Town of Hilton Head Island

Design Review Board Meeting

Tuesday, August 26, 2025, 2:30 PM
1 Town Center Court, Hilton Head Island, SC
Conference Room Four

The Design Review Board meeting will be held in person at Town Hall in Conference Room Four

1. **Call to Order**
2. **Adoption of the Agenda**
3. **Approval of the Minutes**
   - **a.** Regular Meeting Minutes of August 12, 2025
4. **Unfinished Business**
   - **a.** DRB-000809-2025 - 70 Pope Avenue - Final
   - **b.** DRB-000854-2025 - 95 Mathews Drive - Food Lion - Final
5. **New Business**
   - **a.** DRB-000815-2025 - 2 Tanglewood Drive - Conceptual
   - **b.** DRB-000809-2025 - 70 Beach City Road - First African Baptist Church Sanctuary - Conceptual
   - **c.** DRB-000810-2025 - 38 Hammock Breeze Way - Alteration / Addition
   - **d.** DRB-000816-2025 - 252 Wild Horse Road - Taylor Family Park - Conceptual
6. **Public Comment - Non Agenda Items**
7. **Board Business**
8. **Staff Reports**
9. **Adjournment**

FOIA Compliance: Public notification of this meeting has been published, posted, and

distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

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

Town of Hilton Head Island
DESIGN REVIEW BOARD MEETING
Tuesday, August 12, 2025, 2:30 PM
Minutes

1. Call to Order

This meeting was called to order at 2:30pm.

In attendance: Megan Fitzpatrick, Todd Theodore, Judd Carstens, Tom Parker, Patricia Pastor, Cathy Foss

2. Adoption of the Agenda

Mr. Parker made a motion to adopt the agenda. Ms. Pastor seconded, which passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of July 22, 2025

Mr. Parker made a motion to approve the meeting minutes of July 22nd. Ms. Fitzpatrick seconded, which passed unanimously. Ms. Foss and Mr. Theodore abstained from the vote.

4. Unfinished Business

a. DRB-000757-2025 - 10 Northpoint Circle - Northpoint Hilton Head Island - Final

Melissa Paul-Leto, Principal Planner, briefly introduced the project. The applicant, David Williams, presented the changes made to the project, and answered numerous questions from the Board.

After the discussion, Mr. Parker made a motion to approve with the following conditions: adopt all staff comments; doors on the pool house to be changed from white to the siding color or the dark trim color; the solar-powered bollard lighting that is at the dog park will be changed to 3000k from the 4000k specified; the final pool profile outline detailing and decking to be submitted to staff for approval; provide a review of all black elements in the projects (lighting, fencing, handrails, etc.) and study what is available in dark bronze, and select a palette of color that more closely resembles dark bronze if available; on elements that are only available in black, these will be considered as black accents and will be acceptable; confirm the foundation planting around the first floor behind the compressors and all the way around the project is an evergreen planting material and not a seasonal; on final submission, the tree ordinance will be complied to as required by the town. Mr. Theodore seconded. The motion passed unanimously.

b. DRB-000747-2025 - 150 William Hilton Parkway - Old Schoolhouse Restroom - Final

Ms. Paul-Leto introduced the Old Schoolhouse Restroom for final review. The applicant presented the changes made to the project, and answered numerous questions from the Board.

Ms. Pastor made a motion to approve with the following conditions: adhere to staff comments; make the sidewalk path not so angular; change the roof color to something conducive to the color palette, and not a shiny silver. Ms. Foss seconded the motion, which passed unanimously.

c. DRB-000756-2025 - 70 Wilborn Road - Hilton Head Island High School - Phase 2 - Final

Ms. Paul-Leto introduced the High School Phase 2 application for final review. The applicant presented the changes made to the project, and answered numerous questions from the Board.

Ms. Pastor made a motion to approve with the following conditions: adhere to staff comments; staff review of the color selection o peripheral items (benches, bike racks, trash receptacles, etc); cut back on the number of palms in the front, allowing the logo to be visible; fence and area lighting to be dark bronze; include plantings versus just grass. Mr. Parker seconded. The motion passed unanimously.

5. New Business

a. DRB-000637-2025 - 20 Ceasar Place - Conceptual

Ms. Paul-Leto introduced 20 Ceasar Place for conceptual review. The applicant answered numerous questions from the Board. The Board believed the project could use a lot of design input taken from the design guide, especially due to the small lot size and limited options for the building and parking lot.

After discussion, Ms. Foss made a motion to approve with conditions: adhere to staff comments; heavy study of the parking area, pavers, and concrete sidewalk; a study of the siding effects; you might not be able to stagger the buildings, but try to do that with texture and accents; use evergreen planting instead of red maples; and consistency between fences. Mr. Parker seconded, and the motion passed 4-2.

6. Public Comment - Non Agenda Items

7. Board Business

8. Staff Reports

9. Adjournment

This meeting adjourned at 4:44 pm.

70 Pope Avenue
Final
August 26, 2025
DRB-000818-2025

Town of Hilton Head Island

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

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

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

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

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

Project Category:

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

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

_____ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

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

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

X 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.

X 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.

	8/12/2025
SIGNATURE	DATE

70 Pope Avenue
Response to
Conceptual Conditions
August 26, 2025
DRB-000818-2025

Hiscutt & Associates
ARCHITECTURE

Member of
The American Institute
of Architects

Phone 770.753.8787
Web www.hiscutt-aia.com

Final Review Meeting on 7/22/25
Responses to Comments - provided on 8/12/25

Each original comment is followed by our response.

1. Clarification that light selections have a maximum light temperature of 3500k lumens.

   We updated the electrical drawings to show light fixtures that are 3500k maximum.

2. The soffit downlights be a true-recessed fixture.

   The canopy electrical drawings are updated to show recessed canopy soffit light fixtures instead of surface mounted fixtures.

3. The skinny columns in front of the grocery be revised and consistent with the rest of the plaza.

   The columns are revised to match shop's columns; stucco above the brick base.

4. Study adding brackets to the grocery architectural element.

   Added brackets and rafter tails to the main canopy elements.

5. Study of scale of the bracket that will directly result in a study of the roof overhang, potentially getting larger.

   Added four different types of brackets with varying sizes so that all roof overhangs can include a decorative bracket.

6. A review of the concrete bases at the at the brick columns at the grocer to see if those can be eliminated.

   Concrete curbs cannot be eliminated due to maintenance concerns.

7. A more consistent approach with the two brick colors.

   We changed the base brick at the shops columns to be the “Brookhaven” brick type to match the typical column finishes in the project.

8. Verification that the renderings and the drawings are coordinated at final submittal.

   The renderings provided are coordinated with the final submittal drawings.

9. While signage is a part of the review, please check the square footage of the signage so that the drawings represent that accurately.

   We have reviewed and verified the allowable sign area per the Hilton Head Island sign ordinance.

10. On the planting plan, the trees at the end of the island be up sized since they are being used for mitigation purposes.

    End Island Trees sized up. Relocated Palms are located in the front to allow for more height at installation.

11. At the small island planter at the front be revised to have vertical plants, such as palmettos.

    Updated planters to have Palms.

12. Provide more details on the patio.

    The patio railing will be provided as a dark bronze aluminum, double-top rail style similar to the aluminum rail used at the park across the street.

    The patio’s pergolas will be stained with Sherwin William’s “Hill Country” SW 3532.

13. At final submittal, clarify the detail at the front of each unit at the shed roof.

    We added notes to callout the tenant signage backer board. Similar to existing conditions shown in images on PR-1-0.

14. Provide the lighting specs for the parking lot lighting poles.

    Parking lot lighting specs and locations can be found on sheets “PS-1.0" & “PS-2.0"

15. Provide a spec for cart storage indicating material and colors.

    Cart corral will be contained within a parking island where the curbs and landscaping will act as barriers for the carts. Overnight cart storage occurs inside the Grocer.

16. Increase the number of native shrubs proposed.

    Shrub counts adjusted. Proposed shrub species are now 67% native and total proposed shrub count is now 78% native.

17. Indicate there are ornamentals and annuals at the entrances and local focal points

    Label added to indicate ornamental plantings around signs on the property. Entry to parking lot contains ornamental grasses. Patio area proposed to have ornamental grasses and evergreen shrub border.

18. Indicate the existing trees and under story plants that you are saving on-site.

    Trees to be retained are shown on the Tree Protection plan and listed out by category. Note added for contractor to coordinate with property owner on opportunities to use existing plantings in lieu of proposed where applicable or desired.

70 Pope Avenue
Final
Plan Set
August 26, 2025
DRB-000818-2025



A. THE SANDBOX CHILDREN'S MUSEUM



B. ENTRANCE TO THE ADVENTURE PLAYGROUND



C. DETAILING AT PAVILION



D. CURRENT PARKING CONDITIONS



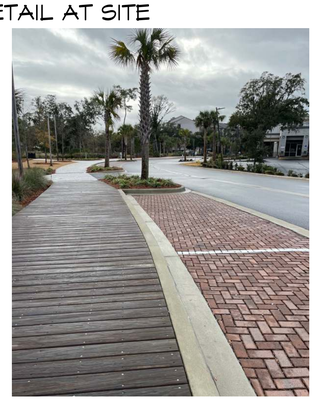
E. CURRENT RETAIL AT SITE



F. CURRENT RETAIL AT SITE



G. CURRENT RETAIL AT SITE



H. SIDEWALK ALONG NASSAU ST.

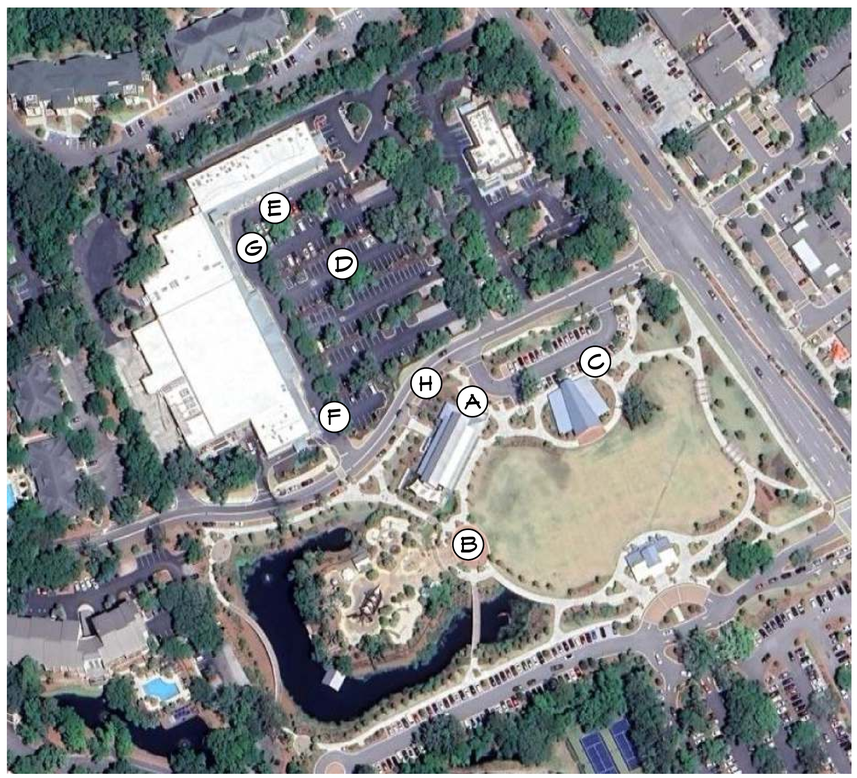


IMAGE LOCATION MAP

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

08/12/25

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

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

SHEET TITLE:
SITE IMAGES

ISSUE DATE:
08/12/25 DRB REVIEW

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

SHEET OF
PR-1.0

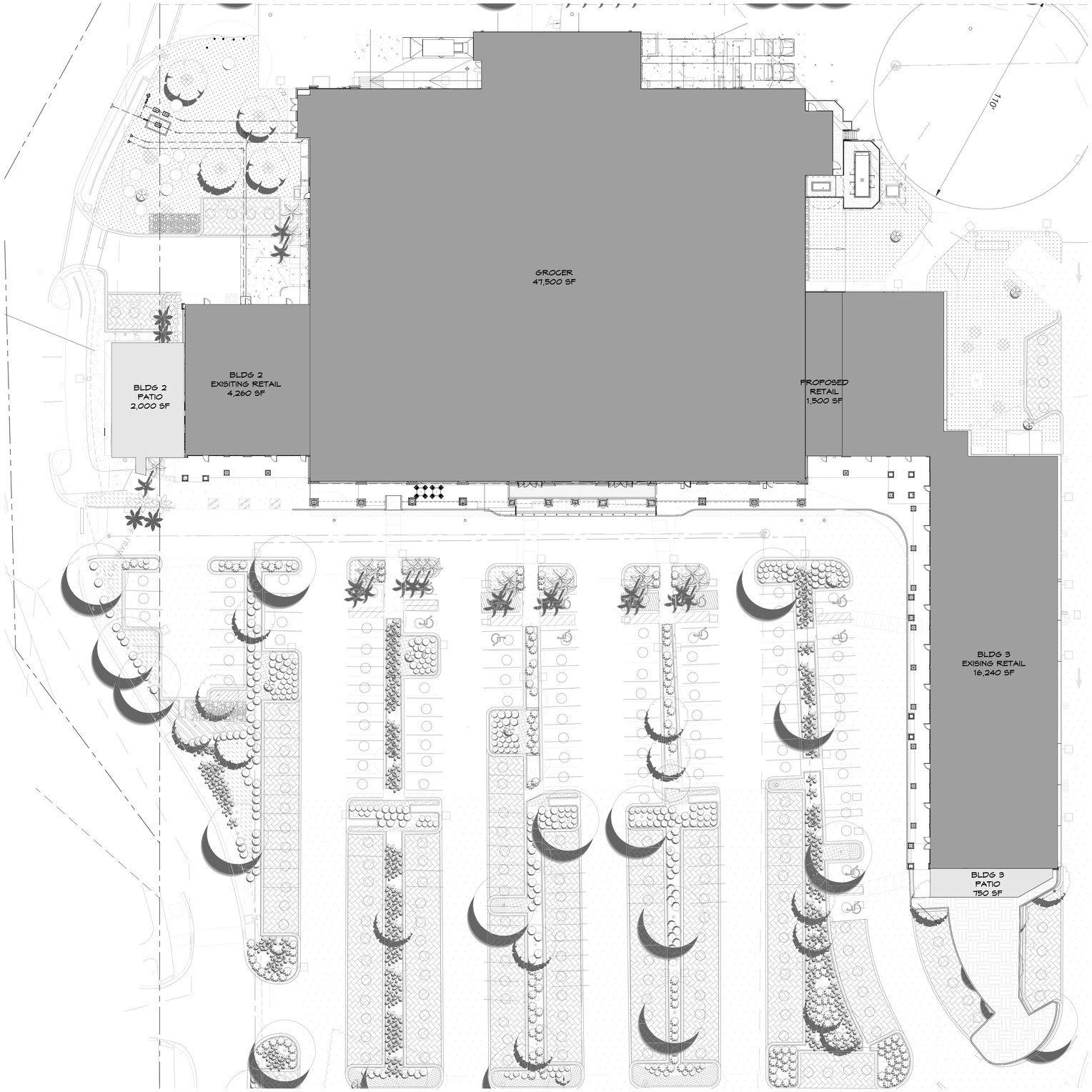
CONCEPTUAL RENDERING

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



Created by

BRIXMOR®
Property Group



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

Hiscutt & Associates ARCHITECTURE
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08/12/25

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

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

SHEET TITLE:
OVERALL PLAN

ISSUE DATE:
08/12/25 DRB REVIEW

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

SHEET OF
PR-1.1



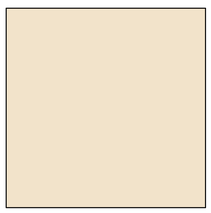
1 FR-2.0 **OVERALL GROCER ELEVATION**
SCALE 1/16" = 1'-0"



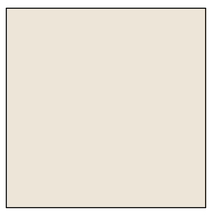
2 FR-2.0 **OVERALL SHOPS ELEVATION**
SCALE 1/8" = 1'-0"



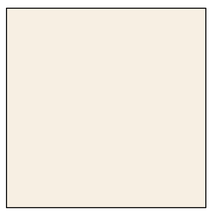
3 FR-2.0 **LEFT ELEVATION**
SCALE 1/8" = 1'-0"



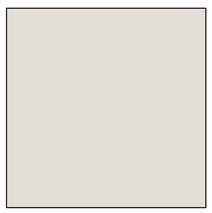
STUCCO 1
MATCH SW 6371
"VANILLIN"
BY DRYVIT



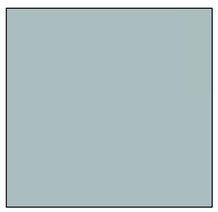
STUCCO 2
MATCH SW 7013
"IVORY LACE"
BY DRYVIT



STUCCO 3
MATCH SW 6371
"COTTON WHITE"



STUCCO 4
MATCH SW 7014
"EIDER WHITE"



HORIZONTAL LAP SIDING
MATCH SW 6219:
"RAIN"



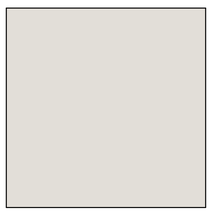
TRELLIS & BRACKETS
STAIN SW 3532:
"HILL COUNTRY"



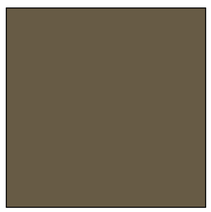
BRICK 1
"OLD MISSISSIPPI"
BY CHEROKEE BRICK



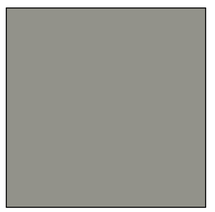
BRICK 2
"BROOKHAVEN GEORGIA
CLASSIC"
BY CHEROKEE BRICK



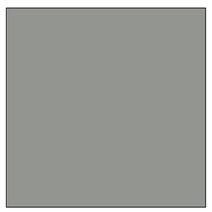
ACCENT HARDIE TRIM
MATCH SW 7014
"EIDER WHITE"



ACCENT STUCCO TRIM 2
"ENDURING BRONZE"



PREFINISHED METAL
"MUSKET GRAY"
BY PAC-CLAD



FIBER CEMENT SIDING
PAINTED SW 9163
"TIN LIZZIE"

Hiscutt & Associates ARCHITECTURE
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Suite 395
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08/12/25

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Hilton Head Island, South Carolina, 29938

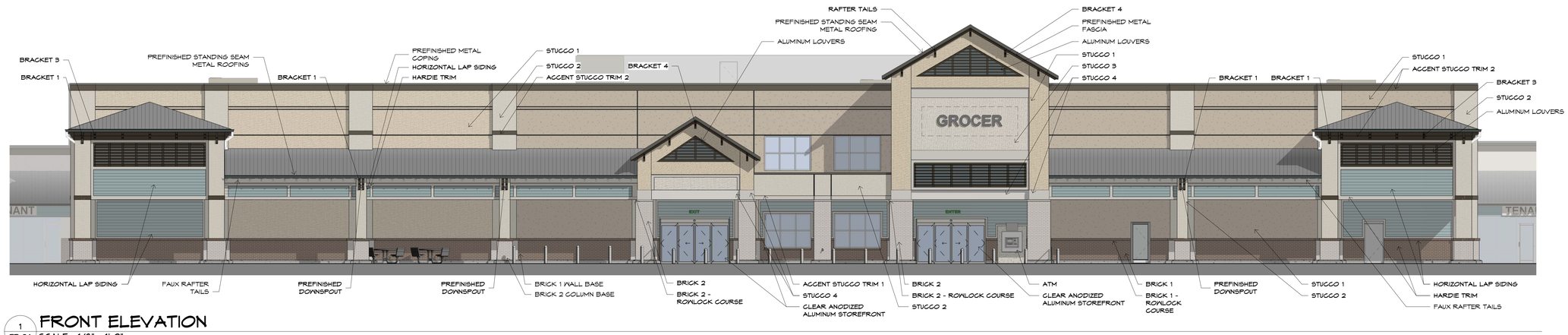
FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
OVERALL ELEVATIONS

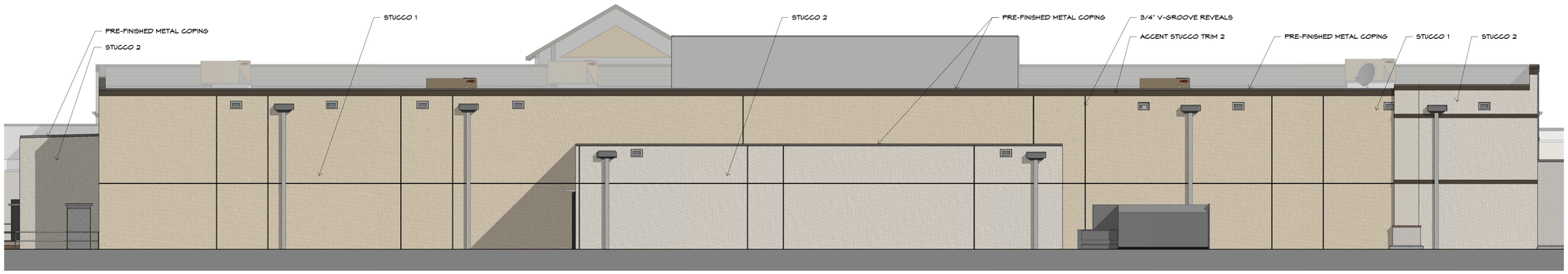
ISSUE DATE:
08/12/25 DRB REVIEW

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

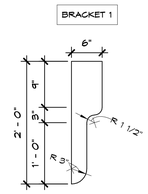
SHEET OF
PR-2.0

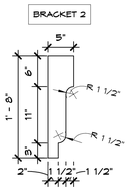


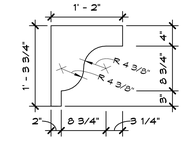
1 / PR-2.1 **FRONT ELEVATION**
SCALE 1/8" = 1'-0"

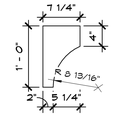


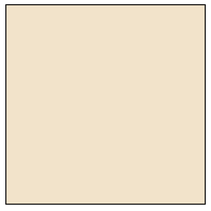
2 / PR-2.1 **REAR ELEVATION**
SCALE 1/8" = 1'-0"



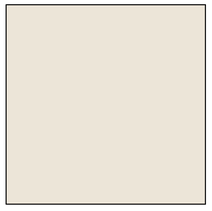




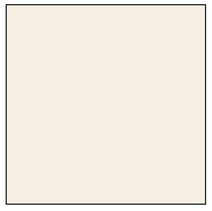




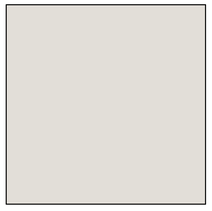
STUCCO 1
MATCH SW 6371
"VANILLIN"
BY DRYVIT



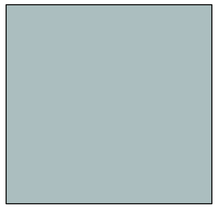
STUCCO 2
MATCH SW 7013
"IVORY LACE"
BY DRYVIT



STUCCO 3
MATCH SW 6371
"COTTON WHITE"



STUCCO 4
MATCH SW 7014
"EIDER WHITE"



HORIZONTAL LAP SIDING
MATCH SW 6219:
"RAIN"



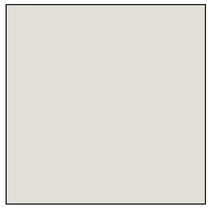
TRELLIS & BRACKETS
STAIN SW 3532:
"HILL COUNTRY"



BRICK 1
"OLD MISSISSIPPI"
BY CHEROKEE BRICK



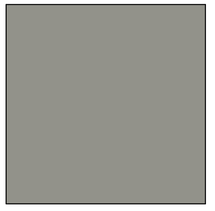
BRICK 2
"BROOKHAVEN GEORGIA CLASSIC"
BY CHEROKEE BRICK



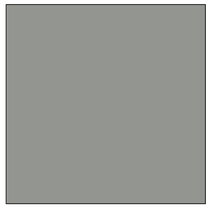
ACCENT HARDIE TRIM
MATCH SW 7014
"EIDER WHITE"



ACCENT STUCCO TRIM 2
"ENDURING BRONZE"



PREFINISHED METAL
"MUSKET GRAY"
BY PAC-CLAD



FIBER CEMENT SIDING
PAINTED SW 9163
"TIN LIZZIE"

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

08/12/25

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

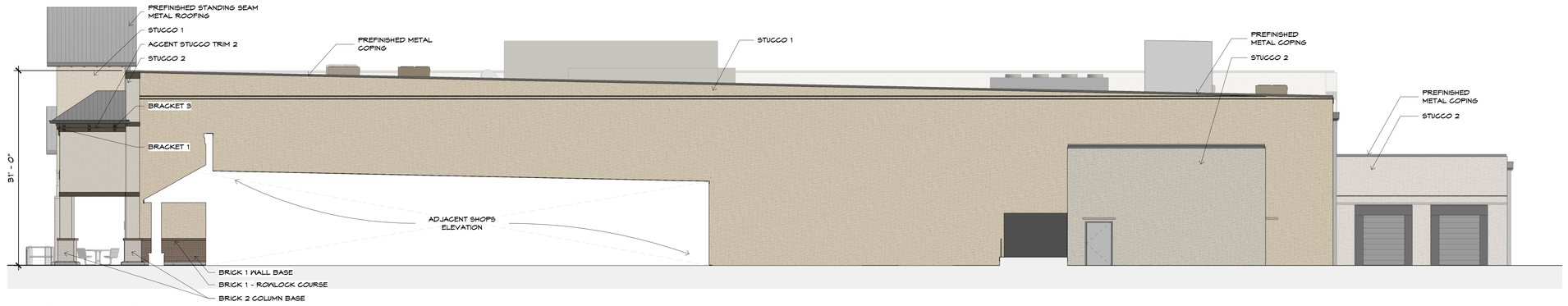
FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
GROCER ELEVATIONS

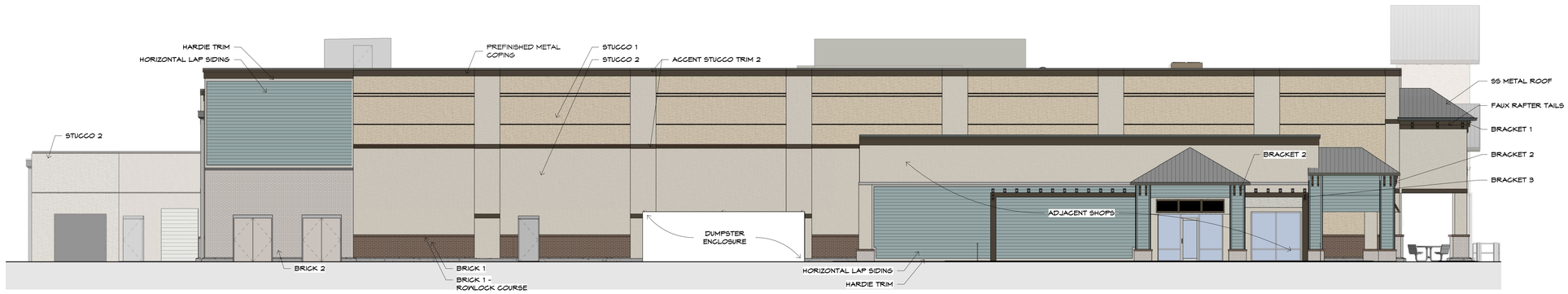
ISSUE DATE:
08/12/25 DRB REVIEW

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

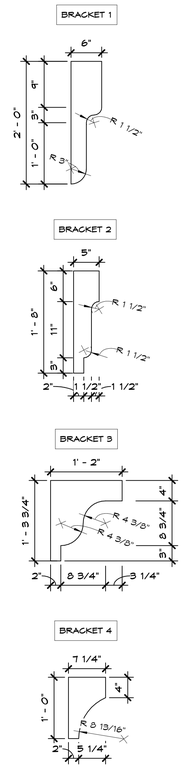
SHEET OF
PR-2.1



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



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



STUCCO 1
MATCH SW 6371
"VANILLIN"
BY DRYVIT

STUCCO 2
MATCH SW 7013
"IVORY LACE"
BY DRYVIT

STUCCO 3
MATCH SW 6371
"COTTON WHITE"

STUCCO 4
MATCH SW 7014
"EIDER WHITE"

HORIZONTAL LAP SIDING
MATCH SW 6219:
"RAIN"

TRELLIS & BRACKETS
STAIN SW 3532:
"HILL COUNTRY"

BRICK 1
"OLD MISSISSIPPI"
BY CHEROKEE BRICK

BRICK 2
"BROOKHAVEN GEORGIA CLASSIC"
BY CHEROKEE BRICK

ACCENT HARDIE TRIM
MATCH SW 7014
"EIDER WHITE"

ACCENT STUCCO TRIM 2
"ENDURING BRONZE"

PREFINISHED METAL
"MUSKET GRAY"
BY PAC-CLAD

FIBER CEMENT SIDING
PAINTED SW 9163
"TIN LIZZIE"

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REMODEL at CIRCLE CENTER
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Hilton Head Island, South Carolina, 29938

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

SHEET TITLE:
GROCER ELEVATIONS

ISSUE DATE:
08/12/25 DRB REVIEW

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

SHEET OF
PR-2.2



2 PR-2.3 GROCER PERSPECTIVE
SCALE



1 PR-2.3 GROCER PERSPECTIVE
SCALE



4 PR-2.3 GROCER PERSPECTIVE
SCALE

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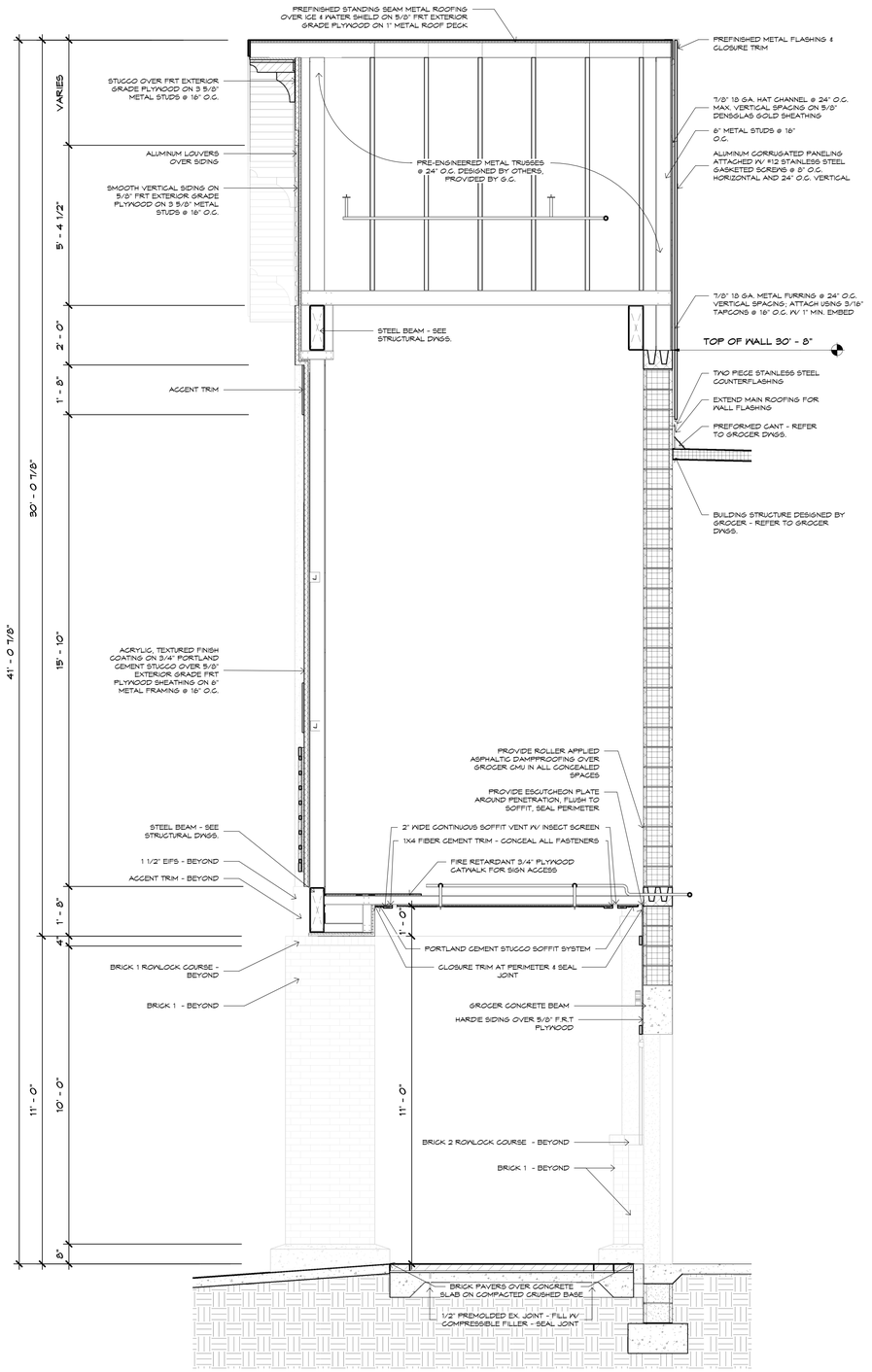
FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
GROCER PERSPECTIVES

ISSUE DATE:
08/12/25 DRB REVIEW

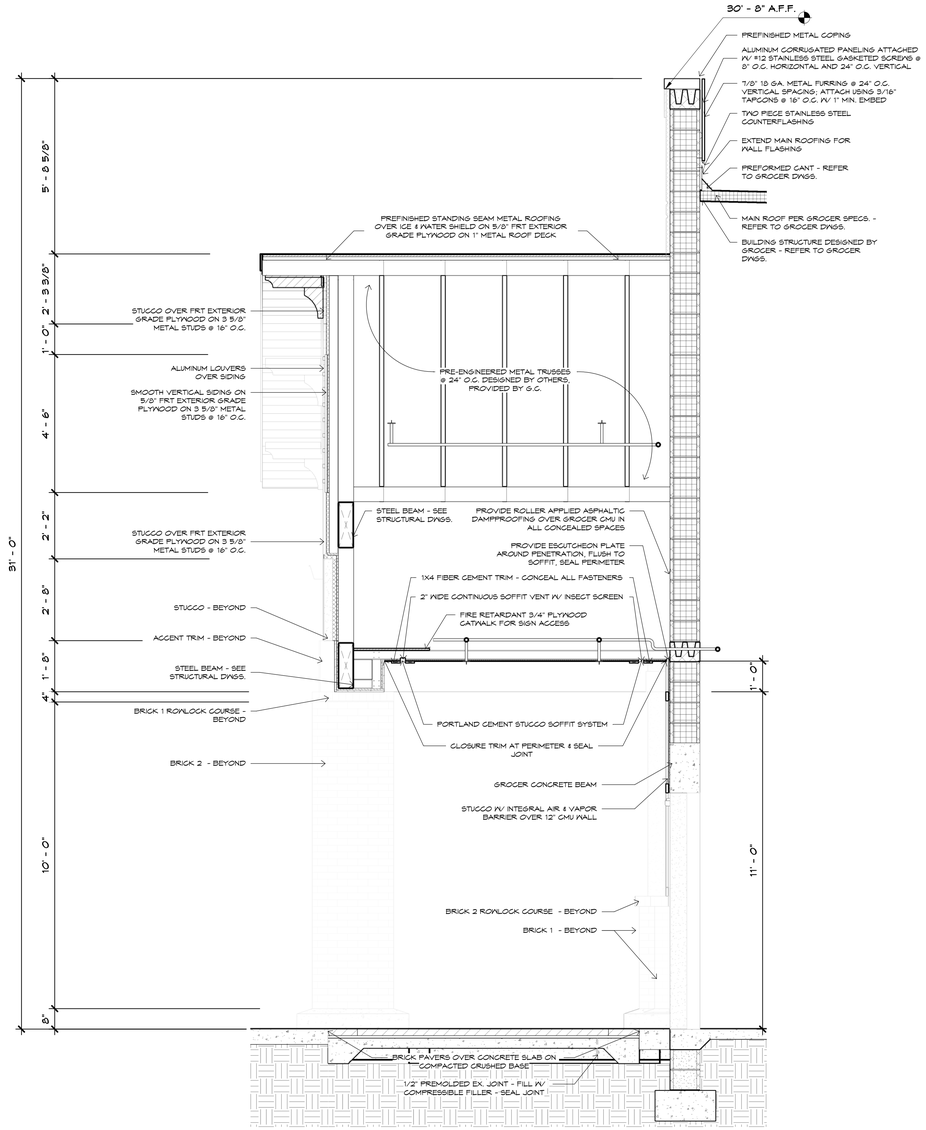
PROJECT NO: 24-101
FILE: 24101
DRAWN BY: ADZ

SHEET OF
PR-2.3



1 PR-3.1 **SECTION THRU ENTRY CANOPY**

SCALE 1/2" = 1'-0"



2 PR-3.1 **SECTION THRU CANOPY EXIT**

SCALE 1/2" = 1'-0"

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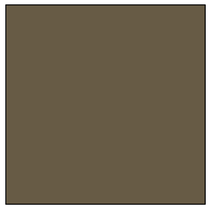
FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
CANOPY SECTIONS

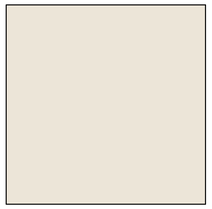
ISSUE DATE:
08/12/25 DRB REVIEW

PROJECT NO: 24-101
FILE: 24101
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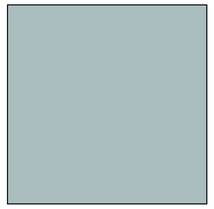
SHEET OF
PR-3.1



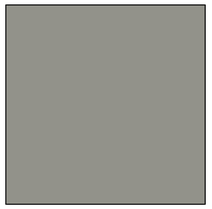
ACCENT STUCCO TRIM
MATCH SW 7055:
"ENDURING BRONZE"



STUCCO 2
MATCH SW 7013:
"IVORY LACE"



HORIZONTAL LAP SIDING
MATCH SW 6219:
"RAIN"



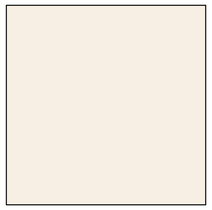
PREFINISHED METAL
"MUSKET GRAY"
BY PAC-CLAD



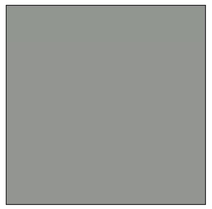
BRICK 1
"OLD MISSISSIPPI"
BY CHEROKEE BRICK



TRELLIS & BRACKETS
STAIN SW 3532:
"HILL COUNTRY"



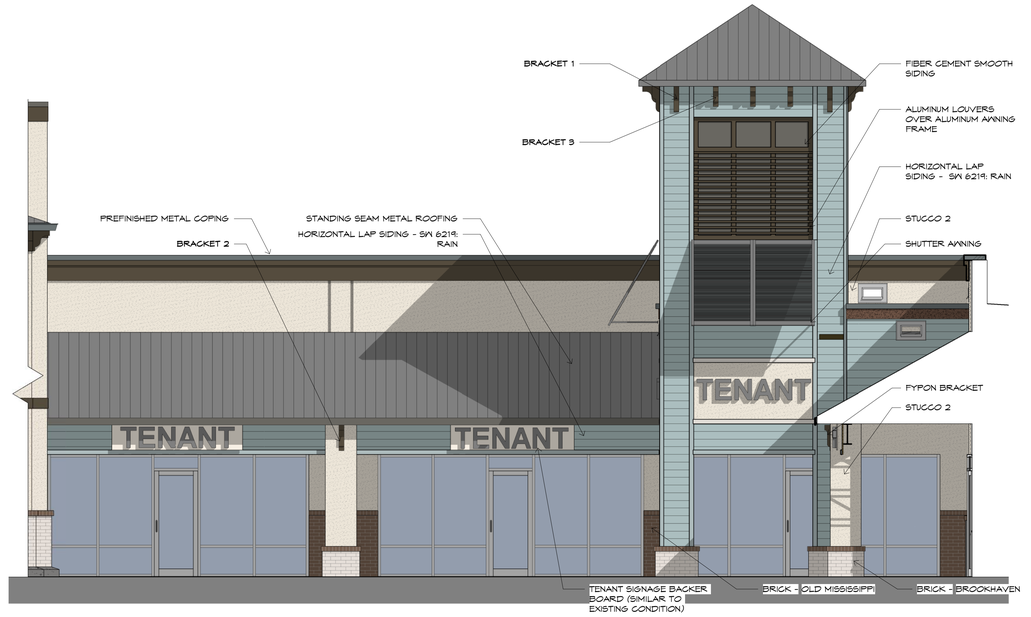
SIGNAGE BACKER BOARD
PAINTED SW 6371
"COTTON WHITE"



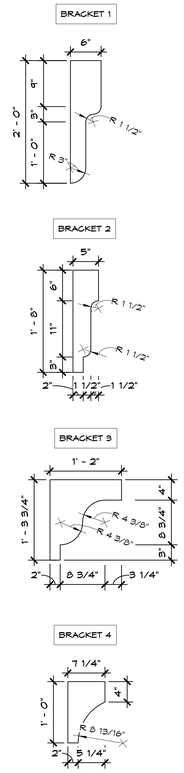
FIBER CEMENT SIDING
PAINTED SW 9163
"TIN LIZZIE"



BRICK 2
"BROOKHAVEN"
BY CHEROKEE BRICK

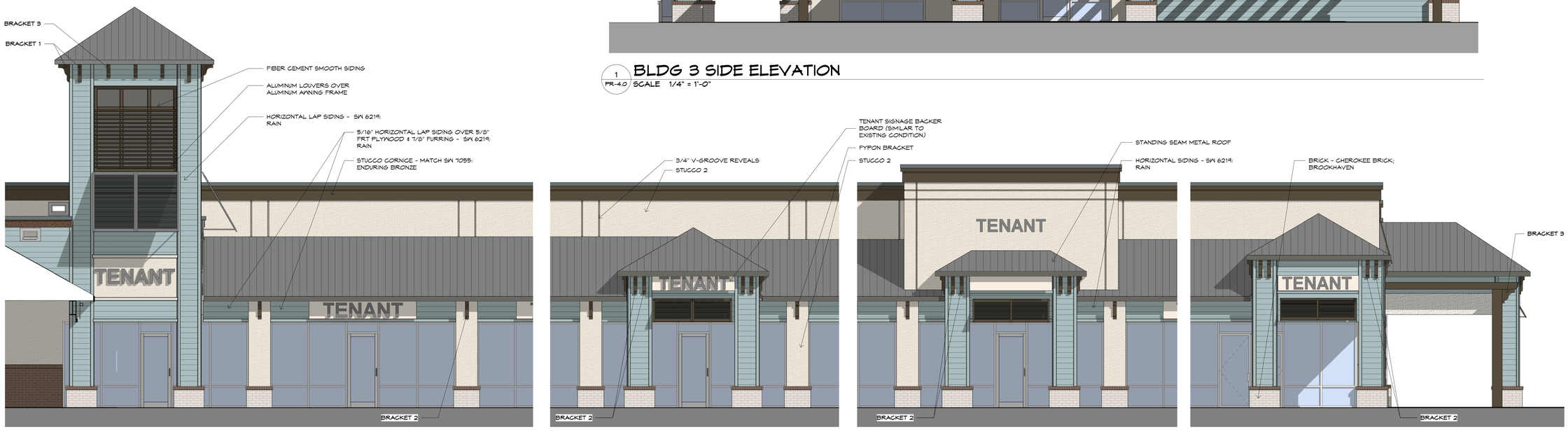


5 PR-4.0 FRONT ELEVATION
SCALE 1/4" = 1'-0"





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



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

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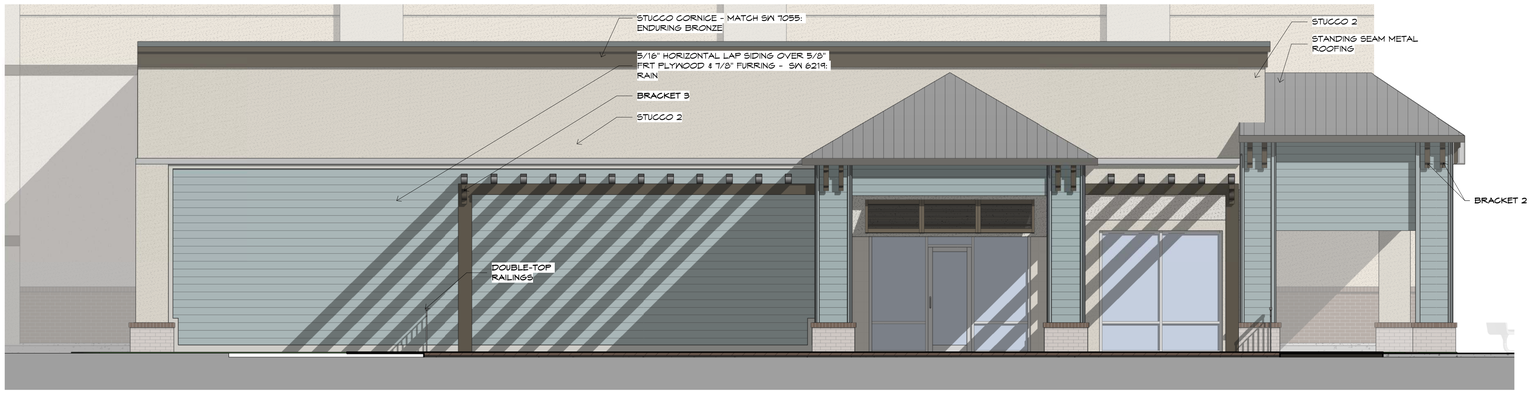
FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
RETAIL ELEVATIONS

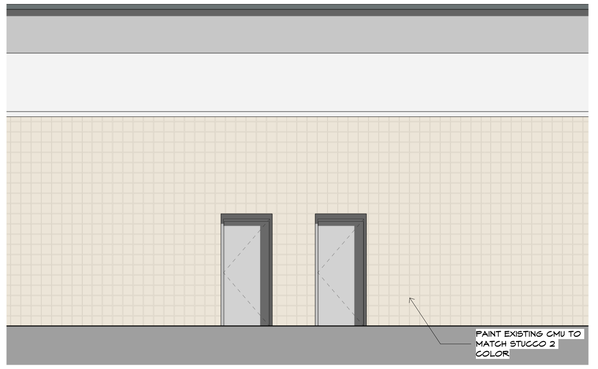
ISSUE DATE:
08/12/25 DRB REVIEW

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

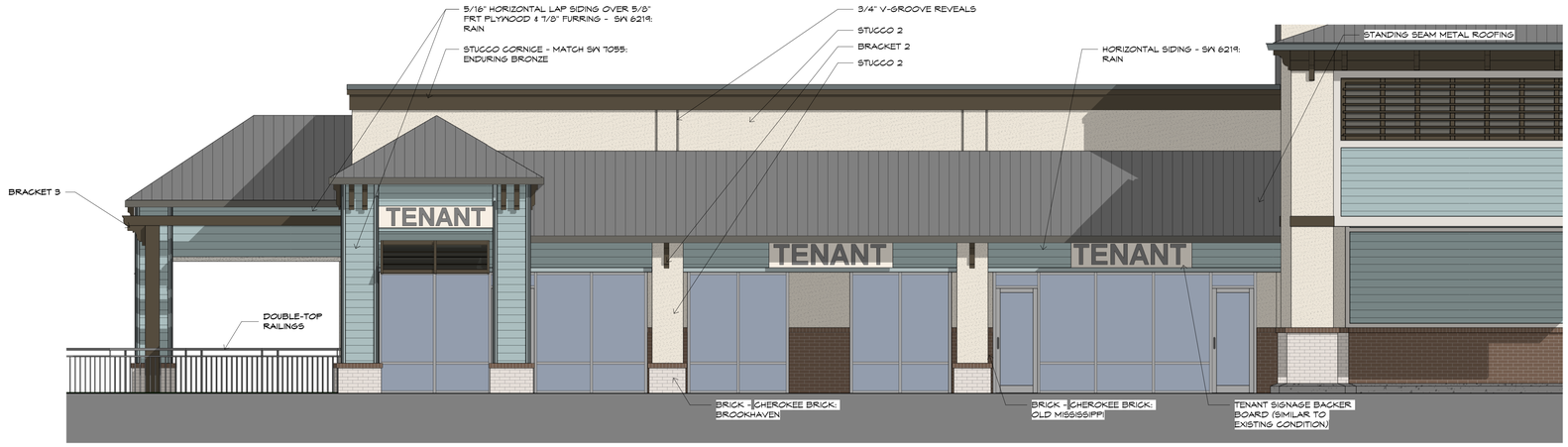
SHEET OF
PR-4.0



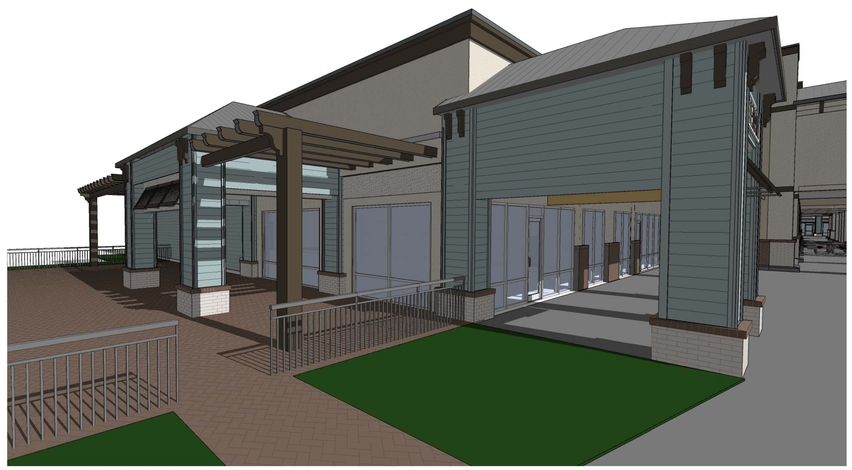
6 PR-4.1 **BLDG 2 SIDE ELEVATION**
SCALE 1/4" = 1'-0"



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



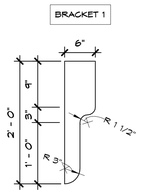
1 PR-4.1 **FRONT ELEVATION**
SCALE 1/4" = 1'-0"

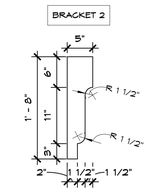


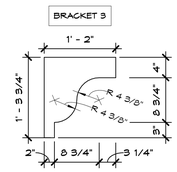
4 PR-4.1 **BLDG2 PERSPECTIVE**
SCALE

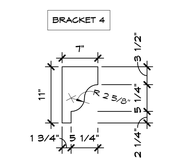


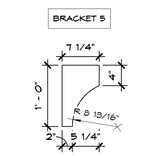
3 PR-4.1 **BLDG3 PERSPECTIVE**
SCALE











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REMODEL at CIRCLE CENTER
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Hilton Head Island, South Carolina, 29938

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

SHEET TITLE:
RETAIL ELEVATIONS & PERSPECTIVES

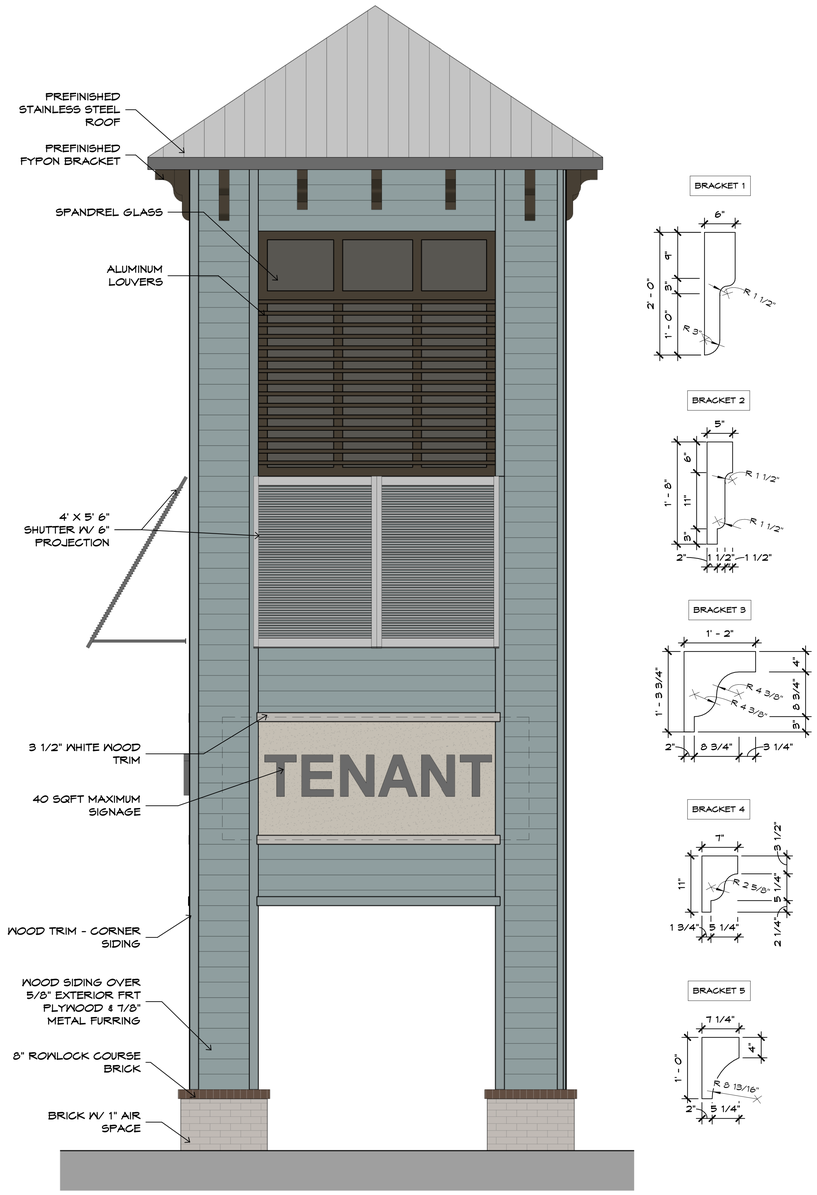
ISSUE DATE:
08/12/25 DRB REVIEW

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

SHEET OF
PR-4.1



1 PR-4.2 TOWER PERSPECTIVE
SCALE



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



2 PR-4.2 TOWER PERSPECTIVE
SCALE

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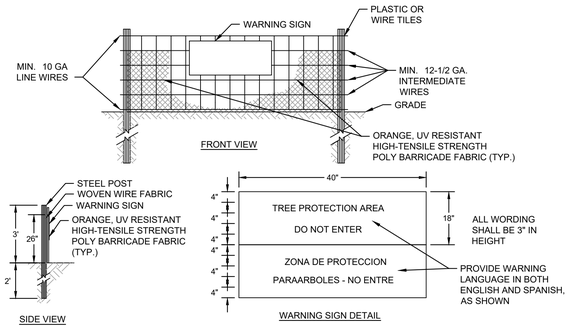
FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
TOWER ELEVATIONS & PERSPECTIVES

ISSUE DATE:
08/12/25 DRB REVIEW

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

SHEET OF
PR-4.2

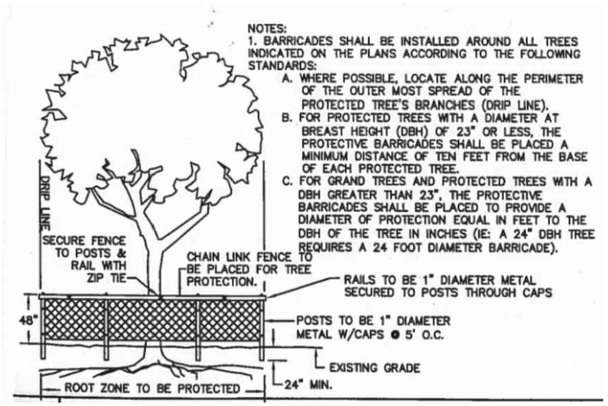


NOTES

1. THE TREE PROTECTION FENCING MUST NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT.
2. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS SHOWN.
3. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
4. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
5. SHOULD THE FABRIC OF A PROTECTION FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, CONTRACTOR SHALL REPLACE IT PROMPTLY.

