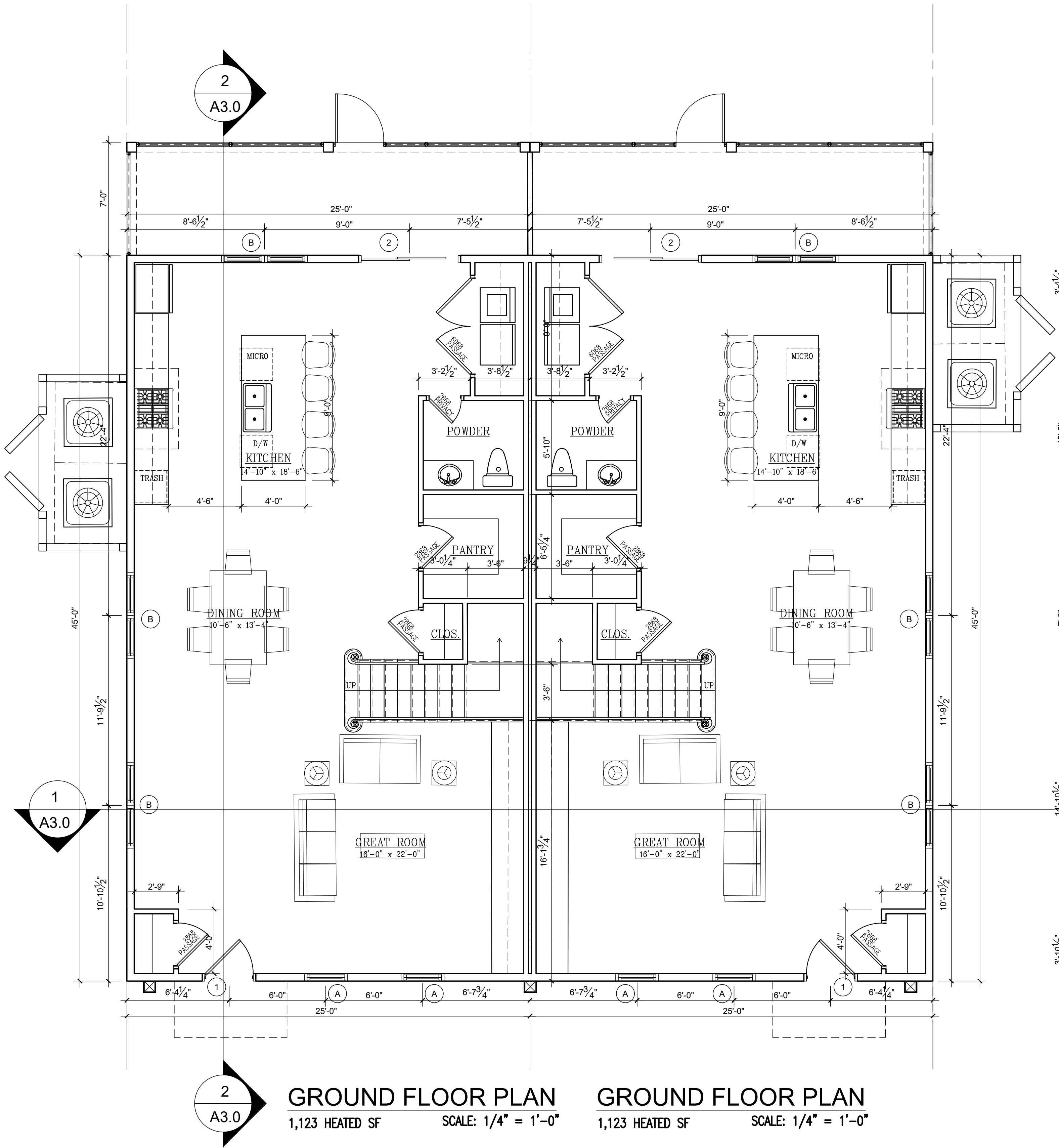
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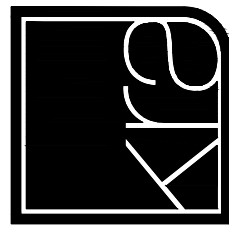
GROUND AND
SECOND FLOOR PLAN

Sheet No. **A1.1**
Scale: _____



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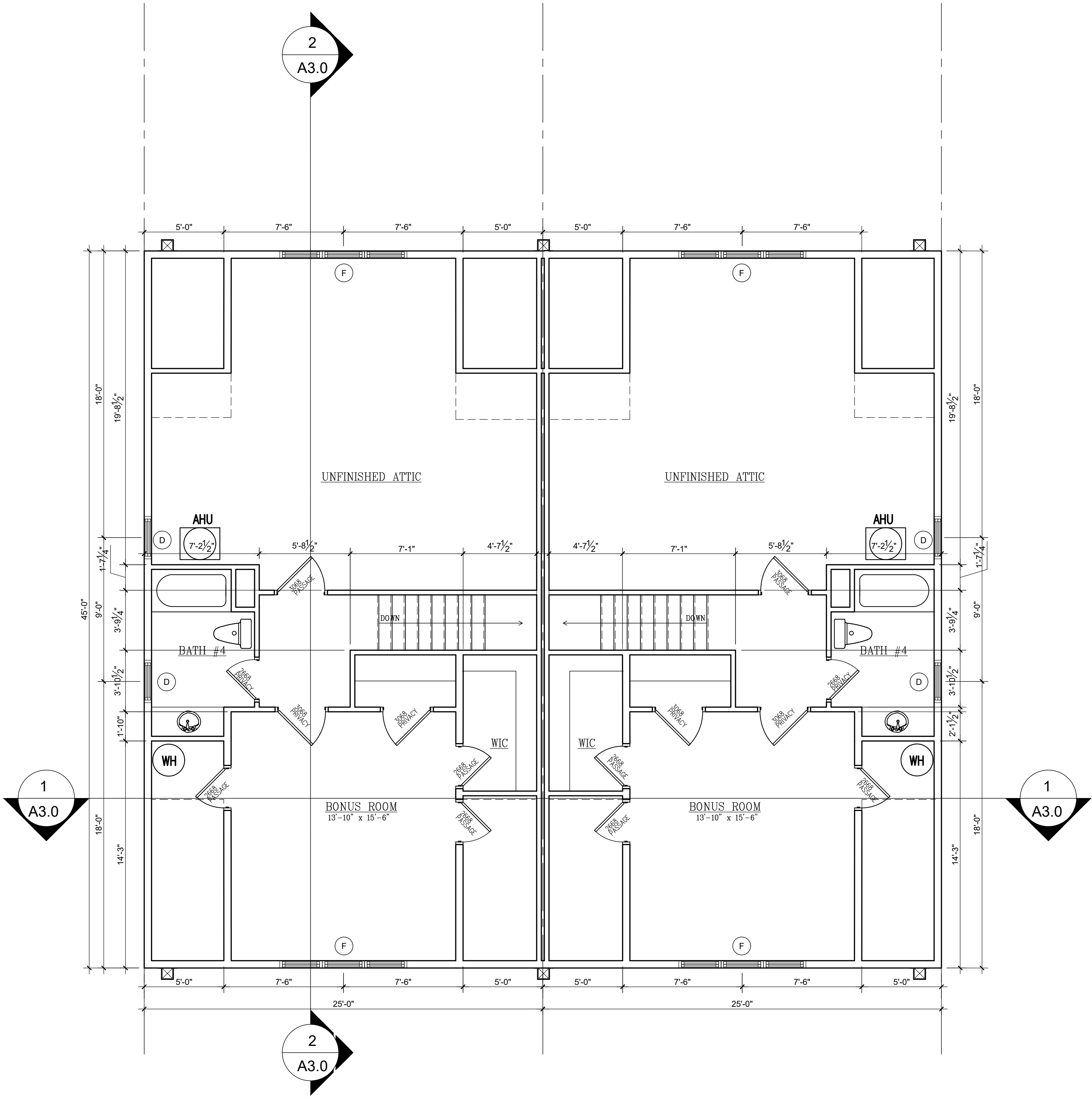
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THIRD FLOOR PLAN
AND ROOF PLAN

Sheet No: **A1.2**

Scale:

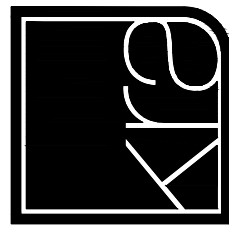


THIRD FLOOR PLAN
463 HEATED SF SCALE: 1/4" = 1'-0"

THIRD FLOOR PLAN
463 HEATED SF SCALE: 1/4" = 1'-0"

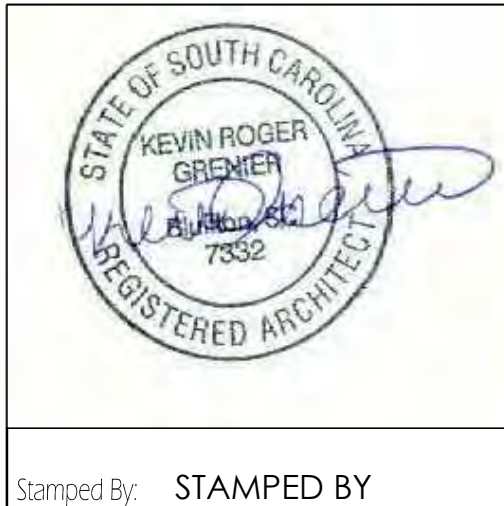
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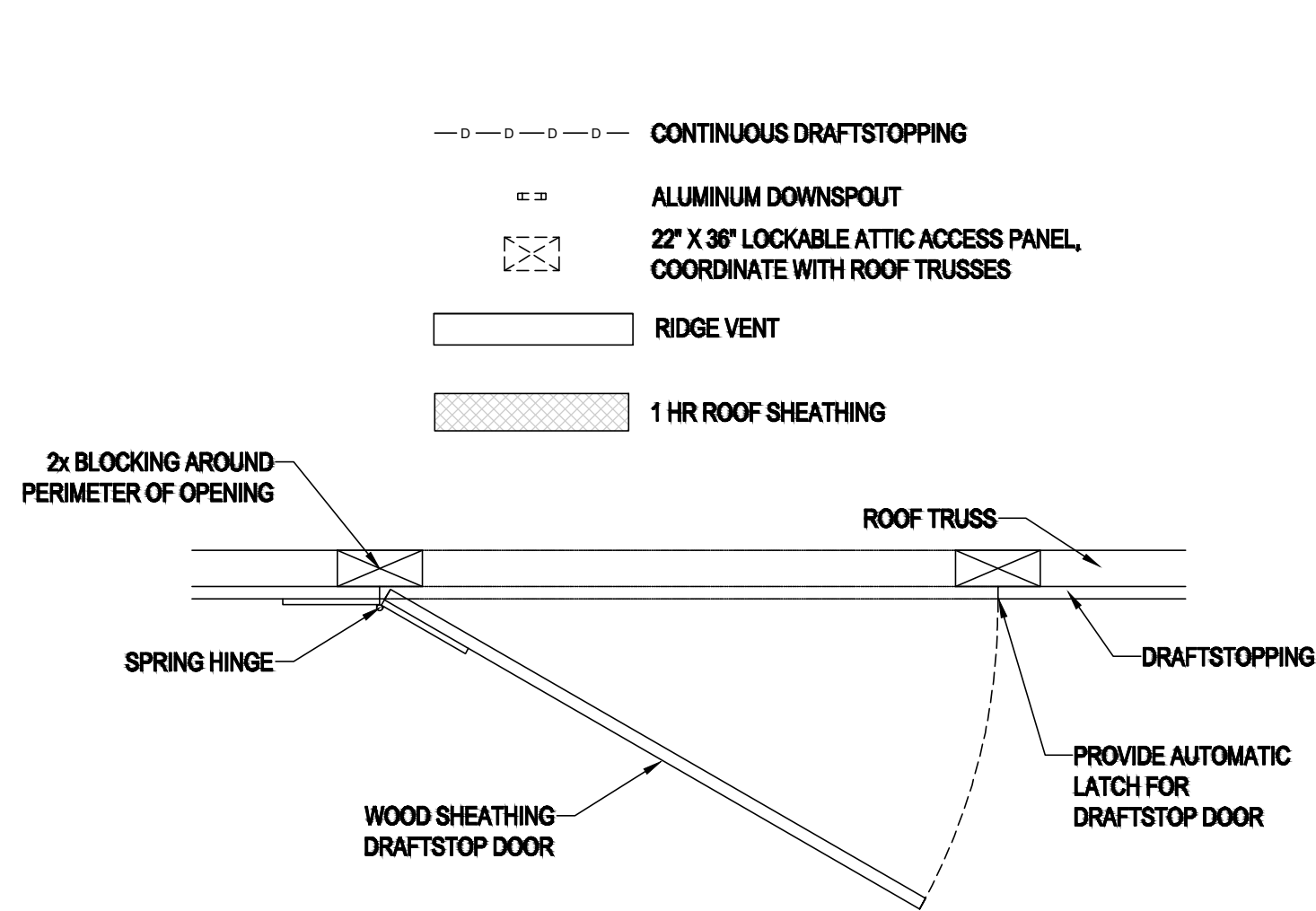
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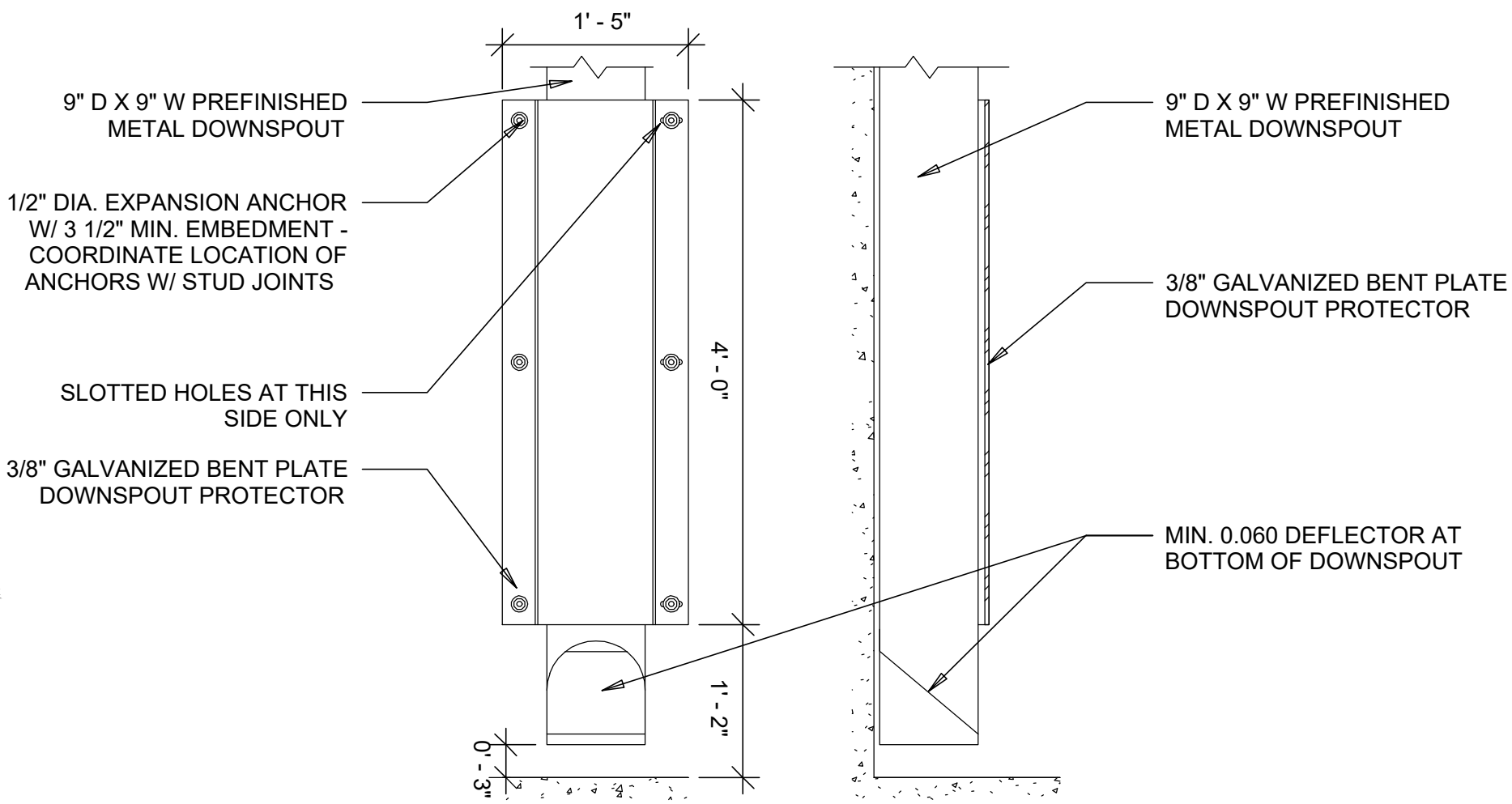
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ROOF PLAN AND
DETAILS

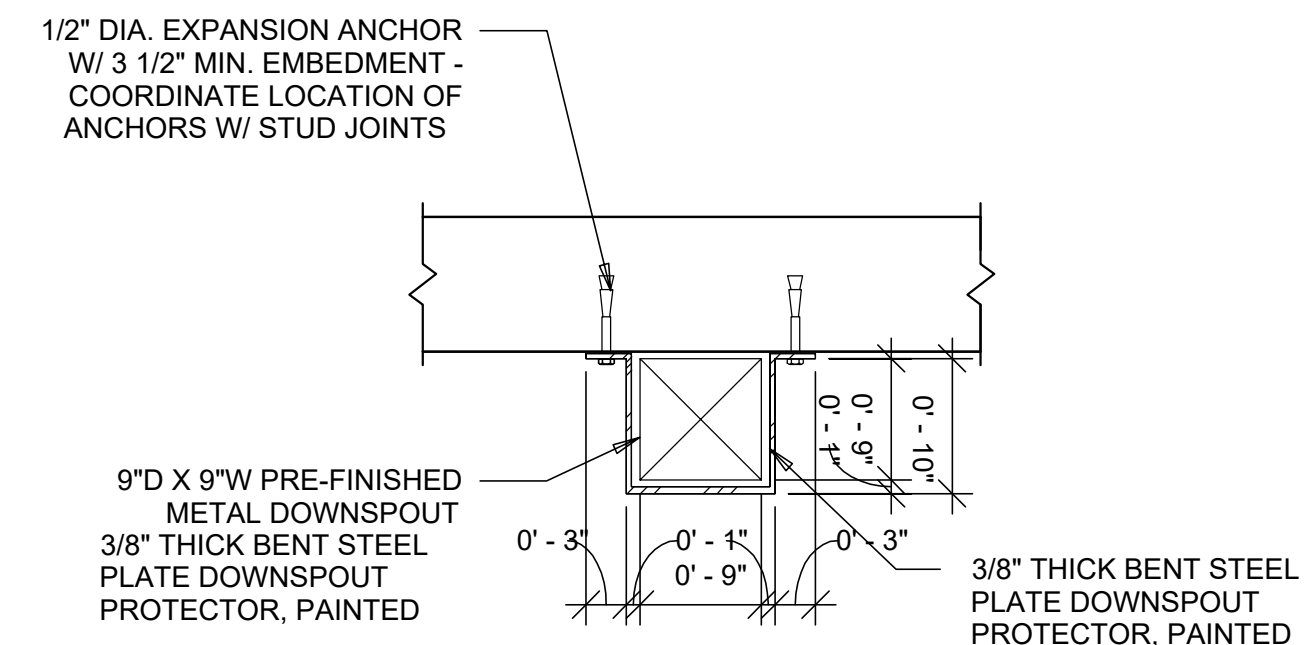
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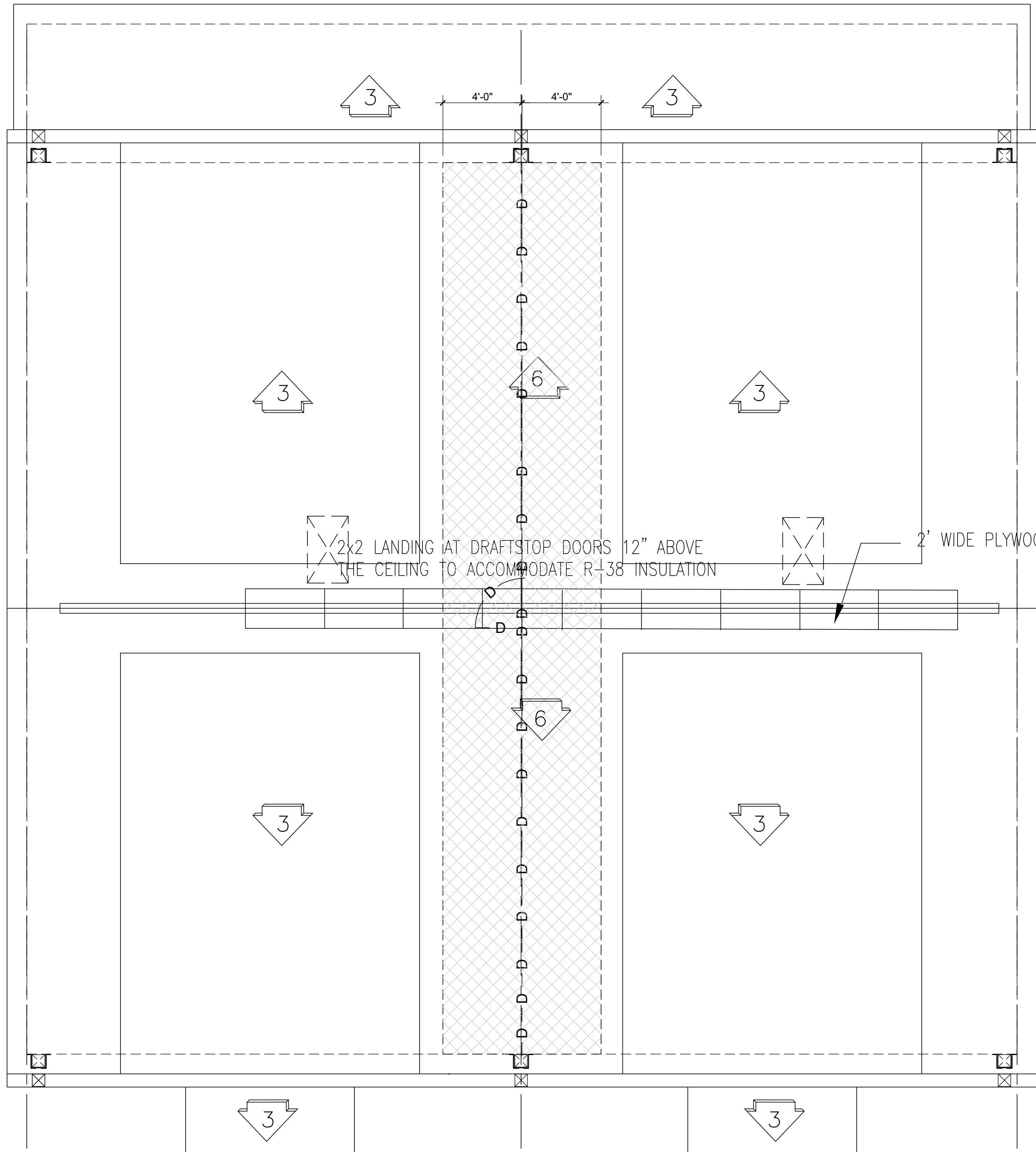
2 Draftstop Door Detail
SCALE: NTS



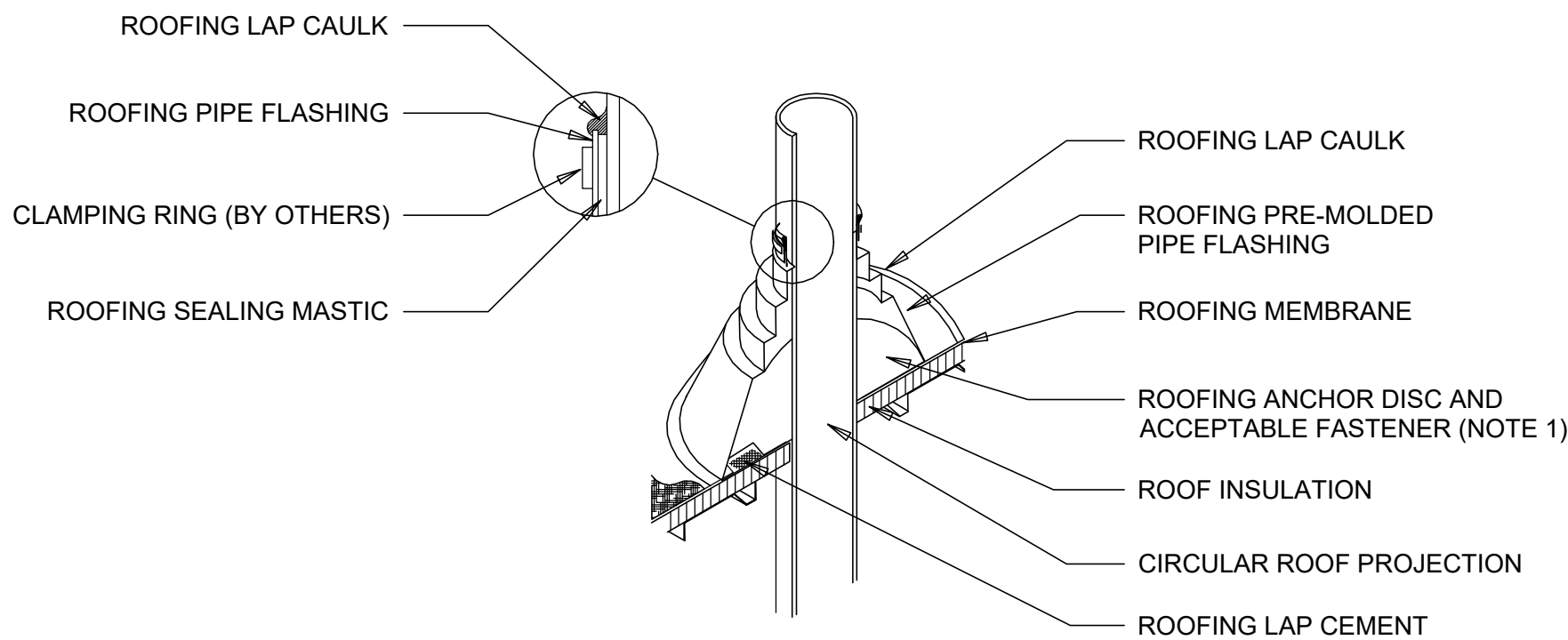
3 DOWNSPOUT ELEVATION
SCALE: NTS



4 DOWNSPOUT DETAIL
SCALE: NTS

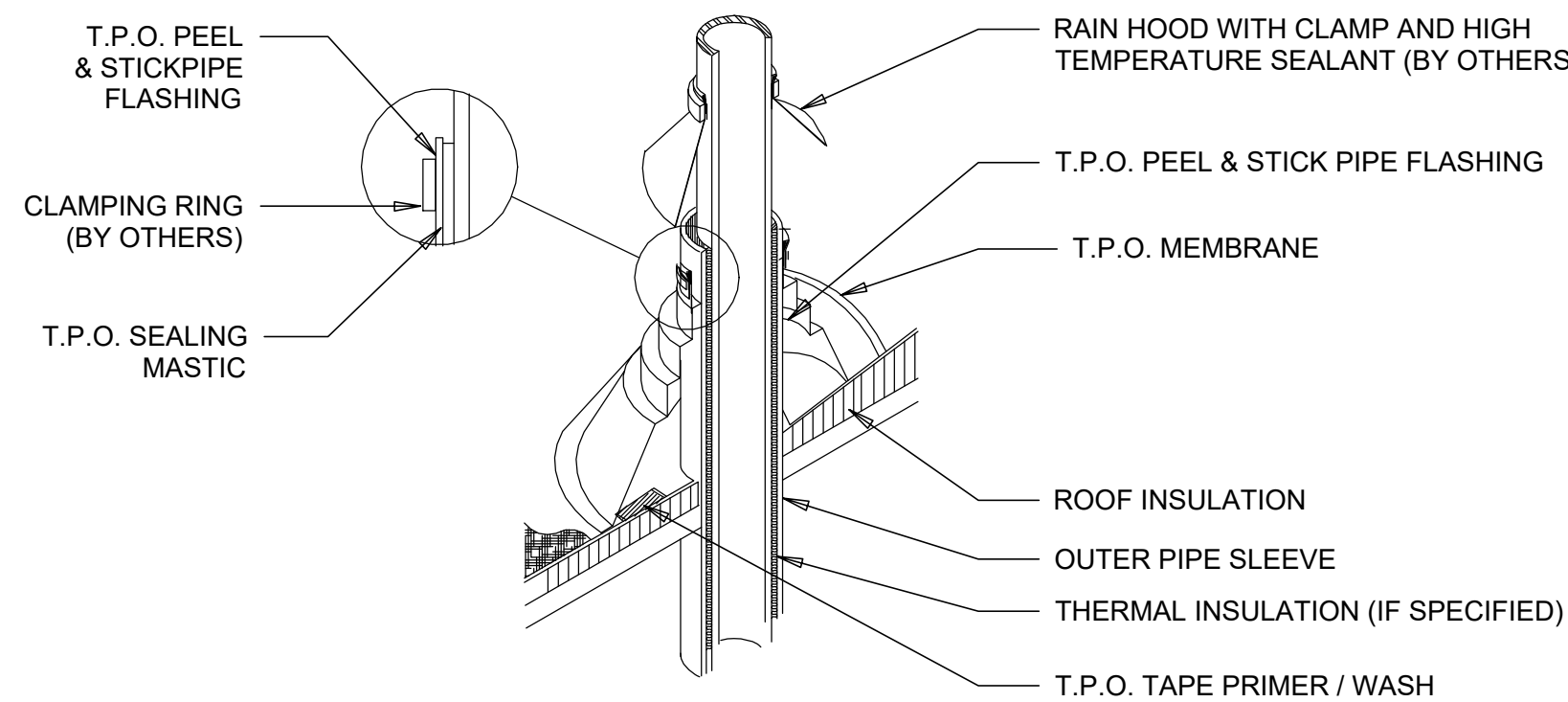


ROOF PLAN
SCALE: 1/4" = 1'-0"



NOTES:
1. DO NOT OVERLAP THE FLANGES FROM ADJACENT PIPE FLASHINGS
2. ANY SEAM UNDER BOOT FLANGE TO BE TREATED AS T-JOINT.

6 PIPE VENT
SCALE: NTS



NOTES:
1. WITH MECHANICALLY FASTENED SPEC, MEMBRANE MUST BE MECHANICALLY ATTACHED WITH T.P.O. ANCHOR DISC WITH ACCEPTABLE FASTENERS (6" [150mm] CENTERS AROUND PROJECTION)
2. DO NOT OVERLAP THE FLANGES FROM ADJACENT PIPE FLASHINGS.
3. 15 YEAR AND 20 YEAR GUARANTEES REQUIRE DOUBLE WRAP.