1 TREE PROTECTION FENCE DETAIL (NON-SPECIMEN) SEE CHART THIS PAGE

SCALE: NTS

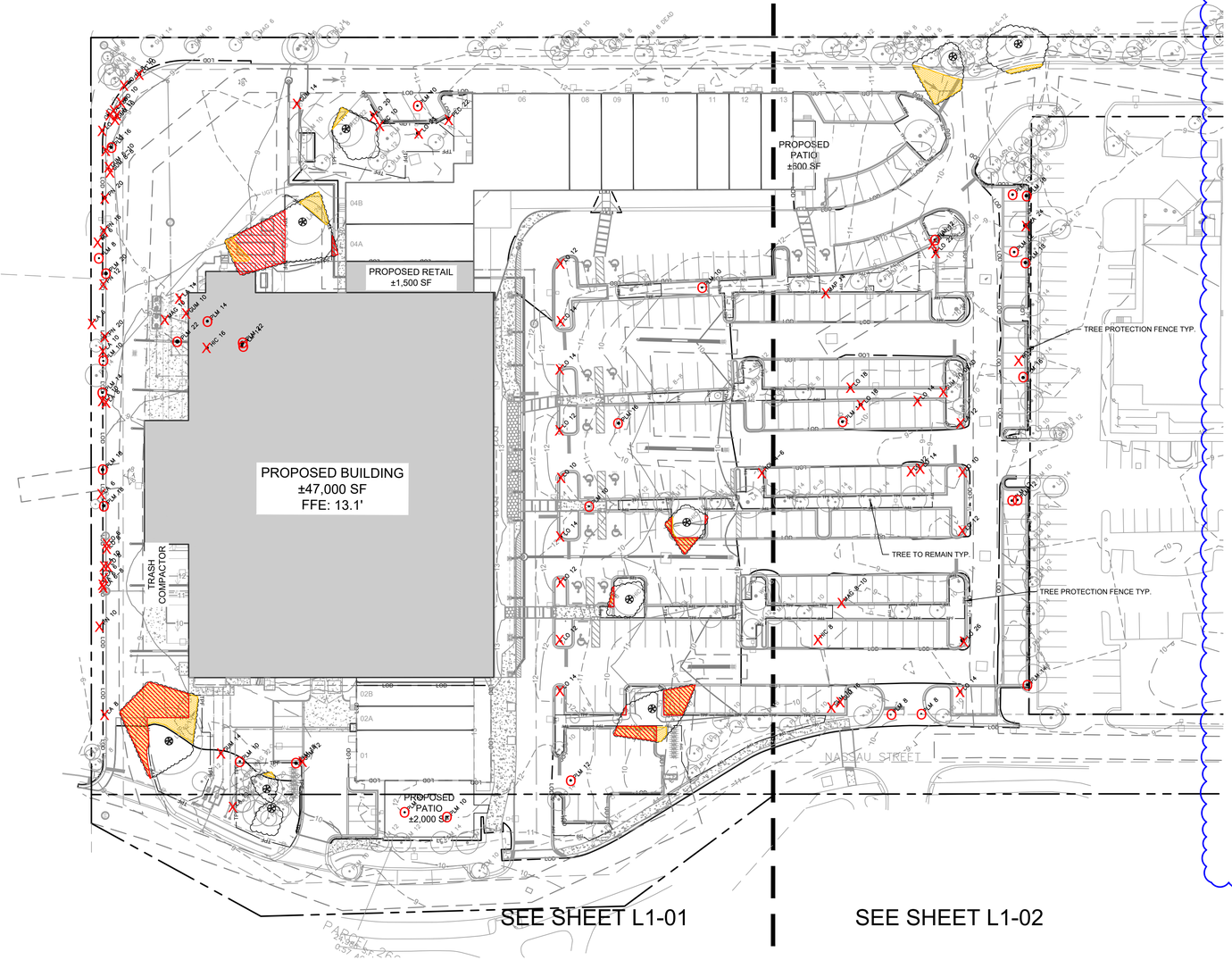


2 CYCLONE/CHAIN-LINK TREE PROTECTION FENCE DETAIL (SPECIMEN) SEE CHART THIS PAGE

SCALE: NTS

4/30/25, 10:13 AM — Hilton Head Island, SC Land Management Ordinance

TABLE 16-6-104.F.1: SPECIMEN AND SIGNIFICANT TREES			
TREE TYPE		SPECIMEN DBH (INCHES)	SIGNIFICANT DBH (INCHES)
Live oak	Single trunk	35	28
	Multiple trunks	60 (sum of all trunks)	48
Laurel oak		35	28
Water oak		30	24
Red oak		25	20
White oak		20	16
All hickories		20	16
American elm		15	12
Loblolly and slash pines		35	28
Longleaf and pond pines		25	20
Red bay		10	8
Southern magnolia		30	24
Bald cypress and pond cypress		15	12
Black gum and sweet gum		30	24
Red maple		30	24
Spruce pine		Any size	Any size
Red cedar		10	8
Sycamore		30	24
Black cherry		25	20
Sassafras		6	5



LEGEND:

X	PROPOSED TREE TO BE REMOVED
O	PROPOSED TREE TO BE RELOCATED
LO 23	EXISTING TREE TO REMAIN
	SPECIMEN/SIGNIFICANT TREE
	EXISTING TOTAL IMPACT AREA
	FINISHED CONDITION TOTAL IMPACT AREA
TPF	TREE PROTECTION FENCE

TREE ABBREVIATIONS:

LA - LAUREL OAK
LO - LIVE OAK
MAP - MAPLE
PLM - PALM
MAG - MAGNOLIA
TAL - TALLOW
PN - PINE
WO - WATER OAK
TO - TURKEY OAK
PEC - PECAN
GUM - GUM
HOL - HOLLY
HIC - HICKORY

RETAINED TREES:

CATEGORY 1		CATEGORY 2		CATEGORY 3			
LA	8	HIC	18	PN	14	PLM	16
LA	8	HIC	12	PLM	10	PLM	8
LA	6	HIC	16	PLM	10	PLM	20
LA	16	HIC	12	PLM	8	PLM	10
LA	6	HIC	18	PLM	8	PLM	14
LA	8	HIC	20	PLM	8	PLM	18
LA	12	HIC	22	PLM	10	PLM	18
LA	16	HIC	20	PLM	8	PLM	18
LA	22	GUM	6	PLM	16	PLM	12
LA	14	GUM	8	PLM	12	PLM	22
LA	14	GUM	6	PLM	10	PLM	14
LA	20	GUM	14	PLM	12	PLM	22
LA	18	GUM	10	PLM	10	PLM	14
LA	12	GUM (10-12)	22	PLM	8	PLM	10
LA	10	GUM	8	PLM	12	PLM	16
LA	6	GUM	10	PLM	14	PLM	10
LA	10	GUM	8	PLM	14	PLM	8
LA	8	GUM	14	PLM	16	PLM	8
LA	6	GUM	8	PLM	14	PLM	14
LA	6	GUM	8	PLM	10	PLM	12
LA	10	GUM	12	PLM	10	PLM	14
LO	14	GUM	12	PLM	16	PLM	12
LO	8	GUM	8	PLM	10	PLM	12
LO	16	GUM 6-4	10	PLM	10	PLM	16
LO	20	GUM 10-10-12	32	PLM	12	PLM	18
LO	16	GUM	12	PLM	8	PLM	12
LO	12	GUM	12	PLM	10	PLM	18
LO 6-10	16	GUM	10	PLM	8	PLM	12
LO	14	GUM	14	PLM	10	PLM	10
LO	20	GUM	14	PLM	16		
LO	12	GUM	12	PLM	14		
LO	14	GUM	16	PLM	14		
LO	12	GUM	12	PLM	14		
LO	12	MAP	8	PLM	12		
LO	14	MAP	8	PLM	12		
LO	28	WO	14	PLM	12		
LO	10	WO	8	PLM	12		
LO	14	WO	6	PLM	10		
LO	14	WO	12	PLM	16		
LO	42	WO	14	PLM	10		
MAG	8	WO	18	PLM	10		
MAG 6-6-12	24	PEC	22	PLM	8		
MAG	20	TO	12	PLM	10		
MAG	10			PLM	10		
MAG	8			PLM	6		
MAG	14			PLM	6		
MAG	10			PLM	12		
MAG	10			PLM	10		
MAG	10			PLM	14		
MAG	12			PLM	14		
MAG	10			PLM	10		
MAG	10			PLM	10		
MAG	12			PLM	12		
MAG	6			PLM	12		
HOL 8-8	16			PLM	10		
HOL 3-6	9			PLM	16		
HOL	8			PLM	10		
HOL	8			PLM	10		
HOL 6-8	14			PLM	12		
				PLM	10		
HOL	6			PLM	14		
HOL	8			PLM	10		
HOL	8			PLM	16		
				PLM	8		
				PLM	12		
				PLM	10		
				PLM	10		

REMOVED TREES:

CATEGORY 1		CATEGORY 2		CATEGORY 3	
LA	6	GUM	10	PN	14
LA	18	GUM	16	PN	20
LA	12	GUM	16	PN	16
LA	6	GUM	12	PN	12
LA	10	GUM	10	PN	20
LA	10	GUM	14	PN	10
LA	8	GUM	16		
LA	6	GUM	14		
LA	10	GUM	12		
LA	6	GUM	14		
LA	6	HIC	16		
LA 6-8	14	HIC	10		
LA	8	HIC	8		
LA	12	MAP	14		
LA	24	WO 6-8-10	24		
LO	10	WO	10		
LO	16	WO	6		
LO	6	WO	8		
LO	8				
LO	8				
LO	20				
LO	23				
LO	14				
LO	12				
LO	10				
LO	14				
LO	14				
LO	26				
LO	22				
LO	18				
LO	18				
LO	14				
LO	12				
LO	14				
LO	10				
LO	12				
MAG	10				
MAG 8-10	18				
LO	14				
LO	12				
LO	12				
LO	12				
LO	14				
HOL 4-6	10				
TOTAL	573	TOTAL	252	TOTAL	92
ACI	573	ACI	189	ACI	46
REPLACE TREES	57.3	REPLACE TREES	25.2	REPLACE TREES	9.2
	58		**26**		**10**

Tree	Existing Impacts	Final Impact	Change
#2 22" Hickory	5.8%	5.8%	**0.0%**
#3 28" Live Oak	13.2%	48.8%	**35.6%**
#5 42" Live Oak	67.1%	51.3%	**-15.8%**
#6 20" Hickory	6.0%	0.0%	**-6.0%**
#7 28" Live Oak	44.1%	43.7%	**-0.4%**
#8 20" Hickory	1.2%	6.8%	**5.6%**
#9 18" Hickory	22.3%	21.9%	**-0.4%**
#11 18" Hickory	47.5%	47.5%	**0.0%**
#12 16" Hickory	5.1%	5.1%	**0.0%**

No.	REVISIONS	DATE	BY
3	REVISED PER TOWN OF HILTON HEAD DRR COMMENTS	08/12/2025	KHA
2	REVISED PER TOWN OF HILTON HEAD DRR COMMENTS	07/08/2025	KHA
1	REVISED PER TOWN OF HILTON HEAD DRR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DRR REVIEW	01/23/2025	KHA

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

STATE OF SOUTH CAROLINA — REGISTERED LANDSCAPE ARCHITECT — ANDREW TODD BURNEY — LSA 1348 — 08/12/2025

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

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

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

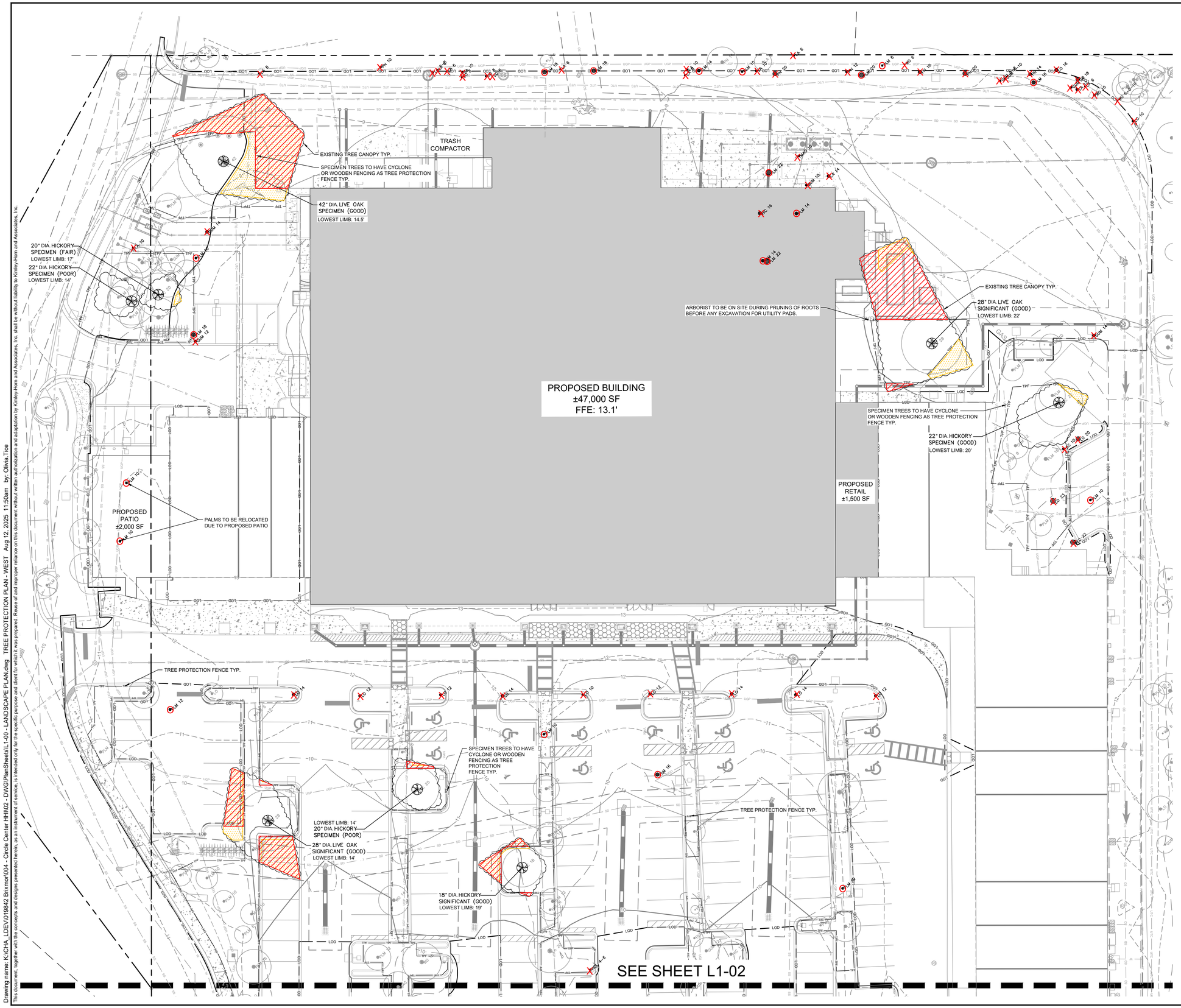
PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
TREE PROTECTION PLAN - OVERALL

DATE 01/23/2025
PROJECT NO. 019842004
SHEET NUMBER L1-00

NORTH
GRAPHIC SCALE IN FEET 0 20 40 80
811

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\L1-00 - LANDSCAPE PLAN.dwg TREE PROTECTION PLAN - OVERALL Aug 12, 2025 11:50am by: Olivia Tice
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LEGEND:

- X — PROPOSED TREE TO BE REMOVED
- O — PROPOSED TREE TO BE RELOCATED
- LO 23 — EXISTING TREE TO REMAIN
- SPECIMEN/SIGNIFICANT TREE
- EXISTING TOTAL IMPACT AREA
- FINISHED CONDITION TOTAL IMPACT AREA
- TPF — TREE PROTECTION FENCE

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LA	6	GUM	12	PN	12
LA	10	GUM	10	PN	20
LA	10	GUM	14	PN	10
LA	8	GUM	16		
LA	6	GUM	14		
LA	10	GUM	12		
LA	6	GUM	14		
LA	6	HIC	16		
LA 6-8	14	HIC	10		
LA	8	HIC	8		
LA	14	MAP	14		
LA	12	PEC	22		
LA	24	WO 6-8-10	24		
LO	10	WO	10		
LO	16	WO	6		
LO	6	WO	8		
LO	8				
LO	8				
LO	20				
LO	23				
LO	14				
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NORTH

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

STATE OF SOUTH CAROLINA — REGISTERED LANDSCAPE ARCHITECT — LSA 1348 08/12/2025 — ANDREW TODD BURNETTE

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

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

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

TITLE:
TREE PROTECTION PLAN - WEST

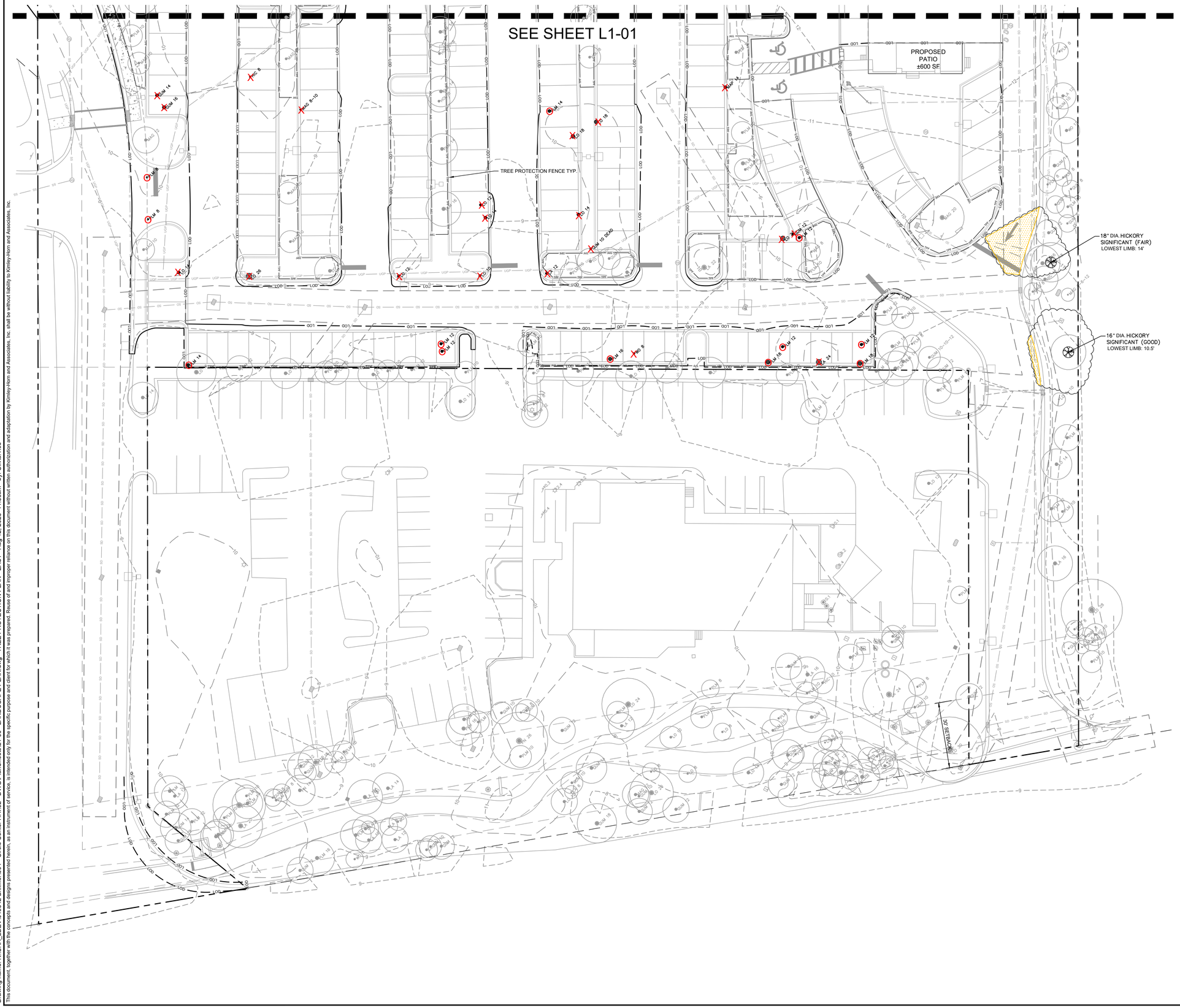
DATE
01/23/2025

PROJECT NO.
019842004

SHEET NUMBER
L1-01

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\L1-00 - LANDSCAPE PLAN.dwg TREE PROTECTION PLAN - WEST Aug 12, 2025 11:50am by: Olivia.Tice
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LA	10	GUM	10	PN	20
LA	10	GUM	14	PN	10
LA	8	GUM	16		
LA	6	GUM	14		
LA	10	GUM	12		
LA	6	GUM	14		
LA	6	HIC	16		
LA 6-8	14	HIC	10		
LA	8	HIC	8		
LA	14	MAP	14		
LA	12	PEC	22		
LA	24	WO 6-8-10	24		
LO	10	WO	10		
LO	16	WO	6		
LO	6	WO	8		
LO	8				
LO	8				
LO	20				
LO	23				
LO	14				
LO	12				
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LO	14				
LO	14				
LO	26				
LO	22				
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#12 16" Hickory	5.1%	5.1%	**0.0%**

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

811

No.	REVISIONS	DATE	BY
3	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	08/12/2025	KHA
2	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	07/08/2025	KHA
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

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

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
LSA 1348
08/12/2025
ANDREW TODD BURRIS

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

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

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

TITLE:
TREE PROTECTION PLAN - EAST

DATE
01/23/2025

PROJECT NO.
019842004

SHEET NUMBER
L1-02

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	HEIGHT	REMARKS
CATEGORY 1							
	MB	27	BRACKEN'S BEAUTY SOUTHERN MAGNOLIA MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	2" CAL.	B&B	10` MIN.	LIMB TO 80" - NATIVE
	TP	6	SHAWNEE BRAVE BALD CYPRESS TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	2" CAL.	B&B	10` MIN.	NATIVE
	QV	24	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	2" CAL.	B&B	10` MIN.	NATIVE
	QV2	2	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	4" CAL.	B&B	10` MIN.	NATIVE
CATEGORY 2							
	NK	5	GREEN GABLE™ BLACK GUM NYSSA SYLVATICA `GREEN GABLE™`	2" CAL.	B&B	10` MIN.	NATIVE
	LS	21	SLENDER SILHOUETTE SWEET GUM LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	2" CAL.	B&B	10` MIN.	NATIVE
	ID	3	TENSAW DAHOON HOLLY ILEX CASSINE `TENSAW`	---	B&B	12'-14' MIN.	LIMB TO 84" - NATIVE
CATEGORY 3							
	SP	12	CABBAGE PALMETTO SABAL PALMETTO	---	B&B	8` MIN.	NATIVE
RELOCATED TREES							
	PLM	32	CABBAGE PALMETTO SABAL PALMETTO	---	B&B	12'-14' MIN.	

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	HEIGHT	REMARKS
SHRUBS							
	AR	99	AUTUMN FIRE® ENCORE® AZALEA AZALEA X 'ROBLEZ'	5 GAL. MIN.	POT	24"-36" MIN	
	FG	27	GIANT LEOPARD PLANT FARFUGIUM JAPONICUM GIGANTEUM	3 GAL	POT	18"-24" MIN.	
	CF	35	HOLLY FERN CYRTOMIUM FALCATUM	3 GAL	POT	18"-24" MIN.	NATIVE
	IS	166	LITTLE HENRY® SWEETSPIRE ITEA VIRGINICA 'SPRICH'	3 GAL.	POT	18"-24" MIN.	NATIVE
	CO	58	LITTLE JOHN BOTTLEBRUSH CALLISTEMON CITRINUS 'LITTLE JOHN'	5 GAL. MIN.	POT	24"-36" MIN	
	SR	200	SAW PALMETTO SERENOA REPENS	3 GAL.	POT	18"-24" MIN.	NATIVE
	HD	42	SIKE'S DWARF OAKLEAF HYDRANGEA HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF'	5 GAL. MIN.	POT	24"-36" MIN	NATIVE
	CA	88	SUGARTINA® SUMMERSWEET CLETHRA ALNIFOLIA 'CRYSTALINA'	5 GAL. MIN.	POT	24"-36" MIN	NATIVE
	IT	119	TAYLOR'S RUDOLPH YAUPON HOLLY ILEX VOMITORIA 'TAYLOR'S RUDOLPH'	5 GAL. MIN.	POT	24"-36" MIN	NATIVE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	SPACING	REMARKS
GROUND COVERS							
	OS	50 SF	CRUSHED OYSTER SHELL	-			
	PG	641 SF	3/8" GRAVEL PEA GRAVEL	-			
	TA	939	ASIATIC JASMINE TRACHELOSPERMUM ASIATICUM	1 GAL.	POT	42" O.C.	
	LB	8	BIG BLUE LILYTURF LIRIOPE MUSCARI 'BIG BLUE'	1 GAL.	POT	42" O.C.	
	EO	255 SF	CENTIPEDE SEED EREMOCHLOA OPHIUROIDES	SEED			
	TD	138	DWARF FAKAHATCHEE GRASS TRIPSACUM DACTYLOIDES NANA	1 GAL.	POT	36" O.C.	NATIVE
	LG	111	GIANT LIRIOPE LIRIOPE GIGANTEA	1 GAL.	POT	24" O.C.	
	CG	91	GREEN-AND-GOLD CHRYSOGONUM VIRGINIANUM	1 GAL.	POT	42" O.C.	NATIVE
	MU	4,965 SF	HARDWOOD MULCH HARDWOOD MULCH	MULCH			
	MC	251	PINK MUHLY GRASS MUHLENBERGIA CAPILLARIS	1 GAL.	POT	42" O.C.	NATIVE
	AS	289 SF	SEASONAL COLOR ANNUAL SELECTION	-			

LANDSCAPE REQUIREMENTS & CALCULATIONS

Location: Hilton Head Island

LANDSCAPE REQUIREMENTS

AREA	CODE REQUIREMENT	MEASUREMENT	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	NOTES	SECTION
PARKING LOT	**1 OVERSTORY TREE PER 50 LF OF PLANTED MEDIAN** **LANDSCAPE MEDIAN AT THE ENDS OF PARKING BAYS** **10 SPACES MAX BEFORE PLANTING ISLAND**	VARIES	1 CANOPY PER 50 LF	**EACH ISLAND MEETS 1 CANOPY TREE PER 50 LF USING NEW AND EXISTING VEGETATION**	UNDERSTORY TREES HAVE BEEN SUBSTITUTED IN AREAS UNDERNEATH OVERHEAD UTILITIES/EXTERIOR LIGHTING FIXTURES (SEC 16-5-103.3.C)	*16-5-107. G.*
STREET BUFFER TYPE A - 20 FT DEPTH	**PER 100 LF:** **2 CANOPY** **3 UNDERSTORY** **8 EVERGREEN SHRUBS**	253 LF	253 / 100 = 2.53 2 x 2.53 = 5.06 -> 6 CANOPY 3 x 2.53 = 7.59 -> 8 UNDERSTORY 8 x 2.53 = 20.24 -> 21 SHRUBS	**6 CANOPY** **8 UNDERSTORY** **70 SHRUBS**	WIDTH VARIES DUE TO EXISTING PARKING SPACES AND LANDSCAPED AREAS.	*16-5-103.*

LANDSCAPE NARRATIVE:

THE LANDSCAPE WITHIN THE PROPOSED REDEVELOPMENT OF THE CIRCLE CENTER SHOPPING CENTER PROVIDES AN ENHANCED LANDSCAPE USING EXISTING TREES AND NEW PLANTINGS OF NATIVE CANOPY TREES THROUGHOUT THE PARKING LOT. ADDITIONAL GROUND LEVEL NATIVE PLANTINGS ARE PROPOSED TO ENHANCE THE OVERALL AESTHETIC OF THE SITE.

LEGEND:

LO 23 — EXISTING TREE TO REMAIN

SPECIMEN TREE

MITIGATION:

ACI SITE DENSITY:
REQUIRED: 900 x 1.94 AC = 1746 ACI
EXISTING REMAINING: 1783.5 ACI
REQUIRED REPLANTING: 0 CAL. IN INCHES

1 TREE PER 10 CAL. IN. REPLACEMENT

CATEGORY 1 TREES:
REQUIRED: 58
PROPOSED: 59
CATEGORY 2 TREES:
REQUIRED: 26
PROPOSED: 29
CATEGORY 3 TREES:
REQUIRED: 10
PROPOSED: 10

NOTES:

LANDSCAPE CONTRACTOR TO COORDINATE WITH PROPERTY OWNER ON OPPORTUNITIES TO USE EXISTING LANDSCAPE IN LIEU OF PROPOSED LANDSCAPE.

NATIVE SHRUBS MAKE UP 78% OF TOTAL PROPOSED.

3

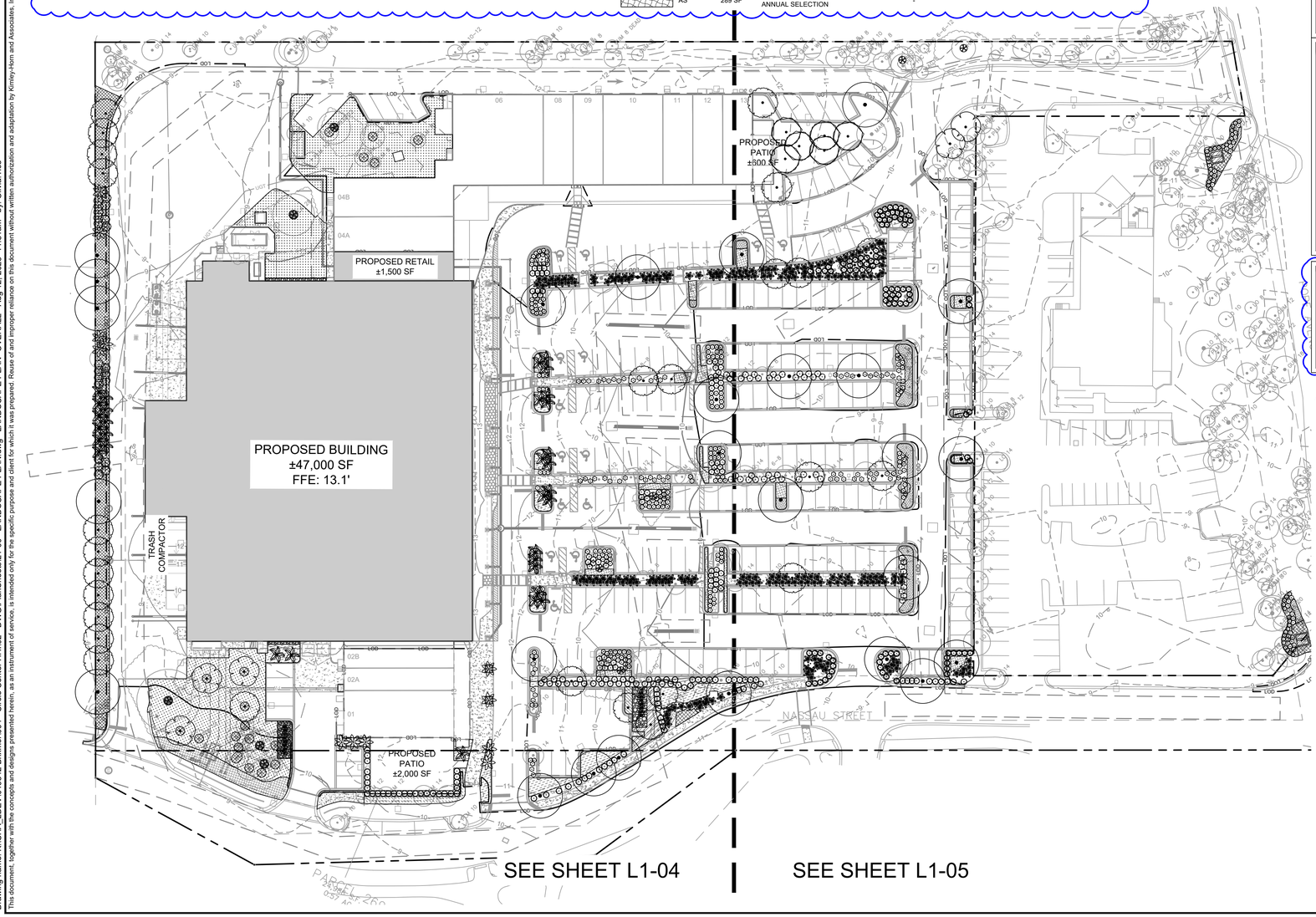
RETAINED TREES AND EXISTING ACI:

CATEGORY 1		CATEGORY 2		CATEGORY 3		CATEGORY 3	
LA	8	HIC	18	PN	14	PLM	16
LA	8	HIC	12	PLM	10	PLM	8
LA	6	HIC	16	PLM	10	PLM	20
LA	16	HIC	12	PLM	8	PLM	10
LA	6	HIC	18	PLM	8	PLM	14
LA	8	HIC	20	PLM	8	PLM	18
LA	12	HIC	22	PLM	10	PLM	18
LA	16	HIC	20	PLM	8	PLM	18
LA	22	GUM	6	PLM	16	PLM	12
LA	14	GUM	8	PLM	12	PLM	22
LA	14	GUM	6	PLM	10	PLM	14
LA	20	GUM	14	PLM	12	PLM	22
LA	18	GUM	10	PLM	10	PLM	14
LA	12	GUM (10-12)	22	PLM	8	PLM	10
LA	10	GUM	8	PLM	12	PLM	16
LA	6	GUM	10	PLM	14	PLM	10
LA	10	GUM	8	PLM	14	PLM	8
LA	8	GUM	8	PLM	16	PLM	8
LA	6	GUM	8	PLM	14	PLM	14
LA	6	GUM	12	PLM	10	PLM	12
LO	14	GUM	12	PLM	10	PLM	14
LO	8	GUM	8	PLM	16	PLM	12
LO	16	GUM 6-4	10	PLM	10	PLM	12
LO	20	GUM 10-10-12	32	PLM	10	PLM	16
LO	16	GUM	12	PLM	12	PLM	18
LO	12	GUM	12	PLM	8	PLM	12
LO 6-10	16	GUM	10	PLM	10	PLM	18
LO	14	GUM	14	PLM	8	PLM	12
LO	20	GUM	14	PLM	10	PLM	10
LO	12	GUM	12	PLM	16		
LO	14	GUM	16	PLM	14		
LO	12	GUM	12	PLM	14		
LO	12	MAP	8	PLM	14		
LO	14	MAP	8	PLM	12		
LO	28	WO	14	PLM	12		
LO	10	WO	8	PLM	12		
LO	14	WO	6	PLM	12		
LO	14	WO	12	PLM	10		
LO	42	WO	14	PLM	16		
MAG	8	WO	18	PLM	10		
MAG 6-6-12	24	PEC	22	PLM	10		
MAG	20	TO	12	PLM	8		
MAG	10			PLM	10		
MAG	8			PLM	10		
MAG	14			PLM	6		
MAG	10			PLM	6		
MAG	10			PLM	12		
MAG	10			PLM	10		
MAG	12			PLM	14		
MAG	10			PLM	14		
MAG	10			PLM	10		
MAG	12			PLM	10		
MAG	6			PLM	12		
HOL 8-8	16			PLM	12		
HOL 3-6	9			PLM	10		
HOL	8			PLM	16		
HOL	8			PLM	10		
HOL 6-8	14			PLM	10		
				PLM	12		
HOL	6			PLM	10		
HOL	8			PLM	14		
HOL	8			PLM	10		
				PLM	16		
				PLM	8		
				PLM	12		
				PLM	10		
				PLM	10		
TOTAL	775	TOTAL	544	TOTAL	1160		
ACI	775	ACI	408	ACI	580		

OVERALL TOTAL 1763

TOTAL REQUIRED 1746

REPLANTING -17
CAL. INCHES -5.1



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

811

No.	REVISIONS	DATE	BY
3	REVISED PER TOWN OF HILTON HEAD DRR COMMENTS	08/12/2025	KHA
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0	ISSUED FOR DRR REVIEW	01/23/2025	KHA

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

STATE OF SOUTH CAROLINA — REGISTERED LANDSCAPE ARCHITECT — LSA 1348 — 08/12/2025 — ANDREW TODD BURRIER

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

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

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

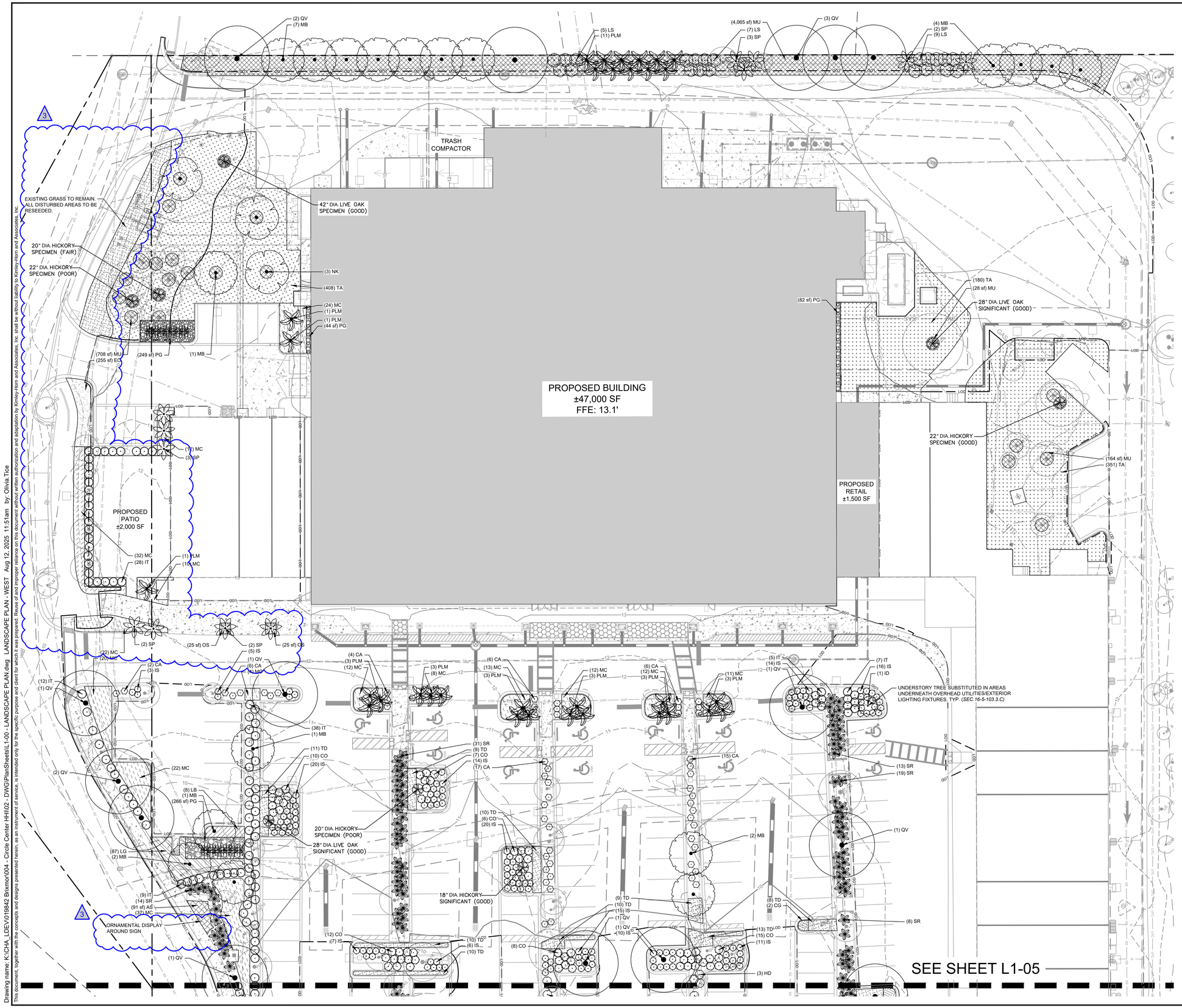
TITLE:
LANDSCAPE PLAN- OVERALL

DATE
01/23/2025

PROJECT NO.
019842004

SHEET NUMBER
L1-03

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\L1-00 - LANDSCAPE PLAN.dwg LANDSCAPE PLAN- OVERALL Aug 12, 2025 11:51am by: Olivia.Tice
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PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME
CATEGORY 1		
	MB	BRACKEN'S BEAUTY SOUTHERN MAGNOLIA MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'
	TP	SHAWNEE BRAVE BALD CYPRESS TAXODIUM DISTICHUM 'SHAWNEE BRAVE'
	QV	SOUTHERN LIVE OAK QUERCUS VIRGINIANA
	QV2	SOUTHERN LIVE OAK QUERCUS VIRGINIANA
CATEGORY 2		
	NK	GREEN GABLE™ BLACK GUM NYSSA SYLVATICA 'GREEN GABLE™'
	LS	SLENDER SILHOUETTE SWEET GUM LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'
	ID	TENSAW DAHOON HOLLY ILEX CASSINE 'TENSAW'
CATEGORY 3		
	SP	CABBAGE PALMETTO SABAL PALMETTO
RELOCATED TREES		
	PLM	CABBAGE PALMETTO SABAL PALMETTO
SHRUBS		
	AR	AUTUMN FIRE® ENCORE® AZALEA AZALEA X 'ROBLEZ'
	FG	GIANT LEOPARD PLANT FARFUGIUM JAPONICUM GIGANTEUM
	CF	HOLLY FERN CYRTOMIUM FALCATUM
	IS	LITTLE HENRY® SWEETSPIRE ITEA VIRGINICA 'SPRICH'
	CO	LITTLE JOHN BOTTLEBRUSH CALLISTEMON CITRINUS 'LITTLE JOHN'
	SR	SAW PALMETTO SERENOA REPENS
	HD	SIKE'S DWARF OAKLEAF HYDRANGEA HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF'
	CA	SUGARTINA® SUMMERSWEET CLETHRA ALNIFOLIA 'CRYSTALINA'
	IT	TAYLOR'S RUDOLPH YAUPON HOLLY ILEX VOMITORIA 'TAYLOR'S RUDOLPH'

GROUND COVERS

	OS	CRUSHED OYSTER SHELL
	PG	3/8" GRAVEL PEA GRAVEL
	TA	ASIATIC JASMINE TRACHELOSPERMUM ASIATICUM
	LB	BIG BLUE LILYTURF LIRIOPE MUSCARI 'BIG BLUE'
	EO	CENTIPEDE SEED EREMOCHLOA OPHIUROIDES
	TD	DWARF FAKAHATCHEE GRASS TRIPSACUM DACTYLOIDES NANA
	LG	GIANT LIRIOPE LIRIOPE GIGANTEA
	CG	GREEN-AND-GOLD CHRYSOGONUM VIRGINIANUM
	MU	HARDWOOD MULCH HARDWOOD MULCH
	MC	PINK MUHLY GRASS MUHLENBERGIA CAPILLARIS
	AS	SEASONAL COLOR ANNUAL SELECTION

HILTON

GRAPHIC SCALE IN FEET
0 10 20 40

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DESIGNED BY: AJA
CHECKED BY: ATB

CLIENT:
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ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
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70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
LANDSCAPE PLAN - WEST

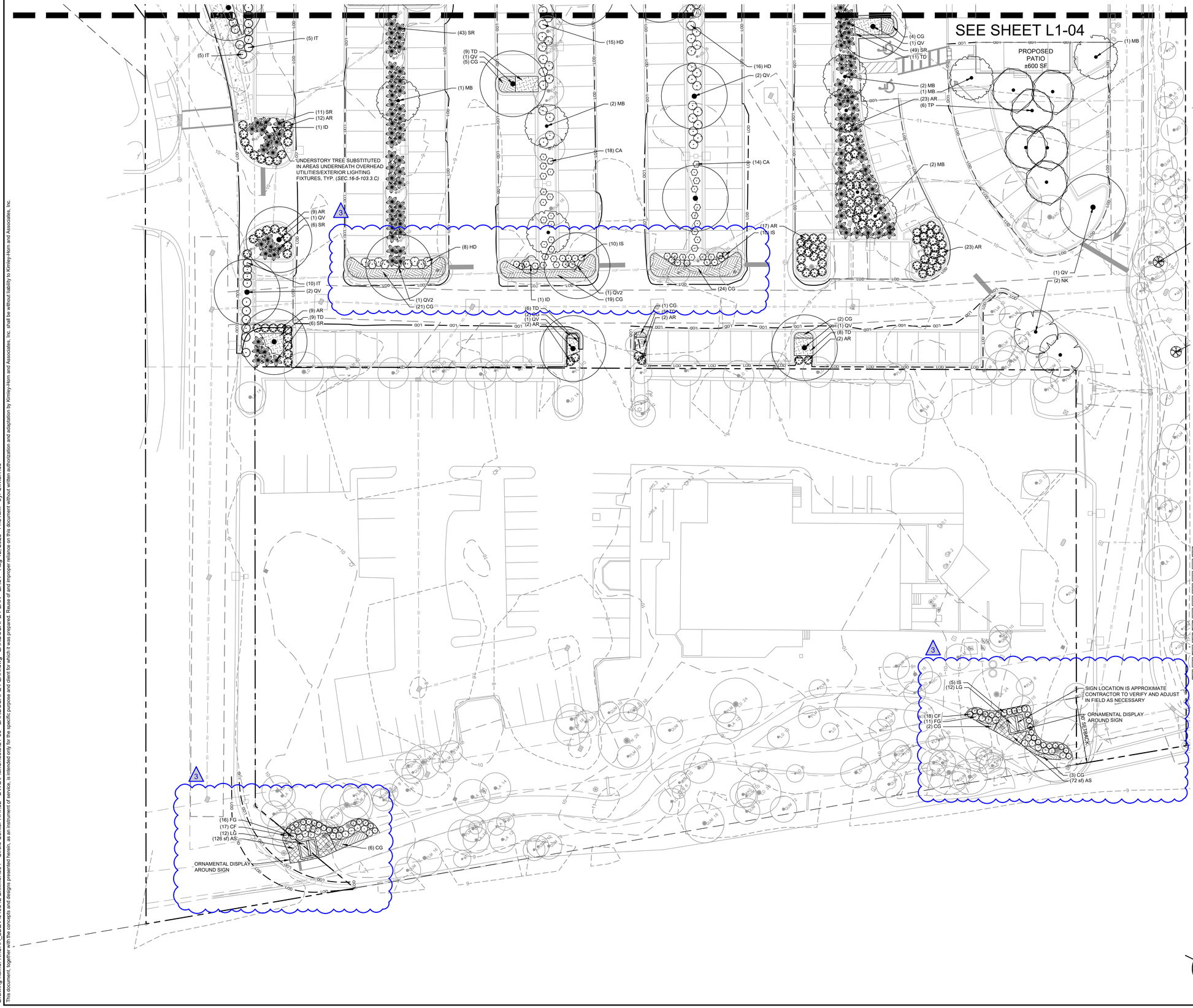
DATE
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019842004

SHEET NUMBER
L1-04

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\L1-00 - LANDSCAPE PLAN.dwg LANDSCAPE PLAN - WEST Aug 12, 2025 11:51am by: Olivia.Tice
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DRAWN BY:	AJA
DESIGNED BY:	AJA
CHECKED BY:	ATB

CLIENT:
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LANDSCAPE PLAN - EAST

DATE
01/23/2025

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019842004

SHEET NUMBER
L1-05

NORTH

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0 10 20 40

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SPECIFICATIONS:

GENERAL

ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS, INCLUDING STATE, COUNTY AND CITY ELECTRICAL CODES, AND AUTHORITIES HAVING JURISDICTION.

ALL EQUIPMENT SHALL BE NEW AND U.L. APPROVED, UNLESS SPECIFICALLY NOTED OTHERWISE

ELECTRICAL DRAWINGS ARE DIAGRAMMATIC. IT IS NOT WITHIN THE SCOPE OF DRAWINGS TO SHOW ALL THE NECESSARY BENDS, OFFSETS, PULLBOXES AND OBSTRUCTIONS. SIZE AND LOCATION OF EQUIPMENT AND WIRING ARE SHOWN TO SCALE WHERE POSSIBLE, BUT MAY BE DISTORTED FOR CLARITY ON THE DRAWINGS. FINAL LOCATIONS OF OUTLETS AND EQUIPMENT SHALL BE SHOWN IN ENLARGED DETAILS OR AS APPROVED BY THE ARCHITECT. INSTALL NEW WORK TO CONFORM TO THE STRUCTURE, MAINTAIN HEADROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR. REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.

PRIOR TO SUBMITTING A BID, CAREFULLY EXAMINE THE SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS WITHIN THE SCOPE OF WORK. BY THE ACT OF SUBMITTING A BID, IT SHALL BE UNDERSTOOD THAT SUCH AN EXAMINATION HAS BEEN COMPLETED, AND THAT ALLOWANCES FOR THE EXISTING CONDITIONS HAVE BEEN MADE.

VERIFY LOCATIONS OF ALL ELECTRICAL EQUIPMENT WITH ARCHITECTURAL DRAWINGS, ALLOW FOR OVERHEAD PIPES, DUCTS, AND MECHANICAL EQUIPMENT, VARIATIONS IN FIREPROOFING AND PLASTERING, WINDOW AND DOOR TRIM, PANELING, HUNG CEILINGS AND THE LIKE. WHEN LOCATING BOXES AND OUTLETS, CORRECT ANY INACCURACY RESULTING FROM FAILURE TO DO SO WITHOUT EXPENSE TO THE OWNER.

COORDINATE WITH ALL TRADES, INCLUDING ELECTRICAL REFERENCES ON THE ARCHITECTURAL DRAWINGS. FURNISH AND INSTALL WIRING FOR EQUIPMENT PROVIDED BY OTHERS. "WIRING" INCLUDES FURNISHING AND INSTALLING CONDUIT, CONDUCTORS, BOXES, AND DISCONNECTS (AS SPECIFIED) AND MAKING FINAL CONNECTIONS.

SECURE AND PAY ALL PERMITS AND FEES NECESSARY FOR EXECUTION AND COMPLETION OF ELECTRICAL WORK.

CUT AND PATCH EXISTING CONSTRUCTION WORK REQUIRED FOR THE PROPER INSTALLATION OF THE ELECTRICAL WORK. ALL PATCHING SHALL BE OF THE SAME MATERIALS, WORKMANSHIP, AND FINISH AND SHALL MATCH ALL SURROUNDING WORK.

AFTER COMPLETION OF WORK UNDER THIS SECTION, CLEAN UP RESULTANT DEBRIS FROM THIS WORK AND REMOVE FROM SITE. CONDITIONS MUST BE "BROOM-CLEAN".

LIGHTING FIXTURES

FURNISH AND INSTALL LIGHTING FIXTURES AS SHOWN ON THE ELECTRICAL AND ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE FOR FIXTURE LOCATION. ELECTRICAL DRAWINGS TAKE PRECEDENCE FOR FIXTURE TYPE AND VOLTAGE. COORDINATE FIXTURE HOUSINGS AND TRIMS WITH CEILING TYPE. PROVIDE REQUIRED ACCESSORIES FOR CEILING TYPES.

FIXTURES WITH EMERGENCY BATTERY PACK SHALL BE SIMILAR TO BODINE #B50. COORDINATE WITH FIXTURE MANUFACTURER FOR BATTERY PACK MOUNTING. PROVIDE UNSWITCHED SOURCE OF POWER TO EMERGENCY BALLAST OF SWITCHABLE EMERGENCY LIGHTS.

ALL FLUORESCENT BALLASTS SERVING T8 LAMPS SHALL BE ELECTRONIC, ADVANCE OR EQUAL. ALL FLUORESCENT BALLASTS SERVING T12 LAMPS SHALL BE ELECTROMAGNETIC.

DISTRIBUTION EQUIPMENT

ALL PANELBOARDS SHALL BE ENCLOSED TYPE, FLUSH OR SURFACE MOUNTED AS INDICATED, IN STEEL CABINETS CODE GAUGE, WITH STEEL TRIM CONCEALED HINGES, DOOR-IN-DOOR AND FLUSH TYPE LOCKS, ALL KEYED ALIKE, MANUFACTURED BY SQUARE D, ABB-GENERAL ELECTRIC, OR EATON.

ALL BUSSES, INCLUDING NEUTRAL AND GROUND BUS, SHALL BE MINIMUM 98% CONDUCTIVITY, HARD DRAWN COPPER, SILVER OR TIN-PLATED JOINTS AND SIZED ON THE BASIS OF 100 AMPERES PER INCH CROSS-SECTIONAL AREA. BUSSES SHALL BE ARRANGED FOR SEQUENCING PHASING.

PANELBOARDS SHALL BE EQUIPPED WITH BOLT-ON MOLDED CASE CIRCUIT BREAKERS OF THE TYPE, NUMBER OF POLES, TRIP SIZES, AS SHOWN IN DRAWINGS AND INTERRUPTING CAPACITY AS PER BUILDING REQUIREMENTS.

CABINETS SHALL BE OF SUFFICIENT SIZE TO ALLOW A GUTTER SPACE OF AT LEAST 6" ON SIDES, TOP AND BOTTOM.

BACK BOXES SHALL BE CONSTRUCTED OF CODE GAUGE SHEET STEEL. GALVANIZED TRIMS SHALL BE PRIMED FOR FINISH PAINTING BY OTHERS.

DOORS AND TRIM SHALL EACH BE IN ONE PIECE SO DESIGNATED THAT DOORS WILL OPEN 180 DEGREES. DOORS SHALL BE FASTENED TO TRIMS WITH SEMI-CONCEALED, 5 KNUCKLE STEEL WITH NONFERROUS PINS. TRIMS SHALL BE FASTENED TO BACK BOXES BY SCREWS.

A CIRCUIT DIRECTORY WITH METAL FRAME AND GLASSINE PAGE SHALL BE PROVIDED ON THE INSIDE OF THE DOOR. UPON COMPLETION OF THE PROJECT, THE DIRECTORY SHALL BE TYPEWRITTEN, INDICATING THE SERVICE CONTROLLED BY EACH CIRCUIT FOR NEW AND EXISTING PANELBOARDS.

GROUP ALL CONDUCTORS WITHIN PANEL ENCLOSURE. DO NOT SPLICE CONDUCTORS WITHIN PANEL ENCLOSURE.

CLEAN, VACUUM, AND TIGHTEN ALL CONNECTORS AND CONNECTIONS IN EXISTING ELECTRICAL EQUIPMENT REUSED.

DISCONNECT SWITCHES SHALL BE QMQB FUSED OR NON-FUSED (AS NOTED OR REQUIRED) NEMA HEAVY DUTY EXTERNALLY OPERATED WHERE NOT FURNISHED WITH STARTING EQUIPMENT AND AT ALL OTHER POINTS REQUIRED BY CODE. FUSES SHALL BE BUSSMAN OR GOULD CURRENT LIMITING TYPE, MINIMUM 100,000 AIC. CIRCUIT BREAKER MINIMUM 10,000 AIC FOR 120/208V SYSTEM AND MINIMUM 14,000 AIC FOR 277/480V SYSTEM, UNO.

PROVIDE NAMEPLATES FOR ALL ELECTRICAL EQUIPMENT. NAMEPLATES TO BE ENGRAVED THREE LAYER LAMINATED PLASTIC, WHITE LETTERS ON A BLACK BACKGROUND FOR EQUIPMENT 250 VOLTS AND UNDER, AND WHITE LETTERS ON A RED BACKGROUND FOR EQUIPMENT OVER 250 VOLTS.

TRANSFORMERS

INDOOR, DRY-TYPE, VENTILATED, CLASS "F" INSULATED, 60 HZ, 115°C RISE, PRIMARY TAPS, FOUR 2-1/2% ABOVE AND 2% BELOW. COPPER OR ALUMINUM WINDINGS. RATED VOLTAGE, CAPACITY AS INDICATED. TRANSFORMERS SHALL BE SQUARE D, ABB-GENERAL ELECTRIC, OR EATON.

DEVICES

DUPLEX RECEPTACLES FOR WALL AND FLOOR CONVENIENCE OUTLETS SHALL BE 2 POLE, 3 WIRE, GROUNDED, 20 AMPERE, NEMA CONFIGURATION 5-20R. COLOR SHALL BE BASE BUILDING STANDARD.

FLUSH FIRE-RATED POKE THROUGH DEVICE SHALL HAVE A DUPLEX RECEPTACLE RATED FOR 20 AMPERES WITH TWO (2) FLUSH CATEGORY 5e JACKS WITH A 3" CORE HOLE SIZE, AND A SOLID BRASS FACEPLATE.

SINGLE POLE SWITCHES SHALL BE 20 AMPERE BASE BUILDING STANDARD AS APPROVED BY ARCHITECT.

DEVICE SHALL BE MOUNTED UNDER COMMON COVERPLATE WHERE MULTIPLE DEVICES ARE INDICATED.

TOGGLE SWITCH WITH OVERLOAD PROTECTION AND INDICATOR LIGHT FOR EXHAUST FANS, SIMILAR TO ALLEN BRADLEY CATALOG #600-TAX4 HEATER ELEMENT.

RACEWAY

ALL WIRE AND CABLE SHALL BE INSTALLED IN CONDUIT. CONCEAL CONDUIT IN FINISHED AREAS AND PROTECTED IN UNFINISHED AREAS.

ELECTRICAL METALLIC TUBING (EMT) WITH SET-SCREW COUPLINGS AND FITTINGS, MAY BE USED IN FINISHED AREAS. EMT CAN ALSO BE USED IN UNFINISHED AREAS WHERE IT IS PROTECTED BY A COLUMN WEB OR JOIST SPACE.

PROVIDE RIGID GALVANIZED STEEL CONDUIT IN AREAS WHERE CONDUIT IS SUSCEPTIBLE TO PHYSICAL DAMAGE.

SCHEDULE 40 PVC CONDUIT SHALL BE INSTALLED BELOW GRADE. THE USE OF SCHEDULE 40 PVC ELBOWS AND CONDUIT STUB-UPS ARE NOT PERMITTED. TRANSITION BETWEEN BELOW GRADE PVC TO RIGID GALVANIZED STEEL CONDUIT PRIOR TO STUB-UP INTO BUILDING.

CUT CONDUIT END SQUARE, REAM SMOOTH. PAINT MALE THREADED RACEWAYS WITH GRAPHITE BASE PIPE COMPOUND. DRAW UP TIGHT TO RACEWAY COUPLINGS.

PASS RACEWAYS OVER WATER, STEAM OR OTHER PIPING WHEN PULL BOXES ARE NOT REQUIRED. NO RACEWAY SHALL BE INSTALLED WITHIN 3" OF STEAM OR HOT WATER PIPES, OR APPLIANCES, EXCEPT CROSSINGS WHERE RACEWAY SHALL BE AT LEAST 1" FROM PIPE COVER.

RUN ALL RACEWAYS PARALLEL AND/OR PERPENDICULAR TO BUILDING WALLS.

SEPARATE RACEWAYS FOR CONDUCTORS OF NORMAL AND EMERGENCY CIRCUITS.

MAKE FINAL CONNECTIONS TO MOTORS, VIBRATING EQUIPMENT AND WATER HEATERS WITH LIQUID-TIGHT FMC (FLEXIBLE METALLIC CONDUIT) AND CONNECTORS. DO NOT TERMINATE IN OR FASTEN RACEWAYS TO MOTOR FOUNDATION.

MAIN TELEPHONE CONDUIT FROM EQUIPMENT ROOM TO BASE BUILDING TELEPHONE CLOSET SHALL HAVE WIDE SWEEP BENDS.

CONDUITS ROUTED TO ROOF SHALL BE ROUTED ALONG MECHANICAL PIPING RUNS AND SHALL BE AS APPROVED BY BUILDING OWNER.

INDICATE, USING MARKING PEN, PANELBOARD AND CIRCUIT DESIGNATIONS ON ALL CONDUIT HOMERUNS AND JUNCTION BOXES.

CONDUCTORS

ALL WIRE AND CABLE SHALL BE COPPER, SIZES AS INDICATED ON THE DRAWINGS. MINIMUM CONDUCTOR SIZE SHALL BE #12 FOR POWER AND LIGHTING CIRCUITS AND #14 FOR SIGNAL AND CONTROL CIRCUITS. ALL #8 AWG WIRE AND LARGER SHALL BE STRANDED. ALL #10 AWG WIRE AND SMALLER SHALL BE SOLID. INSULATION SHALL BE TYPE THWN/THHN, 600 VOLTS. TYPE THWN/THHN INSULATION SHALL BE USED FOR ALL BRANCH CIRCUIT WIRING. BRANCH AND FEEDER ABOVE GROUND SHALL BE THHN (90°F). BRANCH AND FEEDER BELOW GROUND SHALL BE THWN (75°F).

RECESSED LIGHTING FIXTURES IN HUNG CEILING SHALL BE SUPPLIED WITH FLEXIBLE METALLIC CONDUIT, IN LENGTHS NOT EXCEEDING 6 FEET FROM ADJACENT JUNCTION BOXES.

FACTORY COLOR CODING FOR WIRE AND CABLE SHALL BE AS FOLLOWS: 120/208V - BLACK, RED, BLUE, WHITE FOR PHASES A, B, C AND NEUTRAL, RESPECTIVELY. 277/480V - BROWN, ORANGE, YELLOW, WHITE FOR PHASES A, B, C AND NEUTRAL, RESPECTIVELY.

PROVIDE GREEN INSULATED GROUNDING CONDUCTORS IN ALL CONDUIT AND RACEWAY SYSTEMS.

LEAVE WIRE SUFFICIENTLY LONG TO PERMIT MAKING FINAL CONNECTIONS. IN RACEWAY OVER 10 FEET IN WHICH WIRING IS NOT INSTALLED, FURNISH FISH WIRE.

PULL NO THERMOPLASTIC WIRES AT TEMPERATURES LOWER THAN 32°F (0°C). PROVIDE CABLE SUPPORTS FOR WIRE IN RISER CONDUIT AS REQUIRED BY CODE.

LIGHTING AND POWER WIRING FOR CIRCUITS LESS THAN 100 FEET SHALL BE #12 AWG. UNO. WIRE SIZES SHALL BE #10 FOR CIRCUITS GREATER THAN 100 FEET. NOT MORE THAN THREE LIGHTING OR CONVENIENCE OUTLET CIRCUITS IN ONE CONDUIT UNO.

ALL WIRES SHALL BE IDENTIFIED BY CIRCUIT NUMBERS IN ALL CABINETS, BOXES, WIRING TROUGH, OTHER ENCLOSURES, AT ALL SPLICES, TERMINATIONS POINTS, ETC.

OUTLET, JUNCTION AND PULL BOXES

ALL OUTLET BOXES SHALL BE CODE GAUGE, HOT DIPPED GALVANIZED STAMPED STEEL.

OUTLET BOXES FOR RECEPTACLES AND SWITCHES IN DRY WALL PARTITION SHALL BE 4" SQUARE, 1-1/2" MINIMUM DEPTH AND SHALL BE FITTED WITH SQUARE CORNERED DEVICES COVERS AND DEPTH EQUAL TO THE DRY WALL THICKNESS. SECTIONAL BOXES ARE NOT ACCEPTABLE.

JUNCTION AND PULL BOXES SHALL NOT BE EXPOSED IN FINISHED SPACE. WHERE NECESSARY, REROUTE RACEWAY OR MAKE OTHER ARRANGEMENTS FOR CONCEALMENT. PROVIDE PULL BOXES AS INDICATED AND WHEREVER NECESSARY TO FACILITATE PULLING OF WIRE AND COORDINATE LOCATIONS WITH OTHER TRADES. COVERS OF JUNCTION AND PULL BOXES SHALL BE ACCESSIBLE. FOR EMPTY RACEWAY RUNS PROVIDE PULL BOXES EVERY 100 FEET AND AS INDICATED. COORDINATE LOCATIONS WITH OTHER TRADES.

SET BOXES SQUARE AND TRUE WITH BUILDING FINISH. ERECT WALL AND SWITCH OUTLETS IN ADVANCE OF FURRING AND FIREPROOFING. SECURE TO BUILDING STRUCTURE BY ADJUSTABLE STRAP IRONS.

LOCATIONS INDICATED FOR LOCAL WALL SWITCHES ARE SUBJECT TO MODIFICATIONS. AT OR NEAR DOORS INSTALL SWITCH, INSIDE OPPOSITE HINGE. VERIFY FINAL DOOR HINGE LOCATION IN FIELD PRIOR TO SWITCH OUTLET INSTALLATION.

OUTLET AND JUNCTION BOXES SHALL NOT BE MOUNTED BACK-TO-BACK. ASSURE 6" MINIMUM SEPARATION IN NON-RATED WALLS. IN RATED WALLS, INSTALL BOXES IN SEPARATE STUD BAYS WITH A 24" MINIMUM SEPARATION.

GROUNDING

GROUND ALL CONDUITS, CABINETS, MOTORS, PANELS, AND OTHER EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ALL PROVISIONS OF THE NATIONAL ELECTRICAL CODE, OR CODES THAT MAY APPLY.

PROVIDE GROUND WIRE FOR ALL BRANCH CIRCUITING, MINIMUM #12, FOR EACH CIRCUIT. THIS DOES NOT RELIEVE THE REQUIREMENT FOR GROUNDING THE RACEWAY SYSTEM AND OUTLET BOXES OF I.G. TYPE RECEPTACLES.

PROVIDE INSULATED GROUNDING CONDUCTORS IN ALL CONDUITS. GROUND WIRE TO BE SIZED IN ACCORDANCE WITH NEC ARTICLE 250.122.

SUPPORTS

SECURE ALL SUPPORTS TO BUILDING STRUCTURE AS REQUIRED. DO NOT SUPPORT FROM CEILING HANGERS. SUPPORT HORIZONTAL RUNS OF METALLIC RACEWAYS NOT MORE THAN 10 FEET APART. SUPPORT RACEWAY RISERS AT EACH FLOOR LEVEL. RUN EXPOSED RACEWAYS PARALLEL WITH OR AT RIGHT ANGLES TO WALL.

SUPPORT PANEL, JUNCTION, AND PULL BOXES INDEPENDENTLY TO BUILDING STRUCTURE WITH NO WEIGHT BEARING ON RACEWAY.

ALL ANCHORS, FASTENERS, CLAMPS, ETC., SHALL BE MADE OF STEEL AND SHALL NOT CONTAIN ANY LEAD, WOOD, PLASTIC, ETC.

SLEEVES

PROVIDE WATERPROOF SLEEVES, AS APPROVED FOR ROOF, FLOOR, AND WALL PENETRATIONS. ALL PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS OR PARTITIONS SHALL BE SEALED TO PREVENT THE SPREAD OF SMOKE AND FIRE. THE FIRE RATING OF THE PENETRATION SEAL SHALL BE AT LEAST THAT OF THE FLOOR OR WALL INTO WHICH IT IS INSTALLED.