5 HOT PIPE FLASHING
SCALE: NTS

Ceasar's Place Color Board

Architectural Shingles

Metal roofing accents Dark Bronze

Brick Savannah Grey

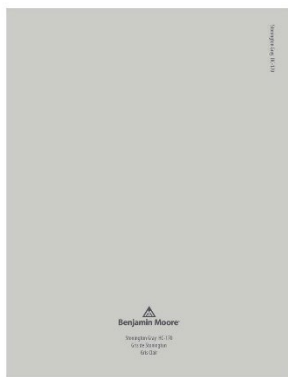
Weathered Wood



Siding Color Stonington Gray

Trim Color Pure White

Windows and Doors



Tabby Stucco

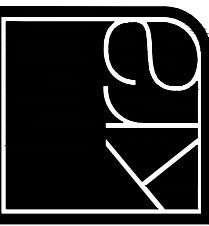
Front Door Stain





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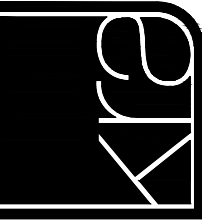
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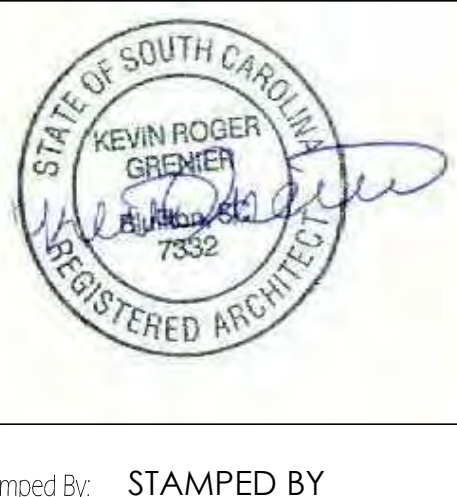
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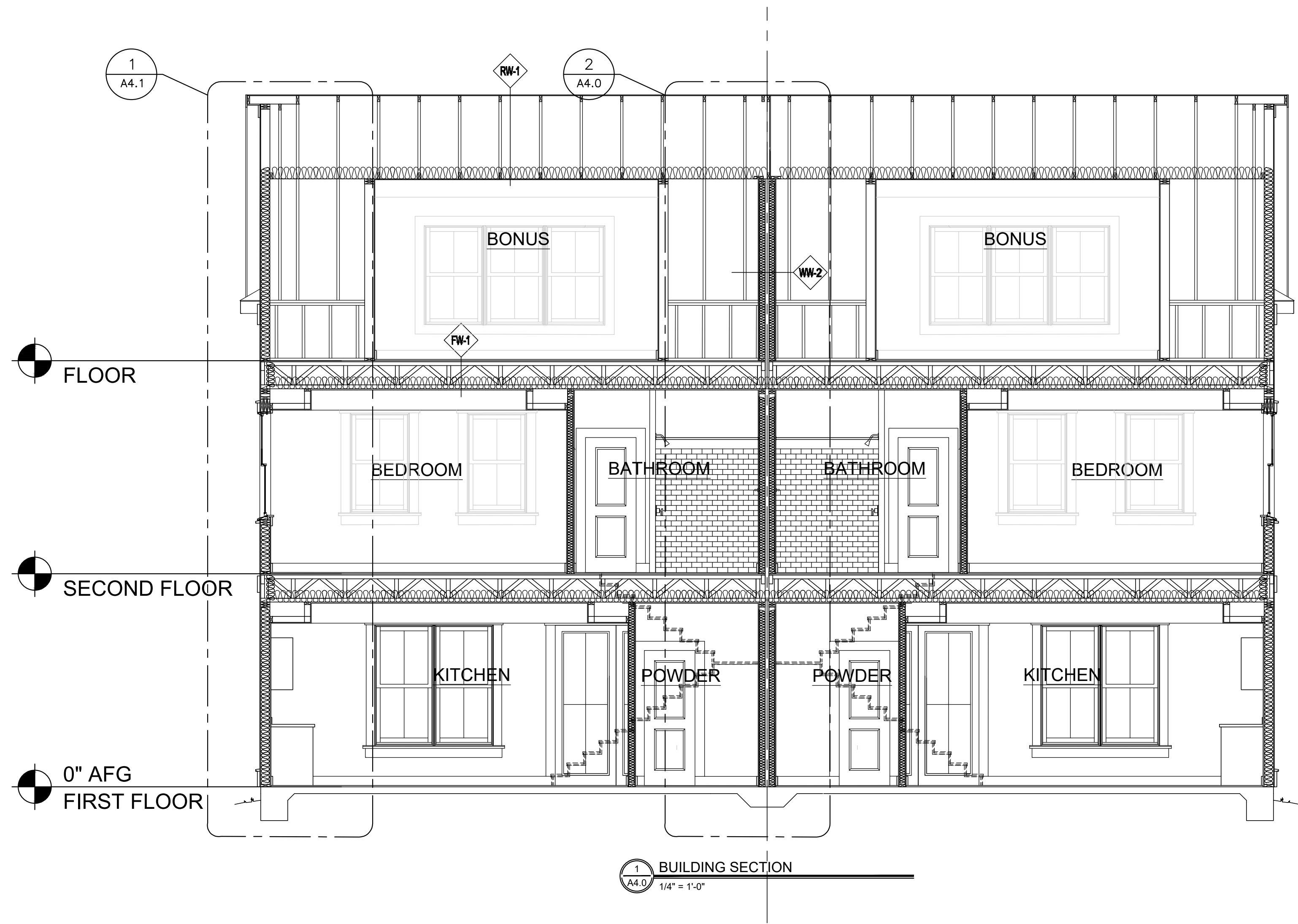
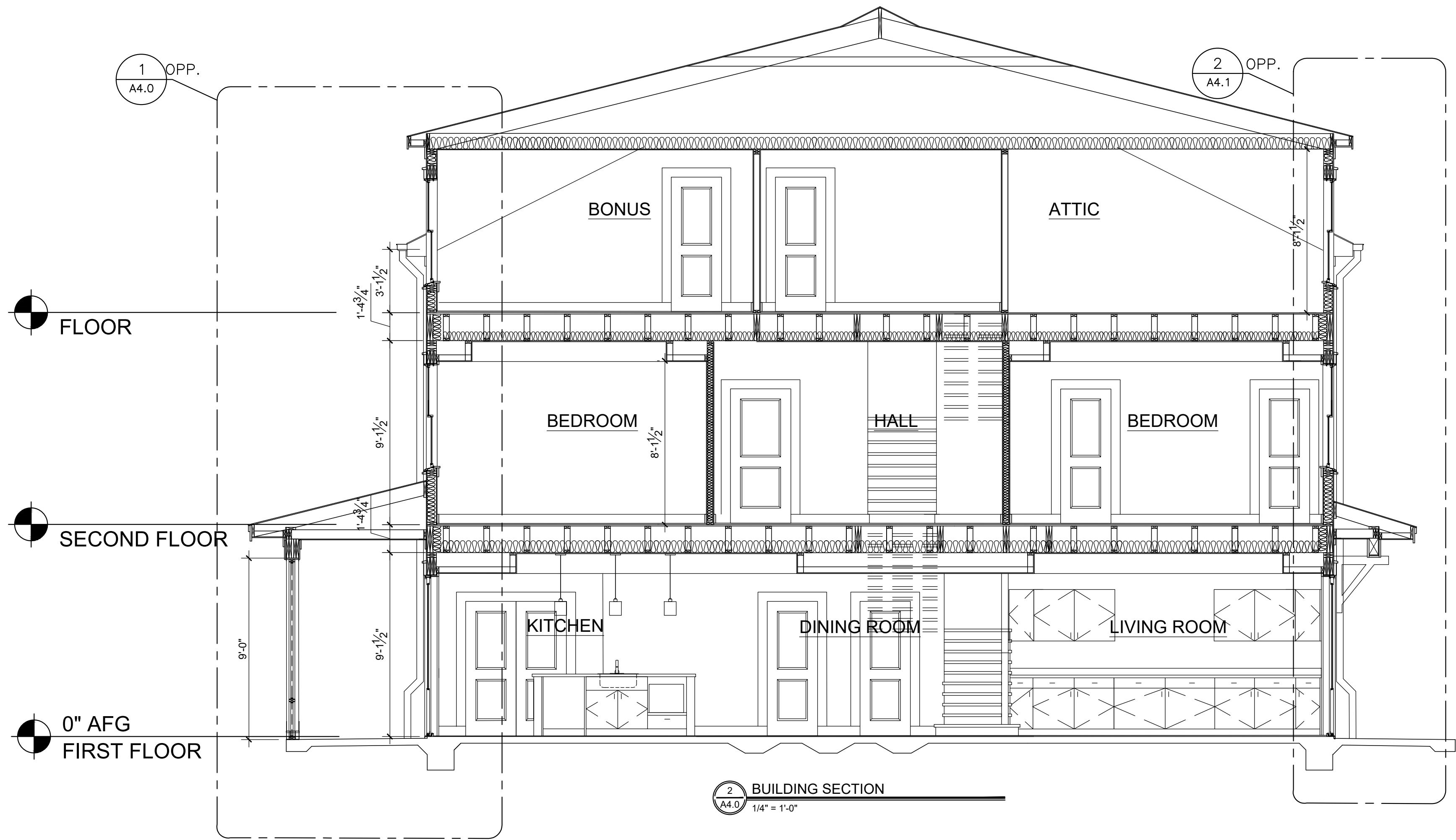
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EXTERIOR
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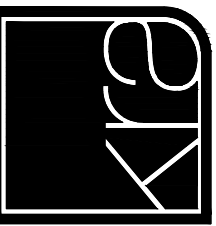
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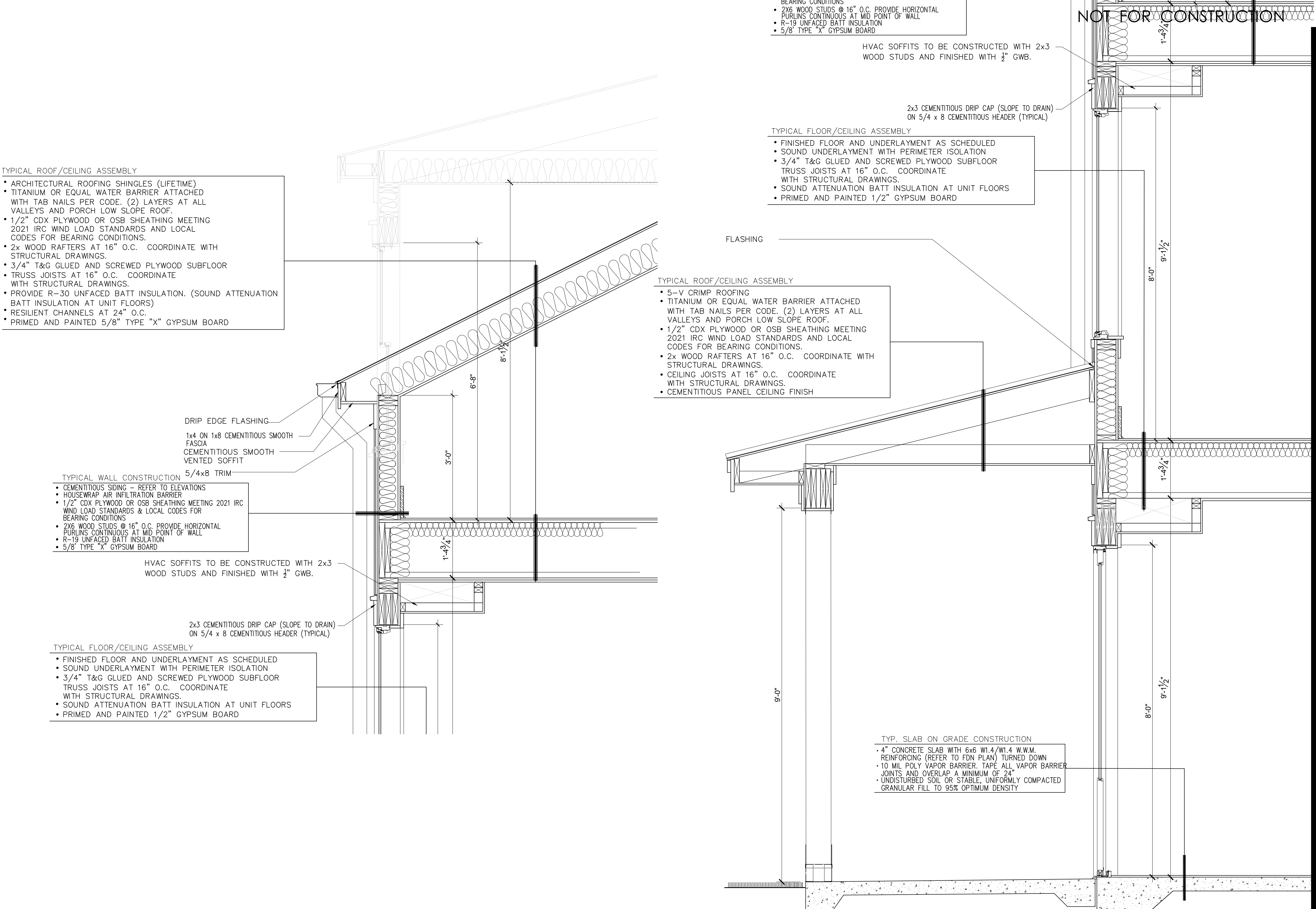
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**BUILDING
SECTIONS**

Sheet No. **A3.0**

Scale:



- TYPICAL ROOF/CEILING ASSEMBLY
- ARCHITECTURAL ROOFING SHINGLES (LIFETIME)
 - TITANIUM OR EQUAL WATER BARRIER ATTACHED WITH TAB NAILS PER CODE. (2) LAYERS AT ALL VALLEYS AND PORCH LOW SLOPE ROOF.
 - 1/2" CDX PLYWOOD OR OSB SHEATHING MEETING 2021 IRC WIND LOAD STANDARDS AND LOCAL CODES FOR BEARING CONDITIONS.
 - 2x WOOD RAFTERS AT 16" O.C. COORDINATE WITH STRUCTURAL DRAWINGS.
 - 3/4" T&G GLUED AND SCREWED PLYWOOD SUBFLOOR
 - TRUSS JOISTS AT 16" O.C. COORDINATE WITH STRUCTURAL DRAWINGS.
 - PROVIDE R-30 UNFACED BATT INSULATION. (SOUND ATTENUATION BATT INSULATION AT UNIT FLOORS)
 - RESILIENT CHANNELS AT 24" O.C.
 - PRIMED AND PAINTED 5/8" TYPE "X" GYPSUM BOARD

- TYPICAL WALL CONSTRUCTION
- CEMENTITIOUS SIDING – REFER TO ELEVATIONS
 - HOUSEWRAP AIR INFILTRATION BARRIER
 - 1/2" CDX PLYWOOD OR OSB SHEATHING MEETING 2021 IRC WIND LOAD STANDARDS & LOCAL CODES FOR BEARING CONDITIONS
 - 2X6 WOOD STUDS @ 16" O.C. PROVIDE HORIZONTAL PURLINS CONTINUOUS AT MID POINT OF WALL
 - R-19 UNFACED BATT INSULATION
 - 5/8" TYPE "X" GYPSUM BOARD

- TYPICAL FLOOR/CEILING ASSEMBLY
- FINISHED FLOOR AND UNDERLAYMENT AS SCHEDULED
 - SOUND UNDERLAYMENT WITH PERIMETER ISOLATION
 - 3/4" T&G GLUED AND SCREWED PLYWOOD SUBFLOOR
 - TRUSS JOISTS AT 16" O.C. COORDINATE WITH STRUCTURAL DRAWINGS.
 - SOUND ATTENUATION BATT INSULATION AT UNIT FLOORS
 - PRIMED AND PAINTED 1/2" GYPSUM BOARD

- TYPICAL ROOF/CEILING ASSEMBLY
- 5-V CRIMP ROOFING
 - TITANIUM OR EQUAL WATER BARRIER ATTACHED WITH TAB NAILS PER CODE. (2) LAYERS AT ALL VALLEYS AND PORCH LOW SLOPE ROOF.
 - 1/2" CDX PLYWOOD OR OSB SHEATHING MEETING 2021 IRC WIND LOAD STANDARDS AND LOCAL CODES FOR BEARING CONDITIONS.
 - 2x WOOD RAFTERS AT 16" O.C. COORDINATE WITH STRUCTURAL DRAWINGS.
 - CEILING JOISTS AT 16" O.C. COORDINATE WITH STRUCTURAL DRAWINGS.
 - CEMENTITIOUS PANEL CEILING FINISH

- BEARING CONDITIONS
- 2X6 WOOD STUDS @ 16" O.C. PROVIDE HORIZONTAL PURLINS CONTINUOUS AT MID POINT OF WALL
 - R-19 UNFACED BATT INSULATION
 - 5/8" TYPE "X" GYPSUM BOARD

HVAC SOFFITS TO BE CONSTRUCTED WITH 2x3 WOOD STUDS AND FINISHED WITH 1/2" GWB.

2x3 CEMENTITIOUS DRIP CAP (SLOPE TO DRAIN) ON 5/4 x 8 CEMENTITIOUS HEADER (TYPICAL)

- TYPICAL FLOOR/CEILING ASSEMBLY
- FINISHED FLOOR AND UNDERLAYMENT AS SCHEDULED
 - SOUND UNDERLAYMENT WITH PERIMETER ISOLATION
 - 3/4" T&G GLUED AND SCREWED PLYWOOD SUBFLOOR
 - TRUSS JOISTS AT 16" O.C. COORDINATE WITH STRUCTURAL DRAWINGS.
 - SOUND ATTENUATION BATT INSULATION AT UNIT FLOORS
 - PRIMED AND PAINTED 1/2" GYPSUM BOARD

- TYP. SLAB ON GRADE CONSTRUCTION
- 4" CONCRETE SLAB WITH 6x6 W1.4/W1.4 W.W.M. REINFORCING (REFER TO FDN PLAN) TURNED DOWN
 - 10 MIL POLY VAPOR BARRIER. TAPE ALL VAPOR BARRIER JOINTS AND OVERLAP A MINIMUM OF 24"
 - UNDISTURBED SOIL OR STABLE, UNIFORMLY COMPACTED GRANULAR FILL TO 95% OPTIMUM DENSITY

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A4.0

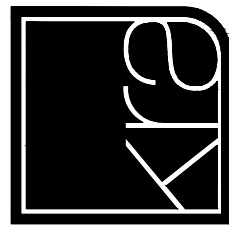
PORCH WALL DETAIL

SCALE 1" = 1'-0"

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Ceasars Place Apartments

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TYPICAL ROOF/CEILING ASSEMBLY

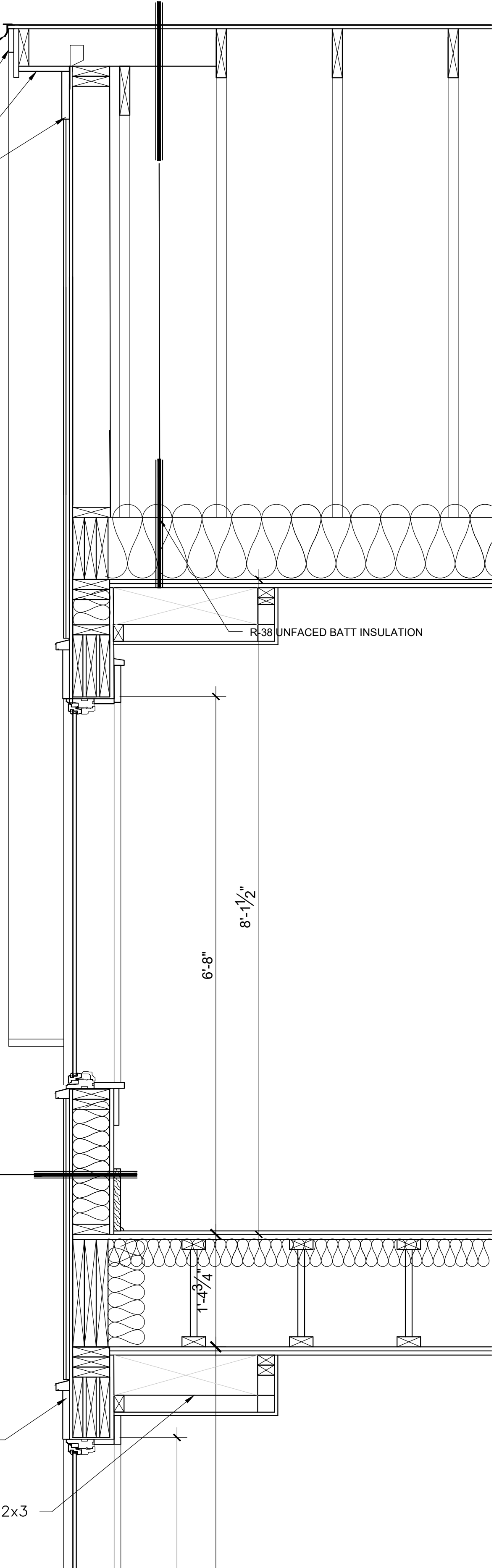
- ARCHITECTURAL ROOFING SHINGLES (LIFETIME)
- TITANIUM OR EQUAL WATER BARRIER ATTACHED WITH TAB NAILS PER CODE. (2) LAYERS AT ALL VALLEYS AND PORCH LOW SLOPE ROOF.
- 1/2" CDX PLYWOOD OR OSB SHEATHING MEETING 2021 IRC WIND LOAD STANDARDS AND LOCAL CODES FOR BEARING CONDITIONS.
- 2x WOOD RAFTERS AT 16" O.C. COORDINATE WITH STRUCTURAL DRAWINGS.
- 3/4" T&G GLUED AND SCREWED PLYWOOD SUBFLOOR TRUSS JOISTS AT 16" O.C. COORDINATE WITH STRUCTURAL DRAWINGS.
- PROVIDE R-30 UNFACED BATT INSULATION. (SOUND ATTENUATION BATT INSULATION AT UNIT FLOORS)
- RESILIENT CHANNELS AT 24" O.C.
- PRIMED AND PAINTED 5/8" TYPE "X" GYPSUM BOARD

DRIP EDGE FLASHING

1x4 ON 1x8 CEMENTITIOUS SMOOTH FASCIA

CEMENTITIOUS SMOOTH VENTED SOFFIT

5/4x8 TRIM



TYPICAL WALL CONSTRUCTION

- CEMENTITIOUS SIDING - REFER TO ELEVATIONS
- HOUSEWRAP AIR INFILTRATION BARRIER
- 1/2" CDX PLYWOOD OR OSB SHEATHING MEETING 2021 IRC WIND LOAD STANDARDS & LOCAL CODES FOR BEARING CONDITIONS
- 2X6 WOOD STUDS @ 16" O.C. PROVIDE HORIZONTAL PURLINS CONTINUOUS AT MID POINT OF WALL
- R-19 UNFACED BATT INSULATION
- 5/8" TYPE "X" GYPSUM BOARD

2x3 CEMENTITIOUS DRIP CAP (SLOPE TO DRAIN) ON 5/4 x 8 CEMENTITIOUS HEADER (TYPICAL)

HVAC SOFFITS TO BE CONSTRUCTED WITH 2x3 WOOD STUDS AND FINISHED WITH 1/2" GWB.

TYPICAL FLOOR/CEILING ASSEMBLY

- FINISHED FLOOR AND UNDERLAYMENT AS SCHEDULED
- SOUND UNDERLAYMENT WITH PERIMETER ISOLATION
- 3/4" T&G GLUED AND SCREWED PLYWOOD SUBFLOOR TRUSS JOISTS AT 16" O.C. COORDINATE WITH STRUCTURAL DRAWINGS.
- SOUND ATTENUATION BATT INSULATION AT UNIT FLOORS
- PRIMED AND PAINTED 1/2" GYPSUM BOARD

FLASHING

EXPOSED 2x8 CYPRESS RAFTERS AND CONTINUOUS 2x P.T. CLEAT WITH JOIST HANGERS ANCHORED TO BUILDING

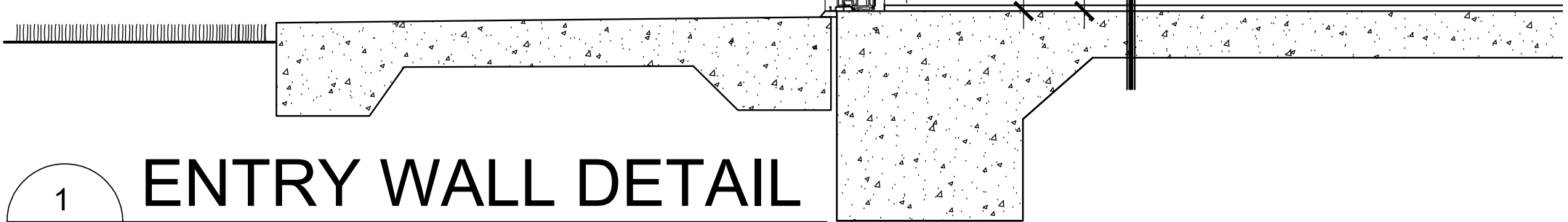
5V CRIMP METAL ROOFING ON FELT PAPER ON P.T. T-111 DECKING ON 2x8 RAFTERS @ 16"O.C. CLEAT WITH JOIST HANGERS ANCHORED TO BUILDING AND TO HEADER BEAM.

ALUMINUM DRIP EDGE FLASHING OVER P.T. 2x4 CONTINUOUS NAILER

SQUASH BLOCK AT EVERY BAY

TYP. SLAB ON GRADE CONSTRUCTION

- 4" CONCRETE SLAB WITH 6x6 W1.4/W1.4 W.W.M. REINFORCING (REFER TO FDN PLAN) TURNED DOWN
- 10 MIL POLY VAPOR BARRIER. TAPE ALL VAPOR BARRIER JOINTS AND OVERLAP A MINIMUM OF 24"
- UNDISTURBED SOIL OR STABLE, UNIFORMLY COMPACTED GRANULAR FILL TO 95% OPTIMUM DENSITY



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A4.1

ENTRY WALL DETAIL

SCALE

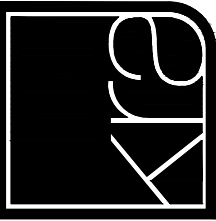
1" = 1'-0"

NOT FOR CONSTRUCTION

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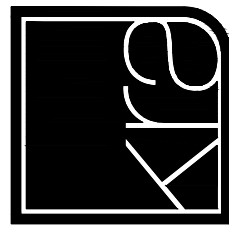
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Project No. 22110

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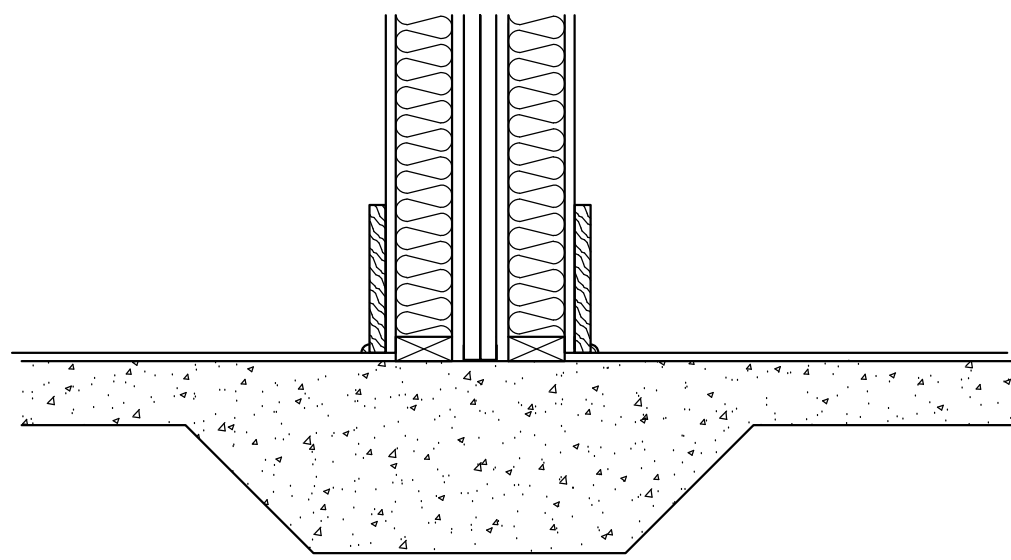
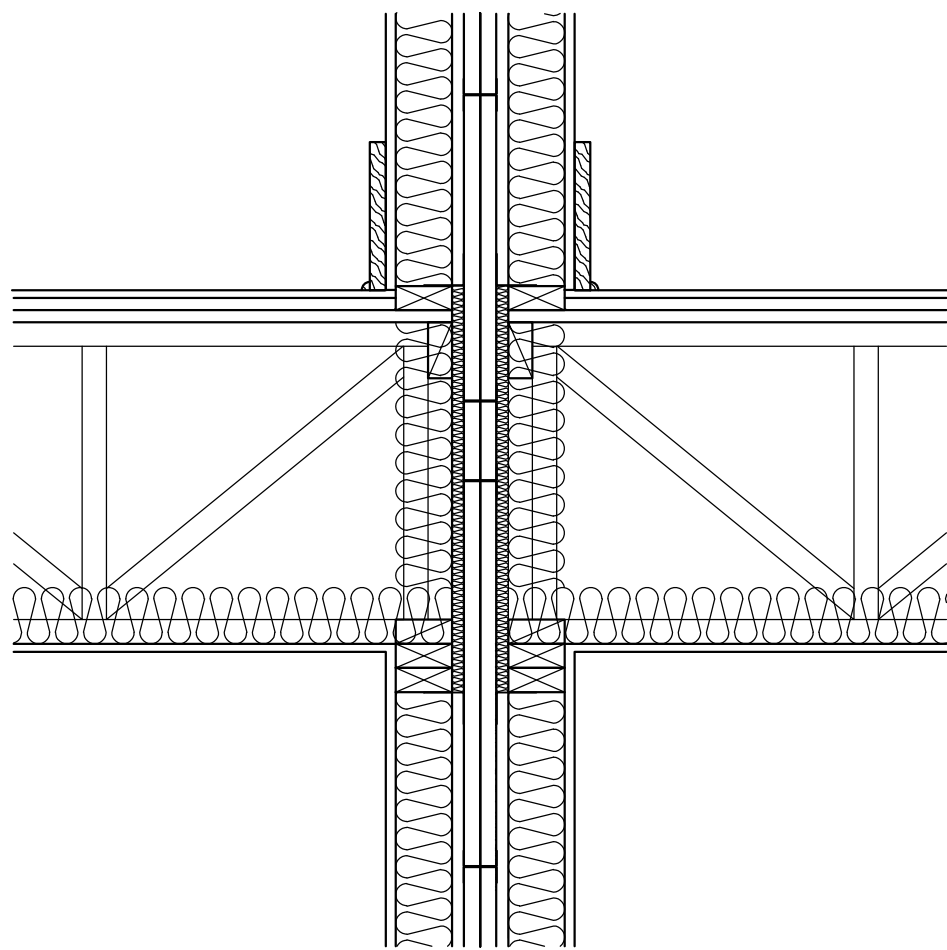
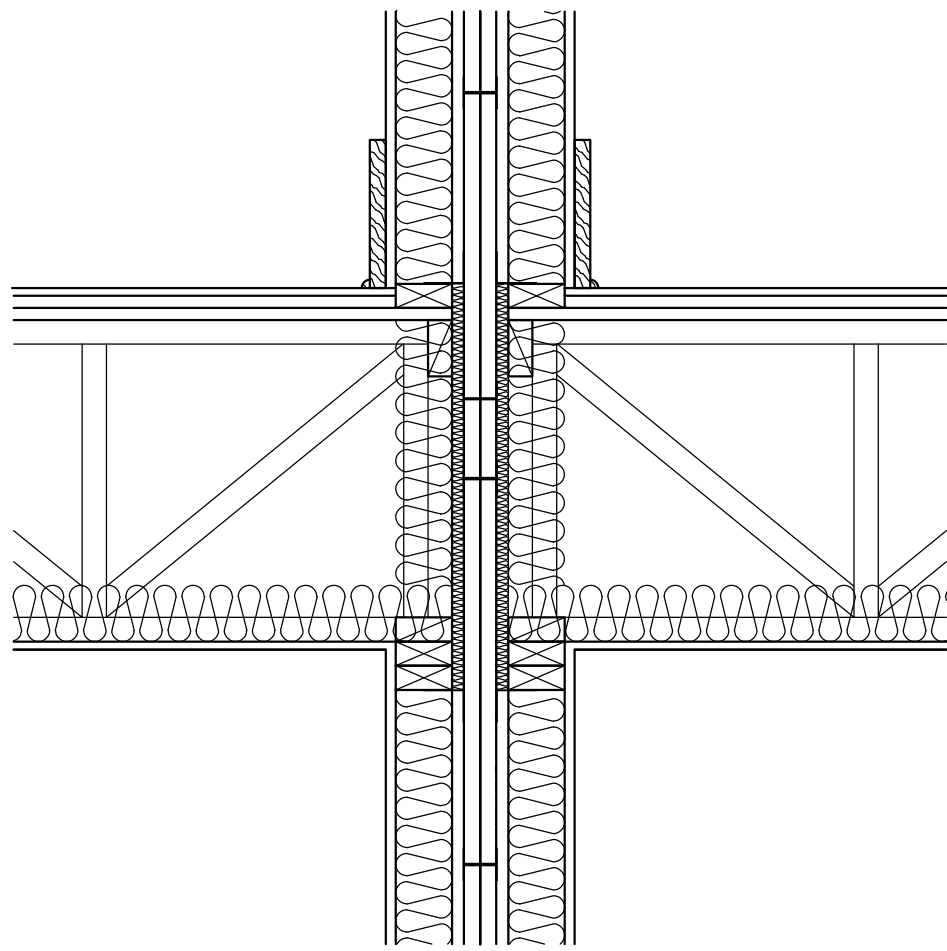
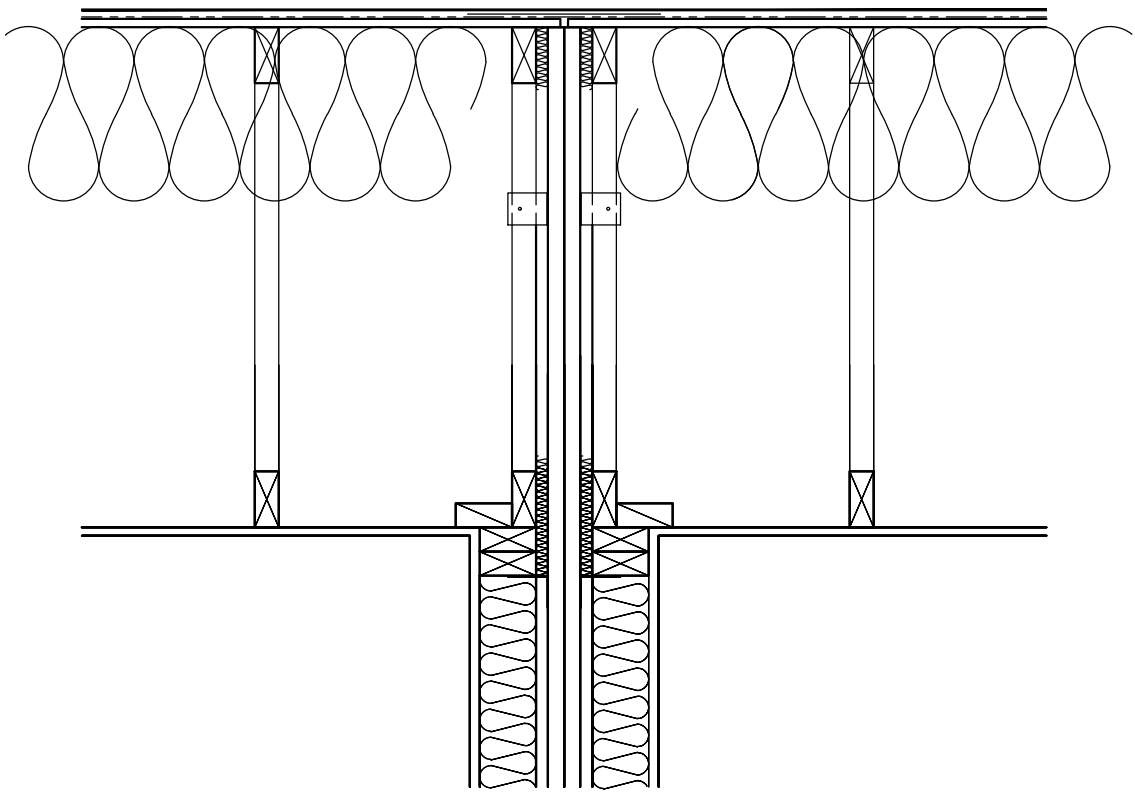
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DETAILS