THE FOAM SEALANT SHALL MEET ALL OF THE FIRE TEST AND HOSE STREAM TEST REQUIREMENTS OF ASTM E-119-73 AND SHALL BE U.L. CLASSIFIED AS A WALL OPENING PROTECTIVE DEVICE.

TELEPHONE, SIGNAL, DATA AND COMMUNICATION SYSTEM

PROVIDE ALL OUTLETS AS SHOWN ON PLANS. WALL OUTLETS SHALL BE 4" SQUARE BOX.

MINIMUM CONDUIT SIZE IS 3/4"C, UNO. PROVIDE CONDUIT FROM TELE/DATA OUTLET BOX TO ACCESSIBLE CEILING LOCATION WITH A MINIMUM OF 6" STUBBED OUT AND TERMINATE WITH INSULATED THROAT CONNECTOR. PROVIDE TIED OFF PULL WIRE.

HVAC CONTROLS

MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL CONTROL WIRING INCLUDING CONDUITS, RELAYS, TIME CLOCK, CONTROL TRANSFORMERS, ETC., FOR ALL HVAC EQUIPMENT, UNLESS SPECIFIED OTHERWISE.

ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ONLY POWER WIRING WITH DISCONNECTS, AS SHOWN IN ELECTRICAL DRAWINGS.

CONNECTION TO EXISTING WORK

PLAN INSTALLATION ON NEW WORK AND CONNECTIONS TO EXISTING WORK TO INSURE MINIMUM INTERFACE WITH REGULAR OPERATION OF EXISTING FACILITIES. ALL SYSTEM SHUTDOWNS AFFECTING OTHER AREAS SHALL BE COORDINATED WITH BUILDING OWNER.

CONNECT NEW WORK TO EXISTING IN NEAT AND APPROVED MANNER. RESTORE EXISTING WORK DISTURBED WHILE INSTALLING NEW WORK TO ACCEPTABLE CONDITION AS DETERMINED BY BUILDING OWNER.

DISCONNECT, REMOVE, OR RELOCATE ELECTRICAL MATERIALS AND EQUIPMENT AS NOTED AND AS REQUIRED BY CHANGES IN CONSTRUCTION. ALL RACEWAYS TO BE ABANDONED SHALL DISCONNECT WIRING AT LOAD (EQUIPMENT) AND AT LINE SIDE, CUT AND CAP, FLUSH TO SURFACE. DISPOSE OF ALL MATERIAL AND EQUIPMENT AS DIRECTED.

MAINTAIN CONTINUOUS OPERATION OF EXISTING FACILITIES AFFECTED BY THIS WORK. ALL REQUIRED WORK FOR TIE-IN TO THE EXISTING EQUIPMENT SHALL BE ACCOMPLISHED AFTER HOURS, THE EXACT DAY AND TIME SHALL BE DIRECTED BY OWNER, AND AT NO ADDITIONAL CHARGE. ALARM AND EMERGENCY SYSTEM SHALL NOT BE INTERRUPTED.

REMOVE ABANDONED CONDUCTORS FROM EXISTING RACEWAYS. CLEAN RACEWAY AS REQUIRED PRIOR TO REWIRING.

TEMPORARY SHUTDOWNS WHEN REQUIRED TO BE MADE ONLY WITH WRITTEN CONSENT OF OWNER AT TIMES NOT TO INTERFERE WITH NORMAL OPERATION AND AT NO ADDITIONAL CHARGE.

TEST AND GUARANTEES

UPON COMPLETION OF ELECTRICAL WORK, TEST FOR GROUNDS AND SHORTS, TO INSURE PROPER OPERATION OF ELECTRICAL EQUIPMENT. REPAIR OR REPLACE FAULTY EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.

GUARANTEE FOR ONE YEAR AFTER FINAL ACCEPTANCE BY OWNER OF ALL WORKMANSHIP AND MATERIALS FURNISHED.

SUBMITTALS

MANUFACTURER'S CUT SHEETS AND SHOP DRAWINGS OF THE FOLLOWING APPARATUS, GIVING FULL DESCRIPTION AND OTHER PERTINENT FACTS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER. THEIR APPROVAL SHALL BE SECURED BEFORE APPARATUS IN QUESTION IS ORDERED, BUILT OR INSTALLED.

1. LIGHTING FIXTURES, LAMPS AND BATTERY PACKS
2. DISTRIBUTION EQUIPMENT (PANELBOARDS, DISCONNECTS, TRANSFORMERS, ETC)
3. DEVICES (SWITCHES, RECEPTACLES, DIMMERS, FACEPLATES, ETC)
4. ELEVATORS
5. FIRE ALARM DEVICES AND SYSTEM
6. OTHER EQUIPMENT AS SPECIFIED

END OF SPECIFICATION

ELECTRICAL LEGEND

HA-1,3,5 — HA-1,3,5 ADJACENT TO ARROW INDICATES HOMERUN OF CIRCUIT 1,3,5 TO PANEL HA. SLASH MARKS INDICATE THE NUMBER OF #12 CONDUCTORS. EQUIPMENT GROUNDING CONDUCTORS ARE REQUIRED BUT ARE NOT SHOWN. NO MARKS INDICATE TWO #12 CONDUCTORS AND ONE #12 GROUND. NUMBER(S) AND LOWER CASE LETTER(S) INDICATE CIRCUIT AND SWITCH LEG DESIGNATION, RESPECTIVELY. CAPITAL LETTERS DESIGNATE FIXTURE TYPE.

NOTES:
1. ALL MOUNTING HEIGHTS ARE TO CENTERLINE OF DEVICES UNO, AND SHALL BE THE MOUNTING HEIGHT USED, UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE DRAWINGS.
2. ALL SYMBOLS INDICATED IN THIS LEGEND MAY NOT NECESSARILY BE USED ON THE PLANS.
3. REFER TO SPECIFICATIONS FOR DEVICE AND EQUIPMENT SPECIFICATIONS.
4. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHTING FIXTURES.
5. MOUNTING HEIGHTS FOR LIGHT SWITCHES, RECEPTACLE, FIRE ALARM DEVICES, AND ETC., COMPLY WITH A.D.A. DO NOT VARY THESE DIMENSIONS.
6. REFER TO ARCHITECTURAL PLANS FOR EXACT DEVICE LOCATIONS AND DIMENSIONS.

- RECESSED OR SURFACE MOUNTED FIXTURE, SHADING INDICATES EMERGENCY FIXTURE
- STRIP FIXTURE - MOUNTING AS INDICATED, SHADING INDICATES EMERGENCY FIXTURE
- RECESSED OR SURFACE MOUNTED DOWNLIGHT, SHADING INDICATES EMERGENCY FIXTURE
- WALL MOUNTED FIXTURE, SHADING INDICATES EMERGENCY FIXTURE
- SURFACE OR RECESSED DIRECTIONAL FIXTURE
- CEILING OR WALL MOUNTED EXIT SIGN, ARROWS DENOTE DIRECTION OF EGRESS, DARKENED QUADRANT INDICATES FACE
- TRACK LIGHTING, TRACK LENGTH AS INDICATED
- REMOTE BATTERY UNIT HEADS; SEE FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION
- WALL MOUNTED EMERGENCY LIGHTING UNIT AND LIGHT HEADS
- DIRECTIONAL LANDSCAPE FIXTURE
- CEILING OR WALL MOUNTED JUNCTION BOX, HEIGHT AS INDICATED
- FLUSH FLOOR MOUNTED JUNCTION BOX
- CEILING MOUNTED OCCUPANCY OR VACANCY SENSOR
- S — SINGLE POLE TOGGLE SWITCH - 48" AFF
- S_3 — THREE-WAY TOGGLE SWITCH - 48" AFF
- S_4 — FOUR-WAY TOGGLE SWITCH - 48" AFF
- S_D — SINGLE POLE DIMMER SWITCH - 48" AFF
- S_{3D} — THREE-WAY DIMMER SWITCH - 48" AFF
- S_{4D} — FOUR-WAY DIMMER SWITCH - 48" AFF
- S_K — KEY OPERATED SWITCH - 48" AFF
- S_T — TIMER OPERATED SWITCH - 48" AFF
- S_P — SINGLE POLE TOGGLE SWITCH WITH PILOT LIGHT IN TOGGLE MOUNT 48" AFF
- S_{OS} S_{VS} — OCCUPANCY OR VACANCY SENSOR WALL-MOUNTED 48" AFF
- $S_{VS/D}$ — VACANCY SENSOR DIMMER SWITCH WALL-MOUNTED 48" AFF
- CABLE BOX-MOUNTING HEIGHT AS INDICATED. PROVIDE 1"C FROM BOX TO ABOVE ACCESSIBLE CEILING.
- DUPLEX RECEPTACLE - 18" AFF OR AT HEIGHT INDICATED, NEMA 5-20R
- FLUSH CEILING BOX WITH DUPLEX RECEPTACLE, NEMA 5-20R
- FLUSH CEILING BOX WITH QUAD RECEPTACLE, NEMA 5-20R
- DOUBLE DUPLEX RECEPTACLE - 18" AFF OR AT HEIGHT INDICATED, NEMA 5-20R
- DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE - 18" AFF NEMA 5-20R
- WP — WEATHERPROOF DUPLEX 20A GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE - 36" AFF
- DUPLEX RECEPTACLE - ISOLATED GROUND - 18" AFF NEMA 5-20R
- DUPLEX RECEPTACLE, TOP RECEPTACLE SWITCH - 18" AFF UNLESS NOTED, NEMA 5-20R
- SINGLE RECEPTACLE STRAIGHT BLADE - HEIGHT AS INDICATED
- SPECIAL PURPOSE RECEPTACLE - TYPE AND MOUNTING AS INDICATED
- SURFACE MOUNTED MULTI-OUTLET RACEWAY SYSTEM FOR CONDUCTORS AND DEVICES AS SPECIFIED, LENGTH AS INDICATED
- POWER AND TELEPHONE POLE
- FLUSH FLOOR BOX WITH DOUBLE DUPLEX RECEPTACLE, NEMA 5-20R
- FLUSH FLOOR BOX WITH DUPLEX RECEPTACLE, NEMA 5-20R
- FLUSH FLOOR BOX WITH COMBINATION TELEPHONE/DATA OUTLET
- FLUSH FLOOR BOX WITH TELEPHONE OUTLET
- FLUSH FLOOR BOX WITH DATA OUTLET
- FLUSH CEILING BOX WITH COMBINATION TELEPHONE/DATA OUTLET
- FLUSH CEILING BOX WITH TELEPHONE OUTLET
- FLUSH CEILING BOX WITH DATA OUTLET
- COMBINATION DATA/TELEPHONE OUTLET MOUNT 18" AFF
- TELEPHONE OUTLET MOUNT 18" AFF
- DATA OUTLET MOUNT 18" AFF
- WAP — WIRELESS ACCESS POINT
- CR — WALL MOUNTED JUNCTION BOX FOR CARD READER (REFER TO PLANS)
- MD — MOTION DETECTOR
- KP — KEYPAD/KEYFOB ACCESS CONTROL (REFER TO PLANS)
- DC — DOOR CONTACT
- ES — ELECTRIC STRIKE
- GB — GLASS BREAK DETECTOR
- WR — WIRELESS RECEIVER
- DPS — DOOR POSITION SENSOR
- REX — REQUEST TO EXIT
- EC — EMERGENCY CALL
- KB — KNOX BOX (REFER TO PLANS)
- SECURITY CAMERA (REFER TO PLANS)
- EQUIPMENT AS NOTED
- FIRE ALARM CONTROL PANEL: SURFACE / FLUSH
- F — FIRE ALARM PULL STATION - 48" AFF
- FIRE ALARM SYSTEM AUDIO/VISUAL SIGNAL, ADA APPROVED, BOTTOM MOUNTED 80" AFF 75 CANDELA UNO
- V — FIRE ALARM VISUAL SIGNAL (STROBE), ADA APPROVED, BOTTOM MOUNTED 80" AFF 75 CANDELA UNO
- S — CEILING OR WALL MOUNTED SMOKE DETECTOR
- H — CEILING OR WALL MOUNTED HEAT DETECTOR
- D — DUCT MOUNTED SMOKE DETECTOR
- T F — FLOW AND TAMPER SWITCHES
- C — CARBON MONOXIDE DETECTOR
- CONDUIT INSTALLED CONCEALED IN WALLS AND/OR ABOVE CEILING
- CONDUIT INSTALLED CONCEALED IN/OR BELOW FLOOR SLAB OR BELOW GRADE
- CONDUIT INSTALLED EXPOSED
- ISOLATED GROUND CONDUCTOR
- FLEXIBLE METALLIC CONDUIT 6' MAXIMUM LENGTH
- SYSTEMS GROUND
- CONDUIT TURNING UP/CONDUIT TURNING DOWN
- CONDUIT TERMINATION, STUB-OUT WITH THREADED OR SET SCREW CAP
- EQUIPMENT BACKBOARD - 3/4" X 4' X 8' PLYWOOD, UNLESS NOTED
- PANEL BOARD - SURFACE OR FLUSH MOUNTED
- NON-FUSED DISCONNECT SWITCH - RATING/POLES/ENCLOSURE AS INDICATED (e.g: 30/3/3R)
- FUSED DISCONNECT SWITCH - RATING/POLES/ENCLOSURE/FUSE AS INDICATED (e.g.: 60/3/3R/F40)
- MOTOR, HORSEPOWER AS INDICATED, "F" INDICATES FRACTIONAL HORSEPOWER
- S_M — MOTOR RATED SWITCH WITH THERMAL OVERLOAD PROTECTION
- SPD — SURGE PROTECTIVE DEVICE - REFER TO SPECIFICATIONS
- T — TRANSFORMER - VOLTAGE/PHASE/KVA AS INDICATED OR SCHEDULED

ABBREVIATIONS:

A	AMPERE
ACC	ABOVE ACCESSIBLE CEILING
ACT	ABOVE COUNTER TOP
AFF	ABOVE FINISHED FLOOR
AIC	AVAILABLE INTERRUPTING CURRENT
AL	ALUMINUM
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAGE
BOH	BACK OF HOUSE
C	CONDUIT
CL	CENTERLINE
COMP	COMPRESSOR
COND	CONDENSER
CU	COPPER OR CONDENSING UNIT
DN	DOWN
EC	ELECTRICAL CONTRACTOR
EDF	ELECTRIC DRINKING FOUNTAIN
EF	EXHAUST FAN
EM	EMERGENCY
EOMH	ELECTRICALLY OPERATED, MECHANICALLY HELD
EQ	EQUAL
EQUIP	EQUIPMENT
EXD	EXISTING TO BE DEMOLISHED
EXR	EXISTING TO BE RELOCATED
EXT	EXISTING TO REMAIN
F	FUSED
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPERES
FLRBOX	FLOORBOX
FTR	FUTURE
G,GND	GROUND
GAP	GENERATOR ANNUNCIATOR PANEL
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HP	HORSEPOWER OR HEAT PUMP
IG	ISOLATED GROUND
kcmil	THOUSAND CIRCULAR MILS
KEF	KITCHEN EXHAUST FAN
KFCC	KITCHEN FAN CONTROL CENTER
KVA	KILOVOLT AMPERES
KW	KILOWATTS
LC	LIGHTING CONTACTOR
LS	LIFE SAFETY
LTG	LIGHTING
LV	LOW VOLTAGE
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MFR	MANUFACTURER
MLO	MAIN LUGS ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MRS	MOTOR-RATED SWITCH
MSB	MAIN SWITCHBOARD
MTS	MANUAL TRANSFER SWITCH
N	NEW
NF	NONFUSIBLE
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT; UNSWITCHED, "ON"
P	POLE
PH,Ø	PHASE
PNL	PANEL
POE	POWER OVER ETHERNET
POS	POINT OF SALE
REC	RECEPTACLE
REF	REFRIGERATOR
RTU	ROOF TOP UNIT
SER	SERVICE ENTRANCE RATED
SPD	SURGE PROTECTIVE DEVICE
SWBD	SWITCHBOARD
TC	TIMECLOCK
TR	TAMPER RESISTANT
TYP	TYPICAL
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
USB	RECEPTACLE WITH HUBBEL USB15A5XX
V	VOLTS
VA	VOLT-AMPERES
W	WATTS
WAP	WIRELESS ACCESS POINT
WH	WATER HEATER
WP	WEATHER PROOF
XFMR	TRANSFORMER

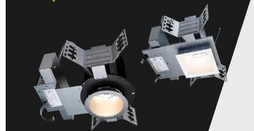
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Hiscutt & Associates ARCHITECTURE

Lumination



CUSTOMER NAME
Project Name
Date Type
Catalog Number

Decaux Series
New Construction Downlight

The **Decaux Series** leverages an advanced LED optical system and superior color rendering to achieve premium performance and aesthetics. Available in a variety of mechanical, performance and aesthetic configurations to meet any spec.

CONSTRUCTION

Housing:	Galvanized steel
Lens:	Non-conductive Polycarbonate (standard); Glass (wet rated)
Paint:	Powder coat painted reflector options
Weight:	4.5–8.0lbs (2.0–3.6kg). 7.0lb (3.18kg) Standard Option
Optical Assembly:	High efficiency reflector and optical diffuser

OPTICAL SYSTEM

Lumens:	1000–6000lm
Distribution:	**Round Reflector:** Narrow (42°), Wide (59°), Very Wide (70°), Wall Wash **Square Reflector:** Medium (47.5°), Wide (59°), Wall Wash
Efficacy:	Up to 118 LPW
CCT:	3000K, 3500K, 4000K
CRI (Min):	TriGain® 90 CRI: 1000–4000lm **90 CRI:** 5000–6000lm

ELECTRICAL

Input Voltage:	120–277V, 347V
Input Frequency:	50/60Hz
Standard Dimming Control:	0–10V 1%, Daintree Wireless compatible, Lutron EcoSystem 0.1%
Power Factor (PF)*:	>90%
Total Harmonic Distortion (THD)*:	<20%

* System PF and THD specified at rated watts

CONTROLS

Dimming:	Standard 0–10V, 1%
Sensors:	Daintree® Compatible w/ Controls Kit (see Ordering for additional info) Lutron LDE1 Hi-lume 0.1% Ecosystem w/Soft-on, Fade-to-Black

OPERATING AMBIENT TEMPERATURE

Product ID	Operating Temperature
LDXB	-20° to +35° C

NOTE: EL version is 0° to 30° C

OPERATING AMBIENT TEMPERATURE

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

LXX(100) @ Hours	
50,000 HR	
L85	

MOUNTING

- New Construction, interior applications—Drywall or T-Grid

DESIGN LIFE & WARRANTY

- Damp Location rated, Wet rated lens option (round only)
- **Current's Limited 5-year Warranty:**
  Please see website.

TriGain® Daintree WIRELESS | WIRED OR STAND-ALONE | 5 YEAR WARRANTY | WET RATED | RoHS | cULus LISTED

Current

LED.com
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IND543_Decaux_LDXB_Spec_RO4

1 GEC-0.2 TYPE E11 FIXTURE
SCALE: NONE

Lumination

Decaux Series
New Construction Downlight

CUSTOMER NAME
Project Name
Date Type
Catalog Number

Catalog Logic

NOTE: A complete fixture consists of a **Configured Housing + Reflector**

Configured Housing:

LDXB 6S 0 15 7 35

FAMILY	FIXTURE TYPE	VOLTAGE	NOMINAL LUMEN	CRI	CCT	CONTROLS	OPTIONS
LDXB = Luxtona® LDX Series Architectural Downlight, 2nd Generation	**4S** = 4" Round **4S** = 4" Square **6R** = 6" Round **6S** = 6" Square	**0** = Universal 120V–277V **D** = 347V	**10[1]** = 1000lm **15[1]** = 1500lm **20[1]** = 2000lm **30[1]** = 3000lm **40[1]** = 4000lm **50[4][5]** = 5000lm **60[4][5]** = 6000lm *Flow Performance Factors for additional lumens	**T** = TriGain® 90 CRI **9** = 90 CRI	**30** = 3000K **35** = 3500K **40** = 4000K	**V1[2]** = 0–10V, 1% dimming **TC[2]** = Daintree® Enterprise Wireless Enabled (Up to 4000lm) **TS[2]** = Daintree® Enterprise Wireless Enabled with Daintree WTA100 (Up to 4000lm) **LE** = Lutron Hi-lume Premier 0.1% EcoSystem with Soft-on, Fade-to-Black dimming (Up to 2000lm)	(BLANK) = None **EL[3][4]** = EMEB (Up to 4000lm) **WW** = Wall Wash Requires wall wash reflector

Round Reflector:

R DI R

REFLECTOR	HOUSING TYPE	BEAM SPREAD	REFLECTOR FINISH	REFLECTOR COLOR	FLANGE COLOR	OPTIONS
R = Reflector	**DI4R**[6] = 4" Round **DI6R**[6] = 6" Round	**N** = Narrow 42° **W**[7] = Wide 59° **V**[8] = Very Wide 70° **WW**[9,7] = Wall Wash	**SD**[7] = Semi-Diffuse **DF** = Diffuse **SP** = Specular **PT**[14] = Painted (white reflector color only)	**(BLANK)** = None **WT**[7,14] = White Paint Custom colors available. See Ordering Info Note 6.	**MR** = Match Reflector **WT** = White Paint **XT**[7] = Trimless	**(BLANK)** = None **WR**[7] = Wet Rated

Square Reflector:

R DI6S WW SD

REFLECTOR	HOUSING TYPE	BEAM SPREAD	REFLECTOR FINISH	REFLECTOR COLOR	FLANGE COLOR	OPTIONS
R = Reflector	**DI4S**[6] = 4" Square **DI6S**[6] = 6" Square	**M** = Narrow 42° **W**[7] = Wide 59° **WW**[9,7] = Wall Wash	**SD** = Semi-Diffuse **DF** = Diffuse **SP** = Specular **PT**[14] = Painted (white reflector color only)	**(BLANK)** = None **WT**[7] = White Paint Custom colors available. See Ordering Info Note 6.	**MR** = Match Reflector **WT** = White Paint **XT**[7] = Trimless	**(BLANK)** = None

*Refer to next page for additional reflector information

Additional Ordering Notes:

1. 8CRI and ND45 reflectors only available in **W** and **WW** beam spread.
2. White painted (**WT**) reflectors only available in **PT** reflector finish and **WT** or **XT** flange finish
3. Trimless (**XT**) only available in selected combinations. Please refer to page 3 for more information.
4. Wet rated (**WR**) only available in 4in and 6in Wide (**W**) round reflectors and semi-diffuse (**SD**) or painted (**PT**) reflector finishes.
5. Emergency battery (**EL**) compatible only with 0–10V (**V1**) and rect available for 347V (**D**).
6. Custom Colors available. Contact factory representative for quote.
7. Wall Wash (**WW**) reflectors are not Energy Star rated.
8. Very Wide (**V**) available in 6" reflector only
9. Requires extended frame configuration
10. 5000 & 6000lm packages are 90 CRI only
11. 5000 & 6000lm packages only available in 6R and 6S
12. Up to 4000lm, only 4S or 4R available (T 4S or 4R selected, 1000, 1500, 2000, 3000, 4000 lumens are available)

TRIGAIN® SCALING TABLE

CCT	SCALING FACTOR
3000K	0.97
3500K	1.00
4000K	1.02

PERFORMANCE TABLE

NOMINAL LUMENS	1000	1500	2000	3000	4000	5000	6000
Fixture Delivered Lumens	1100	1650	2150	3100	4000	4970	5905
System Input Power (W)	9.4	14.0	18.5	27.5	37.5	60.4	73.6
System Efficacy (LPW)	117	118	116	113	107	92	80
CRI	90					92	
R9	>50					>60	

Configuration Notes:

1. Table based on 3500K/4000K CCT using semi-diffused finish with 120V input
2. White painted reflectors are ~20% reduction in performance

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IND543_Decaux_LDXB_Spec_RO4

EVOLVE



CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

EFC1 Series
LED Compact Flood Light

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

Construction

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

Optical System

Lumens:	2,000 to 12,000
Distribution:	3x3, 6x6, 7x7
Efficacy:	106-163 LPW
CCT:	2700K, 3000K, 4000K, 5000K
CRI:	≥70

Electrical

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

Surge Protection*

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

*Per ANSI C136.2-2015

Lumen Maintenance

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

LUMEN CODES	DISTRIBUTION	LXX(TQ6) @ HOURS		
		25,000 HR	50,000 HR	60,000 HR
33	3x3	95	92	92
66, 77	6x6, 7x7	98	96	95

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

Luminaire Ambient Temperature Factor

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

Ratings

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

*Per ANSI C136.31-2010

Controls

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

Warranty

☐ 5 Year (Standard)

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

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Page 1 of 6
(Rev 05/26/23)
OLP3184_ROE

3 GEC-0.2 TYPE YY1 FIXTURE
SCALE: NONE

EVOLVE

EFC1 Series
LED Compact Flood Light

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

EFC1 01 0 06 33 7 30

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION[3]	CRI	CCT	DIMMING	CONTROLS	MOUNTING	COLOR	OPTIONS
E = Evolve F = Flood CI = Compact	01	0 = 120-277V[1,2]	02 = 2000 lm 04 = 4200 lm 06 = 6000 lm 08 = 8000 lm 10 = 10000 lm 12 = 12000 lm	33 = NEMA 3x3 (60°) 66 = NEMA 6x6 77 = NEMA 7x7 (60° Wide Flood)	7 = 70	27= 2700K 30 = 3000K 40 = 4000K 50 = 5000K	A = ANSI C136.41 7-Pin Receptacle[4] N = No PE Receptacle, & No External Dimming Leads P = ANSI 7 Pin Receptacle with external dimming cable. (T2 mount only)[5]	A = No Control Q = Shorting Cap[6] E = Non-Dimming PE Control[7,8]	J1 = 1/2" NPT SWIVEL MOUNT K1 = Knuckle Slipfitter For 1.9 in. - 2.3 in OD Tenon[9] K2 = Knuckle Slipfitter For 2.3 in. - 3.0 in OD Tenon[9] S6 - Knuckle Slipfitter For 2.3 in. - 3.0 in OD Tenon[9] S2 = Knuckle Slipfitter For 2.3 in. - 3.0 in OD Tenon[9] T3 = Mini Trunnion[10] V1 = Knuckle Wall Mount	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White	F = Fusing H2 = Daintree Enabled Motion Sensor[11] H4 = Motion Sensor[11] L = Tool-less Entry R = Optional Secondary Enhanced SPD U = DALI Programmable[12] W = Hubbell Adjustable Module (RAM) Module XXX = Special Options Y = Coastal Finish[13]

1. Not Available with Fusing
2. Optical code 02 limited to 120 to 240V Voltage range
3. Nominal IES Type classing subject to typical variation, individual units may differ
4. All units with "A" and "P" options have restricted dimming angles of 0–60°
5. Can only be ordered with "A" or "P" Dimming Options
6. Supplied with leads
7. Compatible with LightGrid System
8. Only available with mount K1 or S1 AND DIMMING N
9. Recommended for installations within 750 feet from coast. Lead time varies, check with factory.
10. PE Control only available for 120-277V, 347V or 480V Discrete Voltage.
11. External DR #167 power cable includes external 3Pi EHS/3 power cable

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OLP3184_ROE

EVOLVE

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

EWAS A Series
LED Wall Pack

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

Construction

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

Optical System

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

Electrical

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

Surge Protection

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

*Per ANSI C136.2-2015

Warranty

☐ 5 Year (Standard)

Lumen Maintenance

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

DISTRIBUTION	LXX(TQ0) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
A2, A3, A4, B2, B3, B4, C2, C3, C4, D2, D3, D4	L95	L93	L92
E2, E3, E4, F2, F3, F4, G2, G3, G4	L96	L94	L94

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

Luminaire Ambient Temperature Factor

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

Ratings

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

Controls

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

Emergency Battery Backup

Provides reliable emergency operations when there is a loss to normal power, supported by Independent Secondary Battery and LED Board.
Powers luminaire for a minimum of 90 minutes @ 1,000 lumens.
Available on A* and B* Optical Code Packages only
Operating Temperature (for EMBB models) -20° to 40°C
3kV/1.5kA surge protection for EMBB models.

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

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(Rev 09/27/23)
OLP3163-Evolve-EWAS-LED-Wall-Pack-Specsheet_ROG

2 GEC-0.2 TYPE W2 FIXTURE
SCALE: NONE

EVOLVE

EWAS A Series
LED Wall Pack

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

Ordering Information

EWAS 01 0 GX AW 7 30 N 1 FM DKBZ

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CRI (MIN)	CCT	DIMMING	PE FUNCTION	MOUNTING	COLOR	OPTIONS
E = Evolve W = Wallpack AS = A-Series	01	0 = 120-277V H = 347-480V 1 = 120V 2 = 208V 3 = 240V 4 = 277V D = 347V 5 = 480V	Ax = 3000 lm Bx = 5000 lm Cx = 7500 lm Dx = 10000 lm Ex = 12000 lm Fx = 14400 lm Gx = 17000 lm	AF = Asymmetric Forward AN = Asymmetric Narrow AW = Asymmetric Wide	7 = 70 CRI	30 = 3000K[1] 40 = 4000K 50 = 5000K	D = External Dimming leads N = No external Dimming Leads	1 = None 3 = Button PE[2,3] A = ANSI C136.41 7-Pin Receptacle D = ANSI C136.41 7-Pin Receptacle with Shorting Cap E = ANSI C136.41 7-Pin with Non-Dimming PE Control[4]	FM = Surface Mount/Pole Through	BLCK = Black DKBZ = Dark Bronze GRAY = Grey WHITE = White	EMBB = Emergency Batter Backup[5,6] R = Enhanced Surge Protection (10kV/5kA) T = Extreme Surge Protection (20kV/10kA) H = Motion Sensor[7,8] H2 = Daintree Motion Sensor.[7,9] Y = Coastal Finish[10] XXX = Special Options F = Double Fusing

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

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OLP3163-Evolve-EWAS-LED-Wall-Pack-Specsheet_ROG

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

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

SHEET TITLE:
CANOPY PLAN
ELECTRICAL LEGEND
AND SPECIFICATIONS

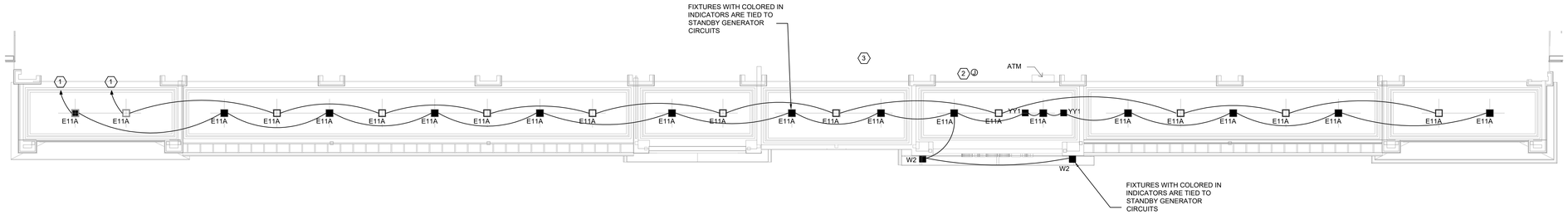
ISSUE DATE: 08/12/25 DRB REVIEW

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

SHEET OF
1E-0.2

SAVANT Engineering, LLC
5064 Roswell Road, Suite D-301
Sandy Springs GA 30342 770.319.7400
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SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
SAVANT ENGINEERING LLC No. 5856



1 / 1E-1.1 CANOPY PLAN - ELECTRICAL

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

Canopy Luminaire Schedule						
Tag		Manufacturer	Arrangement	LLF	Description	Mounting
E11A		EVOLVE LIGHTING	SINGLE	0.900	**LDXB6S015735**	**RECESSED UNDER CANOPY**
W2		EVOLVE LIGHTING	SINGLE	0.900	**EWAS01_G3AW730-DKBZ**	**SURFACE 26'-0" TO BOTTOM**
YY1		EVOLVE LIGHTING	SINGLE	0.900	**EFC101_0633730-120-DKBZ**	**SURFACE UNDER CANOPY**

GENERAL NOTES:

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

LEGEND NOTES:

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

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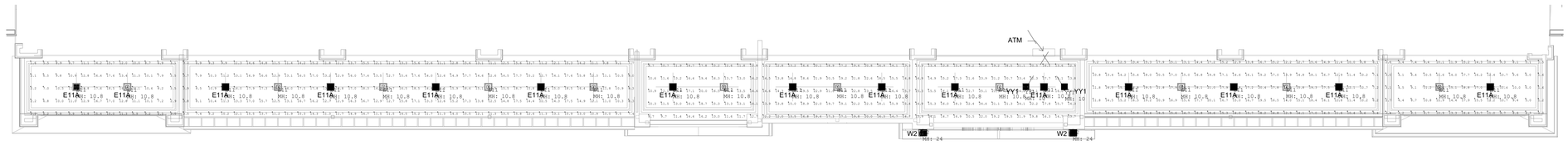
FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
CANOPY PLAN
ELECTRICAL

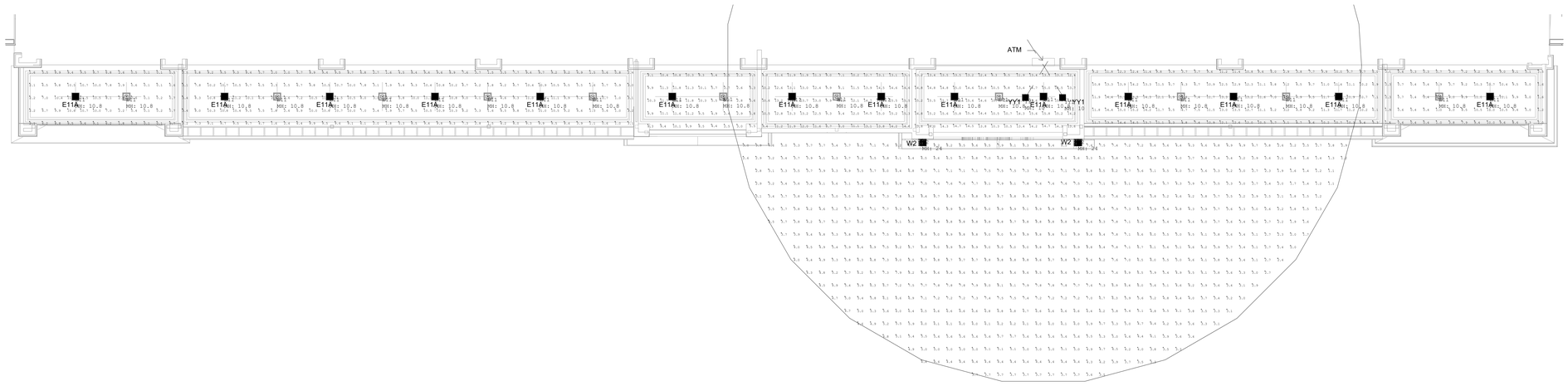
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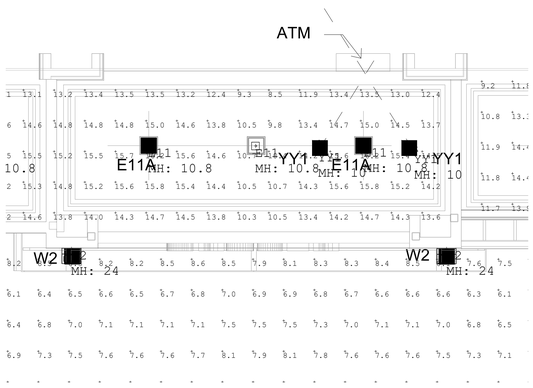
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1E-1.1



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



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



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

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

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

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CANOPY PLAN
PHOTOMETRICS
ELECTRICAL

ISSUE DATE:
08/12/25 DRB REVIEW

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

SHEET OF
1E-1.2

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	MOUNTING	SYMBOL	DESCRIPTION	MOUNTING
	CEILING LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.		DUPLEX RECEPTACLE. SEE SPECIFICATIONS.	18" AFF TO CENTERLINE UON.
	CEILING LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.		DUPLEX RECEPTACLE, ABOVE COUNTER. SEE SPECIFICATIONS.	44" AFF TO CENTERLINE UON.
	WALL WASH LIGHT FIXTURE. ARROW INDICATES WASH DIRECTION.	SEE FIXTURE SCHEDULE.		DUPLEX RECEPTACLE, ONE-HALF SWITCHED. SEE SPECIFICATIONS.	18" AFF TO CENTERLINE UON.
	WALL BRACKET LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.		DUPLEX RECEPTACLE, FLOOR OR POKE-THRU. SEE SPECIFICATIONS.	FLUSH IN FLOOR UON.
	WALL BRACKET LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.		DOUBLE DUPLEX RECEPTACLE. SEE SPECIFICATIONS.	18" AFF TO CENTERLINE UON.
	WALL BRACKET LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.		DOUBLE DUPLEX RECEPTACLE, ABOVE COUNTER. SEE SPECIFICATIONS.	44" AFF TO CENTERLINE UON.
	WALL BRACKET LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.		SIMPLEX RECEPTACLE. SEE SPECIFICATIONS.	18" AFF TO CENTERLINE UON.
	WALL MOUNTED SCONCE LIGHT FIXTURE	SEE FIXTURE SCHEDULE.		SPECIAL RECEPTACLE. NEMA CONFIGURATION AS NOTED.	18" AFF TO CENTERLINE UON.
	WALL MOUNTED SCONCE LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.		MULTI-OUTLET SURFACE RACEWAY WITH NEMA 5-15R SIMPLEX RECEPTACLES AT 12" CENTERS UON.	44" AFF TO CENTERLINE UON.
	1' X 1' LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.		208Y/120V OR 240/120V PANELBOARD.	78" AFF TO TOP.
	1' X 1' LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.		277Y/480V PANELBOARD.	78" AFF TO TOP.
	2' X 2' LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.		DISCONNECT SWITCH. NEMA/AMPERAGE/POLE/FUSE/VOLTAGE. PROVIDE NEMA 1, 600V UON.	AS NOTED.
	2' X 2' LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.		MOTOR STARTER.	AS NOTED.
	2' X 4' LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.		COMBINATION MOTOR STARTER/DISCONNECT SWITCH. NEMA/AMPERAGE/POLE/FUSE/VOLTAGE. PROVIDE NEMA 1, 600V UON.	AS NOTED.
	2' X 4' LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.		ELECTRIC DUCT HEATER.	BY OTHERS.
	SURFACE MOUNTED LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.		MOTOR CONNECTION OR EXHAUST FAN.	BY OTHERS.
	SURFACE MOUNTED LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.		POWER POLE WITH POWER AND COMMUNICATIONS RACEWAY PROVISIONS AS NOTED.	AS NOTED.
	WALL MOUNTED LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.		COMMUNICATIONS/DATA OUTLET.	18" AFF TO CENTERLINE UON.
	WALL MOUNTED LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.		COMMUNICATIONS/DATA OUTLET, FLOOR OR POKE-THRU.	FLUSH IN FLOOR UON.
	FLUORESCENT STRIP LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.		COMBINATION COMMUNICATIONS/DATA AND DUPLEX RECEPTACLE OUTLET, FLOOR OR POKE-THRU.	FLUSH IN FLOOR UON.
	FLUORESCENT STRIP LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.		CABLE TV OUTLET.	18" AFF TO CENTERLINE UON.
	FLOOD LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.		SECURITY SYSTEM CARD READER OUTLET.	48" AFF TO CENTERLINE UON.
	TRACK LIGHT FIXTURE (STRAIGHT).	SEE FIXTURE SCHEDULE.		SECURITY SYSTEM PUSH-PAD OUTLET.	48" AFF TO CENTERLINE UON.
	TRACK LIGHT FIXTURE (CURVED).	SEE FIXTURE SCHEDULE.		SECURITY SYSTEM CLOSED CIRCUIT TV CAMERA.	AS NOTED.
	PENDANT MOUNTED LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.	FACP	FIRE ALARM SYSTEM CONTROL PANEL.	78" AFF TO TOP.
	ACCENT LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.	FAAP	FIRE ALARM SYSTEM REMOTE ANNUNCIATOR PANEL.	66" AFF TO TOP.
	CEILING FAN.	SEE FIXTURE SCHEDULE.		FIRE ALARM SYSTEM SMOKE DETECTOR.	CEILING UON.
	SINGLE-FACE CEILING MOUNTED EXIT SIGN WITH AIMING ARROWS AS INDICATED. FILL REPRESENTS READABLE FACE DIRECTION.	SEE FIXTURE SCHEDULE.		FIRE ALARM SYSTEM DUCT TYPE SMOKE DETECTOR.	IN SUPPLY DUCT > 2,000 CFM IN RETURN DUCT > 15,000 CFM
	TWO-FACE CEILING MOUNTED EXIT SIGN WITH AIMING ARROWS AS INDICATED. FILL REPRESENTS READABLE FACE DIRECTION.	SEE FIXTURE SCHEDULE.	R	DUCT SMOKE DETECTOR REMOTE TEST BUTTON.	60" AFF TO CENTERLINE UON.
	WALL MOUNTED EXIT SIGN WITH AIMING ARROWS AS INDICATED. FILL REPRESENTS READABLE FACE DIRECTION.	SEE FIXTURE SCHEDULE.		FIRE ALARM SYSTEM HEAT DETECTOR.	CEILING UON.
	WALL MOUNTED EMERGENCY BATTERY PACK LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.		FIRE ALARM SYSTEM PULL STATION.	48" AFF TO CENTERLINE UON.
	COMBINATION EMERGENCY BATTERY LIGHT AND EXIT SIGN WITH AIMING ARROWS AS INDICATED. FILL REPRESENTS READABLE FACE.	SEE FIXTURE SCHEDULE.	T	FIRE ALARM SYSTEM TAMPER SWITCH.	FIELD COORDINATE.
	POLE MOUNTED LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.	F	FIRE ALARM SYSTEM FLOW SWITCH.	FIELD COORDINATE.
$	SINGLE-POLE TOGGLE SWITCH.	46" AFF TO CENTERLINE UON.	R	FIRE ALARM SYSTEM RELAY CONTROL MODULE.	FIELD COORDINATE.
$2	TWO-POLE TOGGLE SWITCH.	46" AFF TO CENTERLINE UON.	M	FIRE ALARM SYSTEM MONITORING MODULE.	FIELD COORDINATE.
$3	THREE-WAY TOGGLE SWITCH.	46" AFF TO CENTERLINE UON.	S	FIRE ALARM SYSTEM SURGE SUPPRESSOR.	FIELD COORDINATE.
$4	FOUR-WAY TOGGLE SWITCH.	46" AFF TO CENTERLINE UON.		FIRE ALARM SYSTEM HORN.	80" AFF TO BOTTOM OR 6" BELOW CEILING UON.
$O	OCCUPANCY SENSOR SWITCH.	46" AFF TO CENTERLINE UON.		FIRE ALARM SYSTEM STROBE.	80" AFF TO BOTTOM OR 6" BELOW CEILING UON.
$V	VACANCY SENSOR SWITCH.	46" AFF TO CENTERLINE UON.		FIRE ALARM SYSTEM HORN/STROBE.	80" AFF TO BOTTOM OR 6" BELOW CEILING UON.
$M	MOMENTARY CONTACT TOGGLE SWITCH.	46" AFF TO CENTERLINE UON.	M	FIRE ALARM SYSTEM MINI-HORN.	80" AFF TO BOTTOM OR 6" BELOW CEILING UON.
$K	KEY OPERATED TOGGLE SWITCH.	46" AFF TO CENTERLINE UON.		FIRE ALARM SYSTEM BELL.	96" AFF TO TOP UON.
$T	TIMER SWITCH.	46" AFF TO CENTERLINE UON.		CONDUIT RUN UP OR DOWN AS NOTED.	
$DIM	DIMMER SWITCH. PROVIDE WATTAGE RATING INDICATED.	46" AFF TO CENTERLINE UON.		PHASE, NEUTRAL, EQUIPMENT GROUND, AND ISOLATED GROUND. ALL HOMERUNS SHALL BE 1/2" CONDUIT WITH 3 #12 UON.	
	OCCUPANCY SENSOR SWITCH.	CEILING UON.		GROUND ROD.	AS NOTED.
	VACANCY SENSOR SWITCH.	CEILING UON.		REFER TO KEYED NOTES.	
	LIGHTING CONTROL POWER PACK.	ABOVE CEILING		JUNCTION BOX OR OUTLET BOX.	AS NOTED.
				CONDUIT CONCEALED IN WALL OR ABOVE CEILING.	SEE SPECIFICATIONS.
				CONDUIT CONCEALED IN SLAB OR UNDERGROUND.	SEE SPECIFICATIONS.

ABBREVIATIONS	
AFF	ABOVE FINISHED FLOOR.
AFG	ABOVE FINISHED GRADE.
ATS	AUTOMATIC TRANSFER SWITCH.
BFG	BELOW FINISH GRADE.
C	CONDUIT.
CLG	CEILING MOUNTED.
D	DRYER OUTLET (NEMA 14-30R).
DN	CONDUIT DOWN.
E	EXISTING.
EC	ELECTRICAL CONTRACTOR.
EG	EQUIPMENT GROUND.
EXP	EXPLOSION PROOF.
EWC	ELECTRIC WATER COOLER.
EWH	ELECTRIC WATER HEATER.
GEC	GROUNDING ELECTRODE CONDUCTOR.
GFI	GROUND FAULT INTERRUPTER.

ABBREVIATIONS	
HID	HIGH INTENSITY DISCHARGE.
HP	HORSEPOWER.
IG	ISOLATED GROUND.
LSIG	LONG, SHORT, INSTANTANEOUS, GROUND FAULT.
N	NEW.
NEUT	NEUTRAL.
NF	NON-FUSED.
NL	NIGHT LIGHT.
NP	NAMEPLATE.
PNL	PANEL.
R	RANGE (NEMA 14-50R).
RE	RELOCATED.
UON	UNLESS OTHERWISE NOTED.
UP	CONDUIT UP.
WP	WEATHERPROOF.
WPI	WEATHERPROOF WHILE-IN-USE COVER.

SITE LUMINAIRE SCHEDULE

	MARK	LUMINAIRE WATTAGE	MANUF.	CATALOG NUMBER	DESCRIPTION	MOUNTING	POWER SUPPLY QTY.	POWER SUPPLY TYPE	UL WET LISTED
*	E10-3K(25%)	7	BEACON	TRV-D/24L-27/3K7/3/UNV/WHT/GEN-02	27W 3000K TYPE III DISTRIBUTION LED WALLPACK FACTORY DIMMED TO 25% OUTPUT. COLOR MATTE WHITE TEXTURED.	WALL MTD.	1	LED DRIVER	X
*	E10-3K(50%)	14	BEACON	TRV-D/24L-27/3K7/3/UNV/WHT/GEN-07	27W 3000K TYPE III DISTRIBUTION LED WALLPACK FACTORY DIMMED TO 50% OUTPUT. COLOR MATTE WHITE TEXTURED.	WALL MTD.	1	LED DRIVER	X
*	E11-3K(25%)	34	BEACON	TRV-D/60L-136/3K7/3/UNV/WHT/GEN-02	136W 3000K TYPE III DISTRIBUTION LED WALLPACK FACTORY DIMMED TO 25% OUTPUT. COLOR MATTE WHITE TEXTURED.	WALL MTD.	1	LED DRIVER	X
*	E18-3K(25%)	34	BEACON	TRV-D/60L-136/3K7/4/UNV/WHT/GEN-02	136W 3000K TYPE III DISTRIBUTION LED WALLPACK FACTORY DIMMED TO 25% OUTPUT. COLOR MATTE WHITE TEXTURED.	WALL MTD.	1	LED DRIVER	X
	S1(50%)	38	BEACON UTILITIES STRUCTURES, INC.	FIXTURE = (1)VP-1-160L-75-35K8-3-UNV-MAF-WHT-GEN-07 SPOKE BRACKET = SB-1-12-PT20-WHT POLE = 28' SQUARE TAPERED CONCRETE POLE WITH HANDHOLE 9'-6" ABOVE BASE OF POLE AND SALT ZONE TENON. CAT# USI28T9-9666-SZT	(1) 75W 3500K 80 CRI TYPE III DISTRIBUTION LED FIXTURE FACTORY DIMMED TO 50% OUTPUT AND TENON MOUNTED ON DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	POLE MOUNTED @ 20'-0" AFG. SEE CONCRETE POLE INSTALLATION DETAIL ON SHEET PS-1.0	1	LED DRIVER	X
	S2(50%)	38	BEACON UTILITIES STRUCTURES, INC.	FIXTURE = (1)VP-1-160L-75-35K8-4F-UNV-MAF-WHT-GEN-07 SPOKE BRACKET = SB-1-12-PT20-WHT POLE = 28' SQUARE TAPERED CONCRETE POLE WITH HANDHOLE 9'-6" ABOVE BASE OF POLE AND SALT ZONE TENON. CAT#USI28T9-9666-SZT	(1) 75W 3500K 80 CRI TYPE IV FORWARD DISTRIBUTION LED FIXTURE FACTORY DIMMED TO 50% OUTPUT AND TENON MOUNTED ON DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	POLE MOUNTED @ 20'-0" AFG. SEE CONCRETE POLE INSTALLATION DETAIL ON SHEET PS-1.0	1	LED DRIVER	X
	S2H(50%)	38	BEACON UTILITIES STRUCTURES, INC.	FIXTURE = (1)VP-1-160L-75-35K8-4F-UNV-MAF-WHT-GEN-07 HOUSE SIDE SHIELD = SHS-1-HS2-WH-B-WHT SPOKE BRACKET = SB-1-24-PT20-WHT POLE = 28' SQUARE TAPERED CONCRETE POLE WITH HANDHOLE 9'-6" ABOVE BASE OF POLE AND SALT ZONE TENON. CAT#USI28T9-9666-SZT	(1) 75W 3500K 80 CRI TYPE IV FORWARD DISTRIBUTION LED FIXTURE WITH HOUSE SIDE SHIELD FACTORY DIMMED TO 50% OUTPUT AND TENON MOUNTED ON DIRECT BURIED CONCRETE POLE FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	POLE MOUNTED @ 20'-0" AFG. SEE CONCRETE POLE INSTALLATION DETAIL ON SHEET PS-1.0	1	LED DRIVER	X
	S3(25%)	59	BEACON UTILITIES STRUCTURES, INC.	FIXTURE = (1)VP-2-320L-235-35K8-3-UNV-MAF-WHT-GEN-02 SPOKE BRACKET = SB-1-12-PT20-WHT POLE = 34' SQUARE TAPERED CONCRETE POLE WITH HANDHOLE 10'-6" ABOVE BASE OF POLE AND SALT ZONE TENON. CAT#USI34T9-10676-SZT	(1) 235W 3500K 80 CRI TYPE III DISTRIBUTION LED FIXTURE FACTORY DIMMED TO 25% OUTPUT AND TENON MOUNTED ON DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	POLE MOUNTED @ 25'-0" AFG. SEE CONCRETE POLE INSTALLATION DETAIL ON SHEET PS-1.0	1	LED DRIVER	X
	S3(50%)	118	BEACON UTILITIES STRUCTURES, INC.	FIXTURE = (1)VP-2-320L-235-35K8-3-UNV-MAF-WHT-GEN-07 SPOKE BRACKET = SB-1-12-PT20-WHT POLE = 34' SQUARE TAPERED CONCRETE POLE WITH HANDHOLE 10'-6" ABOVE BASE OF POLE AND SALT ZONE TENON. CAT# USI34T9-10676-SZT	(1) 235W 3500K 80 CRI TYPE III DISTRIBUTION LED FIXTURE FACTORY DIMMED TO 50% OUTPUT AND TENON MOUNTED ON DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	POLE MOUNTED @ 25'-0" AFG. SEE CONCRETE POLE INSTALLATION DETAIL ON SHEET PS-1.0	1	LED DRIVER	X
	S4(50%)	59	BEACON UTILITIES STRUCTURES, INC.	FIXTURE = (1)VP-2-320L-235-35K8-4F-UNV-MAF-WHT-GEN-07 SPOKE BRACKET = SB-1-12-PT20-WHT POLE = 34' SQUARE TAPERED CONCRETE POLE WITH HANDHOLE 10'-6" ABOVE BASE OF POLE AND SALT ZONE TENON. CAT# USI34T9-10676-SZT	(1) 235W 3500K 80 CRI TYPE IV FORWARD DISTRIBUTION LED FIXTURE FACTORY DIMMED TO 50% OUTPUT AND TENON MOUNTED ON DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	POLE MOUNTED @ 25'-0" AFG. SEE CONCRETE POLE INSTALLATION DETAIL ON SHEET PS-1.0	1	LED DRIVER	X
	S5(50%)	118	BEACON UTILITIES STRUCTURES, INC.	FIXTURE = (2)VP-2-320L-235-35K8-5QW-UNV-MAF-WHT-GEN-07 SPOKE BRACKET = SB-2-180-12-PT20-WHT POLE = 34' SQUARE TAPERED CONCRETE POLE WITH HANDHOLE 10'-6" ABOVE BASE OF POLE AND SALT ZONE TENON. CAT# USI34T9-10676-SZT	(1) 235W 3500K 80 CRI TYPE V WIDE DISTRIBUTION LED FIXTURE FACTORY DIMMED TO 50% OUTPUT AND TENON MOUNTED ON DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	POLE MOUNTED @ 25'-0" AFG. SEE CONCRETE POLE INSTALLATION DETAIL ON SHEET PS-1.0	1	LED DRIVER	X
	S5(50%)	236	BEACON UTILITIES STRUCTURES, INC.	FIXTURE = (2)VP-2-320L-235-35K8-5QW-UNV-MAF-WHT-GEN-07 SPOKE BRACKET = SB-2-180-12-PT20-WHT POLE = 34' SQUARE TAPERED CONCRETE POLE WITH HANDHOLE 10'-6" ABOVE BASE OF POLE AND SALT ZONE TENON. CAT# USI34T9-10676-SZT	(2) 235W 3500K 80 CRI TYPE V WIDE DISTRIBUTION LED FIXTURE FACTORY DIMMED TO 50% OUTPUT AND TENON MOUNTED ON DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	POLE MOUNTED @ 25'-0" AFG. SEE CONCRETE POLE INSTALLATION DETAIL ON SHEET PS-1.0	1	LED DRIVER	X

* E10, E11 & E18 FIXTURES SHOWN ON PUBLIX BUILDING ARE FURNISHED AND INSTALLED UNDER THE PUBLIX BUILDING CONTRACT. FIXTURES ARE SHOWN ON THESE PLANS FOR PHOTOMETRIC CONTRIBUTION ONLY. N.I.C.

NOTES:

1. ALL POLES, FIXTURES, AND BRACKETS ARE TO BE PROVIDED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.

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

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

SHEET TITLE:
FIXTURE SCHEDULE AND LEGEND

ISSUE DATE: 06/12/25

PROJECT NO: 24-101
FILE: 24101
DRAWN BY: HAS/CMD

PS-0.0

APOLLO ENGINEERING, LLC
CONSULTING ENGINEERS
4934
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Job # 32016

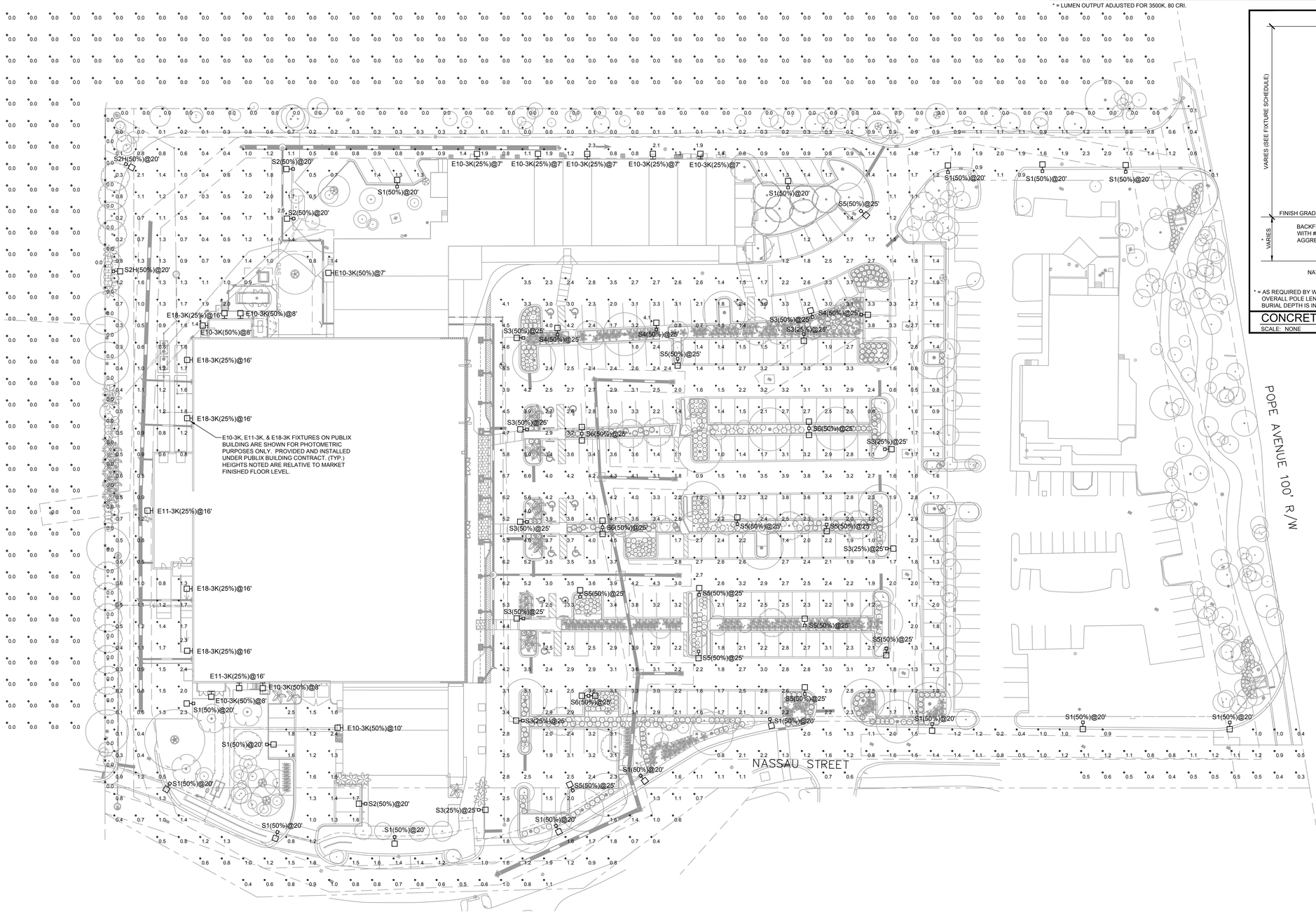
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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Nassau Street	□	1.0 fc	2.2 fc	0.2 fc	11.0:1	5.0:1
Off Site	◇	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Parking Lot	+	2.0 fc	6.7 fc	0.0 fc	N/A	N/A
Property Line	×	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Manufacturer	Catalog	Filename	Lamp Output	Intensity Multiplier	LLF	Input Power
	E10-3K(25%)	Beacon Products	TRV-24L-27-3K7-3	TRV-24L-27-3K7-3.ies	3392	0.25	0.9	27
	E10-3K(50%)	Beacon Products	TRV-24L-27-3K7-3	TRV-24L-27-3K7-3.ies	3392	0.5	0.9	27
	E11-3K(25%)	Beacon Products	TRV-60L-136-3K7-3	TRV-60L-136-3K7-3-UNV.ies	14133	0.25	0.9	136.355
	E18-3K(25%)	Hubbell Lighting Inc, dba Beacon Products	TRV-60L-136-3K7-4-U	TRV-60L-136-3K7-4-UNV.ies	14248	0.25	0.9	136.465
	S1(50%)	BEACON	VP-1-160L-75-35K8-3	VP-1-160L-75-4K7-3.ies *	10463	0.45	0.9	72.1
	S2(%)	BEACON	VP-1-160L-75-35K8-4F	VP-1-160L-75-4K7-4F.ies *	10330	0.45	0.9	72.1
	S2H(50%)	BEACON	VP-1-160L-75-35K8-4F-HSS-90-B	VP-1-160L-75-4K7-4F-HSS-90-B.ies *	9351	0.45	0.9	72.5
	S3(25%)	BEACON	VP-2-320L-235-35K8-3	VP-2-320L-235-4K7-3.ies *	34963	0.23	0.9	240.9
	S3(50%)	BEACON	VP-2-320L-235-35K8-3	VP-2-320L-235-4K7-3.ies *	34963	0.45	0.9	240.9
	S4(50%)	BEACON	VP-2-320L-235-35K8-4F	VP-2-320L-235-4K7-4F.ies *	32661	0.45	0.9	240.9
	S5(50%)	BEACON	VP-2-320L-235-35K8-5QW	VP-2-320L-235-4K7-5QW.ies *	35130	0.45	0.9	240.9
	S6(50%)	BEACON	VP-2-320L-235-35K8-5QW	VP-2-320L-235-4K7-5QW.ies *	35130	0.45	0.9	481.8

* = LUMEN OUTPUT ADJUSTED FOR 3500K, 80 CRI.