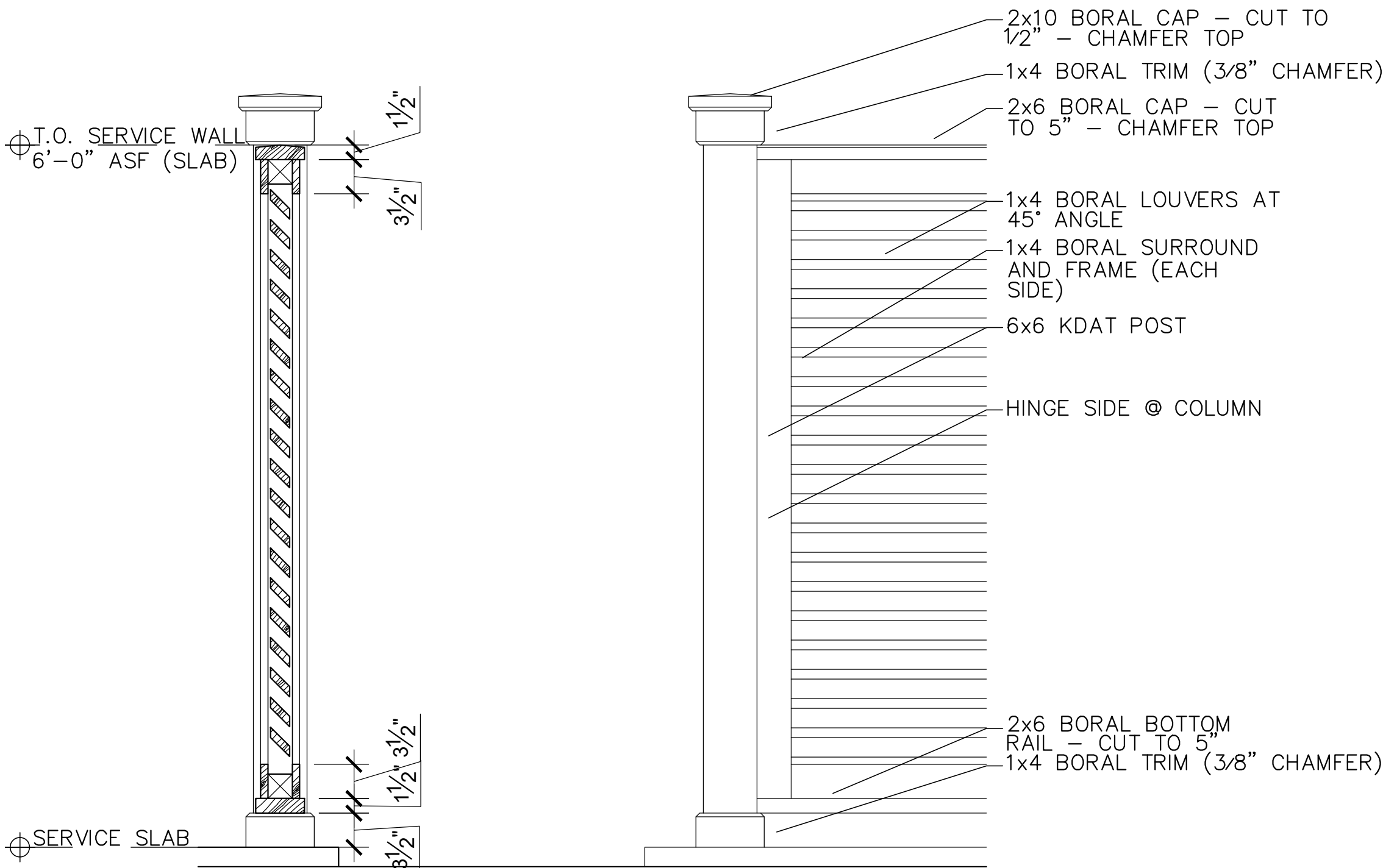
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Scale:



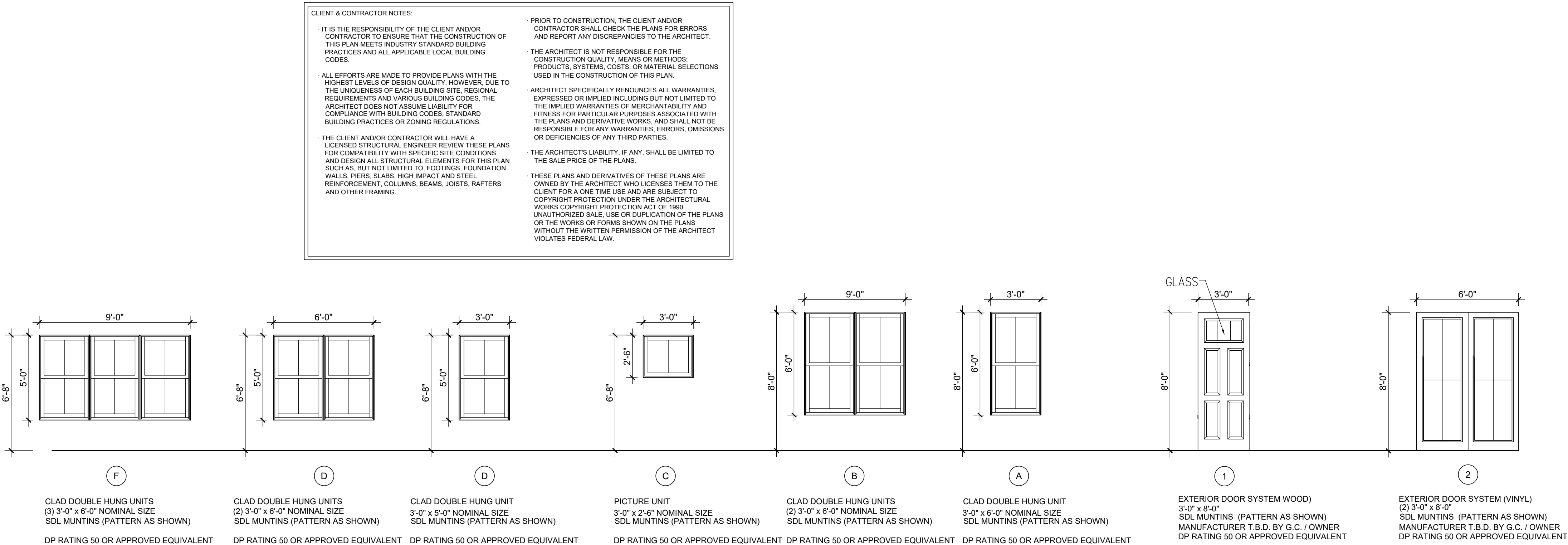
2
A4.2
TYP. PARTY WALL
SCALE 1" = 1'-0"



1
A4.2
TYP. SERVICE YARD
SCALE 1" = 1'-0"

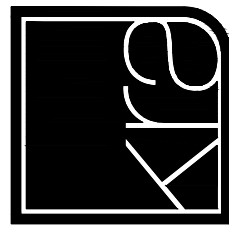
DOOR SCHEDULE										
DOOR NUMBER	SIZE		MATERIAL	DOOR TYPE	HEAD HEIGHT	DESIGN PRESSURE (EXTERIOR)	ENERGY CODE (EXTERIOR)	REMARKS		
	W	H								
E01	3'-0"	8'-0"	WOOD	EXTERIOR DOOR	8'-0"	DP 50 RATING OR APPROVED EQUIVALENT BY G.C./STRUCTURAL ENGINEER AND TO COMPLY W/ ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS.	U-VALUE AND SOLAR HEAT GAIN FACTOR TO COMPLY W/ ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS OR APPROVED EQUIVALENT OR AS SPECIFIED BY ENGINEER. ASSUME MINIMUM U-VALUE OF 0.30 AND MINIMUM SHGC OF 0.30	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION		
E02	6'-0"	8'-0"	VINYL	EXTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION		
PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANCE GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSION RESISTANT MACHINE SCREWS FASTENED TO PERMANENTLY INSTALLED THREADED RECEIVERS LAG BOLTED INTO THE FRAMING. EACH VIBRATION-RESITANT RECEIVER SHALL HAVE A MINIMUM WITHDRAWAL CAPACITY OF 480 POUNDS. SEAL AROUND EACH RECEIVER W/ A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.										

WINDOW SCHEDULE							
MARK	DESCRIPTION	NOMINAL SIZE		HEAD HEIGHT	DESIGN PRESSURE	ENERGY CODE	REMARKS
		WIDTH	HEIGHT				
A	DOUBLE HUNG UNIT	3'-0"	6'-0"	8'-0"	DP 50 RATING OR APPROVED EQUIVALENT BY G.C./STRUCTURAL ENGINEER AND TO COMPLY W/ ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS.	U-VALUE AND SOLAR HEAT GAIN FACTOR TO COMPLY W/ ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS OR APPROVED EQUIVALENT OR AS SPECIFIED BY ENGINEER. ASSUME MINIMUM U-VALUE OF 0.30 AND MINIMUM SHGC OF 0.30	SEE ELEVATION
B	DOUBLE HUNG UNITS	(2) 3'-0"	6'-0"	8'-0"			SEE ELEVATION
C	PICTURE UNIT	3'-0"	2'-6"	6'-8"			SEE ELEVATION
D	DOUBLE HUNG UNIT	3'-0"	5'-0"	6'-8"			SEE ELEVATION
E	DOUBLE HUNG UNITS	(2) 3'-0"	5'-0"	6'-8"			SEE ELEVATION
F	DOUBLE HUNG UNITS	(3) 3'-0"	5'-0"	6'-8"			SEE ELEVATION
PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANCE GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSION RESISTANT MACHINE SCREWS FASTENED TO PERMANENTLY RECEIVER W/ A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.							



Ceasars Place
Apartments

Ceasars Place
Hilton Head Island, SC



KRA architecture + design

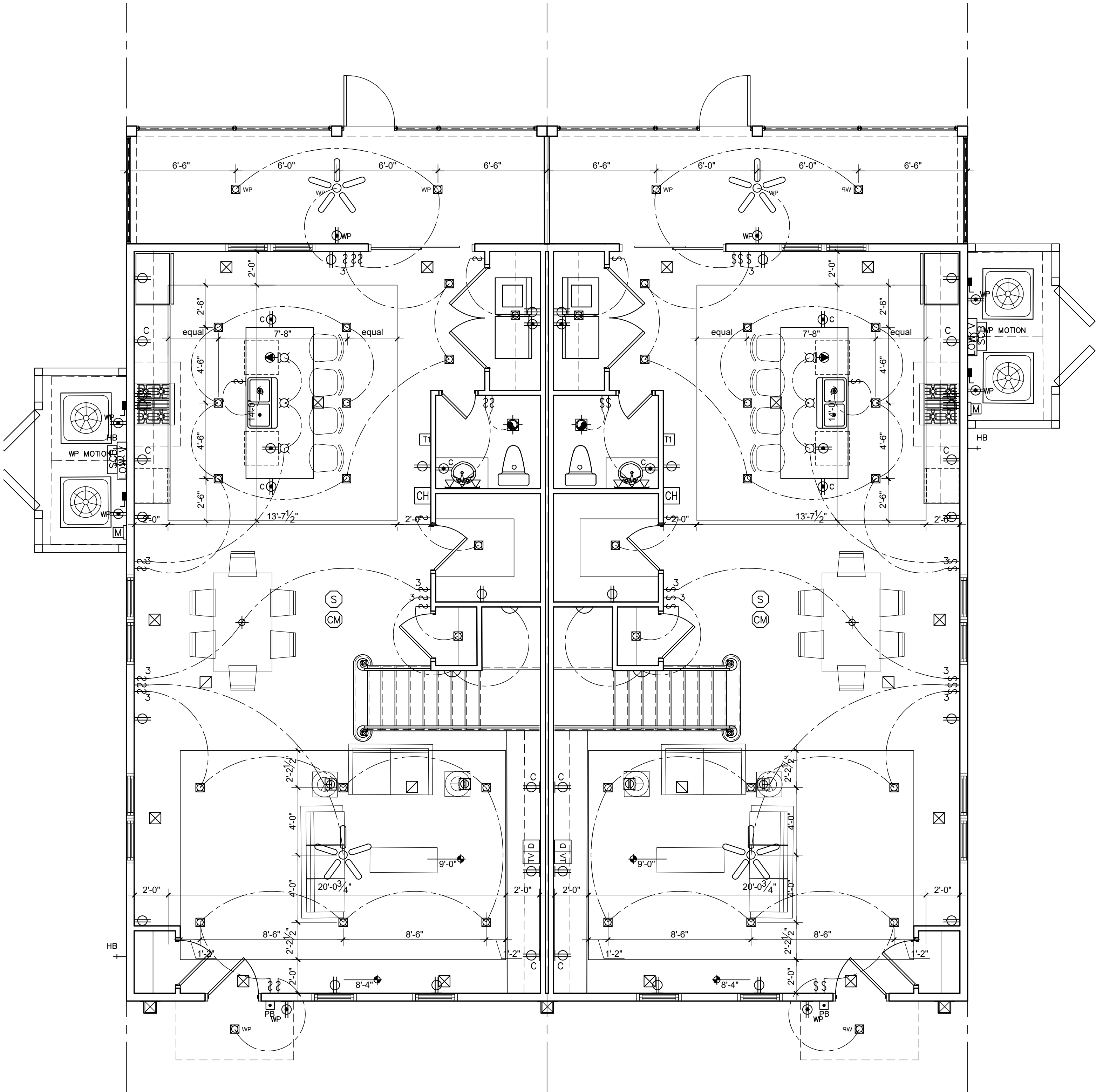
t 843.815.2021
www.krasc.com
KRA architecture + design
P.O. Box 2047
Bluffton, SC 29910



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Checked By:	
Date:	06.23.25
Revisions	
Project No.	22110
File Name:	
Drawing Title:	

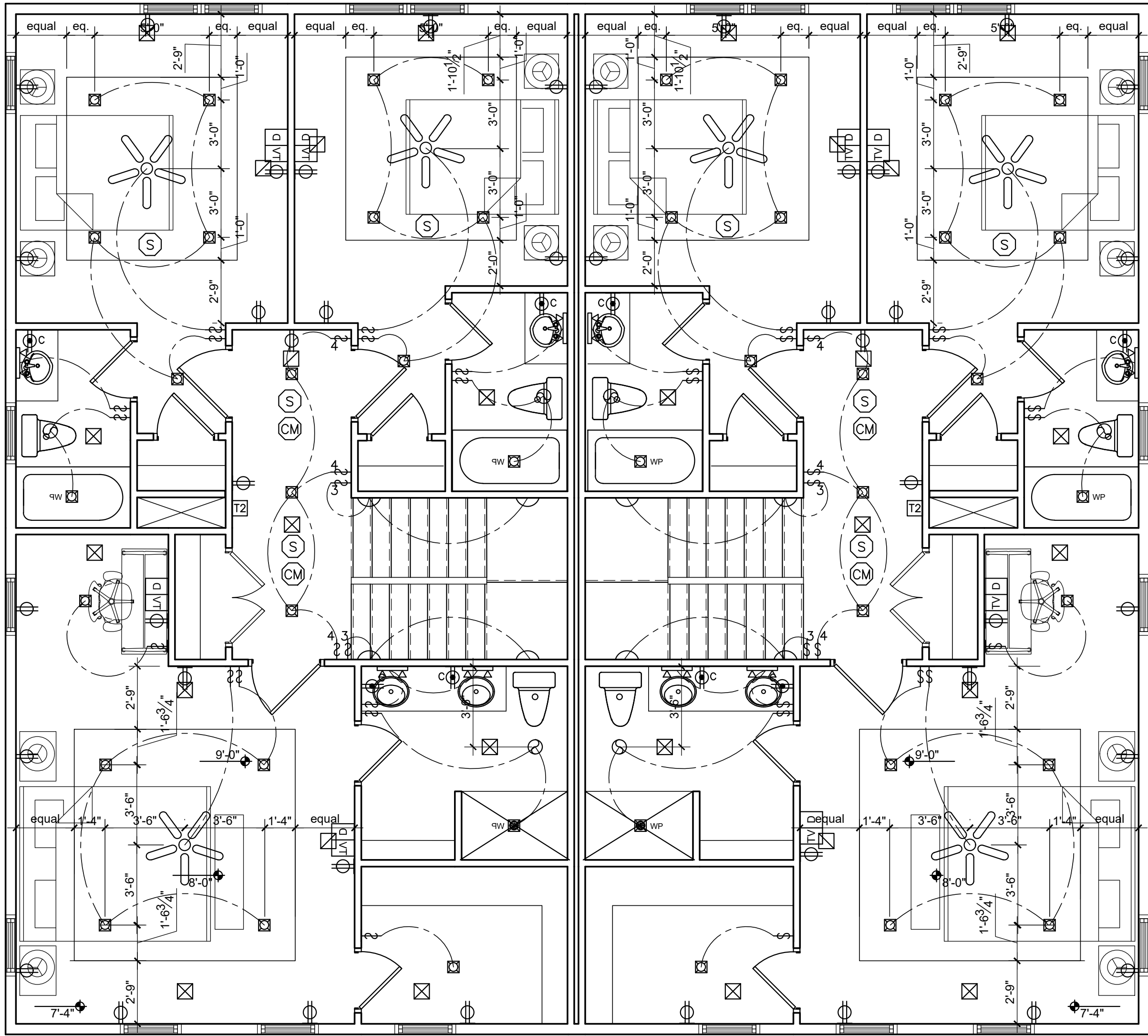
ELECTRICAL
SCHEMATICS

Sheet No. **E1.1**
Scale:



GROUND FLOOR PLAN
1,123 HEATED SF SCALE: 1/4" = 1'-0"

GROUND FLOOR PLAN
1,123 HEATED SF SCALE: 1/4" = 1'-0"

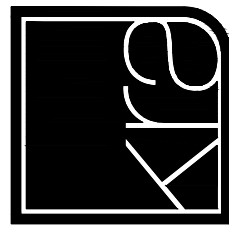


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

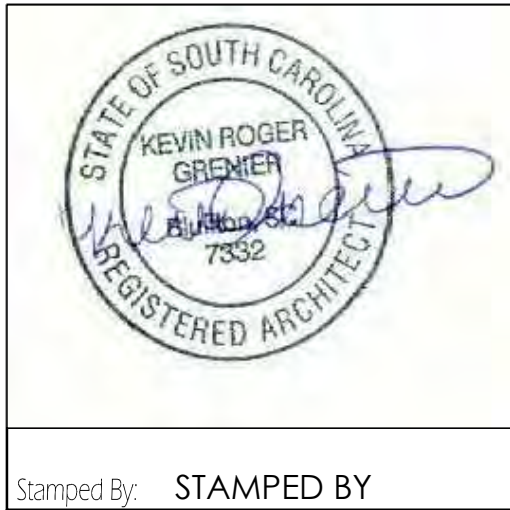
Ceasars Place
Apartments

Ceasars Place
Hilton Head Island, SC



KRA architecture + design

t 843.615.2021
www.krasc.com
KRA architecture + design
P.O. BOX 2047
Bluffton, SC 29910



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Drawn By: _____

Checked By: _____

Date: 06.23.25

Revisions

No.	Description	By	Date

Project No. 22110

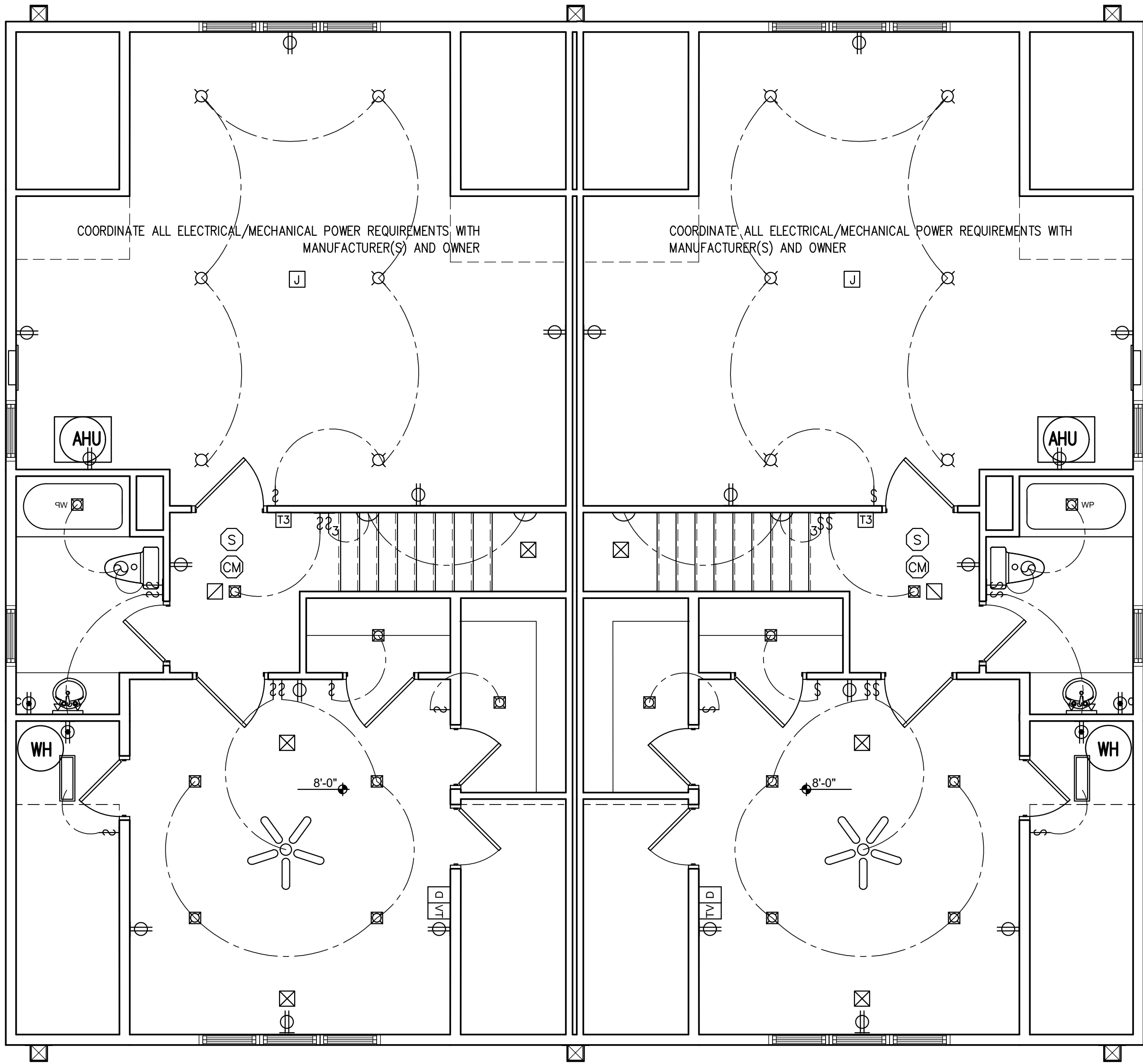
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Drawing Title: _____

ELECTRICAL
SCHEMATICS

Sheet No. **E1.2**

Scale: _____



THIRD FLOOR PLAN
463 HEATED SF SCALE: 1/4" = 1'-0"

THIRD FLOOR PLAN
463 HEATED SF SCALE: 1/4" = 1'-0"