S2H(50%)@20'
S2(50%)@20'
E10-3K(25%)@7'
S1(50%)@20'
S2(50%)@20'
S5(50%)@25'
E10-3K(50%)@7'
E18-3K(25%)@16'
E10-3K(50%)@8'
E10-3K(50%)@8'
S3(50%)@25'
S4(50%)@25'
S3(25%)@25'
E18-3K(25%)@16'
S5(50%)@25'
E18-3K(25%)@16'
E10-3K, E11-3K, & E18-3K FIXTURES ON PUBLIX BUILDING ARE SHOWN FOR PHOTOMETRIC PURPOSES ONLY. PROVIDED AND INSTALLED UNDER PUBLIX BUILDING CONTRACT. (TYP.) HEIGHTS NOTED ARE RELATIVE TO MARKET FINISHED FLOOR LEVEL.
S6(50%)@25'
E11-3K(25%)@16'
S3(25%)@25'
E18-3K(25%)@16'
S5(50%)@25'
E18-3K(25%)@16'
E11-3K(25%)@16'
E10-3K(50%)@8'
E10-3K(50%)@8'
S1(50%)@20'
S3(25%)@25'
E10-3K(50%)@10'
S1(50%)@20'
S1(50%)@20'
S1(50%)@20'
S2(50%)@20'
S3(25%)@25'
S1(50%)@20'
S1(50%)@20'
S1(50%)@20

TYPES: E10-3K, E11-3K & E18-3K

BEACON — Design. performance. technology

TRAVERSE
SURFACE/CEILING/GARAGE

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

FEATURES

- Wall surface mounted luminaire with a field replaceable LED light engine & optical bezel system
- Optional passive infrared (PIR) motion sensor
- Horizontal tip opening motion allows for minimal effort during installation, maintenance, or upgrading
- LED wattages from 27 Watt to 136 Watt. Easy and fast mounting
- Mount the backplate to wall and attach front on hinges to close



c SP us — 50/60Hz and warmer CCTs only — Buy American Act Compliant — Non-Conformance Specifications

SPECIFICATIONS

CONSTRUCTION
- Traverse luminaire consists of a die cast aluminum two-piece housing
- Die cast main (thermal) housing provides direct heat exchange between the LED light engine and the cool outdoor
- LED drivers are thermally isolated from the main housing, mechanically attached and heat sinked to the rear housing
- Space of the main housing is designed to prevent debris accumulation and as a bird nesting deterrent. The back and main housings are designed to hinge open for easy mounting and easy access
- IP5 polyester powder coat electrostatically applied and thermocured
- IP5 finish consists of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry eff, and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds

OPTICS
- Optical one piece cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system
- Optics are held in place without the use of adhesives
- Cartridge assembly is available in various lighting distributions using TIR designed acrylic optical lenses over each LED

ELECTRICAL
- 100V through 277V, 347V and 480V, 50 Hz to 60 Hz
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600 VAC at 50°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Surge protection – 20kA

OPTIONS/CONTROLS
- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage down to a factory preset level, reducing light level accordingly. When motion is detected, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from the standard configurations
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

INSTALLATION
- Rear housing (back plate) is designed with various bolt patterns for direct wall mounting or mounting to a recessed junction box
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS
- Mounting Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike. Optics so both solutions can be combined in the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination while minimizing trespass at the house side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASRQ) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

CERTIFICATIONS
- The luminaire shall bear a CSA label and be marked suitable for wet locations (standard).
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 06/03/2020.

WARRANTY
- 5 year warranty

KEY DATA	
Lumen Range	3,300-17,000
Wattage Range	27-136
Efficacy Range (LPW)	106-155

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TYPES: S1 THRU S6

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VIPER Area/Site
VIPER LUMINAIRE

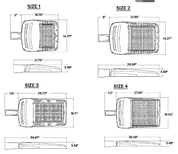
DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

MICROSTRIKE | STRIKE OPTICS



FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls®, LightGRID® and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



c UL us IP65 — DLC LISTED — DLC LISTED PREMIUM — BAA — TAA

CONTROL TECHNOLOGY

NX Wireless — NX Wireless — NX Wireless — LIGHTGRID

SERVICE PROGRAMS

STOCK — QS10

SPECIFICATIONS

CONSTRUCTION
- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS
- Mounting Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike. Optics so both solutions can be combined in the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination while minimizing trespass at the house side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASRQ) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically bleed failure off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

	EPA			
	V=5.0 (x 1)	V=12.0 (x)	V=240 (x)	V=480 (x)	Lbs/Sq
Strike Fixture	0.484	0.555	0.555	0.538	
Micro Strike	0.808	1.110	1.110	1.396	
Strike w/ Shield	0.583	0.71	0.857	0.948	
Strike w/ Visor	1.037	1.266	1.372	1.646	
Strike w/ Visor & Shield	0.943	1.155	1.372	1.680	
Micro Strike w/ Visor	1.166	1.422	1.574	1.696	

CONTROLS
- Photo control, occupancy sensor programmable controls and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard.
- NX Lighting Controls® available with in fixture wireless control module, features dimming and occupancy sensor.
- LightGRID® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-11) and Trade Agreements Act (FAR 52.225-5). See Buy American's Solutions link to https://www.currentlighting.com/resources/america-solutions
- FCC CFR Title 47 Part 15, Class A

WARRANTY
- 5 year warranty

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TYPES: S1 THRU S2H

Utilities Structures, Inc.
PO Box 9303 Ft Myers, Fl. 33901
Ph. 1-800-798-7653 Fax. 1-941-332-7132
"Your Prestressed Concrete Pole Producer"

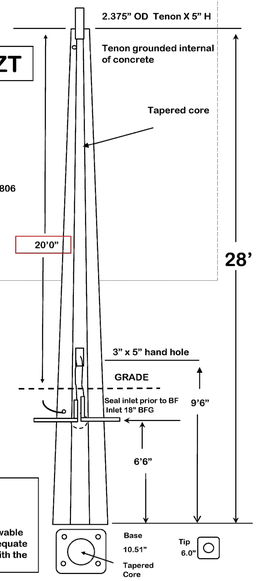
USI28TIIH-9666-SZT

Prestressed Concrete Pole

- **Pole Weight= 1,580lbs**
- **Wind speed= 145mph V ult**
- **Exposure "D"**
- **Load factor = 1.3**
- **Gust factor = 1.2**
- **Risk Cat = II**
- **Wind gust = 3 seconds**
- **8th Edition 2023 SCBC 1620 HVHZ, 1609, 1806**
- **ASCE 7-22**
- **Min. Brk. Strength= 2400#**
- **Concrete= 6,500lbs @ 28 days**
- **Grd. Wire= #6 str. copper**
- **Strand= (4) 1/2" @ 70% Ultimate**
- **Tenon= 2.375" OD x 5" "Salt Zone Tenon"**

MP STRUCTURES

RUTH POWELL, P.E., S.E.



PROJECT:

This pole embedded 8' in to soils with an allowable passive pressure of 300pcf is structurally adequate to resist the local wind speeds of Co. with the 4.5sqft epa attached.

TYPES: S1 THRU S6

BEACON — Design. performance. technology

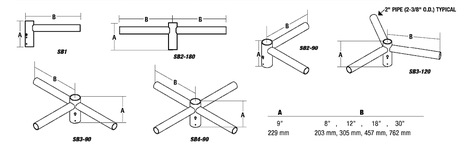
SPOKE
POLE TOP BRACKETS

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

ORDERING INFORMATION

SPOKE TYPE BRACKETS (STEEL) (order as separate part #, field installed)

Catalog Number	Description	Max allowable load per tenon	Bracket EPA, MAX.	Bracket weight, MAX
SB1	Single	60 lbs (27.2 kg)	0.6	18
SB2-180	Twin, 2@180	60 lbs (27.2 kg)	1.0	27
SB2-90	Twin, 2@90	60 lbs (27.2 kg)	0.8	27
SB3-120	3 @ 120	60 lbs (27.2 kg)	0.9	36
SB3-90	3 @ 90	60 lbs (27.2 kg)	1.0	36
SB4-90	4 @ 90	60 lbs (27.2 kg)	1.0	45



A	B
9"	8" , 12" , 18" , 30"
229 mm	203 mm, 305 mm, 457 mm, 762 mm

ORDERING INFORMATION – ORDERING EXAMPLE: SB-2-180-PT25-BL

SB - [ ] - [ ] - [ ] - [ ]

CONFIGURATION	LENGTH	POLE TENON SIZE	COLOR
1	8"	**PT20** 2" pipe tenon (2.38" O.D.)	**DB** Dark bronze textured
2-180	12"	**PT25** 2.5" pipe tenon (2.88" O.D.)	**BK** Black textured
2-90	18"	**PT35** 3.5" pipe tenon (4.0" O.D.)	**WH** White textured
3-120	24"		**GR** Gray textured
3-90	30"		**PS** Platinum silver smooth
4-90			**GYS** Light gray smooth
			BZT Bronze textured
			BBT Basic black textured

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TYPES: S3 THRU S6

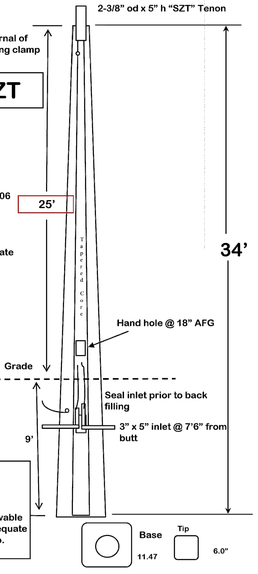
Utilities Structures, Inc.
PO Box 9303 Ft Myers, Fl. 33901
Ph. 1-800-798-7653 Fax. 1-941-332-7132
"Your Prestressed Concrete Pole Producer"

USI34TIIH10676-SZT

Prestressed Concrete Pole

- **Pole Weight= 2,120lbs**
- **Wind speed= 145 mph Vult**
- **Exposure "D"**
- **Risk Category II**
- **Gust Factor = 1.2**
- **7TH Edition 2023 SCBC 1620 HVHZ,1609, 1806**
- **ASCE 7-22**
- **Min. Brk. Strength= 2400#**
- **Concrete= 6,500lbs @ 28 days**
- **Grd. Wire= #6 str. copper**
- **Strand= (4) .500" 270ksi lo-lax @ 70% Ultimate**
- **Tenon= 2.375" od x 5" h – "SZT"**

SELECT STRUCTURAL, LLC.
ESRA PERSELLIN, P.E.



PROJECT:

This pole embedded 9' in to soils with an allowable Passive pressure of 300pcf is structurally adequate To resist the local wind speed of Co. With The 4.0sqft epa attached.

TYPES: S3 THRU S6

BEACON — Design. performance. technology

TRAVERSE
SURFACE/CEILING/GARAGE

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

ORDERING GUIDE

Example: TRV-D–24L-27–3K7–3–UNV–PCU–DBT

CATALOG #: [ ] – [ ] – [ ] – [ ] – [ ] – [ ] – [ ] – [ ]

Series	Engine Watts	CCT/CRI	Optics	Voltage	Control Options
TRV-D Traverse Down Light	**24L-27** 27 Watt - LED array	**3K7** 3000K, 70 CRI	**2** Type II	**UNV** 120–277V	**AD** AutoDim timer
	24L-55 55 Watt - LED array		**3** Type III	**347** 347V	
	36L-80 80 Watts - LED array	**4K7** 4000K, 70 CRI	**4F** Type IV, Forward	**480** 480V	
	48L-110 110 Watts - LED array		**4W** Type IV, Wide		
	60L-136 136 Watts - LED array	**5K7** 5000K, 70 CRI	**5R** Type V, rectangular		
			2x2 Narrow spot flood		
			5x5 Medium flood		

Notes:
1 Not available on 24L configurations
2 Not available @ 347V or 480V
3 36L-80 only

Electrical Options	
PCU	Photocell, Button Universal
2PF	Dual power feed [2]
BPC	Cold weather battery pack [1]
BP	0° battery pack [1]

Finish	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

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TYPES: S1 THRU S6

BEACON — Design. performance. technology

VIPER Area/Site
VIPER LUMINAIRE

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

Shop Smart — + Service Program: QS10 Limit of 10 Luminaires

MICROSTRIKE OPTICS – ORDERING GUIDE

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG # [ ] – [ ] – [ ] – [ ] – [ ] – [ ] – [ ] – [ ] – [ ] – [ ] – [ ] – [ ]

Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP V-Series	**BLANK** Micro Strike	1 Size 1	**160L-35** [4] 35W - 5,500 Lumens	**AP** AP-Amber Phosphor Converted	**2** Type 2	**BLANK** No Rotation	**UNV** 120-277V
			160L-50 [4] 50W - 7,500 Lumens	**27K8** 2700K, 80 CRI	**3** Type 3	**L** Optic rotation left	**120** 120V
			160L-100 100W - 12,500 Lumens	**3K7** 3000K, 70 CRI	**4F** Type 4 Forward	**R** Optic rotation right	**208** 208V
			160L-115 115W - 15,000 Lumens	**3K8** 3000K, 80 CRI	**4W** Type 4 Wide		**240** 240V
			160L-135 135W - 18,000 Lumens	**35K8** 3500K, 80 CRI	**5QW** Type 5 Qtr. Lam Wide		**277** 277V
			160L-160 [4] 160W - 21,000 Lumens	**3K9** 3000K, 90 CRI			**347** 347V
		2 Size 2	**320L-145** 145W - 21,000 Lumens	**4K7** 4000K, 70 CRI			**480** 480V
			320L-170 170W - 24,000 Lumens	**4K8** 4000K, 80 CRI			
			320L-195 195W - 27,000 Lumens	**4K9** 4000K, 90 CRI			
			320L-210 210W - 30,000 Lumens	**5K7** 5000K, 70 CRI			
			320L-255 255W - 36,000 Lumens	**5K8** 5000K, 80 CRI			
		3 Size 3	**320L-315** [1] 315W - 45,000 Lumens	**BLUE** BLUE 450-455 nm			
			480L-285 285W - 40,000 Lumens				
			480L-320 320W - 44,000 Lumens				
			480L-340 340W - 46,000 Lumens				
			480L-390 390W - 52,000 Lumens				
			480L-425 425W - 55,000 Lumens				
			480L-470 [1] 470W - 60,000 Lumens				
		4 Size 4	**720L-435** 435W - 60,000 Lumens				
			720L-475 475W - 65,000 Lumens				
			720L-515 515W - 70,000 Lumens				
			720L-565 [1] 565W - 75,000 Lumens				
			720L-600 [1] 600W - 80,000 Lumens				
			CLO Custom – max Outp. [1]				

Mounting		Color		Options	
A	Arm mount for square pole (EC 361 Pattern) (Does not include mounting plate)	**BLT**	Black Matte Textured	**F**	Fusing
A_	Arm mount for round pole [2]	**BLS**	Black Gloss Smooth	**2PF**	Dual Power Feed
ASQU	Universal arm mount for square pole. Can be used with EU or SQ Drill Pattern	**DBT**	Dark Bronze Matte Textured	**2DR**	Dual Driver
A_U	Universal arm mount for round pole [2]	**DBS**	Dark Bronze Gloss Smooth	**TE**	Tooless Entry
AAU	Adjustable arm for pole mounting (universal drill pattern)	**GTT**	Graphite Matte Textured	**BC**	Backlight Control [4]
AA_U	Adjustable arm mount for round pole [2]	**LGS**	Light Grey Gloss Smooth	**TB**	Terminal Block
ADU	Decorative upsweept Arm (universal drill pattern)	**LGT**	Light Grey Gloss Textured	**LS**	Lumen Switch
AD_U	Decorative upsweept arm mount for round pole [2]	**PSS**	Platinum Silver Smooth		
MAF	Mast arm fitter for 2-3/8" OD horizontal arm	**WHT**	White Matte Textured		
K	Knuckle	**WHS**	White Gloss Smooth		
T	Trunnion	**VGT**	Verde Green Textured		
WB	Wall Bracket, horizontal tenon with MAF	**Color Option**			
WM	Wall mount bracket with decorative upsweept arm	**CC**	Custom Color		
WA	Wall mount bracket with adjustable arm				

Network Control Options	
NOWS-16F	NX Networked Wireless Enabled Integral NXSMPQ-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [16]
NOWS-40F	NX Networked Wireless Enabled Integral NXSMPQ-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [16]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [16]
WIR	LightGRID® In Fixture Module [16]
WIRSC-16F	LightGRID® Module and Occupancy Sensor 16ft Mounting height [16]
WIRSC-40F	LightGRID® Module and Occupancy Sensor 40ft Mounting height [16]
Stand Alone Sensors	
BTS-16F	Bluetooth® Programmable, BTSMPLMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMPHMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMPOMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with NEMA photocontrol [4]
3PR	3-Pin Receptacle [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with NEMA photocontrol [4]
Programmed Controls	
SCP_F	Sensor Control Programmable, 8F or 40F [4]
ADD	AutoDim Timer Based Dimming [9]
ADT	AutoDim Time of Day Dimming [9]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "T" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Options with a bullet cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some wattage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCP/WIR/BTS required to program SCP motion sensor. Must select BT, or 40ft.
10 – Please refer to page 8 for AutoDim ordering guide

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

NORTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 30939 HAROLD A. SCOTT

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

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

SHEET TITLE:
CUT SHEETS

ISSUE DATE:
06/12/25

PROJECT NO: 24-101
FILE: 24101
DRAWN BY: HAS/CMD

PS-2.0

APOLLO ENGINEERING, LLC
CONSULTING ENGINEERS
4904
6544 U.S. Hwy 41 North, Suite 209B, Apollo Beach, FL 33572
Phone: 813.924.5603
Job # 32916
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70 Pope Avenue
Staff Comments
August 26, 2025
DRB-000818-2025

DESIGN TEAM/DRB COMMENT SHEET

The comments below are staff recommendations to the Design Review Board (DRB) and do NOT constitute DRB approval or denial.

PROJECT NAME: 70 Pope Avenue DRB-000818-2025

DATE: 8/26/2025 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 Pope Avenue with the following conditions:

1. .Any additional information as required by the Board.

93 Matthews Drive
Food Lion
Final
August 26, 2025
DRB-000854-2025

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

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

Applicant/Agent Name: PETE DYKEMA Company: RFS ARCHITECTS
Mailing Address: 261 W. BUTE ST. City: NORFOLK State: VA Zip: 23510
Telephone: 757-627-2791 Fax: 757-627-5774 E-mail: peted@rfsarchitects.com
Project Name: FOOD LION #2269 Project Address: 93 MATHEWS DR.
Parcel Number [PIN]: R 5 1 1 0 0 8 0 0 0 1 9 2 A 0 0 0 0
Zoning District: CC Overlay District(s): COD - ROW ARTERIAL

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
_X_ Final Approval – Proposed Development
_____ Alteration/Addition
_____ Sign

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

_____ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

_X_ 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

_X_ 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.

_X_ 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.

_X_ 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.

_X_ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

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

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

_X_ Photographs of existing structure.

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

_____ Proposed landscaping plan.

For wall signs:

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

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

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

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

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

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

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

SIGNATURE

8-25-25

DATE

93 Matthews Drive
Food Lion
Response to
Conceptual Conditions
August 26, 2025
DRB-000854-2025

RFS Architects
ARCHITECTURE ▪ PLANNING ▪ INTERIORS

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

August 12th, 2025

Town of Hilton Head Island
1 Town Center Court
Hilton Head Island, SC 29928

RE: Conditions of the Approval for DRB-000580-2025
Food Lion #2269
93 Mathews Dr.
Hilton Head Island, SC 29926

Dear Ms. Paul-Leto,

Please see my responses below addressing the conditions of the approval for DRB-000580-2025 for the proposed Food Lion build-out at 93 Mathews Dr.

1. Please see the document named "Exterior Light Fixture Cut Sheets" for the lighting specs for the 6 types of lighting fixtures that are attached to the building. I have tagged the lower right corner of each spec page in red with the corresponding number on the E1.01 Lighting Plan and E6.02 Light Fixture Schedule in the construction documents. As discussed, the parking lot lighting will be reviewed under a separate submission by the landlord's design team.

2. We have extended the EIFS, siding, trim, and brick water table along the existing left side wall of the building to the inside corner of the existing loading dock. Please see the color renderings, exterior elevations on sheet A2.01, and wall section 3/A3.03.

3. Please see the lighting plan with photometric information on sheet ESL-2 for the light fixtures attached to the building. As discussed, the parking lot lighting will be reviewed under a separate submission by the landlord's design team.

4. Decorative brackets have been added below the rakes of the central A-frame and high shed roofs. Rakes of the central A-frame, high, and low shed roofs have been extended to 2'-8" beyond the face of exterior wall. Rafter tails of the central A-frame and high shed roofs have been extended to 2'-8" beyond the face of exterior wall. Please see the color renderings, exterior elevations on sheet A2.01, and wall sections in the A3 series of architectural drawings.

5. The screen wall along both sides of the truck well has been raised to a height of 8'-0" above grade, where the lower 3'-0" is constructed of a 1'-0" thick concrete retaining wall clad with stucco and painted to match the building, and the upper 5'-0" is constructed of a Dark Bronze architectural aluminum louver panel and post system. Please see the color renderings, exterior elevations on sheet A2.01, and retaining wall section 10/A4.06.

6. Sabal palms have been added back into the landscaping design. Please see the color renderings and enlarged loading dock plan 1/A4.06.

7. In lieu of the spandrel glazing at the front wall on the right side of the building entrance, we have elected to continue the landlord's architect's design of adding a decorative 3' wide x 5' tall louver centered in each column bay, to match the treatment that they will be applying to the adjacent tenant's existing façade. Please see the color renderings and exterior elevations on sheet A2.01.

8. All stone has been removed from the exterior design. The water table is now shown as brick matching the rest of the building design with a rowlock brick course located at +2'-8" above finish floor. Please see the color renderings, exterior elevations on sheet A2.01, wall sections in the A3 series, and details in the A5 series of architectural drawings.

9. There are currently existing large and lush shrubs to the North and West of the area where the dumpster screen and exterior electrical equipment are shown. We feel that this existing landscaping will adequately obscure views of the dumpster screen and equipment, and propose leaving it in place instead of tearing the shrubs out and planting new similar landscaping. Please see the document "Existing Landscaping at Future Dumpster Area" for photos that we took while on site in May of this year.

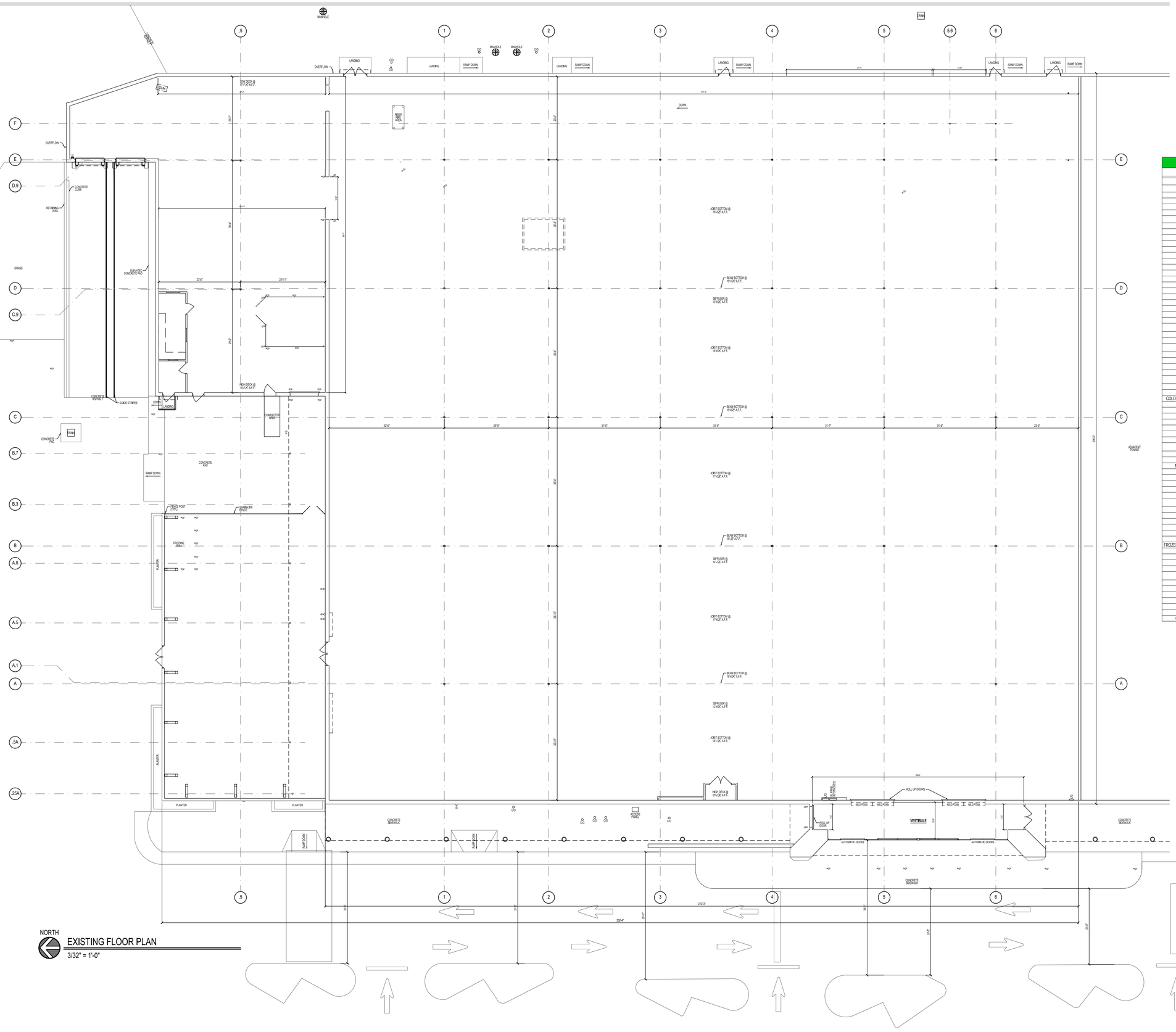
Thank you for your help, and please feel free to contact me anytime if you have any questions or comments.

Sincerely,



Pete Dykema, AIA
peted@rfsarchitects.com
(757) 627-2791 - Office
(757) 633-3318 - Cell

93 Matthews Drive
Food Lion
Final
Plan Set
August 26, 2025
DRB-000854-2025



NORTH

EXISTING FLOOR PLAN

3/32" = 1'-0"

FACILITY ANALYSIS

FOOD LION - STORE P=7214 - HILTON HEAD, SC

	EXISTING	PROPOSED	CHANGE
BUILDING SQ. FT.			
GROSS BUILDING SQ. FT.	53,198	0	-53,198
GROSS INTERNAL SQ. FT.	51,571	0	-51,571
SALES AREA SQ. FT.	40,577	0	-40,577
SUPPORT SQ. FT.	10,994	0	-10,994
DEPARTMENT SQ. FT.			
VESTIBULE SQ. FT.	581	0	-581
PRODUCE PREP SQ. FT.	0	0	0
PRODUCE COOLER SQ. FT.	0	0	0
MEAT PREP SQ. FT.	0	0	0
MEAT COOLER SQ. FT.	0	0	0
TRAY COOLER SQ. FT.	0	0	0
MEAT FREEZER SQ. FT.	0	0	0
DELI / BAKERY PREP SQ. FT.	0	0	0
DELI / BAKERY COOLER SQ. FT.	0	0	0
DELI / BAKERY FREEZER SQ. FT.	0	0	0
SEAFOOD PREP SQ. FT.	0	0	0
SEAFOOD COOLER SQ. FT.	0	0	0
PHARMACY SQ. FT.	0	0	0
GROCERY STAGING SQ. FT.	4,437	0	-4,437
DAIRY COOLER SQ. FT.	0	0	0
STORAGE FREEZER SQ. FT.	0	0	0
ICE CREAM FREEZER SQ. FT.	0	0	0
GENERAL - RATIOS			
SALES : SUPPORT RATIO	3.69 : 1	#########	-3.69 : 1
SALES : GROCERY STAGING RATIO	9.15 : 1	########	-9.15 : 1
PRODUCE			
PRODUCE SINGLE-DECK LIN. FT.	0	0	0
PRODUCE MULTI-DECK LIN. FT.	0	0	0
PRODUCE REFRIG. ISLAND LIN. FT.	0	0	0
FLORAL LIN. FT.	0	0	0
DELI / BAKERY			
COLD DELI SERVICE LIN. FT.	0	0	0
COLD DELI SELF-SERVE LIN. FT.	0	0	0
COLD DELI SERVICE / SELF-SERVE LIN. FT.	0	0	0
COLD DELI SANDWICH LIN. FT.	0	0	0
COLD DELI ISLAND LIN. FT.	0	0	0
HOT DELI SELF-SERVE LIN. FT.	0	0	0
HOT DELI ISLAND LIN. FT.	0	0	0
SUSHI LIN. FT.	0	0	0
BAKERY SELF-SERVE LIN. FT.	0	0	0
FROZEN BAKERY DOORS	0 DOORS	0 DOORS	0 DOORS
MEAT			
MEAT SERVICE LIN. FT.	0	0	0
MEAT ONE / TWO DECK LIN. FT.	0	0	0
MEAT FOUR / FIVE / SIX DECK LIN. FT.	0	0	0
MEAT PROMO LIN. FT.	0	0	0
FROZEN MEAT DOORS	0 DOORS	0 DOORS	0 DOORS
LUNCH MEAT LIN. FT.	0	0	0
SEAFOOD SERVICE LIN. FT.	0	0	0
FROZEN SEAFOOD DOORS	0 DOORS	0 DOORS	0 DOORS
GROCERY			
HMS ISLANDS LIN. FT.	0	0	0
DAIRY LIN. FT.	0	0	0
DAIRY REAR LOAD DOORS	0 DOORS	0 DOORS	0 DOORS
DAIRY PROMO LIN. FT.	0	0	0
FROZEN FOOD DOORS	0 DOORS	0 DOORS	0 DOORS
ICE CREAM DOORS	0 DOORS	0 DOORS	0 DOORS
FROZEN FOOD & ICE CREAM TOTAL DOORS	0 DOORS	0 DOORS	0 DOORS
FROZEN FOOD END-CAP DOORS	0 DOORS	0 DOORS	0 DOORS
ICE CREAM END-CAP DOORS	0 DOORS	0 DOORS	0 DOORS
BEER MULTI-DECK LIN. FT.	0	0	0
COLD WINE LIN. FT.	0	0	0
SHELVING			
LOW SHELVING LIN. FT.	0	0	0
HIGH SHELVING LIN. FT.	0	0	0
LOW GONDOLA LIN. FT.	0	0	0
HIGH GONDOLA LIN. FT.	0	0	0
LOW SHELVING & GONDOLA TOTAL	0	0	0
HIGH SHELVING & GONDOLA TOTAL	0	0	0
COMBINED SHELVING GRAND TOTAL	0	0	0

REVISIONS

No.	Description	Date

FOOD LION

APPROVAL

☐APPROVED

☐APPROVED AS NOTED

☐NOT APPROVED

DATE_____

BY_____

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

PROGRESS PRINT
08/12/25

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

EXISTING FIXTURE PLAN

DRAWING FILE NAME
2269A0.02_00
RFS JOB #
2025-058
DATE
XX/XX/25

A0.02

05 OF 39

S:\Active\2025\2025-058 Food Lion #2269 Hilton Head, SC\Drawings\2269A0.02 EXISTING FLOOR PLAN.dwg, By: Aug 12, 2025 - 11:08am, Plotted By: Jared

REMOVE (2) GUARD POSTS IN THEIR ENTIRETY, PATCH AND REPAIR FLOOR SLAB AS REQUIRED TO CREATE "LIKE NEW" CONDITION

REMOVE METAL STUD PARTITIONS, CASEWORK, DOORS, AND WINDOWS IN THEIR ENTIRETY, PATCH AND REPAIR FLOOR SLAB AND CMU WALL AS REQUIRED TO CREATE "LIKE NEW" CONDITION

8'-0"±

AFTER PROPERLY SHORING AND BRACING WALL ABOVE, CAREFULLY REMOVE CMU / MODIFY EXISTING OPENINGS AS REQUIRED FOR INSTALLATION OF NEW HOLLOW METAL PERSONNEL DOOR AND FRAME AND (2) NEW OVERHEAD DOCK DOORS

REMOVE CHAINLINK FENCE, GATES, AND POSTS, AND (7) GUARD POSTS IN THEIR ENTIRETY, PATCH AND REPAIR FLOOR SLAB AS REQUIRED TO CREATE "LIKE NEW" CONDITION

14'-0"±

16'-10"±

25'-6"±

1'-1"

4'-6"

16'-11"

M.O.

M.O.

REMOVE OVERHEAD DOOR, FRAME, HARDWARE, AND (4) GUARD POSTS IN THEIR ENTIRETY, PATCH AND REPAIR FLOOR SLAB AND CMU WALL AS REQUIRED TO CREATE "LIKE NEW" CONDITION

5 A3.01

5 A3.01

REMOVE CONCRETE LANDING, STEPS, AND METAL GUARDRAILS IN THEIR ENTIRETY

REMOVE (2) PERSONNEL DOORS, FRAMES, AND HARDWARE IN THEIR ENTIRETY, PATCH AND REPAIR CMU WALL AS REQUIRED TO CREATE "LIKE NEW" CONDITION

REMOVE TRASH COMPACTOR, DOOR, FRAME, AND GUARD POST IN THEIR ENTIRETY

6 A3.01

REMOVE (2) GUARD POSTS IN THEIR ENTIRETY

REMOVE CHAIN LINK FENCE AND GATES IN THEIR ENTIRETY

46'-0"±

REMOVE CONCRETE FLOOR SLAB IN ITS ENTIRETY TO WITHIN 2'-0" OF EXISTING TO REMAIN EXTERIOR WALLS AND EXISTING TO REMAIN INTERIOR DEMISING WALL UNLESS OTHERWISE NOTED, SEE SLAB PLAN ON SHEET A1.02

REMOVE ASPHALT TO EXTENT SHOWN HATCHED, SEE SLAB PLAN ON SHEET A1.02 FOR ADDITIONAL INFORMATION

REMOVE ABANDONED PROPANE TANK, PIPING, AND (7) GUARD POSTS IN THEIR ENTIRETY

27'-1"±

REMOVE (9) STRUCTURAL STEEL FRAMES IN THEIR ENTIRETY

E A3.01

D A3.01

REMOVE (3) HOSE BIBBS AND PIPING IN THEIR ENTIRETY, FILL HOLES IN CMU WALL

REMOVE CHASE FRAMING IN ITS ENTIRETY, PATCH AND REPAIR ALL PENETRATIONS IN CMU WALL AS REQUIRED TO CREATE "LIKE NEW" CONDITION

REMOVE ALL ABANDONED WALL-MOUNTED ELECTRICAL CONDUIT, PANELS, POWER RECEPTACLES, EMERGENCY LIGHTING, SECURITY EQUIPMENT, RACEWAYS, PLUMBING LINES, HOSE BIBS, COMMUNICATIONS / CONTROLS, AND SWITCHES THROUGHOUT INTERIOR OF FOOD LION'S SPACE, TYP.

2-HOUR RATED DEMISING WALL TO REMAIN, PROTECT DURING DEMOLITION

REMOVE DOUBLE DOORS, FRAME, AND HARDWARE IN THEIR ENTIRETY

81'-0"±

REMOVE DOUBLE DOORS, FRAME, AND HARDWARE IN THEIR ENTIRETY

3'-4"

AFTER PROPERLY SHORING AND BRACING WALL ABOVE, CAREFULLY REMOVE CMU AS REQUIRED FOR INSTALLATION OF (2) NEW HOLLOW METAL PERSONNEL DOORS AND FRAMES

3'-0"

REMOVE 20'-4"± TALL 8" CMU WALL IN ITS ENTIRETY, REMOVE FOOTING AS REQUIRED FOR NEW WORK

REMOVE CHASE FRAMING IN ITS ENTIRETY, PATCH AND REPAIR ALL PENETRATIONS IN CMU WALL AS REQUIRED TO CREATE "LIKE NEW" CONDITION

33'-10"

REMOVE (7) METAL PIPE COLUMNS IN THEIR ENTIRETY

4 A3.01

REMOVE (3) 3'-0"± TALL CONCRETE PLANTERS IN THEIR ENTIRETY

30'-0"±

10'-3"

3'-4"

26'-1"

4'-0"

1'-4"

4'-0"

3'-11"

94'-3"±

REMOVE ELECTRICAL PANELS, CHASE, AND ALL RELATED CONDUIT / WIRING IN ITS ENTIRETY

REMOVE METAL STUD PARTITIONS, DOORS, AND FRAME IN THEIR ENTIRETY

AFTER PROPERLY SHORING AND BRACING WALL ABOVE, CAREFULLY REMOVE CMU AS REQUIRED FOR INSTALLATION OF (2) NEW STOREFRONT WINDOWS

REMOVE ABANDONED HOSE BIB, CLEANOUTS, ACCESS HOLE, AND PIPING IN THEIR ENTIRETY

REMOVE OVERHEAD DOOR ASSEMBLIES AND 6" METAL STUD FRAMED PARTITION IN ITS ENTIRETY UP TO UNDERSIDE OF EXISTING TO REMAIN STEEL TRUSS GIRDER

37'-9"±

26'-4"±

DEMOLISH CMU AND STEEL FRAMED VESTIBULE STRUCTURE IN ITS ENTIRETY

7'-3"±

14'-11"±

7'-8"±

40'-0"±

10'-8"±

50'-9"±

10'-8"±

72'-1"±

2 A3.01

3 A3.01

10'-4"±

18'-2"±

3'-0"

15'-0"±

14'-9"±

REMOVE CONCRETE SLAB AND ASPHALT TO EXTENT SHOWN HATCHED, SEE SLAB PLAN ON SHEET A1.02 FOR ADDITIONAL INFORMATION

REMOVE (8) WOOD-CLAD 12" DIAMETER CONCRETE COLUMNS IN THEIR ENTIRETY

REMOVE CONCRETE WALK AND CURB RAMPS IN THEIR ENTIRETY

AFTER PROPERLY SHORING AND BRACING WALL ABOVE, CAREFULLY REMOVE CMU AS REQUIRED FOR NEW WORK ALONG EXTERIOR FRONT BUILDING, SEE STRUCTURAL DRAWINGS

REMOVE CONCRETE WALK IN ITS ENTIRETY

REMOVE (9) GUARD POSTS IN THEIR ENTIRETY

107'-11"±

A A3.01

EXTERIOR CONSTRUCTION TO REMAIN
COORDINATE WITH LANDLORD

153'-6"

NORTH

DEMOLITION FLOOR PLAN

3/32" = 1'-0"

GENERAL NOTES:

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

SLAB WORK

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

TRENCH WORK

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

REVISIONS

No.	Description	Date

FOOD LION

APPROVAL

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

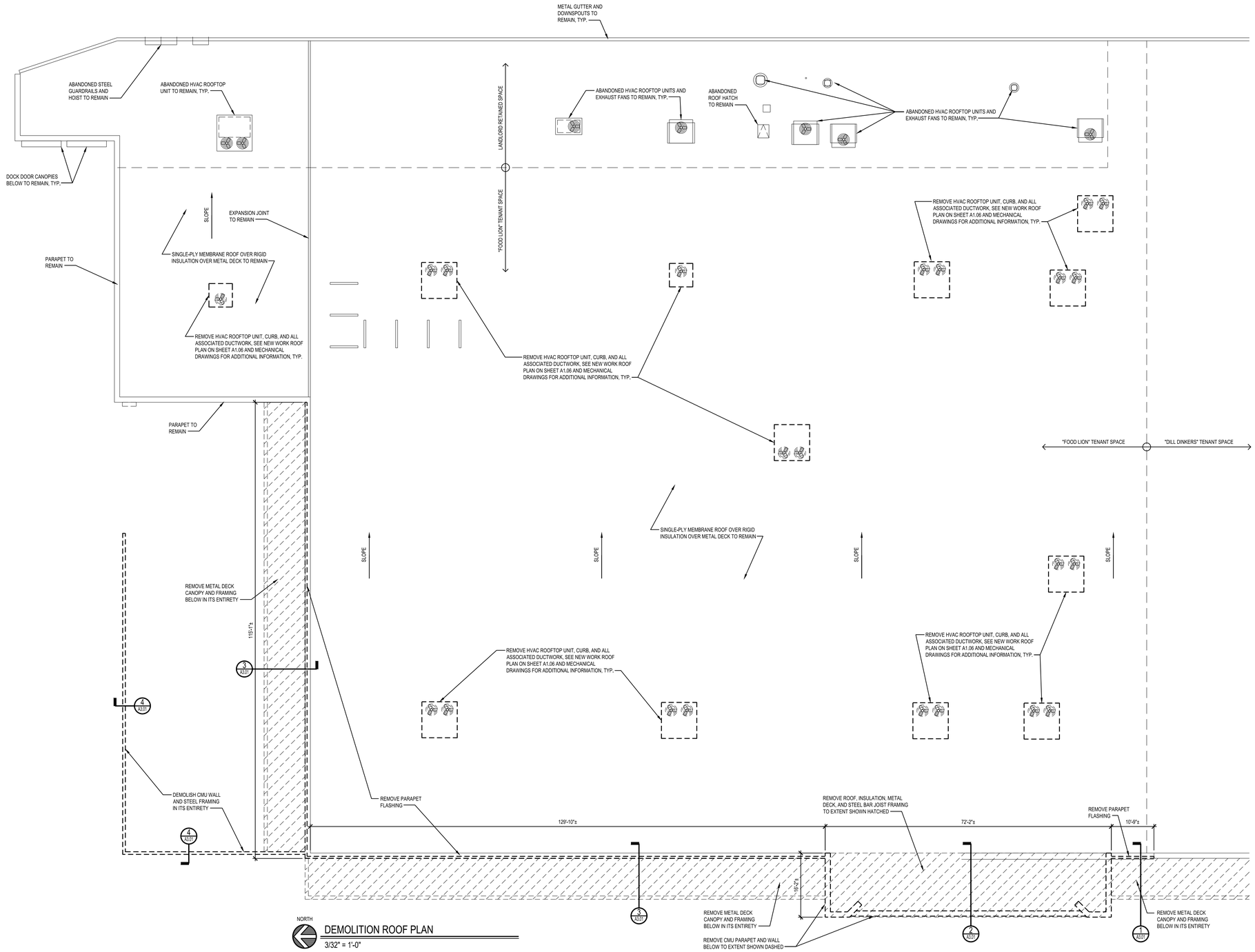
DEMOLITION FLOOR PLAN

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RFS JOB #
2025-058
DATE
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REVISIONS

No.	Description	Date

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DEMOLITION ROOF PLAN

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2269A0.06_00
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FACILITY ANALYSIS

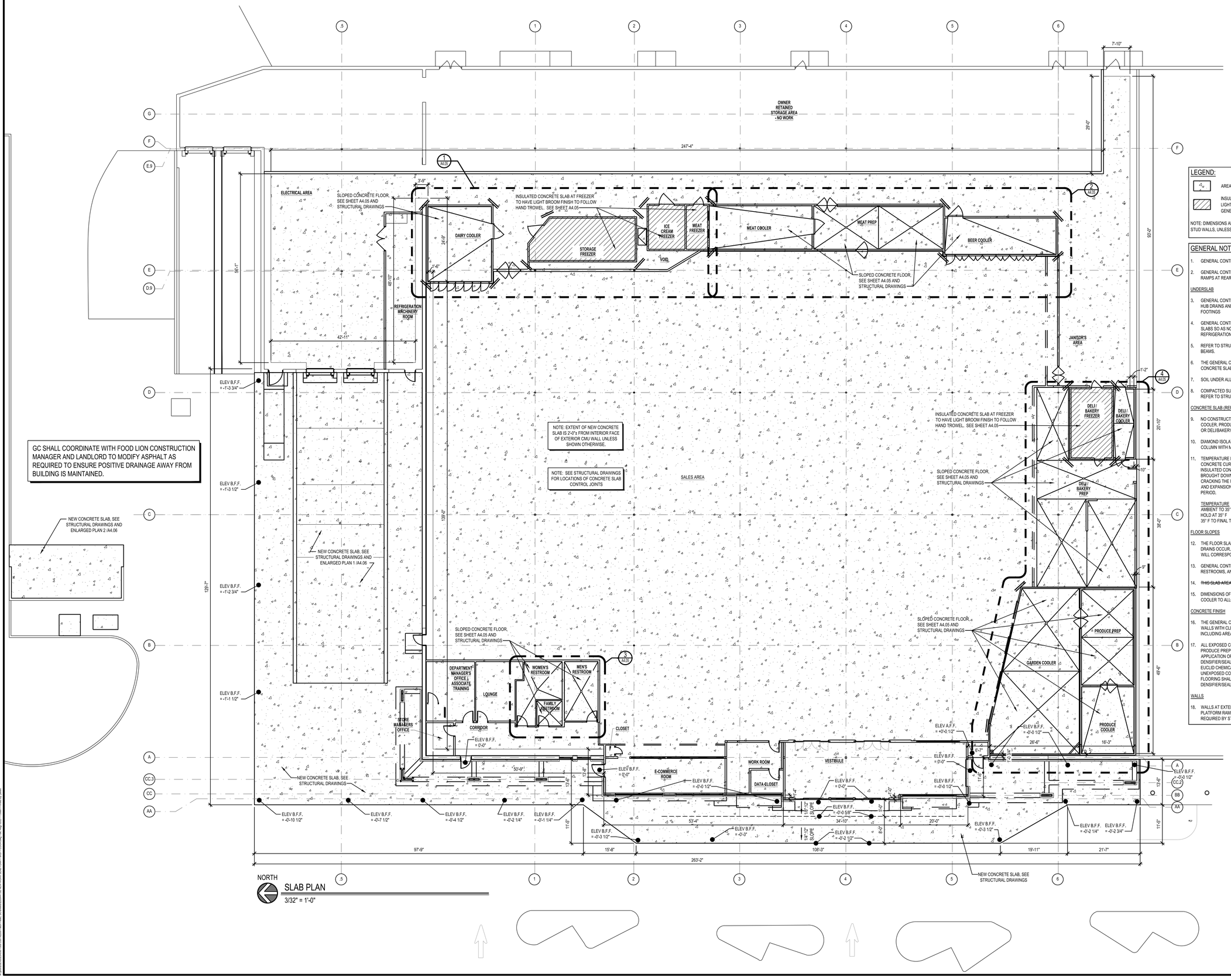
FOOD LION - STORE P-7214 - HILTON HEAD, SC

	36-25 PROTO	PROPOSED	CHANGE
BUILDING SQ. FT.			
GROSS BUILDING SQ. FT.	36,973	41,495	4,522
GROSS INTERNAL SQ. FT.	36,130	40,834	4,704
SALES AREA SQ. FT.	24,928	25,952	1,024
SUPPORT SQ. FT.	11,202	14,882	3,480
DEPARTMENT SQ. FT.			
VESTIBULE SQ. FT.	761	761	0
PRODUCE PREP SQ. FT.	474	474	0
PRODUCE COOLER SQ. FT.	278	344	66
MEAT PREP SQ. FT.	496	544	48
MEAT COOLER SQ. FT.	436	436	0
TRAY COOLER SQ. FT.	0	0	0
MEAT FREEZER SQ. FT.	99	99	0
DELI / BAKERY PREP SQ. FT.	1,197	1,197	0
DELI / BAKERY COOLER SQ. FT.	149	149	0
DELI / BAKERY FREEZER SQ. FT.	277	277	0
SEAFOOD PREP SQ. FT.	0	0	0
SEAFOOD COOLER SQ. FT.	0	0	0
PHARMACY SQ. FT.	0	0	0
GROCERY STAGING SQ. FT.	3,567	6,025	2,458
DAIRY COOLER SQ. FT.	397	397	0
STORAGE FREEZER SQ. FT.	409	409	0
ICE CREAM FREEZER SQ. FT.	161	161	0
BEER COOLER SQ. FT.	273	273	0
GENERAL - RATIOS			
SALES : SUPPORT RATIO	2.23 : 1	1.77 : 1	-0.46 : 1
SALES : GROCERY STAGING RATIO	6.99 : 1	4.31 : 1	-2.68 : 1
PRODUCE			
PRODUCE SINGLE-DECK LIN. FT.	0	0	0
PRODUCE MULTI-DECK LIN. FT.	78	82	4
PRODUCE REFRIG. ISLAND LIN. FT.	26	26	0
FLORAL LIN. FT.	4	4	0
DELI / BAKERY			
COLD DELI SERVICE LIN. FT.	0	0	0
COLD DELI SELF-SERVE LIN. FT.	16	14	-2
COLD DELI SERVICE / SELF-SERVE LIN. FT.	8	8	0
COLD DELI SANDWICH LIN. FT.	0	0	0
COLD DELI ISLAND LIN. FT.	0	0	0
CHEESE PROMO. SELF-SERVE LIN. FT.	12	12	0
HOT DELI SELF-SERVE LIN. FT.	6	6	0
HOT DELI ISLAND LIN. FT.	8	8	0
SUSHI LIN. FT.	6	6	0
BAKERY SELF-SERVE LIN. FT.	6	6	0
FROZEN BAKERY DOORS	3 DOORS	4 DOORS	1 DOORS
HMS - SELF-SERVE LIN. FT.	36	36	0
MEAT			
MEAT SERVICE LIN. FT.	0	0	0
MEAT ONE / TWO DECK LIN. FT.	0	0	0
MEAT FOUR / FIVE / SIX DECK LIN. FT.	54	54	0
MEAT PROMO LIN. FT.	18	18	0
FROZEN MEAT DOORS	4 DOORS	4 DOORS	0 DOORS
LUNCH MEAT LIN. FT.	32	32	0
SEAFOOD SERVICE LIN. FT.	0	0	0
SEAFOOD FOUR / FIVE / SIX DECK LIN. FT.	8	8	0
FROZEN SEAFOOD DOORS	5 DOORS	5 DOORS	0 DOORS
GROCERY			
HMS ISLANDS LIN. FT.	46	46	0
DAIRY LIN. FT.	90	90	0
DAIRY REAR LOAD DOORS	7 DOORS	7 DOORS	0 DOORS
DAIRY PROMO LIN. FT.	6	6	0
FROZEN FOOD DOORS	84 DOORS	85 DOORS	1 DOORS
ICE CREAM DOORS	21 DOORS	22 DOORS	1 DOORS
FROZEN FOOD & ICE CREAM TOTAL DOORS	105 DOORS	107 DOORS	2 DOORS
FROZEN FOOD END-CAP DOORS	4 DOORS	4 DOORS	0 DOORS
ICE CREAM END-CAP DOORS	2 DOORS	2 DOORS	0 DOORS
BEER MULTI-DECK LIN. FT.	32	32	0
BEER REAR LOAD DOORS	13 DOORS	13 DOORS	0 DOORS
COLD WINE LIN. FT.	4	4	0
SHELVING			
LOW SHELVING LIN. FT.	12	12	0
HIGH SHELVING LIN. FT.	185	185	0
LOW GONDOLA LIN. FT.	80	80	0
HIGH GONDOLA LIN. FT.	1,292	1,292	0
LOW SHELVING & GONDOLA TOTAL	92	92	0
HIGH SHELVING & GONDOLA TOTAL	1,477	1,477	0
COMBINED SHELVING GRAND TOTAL	1,569	1,569	0

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

DRAWING FILE NAME
2269A1.01_00
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NORTH
REVISED FIXTURE PLAN
3/32" = 1'-0"



LEGEND:

- AREA OF NEW CONCRETE SLAB - SEE ENLARGED PLANS AS NOTED
- INSULATED SEALED CONCRETE SLAB AT FREEZER LOCATIONS. SLAB TO HAVE LIGHT BROOM FINISH TO FOLLOW HAND TROWEL. SEE DETAILS ON A5.04 & GENERAL NOTE #11

NOTE: DIMENSIONS ARE TAKEN FROM FACE OF CMU OR INTERIOR FACE OF EXTERIOR METAL STUD WALLS, UNLESS NOTED OTHERWISE.

GENERAL NOTES:

1. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS.
2. GENERAL CONTRACTOR TO INSTALL GUARD POSTS FOR WALLS, RAISED PLATFORMS, AND RAMPS AT REAR OF STORE.

UNDERSLAB

3. GENERAL CONTRACTOR SHALL REFER TO SHEET P1.01 AND P1.02 FOR TRENCH DRAINS, HUB DRAINS AND REFRIGERATION LINE PIT LOCATIONS BEFORE POURING SLAB OR FOOTINGS
4. GENERAL CONTRACTOR SHALL TAKE EXTRA PRECAUTION WHEN POURING CONCRETE SLABS SO AS NOT TO CRUSH REFRIGERATION LINES. REFER TO SHEET P1.02 FOR REFRIGERATION LINE LOCATIONS.
5. REFER TO STRUCTURAL DRAWINGS FOR ALL COLUMNS, FOOTING, LINTELS, JOISTS, AND BEAMS.
6. THE GENERAL CONTRACTOR SHALL PROVIDE CUT OR SELECT FILL MATERIAL FOR ALL CONCRETE SLABS.
7. SOIL UNDER ALL SLABS TO BE TREATED FOR TERMITES (SEE SPECS.)
8. COMPACTED SUBGRADE TO BE COMPACTED SO NO SETTLING OCCURS UNDERSLAB. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.

CONCRETE SLAB (REFER TO STRUCTURAL DWGS)

9. NO CONSTRUCTION OR CONTROL JOINTS SHALL BE INSTALLED IN PRODUCE GARDEN COOLER, PRODUCE PREP/COOLER, MEAT PREP/COOLER, DAIRY COOLER, BEER COOLER OR DELI/BAKERY AREA UNLESS OTHERWISE NOTED.
10. DIAMOND ISOLATION JOINT SHALL BE DOWELED TO ADJACENT SLAB AND ISOLATED FROM COLUMN WITH MINIMUM 30 LB FELT. (NO EXPANSION JOINT MATERIAL SHALL BE USED.)
11. TEMPERATURE DRAWDOWN PROCEDURE SHALL NOT BEGIN PRIOR TO COMPLETE CONCRETE CURING (MINIMUM OF 30 DAYS AFTER INSTALLATION). ALL STORES WITH INSULATED CONCRETE FLOORS IN FREEZERS MUST BE SLOWLY BROUGHT DOWN TO TEMPERATURE FOLLOWING THE SCHEDULE BELOW TO PREVENT CRACKING THE FLOOR DUE TO THERMAL CONTRACTION. CAULKING OF SLAB-WALL JOINTS AND EXPANSION JOINTS SHOULD BE DONE AFTER THE RECOMMENDED 35 DEGREE HOLD PERIOD.

TEMPERATURE	TIME
AMBIENT TO 35° F	10° PER EVERY 24 HOURS
HOLD AT 35° F	3-5 DAYS
35° F TO FINAL TEMP	10° PER EVERY 24 HOURS

FLOOR SLOPES

12. THE FLOOR SLAB SHALL SLOPE 1/16" PER FOOT TO DRAINS IN ALL AREAS WHERE FLOOR DRAINS OCCUR. SLOPES WILL CORRESPOND WITH SHEET P1.01 AND P4.01.
13. GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PREP AREAS, RESTROOMS, AND COOLERS.
14. ~~THIS SLAB AREA TO BE FLAT (NOT SLOPED) AND LEVEL WITH FINISHED FLOOR.~~
15. DIMENSIONS OF CONCRETE SLAB AT WALK-IN COOLERS SHOWN ARE 1" LESS THEN I.D. OF COOLER TO ALLOW FOR PROPER CLEARANCE OF CONCRETE SLAB.

CONCRETE FINISH

16. THE GENERAL CONTRACTOR SHALL CAULK ALL JOINTS AT JUNCTURE OF SLABS AND WALLS WITH CLEAR SILICONE, INCLUDING AREAS BEHIND CASES AND ALL OTHER AREAS THAT ARE NOT EXPOSED.
17. ALL EXPOSED CONCRETE SLABS: BACK ROOM AREA, DAIRY COOLER, FREEZERS, PRODUCE PREP AND PRODUCE COOLER, BEER COOLER SHALL NOT RECEIVE APPLICATION OF SHAKE-ON HARDENER, BUT SHALL RECEIVE AN APPLICATION OF LIQUID DENSIFIER/SEALER. LIQUID DENSIFIER/SEALER SHALL BE "EUCO DIAMOND HARD" BY THE EUCLID CHEMICAL COMPANY, RATE OF APPLICATION SHALL BE PER SPECIFICATIONS. ALL UNEXPOSED CONCRETE SLABS: AREAS RECEIVING VCT, HARD TILE OR RESINOUS FLOORING SHALL NOT REQUIRE NATURAL AGGREGATE SHAKE-ON HARDENER OR LIQUID DENSIFIER/SEALER.

WALLS

18. WALLS AT EXTERIOR DOORS, RECEIVING DOCK, RAISED PLATFORMS AND MECH. PLATFORM RAMPS TO BE FILLED SOLID WITH CONCRETE. OTHER AREAS MAY BE REQUIRED BY STRUCTURAL DRAWINGS.

REVISIONS
No. Description Date

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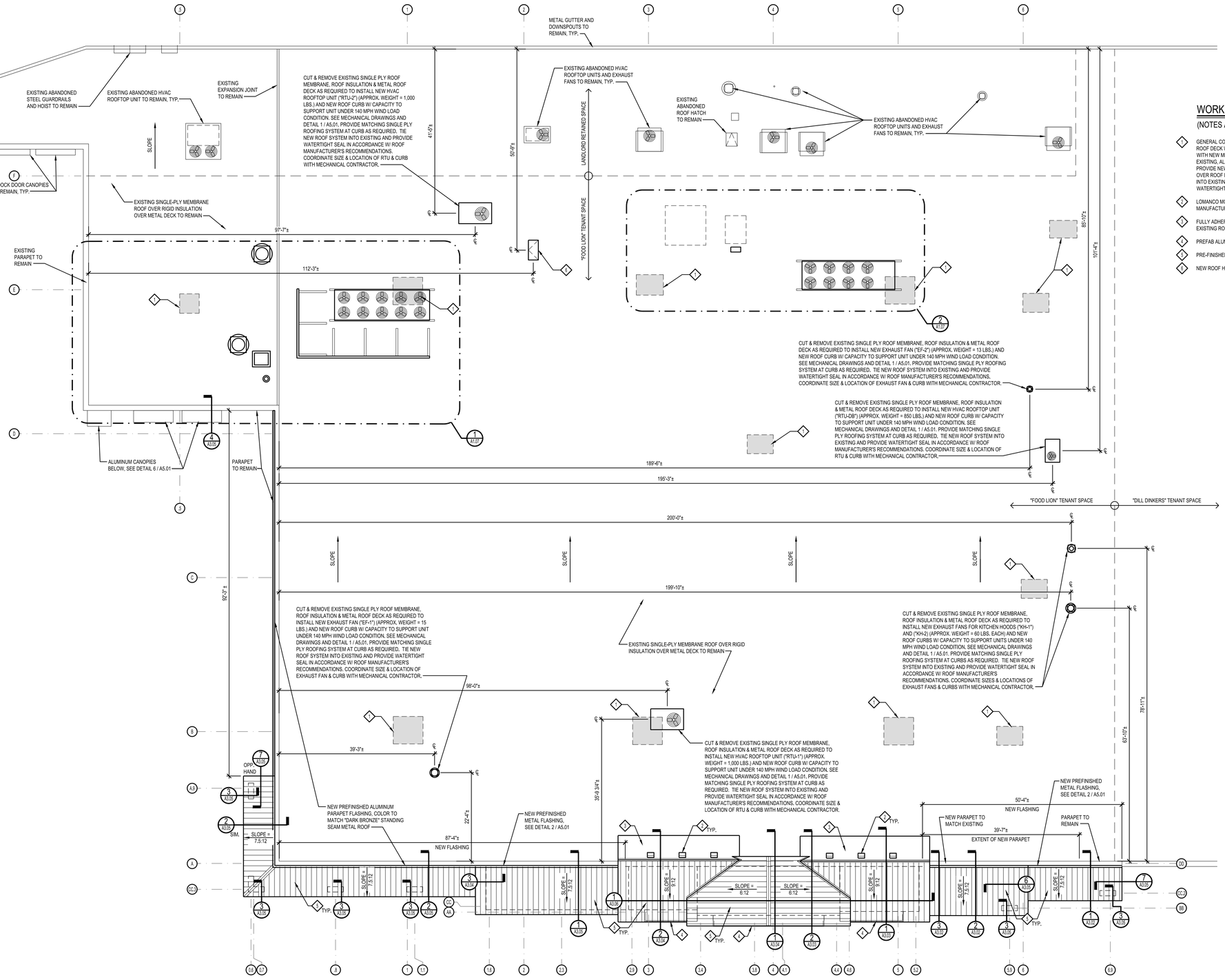
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NEW WORK SLAB PLAN

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NORTH

NEW WORK ROOF PLAN

3/32" = 1'-0"

WORK NOTES

(NOTES APPLICABLE TO THIS SHEET ONLY)

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

REVISIONS

No.	Description	Date

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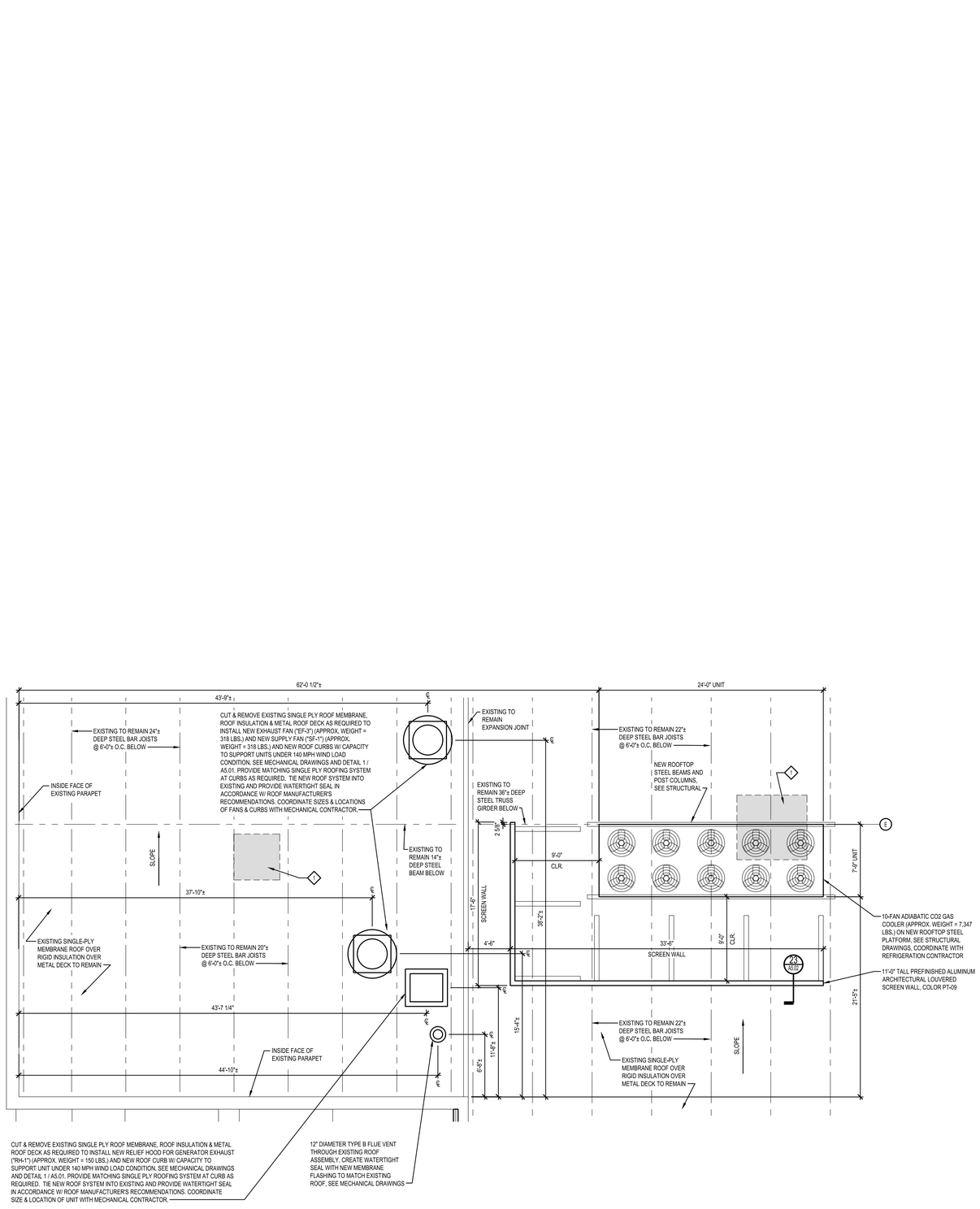
FOOD LION 2269
93 MATHEWS DR.
HILTON HEAD ISLAND, SC

NEW WORK ROOF PLAN

DRAWING FILE NAME
2269A1.06_00
RFS JOB #
2025-058
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A1.06

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1 A1.06 | A1.07 ENLARGED ROOF PLAN

3/16" = 1'-0"

2 A1.06 | A1.07 ENLARGED ROOF PLAN

3/16" = 1'-0"

WORK NOTES

(NOTES APPLICABLE TO THIS SHEET ONLY)

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

REVISIONS

No.	Description	Date

FOOD LION

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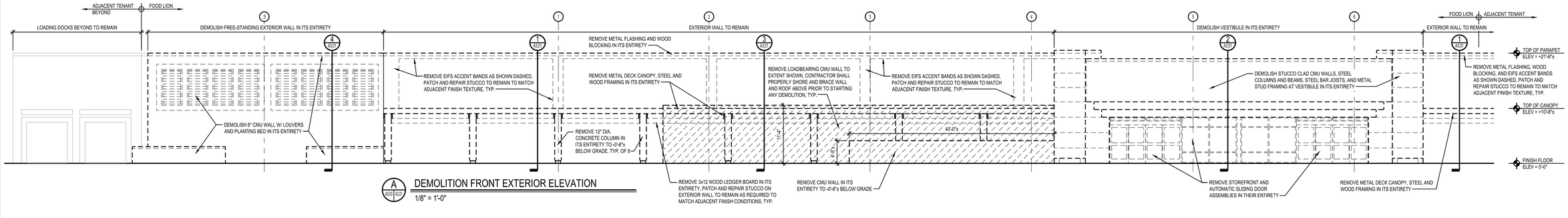
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2025-058
DATE
XX/XX/25

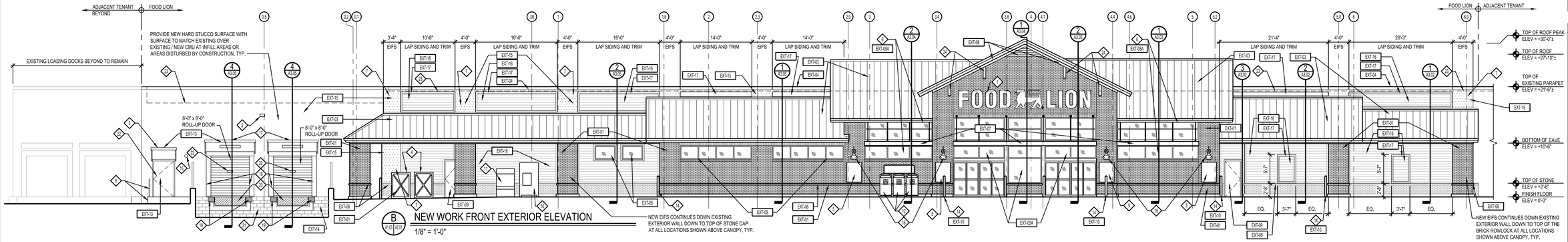
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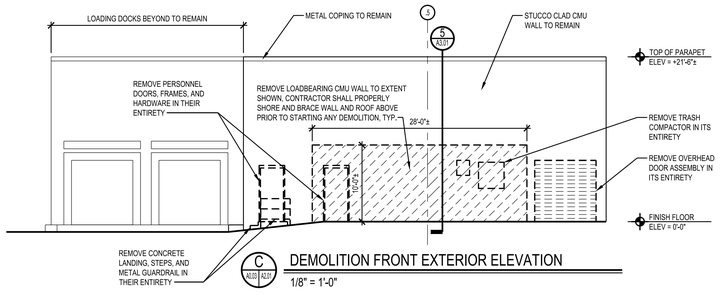
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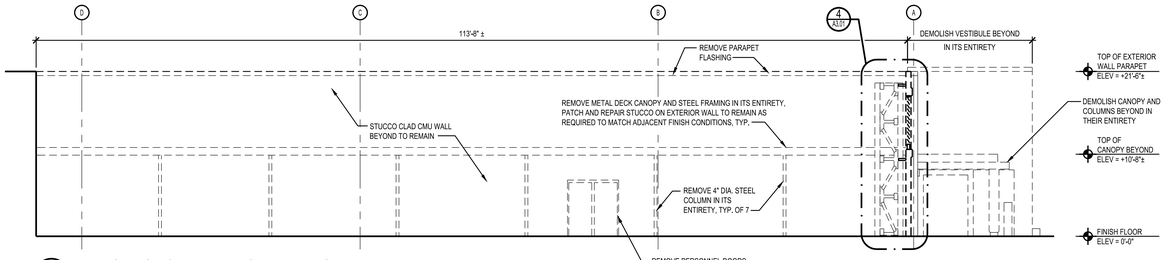
A A1.03 A2.01 DEMOLITION FRONT EXTERIOR ELEVATION
1/8" = 1'-0"



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



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



D A2.02 A2.01 DEMOLITION SIDE EXTERIOR ELEVATION
1/8" = 1'-0"

LEGEND:

(NOTES APPLICABLE TO THIS SHEET ONLY)

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

GENERAL NOTES:

(NOTES APPLICABLE TO THIS SHEET ONLY)

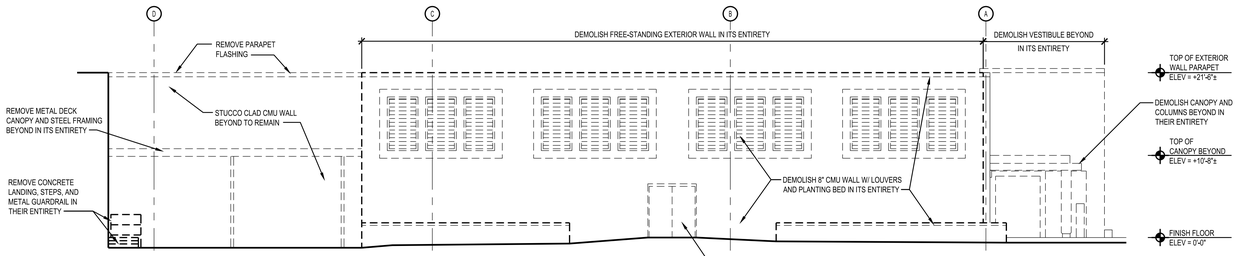
1. SIDEWALK MUST BE LEVEL ACROSS ENTIRE STORE FRONT. NO RAMPING ALLOWED.
2. ASPHALT SHALL BE FLUSH WITH CONCRETE SIDEWALK ACROSS ENTIRE STOREFRONT.
3. ALL COPING, FLASHING, GRAVEL STOPS, ETC. MUST BE PRE FINISHED SEE SPECIFICATIONS.
4. ALL GUTTERS AND DOWNSPOUTS SHALL BE PRE FINISHED SEE SPECIFICATIONS.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

WORK NOTES: ◇1

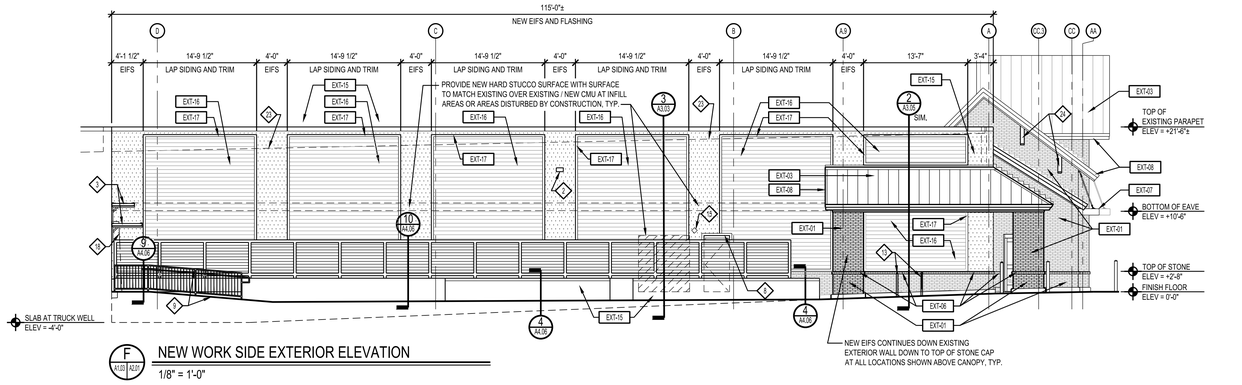
(NOTES APPLICABLE TO THIS SHEET ONLY)

1. 3'-4" HIGH LETTER BY SIGNAGE VENDOR.
2. ELECTRICAL WALL PACK, SEE ELECTRICAL DWGS.
3. 4'-0"X6'-0" ALUMINUM CANOPY AT 9'-0" AFF. SEE DETAIL 6 / A5.01.
4. PROPANE EXCHANGE STATION. A SIGN SHALL BE POSTED ON THE ENTRY DOOR OF THE SUPERMARKET STATING "DO NOT BRING LP-GAS CYLINDERS INTO THE BUILDING". AN EMERGENCY CONTACT INFORMATION SIGN SHALL BE POSTED WITHIN 10 FEET OF THE CYLINDER STORAGE CABINET. COORDINATE EXACT LOCATIONS OF SIGNAGE WITH FOOD LION CONSTRUCTION MANAGER AND FIRE MARSHAL.
5. SIGNAGE BOARD, TYP.
6. SPANDREL WINDOW.
7. NEW DRAINABLE EIFS OVER EXISTING STUCCO OR NEW EXTERIOR GYPSUM SHEATHING.
8. PROVIDE METAL DRIP OVER DOOR.
9. G.C. TO BUILD AND INSTALL DSD RAMP WITH HANDRAILS TO MEET LOCAL CODE. SLOPE TO BE 1:12
10. GLACIER WATER
11. PRIMO WATER RETURN.
12. RECYCLABLE BIN.
13. BICYCLE RACK PROVIDED BY FOOD LION AND INSTALLED BY GENERAL CONTRACTOR.
14. GUARD POSTS.
15. EMERGENCY LIGHT AT 8'-0" AFF, SEE ELECTRICAL DWGS.
16. ENTRY LIGHTS MOUNTED AT 9'-0" TYP. SEE ELECTRICAL DWGS.
17. 3'-2"X10'-0" ALUMINUM CANOPY. SEE DETAIL 6 / A5.01.
18. CUSHIONED DOCK SEAL TYP. SEE DETAIL 4 / A3.05.
19. BUMPER TYP. SEE DETAIL 4 / A3.05.
20. DOCK LEVELER TYP. SEE DETAIL 4 / A3.05.
21. ANTI-RODENT COATING ON FACE OF DOCK WALL FROM BOTTOM OF TRUCK WELL UP TO FINISH FLOOR. APPLY (1) ONE COAT OF SHERWIN WILLIAMS FT910 SURFACING COMPOUND (PRIMER) AND (2) COATS OF ACROLON100 URETHANE (FINISH COAT). COLOR PT-08.
22. GENERAL CONTRACTOR IS TO STENCIL THE STORE NUMBER ON DSD DOOR AND ROLL-UP DOORS WITH 4" TALL NUMBERS, USING CONTRASTING PAINT. SEE GENERAL NOTE #8, SHEET A4.04.
23. ROOF LINE BEHIND PARAPET.
24. FYPON BRACKET (Y-707267).

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



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



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

REVISIONS
No. Description Date

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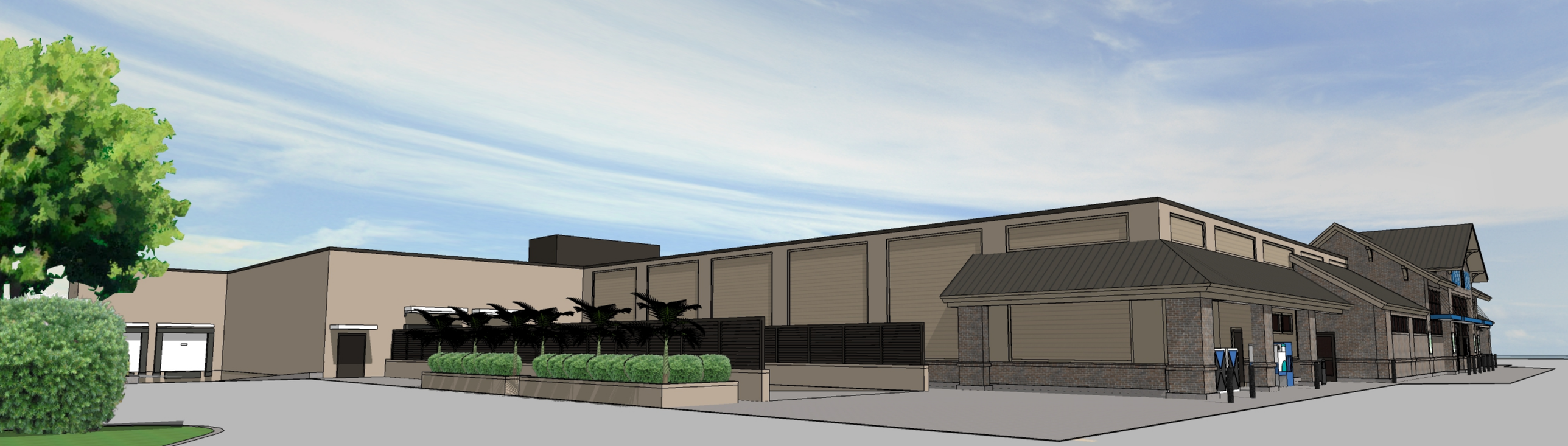
EXTERIOR ELEVATIONS

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2269A2.01_00
RFS JOB #
2025-058
DATE
XX/XX/25
A2.01
16 OF 39

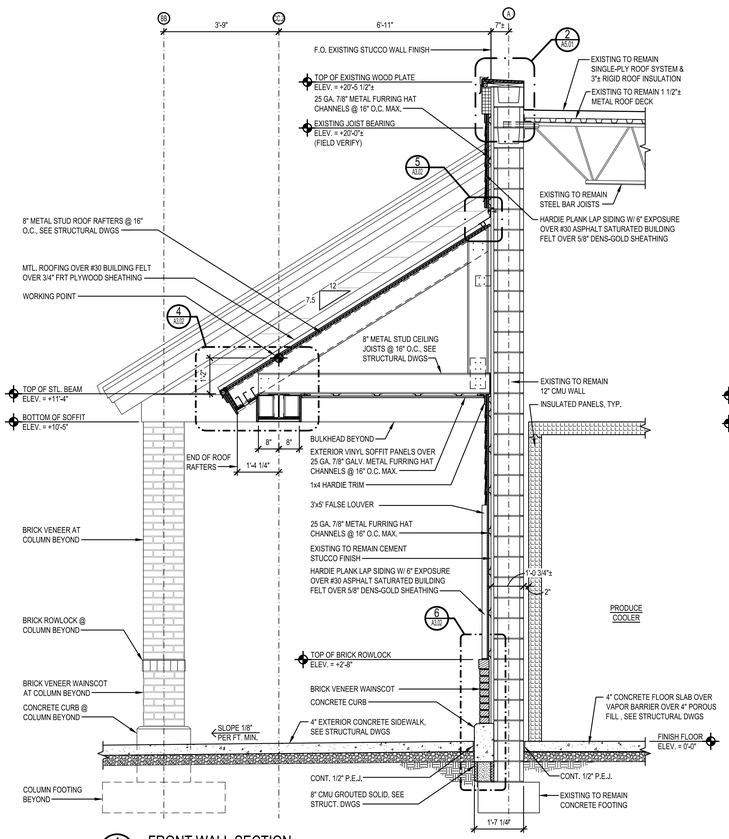
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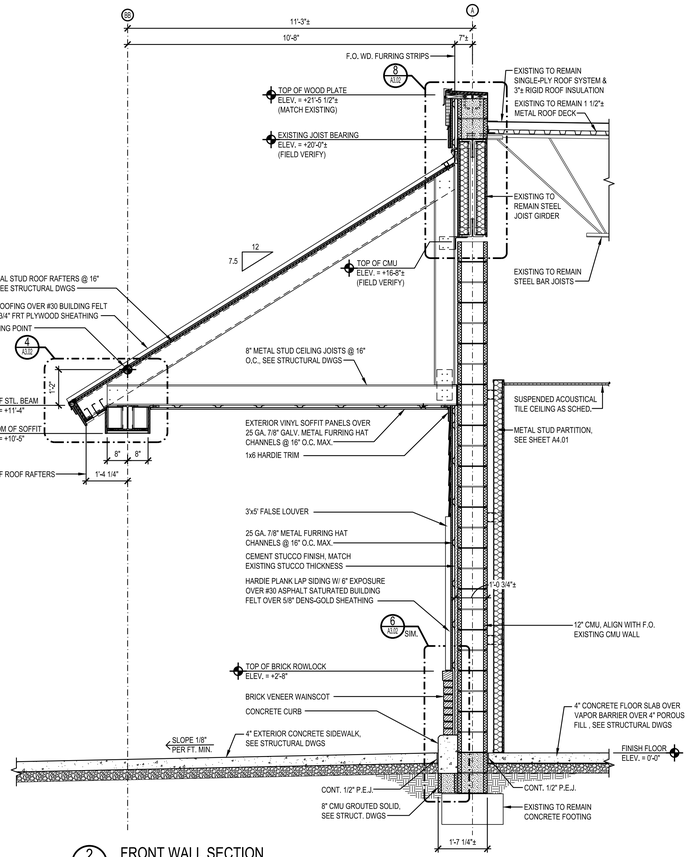

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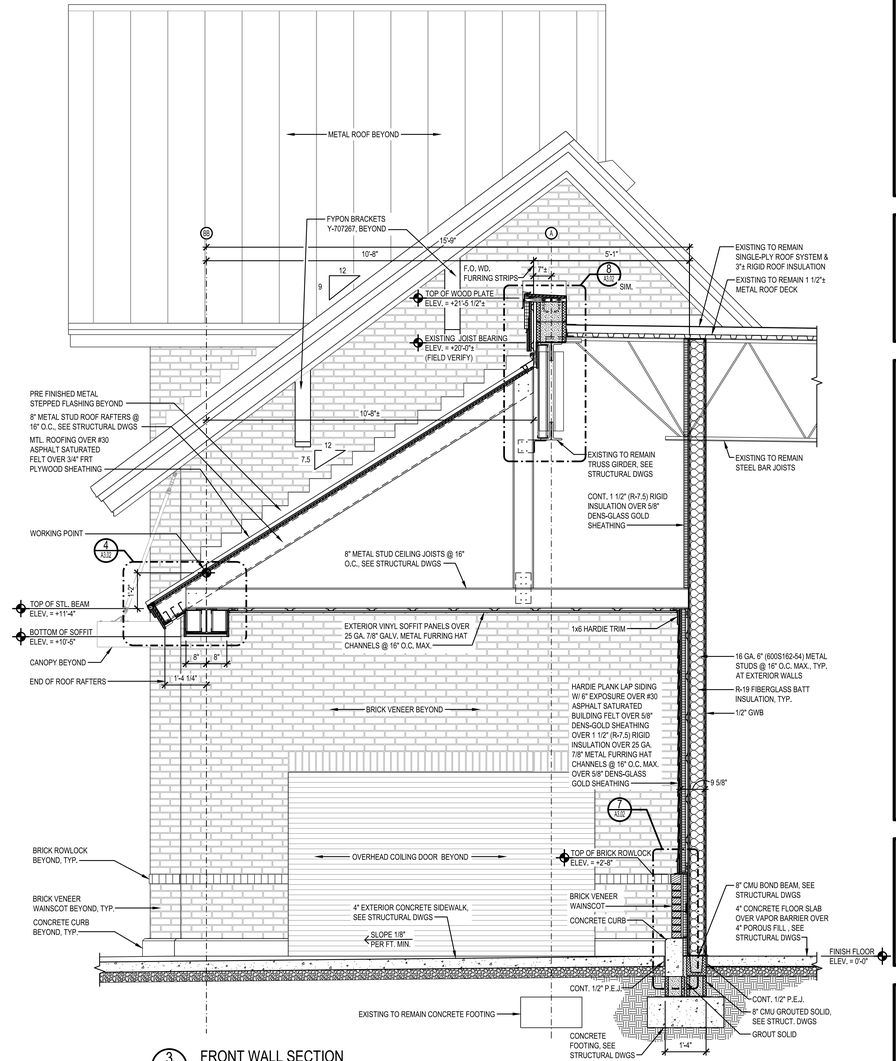




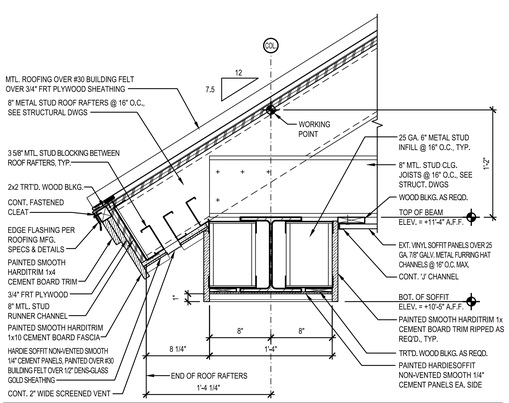
1 A1.01 | A2.01 — FRONT WALL SECTION
1/2" = 1'-0"



2 A1.01 | A2.01 — FRONT WALL SECTION
1/2" = 1'-0"

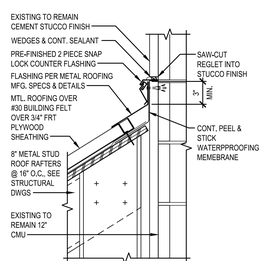


3 A1.01 | A2.01 — FRONT WALL SECTION
1/2" = 1'-0"

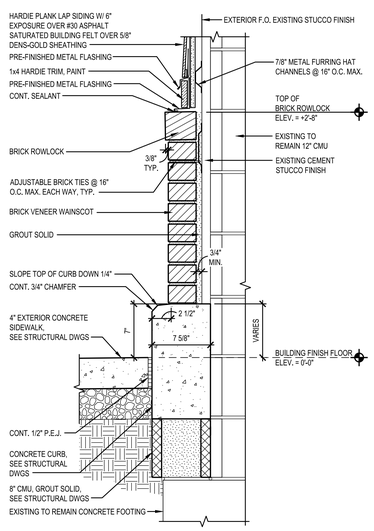


NOTE:
FINISH OUT ALL HARDISOFFIT PANEL JOINTS WITH HARDIE TRIM 3/4" x 2 1/2" SMOOTH BATTEN STRIPS. CONTRACTOR SHALL STRICTLY FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR SIZE & FASTENING SPACING - FASTENERS TO BE STAINLESS STEEL. ALL GOUGES AND NAIL HOLES SHALL BE FILLED PRIOR TO PAINTING. THE LEVEL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

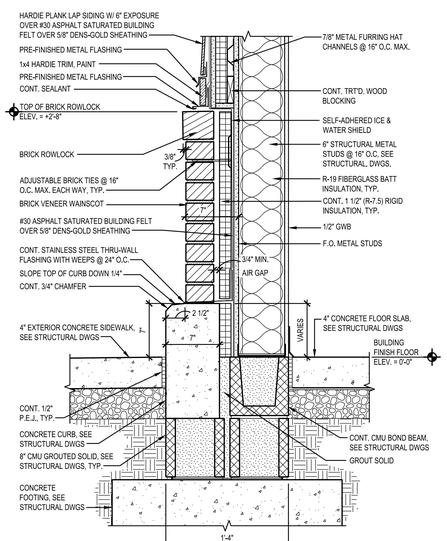
4 A3.01 | A3.02 — CANOPY ROOF EAVE DETAIL
1 1/2" = 1'-0"



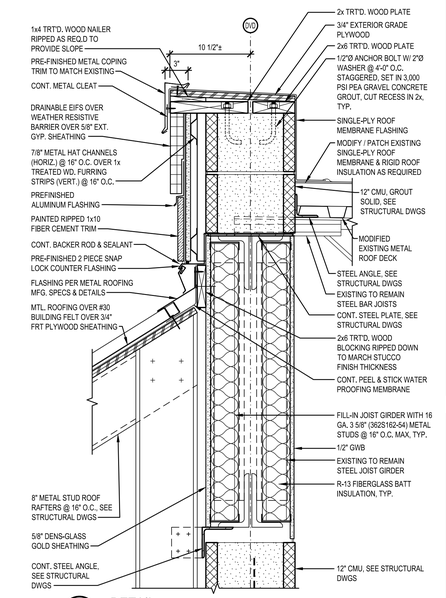
5 A3.01 | A3.02 — ROOF DETAIL
1 1/2" = 1'-0"



6 A3.01 | A3.02 — WALL DETAIL
1 1/2" = 1'-0"



7 A3.01 | A3.02 — WALL DETAIL
1 1/2" = 1'-0"



8 A3.01 | A3.02 — DETAIL
1 1/2" = 1'-0"

REVISIONS No.	Description	Date

FOOD LION
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☐NOT APPROVED
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BY_____

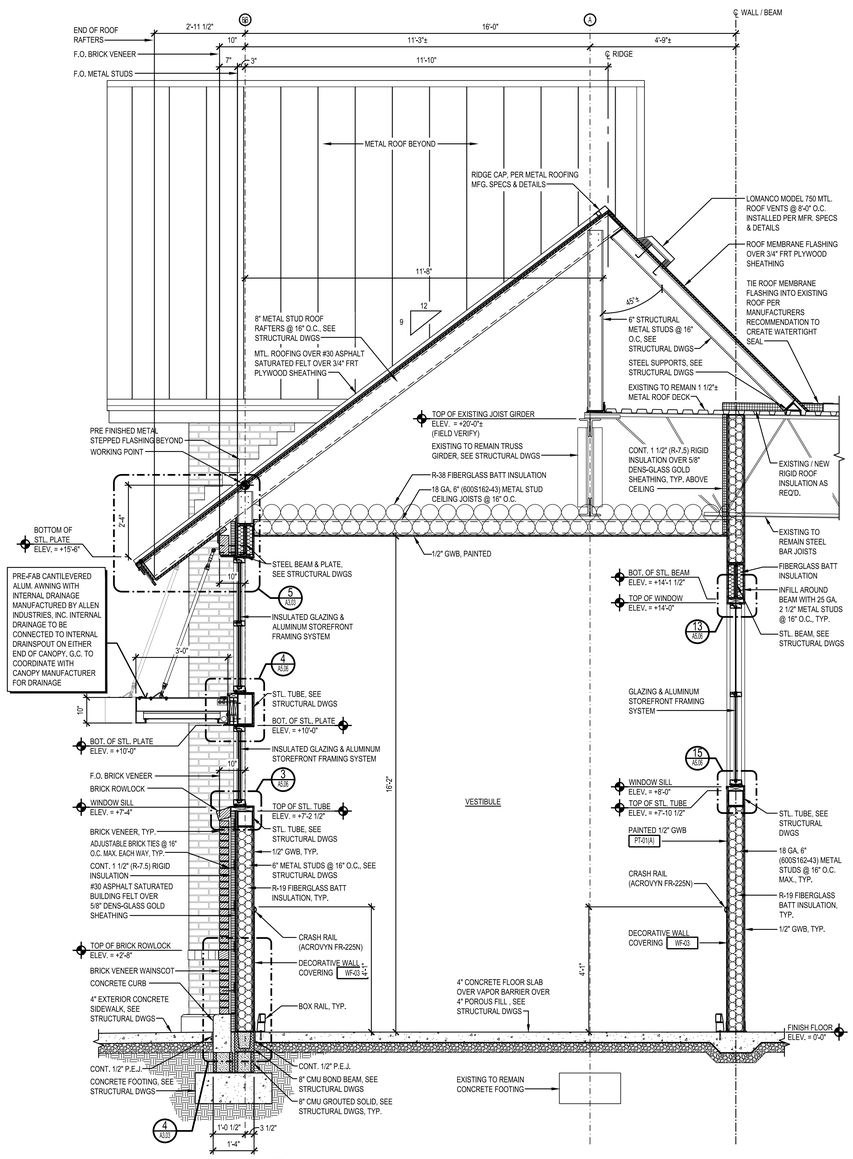
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ARCHITECTURE = PLANNING = INTERIORS
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Norfolk, VA 23510
757.627.2781

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08/12/25

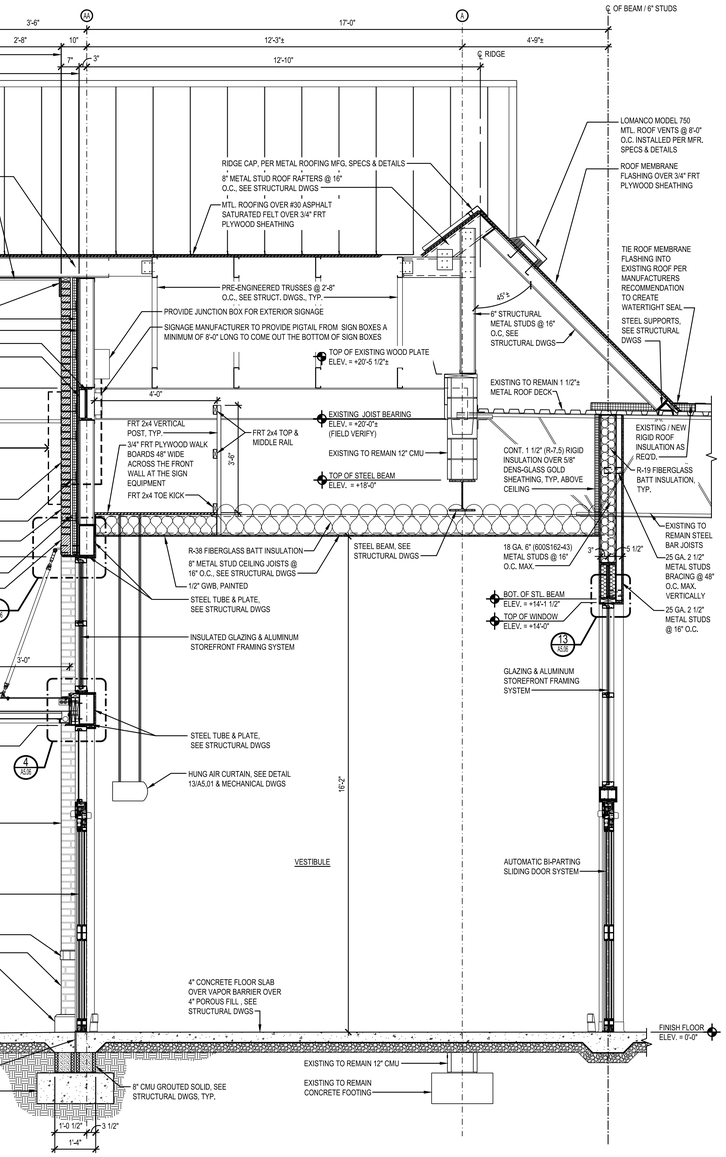
FOOD LION 2269
93 MATHEWS DR.
HILTON HEAD ISLAND, SC
NEW WORK FRONT WALL SECTIONS

DRAWING FILE NAME
2269A3.02_00
RFS JOB #
2025-058
DATE
XX/XX/25
A3.02
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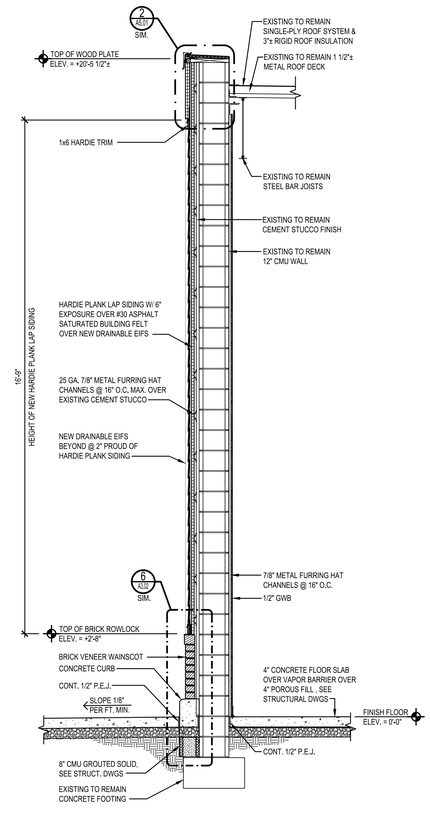
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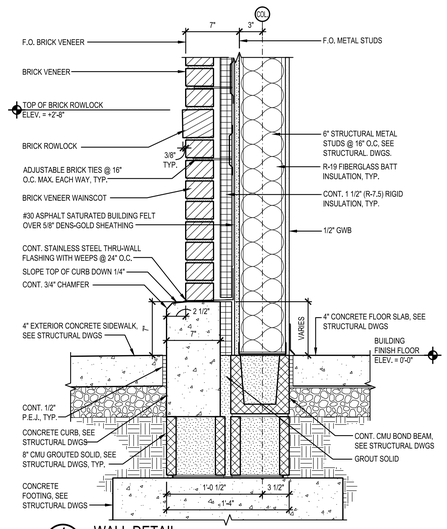
1 A1.00 A3.01 **FRONT WALL SECTION**
1/2" = 1'-0"



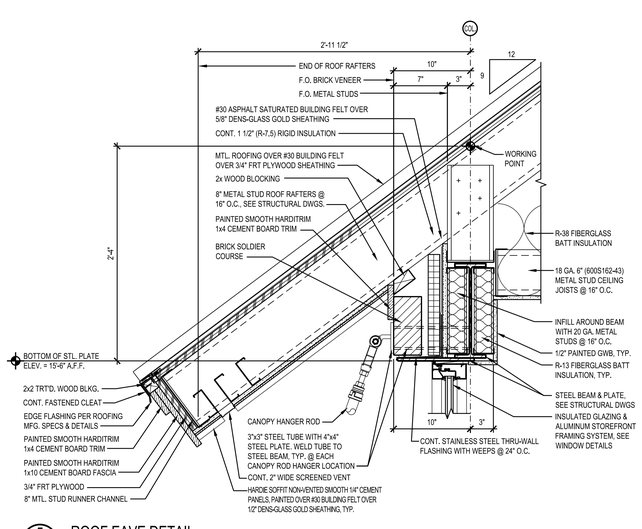
2 A1.00 A3.01 **FRONT WALL SECTION**
1/2" = 1'-0"



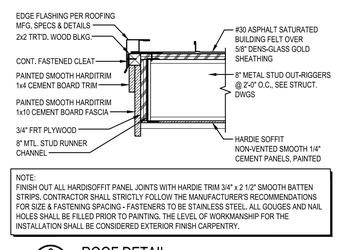
3 A1.00 A3.01 **SIDE WALL SECTION**
1/2" = 1'-0"



4 A1.01 A3.02 **WALL DETAIL**
1 1/2" = 1'-0"



5 A3.03 A3.02 **ROOF EAVE DETAIL**
1 1/2" = 1'-0"



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

6 A3.03 A3.02 **ROOF DETAIL**
1 1/2" = 1'-0"

REVISIONS		
No.	Description	Date

FOOD LION
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DATE_____
BY_____

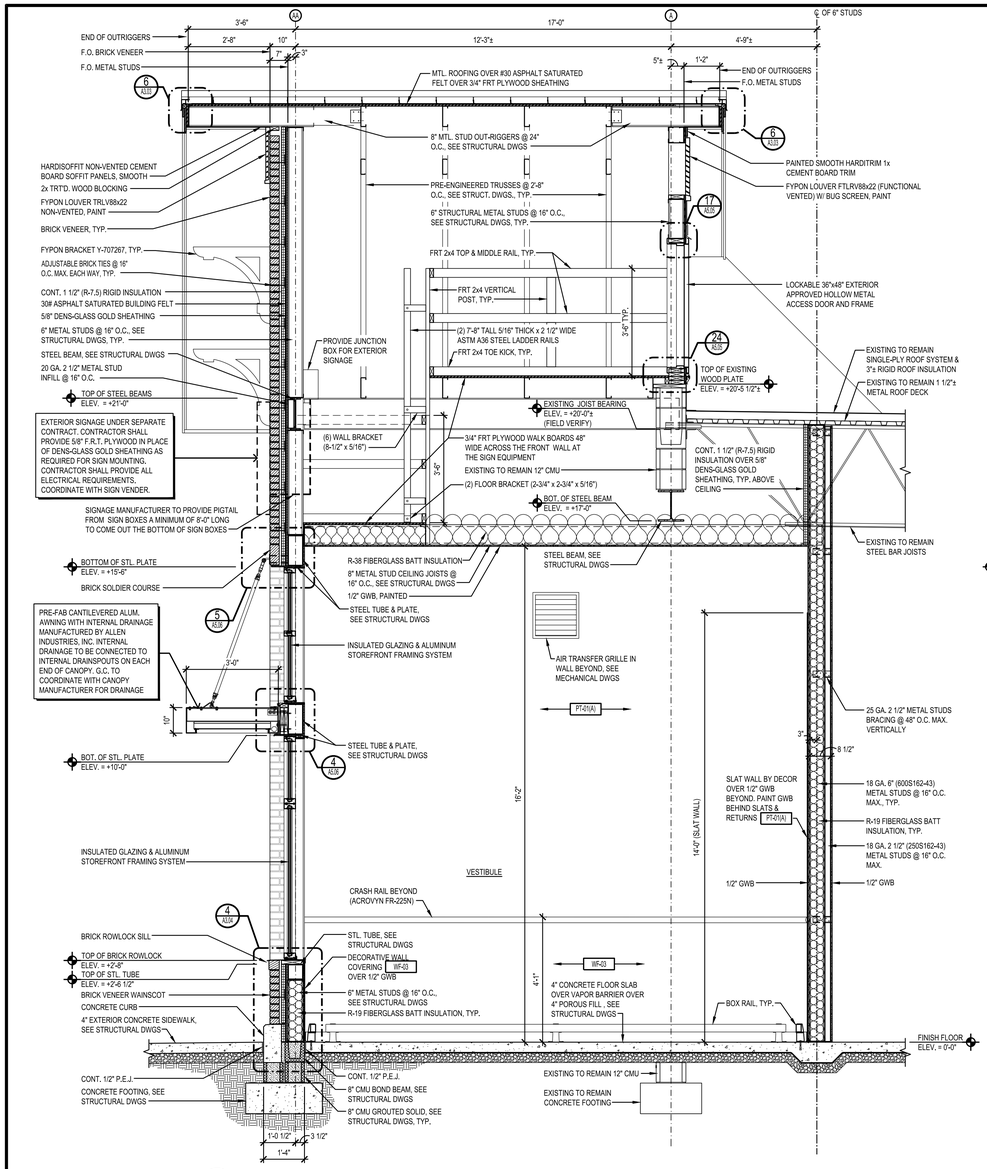
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757.627.2781

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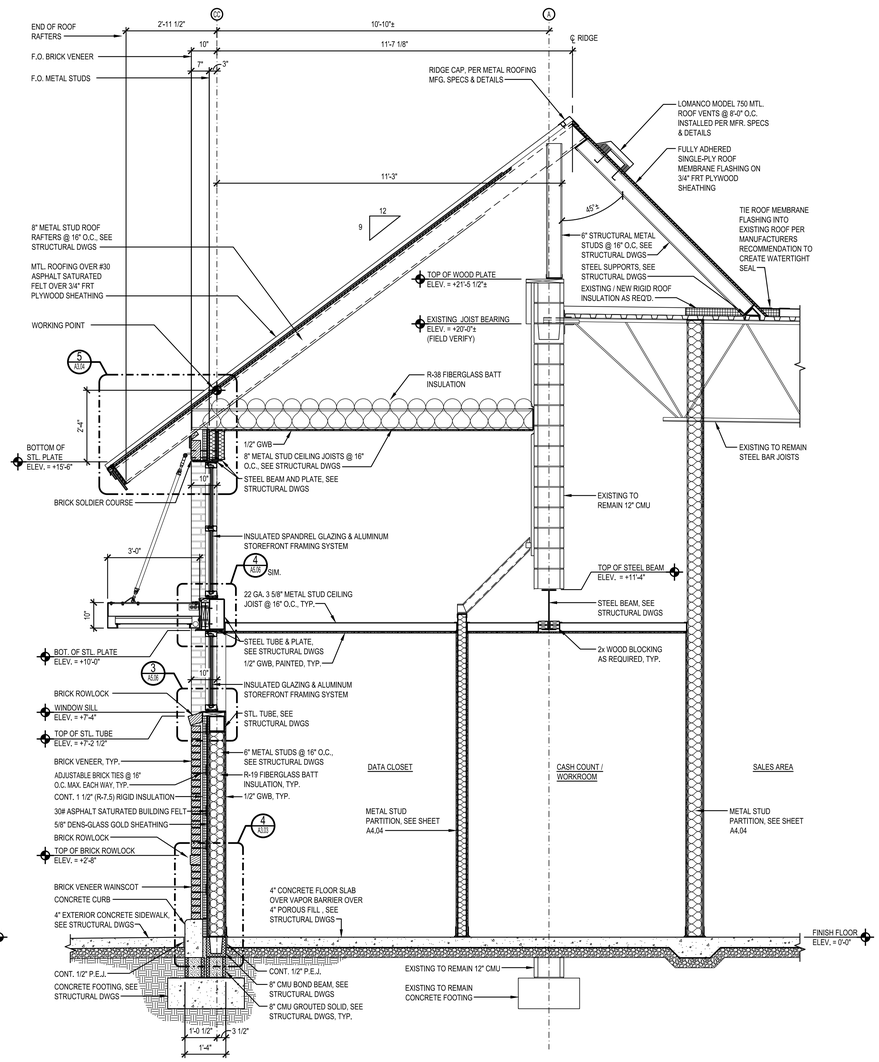
FOOD LION 2269
93 MATHEWS DR.
HILTON HEAD ISLAND, SC
NEW WORK FRONT WALL SECTIONS

DRAWING FILE NAME
2269A3.03_00
RFS JOB #
2025-058
DATE
XX/XX/25
A3.03
21 OF 39

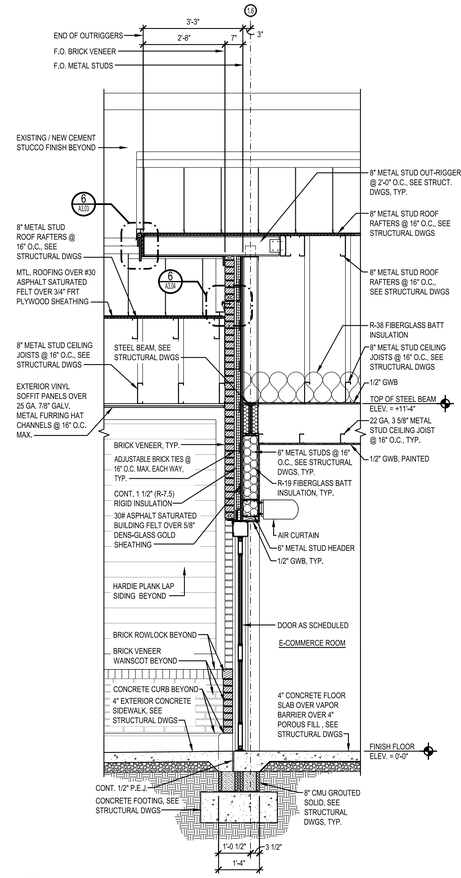
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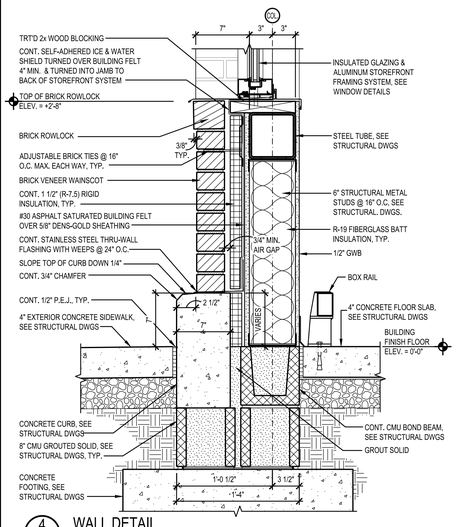
1 A1.06 A2.01 — FRONT WALL SECTION
1/2" = 1'-0"



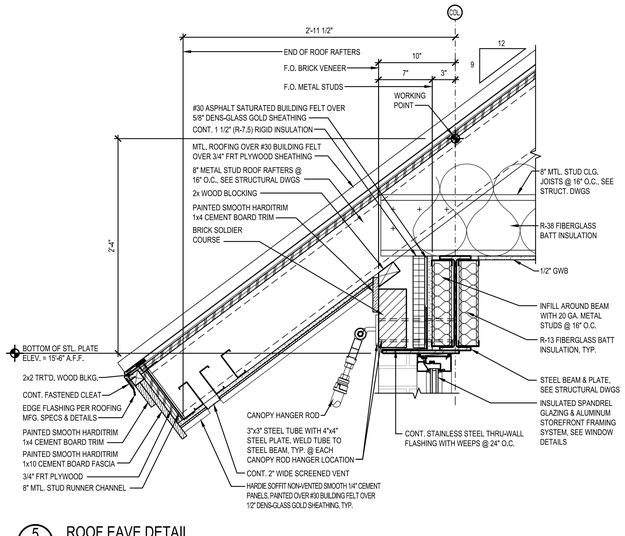
2 A1.06 A2.01 — FRONT WALL SECTION
1/2" = 1'-0"



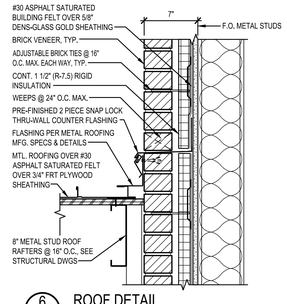
3 A1.06 — FRONT WALL SECTION
1/2" = 1'-0"



4 A3.04 A3.06 — WALL DETAIL
1 1/2" = 1'-0"



5 A3.04 A3.06 — ROOF EAVE DETAIL
1 1/2" = 1'-0"



6 A3.06 A3.07 — ROOF DETAIL
1 1/2" = 1'-0"

REVISIONS

No.	Description	Date

FOOD LION

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Norfolk, VA 23510
757.627.2781

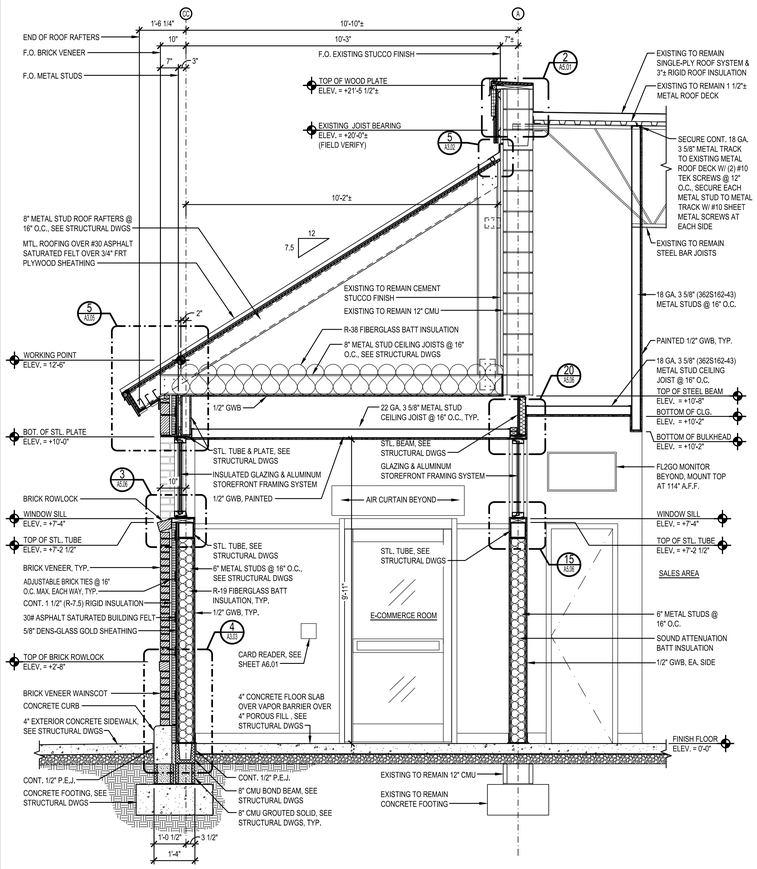
PROGRESS PRINT
08/13/25

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

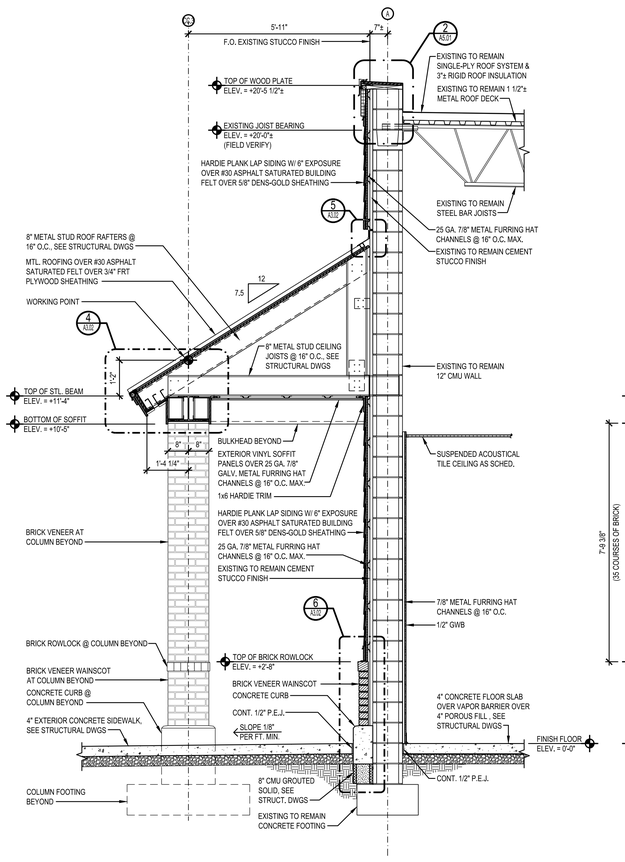
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RFS JOB #
2025-058
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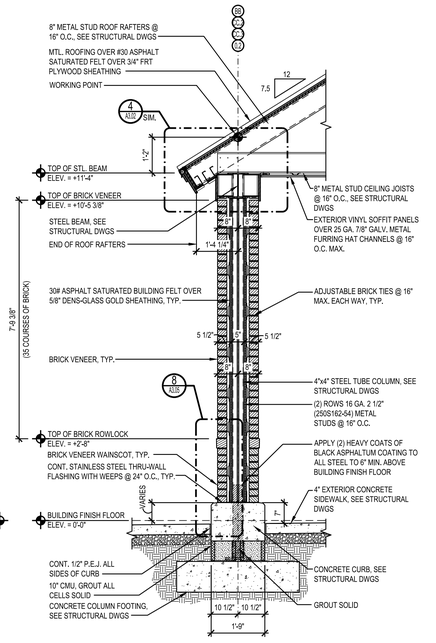
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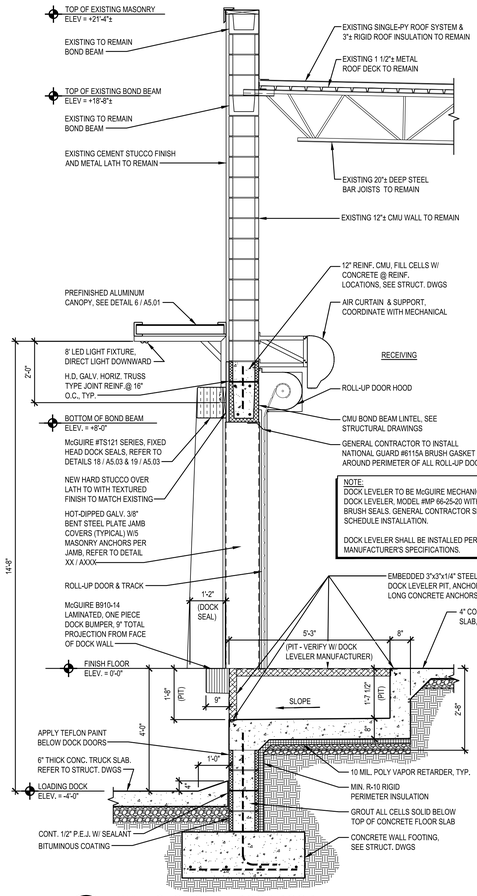
1 A1.02 A2.01 A1.06 A2.01 FRONT WALL SECTION
1/2" = 1'-0"



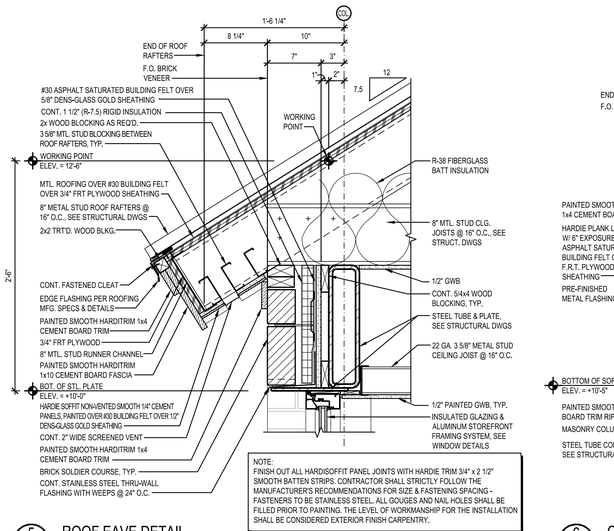
2 A1.01 A2.01 A1.06 A2.01 FRONT WALL SECTION
1/2" = 1'-0"



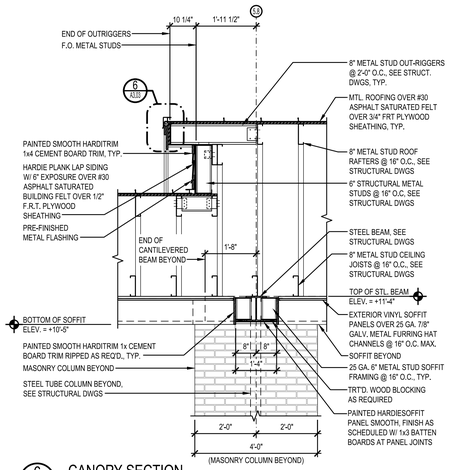
3 A5.02 A2.01 COLUMN SECTION
1/2" = 1'-0"



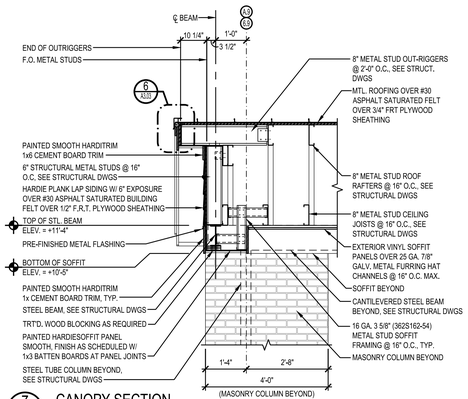
4 A3.01 A3.05 WALL SECTION AT DOCK DOOR
1/2" = 1'-0"



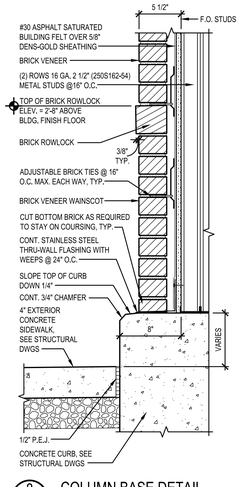
5 A3.03 A2.02 ROOF EAVE DETAIL
1 1/2" = 1'-0"



6 A1.06 A2.02 CANOPY SECTION
1/2" = 1'-0"



7 A1.06 A2.02 CANOPY SECTION
1/2" = 1'-0"



8 A3.05 A2.05 COLUMN BASE DETAIL
1 1/2" = 1'-0"

REVISIONS

No.	Description	Date

FOOD LION APPROVAL
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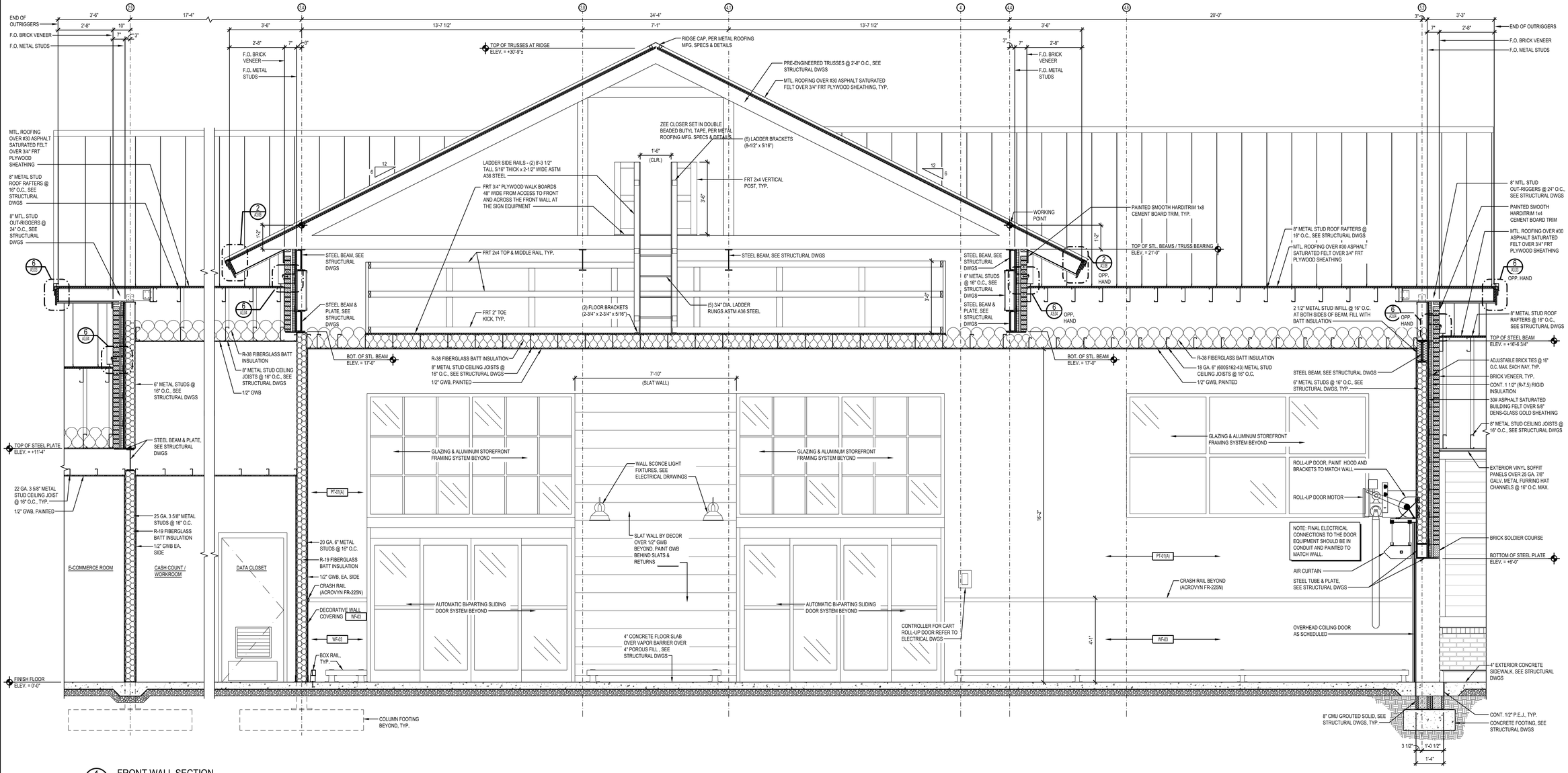
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08/12/25