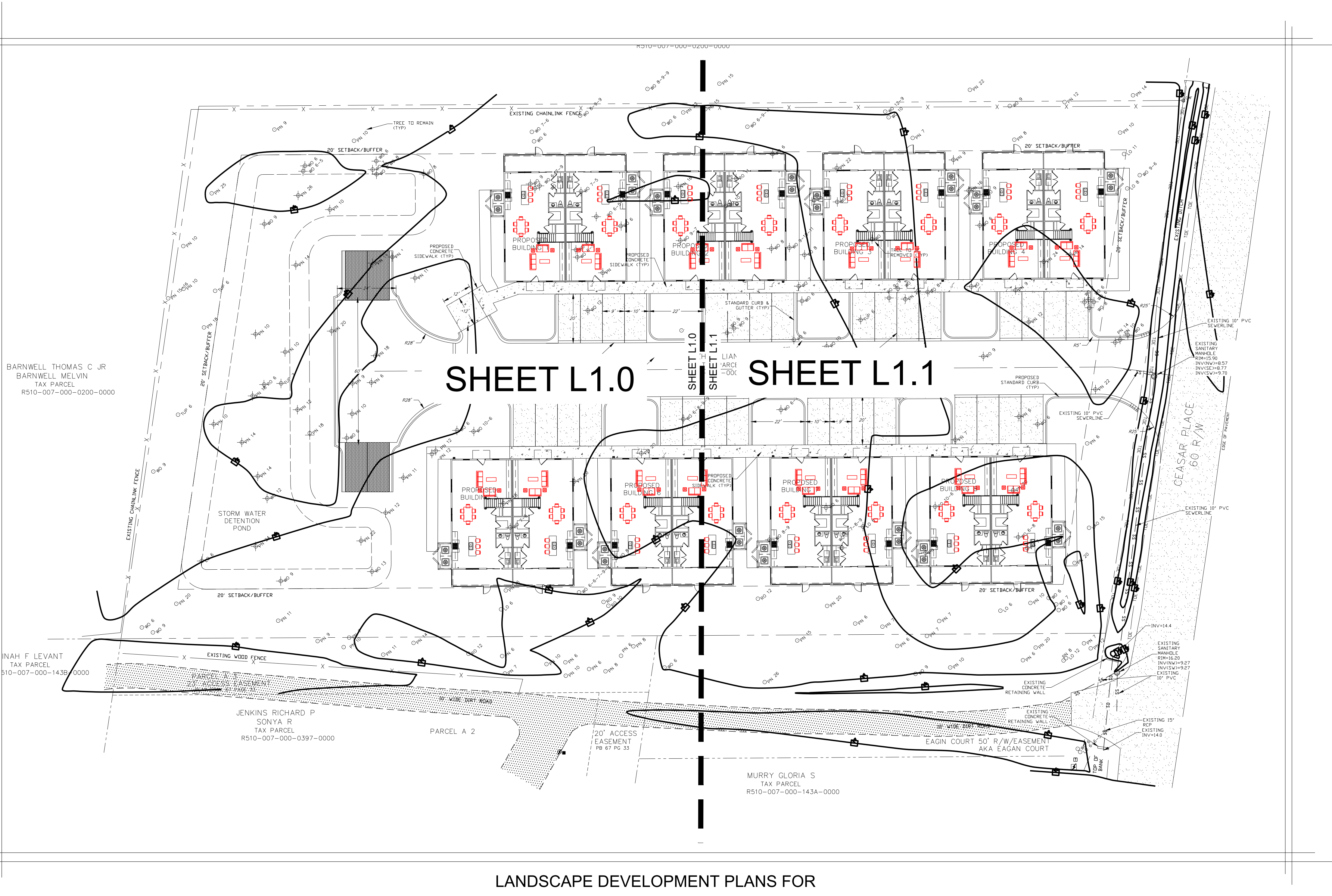
ELECTRICAL PLAN
SYMBOLS

	SWITCH, SINGLE POLE		DOOR CHIME
	SWITCH, SINGLE POLE, DIMMER		PUSH-BUTTON DOOR BELL
	SWITCH, 3-WAY		ELECTRIC METER
	SWITCH, 4-WAY		ELECTRIC PANEL
	VOLUME CONTROL SWITCH FOR SPEAKERS		DISCONNECT SWITCH
	RECEPTACLE, STANDARD DUPLEX		LOW VOLTAGE STAIR RISER LIGHT
	COUNTER MOUNTED RECEPTACLE		WALL WASHER LIGHT FIXTURE
	UNDER COUNTER MOUNTED RECEPTACLE		FLUORESCENT LIGHT FIXTURE
	ALTERNATE VOLTAGE RECEPTACLE ON GFI CIRCUIT		HARDWIRED SMOKE DETECTOR WITH BATTERY BACKUP
	RECEPTACLE, WEATHER PROOF, ON GFI CIRCUIT		HARDWIRED CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
	RECEPTACLE, 220V		EXHAUST FAN
	QUAD RECEPTACLE		DOOR BELL TRANSFORMER
	RECEPTACLE DUPLEX, 1/2 SWITCHED		CEILING MOUNTED JUNCTION BOX
	RECEPTACLE, FLOOR MOUNTED (COORDINATE WITH OWNER)		COVE LIGHT
	LIGHT OUTLET, WALL MOUNTED		CAT-5 TELEPHONE/DATA
	LIGHT OUTLET, CEILING MOUNTED		WALL SCONCE
	LIGHT OUTLET, RECESSED ROUND 5" CAN		CEILING FAN
	WATER PROOF LIGHT OUTLET, RECESSED ROUND		AUTOMATIC GARAGE DOOR OPENER
	SPECIAL PURPOSE (D/W) OUTLET		HOSE BIBB
	EXHAUST FAN/ LIGHT OUTLET		LOW VOLTAGE LANDSCAPE LIGHTING W/ BATTERY BACK-UP
	SOLAR FLOOD LIGHT W/ MOTION SENSOR		SPRINKLER CONTROL BOX
	VANITY LIGHT		THERMOSTAT (# INDICATES ZONE)
	UNDER CABINET LIGHT		SPEAKERS
	CHANDELIER		
	LOW VOLTAGE PENDANT FIXTURE W/TRANSFORMER		
	DISPOSAL		
	TELEPHONE OUTLET		
	WATER HEATER		

- NOTES:
- 1.) SMOKE DETECTORS AT TRAY OR SLOPED CEILINGS SHALL BE LOCATED PER NFPA 72, CURRENT EDITION. SMOKE DETECTORS IN EXISTING DWELLING SHALL BE BROUGHT INTO COMPLIANCE WITH IRC SECTION 313.2.1.
 - 2.) ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH IECC SECTION 403.
 - 3.) THE GC SHALL PROVIDE A MANUAL J CALCULATION TO THE BUILDING DEPARTMENT PER IRC SECTION M1401.3 IN CONJUNCTION WITH RESOCHECK ENERGY CODE ANALYSIS PROVIDED BY THE ARCHITECT. THE GC SHALL PROVIDE THE BUILDING DEPARTMENT WITH THE ENERGY EFFICIENCY CERTIFICATE AS DEFINED BY IECC SECTION 4.01.3.
 - 4.) ALL BATHROOM EXHAUST FANS SHALL BE SIZED PER IRC 2021.
 - 5.) ALL RECEPTACLES SERVING COUNTERTOP SURFACES IN THE KITCHEN AS WELL AS THE LAUNDRY SHALL BE GFI PROTECTED PER THE NEC, 2021 EDITION.
 - 6.) ALL BRANCH CIRCUITS SHALL BE ARC-FAULT PROTECTED PER NEC SECTION 210.12.
 - 7.) THE ELECTRICAL PANEL SHALL NOT BE LOCATED IN A CLOSET OR A BATHROOM
 - 8.) 50% OF ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL HAVE HIGH EFFICACY LAMPS PER IECC SECTION 404.
 - 9.) ALL GROUNDING POINTS AVAILABLE SHALL BE USED PER IRC SECTION 3608.1.
 - 10.) PROVIDE AND EXTERIOR FUSED DISCONNECT AT THE METER LOCATION PER IRC SECTION 3601.6.2.
 - 11.) RECEPTACLES SHALL BE TAMPER RESISTANT PER IRC SECTION 4002.14.
- NOTE: ALL SECURITY, HOME ENTERTAINMENT, LANDSCAPE, AND POOL SYSTEMS BY OTHERS
- HVAC ZONES: ZONE 1 - GROUND FLOOR
ZONE 2 - SECOND FLOOR
ZONE 3 - THIRD FLOOR

SHEET INDEX

SHEET	DESCRIPTION
L0.0	COVER SHEET
L1.0	PLANTING PLAN
L1.1	PLANTING PLAN
L1.2	DETAILS, NOTES & PLANT LIST



LANDSCAPE DEVELOPMENT PLANS FOR
CAESARS PLACE APARTMENTS
20 CAESARS PLACE
HILTON HEAD ISLAND, SC

LANDSCAPE PLANS FOR
CAESARS PLACE APARTMENTS
20 CAESARS PLACE
LOCATED IN HILTON HEAD ISLAND, SOUTH CAROLINA



REVISIONS:

NOT FOR CONSTRUCTION

JOB NUMBER:	7282.00
DATE:	06.04.2025
DRAWN BY:	RG
CHECKED BY:	KT
SCALE:	AS NOTED

COVER SHEET

SHEET:
L0.0

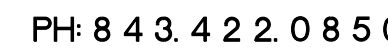


KEY	BOTANICAL NAME	COMMON NAME
CANOPY TREES		
ACER	Acer rubrum	Red Maple
UNDERSTORY TREES		
CERC	Cercis canadensis	Redbud
CHIV	Chionanthus virginicus	Fringe Tree
LAGN	Lagerstromia 'Natchez	Crape Myrtle
SHRUBS		
FEIS	Feijoa sellowiana	Pineapple Guava
ILLP	Illicium parviflorum	Florida Anise
LORO	Loropetalum 'Cerise Charm'	Loropetalum
PODM	Podocarpus macrophylla	Podocarpus
VIBO	Viburnum odoratissimum	Sweet Viburnum
VIBS	Viburnum suspensum	Viburnum
GROUND COVER, GRASSES, PERENNIALS		
EVON	Evolvulus nuttallianus	Blue Daze
MUHB	Muhlenbergia	Muhly Grass
TURF		
TURF	Zoysia japonica	Empire Zoysia

CALL-OUT	DESCRIPTION	DETAIL
LD-1	SHRUB PLANTING	1/ L1.2
LD-2	TREE PLANTING	2/ L1.2
LD-3	SHRUB & GROUND COVER SPACING	3/ L1.2
LD-4	TREE STAKING	4/ L1.2

NOTE:
PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGES.
FOR TREE REMOVAL REFER TO ARCHITECTURAL SITE PLAN.
PLANT LIST IS NOT ALL INCLUSIVE AND SUBJECT TO CHANGE AS
PROVIDED FOR CONCEPTUAL UNDERSTANDING.

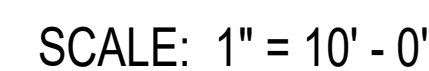
LOCATED IN HILTON HEAD ISLAND, SOUTH CAROLINA



NOT FOR CONSTRUCTION

JOB NUMBER: 7282.00
DATE: 06.04.2025
DRAWN BY: RG
CHECKED BY: KT
SCALE: AS NOTED

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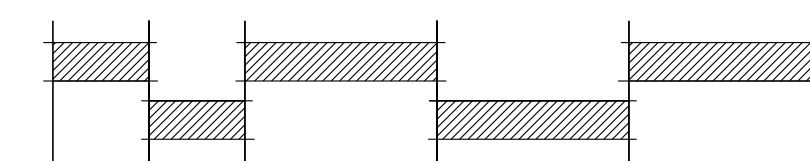




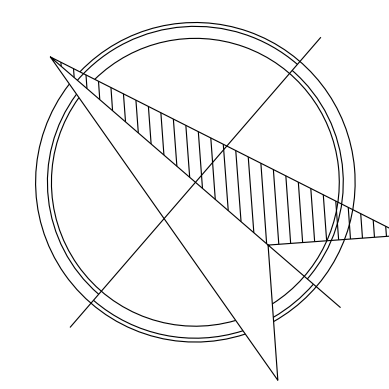
KEY	BOTANICAL NAME	COMMON NAME
CANOPY TREES		
ACER	Acer rubrum	Red Maple
UNDERSTORY TREES		
CERC	Cercis canadensis	Redbud
CHIV	Chionanthus virginicus	Fringe Tree
LAGN	Lagerstromia 'Natchez	Crape Myrtle
SHRUBS		
FEIS	Feijoa sellowiana	Pineapple Guava
ILLP	Illicium parviflorum	Florida Anise
LORO	Loropetalum 'Cerise Charm'	Loropetalum
PODM	Podocarpus macrophylla	Podocarpus
VIBO	Viburnum odoratissimum	Sweet Viburnum
VIBS	Viburnum suspensum	Viburnum
GROUNDCOVER, GRASSES, PERENNIALS		
EVON	Evolvulus nuttallianus	Blue Daze
MUHB	Muhlenbergia	Muhly Grass
TURF		
TURF	Zoysia japonica	Empire Zoysia

CALL-OUT	DESCRIPTION	DETAIL
LD-1	SHRUB PLANTING	1/ L1.2
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NOTE:
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PROVIDED FOR CONCEPTUAL UNDERSTANDING.



SCALE: 1" = 10' - 0'



NORTH

LANDSCAPE PLANS FOR
CAESARS PLACE APARTMENTS
20 CAESARS PLACE

LOCATED IN HILTON HEAD ISLAND, SOUTH CAROLINA



PH: 8 4 3. 4 2 2. 0 8 5 0

REVISIONS:

NOT FOR CONSTRUCTION

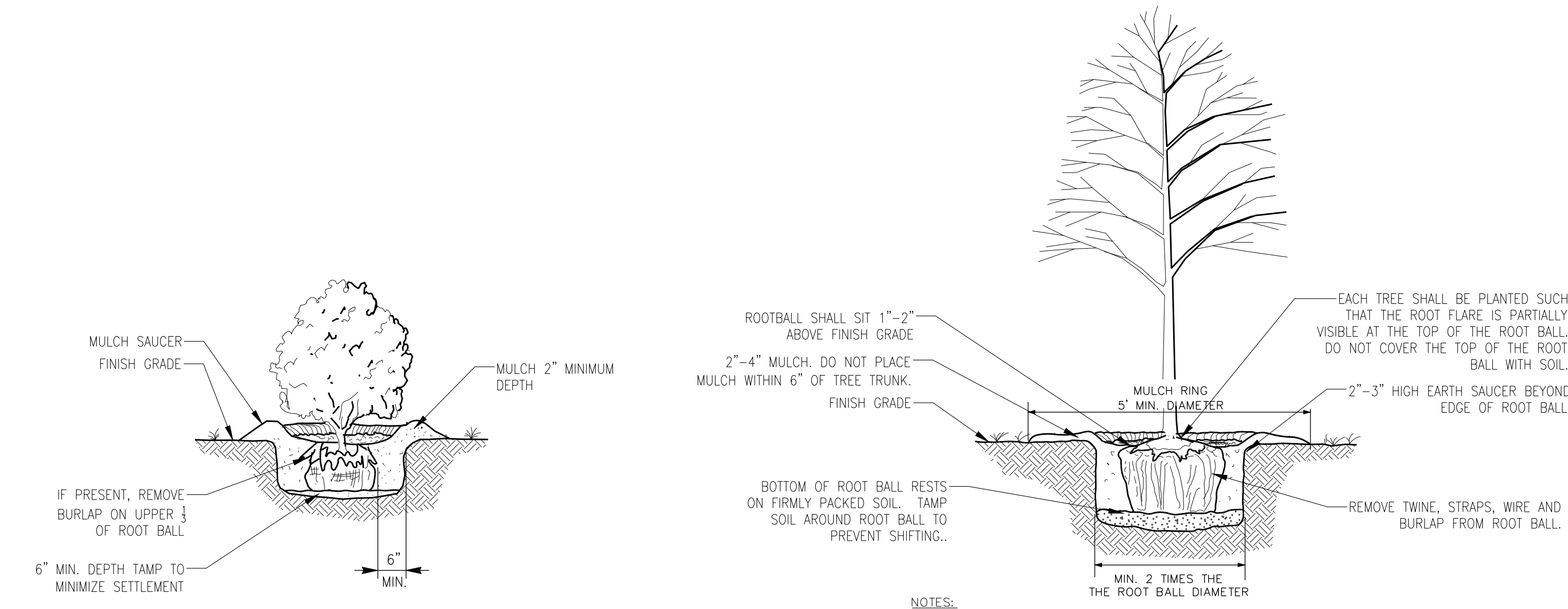
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DRAWN BY: RG
CHECKED BY: KT
SCALE: AS NOTED

PLANTING PLAN

SHEET:

L1.1

© 2018 LOWCOUNTRY LANDSOURCE, LLC. DATE PLOTTED: 9/7/2022 11:47:16 AM BY: Rick Gannon DRAWING PATH: \\users\kckernethood\Dropbox\ALCS\7282.00 - Caesar's Place\7282.00 - Planting Plan.dwg