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

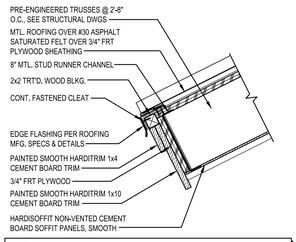
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RFS JOB #
2025-058
DATE
XX/XX/25
A3.05
23 OF 39

2269A3.05_00 Food Lion #2269 Hilton Head_SC.dwg 8/12/2025 4:40:57 PM WORK WALL SECTIONS.dwg, Fw, Aug/12/25 11:10am Printed By: jaleel



1 A1.03 | A3.06 FRONT WALL SECTION

1/2" = 1'-0"



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

2 A3.06 | A3.06 ROOF EAVE DETAIL

1 1/2" = 1'-0"

REVISIONS
No. Description Date

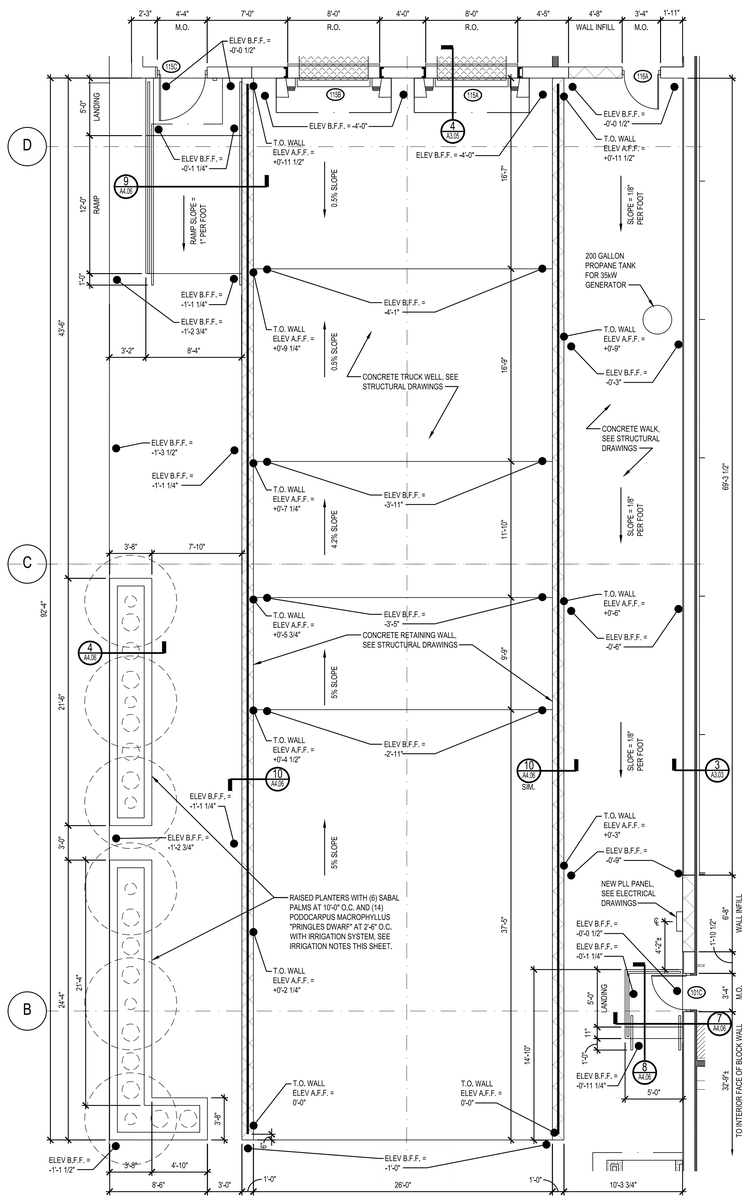
FOOD LION
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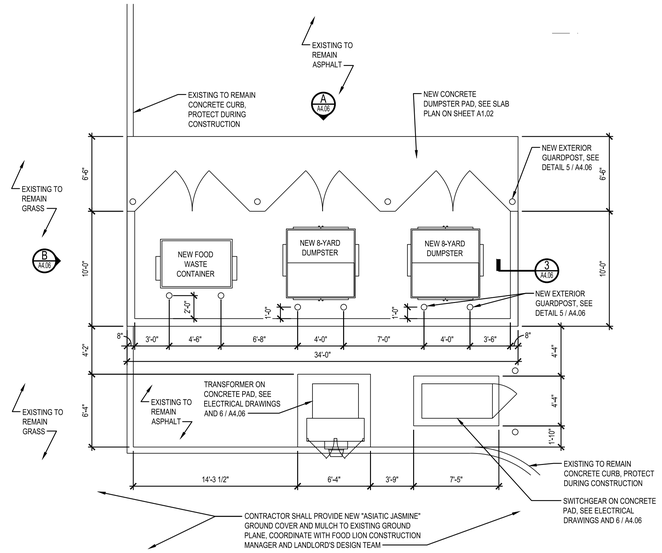
FOOD LION 2269
93 MATHEWS DR.
HILTON HEAD ISLAND, SC
NEW WORK VESTIBULE WALL SECTION

DRAWING FILE NAME
2269A3.06_00
RFS JOB #
2025-058
DATE
XX/XX/25
A3.06
24 OF 39



1 A1.01 | A4.06 ENLARGED LOADING DOCK PLAN

3/16" = 1'-0"



2 A1.01 | A4.06 ENLARGED DUMPSTERS AND EQUIPMENT PLAN

3/16" = 1'-0"

IRRIGATION NOTES:

(NOTES APPLICABLE TO THIS SHEET ONLY)

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

4 A1.01 | A4.06 PLANTER WALL SECTION

1" = 1'-0"

7 A4.06 | A4.07 LANDING SECTION

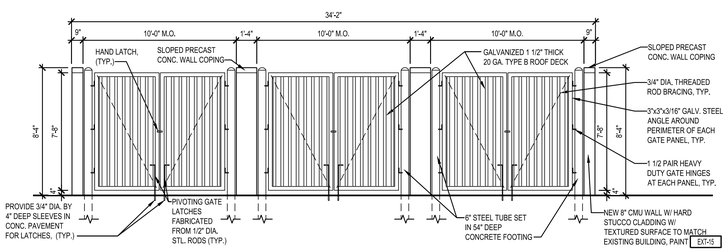
3/4" = 1'-0"

8 A4.06 | A4.07 LANDING SECTION

3/4" = 1'-0"

9 A4.06 | A4.07 RAMP SECTION

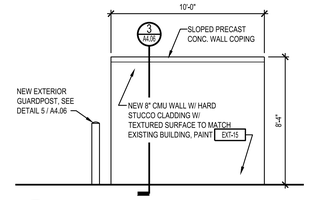
3/4" = 1'-0"



A A4.06 | A4.07 DUMPSTER ENCLOSURE ELEVATION

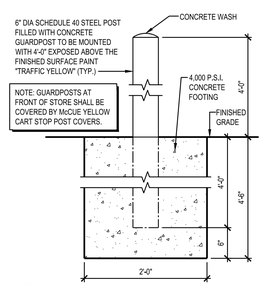
1/4" = 1'-0"

NOTE: ALL GATE STEEL, POSTS AND HARDWARE SHALL BE PAINTED EXT-09



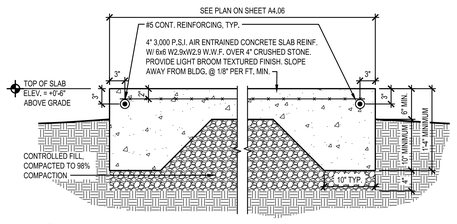
B A4.06 | A4.07 DUMPSTER ENCLOSURE ELEVATION

1/4" = 1'-0"



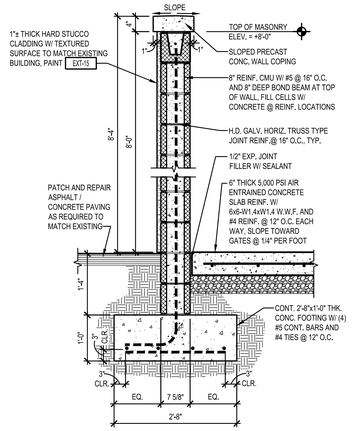
5 A4.06 | A4.07 EXTERIOR GUARD POST DETAIL

1" = 1'-0"



6 A4.06 | A4.07 EQUIPMENT PAD

1" = 1'-0"



3 A4.06 | A4.07 DUMPSTER ENCLOSURE WALL SECTION

3/4" = 1'-0"

10 A1.01 | A4.06 RETAINING WALL SECTION

1" = 1'-0"

REVISIONS

No.	Description	Date

FOOD LION APPROVAL

- ☐APPROVED
- ☐APPROVED AS NOTED
- ☐NOT APPROVED
- DATE_____
- BY_____

RFS Architects
ARCHITECTURE • PLANNING • INTERIORS
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PROGRESS PRINT 08/13/25

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

ENLARGED EXTERIOR PLANS, ELEVATIONS, AND SECTIONS

DRAWING FILE NAME
2269A4.06_00
RFS JOB #
2025-058
DATE
XX/XX/25

A4.06

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COOLER / FREEZER FINISH SCHEDULE

MARK	NAME	SIZE (SQFT.)	FLOOR	BASE	CEILING HT.	NOTES
A	DAIRY COOLER	397	FF-01 (SEALED CONC.)	--	8'-0"	1, 2, 3, 4
B	STORAGE FREEZER	409	FF-01 (SEALED INSULATED CONC.)	ALUM, ANGLE & FLASHING	10'-0"	1, 2, 3
C	ICE CREAM FREEZER	161	FF-01 (SEALED INSULATED CONC.)	ALUM, ANGLE & FLASHING	10'-0"	1, 2, 3
D	MEAT FREEZER	99	FF-01 (SEALED INSULATED CONC.)	ALUM, ANGLE & FLASHING	10'-0"	1, 2, 3
E	MEAT COOLER	436	FF-03 (RESINOUS)	FF-03/WB-03 (RESINOUS)	10'-0"	1, 2
F	BEER COOLER	273	FF-01 (SEALED CONC.)	--	10'-0"	1, 2, 3, 4
G	DELI / BAKERY FREEZER	149	FF-03 (RESINOUS)	FF-03/WB-03 (RESINOUS)	10'-0"	1, 2, 3
H	DELI / BAKERY COOLER	277	FF-01 (SEALED INSULATED CONC.)	ALUM, ANGLE & FLASHING	8'-0"	1, 2
J	PRODUCE COOLER	344	FF-01 (SEALED CONC.)	--	10'-0"	1, 2, 3
K	GARDEN COOLER	1,120	FF-03 (RESINOUS)	FF-03/WB-03 (RESINOUS)	12'-0"	1, 2, 3

ACOUSTICAL TILE CEILING SEISMIC INSTALLATION REQUIREMENTS

CONTRACTOR SHALL COMPLY WITH THE FOLLOWING PER ASTM 3580 SDC "D"

1. 12 GA. HANGER WIRES, MINIMUM.
2. HANGER WIRES SPACED 4' ON CENTER, MAXIMUM, ALONG MAIN BEAMS.
3. HANGER WIRES SUPPORTING MAIN BEAMS MUST BE WRAPPED AROUND THEMSELVES A MINIMUM OF THREE FULL TURNS WITHIN A 3" LENGTH.
4. HANGER WIRES SHALL NOT HANG MORE THAN ONE-IN-SIX OUT-OF-PLUMB, UNLESS A COUNTER-SLOPING WIRE OR HORIZONTAL BRACE IS PROVIDED.
5. MINIMUM 7/8" WALL MOLDING.
6. SUSPENSION SYSTEM MUST NOT BE ATTACHED TO THE WALL MOLDING.
7. MINIMUM 3/8" CLEARANCE ON ALL SIDES.
8. MINIMUM 3/8" OVERLAP OF THE SUSPENSION SYSTEM ON THE WALL MOLDING.
9. ENDS OF MAIN BEAMS AND CROSS TEES MUST BE TIED TOGETHER TO PREVENT THEIR SPREADING.
10. SAFETY WIRES REQUIRED ON LIGHT FIXTURES.
11. LIGHT FIXTURES MUST BE POSITIVELY ATTACHED TO THE GRID BY AT LEAST TWO CONNECTIONS, EACH CAPABLE OF SUPPORTING THE WEIGHT OF THE LIGHTING FIXTURE.
12. SURFACE-MOUNTED LIGHT FIXTURES SHALL BE POSITIVELY CLAMPED TO THE GRID.
13. CLAMPING DEVICES FOR SURFACE-MOUNTED LIGHT FIXTURES SHALL HAVE SAFETY WIRES TO THE CEILING HANGER OR TO THE STRUCTURE ABOVE.
14. LIGHT FIXTURES AND ATTACHMENTS WEIGHING 10 POUNDS OR LESS REQUIRE ONE 12 GAUGE MIN. HANGER WIRE CONNECTED TO THE HOUSING. THIS WIRE MAY BE SLACK.
15. LIGHT FIXTURES THAT WEIGH GREATER THAN 10 POUNDS BUT LESS THAN 56 POUNDS REQUIRE TWO 12 GAUGE MIN. HANGER WIRES CONNECTED TO THE HOUSING. THESE WIRES MAY BE SLACK.

GENERAL SCHEDULE NOTES

1. ALL CONSTRUCTION TO BE TYPE 2B PER (I.B.C.).
2. REFER TO SHEET A1.04 FOR ADDITIONAL CEILING INFORMATION.
3. REFER TO SHEET A1.05 FOR ADDITIONAL FLOORING INFORMATION.

WALLS

4. NOT USED.
5. THE MARLITE BRAND PLANKS SHALL BE WF-7, USE TRADITIONAL PROFILE ALUMINUM TRIM PIECES WITH A WF-7 FACTORY FINISH. INSTALL MARLITE BRAND PLANKS AS PER MANUFACTURER'S SPECIFICATIONS. USE ONLY ACCEPTABLE MARLITE ACCESSORIES.
6. ALL GYPSUM WALLBOARD TO BE TAPED, MUDDED AND SANDED, (PAINT READY)
7. PAINT SALES AREA COLUMNS PT-1, UNLESS NOTED OTHERWISE.
8. PAINT REQUISITE GRAY SW7023 EPOXY ONLY AS REQUIRED BY HEALTH DEPARTMENT.

FLOORS

9. CAULK 2X6 P.T. WOOD BASE (TOP AND BOTTOM) AT COOLER/FREEZER PANELS & METAL STUD WALLS IN ALL AREAS. PAINT PT-10.
10. GENERAL CONTRACTOR SHALL PAINT FIRE LANES IN REAR AREAS, IF REQUIRED.

DOORS

11. REFER TO SPECIFICATIONS FOR DOOR MANUFACTURER INFORMATION.
12. GENERAL CONTRACTOR SHALL VERIFY ALL AUTOMATIC SLIDING DOOR OPENINGS WITH THE MANUFACTURER OR CONTRACTOR.
13. PAINT FRAMES AS INDICATED IN THE SCHEDULE.
14. TRAFFIC DOORS TO RECEIVE "TEAR-DROP" BUMPERS ON BOTH SIDES OF THE DOOR. BUMPERS SUPPLIED BY DOOR MANUFACTURER.
15. DOORS TO RECEIVE GASKETS AROUND DOOR PERIMETER. GASKETS SUPPLIED BY DOOR MANUFACTURER.
16. STORE NUMBER TO BE STENCILED (4" HIGH) TO REAR DOORS #17, & #17A IN PAINT COLOR CONTRASTING TO THE COLOR OF DOOR.
17. ALL EXTERIOR GLAZING @ AUTO DOORS TO BE 1/4" TEMPERED GLASS, TO BE PROVIDED BY STOREFRONT INSTALLER. SEE SHEET A6.02.
18. WIDE ANGLE DOOR SCOPE TO BE PART No. SOL01 FROM WARNOK-HERSEY HARDWARE DISTRIBUTOR, (800) 632-1324. PROVIDE 1/4" TEMPERED GLASS IN DOORS.
19. GENERAL CONTRACTOR SHALL INSTALL 18GA STAINLESS STEEL KICKPLATES ON BOTH SIDES OF ALL HOLLOW METAL DOORS (EXCEPT EXTERIOR SIDE OF EXTERIOR DOORS).
20. DOORS AND DOOR EQUIPMENT SHALL BE ORDERED FROM ASSA ABLOY AS PER FOOD LION SPECIFICATIONS. CONTACT JOHN SIMPSON 704-591-7327.
21. TRAFFIC DOORS TO BE CHASE DURAS, ORDERED BY FOOD LION AND INSTALLED BY GENERAL CONTRACTOR.
22. HOLLOW METAL DOORS, FRAME AND HARDWARE SHALL BE ORDERED FROM BA HOFT. CONTACT JOSEPH HOLLAND 919-596-4446.
23. JAMB GUARDS: GENERAL CONTRACTOR SHALL INSTALL CONTROL JOINTS IN THE SALES AREA GYPSUM BOARD AS REQUIRED BY GWB MANUFACTURER AT A MINIMUM JOINT SHALL BE 30'-0" O.C. PROVIDE SLIP JOINTS AT CHANGES IN STRUCTURAL SUPPORT
24. SEE NOTE 20 ON A 1.03 REGARDING ALL MISC. ALUMINUM, STAINLESS STEEL, BREAK METAL, ETC.
25. ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES, PT-09
26. CART & DOCK DOORS TO BE FACTORY FINISH.
27. HOLLOW METAL DOOR; SPLIT FRAME COLOR, INTERIOR PT-02, EXTERIOR PT-09.
28. NOT USED.
29. SPLIT THE PAINT COLOR OF THE DOOR FRAMES AT RESTROOMS, WORKROOM, SAFE, STORE MANAGER'S OFFICE, DEPARTMENT MANAGER'S OFFICE, E-COMMERCE AND LOUNGE TO BE PT-07 ON THE INTERIOR OF THE ROOM AND PT-02 ON THE EXTERIOR OF THE ROOM.
30. E-COMMERCE DOOR HARDWARE
    - 30.1. FINISH DARK BRONZE
    - 30.2. HORTON INTEGRAL WEATHERSTRIPPING
    - 30.3. HORTON INTEGRAL SILL SWEEP STRIP
    - 30.4. DOOR WILL BE FACTORY ASSEMBLED & SHIPPED UNGLAZED
    - 30.5. DOOR WILL BE PREPPED WITH GLAZING STOPS & GASKETS FOR 1" INSULATED GLAZING
    - 30.6. HORTON ONE-PIECE 10" BOTTOM DOOR RAIL
    - 30.7. HORTON 6" WIDE MUNTIN BAR AT 36" A.F.F.
    - 30.8. HORTON HD-SWING SERIES 4500LE LOW-ENERGY OVERHEAD CONCEALED OPERATOR W/ SIDE ACCESS HEADER CONNECTED WITH DIRECT DRIVE POWER ARM TO PIVOT
    - 30.9. HORTON EXTERIOR KEYLOCK AND INTERIOR THUMBTURN ON VERTICAL STRIKE RAIL
    - 30.10. HORTON STANDARD 1/2" X 4" MILL FINISH ALUMINUM ALUMINUMTHRESHOLD

FINISH MATERIAL / COLOR LEGEND

EXTERIOR ELEVATIONS FINISH MATERIALS AND COLOR LEGEND:

EXT-01 BRICK VENEER TO BE "COLONY POINTE" MODULAR SIZE, MANUFACTURER SHALL BE GENERAL SHALE. MORTAR TO BE "LIME PUTTY" BY HOLCIM WITH A GRAPEVINE JOINT.

~~EXT-02 GENERAL SHALE, "MOCHA", CITADEL, BY ARRISCRAFT BUILDING STONE. MORTAR TO BE "LIME PUTTY" BY HOLCIM WITH GRAPEVINE JOINT.~~

EXT-03 STANDING SEAM METAL ROOF - METAL ROOFING SYSTEMS, INC. - MRS 1500 W/ DOUBLE LOCKING SEAMS AND 1 1/2" RIBS W/ 16" O.C. WIDE PANELS. COLOR - "DARK BRONZE"; ALL ASSOCIATED FLASHING, ETC. TO MATCH ROOFING COLOR

EXT-04 PRE-FINISHED METAL COPING - METAL ROOF SYSTEMS COLOR- "DARK BRONZE".

EXT-05 ALUM. STOREFRONT SYSTEM BY KAWNEER, REFER TO SPECS. DARK BRONZE ALUMINUM WITH CLEAR TEMPERED/INSULATED OR SPANDREL GLASS. REFER TO SHEET A6.02 FOR GLASS TYPE.

EXT-05A ALUM. STOREFRONT SYSTEM BY KAWNEER, REFER TO SPECS. DARK BRONZE ALUMINUM WITH VITRO GLAZING 90 VT SOLAR BRONZE TINT TEMPERED/INSULATED GLASS. REFER TO SHEET A6.02 FOR GLASS TYPE.

EXT-06 BRICK ROWLOCK TO BE "COLONY POINTE" MODULAR SIZE, MANUFACTURER SHALL BE GENERAL SHALE. MORTAR TO BE "LIME PUTTY" BY HOLCIM WITH A GRAPEVINE JOINT.

EXT-07 PRE-FABRICATED ALUMINUM CANOPY W/ STEEL ROD SUPPORTS, COLOR AKZO NOBLE. GENERAL CONTRACTOR TO SINGLE SOURCE NEW AWNINGS TO "ALLEN INDUSTRIES, INC.", 6434 BURNT POPULAR RD, GREENSBORO, NC 27409 704-677-3030 OR 1-800-967-2553 x3017 DAVID.SIMMONS@ALLENINDUSTRIES.COM. GC TO PROVIDE SHOP DRAWINGS FOR PROOF, AWNINGS AND THEIR ATTACHMENTS. AWNING LIGHT TO BE PROVIDED BY AWNING VENDOR. COLOR TO MATCH ALPOLIC HYB - BLUE WITH WHITE SOFFIT.

EXT-08 FYPON LOUVER / HARDIE BOARD SHINGLE ROOF TRIM / HARDIESOFFIT PANEL SMOOTH (ON CANOPY END) - SW6038 "TONY TAUPE".

EXT-09 PARAPET FLASHING, EXTERIOR H.M. DOORS AND FRAMES, CART ROLL UP DOOR AND FRAME, RAILINGS, AND FRAME ONLY FOR CART DOOR AND DOCK ROLL UP DOORS COLOR - PT-09.

EXT-10 GUARD POSTS TO BE PAINTED "TRAFFIC YELLOW" EXCEPT THE GUARD POSTS AT THE FRONT WHICH SHALL BE COVERED BY MCCUE OR THE BOSTON GROUP YELLOW CART-STOP POST COVERS. (SEE DETAIL 5 / A5.01)

~~EXT-11 PRE-FINISHED RAIN GUTTERS AND DOWNSPOUTS - METAL ROOF SYSTEMS COLOR - "DARK BRONZE" (MATCH COPING)~~

EXT-12 CERTAINTEED IRONMAX DOUBLE 5" VINYL SOFFIT PANEL COLOR: COLONIAL WHITE.

EXT-13 PRE-FINISHED CANOPY COLOR: DARK BRONZE.

EXT-14 PAINTED CONCRETE BLOCK COLOR: SW7038 "TONY TAUPE".

EXT-15 NEW / EXISTING EIFS OR HARD STUCCO OVER LATH W/ TEXTURED FINISH TO MATCH EXISTING, PAINT SW7038 "TONY TAUPE"

EXT-16 HARDIE PLANK LAP SIDING W/ SMOOTH FINISH, PAINT SW7038 "TONY TAUPE"

EXT-17 HARDIE TRIM FIBER CEMENT BOARD W/ SMOOTH FINISH, PAINT SW7038 "TONY TAUPE"

INTERIOR WALL/MATERIAL FINISH LEGEND:

MT-01 CORRUGATED METAL - 2 1/2" SINE WAVE PRE-FINISHED 26 GAUGE CORRUGATED GALVALUME METAL WITH 1/2" SINE WAVE PROFILE INSTALLED WITH PRIMED SIDE OUT. ELECTROSTATICALLY PAINTED BY FOOD LION VENDER PT-06.

MT-02 COLUMN WRAP - STAINLESS STEEL COLUMN 48"H

MT-03 STAINLESS STEEL TRIM

PT-01 COLOR: SW 7001 MARSHMALLOW

PT-02 COLOR: SW 7650 ELLIE GREY

PT-03 COLOR: SW 6227 MEDITATIVE

PT-04 COLOR: PMS 647C FOOD LION BLUE (MATCH WF-05)

PT-05 COLOR: SW 6903 CHEERFUL

PT-06 COLOR: SW 6732 ORGANIC GREEN

PT-07 COLOR: SW 7031 MEGA GREIGE

PT-08 COLOR: SW 6071 POPULAR GRAY

PT-09 COLOR: SW 7069 IRON ORE

PT-10 COLOR: SW 7005 PURE WHITE

WF-01 WALL TILE - "DESERT GRAY X114" 6"x6" DALTILE SEMI GLOSS AND COUNTER GLAZED, USE GROUT (G3)

WF-02 WALL TILE - "ARCTIC WHITE 0190" 6"x6" DALTILE SEMI GLOSS AND COUNTER GLAZED WALL, USE GROUT (G3)

WF-03 WALL COVERING: "#136 PEARL GREY" ACROVYN WALL COVERING

WF-04 WALL TILE - "MEMENTO WHITE #RM20", REMINISCENT SERIES, 12"x24", DALTILE REMINISCENT SERIES PORCELAIN TILE, INSTALL W/ 1/3 OVERLAP, USE GROUT (G1)

WF-05 WALL COVERING: .060 ACROVYN BY DESIGN, COLOR TO MATCH BLUE 647C

WF-06 WHITE FRP

WF-07 WALL COVERING: "MORNING HAZE" MARLITE

WF-08 SCHLUTER RONDEC-MA STAINLESS TRIM, TOP TRIM, OUTSIDE CORNERS AND CORNER CAP

FLOOR FINISHES (SEE A1.05):

FF-01 SEALED CONCRETE FLOOR

FF-02 ARMSTRONG EXCELON IMPERIAL TEXTURE VCT #51927 "FIELD GRAY" 12"x12"

FF-03 RESINOUS FLOORING PROTECT 4320 PA BY PROTECTIVE INDUSTRIAL POLYMERS - COLOR: FL106, OR DUR-A-FLEX ACCELERA HQ - COLOR: FL106 (v-265X65X2Q2B)

FF-04 VESTIBULE WALK OFF MAT: "MINK" DIPLOMAT CARPET TILE PROTICO SYSTEMS

FF-05 RESTROOM PORCELAIN FLOOR TILE: "RECLAIMED GRAY, DALTILE REMINISCENT SERIES, INSTALLED WITH 1/3 OVERLAP

FF-06 SEALED INSULATED CONCRETE FLOOR

SS-01 SOLID SURFACE: "ARROWROOT" DUPONT CORIAN (POLISHED)

WB-01 WALL BASE: JOHNSONITE TRADITIONAL WALL BASE BLACK 40 (MATTE) 4"H

WB-02 SCHLUTER DILEX-EHK STAINLESS STEEL COVE BASE TRIM

WB-03 WALL BASE: RESINOUS

CEILING LEGEND (SEE A1.04):

ACT-01 ACOUSTIC CEILING TILE: ARMSTRONG "WHITE"

ACT-02 ACOUSTIC CEILING TILE: ARMSTRONG #672, COLOR-"WHITE"

INTERIOR WALL FINISH PAINTING LEGEND:

(A) EG-SHEL

(B) SEMI-GLOSS

(C) LOW-GLOSS

(D) FLAT

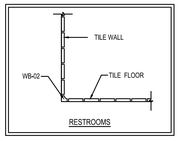
(E) ELECTROSTATIC SEMI-GLOSS (BY FOOD LION)

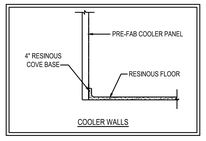
INTERIOR WALL GROUT FINISH LEGEND:

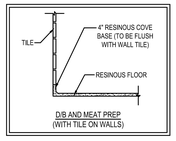
(G1) WALL GROUT: 3/16", CUSTOM BUILDING PRODUCTS "OYSTER GRAY" #386, SANDED FINISH

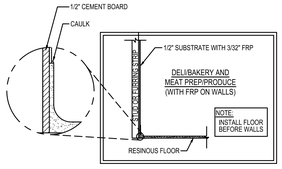
(G2) FLOOR GROUT: 3/16", CUSTOM BUILDING PRODUCTS NATURAL GRAY #09, EG-1G 100% SOLIDS, INDUSTRIAL GRADE EPOXY GROUT, SANDED FINISH

(G3) WALL GROUT: 1/16", CUSTOM BUILDING PRODUCTS "CAPE GRAY" #546, POLYMER-MODIFIED TILE GROUT, SANDED FINISH









COVE BASE DETAILS

NOT TO SCALE

FINISH NOTES

1. REFER TO SHEET A2.02 FOR SALES FINISHES & A2.03/A4.03 FOR RESTROOM FINISHES.
2. REFER TO SHEET A2.02/A2.03 FOR VESTIBULE FINISHES.
3. REFER TO G1.01 FOR NATIONAL ACCOUNT INFORMATION.
4. DO NOT PAINT STAINLESS STEEL / ALUMINUM TRIM.
5. REFER TO SPEC BOOK FOR PAINT SPECS & FINISH INFORMATION,
6. COORDINATE WITH FOOD LION CONSTRUCTION MANAGER FOR PAINTING OF WALLS, DOORS & FRAMES.

DOOR NOTES

1. ELECTRICAL CONTRACTOR TO SUPPLY & INSTALL JUNCTION BOX BEFORE DOOR FRAME IS SET FOR SECURITY ALARM.
2. THE GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL THE EXIT DEVICE PURCHASED FROM BA HOFT 919-596-4446. EXIT DEVICE SHALL BE: VON DUPRIN CX99EO-LE. NO SUBSTITUTION (POWER AND TIME DELAY SUPPLIED AND ACTIVATED BY OTHERS)
3. ALL ACCESSIBLE DOORS SHALL HAVE HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS WITH A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

COOLER NOTES

1. COOLERS AND FREEZERS ARE MANUFACTURED AND INSTALLED BY OTHERS AND ARE NOT CONSIDERED TO BE PART OF THIS CONTRACT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DRAINAGE SLOPES AND PROTECTIVE BASEBOARDS AND CORNERS.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF COOLERS AND FREEZERS WITH OTHER CONTRACTORS AND THE FOOD LION CONSTRUCTION MANAGER.
3. CONCRETE SEALER IS TO BE PER SPECIFICATIONS.
4. THE REFRIGERATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF THE GLASS DOORS IN THE DAIRY AND BEER COOLERS.

FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS		CEILING	CEILING HEIGHT	SCHEDULE NOTES
				MATERIAL	FINISH			
100	VESTIBULE	FF-04 (WALK-OFF MAT)	WB-01 (VINYL)	WF / GWB	WF-03 & WF-05 (ACROVYN) / PAINT GWB PT-01(A)	PAINT M.R. GWB PT-10(D)	16'-2"	3
101	SALES AREA	FF-02 (VCT)	WB-01 (VINYL)	WF / GWB	WF-03 & WF-05 (ACROVYN) / PAINT GWB PT-01(A)/PT-03(A)	--	--	3, 4, 9, 11
102	CASH COUNT / WORK ROOM	FF-02 (VCT)	WB-01 (VINYL)	WF	WF-07 (MARLITE) / PAINT GWB PT-01(A)	PAINT M.R. GWB PT-10(D)	9-11"	2, 3
103	DATA CLOSET	FF-02 (VCT)	WB-01 (VINYL)	GWB	PAINT GWB PT-01(A)	PAINT M.R. GWB PT-10(D)	9'-11"	3
104	E-COMMERCE ROOM	FF-02 (VCT)	WB-01 (VINYL)	WF / GWB	WF-07 (MARLITE) / PAINT GWB PT-01(A)	PAINT M.R. GWB PT-10(D)	9'-11"	1, 2
105	CLOSET	FF-02 (VCT)	WB-01 (VINYL)	GWB	PAINT GWB PT-01(A)	PAINT M.R. GWB PT-10(D)	10'-8"±	3
106	CORRIDOR	FF-02 (VCT)	WB-01 (VINYL)	WF / GWB	WF-03 & WF-05 (ACROVYN) / PAINT GWB PT-01(A)	ACT-01	10'-0"±	3, 9, 11
107	STORE MANAGER'S OFFICE	FF-02 (VCT)	WB-01 (VINYL)	WF / GWB	WF-07 (MARLITE) / PAINT GWB PT-01(A)	ACT-01	10'-0"±	2, 3, 11
108	DEPARTMENT MANAGER'S OFFICE	FF-02 (VCT)	WB-01 (VINYL)	WF / GWB	WF-07 (MARLITE) / PAINT GWB PT-01(A)	ACT-01	10'-0"±	2, 3, 11
109	ASSOCIATES TRAINING ROOM	FF-02 (VCT)	WB-01 (VINYL)	WF / GWB	WF-07 (MARLITE) / PAINT GWB PT-01(A)	ACT-01	10'-0"±	2, 3, 11
110	LOUNGE	FF-02 (VCT)	WB-01 (VINYL)	WF / GWB	WF-07 (MARLITE) / PAINT GWB PT-01(A)	ACT-01	10'-0"±	2, 3, 11
111	WOMEN'S RESTROOM	FF-05 (TILE) W/ G2 (GROUT) SEE SHEET A1.05	WB-02 (TRIM)	TILE / TRIM / GWB	WF-04 (TILE) / WF-08 (TRIM) / PAINT GWB PT-01(A)	PAINT M.R. GWB PT-10(A)	8'-0"±	3
112	FAMILY RESTROOM	FF-05 (TILE) W/ G2 (GROUT) SEE SHEET A1.05	WB-02 (TRIM)	TILE / TRIM / GWB	WF-04 (TILE) / WF-08 (TRIM) / PAINT GWB PT-01(A)	PAINT M.R. GWB PT-10(A)	8'-0"±	3
113	MEN'S RESTROOM	FF-05 (TILE) W/ G2 (GROUT) SEE SHEET A1.05	WB-02 (TRIM)	TILE / TRIM / GWB	WF-04 (TILE) / WF-08 (TRIM) / PAINT GWB PT-01(A)	PAINT M.R. GWB PT-10(A)	8'-0"±	3
114	GROCERY STAGING	FF-01 (SEALED CONC.)	2X6 PRESSURE TRTD. WOOD	CMU / GWB / PREFABRICATED COOLER & FREEZER PANELS / FRT PLYWOOD	--	OPEN STRUCTURE	--	1, 6, 7
115	RECEIVING ROOM	FF-01 (SEALED CONC.)	2X6 PRESSURE TRTD. WOOD	CMU	--	OPEN STRUCTURE	--	--
116	REFRIGERATION MACHINERY ROOM	FF-01 (SEALED CONC.)	--	FRT PLYWOOD	--	OPEN STRUCTURE	--	1, 3, 7
117	MEAT PREP	FF-03 (RESINOUS)	WB-03 (FF-03 RESINOUS)	FIBERGLASS REINFORCED PANELS / PREFAB COOLER PANELS	WF-06 (FRP)	PREFABRICATED COOLER PANELS	10'-8"±	8
118	DELI / BAKERY PREP	FF-03 (RESINOUS)	WB-03 (FF-03 RESINOUS)	CERAMIC TILE / FIBERGLASS REINFORCED PANELS	WF-01 & WF-02 (TILE) / WF-06 (FRP)	ACT-02 & PAINT M.R. GWB SOFFIT PT-03(A) EPOXY	9'-6"±	3, 8, 11
119	PRODUCE PREP	FF-01 (SEALED CONC.)	2X6 PRESSURE TRTD. WOOD	FIBERGLASS REINFORCED PANELS / PREFABRICATED PANELS	WF-06 (FRP)	PRE-FABRICATED COOLER PANELS	10'-0"±	6
120	RISER ROOM	FF-01 (SEALED CONC.)	--	M.R. GWB	PAINT M.R. GWB PT-10(A)	PAINT M.R. GWB PT-10(A)	11'-4"	1, 3, 7

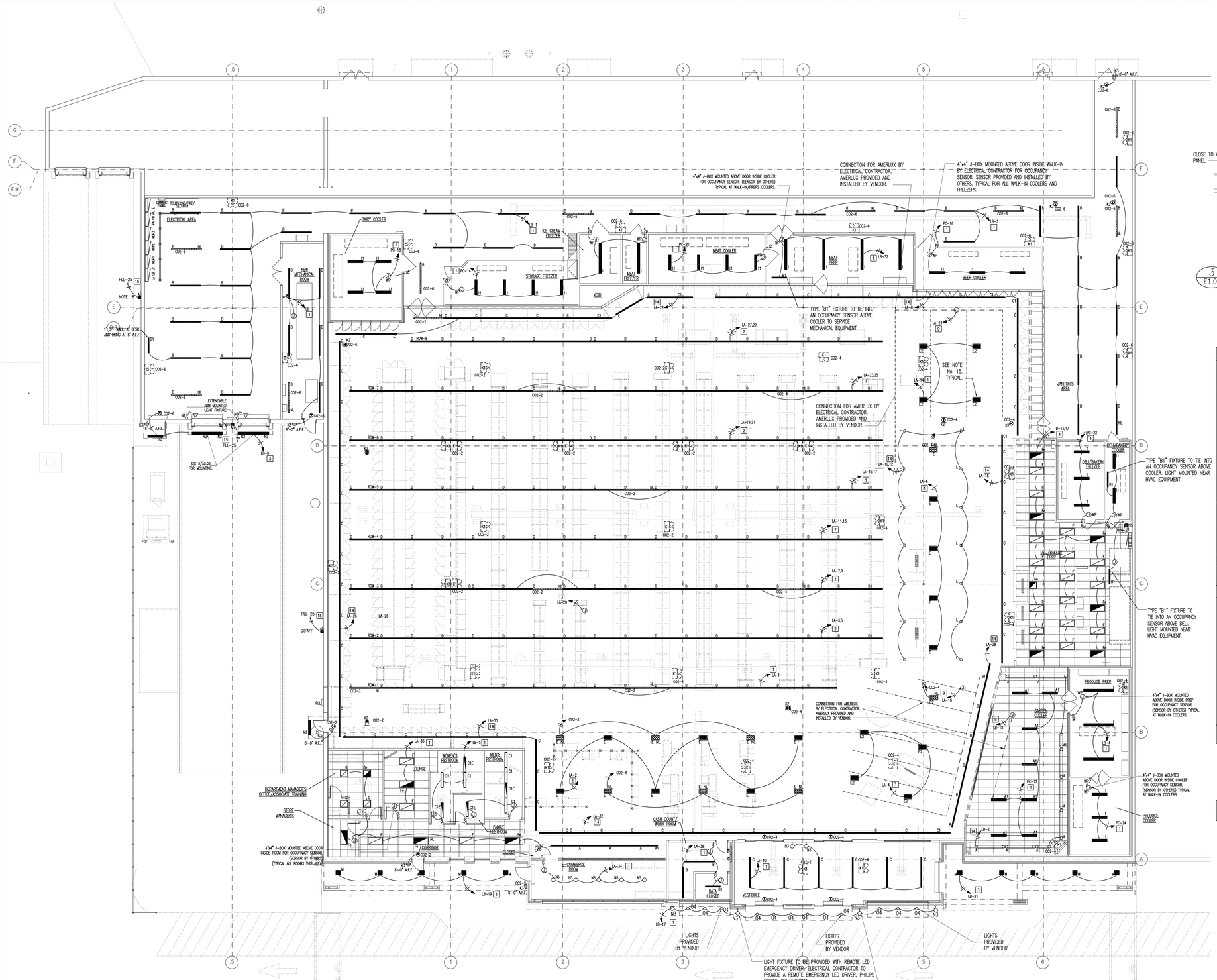
NOTE: SEE SHEET A6.01 FINISH MATERIAL / COLOR LEGEND FOR PAINT COLORS & SHEEN.

DOOR SCHEDULE

NOTE: A DOOR NUMBER FOLLOWED BY AN *** INDICATES AN EXISTING DOOR TO REMAIN.

HARDWARE PACKAGES ARE IN THE PROJECT SPECIFICATIONS BOOK.

MARK	LOCATION		SIZE			SWING	HDW.	TYPE	MATERIAL		FINISH		DETAILS			SCHEDULE NOTES
			WIDTH	HEIGHT	THICK				DOOR	FRAME	DOOR	FRAME	HEAD	JAMB	SILL	
100A	VESTIBULE	PR	2'-6"	6'-10"	1 3/4"	BI-PART	HW-01	1	GLASS/ALUM.	ALUMINUM	DARK BRONZE ANODIZED	DARK BRONZE ANODIZED	1 / A5.05	2/3 / A5.05	4 / A5.05	1, 2, 7, 9, 19
100B	VESTIBULE	PR	2'-6"	6'-10"	1 3/4"	BI-PART	HW-01	1	GLASS/ALUM.	ALUMINUM	DARK BRONZE ANODIZED	DARK BRONZE ANODIZED	1 / A5.05	2/3 / A5.05	4 / A5.05	1, 2, 7, 9, 19
100C	CART GARAGE	.	10'-0"	7'-4"	1"	ROLL UP	HW-07	11	STEEL ROLL-UP	STEEL CHANNEL	FACTORY FINISH	PT-09(B)	28 / A5.05	4A / A5.05	--	1, 25
101A	SALES AREA	PR	2'-6"	6'-10"	1 3/4"	BI-PART	HW-01	1A	GLASS/ALUM.	ALUMINUM	DARK BRONZE ANODIZED	DARK BRONZE ANODIZED	5 / A5.05	6 / A5.05	7 / A5.05	1, 2, 7, 9, 19
101B	SALES AREA	PR	2'-6"	6'-10"	1 3/4"	BI-PART	HW-01	1A	GLASS/ALUM.	ALUMINUM	DARK BRONZE ANODIZED	DARK BRONZE ANODIZED	5 / A5.05	6 / A5.05	7 / A5.05	1, 2, 7, 9, 19
101C	SALES AREA	.	3'-0"	7'-0"	1 3/4"	LHR	HW-04A	2	HOLLOW METAL	HOLLOW METAL	PT-02(B) SALES AREA SIDE PT-09(B) EXTERIOR SIDE	PT-02(B) SALES AREA SIDE PT-09(B) EXTERIOR SIDE	18 / A5.05	19 / A5.05	20 / A5.05	1, 4, 12, 15
102	CASH COUNT / WORK ROOM	.	3'-0"	7'-0"	1 1/2"	LH	HW-12	9	HOLLOW METAL	HOLLOW METAL	PT-07(B) WORK ROOM SIDE PT-02(B) SALES AREA SIDE	PT-07(B) WORK ROOM SIDE PT-02(B) SALES AREA SIDE	10 / A5.05	11 / A5.05	--	1, 4, 12, 15
103	DATA CLOSET	.	3'-0"	7'-0"	1 1/2"	LH	HW-12	10	HOLLOW METAL	HOLLOW METAL	PT-07(B)	PT-07(B)	8 / A5.05	9 / A5.05	--	1, 4, 12, 15
104	E-COMMERCE ROOM	.	3'-6"	7'-0"	1 1/2"	RH	HW-20	12	GLASS/ALUM.	ALUMINUM	DARK BRONZE ANODIZED	DARK BRONZE ANODIZED	29 / A5.05	30 / A5.05	31 / A5.05	3, 8, 13
105	CLOSET	.	2'-0"	7'-0"	1 3/4"	LHR	HW-12A	2	HOLLOW METAL	HOLLOW METAL	PT-07(B) CLOSET SIDE PT-02(B) SALES AREA SIDE	PT-07(B) CLOSET SIDE PT-02(B) SALES AREA SIDE	8 / A5.05	9 / A5.05	--	10, 13
106	CORRIDOR	.	3'-6"	7'-0"	1 3/4"	LH	HW-02	2	HOLLOW METAL	HOLLOW METAL	PT-02(B) CORRIDOR SIDE PT-09(B) EXTERIOR SIDE	PT-02(B) CORRIDOR SIDE PT-09(B) EXTERIOR SIDE	14 / A5.05	15 / A5.05	20 / A5.05	3, 10, 13
107	STORE MANAGER'S OFFICE	.	3'-0"	7'-0"	1 3/4"	RH	HW-12	7	HOLLOW METAL	HOLLOW METAL	PT-07(B) OFFICE SIDE PT-02(B) CORRIDOR SIDE	PT-07(B) OFFICE SIDE PT-02(B) CORRIDOR SIDE	10 / A5.05	11 / A5.05	--	3, 9, 10, 13
108	DEPARTMENT MANAGER'S OFFICE	.	3'-0"	7'-0"	1 3/4"	RH	HW-05	7	HOLLOW METAL	HOLLOW METAL	PT-07(B) OFFICE SIDE PT-02(B) CORRIDOR SIDE	PT-07(B) OFFICE SIDE PT-02(B) CORRIDOR SIDE	10 / A5.05	11 / A5.05	--	3, 10, 13, 21, 22
109	ASSOCIATES TRAINING ROOM	.	3'-0"	7'-0"	1 3/4"	RHR	HW-05	7	HOLLOW METAL	HOLLOW METAL	PT-07(B)	PT-07(B)	8 / A5.05	9 / A5.05	--	3, 10, 13, 21, 22
110	LOUNGE	.	3'-0"	7'-0"	1 3/4"	LH	HW-10	7	HOLLOW METAL	HOLLOW METAL	PT-07(B) LOUNGE SIDE PT-02(B) CORRIDOR SIDE	PT-07(B) LOUNGE SIDE PT-02(B) CORRIDOR SIDE	10 / A5.05	11 / A5.05	--	3, 10, 13, 21, 22
111	WOMEN'S RESTROOM	.	3'-0"	7'-0"	1 3/4"	LH	HW-10B	2	HOLLOW METAL	HOLLOW METAL	PT-07(B) RESTROOM SIDE PT-02(B) CORRIDOR SIDE	PT-07(B) RESTROOM SIDE PT-02(B) CORRIDOR SIDE	8 / A5.05	12 / A5.05	13 / A5.05	1, 26
112	FAMILY RESTROOM	.	3'-0"	7'-0"	1 3/4"	LH	HW-10C	2	HOLLOW METAL	HOLLOW METAL	PT-07(B) RESTROOM SIDE PT-02(B) CORRIDOR SIDE	PT-07(B) RESTROOM SIDE PT-02(B) CORRIDOR SIDE	8 / A5.05	12 / A5.05	13 / A5.05	3, 5, 10, 13, 16, 24
113	MEN'S RESTROOM	.	3'-0"	7'-0"	1 3/4"	RH	HW-10A	2	HOLLOW METAL	HOLLOW METAL	PT-07(B) RESTROOM SIDE PT-02(B) CORRIDOR SIDE	PT-07(B) RESTROOM SIDE PT-02(B) CORRIDOR SIDE	8 / A5.05	12 / A5.05	13 / A5.05	1, 6, 11
114A	GROCERY STAGING	PR	3'-6"	7'-10"	1 1/2"	TRAFFIC IMPACT	HW-14A	4	ABS PLASTIC	STAINLESS STEEL	FACTORY FINISH	MT-03	21 / A5.05	21 / A5.05	22 / A5.05	1, 6, 11
114B	GROCERY STAGING	PR	2'-6"	7'-10"	1 1/2"	TRAFFIC IMPACT	HW-14B	4	ABS PLASTIC	STAINLESS STEEL	FACTORY FINISH	MT-03	21 / A5.05	21 / A5.05	22 / A5.05	3, 5, 10, 13, 16, 24
114C	GROCERY STAGING	.	3'-8"±	7'-0"±	1 3/4"±	LH	HW-19	2	EXISTING HOLLOW METAL	EXISTING HOLLOW METAL	PT-02(B) GROCERY STAGING SIDE / PT-09(B) EXTERIOR SIDE	PT-02(B) GROCERY STAGING SIDE / PT-09(B) EXTERIOR SIDE	EXISTING	EXISTING	EXISTING	3, 9, 10, 13
115A	RECEIVING ROOM	.	8'-0"	8'-0"	1"	ROLL-UP	HW-07	9	STEEL ROLL-UP	STEEL CHANNEL	FACTORY FINISH	PT-09(B)	25 / A5.05	26 / A5.05	27 / A5.05



NOTE: THE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF ALL LIGHT FIXTURES AND CEILING MOUNTED EVAPORATORS IN PREP AREAS. TYPICAL

SYMBOL LEGEND

- EMERGENCY LIGHTS
- LIGHTS
- NIGHT LIGHTS
- EXIT SIGNS
- XX — ENERGY MANAGEMENT LOAD NUMBER
- AMERLUX (NOT SHOWN)

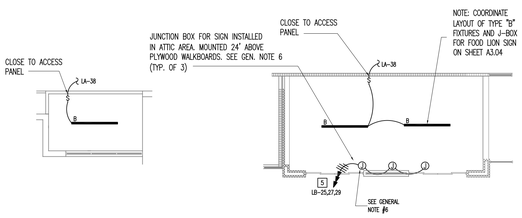
DRAWING LIST

E1.01	ELECTRICAL LIGHTING PLAN
E1.01a	ELECTRICAL LIGHT FIXTURE LOCATION PLAN
E1.02	ELECTRICAL POWER PLAN
E1.03	REFRIGERATION WIRING PLAN
E1.03A	ELECTRICAL REFRIG. COMMUNICATION PLAN
E1.04	SECURITY PLAN
E1.05	FIRE SYSTEM PLAN
E1.06	COMMUNICATION PLAN
E1.07	ROOF ELECTRICAL PLAN
E2.01	ELECTRICAL ELEVATIONS
E4.01	DELI/BAKERY ELECTRICAL POWER PLAN
E4.02	WORKROOM & REGISTER POWER PLAN
E4.03	WORKROOM & REGISTER COMMUNICATION PLAN
E5.01	ELECTRICAL DETAILS
E5.02	ELECTRICAL ONE LINE DIAGRAM
E5.03	ELECTRICAL CONTROLS DIAGRAM
E6.01	ELECTRICAL PLAN SCHEDULES
E6.02	ELECTRICAL SCHEDULES & DIAGRAMS
E6.03	EMS LOAD & DIMMING SCHEDULE
E7.01	POWERSECURE PLANS & DETAILS
E8.0	ENERGY CALCULATIONS
ESL-1	ELECTRICAL SITE PLAN

REFER TO COVER SHEET FOR NATIONAL ACCOUNTS CONTACTS AND RESPONSIBILITY SCHEDULE.

NOTE: THE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF ALL LIGHT FIXTURES AND CEILING MOUNTED EVAPORATORS IN PREP AREAS. TYPICAL

NOTE: REFER TO SHEET ESL-1 FOR FIXTURE TYPE AND CIRCUITING FOR ALL SITE LIGHTING.



3 ATTIC ABOVE WORKROOM OFFICE E1.01 SCALE: N.T.S

4 ATTIC ABOVE VESTIBULE E1.01 SCALE: N.T.S

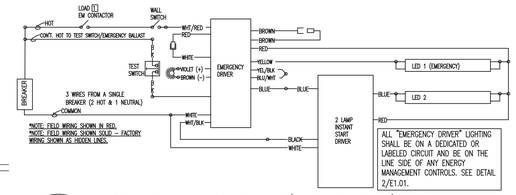
GENERAL NOTES:

1. JANITOR AND RESTROOM FANS SHALL BE WIRED TO RUN CONTINUOUSLY DURING STORE OPERATING HOURS. NOTE: NOT TO BE SWITCH OPERATED.
2. LIGHT FIXTURES IN GROCERY STAGING/RECEIVING AREA SHALL BE HUNG FROM BAR JOISTS AT 10'-0" A.F.F.
3. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR RUNNING THE CONDUIT & WIRING FOR THE FREE STANDING FOOD LION, PYLON SIGN. THIS SIGN SHALL BE POWERED OFF APPROPRIATE PANEL IN EQUIPMENT RM. ALL SHOPPING CENTER SIGNS SHALL BE POWERED FROM THE HOUSE PANEL.
4. ALL LIGHTING FIXTURES SHALL BE FURNISHED BY SYLVANIA LIGHTING SERVICES AND INSTALLED BY THE ELECTRICAL CONTRACTOR (UNLESS OTHERWISE NOTED).
5. EMERGENCY & EXIT LIGHTS SHOWN ARE A MINIMUM. ENGINEER OF RECORD SHALL PROVIDE EMERGENCY LIGHT FIXTURES IN ACCORDANCE WITH LIFE SAFETY CODE 101 SECTION 5-9.
6. THE FOOD LION STOREFRONT SIGN IS FURNISHED & INSTALLED BY OTHERS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE PIG-TAILS, WIRE STOREFRONT SIGN AND WIRE TO APPROPRIATE CIRCUITS.
7. ALL JUNCTION BOXES LOCATED IN COOLERS & FREEZERS ARE TO BE WEATHERPROOF. AFTER WIRING IS COMPLETE, SEAL ALL PENETRATIONS PER NEC 370-15. (SEAL TO PREVENT ANY AIRFLOW.)
8. ALL EXTERIOR LIGHTING SHALL BE ON DEDICATED CIRCUITS.
9. ALL LIGHT SWITCHES ARE TO BE MOUNTED 44" A.F.F. TO THE CENTER OF THE BOX.
10. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR RUNNING ALL WIRING TO PANELS & CONNECTION OF ALL FIXTURES.
11. ALL WIRING SHALL BE DONE IN STRICT ACCORDANCE WITH N.E.C. STANDARDS AND WITH FOOD LION STANDARDS. NO SLOPPY OR HAZARDOUS WORK WILL BE ACCEPTED, NO COLOR CHANGES IN WIRE RUNS, MISLABELED CIRCUITS, ETC.
12. ELECTRICAL CONTRACTOR IS TO MAKE SURE THAT NO MC OR FLEX CABLES ARE USED UNLESS OTHERWISE NOTED. MC OR FLEX CABLES CAN ONLY BE USED IN SHORT RUNS FOR LIGHTING FEEDS. EMT MUST BE USED TO CONNECT PANEL TO JUNCTION BOX AND HAVE COMPRESSION TYPE FITTING. SEE SPECIFICATIONS FOR STANDARDS PRACTICES.
13. ELECTRICAL CONTRACTOR SHALL SUPPLY & INSTALL END CAPS ON BOTH ENDS OF EVERY LIGHT FIXTURE RUN. NO END CAPS SHALL BE INSTALLED BETWEEN TWO ADJOINING FIXTURES.
14. ELECTRICAL CONTRACTOR SHALL SUPPLY & INSTALL JUNCTION BOXES ABOVE BAR JOISTS.
15. TYPE "E" AND "E2" FIXTURES OVER CHECK-OUT AND ABOVE SALES AREA FLOOR SHALL MATCH SLOPE OF ROOF AND MOUNTED LEVEL WITH THE BOTTOM CHORD OF THE BAR JOISTS.
16. "NL" INDICATES FIXTURES ON A NIGHT LIGHT CIRCUIT.
17. DECOR CONTRACTOR TO INSTALL AMERLUX SYSTEM. ELECTRICAL CONTRACTOR SHALL POWER AMERLUX SYSTEM.

ENERGY MANAGEMENT NOTES

1. THE ENERGY MANAGEMENT CONTROL CABINET WITH ENVIRONMENTAL CONTROL PANEL SHALL BE PURCHASED FROM SESCO BY THE MECHANICAL CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR. PHONE: 1-888-996-2220.
2. ALL CONTACTORS ARE LABELED PER LOAD NUMBER & MUST BE CROSS REFERENCED WITH THE INDICATED ENERGY MG'MT LOAD NUMBERS TO OBTAIN CORRECT INSTALLATION. MAINTAIN ALPHABETICAL AND NUMERICAL ORDER IN BREAKING YOUR CIRCUITS ACROSS EACH LOAD.
3. ALL WIRING WILL BE NEAT & TIE-WRAPPED. EACH CIRCUIT TO LABELED ON THE LINE & LOAD SIDE OF EACH CONTACTOR. MAKE SURE ALL TERMINATIONS ARE CENTERED AND SECURE.
4. ANY ADDITIONAL CONDUCTORS IN AN ENERGY MG'MT JUNCTION BOX SHALL BE NEATLY ROUTED TO EXTREME EDGE OF THE ENCLOSURE.
5. ALL COOLER & FREEZER LIGHTING CIRCUITS SHALL BE BROKEN ACROSS LOAD #1 ON 18"X18" CONTACTOR SCREEN & VERIFIED (NO HEAT TAPE RECEPTACLES, DOOR HEATERS OR FANS WILL BE ALLOWED ON THESE CIRCUITS.)
6. CONTROL OF ANY CIRCUIT WHICH IS A DEVIATION FROM THE FOOD LION STANDARD SHALL BE ADDRESSED BY THE ELECTRICAL CONTRACTOR THROUGH COORDINATION WITH FOOD LION ENERGY MANAGEMENT REPRESENTATIVE.
7. ALL CASE LIGHTING CIRCUITS SHALL BE BROKEN ACROSS LOAD #6 ON 18"X18" CONTACTOR SCREEN & VERIFIED (NO FANS OR ANTI-SWEATS).
8. RECLAIM WATER HEATERS LOCATED IN MECHANICAL ROOM SHALL BE BROKEN ACROSS THEIR INDIVIDUAL LOAD #12 CONTACTORS.

REF:
REFER TO SHEET E6.02 STRATEGY LIGHT FIXTURE SCHEDULE FOR SPECIFIC LIGHT INFORMATION.



2 EMERGENCY FIXTURE DRIVER/EMS LOAD W/DIAGRAM E1.01 N.T.S

REVISIONS
No. Description Date

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

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

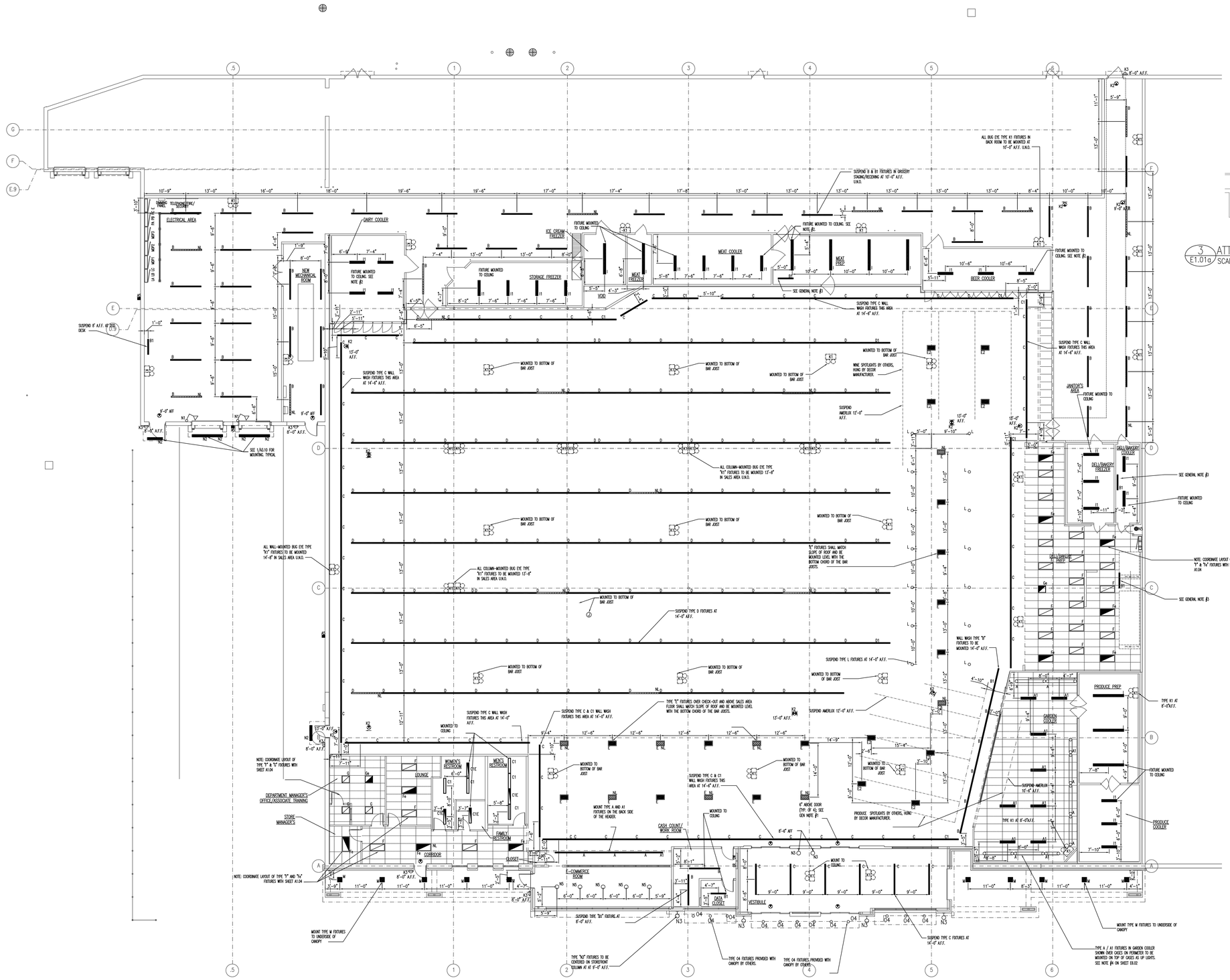
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FOOD LION 2269
93 MATHEWS DR.
HILTON HEAD ISLAND, SC
LIGHTING PLAN

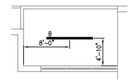
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DATE 06/27/25
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1 OF 21

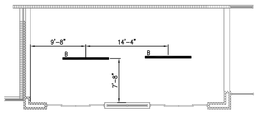
STURGILL ENGINEERING P.A. C-3817
ONE SOUTH MAIN ST.
LEXINGTON, NC 27292
(336) 238-1289 PH.
(336) 236-6393 FAX



1 E1.01a LIGHT FIXTURE LOCATION PLAN
SCALE: 3/32"=1'-0"



3 E1.01a ATTIC ABOVE WORKROOM OFFICE
SCALE: 3/32"=1'-0"



2 E1.01a ATTIC ABOVE VESTUBULE
SCALE: 3/32"=1'-0"

SYMBOL LEGEND

- EMERGENCY LIGHTS
- LIGHTS
- NIGHT LIGHTS
- EXIT SIGNS
- XX ENERGY MANAGEMENT LOAD NUMBER
- AMERLUX (NOT SHOWN)

GENERAL NOTES:

1. EXIT SIGNS SHALL BE MOUNTED TO JUNCTION BOX, SUSPENDED FROM ABOVE WITH 3/4" CONDUIT U.N.O.
2. FIXTURES IN CUSTOMER FACING WALK-INS SHALL NOT HAVE EXPOSED CONDUITS ON INTERIOR; CONDUIT MUST BE ABOVE CEILING PANEL. THIS INCLUDES BEER COOLER, MEAT PREP AND DAIRY COOLER. CONDUIT SHALL PENETRATE THROUGH THE CEILING AT EACH LIGHT FIXTURE. PENETRATIONS SHALL BE SEALED ON INSIDE AND OUTSIDE OF COOLER PANELS WITH SILICONE SEALANT, INCLUDING CONDUIT.
3. TYPE "B1" FIXTURE TO TIE INTO AN OCCUPANCY SENSOR ABOVE COOLER TO SERVICE MECHANICAL EQUIPMENT. COORDINATE LOCATION WITH EQUIPMENT TO BE INSTALLED.
4. ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF ALL LIGHT FIXTURES AND CEILING MOUNTED EVAPORATORS IN PREP AREAS. TYPICAL

REVISIONS

No.	Description	Date

FOOD LION

APPROVAL

☐APPROVED
☐APPROVED AS NOTED
☐NOT APPROVED
DATE_____
BY_____

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

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HILTON HEAD ISLAND, SC

LIGHTING FIXTURE LOCATION PLAN

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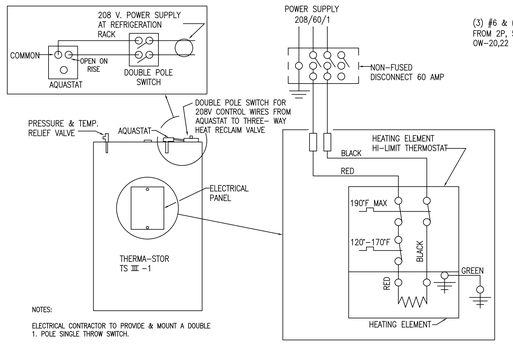
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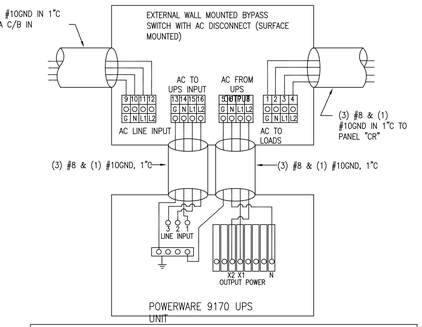
E1.01A

2 OF 21

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1 E6.02 WIRING DETAIL FOR THERMA-STOR III-1 RECLAIM WATER HEATER
NOT TO SCALE



UPS UNIT NOTES:

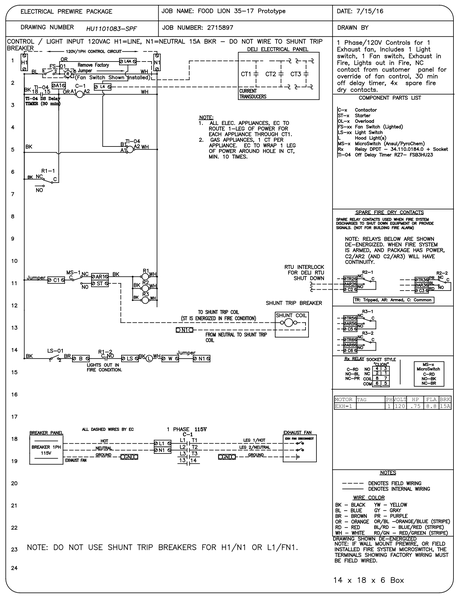
1. THIS DIAGRAM MUST BE FOLLOWED PER PROPER PHASING AND OPERATION.
2. PANEL "CR" TO BE POWERED BY 208 VAC HOT, NEUTRAL AND ISOLATED GROUND.
3. ALL ELECTRICAL WIRING WILL BE DONE IN A MANNER ACCEPTABLE TO FOOD LION, LLC. AND THE N.E.C.
4. FOR ANY QUESTIONS, CALL NATIONAL POWER CORPORATION AT (336) 613-3679.
5. NATIONAL POWER IS RESPONSIBLE FOR STARTING UP THE U.P.S. SYSTEM.
6. 6"X6"X4"D JUNCTION BOX SHALL BE FLUSH MOUNTED DIRECTLY BEHIND THE BYPASS SWITCH FOR CONCEALED UPS WIRING.

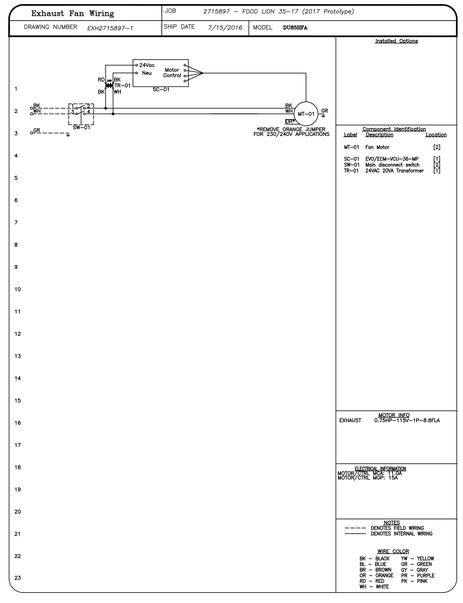
2 E6.02 "UPS" UNIT WIRING DIAGRAM
NOT TO SCALE

SYMBOL LEGEND

- S SINGLE POLE SWITCH
- S3 THREE WAY SWITCH
- Sp SINGLE POLE SWITCH w/ PILOT LIGHT INDICATOR
- DUPLEX RECEPTACLE
- W.P. WEATHERPROOF RECEPTACLE
- QUADRAPLEX RECEPTACLE
- SPECIAL RECEPTACLE (TYPE AS NOTED)
- JUNCTION BOX
- MICROPHONE
- TELEPHONE JACK, 2"x4" UNLESS NOTED OTHERWISE
- DISCONNECT SWITCH (TYPE AS NOTED)
- MAGNETIC SWITCH
- DROP FROM CEILING
- NEW FLOOR STUB-UP
- ELECTRICAL CONNECTION UNDER CASE
- LIGHT FIXTURE
- LIGHT FIXTURE (SEE LIGHT FIXTURE SCHEDULE ON THIS SHEET)
- EXIT LIGHT
- EMERGENCY LIGHT FIXTURE
- EXHAUST FAN
- PB PUSHBUTTON
- SIGNAL BELL
- SENSOR....TEMP/HUMIDITY (HANDY BOX MTD.)
- SC SCALE COMMUNICATION OUTLET
- ENERGY MANAGEMENT SYSTEM LOAD NUMBER
- SPEAKER VOLUME CONTROL

HOOD SYSTEM WIRING DETAIL (REFER AND COORDINATE WITH MECHANICAL CONTRACTOR)





LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	QUANTITY	DESCRIPTION	MANUFACTURER	LABEL	WATTS	VOLTS	NOTES
A	10	8' LED STRIP LIGHT	LITHONIA	CLX L96 6000LM SEF RDL MVOLT GZ10 35K 80CRI PLR1LVG WH	37	120	
A1	3	4' LED STRIP LIGHT	LITHONIA	CLX L48 3000LM SEF RDL MVOLT GZ10 35K 80CRI PLR1LVG WH	19	120	
A5	2	EXTERIOR WALL PACK	LUMARK	PRV-P-C2S-D-UNV-T4-WM-7030	95	120	
B	59	8' LED STRIP LIGHT	LITHONIA	CLX L96 8000LM HEF RDL MVOLT GZ10 35K 80CRI PLR1LVG WH	48	120	3
Be	0	8' LED STRIP LIGHT WITH BATTERY BACKUP	LITHONIA	CLX L96 8000LM HEF RDL MVOLT GZ10 35K 80CRI PLR1LVG WH with battery backup	48	120	
B1	6	4' LED STRIP LIGHT	LITHONIA	CLX L48 4000LM HEF RDL MVOLT GZ10 35K 80CRI PLR1LVG WH	24	120	3
C	71	8' LED STRIP LIGHT	LITHONIA	CLX L96 10000LM HEF RDL MVOLT GZ10 35K 80CRI PLR1LVG WH	60	120	3
C1	11	4' LED STRIP LIGHT	LITHONIA	CLX L48 5000LM HEF RDL MVOLT GZ10 35K 80CRI PLR1LVG WH	30	120	
C1e	4	4' LED STRIP LIGHT WITH BATTERY BACKUP	LITHONIA	CLX L48 5000LM HEF RDL MVOLT GZ10 35K 80CRI E10WLCP SPD PLR1LVG WH	30	120	
D	133	8' LED STRIP LIGHT	LITHONIA	CLX L96 14000LM HEF RDL MVOLT GZ10 35K 80CRI PLR1LVG WH	87	120	3
D1	7	4' LED STRIP LIGHT	LITHONIA	CLX L48 7000LM HEF RDL MVOLT GZ10 35K 80CRI PLR1LVG WH	44	120	3
E	17	LED HIGH BAY FIXTURE	LITHONIA	IBG 24000 HEF AFL GND MVOLT GZ10 35K 80CRI DWH	134	120	
E2	9	LED HIGH BAY FIXTURE	LITHONIA	IBG 15000 HEF AFL GND MVOLT GZ10 35K 80CRI DWH	85	120	
F	19	2x4 FLAT PANEL LED	LITHONIA	CPX 2x4 4000LMHE 80CRI 35K SWL	39	120	
Fe	10	2x4 FLAT PANEL LED WITH BATTERY BACKUP	LITHONIA	CPX 2x4 4000LMHE 80CRI 35K SWL WITH BATTERY BACKUP	39	120	
G	3	2x2 FLAT PANEL LED FIXTURE	LITHONIA	CPX 2x2 3200LMHE 80CRI 35K SWL	27	120	
Ge	2	2x2 FLAT PANEL LED FIXTURE WITH BATTERY BACKUP	LITHONIA	CPX 2x2 3200LMHE 80CRI 35K SWL WITH BATTERY BACKUP	27	120	
H	0	1x4 FLAT PANEL LED FIXTURE	LITHONIA	CPX 1x4 3200LMHE 80CRI 35K SWL	29	120	
I	9	8' LED COOLER/FREEZER LINEAR	LITHONIA	FEM L96 12000LM LPAFL MD MVOLT 40K 80CRI	38	120	
I1	23	4' LED COOLER/FREEZER LINEAR	LITHONIA	FEM L48 6000LM LPAFL MD MVOLT 40K 80CRI	39.2	120	
J	0	4' LED LINEAR	ILT	ILT LB48 W35F24	15	120	
K1	40	HIGH CAPACITY EMERGENCY BUGEYE LIGHTING	MULE	TSR-HO-W-IBM	11	120	
K2		LED RED EXIT SIGN WITH BATTERY BACKUP	MULE	MXBRU	0.65	120	
K3	6	ARCHITECTURALLY STYLED HIGH PERFORMANCE LED EGRESS LUMINAIRE	MULE	MAKO-LED ACEM DB	11	120	
L	14	8" LED CYLINDER	INTENSE	GC8DR L10 35 NF SV C C144	49	120	
M	10	EXTERIOR LED CANOPY LIGHT	CREE	CPY250-C-8L-40K7-F-UL-DM-WH	53	120	
N1	2	DOCK LIGHT WITH SWING ARM	ELITE	ODL1-LED-50W-ODL-ACC-SA-40-360	53	120	
N2	6	4' LED VAPOR TIGHT STRIP FOR REAR CANOPY	LUMINOSO	VPS4-14-40W-40K-J-Y-FR-SP	40	120	10
N3	6	LED EXTERIOR SCONCE LIGHT, WAREHOUSE SHADE COLLECTION GOOSENECK	HI-LITE MFG.	H-15312-B-118/6/LED4/35/BCM-M *850 LUMENS-3500K *118-PAINTED ALUMINUM FINISH	21	120	
N4	0	.....	.....	.....	.....	.....	.....
N5	7	6" ROUND LED	ELITE	HH6-LED-2000L-DIM10-120-MD-30K-85/HH6-6501-CL-SCH	27	120	
O		PRODUCE SPOTLIGHT	AMERLUX	SPEQ-M-A17.26.ST.TEK.120.NF.3CLA.LE/TE	30	120	5
O1		BEER/WINE SPOTLIGHT	AMERLUX	SPEQ-M-A17.21.ST.TEK.120.FL.309.LE/TE	30	120	5
O2		POTATO FLOOD LIGHT	AMERLUX	EDR-6666-SPEQ-M-A17.21.ST.TEK.120.FL.279.LE/TE-CH	21	120	5
O4	12	LOW PROFILE DOWNLIGHT	RAB	NDLED4RD-50N-S-W	20	120	
P		LOW PROFILE DOWNLIGHT	RAB	NDLED4RD-50N-S-W	20	120	
S1	0	CAN LIGHTS	LITHONIA	LDN8-35K-60-L08-WR-LSS-TRW-MVOLT-GZ10	73	120	

**ELECTRICAL CONTRACTOR RESPONSIBLE FOR VERIFY EXACT COUNT FOR ALL LIGHTING FIXTURES

LIGHT FIXTURE SCHEDULE NOTES

1. LIGHT FIXTURES AND LAMPS SHALL BE PURCHASED FROM WESCO ENERGY SOLUTIONS. LIGHTING DESIGN AND PROJECT MANAGEMENT DEPARTMENT, 200 MIDWAY PARK DRIVE, MIDDLETOWN, NY 10940 AT THE NATIONAL CONTRACT PRICE. FOR PURCHASE, CONTACT LISA B. MASTIN AT 1-800-579-1514 EXT. 0066 EMAIL: lmastin@wesco.com; ALL FIXTURES SHALL BE INSTALLED AND PROVIDED BY ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES, RATINGS, LENGTHS, ETC.
2. SEE SHEET E1.01a FOR MOUNTING HEIGHTS OF ALL LIGHTING FIXTURES. COORDINATE CABLE MOUNTING LENGTH WITH MOUNTING HEIGHT OF FIXTURE.
3. PROVIDE WHITE "SO" POWER FEED, TIE WRAP "SO" CORD NEATLY TO AIRCRAFT CABLE. SUSPEND FIXTURE WITH AIRCRAFT CABLE.
4. FIXTURE TO BE MOUNTED ON TOP OF REFRIGERATED CASE. MOUNT FIXTURE 24" FROM CENTER OF FIXTURE TO FACE OF WALL. POSITION REFLECTOR TO FACE THE WALL.
5. BUSSTRUT SYSTEM SHALL BE SUSPENDED WITH AIRCRAFT CABLE. PROVIDE WHITE "SO" CORD POWER FEED. ELECTRICAL CONTRACTOR TO INSTALL STEEL SAFETY CABLE PROVIDED WITH FIXTURE.
6. ALL LAMPS SHALL BE MANUFACTURED BY GENERAL ELECTRIC, SYLVANIA OR PHILLIPS, UNLESS NOTED OTHERWISE. (LED/ CREE)
7. MOUNTED TO BACK OF BULKHEAD.
8. (2) "GN" FIXTURES AT THE STORE ENTRANCE TO HAVE A REMOTE LED EMERGENCY DRIVER. ELECTRICAL CONTRACTOR TO PROVIDE REMOTE EMERGENCY LED DRIVER "PHILLIPS BODINE BSL310CP"

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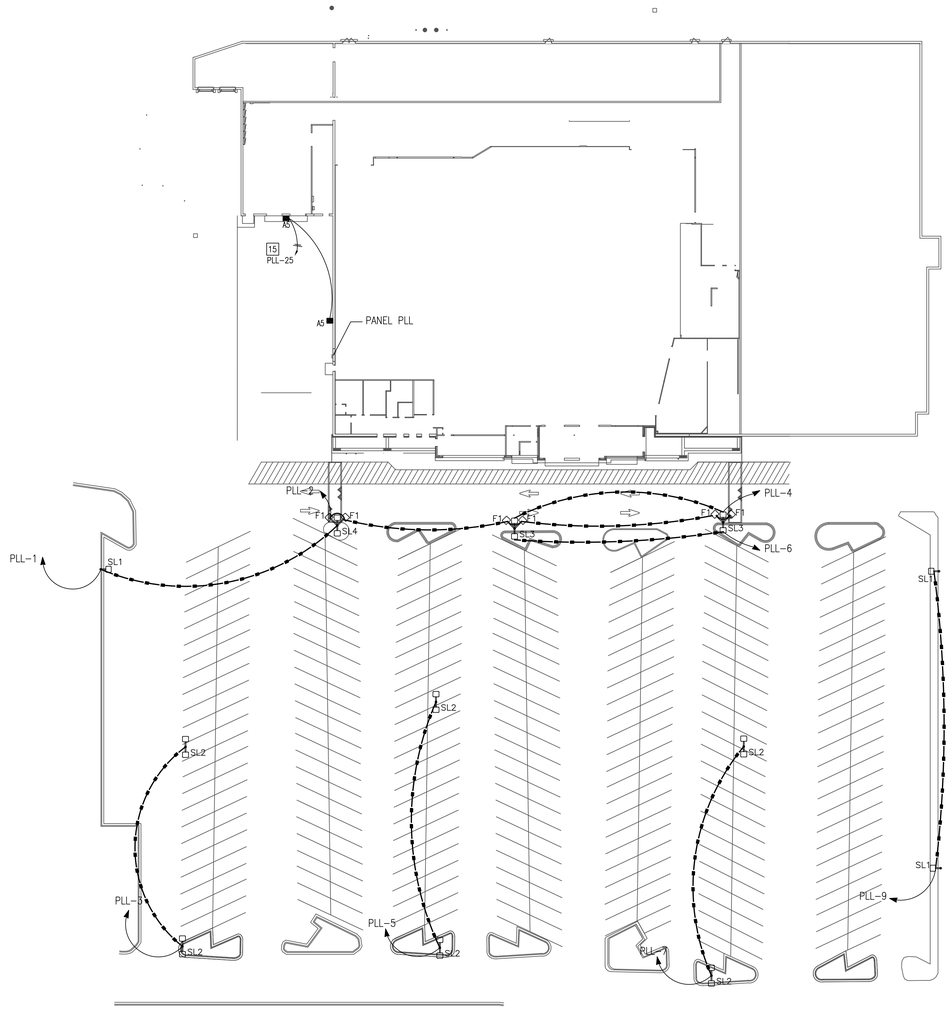
FOOD LION 2269
93 MATHEWS DR.
HILTON HEAD ISLAND, SC
ELECTRICAL SCHEDULES AND DIAGRAMS

DRAWING FILE NAME

RFS JOB # 2025-058
DATE 06/27/25

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18 OF 21

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1 ESL-1 ELECTRICAL SITE PLAN
SCALE: 1/32"=1'-0"

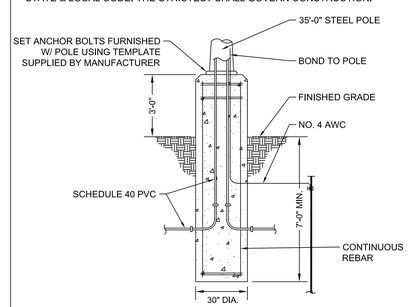
POLE MOUNTED PARKING AREA LIGHTING CRITERIA:

1. COORDINATE LIGHTING LAYOUT WITH LOCAL ORDINANCES. LIGHTING LAYOUT SHOWN IS SCHEMATIC.A SPECIFIC PHOTOMETRIC AND CIRCUIT PLAN THAT CONFORMS TO THE REQUIREMENTS OF THESE CRITERIA SHALL BE FORWARDED TO TENANT FOR REVIEW AND APPROVAL.
2. IF TENANT IS PART OF A COMMON DEVELOPMENT WHERE AREA LIGHTING IS SHARED IN COMMON BY MULTIPLE TENANTS. THEN AREA LIGHTING SHALL BE CONTROLLED BY AN INDEPENDENTLY METERED CONTROL BOX INSTALLED BY LANDLORD. PROVISIONS SHALL BE MADE TO ASSURE ADEQUATE LIGHTING CONTROLS FOR TENANTS OPERATION AND TO REDUCE ENERGY CONSUMPTION. IN LOCATIONS WHERE TENANT IS ONLY FACILITY ON SITE, TENANT SHALL FEED EXTERIOR LIGHTS AND SIGN FROM ITS BUILDING.
3. SITE LIGHTING SHALL NOT BE PROVIDED BY LOCAL UTILITY COMPANIES.
4. PROVIDE LIGHT CIRCUITING DESIGN THAT ALLOWS:
   - A. PORTIONS OF PARKING LOT TO BE SHUTOFF DURING NON PEAK HOURS.
   - B. ONE HEAD ON EACH POLE DIRECTLY IN FRONT OF FOOD LION STORE AND AT LEAST ONE HEAD DIRECTLY BEHIND FOOD LION SHALL STAY ON AT ALL TIMES FOR SECURITY LIGHTING (EXCLUDING DAYLIGHT HOURS).
   - C. SEPARATE CONTROL OF ACCESS DRIVE LIGHTS.
   - D. SEPARATE CONTROL OF PYLON SIGN LIGHTING.
5. FOOD LION REQUIRES:
   - A. SIX (6) FOOT CANDLES MINIMUM (NOT MINIMUM AVERAGE) MAINTAINED FOR THE FIRST 150 FEET DIRECTLY IN FRONT OF FOOD LION.
   - B. SIX (6) FOOT CANDLES MINIMUM AVERAGE ACCEPTABLE IN THE BALANCE OF ALL PAVED AREAS, WITH A THREE (3) FOOT CANDLE MINIMUM (NOT MINIMUM AVERAGE) IN THE PARKING LOT. LED SOURCES ONLY.
6. LANDLORD SHALL SUBMIT A POINT BY POINT LIGHTING FOOT-CANDLE ARRAY ON A 20' MAX. GRID FOR ALL PAVED AREAS WITHIN THE DEVELOPMENT SITE TO TENANT FOR REVIEW AND APPROVAL. ARRAY SHALL BE PREPARED BY LIGHTING MANUFACTURER.
7. IF LIGHT LEVEL FOR DEVELOPMENT ON ABUTTING PROPERTIES IS HIGHER THAN WHAT IS SPECIFIED ABOVE, LIGHT LEVEL FOR TENANT SHALL BE INCREASED TO MATCH ADJACENT DEVELOPMENT.
8. USE TALLEST LIGHT POLES PRACTICAL AND MINIMUM NUMBER NECESSARY. USE STEEL POLES, COMPLY WITH ASTM A 500, GRADE B, CARBON STEEL (TAPERED ROUND OR SQUARE, MATCH EXISTING) LOCAL AUTHORITY REQUIREMENTS MUST BE MET.
9. SIDE AND REAR BUILDING: MULE MACO-LED WALL PACK (SUPPLIED AND INSTALLED BY BUILDING CONTRACTOR).
10. POLE MOUNTED LUMINARIES:
    - A. AREA LIGHTS, BASES, AND POLES SHALL BE PROVIDED BY LANDLORD.
    - B. TENANT TO APPROVE FIXTURES.
    - C. LAMPS SHALL BE LED WITH FULL CUT-OFF DESIGN.
    - D. VERTICAL LAMP OPTICS ARE PREFERRED IN CENTER OF PARKING FIELD. USE HORIZONTAL LAMP AT PERIMETER.
    - E. LOCATE LIGHT POLES AT PERIMETER OF PAVED AREAS AND IN CURBED ISLANDS, WHERE POSSIBLE.
    - F. MOUNT POLES ON CONCRETE BASE AT 36" ABOVE GRADE IN PAVED AREAS AND 6" ABOVE GRADE IN LANDSCAPED AREAS (MINIMUM 3' FROM CURB LINE).
11. WIRE AND CONDUIT MUST BE SIZED BY ELECTRICAL ENGINEER AND SHOWN ON PRINTS.
12. SHOW LOCATIONS AND ROUTING OF ALL CONDUIT, UTILITY SERVICES AND EASEMENTS. UTILITY SERVICES TO BE UNDERGROUND.
13. SITE LIGHTING TO BE CONNECTED TO HOUSE PANEL "PLL".

GENERAL NOTES:

1. ELECTRICAL CONTRACTOR SHALL COORDINATE FINAL FIXTURES, LOCATIONS, AND PHOTOMETRICS WITH CIVIL DRAWINGS UNDER SEPARATE PERMIT.
2. REFER TO THE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION ON THE ELECTRICAL SYSTEM AND EMS.
3. LIGHT FIXTURES MUST BE FULL-CUTOFF THAT MEET ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) CRITERIA, AND MUST BE AIMED STRAIGHT DOWN.
4. IN ALL DISTRICTS, ANY OPERATION OR ACTIVITY WHICH PRODUCES LIGHT OR GLARE, EXCEPT FOR CARS, TRUCKS, AND OTHER VEHICLES TRAVELING ON HIGHWAYS, STREETS, OR RAILWAYS, MUST NOT CAUSE ILLUMINATION IN EXCESS OF ONE (1) FOOTCANDLE ACROSS ANY RESIDENTIAL LOT LINE IN ANY RESIDENTIAL DISTRICT.
5. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ANY BUILDING MOUNTED LIGHT FIXTURES.
6. CONTRACTOR TO INSTALL CONDUITS FOR IRRIGATION SYSTEM.

NOTE:
THE DETAILS SHOWN BELOW ARE FOR MINIMUM DESIGN ONLY. COORDINATE WITH STATE & LOCAL CODE. THE STRICTEST SHALL GOVERN CONSTRUCTION.



NOTE: ALL CONCRETE WORK SHALL CONFORM TO DIVISION 3 OF SPECIFICATIONS.

2 ESL-1 POLE BASE
SCALE: N.T.S

SITE LIGHT FIXTURE SCHEDULE

FIXTURE TYPE	QUANTITY	DESCRIPTION	MANUFACTURER	LABEL	WATTS	VOLTS	MNT HGHT
SL1	3	28' MOUNTING HEIGHT, LED POLE MOUNTED LIGHT, TYPE V SHORT LIGHT DISTRIBUTION, 4000K COLOR TEMP, UNIVERSAL VOLTAGE	LUMARK	(1) PRV-XL-C10D-D-UNV-T3-BZ-7030	217	120	28'
SL2	6	28' MOUNTING HEIGHT, LED POLE MOUNTED LIGHT, TYPE V SHORT LIGHT DISTRIBUTION, 4000K COLOR TEMP, UNIVERSAL VOLTAGE	LUMARK	(2) PRV-XL-C125-D-UNV-T5-BZ-7030	528 (2)@264	120	28'
SL3	2	28' MOUNTING HEIGHT, LED POLE MOUNTED LIGHT, TYPE V SHORT LIGHT DISTRIBUTION, 4000K COLOR TEMP, UNIVERSAL VOLTAGE	LUMARK	(1) PRV-XL-C10D-D-UNV-T3-BZ-7030 (1) PRV-XL-C10D-D-UNV-T5-BZ-7030	434 (2)@217	120	28'
SL4	1	28' MOUNTING HEIGHT, LED POLE MOUNTED LIGHT, TYPE V SHORT LIGHT DISTRIBUTION, 4000K COLOR TEMP, UNIVERSAL VOLTAGE	LUMARK	(1) PRV-XL-C10D-D-UNV-T3-BZ-7030 (1) PRV-XL-C15D-D-UNV-T5-BZ-7030	502 (1)@217 (1)@285	120	28'
A5	2	20' MOUNTING HEIGHT, WALL MOUNTED LIGHT, 48 LED, NEUTRAL WHITE COLOR TEMP, UNIVERSAL VOLTAGE	LUMARK	PRV-P-C25-D-UNV-T4-WM-7030	95	120	20'
F1	6	32' MOUNTING HEIGHT, LED POLE MOUNTED LIGHT, NEMA 6 12 LED, 4000K COLOR TEMP, UNIVERSAL VOLTAGE	LUMARK	NHRS50U33BZ730_25	38	120	20'

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No. Description Date

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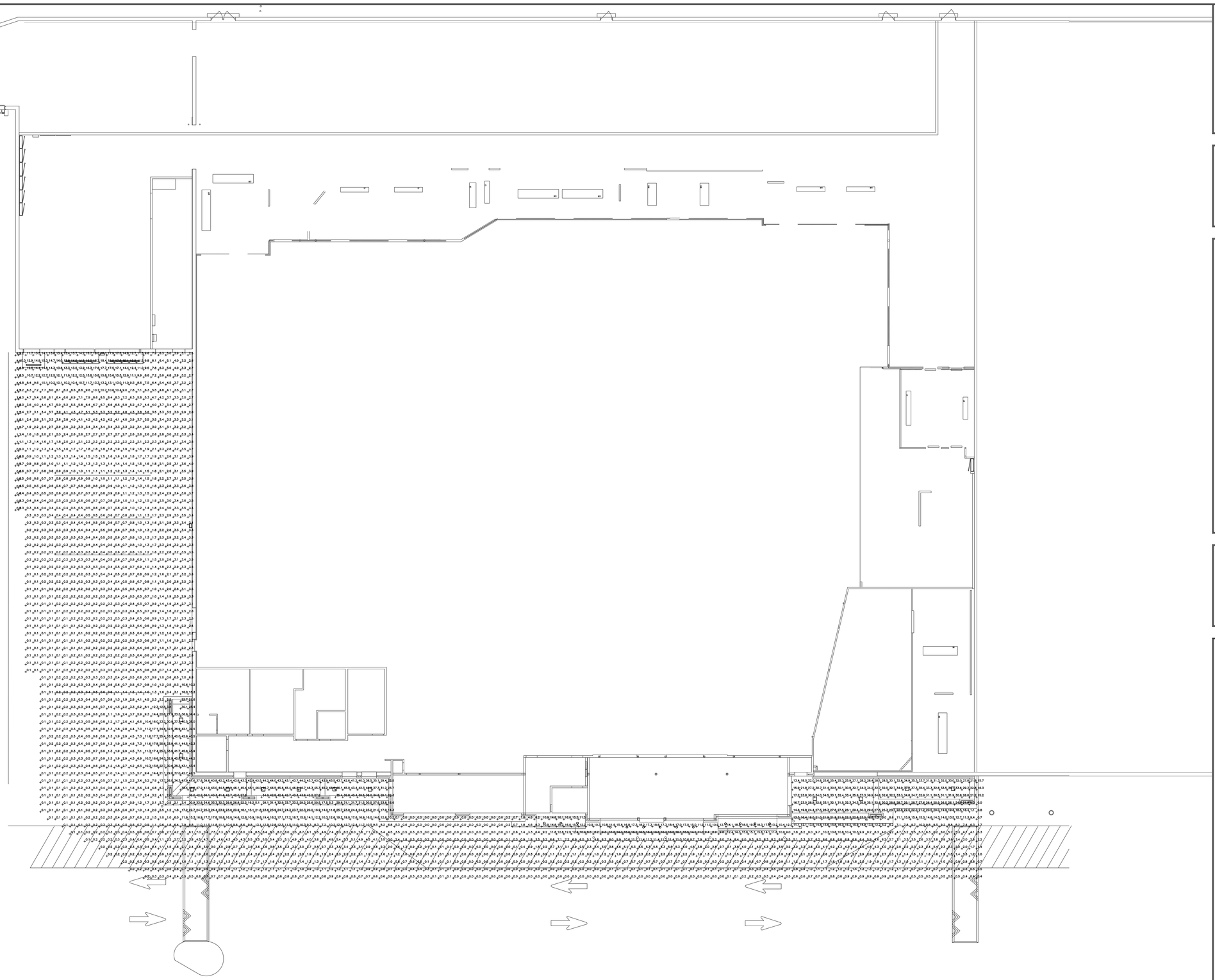
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93 MATHEWS DR.
HILTON HEAD ISLAND, SC
ELECTRICAL SITE LIGHTING PLAN

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RFS JOB #
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ESL-1
21 OF 21

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1 ESL-2 PHOTOMETRIC LIGHTING LEVELS (BUILDING LIGHTING)
SCALE: 3/32" = 1'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
front canopys	+	30.0 fc	47.6 fc	0.0 fc	N/A	N/A
front sidewalk	+	4.0 fc	25.7 fc	0.0 fc	N/A	N/A
left side	+	2.8 fc	25.6 fc	0.1 fc	256.0:1	28.0:1

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No.	Description	Date

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PHOTOMETRIC LIGHTING LEVELS

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2025-058
DATE
06/27/25

ESL-2

22 OF 22

93 Matthews Drive
Food Lion
Exterior Lighting Fixtures
August 26, 2025
DRB-000854-2025

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail Petite Wall

Wall Mount Luminaire

Product Features

BAA FADC

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Product Specifications page 3
- Energy and Performance Data page 4
- Control Options page 5

Product Certifications

ISO CERTIFIED, UL CERTIFIED, DLC LISTED [1], DLC LISTED PREMIUM [1], FC CLASS A CAN ICES-005, RoHS COMPLIANT, IP66, ida DARK SKY APPROVED [2], 5 YEAR LIMITED WARRANTY

Quick Facts

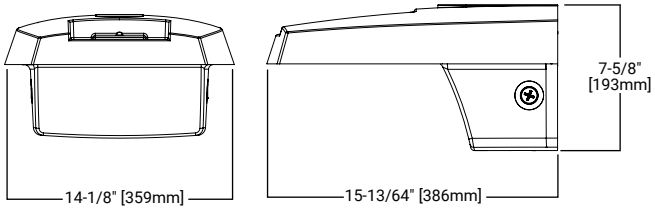
- Lumen packages range from 4,800 - 12,200 lumens (35W - 90W)
- Replaces 70W up to 250W HID equivalents
- Efficacies up to 146 lumens per watt
- Energy and maintenance savings up to 84% versus HID solutions
- Surface mount configuration with standard conduit entry

Connected Systems

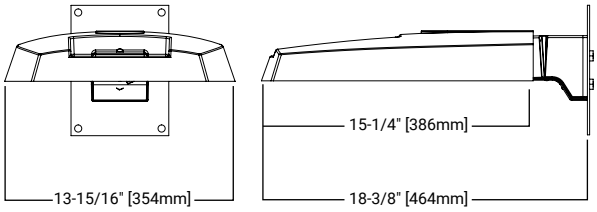
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details

Surface Mount (SM)



Wall Mount (WM)



A5

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **PRV-P-C15-D-UNV-T4-SM-BZ**

Product Family [1, 2]	Light Engine [3]	Driver	Voltage	Distribution	Mounting (Included)	Finish
PRV-P=Prevail Petite **BAA-PRV-P**=Prevail Petite BAA Compliant [20] **TAA-PRV-P**=Prevail Petite TAA Compliant [20]	**C10**=(1 LED) 4,900 Nominal Lumens **C15**=(1 LED) 6,900 Nominal Lumens **C20**=(1 LED) 9,800 Nominal Lumens **C25**=(1 LED) 11,800 Nominal Lumens	**D**=Dimming (0-10V)	**UNV**=Universal (120-277V) **347**=347V **480**=480V [4] **DV**=Duravolt, 277-480V [4, 21]	**T2**=Type II **T3**=Type III **T4**=Type IV **T5**=Type V	**SM**=Surface Wall Mount **WM**=Wall Mount Arm	**BZ**=Bronze **AP**=Grey **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	Accessories (Order Separately) [16, 17]
7030=70 CRI / 3000K CCT [5] **7050**=70 CRI / 5000K CCT [5] **10K**=10kV/10kA UL 1449 Fused Surge Protective Device **20MSP**=20kV MOV Surge Protective Device **20K**=20kV UL 1449 Fused Surge Protective Device **EBP**=Emergency Battery Pack (Ambient Temp, 0° to 40°C) [6] **CBP**=Cold Weather Emergency Battery Pack (Ambient Temp, -20° to 40°C) [6] **CBP-CEC**=Cold Weather Emergency Battery Pack, CEC Compliant (Ambient Temp, -20° to 40°C) [6] **HSS**=House Side Shield [7] **HA**=50°C High Ambient Temperature [8] **CC**=Coastal Construction [9] **BPC**=Button Photocontrol [10] **PER**=NEMA 3-PIN Twistlock Photocontrol Receptacle [10] **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [10] **FADC**=Field Adjustable Dimming Controller [22] **MS/DIM-L08**=Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting [10, 11] **MS/DIM-L20**=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting [10, 11] **MS/DIM-L40W**=Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting [10, 11] **SPB1**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting [10, 12] **SPB2**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting [10, 12] **SPB4**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting [10, 12] **WPS2XX**=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [10, 13, 14, 15] **WPS4XX**=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [10, 13, 14, 15] **WLS2XX**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [10, 13, 14, 15] **WLS4XX**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [10, 13, 14, 15]	**HS/VERD**=House Side Shield [7] **VGS-F/B**=Vertical Glare Shield, Front/Back **VGS-SIDE**=Vertical Glare Shield, Side **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=NEMA Photocontrol - 120V **OA/RA1016**=NEMA Photocontrol - Multi-Tap 105-285V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1027**=NEMA Photocontrol - 480V **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [18] **WOLC-7P-10A**=WaveLinx Outdoor Control Module (7-PIN) [19]

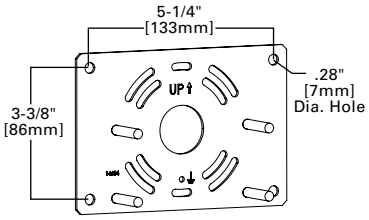
NOTES:

1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
3. Standard 4000K CCT and 70CRI.
4. 480V not to be used with ungrounded or impedance grounded systems.
5. Use dedicated IES files on product website for non-standard CCTs.
6. Only available on Surface Wall Mount (SM) mounting. Not available with C25 light engine. Not available with DV, 347, or 480 voltage options.
7. Option will come factory-installed. House Side Shield not suitable with T5 distribution.
8. Not available with EBP, CBP, or CBP-CEC options. Not available with C25 light engine.
9. Salt spray tested to over 5,000-hours per ASTM B117 with a scribe rating of 9 per ASTM D1654. Also achieves 7,000-hour rating per ASTM B117 with a scribe rating of 4 per ASTM D1654. Extended lead times may apply.
10. Option is not available with other controls: photocontrols (BPC), photocontrol receptacles (PER or PER7), or controls systems (MS).
11. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR.
12. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
13. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
14. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
15. Replace XX with sensor color (WH, BZ, or BK).
16. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
17. Replace XX with paint color.
18. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
19. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS). Operates on 120-347V input voltages.
20. 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.
21. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
22. Cannot be used with PR7 or other motion response control options.
23. Controls system is not available with photocontrol receptacles (PR , PR7) or other controls systems (FADC, SPBx).

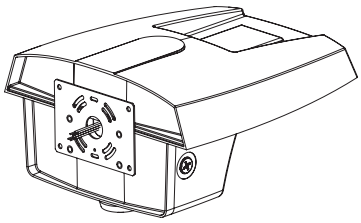
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Mounting Details

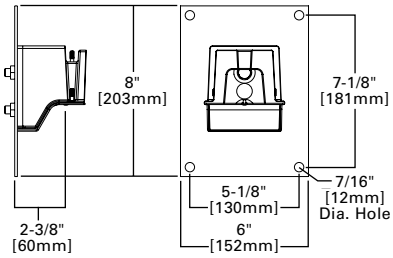
Surface Mount Plate (SM)



Surface Mount Assembly (SM)



Wall Mount (WM)



Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door
- Surface Mount (SM) offers two 1/2" NPT conduit entry plugs
- Not suitable for inverted mount installation

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected.

Typical Applications

Outdoor, Pedestrian Pathways, Building Entrances, Loading Docks, Perimeter Parking Lots

Finish

Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data

Prevail Petite (with CBP): 21 lbs. (9.53 kgs.)

Warranty

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

A5

Energy and Performance Data

Power and Lumens

Product Family		Prevail Petite			
Light Engine		C10	C15	C20	C25
Power (Watts)		35	49	73	94
Input Current @ 120V (A)		0.29	0.41	0.61	0.79
Input Current @ 277V (A)		0.13	0.18	0.27	0.35
Input Current @ 347V (A)		0.11	0.16	0.23	0.29
Input Current @ 480V (A)		0.08	0.12	0.17	0.22
Distribution					
Type II	4000K Lumens	4,775	6,717	9,542	11,521
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2
	Lumens per Watt	138	137	131	122
	3000K Lumens [1]	4,689	6,595	9,369	11,312
Type III	4000K Lumens	4,782	6,727	9,556	11,538
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens per Watt	138	137	131	123
	3000K Lumens [1]	4,695	6,605	9,383	11,329
Type IV	4000K Lumens	4,880	6,865	9,752	11,774
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens per Watt	141	140	134	125
	3000K Lumens [1]	4,792	6,740	9,575	11,561
Type V	4000K Lumens	5,067	7,128	10,126	12,226
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3
	Lumens per Watt	146	145	139	130
	3000K Lumens [1]	4,975	6,999	9,942	12,004

NOTES:
1. For 3000K, 5000K or HSS data, refer to published IES files.

Power and Lumens: Emergency Configurations

Product Family		Prevail Petite		
Light Engine		C10	C15	C20
Power (Watts) [1]		41	55	79
Input Current @ 120V (A)		0.37	0.49	0.69
Input Current @ 277V (A)		0.16	0.22	0.31
Distribution [2]				
Type II	4000K Lumens	1,910		
	3000K Lumens	1,876		
Type III	4000K Lumens	1,913		
	3000K Lumens	1,878		
Type IV	4000K Lumens	1,952		
	3000K Lumens	1,917		
Type V	4000K Lumens	2,027		
	3000K Lumens	1,990		

NOTES:
1. Power and current based on full power consumption while EBP or CBP is charging.
2. Estimated lumen outputs while luminaire is operating in emergency mode only at full charge.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Prevail Petite at 25°C	91.30%	> 194,000
Prevail Petite at 40°C	87.59%	> 134,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10ºC	1.02
15ºC	1.01
25ºC	1.00
40ºC	0.99

FADC Settings

FADC Position	Lumen Multiplier
1	25%
2	46%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

A5

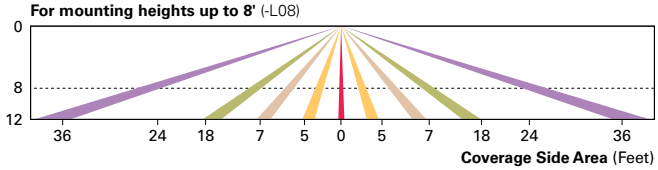
Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

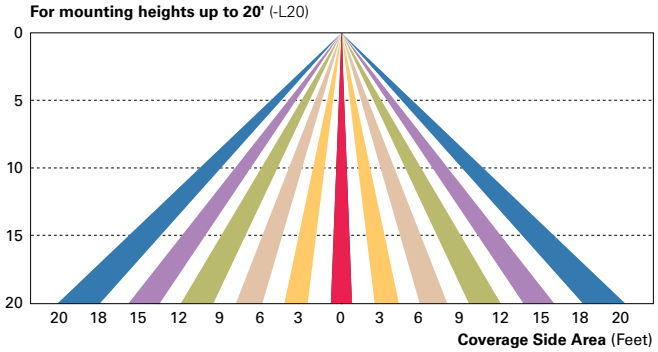
Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PER7 receptacle.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation (MS-LXX) is selected, the luminaire will turn off after five minutes of no activity. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.

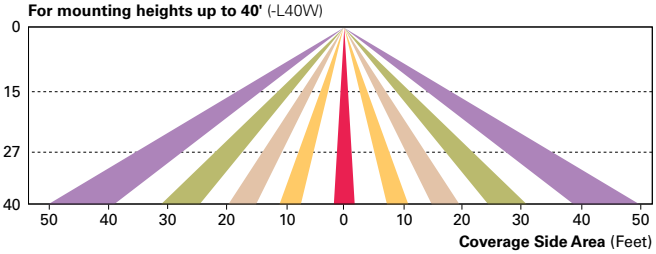
For mounting heights up to 8' (-L08)



For mounting heights up to 20' (-L20)



For mounting heights up to 40' (-L40W)

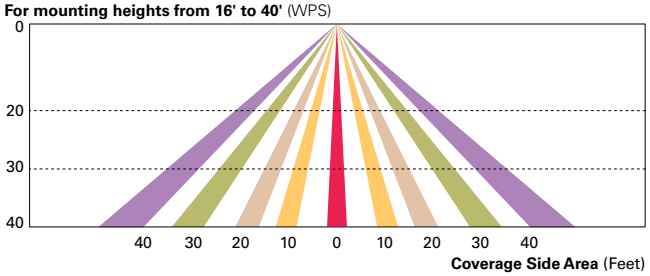


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (WPS2 and WPS4) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 16' to 40' (WPS)



A5

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1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions
subject to change without notice.

MAKO-LED Series

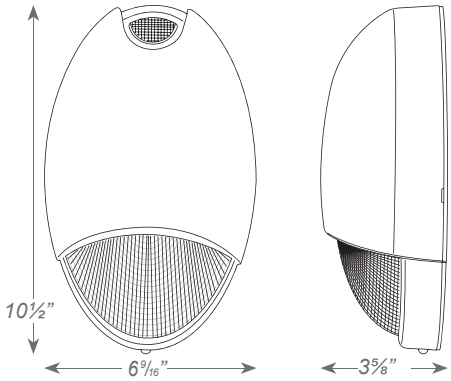
LED GENERAL & EMERGENCY LIGHTING

PROJECT:
FIXTURE TYPE:
LOCATION:
CONTACT/PHONE:

PRODUCT DESCRIPTION

An indoor/outdoor architecturally styled high performance LED Luminaire available with 'normally-on' operation powered by line voltage, emergency operation powered by a Nickel-Cadmium battery source or a combination of both. Low profile, die-cast aluminum housing available in four powder coat finishes: dark bronze, white, nickel and black. Units come standard with a single 11W high-performance LED featuring 1080 lumens in AC mode and 260 lumens in emergency backup mode, 5000K CCT and a CRI of 70. Features a UV-stable mirror-bright reflector and prismatic polycarbonate refractor for ideal light output





PRODUCT SPECIFICATIONS

CONSTRUCTION

Die cast aluminum housing • Scratch resistant Polyester powder coat finish • UV stabilized polycarbonate lens with prismatic pattern designed for path of egress distribution • Molded mirror finish reflector • Snap-fit housing and mounting plate are held together by four stainless steel clips • Universal mounting pattern molded into the back plate • Threaded top access for surface conduit installation • Silicone rubber seal with hollow center, shape adaptive design protects the electrical components • Junction box neoprene seal is attached to the back plate for a weather proof installation • Dark Bronze, Black, White or Nickel textured finish.

ELECTRICAL

Dual voltage 120/277VAC 60Hz input • Solid state charging and switching • Battery low voltage disconnect • AC power indicator and test switch at the bottom of the unit • Self Diagnostics standard on battery units.

LAMPS

Supplied with two CREE LED lamps for redundancy • 11 Watts total • 1080 Lumens 5000K color temperature • Features a UV stable mirror-bright reflector and prismatic polycarbonate refractor for ideal light output.

BATTERY

Maintenance-free NiCad battery will operate fixture for a minimum of 90 minutes in the event of a power outage.

CODE COMPLIANCE

UL924 • Listed for wet location applications (0˚C-50˚C) • Optional "IH" cold weather package for (-20˚C-50˚C) • IP65 Rated • NFPA 101 Life Safety Code compliant • NEC and OSHA compliant.

WARRANTY

5-year warranty. Product specifications subject to change without notice.

INSTALLATION

MOUNTING

Suitable for indoor or outdoor wall mounting on junction box, or with surface conduit using the supplied 1/2" threaded top access • Mounting plate has molded universal mounting pattern for simple mounting over junction box.

ACEM Model (NiCad Battery Backup)

Integral photocell: Unit operates as a dusk to dawn luminaire and in the event of a power failure as an emergency light.
Remote Switched: The integral photocell can be defeated to allow remote switching for normal operation. In the event of a power failure unit operates as an emergency light.
Normally Off: Both the photocell and switch options can be defeated for use as a standard emergency light that only operates in battery backup mode in the event of power loss.

AC Model (No Battery Backup)

Integral photocell: Enables operation as a dusk to dawn general lighting luminaire.
AC Only : The integral photocell can be defeated to allow remote switching as a general lighting luminaire.

lighting facts LED Product Partner LED c UL us MAKO

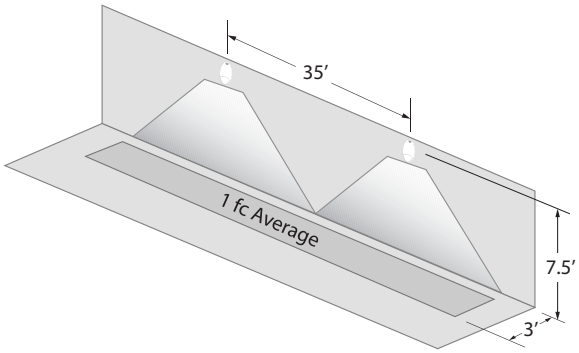
ORDERING INFORMATION

model	operation mode	housing color	options
MAKO-LED	ACEM = General & Emergency Lighting	DB = Dark Bronze	IH = Internal Battery Heater
	AC = General Lighting Only	WH = White	
		BK = Black	
Ordering Example: MAKO-LED-ACEM-DB		NK = Nickel	

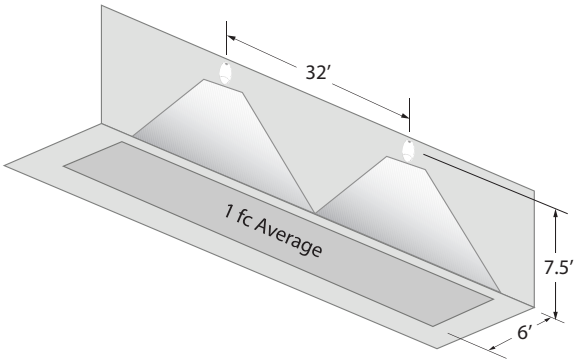
K3

PHOTOMETRICS

3ft Path Spacing



6ft Path Spacing



BATTERY DATA

- NiCad battery warranted for one full year
- Recharges in 48 hours or less

Type	Battery Voltage	Shelf Life [1]	Expected Life [1]	Ambient Temperature Range [2]
NiCad	4.8V	10 years	5-8 years	32˚F to 122˚F (0˚ to 50˚C)
N iCad with heater (IH option)	4.8V	10 years	5-8 years	-4˚F to 122˚F (-20˚ to 50˚C)

[1] At 77˚F

Included Self Diagnostic

Diagnostic Indicator / Test Switch

- Ready
- In Test
- Battery Circuit Fault
- Battery Capacity Failure
- Charger Failure
- Transformer Fault
- Lamp Failure

Manual Testing

Press button once - 1 minute test
Press button twice - 5 minute test
Press button 3 times - 30 minute test
Press button 4 times - 90 minute test

Full self-test, self-diagnostic system is standard in every unit, performs a monthly, test as well as continuously monitoring all functions to ensure reliability, a manual test may be initiated at any time

K3

CPY Series - Version C

CPY250® LED Canopy/Soffit Luminaire

Rev. Date: V801/16/2025

Product Description

The CPY250® LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91" (23mm) drop glass lens.
Applications: Petroleum canopies, CNG fueling stations, soffits

Performance Summary

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 21,000

Efficacy: Up to 165 LPW

CRI: Minimum 70 CRI (40K, 50K, 57K); 80 CRI (30K); 90 CRI (40K, 50K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty†: 10 years for luminaire/10 years for Colorfast DeltaGuard® finish/5 years for BML sensor/up to 5 years for Synapse® accessories/1 year for field-installed accessories

IP66 Rated (select models only)

Class I, Division 2 Hazardous Location for select models

† See https://www.creelighting.com/resources/warranties/ for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Accessories

Field-Installed

Direct Mount Luminaires

Canopy Upgrade Kits (18 ga. steel, except where noted)

CPY-AP304* - for use with Cree Lighting CAN-304 luminaires, 16 ga. 5052 aluminum

XA-BXCCM+ – for use with Jet-Philips, 21.60" (549mm) square

XA-BXCCN+ – for use with Elsco Franciscan, 22.06" (560mm) square

XA-BXCCP+ – for use with LSI Dakota or Masters, 22.50" (572mm) square

XA-BXCCQ+ – for use with Whiteway Riviera or Rig-A-Lite, 20.60" (523mm) square

XA-BXCCR+ – for use with Elsco Merrit, 18.06" (459mm) square

XA-BXCCS+ – for use with LSI Richmond or Whiteway Civic, 23.00" (584mm) L x 13.00" (330mm) W

Direct Mount Junction Box/Stem Kit

XA-BXCCJBOX – 6.0" (152mm) H x 3/4" (19mm) NPT Stem
- Watertight
- Rated for feed through 8 (4 in, 4 out) #12 AWC conductors

Direct Mount Beauty Plates

XA-BXCCBP+ – 26.17" (665mm) Beauty Plate Only (18 ga. steel)

XA-BXCCBPB12+ – 26.17" (665mm) Beauty Plate (18 ga. steel) w/12" (305mm) Backer Plate (16 ga. steel)
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 10.75" x 15" (183mm x 375mm)

XA-BXCCBPB16+ – 26.17" (665mm) Beauty Plate (18 ga. steel) w/16" (406mm) Backer Plate (16 ga. steel)
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 12" x 15" (305mm x 375mm)

Pendant Mount Luminaires

Pendant Mount Kits

XA-PS12KIT* – 5" (127mm) pendant

XA-PS18KIT* – 11" (279mm) pendant

XA-PS22KIT* – 15" (381mm) pendant
- Includes two conduit fittings and 3/4-14 NPT pipe threaded on two ends

Pendant Mount Leveler

XA-PNDTLVL*
For 0–13˚ sloped ceilings

Synapse® SimplySnap 10V Interface

DIM10-220F
- 120V-277V
- Requires other Synapse components to complete system
- Refer to DIM10-220F spec sheet for details

* Must specify color: BK (Black), BZ (Bronze), SV (Silver) or WH (White). No finish color is required for XA-PNDTLVL accessory when silver finish is specified.
+ Must specify color: T (Black), Z (Bronze), S (Silver) or W (White)

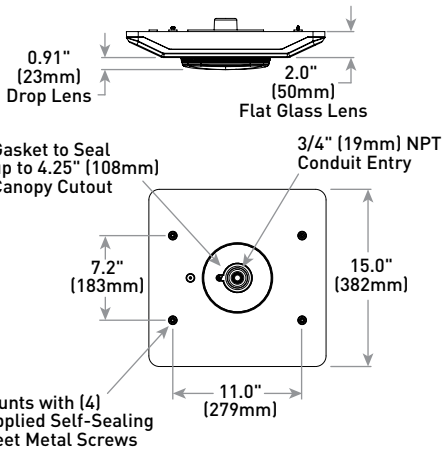
DM Mount / DM Mount with HZ Option



Flat Lens



Drop Lens



Weight
12.5 lbs. (5.7kg)

Refer to Page 4 for additional mounts.

Ordering Information

Example: CPY250-C-13L-57K7-D-UL-DM-SV

CPY250	C								
Product	**Version**	**Lumen Package***	**CCT/CRI**	**Optic**	**Voltage**	**Mounting**	**Color Options**	**Controls**	**Options**
CPY250	C	**2L** 2,000 Lumens **4L** 4,000 Lumens **8L** 8,000 Lumens **13L** 13,000 Lumens **21L** 21,000 Lumens	**30K8** 3000K, 80 CRI **40K7** 4000K, 70 CRI **40K9** 4000K, 90 CRI **50K7** 5000K, 70 CRI **50K9** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**D** 0.91" (23mm) Drop Lens **F** Flat Lens	**UL** Universal 120-277V **UH** Universal 347-480V - Available only in 4L-21L lumen packages	**DM** Direct **FM** Flush Mount **H6** Car Wash **HC** Hook & Cord **PD** Pendant	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**BLANK** Non-Dimming **10V** 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details **BML Bluetooth® Technology Enabled Multi-Level Sensor** - Utilizes a multifunction sensor - Available only with UL voltage - Refer to BML spec sheet for details - 8-20' sensor lens installed on luminaire; 20-40' sensor lens and aisle shroud included - Not available with other controls	**10KV 10kV/5kA Surge Suppression** - Replaces standard 6kV/3kA surge suppression - Not for use with BML as BML option includes10kV/5kA surge as standard **HZ Class I, Div. 2 Hazardous Location Certification** - Available with DM and PD mounts only - Not available with BML control or K option **K NSF 2 Certification** - Luminaires include NSF certification mark - Suitable for DM mount only - Not available with BML control or HZ option

* Lumen Package codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values.

M

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Easy mounting and servicing from below the deck
- Luminaire housing is constructed of rugged cast aluminum with integral heat sink specifically designed for LED
- Flat lens is 0.125" tempered Solite® glass
- Drop lens is 0.157" molded borosilicate glass
- Direct mount is suitable for use in single or double skin canopies with a minimum 4.0" (102mm) wide panels and a minimum 22 gauge, 0.030" (0.7mm) canopy thickness
- Direct mount luminaire mounts directly to the canopy deck with the drilling of a single 2" to 4" (51mm to 102mm) round hole, is secured in place with self-sealing screws that provide a weathertight seal and includes 3/4" (19mm) conduit entry for direct wire feed
- Hook and cord mount includes a 3' (0.91m) cord out of the luminaire and is intended to hang from the single hook
- Standard pendant mount includes a mounting bracket and a J-Box for customer wiring and is intended to be mounted by 3/4 IP pendant (by others)
- Hazardous location pendant mount has a threaded hub which accepts 3/4" NPT conduit (by others) and secures with a 1/4"-20 set screw
- H6 mount includes cable gland with 3' (0.91m) cord out of the luminaire and is intended to hang from the single hook
- Flush mount includes perimeter gasket, watertight cable gland and 6' (1.8m) flexible watertight conduit out of luminaire
- Flush mount attaches to ceiling with (4) self-drilling screws
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** 12.5 lbs. (5.7kg)
- Includes QR code, attached to the bottom-right housing corner underneath the cover, which provides access to: Online installation instructions, Luminaire information (Part number, Serial number, Build date, and Warranty end date), and Warranty claim submission form
- Duplicate 1" and 2" QR code labels are included. 1" labels can be affixed next to fixtures, on site plans, or in maintenance records. 2" labels can be scanned from the ground when placed at an appropriate height

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 6kV/3kA surge suppression protection standard; 10kV/5kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current

CONTROLS

- 10V option provides continuous dimming to 10% with 0-10V DC control protocol
- **Maximum 10V Source Current:** 1mA
- Use only lighting controls with neutral connection or controls intended for use with LED fixtures
- Reference LED Dimming spec sheet for additional dimming information

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations when ordered with DM, DM mount w/HZ option, PD mount w/HZ option, FM and H6 mounts. Covered ceiling required only when not used with cULus Listed, wet location junction box or XA-BXCCJBOX accessory
- Suitable for damp locations when ordered with HC and PD mounts. Designed for indoor use only
- Enclosure meets IP66 requirements per IEC 60529 when ordered with DM, FM and H6 mounts
- ANSI C136.2 6kV/3kA (standard) and 10kV/5kA (optional) surge protection, tested in accordance with IEEE/ANSI C62.41.2. BML option includes 10kV surge protection
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets the requirements for Buy American Act (BAA) because it qualifies as a commercially-available off-the-shelf (COTS) item
- RoHS compliant. Consult factory for additional details
- Class I, Division 2 Hazardous Location rated when ordered with the DM or PD mount and the HZ option. Not available with K or BML options. Rated for Groups A, B, C & D. Bears a T3C (160˚C) temperature classification within a 25˚C ambient
- NSF Certified when ordered with DM mount and K option. Not available with HZ or BML options. Refer to http://info.nsf.org/Certified/Food/ for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and Flat Lens (F). Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/ for most current information
- DLC Premium qualified for Fuel Pump Canopies. DLC Standard qualified for High-Bay/Low Bay Luminaires when ordered with 8L and 30K8, 40K9 and 50K9 CCTs, 13L or 21L lumen packages with all CCTs. Please refer to https://qpl.designlights.org/solid-state-lighting for most current information
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

Lumen Package	System Watts 120-480V**	Total Current (A)					
		120V	208V	240V	277V	347V	480V
2L	14	0.11	0.07	0.06	0.05	N/A	N/A
4L	29	0.24	0.14	0.12	0.10	0.08	0.06
8L	53	0.45	0.26	0.22	0.19	0.15	0.11
13L	86	0.73	0.42	0.36	0.32	0.25	0.19
21L	132	1.13	0.64	0.56	0.49	0.38	0.28

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%.
** 2L not available in 347-480V.