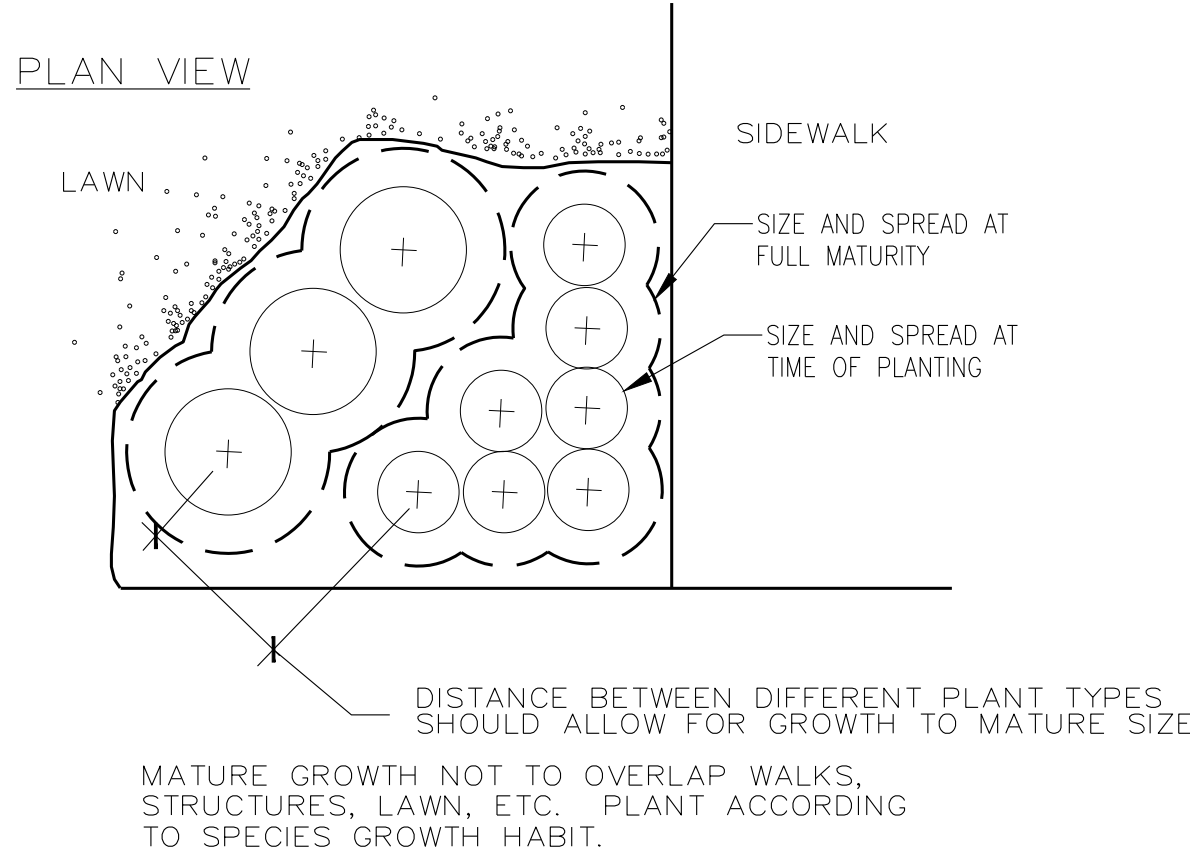
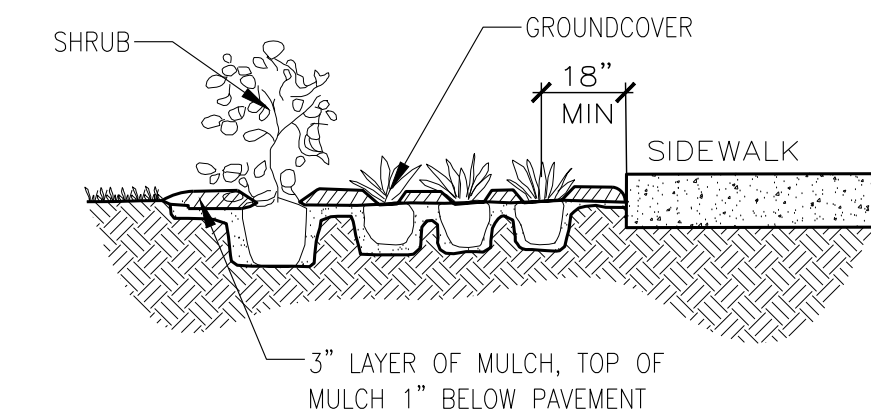
1 SHRUB PLANTING

L1.2 NOT TO SCALE

2 TREE PLANTING

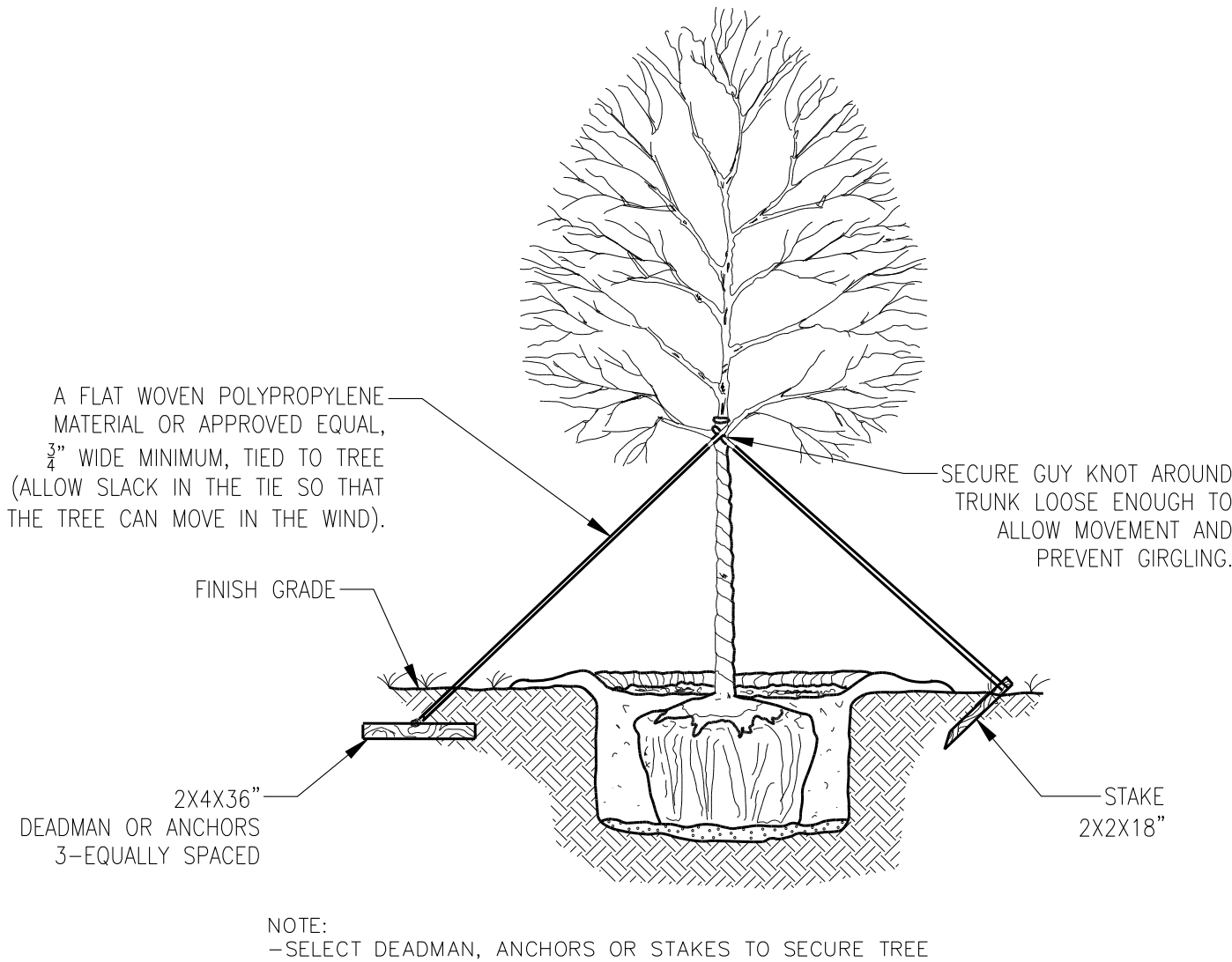
L1.2 NOT TO SCALE

TOPSOIL TO BE MIXED WITH EXISTING SOIL WHILE PLANTING. PLANT BEDS TO BE RAISED TO THE POINT THAT WATER RUNS OUT OF PLANTER BEDS SPECIFIED OTHERWISE.



3 SHRUB AND GROUNDCOVER SPACING

L1.2 NOT TO SCALE



- NOTES:**
1. STAKE TREES ONLY WHEN NECESSARY, STAKES TO BE REMOVED 6 MONTHS AFTER PLANTING.
 2. TREES LARGER THAN 2" CALIPER SHOULD BE STAKED BY THREE STRAPS WHEN NECESSARY.

4 TREE STAKING

L1.2 NOT TO SCALE

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CAL	CONT.	SPACING	NOTES
TREES								
ACER	5	Acer rubrum	Red Maple	10'-12'	-	15 GAL	-	-
UNDERSTORY TREES								
CERC	17	Cercis canadensis	Redbud	6' - 8'	-	15 GAL	-	-
CHIV	19	Chionanthus virginicus	Fringe Tree	6' -8'	-	15 GAL	-	-
LAGN	10	Lagerstromia 'Natchez	Crape Myrtle	8' -10'	-	15 GAL	-	Multi - trunk
SHRUBS								
FEIS	25	Feijoa sellowiana	Pineapple Guava	36"-42"	-	7 GAL	-	-
ILLP	48	Illicium parviflorum	Florida Anise	36"-42"	-	7 GAL	-	-
LORO	12	Loropetalum 'Cerise Charm'	Loropetalum	30"-36"	-	7 GAL	-	-
PODM	32	Podocarpus macrophylla	Podocarpus	30"-36"	-	7 GAL	-	-
VIBO	40	Viburnum odoratissimum	Sweet Viburnum	36"-42"	-	7 GAL	-	-
VIBS	28	Viburnum suspensum	Viburnum	30"-36"	-	7 GAL	-	-
GROUND COVER, GRASSES, PERENNIALS								
EVON	24	Evolvulus nuttallianus	Blue Daze	6"-12"	-	1 GAL	-	-
MUHB	27	Muhlenbergia	Muhly Grass	12"-18"	-	3 GAL	-	-
TURF								
TURF		Zoysia japonica	Empire Zoysia	-	-	-	-	-

GENERAL NOTES:

1. ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
2. 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.
3. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL ZONING, PLANNING BUILDING CODE AND OTHER TOWN AUTHORITIES.
4. LCLS, THE OWNER AND OR THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY REQUIRE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVES SHALL MAKE 'ON SITE' MODIFICATIONS IF NECESSARY.
5. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND CONFIRM 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.
6. BEFORE COMMENCING ANY WORK CONTRACTOR SHALL LOCATE 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 THE SITE, PROTECTING WALKS, PAVING, STEPS AND OTHER EXISTING CONSTRUCTION ON THE SITE.
7. 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.
8. 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.
9. CONTRACTOR SHALL PROTECT AND INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINE OF ALL TREES AND NATURAL AREAS TO REMAIN.
10. CONTRACTOR SHALL PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS DURING CONSTRUCTION.
11. ANY DEVIATIONS FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LCLS AND THE OWNER OR OWNER'S REPRESENTATIVE.

IRRIGATION NOTES:

1. PROVIDE 100% COVERAGE OF PLANT BEDS, TURF AREAS AND NEWLY PLANTED BUFFERS
2. HAND TRENCHING IS REQUIRED FOR ALL PIPE WITHIN DRIPLINES OF ALL TREES GREATER THAN 16" CALIPER OR GREATER MINIMAL DAMAGE TO ROOTS AND ROOTZONE.
3. PROVIDE AUTOMATIC TIMERS CONTROL (ELECTRIC) AND RAIN SENSOR COORDINATE LOCATION W/ OWNER
4. INCORPORATE ZONES THAT SEPARATE TURF AREAS FROM PLANT BEDS.
5. AVOID IRRIGATION OF PARKING, WALKS AND ROADS.
6. CONTRACTOR TO PROVIDE AS-BUILT DRAWING LOCATING VALVES AND MAINLINE.

PLANTING NOTES:

1. ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LCLS (LANDSCAPE ARCHITECT) OR OWNERS REPRESENTATIVE.
2. NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. LANDSCAPE ARCHITECT SHALL IF NECESSARY, MAKE "IN FIELD MODIFICATIONS".
3. FINE GRADING SHALL CONSIST OF HAND RAKED SMOOTH, FREE OF DEBRIS, ALL AREAS TO RECEIVE LANDSCAPE PLANTING AND/OR PINESTRAW MULCH.
4. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES.
5. OWNER IS RESPONSIBLE FOR LOCATING EXISTING AND PROPOSED UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO LOCATED UTILITIES DURING CONSTRUCTION.
6. CONTRACTOR IS TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS AND BACKFLOW CONTROLLER AND TO PROVIDE 100% COVERAGE FOR ALL SOD, AND PLANT BEDS. SEE IRRIGATION PLANS FOR INFORMATION.
7. UNLESS OTHERWISE SPECIFIED MULCH ALL PLANT BEDS WITH PINESTRAW TO A 3" DEPTH.
8. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED.
9. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING..
10. ALL AREAS SHOWN WITH SOD ARE APPROXIMATE. ADDITIONAL SOD MAY BE REQUIRED DURING INSTALLATION.
11. CONTRACTOR IS RESPONSIBLE FOR STAKING ANY PLANT MATERIALS IN HIGH WIND SITUATIONS OR ANY OTHER THAT WOULD REQUIRE STAKING.

LANDSCAPE PLANS FOR
CAESARS PLACE APARTMENTS
20 CAESARS PLACE
LOCATED IN HILTON HEAD ISLAND, SOUTH CAROLINA



REVISIONS:

NOT FOR CONSTRUCTION

JOB NUMBER:	7282.00
DATE:	06.04.2025
DRAWN BY:	RQ
CHECKED BY:	KT
SCALE:	AS NOTED

DETAILS, NOTES
PLANT LIST

SHEET:
L1.2

TREE TALLY

[] NON-BUFFER

CATEGORY I			CATEGORY II			CATEGORY III			CATEGORY IV		
LO 6	LO 6	RO 9	WO 6	WO 5 - 6	WO 7	PN 26	PN 10	PN 14			
RO 10-6	LO 6	RO 11	WO 6	WO 8	WO 6	PN 10	PN 10	PN 20			
RO 9	RO 8		WO 8	WO 9	WO 6	PN 18	PN 10	PN 14			
			WO 12	WO 9	WO 13	PN 12	PN 18	PN 10			
			WO 6	WO 10 - 6	WO 7 - 6	PN 9	PN 6	PN 18			
			WO 9	WO 6-7-9	WO 7	PN 14	PN 24	PN 22			
			WO 5 - 7	WO 6-5-4	WO 6	PN 12	PN 11	PN 12			
			WO 6 - 5	WO 12	WO 9 - 7	PN 12	PN 18	PN 14			
			WO 6-9-9	WO 8	WO 6	PN 10	PN 11	PN 18			
			WO 8	WO 9-10-11	WO 8	PN 16	PN 20	PN 12			
			WO 7	WO 9	WO 9	PN 9	PN 16	PN 24			
			WO 6	WO 10	WO 6	PN 14	PN 9	PN 12			
			TUP 6	WO 7	WO 9	PN 10	PN 14	PN 22			
			WO 6	WO 7	WO 6	PN 6	PN 7	PLM 9			
			WO 6	WO 8	WO 6	PN 20	PN 9	PN 7			
			WO 6 - 8	WO 6	WO 6-7-8-9	PN 12	PN 20				
			WO 6	WO 8-9	WO 6-7-8						
			WO 10	WO 6	WO 9-9						
			WO 6								
TOTAL # TREES: 8			TOTAL # TREES: 55			TOTAL # TREES: 47			TOTAL # TREES:		
TOTAL DBH INCHES: 71			TOTAL DBH INCHES: 572			TOTAL DBH INCHES: 651			TOTAL DBH INCHES:		

Note: Use additional sheets if necessary.

**20 Caesar Place
Staff Comments
August 12, 2025
DRB-000637-2025**

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: 20 Ceasar Place

DRB-000637-2025

DATE: 8/12/2025

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 20 Caesar Place with the following conditions:

1. Visual interest and shadow play can be created by several techniques including the use of offsetting planes with a variety of depths.
2. Architectural details must be given significant consideration. Details should be consistent with the design concept for the entire neighborhood.
3. Provide a clear site plan including landscaping and colored.
4. Details such as exposed rafter tails, brackets, and louvers all add to island Character.
5. Provide any lighting specs for any exterior lighting on the building.
6. Provide elevations that indicate the color, materials, and dimensions.

7. Provide a materials board.
8. Generally, materials common to the area or historically present should be selected. Suitable materials may include tabby stucco, smooth finish stucco, brick, wood, shake siding, metal, and glass.
9. A variety of compatible contrasting textures should be used to provide visual interest. Single material facades are generally not appropriate.
10. Provide color of wood fence gate.
11. Indicate where you are preserving existing native trees and shrubs, if any.
12. Provide a Planting list.
13. Provide a Planting list that includes native plant life.
14. Provide a layered appearance for visual interest.
15. Indicate there are ornamentals and annuals at the entrances and local focal points.
16. Indicate which existing trees and under story plants you are saving on-site.
17. Any additional information as required by the Board.