CPY Series (Version C) Ambient Adjusted Lumen Maintenance[1]

Ambient	Luminaire Mounting Surface	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2] LMF	100K hr Reported[2] LMF
5˚C (41˚F)	2L-21L Plywood/ 2L-21L Metal	1.02	0.99	0.93	0.88	0.83
10˚C (50˚F)	2L-21L Plywood/ 2L-21L Metal	1.02	0.98	0.93	0.87	0.82
15˚C (59˚F)	2L-21L Plywood/ 2L-21L Metal	1.01	0.98	0.92	0.87	0.82
20˚C (68˚F)	2L-21L Plywood/ 2L-21L Metal	1.01	0.97	0.92	0.86	0.81
25˚C (77˚F)	2L-21L Plywood/ 2L-21L Metal	1.00	0.97	0.91	0.86	0.81
30˚C (86˚F)	2L-13L Plywood/ 2L-21L Metal	0.99	0.96	0.90	0.85	0.80
	21L Plywood	0.99	0.95	0.89	0.84	0.79
35˚C (95˚F)	2L-13L Plywood/ 2L-21L Metal	0.99	0.95	0.90	0.85	0.80
	21L Plywood	0.99	0.94	0.87	0.82	0.76
40˚C (104˚F)	2L-13L Plywood/ 2L-21L Metal	0.98	0.95	0.89	0.84	0.79
45˚C (113˚F)	2L-4L Plywood/ 2L-13L Metal	0.98	0.94	0.89	0.84	0.79
50˚C (122˚F)	2L-4L Metal	0.97	0.92	0.87	0.81	0.76

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.
[3] Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

Operating Temperature Range

Lumen Package	Direct Mount to Plywood	Direct Mount to Sheet Metal/Suspended	Class 1, Division 2 Hazardous Location	
			Direct Mount to Plywood	Direct Mount to Sheet Metal/Suspended
2L	-40˚C to +45˚C	-40˚C to +50˚C	-40˚C to +25˚C	
4L	-40˚C to +45˚C	-40˚C to +50˚C		
8L	-40˚C to +40˚C	-40˚C to +45˚C		
13L	-40˚C to +40˚C	-40˚C to +45˚C		
21L	-40˚C to +35˚C	-40˚C to +40˚C		

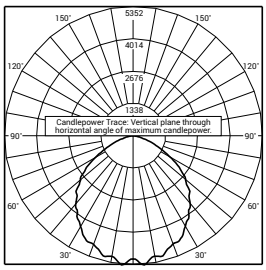
NOTE: Standard luminaires are UL rated at 40˚C, and hazardous location luminaires are UL rated at 25˚C, but will operate in the ambients listed above
WARNING: Exceeding maximum operating temperature may result in thermal foldback

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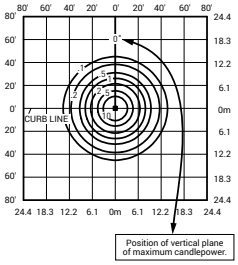
Photometry

All published luminaire photometric testing performed to IES LM-79 standards.
To obtain an IES file specific to your project consult: https://www.creelighting.com/products/outdoor/canopy-and-soffit/cpy250-series

DROP LENS



RESTL Test Report #: PL16573-001A
CPY250-C-13L-57K7-D-UL-**-**-***
Initial Delivered Lumens: 13,260



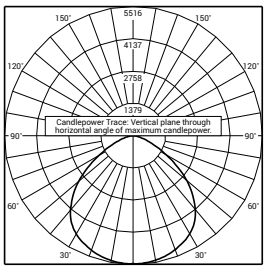
CPY250-C-13L-57K7-D-UL-**-**-***
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 13,750
Initial FC at grade

Drop Lens Distribution

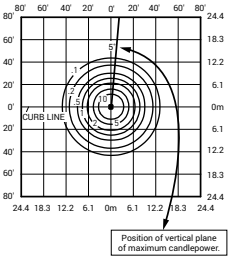
Lumen Package	3000K 80 CRI		4000K/5000K 90 CRI		4000K/5000K/5700K 70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	2,100	B1 U1 G1	1,730	B1 U1 G1	2,310	B1 U1 G1
4L	4,160	B2 U1 G1	3,440	B2 U1 G1	4,590	B2 U2 G1
8L	7,675	B3 U2 G1	6,325	B2 U2 G1	8,475	B3 U2 G1
13L	12,450	B3 U2 G1	10,225	B3 U2 G1	13,750	B3 U2 G1
21L	19,200	B4 U2 G2	15,700	B3 U2 G2	21,300	B4 U2 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

FLAT LENS



RESTL Test Report #: PL16548-004A
CPY250-C-13L-57K7-F-UL-**-**-***
Initial Delivered Lumens: 14,015



CPY250-C-13L-57K7-F-UL-**-**-***
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 14,015
Initial FC at grade

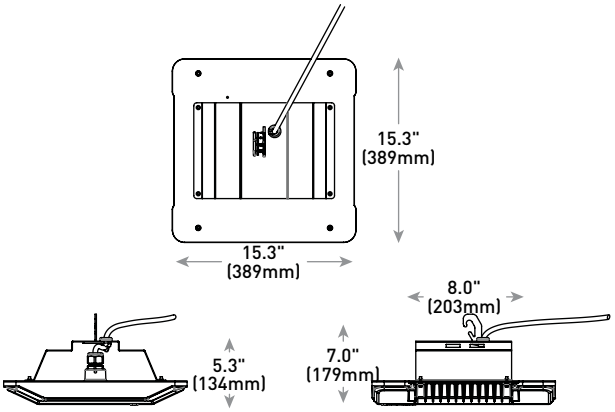
Flat Lens Distribution

Lumen Package	3000K 80 CRI		4000K/5000K 90 CRI		4000K/5000K/5700K 70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	2,100	B1 U0 G0	1,730	B1 U0 G0	2,310	B1 U0 G0
4L	4,160	B2 U0 G1	3,440	B2 U0 G1	4,590	B2 U0 G1
8L	7,675	B3 U0 G1	6,325	B2 U0 G1	8,475	B3 U0 G1
13L	12,450	B3 U0 G1	10,225	B3 U0 G1	13,750	B3 U0 G1
21L	19,200	B4 U0 G1	15,700	B3 U0 G1	21,300	B4 U0 G1

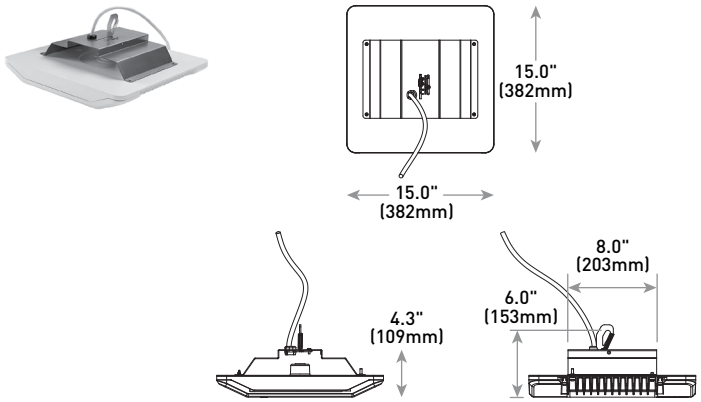
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

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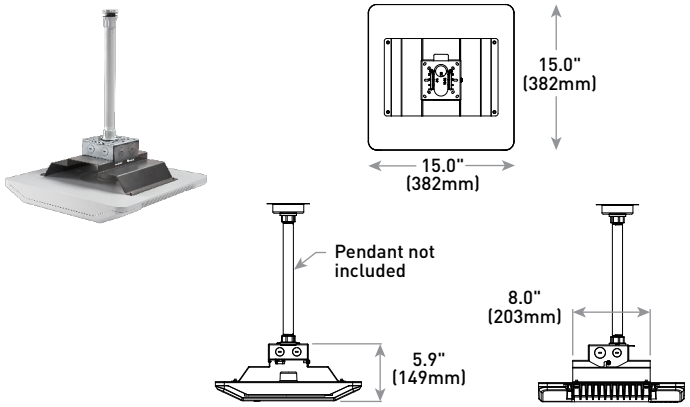
H6 Mount



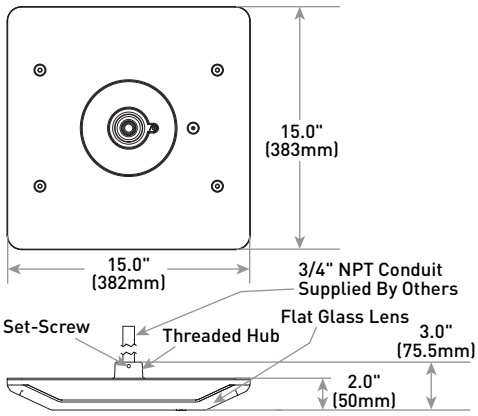
HC Mount



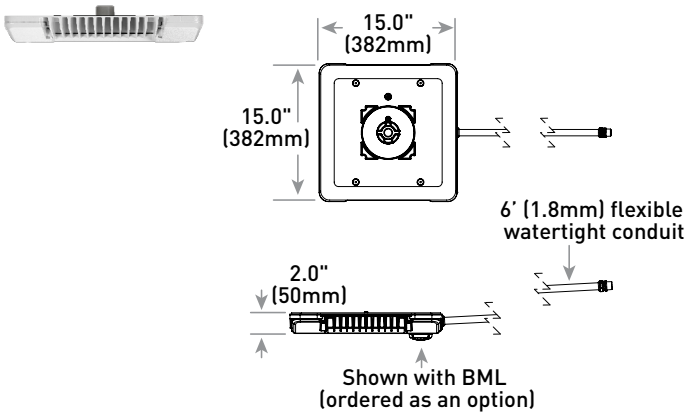
PD Mount



PD Mount w/HZ Option



FM Mount



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M

Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

CREE LIGHTING

Project:	Date
Type:	
Model:	

PRODUCT DESCRIPTION

The Luminoso VPS Series is a versatile linear fixture suitable for a wide range of applications. With an IP66 and IK10 rating, it thrives in both interior and exterior settings like parking areas, corridors, warehouses, factories, airports, and supermarkets. Its robust build is matched only by its cutting-edge technology, utilizing premium LED arrays for an impressive 130 lumens per watt output. Available in 4000K or 5000K color temperatures, with lengths from 2 to 4 feet and wattage options of 30 to 50 watts.



SPECIFICATION FEATURES

- Efficacy: 110-130 Lm/W
- Delivered Light Output: 3,750 to 6,200 Lumens
- CCT: 4000K, 5000K
- Wattage: (2FT) 30W / (4FT) 40W, and 50W
- CRI: Ra>80
- Input Voltage: 120-277 VAC
- Input current: 0.4 - 0.17A
- THD: <19% (120V)
- Power Factor >0.95 (120V)
- Frequency: 50/60Hz
- Standard Warranty: 5 Years
- Standard Lifetime: Designed to L70 minimum 50,000 hours
- Mounting: Direct Mount or Suspension kit available
- Dimming: Not dimmable
- IP Rating: IP66
- Operating temp: -4ºF to 122ºF



ORDER INFORMATION

EXAMPLE: VPS4-40W-Y-40K-J-14-FR

Series	Wattage	Voltage	CCT	Beam	Mount	Lens	Motion Sensor
VPS2 2FT Vapor Tight	**30W** 30 Watts	**Y** 120-277V	**40K** 4000K	**J** 120º	**14** Direct Mount	**FR** Frosted	**Blank** No Sensor
VPS4 4FT Vapor Tight	**40W** 40 Watts		**50K** 5000K		**3HK** 3 Meter Suspension Kit		**MS** Motion Sensor
	50W 50 Watts		For 3000K contact vendor		**5HK**** 5 Meter Suspension Kit		

Enter configuration: _____

** Special Order

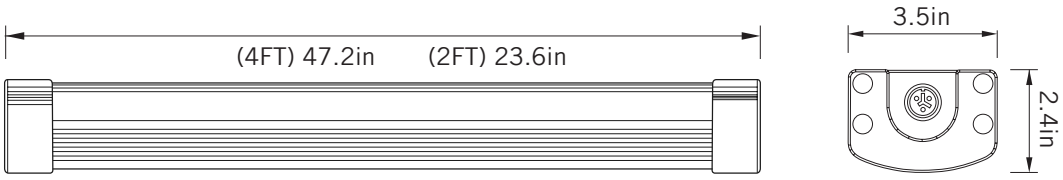
Dimensions and values shown are nominal. LuminosoLED continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.

N2

PERFORMANCE DATA

Model	Voltage	Power	CCT	CRI	Max Lumen	Lifetime	Dimension	Carton Size	Qty/CTN
VPS2-2FT	120-277V	30W	40K / 50K	>80	3,800 / 3,900	50,000 hrs	23.6 x 3.5 x 2.4 in	37.6 x 8.1 x 8.7 in	6
VPS4-4FT		40W			4,962 / 5,200		47.2 x 3.5 x 2.4 in	37.6 x 8.1 x 8.7 in	
VPS4-4FT		50W			6,000 / 6,200		47.2 x 3.5 x 2.4 in	57.1 x 8.1 x 8.7 in	

DIMENSIONS



ACCESSORIES

LC (Link Cable)**



6IN-LC (6 in)
1M-LC (1 Meter)
2M-LC (2 Meter)

Mounting Clips (included)



Power Feed (included)



(2FT Power feed)

Mounting Screws included

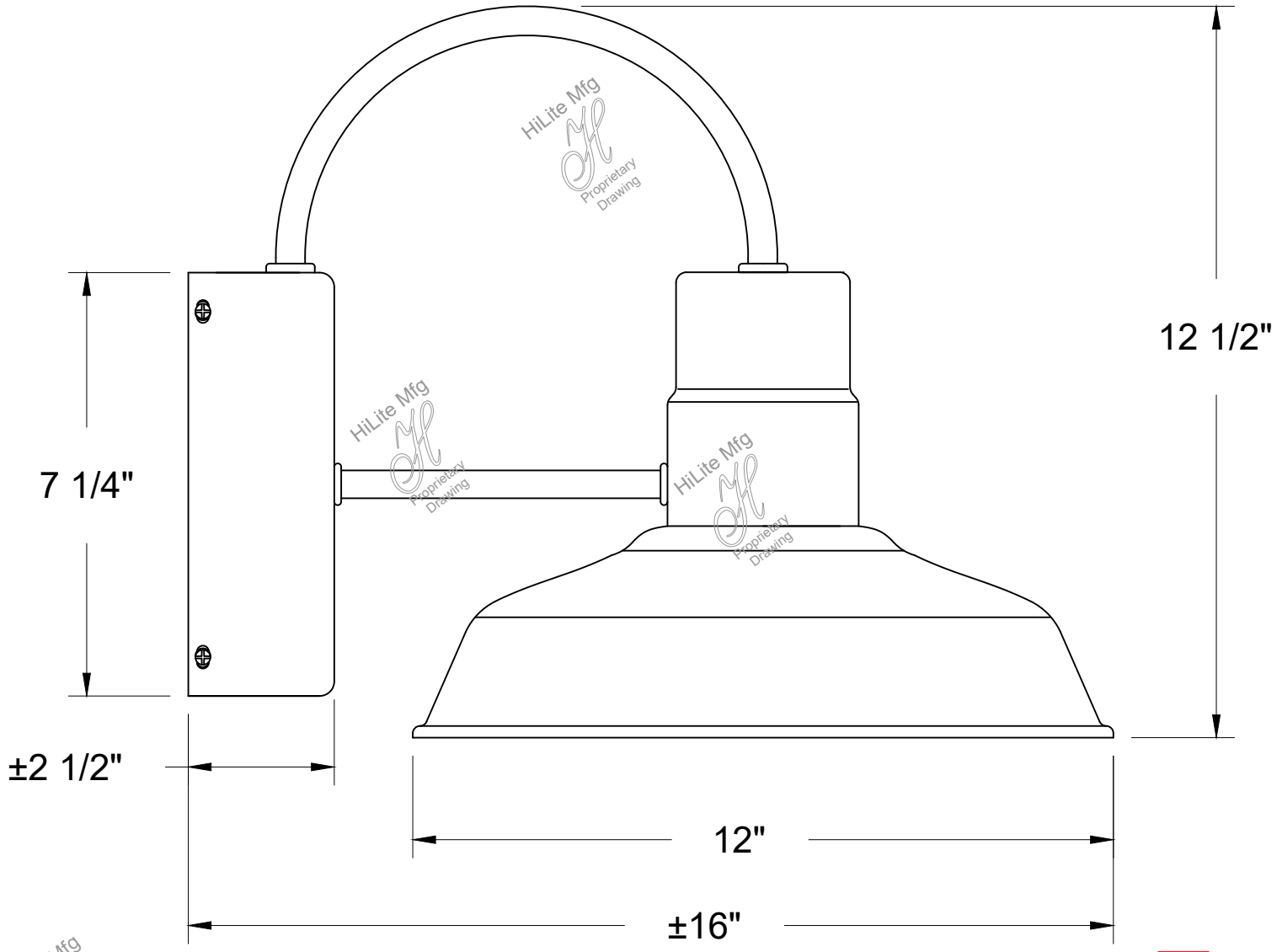


N2

HI-LITE MFG. CO., INC.

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
www.hilitemfg.com

JOB NAME: FOOD LION		
SCALE: N.T.S.	DATE: 06/27/2024	TYPE:
DRAWN BY: B.A.-W	QTY: 6	
SHEET:		REV:



N3

Approved
W. Layne Adams 6/28/24 Mgr Format & Planning ADUSA
W.Layne Adams

ETL Listed (U.S \ CANADA)
Suitable for WET Location

Item Number	Wattage	Voltage
H-15312-B-118/6/LED4/35/BCM-M	6W	120/277V

Finish
118-Painted Aluminum
(Interior & Exterior fo Fixture, Arm & Canopy)

Mounting
Wall Mount

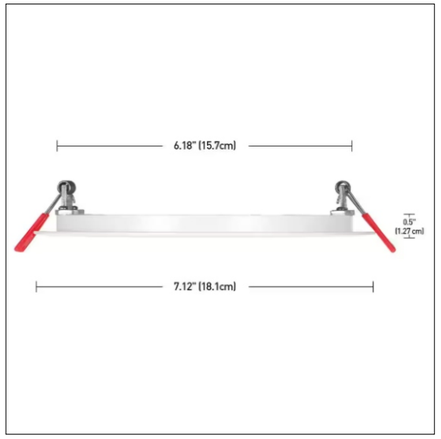
INTEGRATED LED INFO
6W LED4 850 LUMENS 3500K
Dimming ELV, Triac & 0/1-10v Dim
Standard. Triac Dim will only work at 120V

***Confidential and Proprietary. The information contained on this page is the sole property of Hi-Lite Mfg. Co., Inc. Any reproduction, redistribution, or use to profit from in part or as a whole without prior written authorization of Hi-Lite Mfg. Co., Inc. is unlawful, against trade laws and will be prosecuted to the fullest extent.

Slimline 6 in. White Finish Integrated LED Recessed Kit
Globe Electric









Dimensions			
Nominal Size (in.)	6 in.	Product Diameter	7 in.
Product Height (in.)	1.4 in.		
Details			
Actual Color Temperature (K)	3000	Color Rendering Index (CRI)	80
Color Temperature	Soft White	Color/Finish	White
Color/Finish Family	White	Commercial/Residential	Commercial, Residential
Damp/Wet Rating	Wet Rated	Dimmable Capacity	Dimmable
Features	No additional features	IC Rating	IC Rated
Included	Stencil; Wiring connectors	Indoor/Outdoor	Indoor; Outdoor
Light Bulb Type Included	Integrated LED	Lumens	800
Material	Alloy	New Construction or Remodel	New Construction/Remodel
Pack Size	4	Product Weight	1.17 lb.
Returnable	90 day	Trim Style	Ultra Thin
Voltage (V)	120V	Watt Equivalence	75

O4

Allen Industries
YOUR BRAND AT ITS BEST™
1-800-967-2553
www.allenindustries.com

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Client: **Food Lion**

Address: **-**

Date: **01/06/25** | Estimate #: **E20792** | Job #: **-** | Page #: **11 of 19**

File Name: **FDLN Awnings_Canopies 301**

Sales: **House** | Design: **AB** | PM: **TT**

#	Date	Description	Initial
1	03/05/25	wall mount→blind toggle	AB
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature: | Approval Date:

93 Matthews Drive
Food Lion
Existing landscaping at future dumpster area
August 26, 2025
DRB-000854-2025


STOP






ENTER


ENTER




ENTER

93 Matthews Drive
Food Lion
Staff Comments
August 26, 2025
DRB-000854-2025

DESIGN TEAM/DRB COMMENT SHEET

The comments below are staff recommendations to the Design Review Board (DRB) and do NOT constitute DRB approval or denial.

PROJECT NAME: 93 Matthews Drive – Food Lion DRB-000854-2025

DATE: 8/26/2025 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 93 Matthews Drive – Food Lion with the following conditions:

1. Provide color finishes and circle the selection to be no more than 3500k. Staff suggest a bronze finish.
2. Signage will be reviewed at a separate time and will comply with Sec. 16-5-114.G.
3. Any additional information as required by the Board.

2 Tanglewood Drive
Conceptual
August 26, 2025
DRB-000815-2025

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: James Atkins Company: Court Atkins Group
Mailing Address: PO Box 3981 City: Bluffton State: SC Zip: 29910
Telephone: 843-815-2557 Fax: _____ E-mail: james.atkins@courtatkins.com
Project Name: CREVO Tanglewood Project Address: 2 Tanglewood Dr., Hilton Head Island, SC. 29928
Parcel Number [PIN]: R 5 5 3 0 1 8 0 0 0 0 3 3 0 0 0 0 0
Zoning District: RD - Resort Development Overlay District(s): COD - RD

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

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

Project Category:

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

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

_____ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

please email invoice and will pay online

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

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

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

_____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.

_____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

_____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

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

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

_____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

_____ Proposed landscaping plan.

For wall signs:

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

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

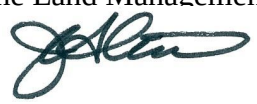
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

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

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

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



SIGNATURE

8/12/2025

DATE

COURT ATKINS GROUP

August 12, 2025

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

Re: PAPP-000310-2025
DPR-000518-2025

Conceptual DRB Review

Ms. Paul-Leto,

Please find enclosed the conceptual Design Review Board (DRB) drawings and documents for the project located at 2 Tanglewood Drive, Hilton Head Island, SC.

Crevo Capital, LLC is proposing the re-development of a parcel located at 2 Tanglewood Drive (PIN R553 018 00 0330 0000) for a new 3-story multi-unit building consisting of 20 units and associated site improvements. The parking is located under the building at grade. The property currently contains a vacant 7,100 SF commercial building. The proposed development is intended to comply with the current zooming, setbacks and constraints of the existing site.

The property is 1.249 total acres zoned Resort Development (RD).

Site information:

The property contains a stormwater lagoon, but no wetlands or critical lands, and is within the Shaded 'X' and AE flood zones with a minimum base flood elevation of 8 and 9 MSL. Accessed on the western frontage from Tanglewood Drive, a private street, the property is beset by RD district properties on the northern (Holiday Inn Express) and eastern sides (Continental Club) and South Forest Beach Drive - a Town minor arterial - to the south. A ten-foot (10') roadway setback from Tanglewood Drive, a 40' setback from South Forest Beach Drive, a 25' building setback from the northern property line, and 20' setback from adjacent multifamily on the eastern boundary define the buildable parameters. As far as buffer requirements, Tanglewood Drive requires a Type 'A' Option 2 (10') buffer, while South Forest Beach Drive and Holiday Inn Express boundaries would need a Type 'B' Option 1 (25') buffer. There is no delineation for a buffer to the east since the properties are under like uses and within the same zoning district. Per survey, the site contains no specimen or significant-sized trees as designated by standards in the Town's Land Management Ordinance (LMO), but two large live oaks (30" DBH multi-trunk and 27" DBH multi-trunk) reside in the adjacent Tanglewood Drive right-of-way and will be considered with all development activities.

Density:

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

- 20 units
- Units will be a combination of 2-, 3-, and 4-bedroom units averaging approximately 1,500 SF

Building Height:

- Current zoning allows a maximum building height of 60'. The proposed building has a maximum ridge line of approximately 54'-4" above the minimum flood plain of 13'-0". A majority of the building ridge height is set at 47'-3" above the base flood plain.

Architecture:

- District scaled architecture in concert with the neighboring buildings.
- The building is strategically placed to take advantage of the previously developed areas of the site, while setting the primary mass of the building away from the primary public way of South Forest Beach Rd.
- Roof overhangs, generous balconies, and Bahama shutters to create interest and shadows.
- A mixture of siding materials and offsetting vertical plans to article the building façade.
- A strong ground floor fenestration to anchor the building to the grade plane.
- Clean, simple details. Windows and openings arrange to create a rhythm of solid and voids, while maintaining a traditional vertical proportion in the overall design.
- Introduction of a traditional sloped metal roof, utilized to screen the roof top mechanical units.

Landscape Architecture:

- Access to adjacent Town and private pathways will provide residents opportunities to explore the district by foot and bike rather than by car.
- Extensive buffering and native vegetation will be provided to keep in character with Hilton Head palette and add to identity of 2 Tanglewood.
- Buffering will also be provided along the edges with Continental Club, though not prescribed through the LMO.
- Much of the existing tree canopy will be kept, including live oaks over 20" DBH found throughout the parcel.

Existing Conditions:

- The existing curb cuts off Tanglewood Drive will remain.
- The existing storm water lagoon will be utilized.
- The project will remain under the 50% total impervious area requirement.

Parking/Loading/Emergency Vehicle Access/Trash:

Qty.	Type	Parking Code / Unit	Parking Required			
4	2BD	1.7	6.8			
11	3BD	1.7	18.7			
5	4BD	2	10			
20	Units		35.5	Total	36	
				Proposed	39	
				Additional	3	+ 1 HC Spaces

- Each unit will be provided with bicycles for use in order to reduce vehicular traffic.
- The building will be fully sprinklered. Emergency vehicle access is provided on three sides of the building per the DPR review.

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RESIDENTIAL | COMMERCIAL | INTERIORS

- Each floor has a refuse area/trash chute that feeds a centralized trash room located on the ground floor.

Entry Access:

- The primary entry point is located near the west corner of the development. A secondary stair access point is located within the parking area.

Drainage:

- The existing site conveys stormwater runoff to an existing lagoon system located northwest of the parking area, which routes stormwater through multiple offsite interconnected detention ponds before out falling into the Sea Pines Lawton Canal system, ultimately reaching Broad Creek. Existing and proposed stormwater maintenance easements were outlined during the DPR process. There is a net reduction in impervious area for the site, resulting in reduced runoff to the master planned lagoon system. The existing lagoon system was designed around the 50-year storm event. Additionally, pervious pavement is proposed along the new drive aisles to provide stormwater retention opportunities upstream of the lagoon system.

Lighting:

- All interior lighting shall be designed to prevent the light source or high levels of light from being visible from the corridor.
- Exterior architectural, display and decorative lighting visible from the corridor shall be generated from a concealed light source or low-level light fixtures. With the exception of LED lighting, color lamps shall not be used.
- Site lighting shall conform to the provisions of Sec. 16-5-108, Site Lighting Standards.

Signs:

- A new freestanding sign will be located near the intersection of S. Forest Beach and Tanglewood Drive. The design and location are to be determined.
- All signs shall meet all requirements of Sec. 16-5-114. Sign Standards.

Maintenance:

- The owner will be responsible for maintaining the development in accordance with Town of Hilton Head requirements and guidelines. Proposed improvements, outside of water and sewer services, will be owned and maintained as described above.

If we can provide further explanation and answer any questions, please feel free to contact us.

Sincerely,



James C. Atkins Founding Principal
Court Atkins Group

Encl. DRB Drawing Set (August 12, 2025)

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RESIDENTIAL | COMMERCIAL | INTERIORS

2 Tanglewood Drive
Site Photos
Conceptual
August 26, 2025
DRB-000815-2025


Express


Holiday Inn Express
2 Tanglewood Dr.


Holiday Inn Express


Holiday Inn Exp
Tanglewood Dr.













2 Tanglewood Drive
Conceptual
Plan Set
August 26, 2025
DRB-000815-2025

SHT. #	SHEET NAME	DRB 8.12.25
A0.01	COVER	X
A0.02	LOCATION MAP	X
A0.03	SITE 3D AERIAL	X
A0.04	SURVEY	X
CS	COVER SHEET	X
L10	EXISTING CONDITIONS/SITE ANALYSIS	X
L50	TREE REMOVAL PLAN	X
L100	KEY SHEET	X
L500	PLANTING PLAN	X
L501	PLANT SCHEDULE AND DETAILS	X
A2.0	GARAGE FLOOR PLAN	X
A2.1	FIRST FLOOR PLAN	X
A2.2	SECOND FLOOR PLAN	X
A2.3	THIRD FLOOR PLAN	X
A2.4	ROOF PLAN	X
A3.0	EXTERIOR ELEVATIONS	X
A3.1	EXTERIOR ELEVATIONS	X
A3.2	BUILDING SECTIONS	X
A3.8	EXTERIOR 3D VIEWS	X
A3.9	EXTERIOR 3D - ENCROACHMENTS	X

CREVO TANGLEWOOD

CONCEPTUAL DRB REVIEW SUBMITTAL
AUGUST 12, 2025

2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SC.



CREVO CAPITAL

COURT ATKINS GROUP

POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

CREVO TANGLEWOOD
2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SC,
29928

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
08.12.2025

Project No.
25-025

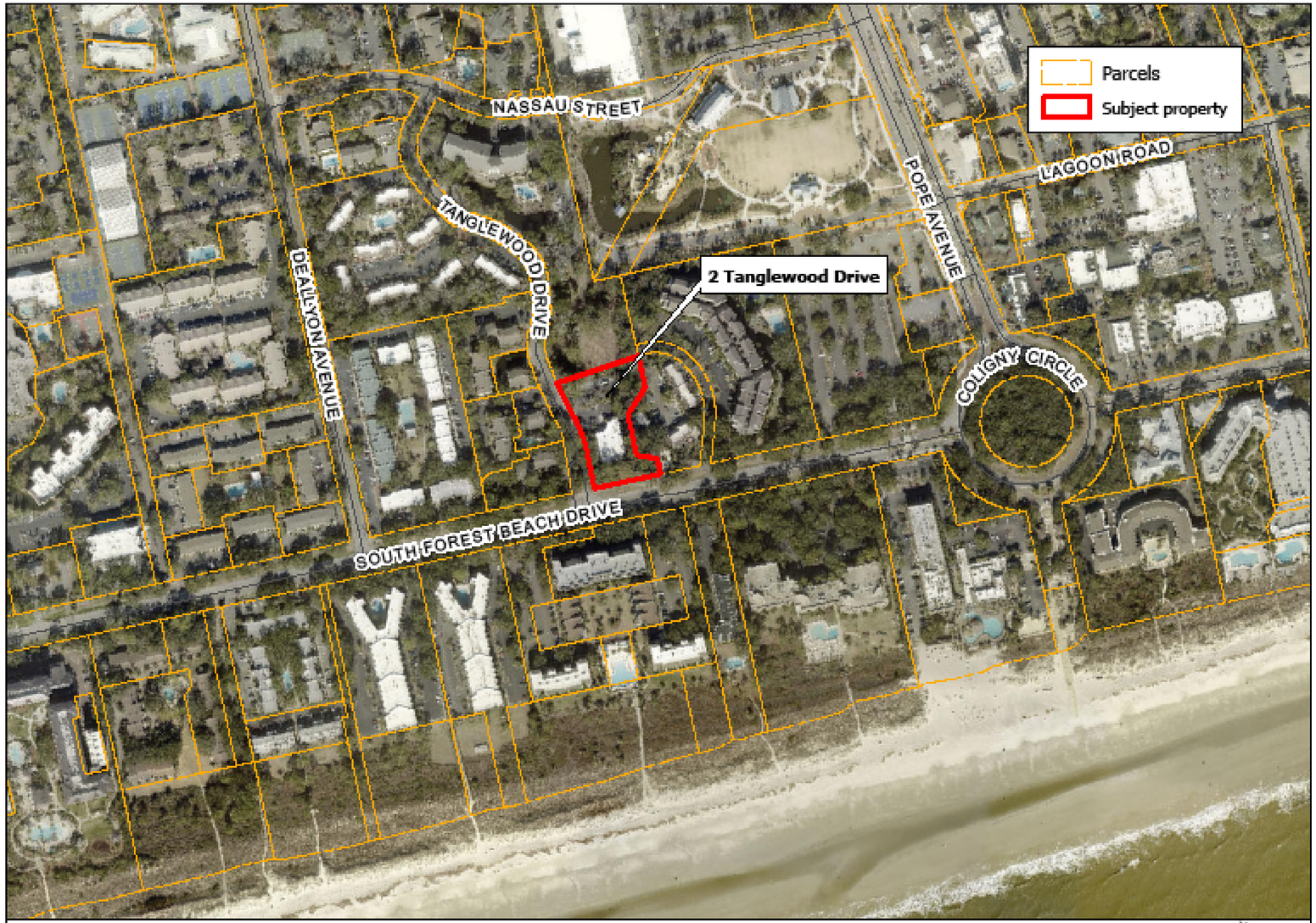
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

COVER

A0.01



Town of Hilton Head Island
2 Tanglewood Drive
June, 2025

Attachment B - Location Map
VAR-000625-2025

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PROJECT INFO

Date
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ISSUE

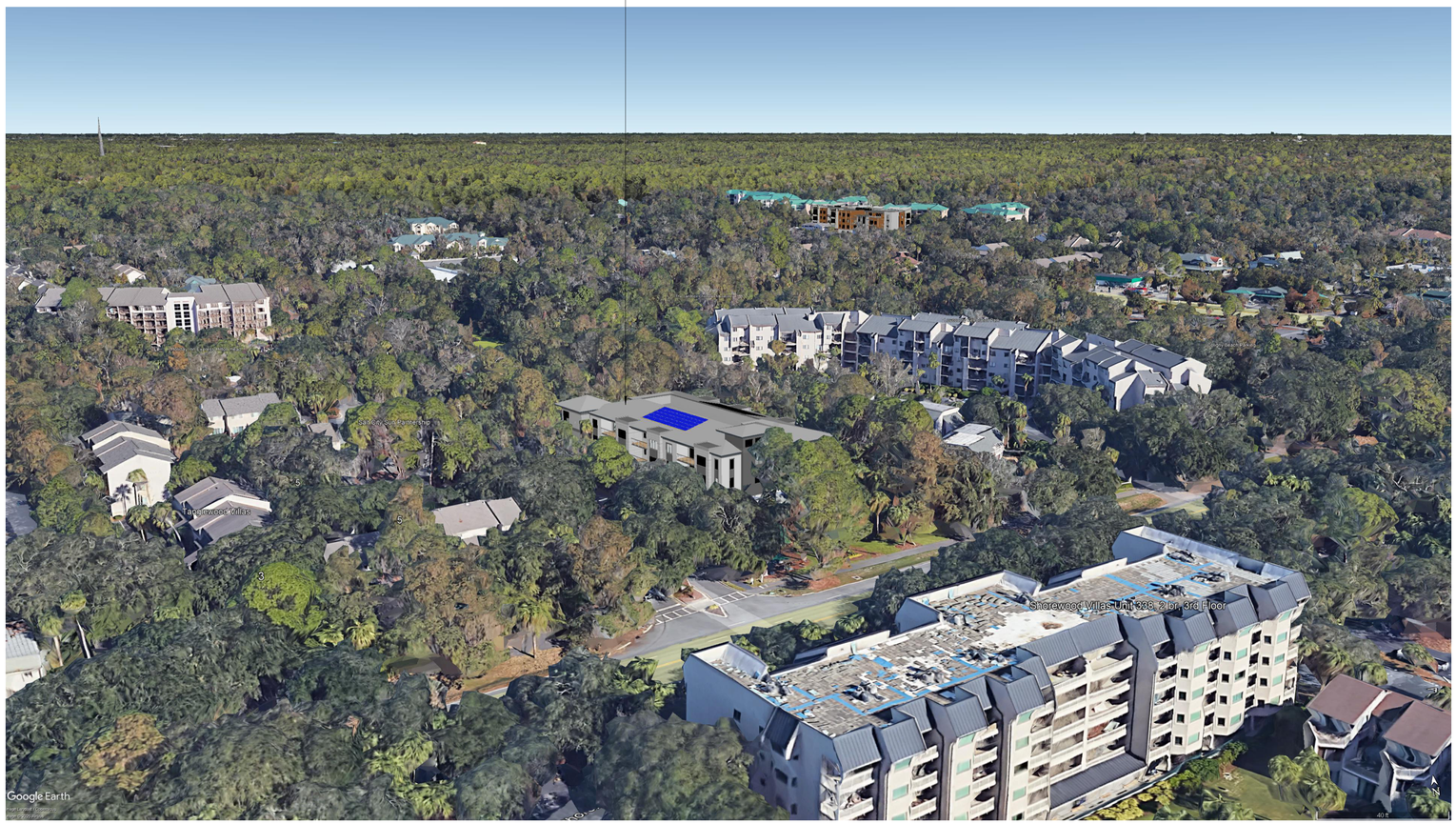
NO.	REV. DATE	DESCRIPTION

SHEET TITLE

LOCATION MAP

A0.02

PROPOSED BUILDING ON
2 TANGLEWOOD LOT





PROPOSED BUILDING ON
2 TANGLEWOOD LOT

1 / A0.03 SITE 3D ARIEL
6" = 1'-0"

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BLUFFTON, SC 29910
PH: 843.815.2557
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CREVO TANGLEWOOD

2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SC,
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PROJECT INFO

Date
08.12.2025

Project No.
25-025

ISSUE

NO.	REV. DATE	DESCRIPTION

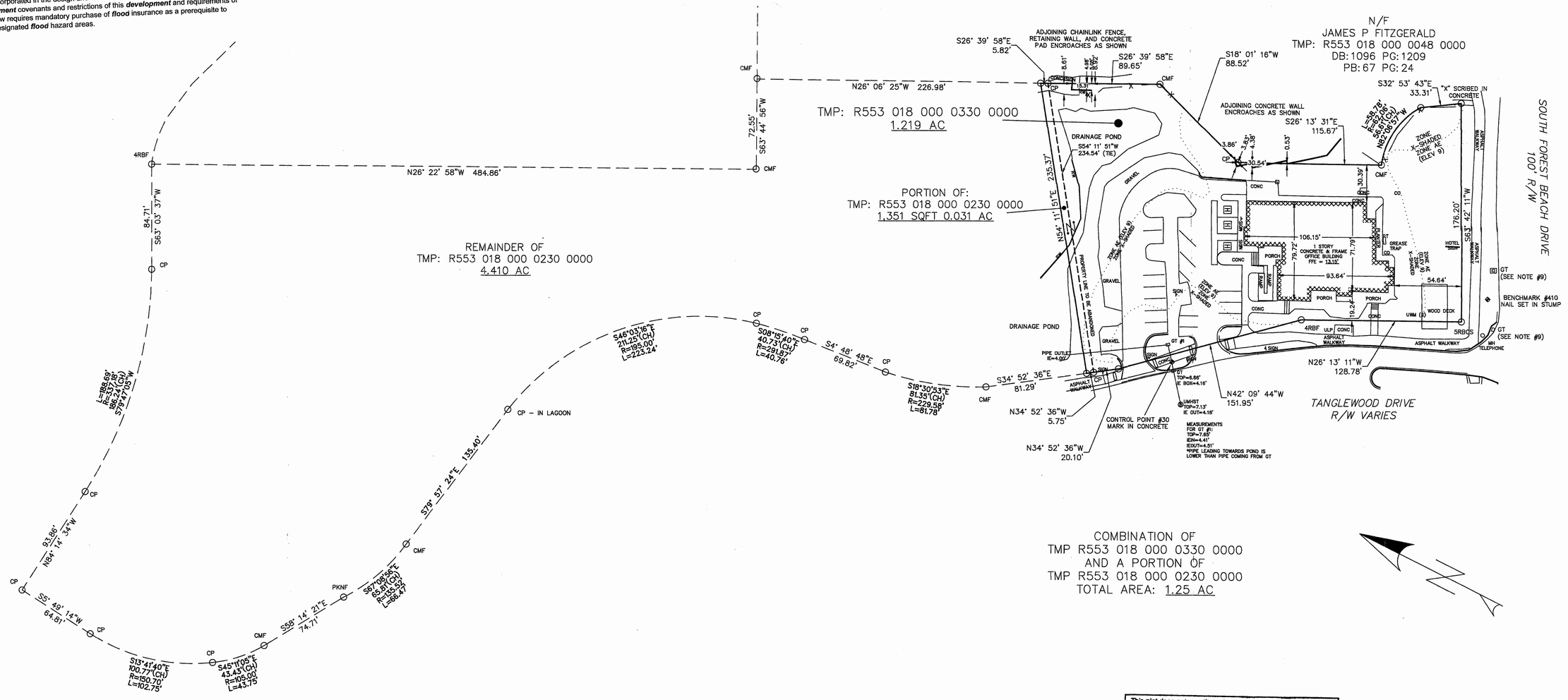
SHEET TITLE

SITE 3D AERIAL

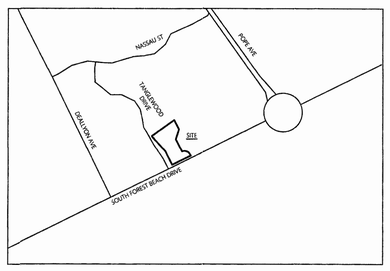
A0.03

Book165/Page132 CFN#202501504

me of all areas on this plat are ***flood*** hazard areas and have been identified as having at least a one percent chance of ing flooded in any given year by rising tidal waters associated with possible hurricanes. Local regulations require that rtain ***flood*** hazard protective measures be incorporated in the design and ***construction*** of ***structures*** in these designated eas. Reference shall be made to the ***development*** covenants and restrictions of this ***development*** and requirements of e Town Building Official. In addition, federal law requires mandatory purchase of ***flood*** insurance as a prerequisite to derally insured mortgage financing in these designated ***flood*** hazard areas.



COMBINATION OF
TMP R553 018 000 0330 0000
AND A PORTION OF
TMP R553 018 000 0230 0000
TOTAL AREA: 1.25 AC



LOCATION MAP
(NOT TO SCALE)

LEGEND:
N/F - NOW OR FORMERLY
TMP - TAX MAP PARCEL
4RBF - #4 REBAR FOUND
5RBCS - #5 REBAR WITH CAP SET
CMF - CONCRETE MONUMENT FOUND
CP - CALCULATED POINT
HYD - FIRE HYDRANT
WV - WATER VALVE
UWM - WATER METER
CO - CLEANOUT
GT - GRATE TRAP
PT - PROPANE TANK
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL

NOTES:
1. HORIZONTAL DATUM IS BASED OFF STATE PLANE COORDINATES NAD83
2. ONLY UTILITIES APPARENT AT THE GROUND SURFACE WERE LOCATED DURING THIS SURVEY. NO UNDERGROUND UTILITIES WERE LOCATED
3. ACCORDING TO FEMA FLOOD PANEL 45013C0444G (EFFECTIVE 3/23/2021), PORTIONS OF THE PROPERTY FALL IN FLOODZONE AE (ELEV 9) AND FLODDZONE X-SHADED
   3.1. LINES SHOWING THE EDGES OF THE FLOODZONES WERE TRACED FROM FEMA FLOOD PANEL 4501C04G AND MARKED WITH A DOTTED LINE
4. GRATE TRAPS ALONG SOUTH FOREST BEACH DRIVE HAVE RECESSED PIPES LEADING INTO AND AWAY FROM STRUCTURE. COULD NOT DETERMINE WHAT OTHER DRAINAGE STRUCTURES THESE CONNECT TO
5. PROPERTY CORNERS ARE #5 REBARS WITH CAPS SET UNLESS OTHERWISE NOTED
6. PREVIOUS SURVEY SHOWS A SANITARY SEWER MANHOLE AND LINE IN THE SOUTHEAST CORNER LEADING TO SOUTH FOREST BEACH DRIVE. NO MANHOLE WAS FOUND BY THIS SURVEYOR AT THE TIME OF THIS SURVEY. FURTHER INVESTIGATION WILL BE NEEDED TO FINALIZE LOCATION OF SANITARY SEWER LINE LEAVING THIS SITE
7. IMPROVEMENTS ARE ONLY SHOWN ON ON R533 018 000 0330 0000 AND PORTION OF R533 018 000 0230 000. OVERALL BOUNDARY IS TO SHOW AREA OF REMAINING PORTION OF R533 018 000 0230 0000
8. MISSING PROPERTY CORNERS ON REMAINDER OF R553 018 000 0230 0000 WERE NOT REPLACED AS THAT PARCEL IS NOT THE SUBJECT OF THIS SURVEY
9. AREA FOR REMAINDER OF R553 018 000 023 0000 WAS CALCULATED BASED ON THE FOUND PROPERTY CORNERS, AND THE CALCULATED PROPERTY CORNERS FROM PLAT BOOK 164 PAGE 160

This plat does not constitute development pursuant to the Town of Hilton Head Island, SC Land Management Ordinance Section:
- ☐ 16-1-104.C.1
- ☐ 16-1-104.C.2
- ☐ 16-1-104.C.3
- ☑ 16-1-104.C.4
- ☐ 16-1-104.C.5
- ☐ 16-1-104.C.6

Certified By: _____
Title: Development Services Program Mgr Date: 3/31/2025
Disclaimer:
The Town of Hilton Head Island makes an expressed declaration of policy that this public regulation of land is entirely separate from and independent of private restrictions. This approval in no way implies that the proposed development is in conformance with any restrictive covenants, private easements or deed restrictions.

HHHH ONE, LLC — 3/31/25 DATE

HHHH TWO, LLC — 3/31/25 DATE

HHHH THREE, LLC — 3/31/25 DATE

BENCHMARK COORDINATES:

POINT 410 ZTNS	POINT 30 MARK ON CONCRETE
N: 112,073.868'	N: 112,276.995'
E: 2,075,819.196'	E: 2,075,819.196'
ELEV: 8.99'	

REFERENCES:
1. PB: 164 PG: 160

"I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

PATRICK GLENN BOYLAN, PLS #37386 — 3/6/25 DATE

SOUTH CAROLINA PROFESSIONAL NO. 37386 LAND SURVEYOR PATRICK GLENN BOYLAN

015040
BEAUFORT COUNTY SC - ROD
BK 165 Pg 132
2025015040 PLAT
04/03/2025 02:48:27 PM
RECD BY rbing RCPT# 1200746

SURVEY
FOR

Crevo Capital

TOPOGRAPHIC AND TREE SURVEY SHOWING TMP R553 018 000 0330 0000 ALSO COMBINING TMP R553 018 000 0330 0000 WITH A PORTION OF TMP R553 018 000 0230 0000

LOCATED AT: 2 TANGLEWOOD DRIVE, HILTON HEAD ISLAND, SC 29928

BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED BY
PATRICK BOYLAN, PLS
PO BOX J
AIKEN, SC 29802

SCALE: 1"=40' 3/6/2025

40 20 0 40 80
GRAPHIC SCALE

SHEET INDEX

CS	-	COVER SHEET
L10	-	SITE ANALYSIS
L50	-	TREE REMOVAL PLAN
L100	-	KEY SHEET
L500	-	PLANTING PLAN
L501	-	PLANT SCHEDULE AND DETAILS
		SITE DETAILS

ISSUED:
AUGUST 12, 2025

PROJECT TEAM

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

ARCHITECTURE
ALL ARCHITECTURAL INFORMATION WAS TAKEN FROM DIGITAL FILES PROVIDED BY:

COURT ATKINS ARCHITECTS
BLUFFTON, SC.
(843) 815.2557

SURVEYING
ALL TOPOGRAPHY, EXISTING TREES, SITE BOUNDARY, SITE SURVEY DATA, ETC. WERE TAKEN FROM DIGITAL FILES PROVIDED BY:

PATRICK BOYLAN, PLS
AIKEN, SC.
(803) 480.4495

CIVIL ENGINEER
ALL CIVIL ENGINEER INFORMATION WAS TAKEN FROM DIGITAL FILES PROVIDED BY:

STURRE ENGINEERING
BLUFFTON, SC.
(843) 705.4748

****CAUTION****

UTILITY PROTECTION CENTER

3 DAYS BEFORE DIGGING
CALL TOLL FREE
1-888-721-7877

A ONE-CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

Witmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
233 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411

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

THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
2 TANGLEWOOD
2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SOUTH CAROLINA

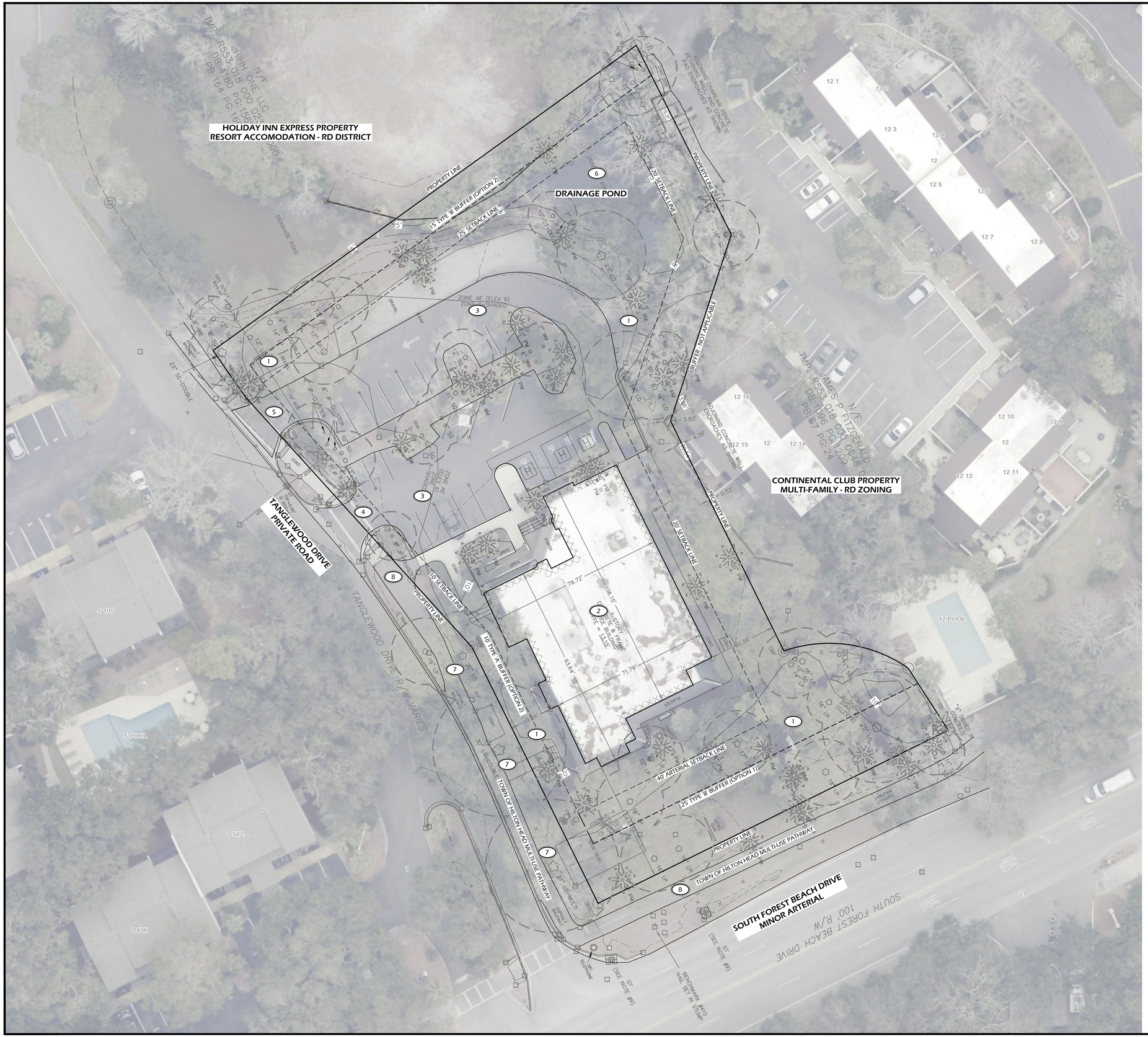
DATE:	AUG 12, 2025
PROJECT NO.:	25XXX.XX
DRAWN BY:	JC
CHECKED BY:	XX

CONCEPTUAL DRB SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
COVER SHEET

DRAWING NUMBER
CS



EXISTING CONDITIONS REFERENCE NOTES:

1. EXISTING PERVIOUS SURFACE (LANDSCAPE AREAS)
2. EXISTING BUILDING
3. EXISTING IMPERVIOUS SURFACE - ASPHALT
4. ENTRY LANE - ONE WAY
5. EXIT LANE - ONE WAY
6. EXISTING NEIGHBORHOOD DRAINAGE SYSTEM
7. LIVE OAK - OFF-PROPERTY
8. TOWN OF HILTON HEAD MULI-USE PATHWAY



ASPHALT PARKING LOT



BUILDING FROM PARKING LOT



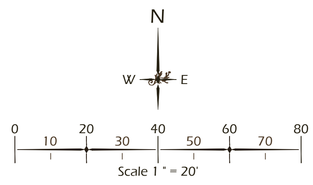
ACCESS FROM TANGLEWOOD DRIVE



PATHWAY AND TREES ON TANGLEWOOD DRIVE



TREE AT SOUTH FOREST BEACH DRIVE AND TANGLEWOOD DRIVE



Winter Jones Keefer Ltd.
landscape architecture
land planning
www.wjkld.com
23 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411

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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR

2 TANGLEWOOD

2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	AUG 12, 2025
PROJECT NO.:	25XXX.XX
DRAWN BY:	JC
CHECKED BY:	XX

CONCEPTUAL DRB SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
EXISTING CONDITIONS / SITE ANALYSIS

DRAWING NUMBER
L10



SITE PREP. / PLANT PROTECTION LEGEND

CALL-OUT	SYMB.	DESCRIPTION	DETAIL
1.1		TREE PROTECTION FENCE	—
1.2		SILT FENCE	—

NOTE: SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO CIVIL ENGINEER PLANS FOR LIMITS AND CONSTRUCTION DETAILS.

SITE DEMOLITION LEGEND

CALL-OUT	SYMB.	DESCRIPTION
		TREE TO BE REMOVED

NOTE: DEMOLITION HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE.

REFERENCE NOTES:

1. EXISTING TREE TO REMAIN, DO NOT DISTURB, PROTECT IN PLACE.
2. TREE TO BE REMOVED, TYP.
3. REFER TO CIVIL ENGINEER PLANS FOR TREE PROTECTION FENCE LOCATION AND INSTALLATION DETAIL.
4. REFER TO CIVIL ENGINEER PLANS FOR SILT FENCE LOCATION AND INSTALLATION DETAIL.
5. NO SIGNIFICANT OR SPECIMEN TREES ARE SLATED TO BE REMOVED OR IMPACTED BY CONSTRUCTION ACTIVITIES.

N

W E

0 10 20 30 40 50 60 70 80

Scale 1 " = 20'

Winer, Jones, Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
2 TANGLEWOOD
2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SOUTH CAROLINA

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REVISIONS:

DRAWING TITLE
TREE REMOVAL PLAN

DRAWING NUMBER
L50



PAVING SCHEDULE			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1		PERMEABLE PAVING	—
2.2		CONCRETE SIDEWALK	—

NOTE: MATERIAL SYMBOLS / HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO CIVIL ENGINEER SITE DETAILS AND LAYOUT PLANS FOR SIZES AND DIMENSIONS.

REFERENCE IMAGES:



TABBY FINISH PERMEABLE PAVER
HYDRASHED BY LOWCOUNTRY PAVER

SITE DETAILS LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
4.1	BIKE RACK	1/L100

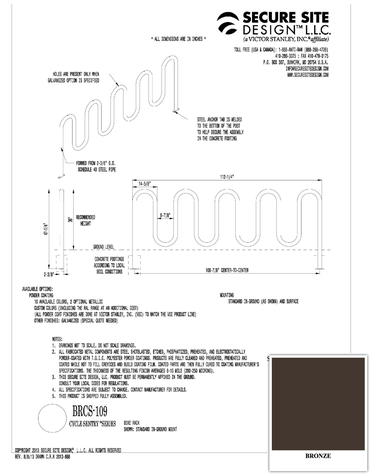
KEY SHEET REFERENCE NOTES:

P.A. PLANTING AREA, TYP., REFER TO PLANTING PLANS

(1) MAINTAIN EXISTING CURB CUTS.

(2) PROPOSED SITE IMPROVEMENTS - DRIVEWAY, SIDEWALK - BY CIVIL ENGINEER, N.I.C., SHOWN FOR REFERENCE ONLY. COORDINATE WITH CIVIL ENGINEER AS REQUIRED.

(3) FIRE LANE GEOGRID BY CIVIL ENGINEER. SHOWN FOR REFERENCE ONLY.



1 // L100 BIKE RACK
SCALE: NTS

LIGHTING SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1		11	PATH LIGHT	2/L100

NOTE: LIGHTING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

LIGHTING REFERENCE NOTES:

(A) FINAL LIGHT LOCATION TO BE CONFIRMED IN-FIELD.



2 // L100 PATH LIGHT
SCALE: NTS

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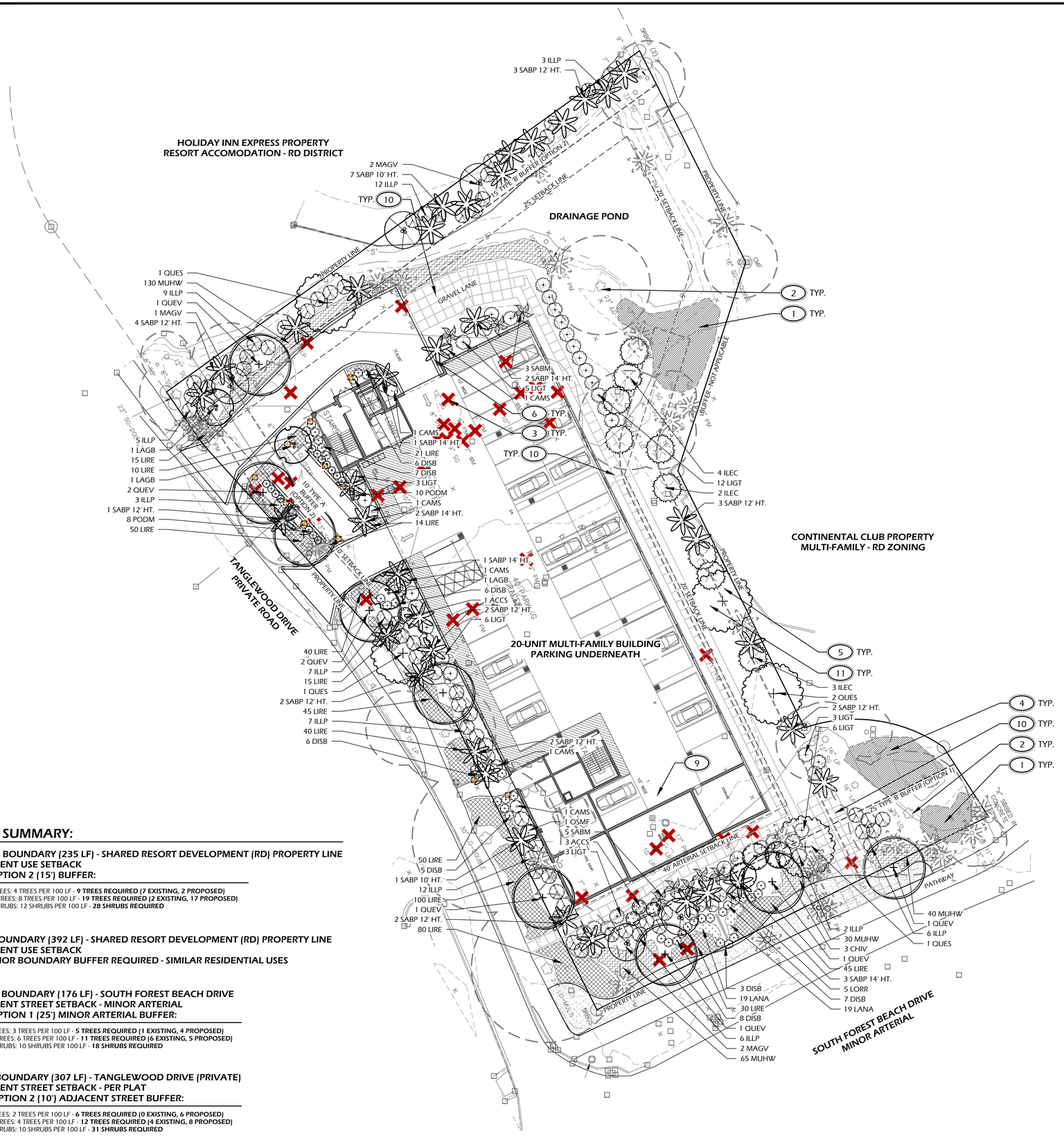
CONCEPTUAL DRB SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DATE:	AUG 12, 2025
PROJECT NO.:	25XXX.XX
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DRAWING TITLE
KEY SHEET

DRAWING NUMBER
L100



BUFFER SUMMARY:

NORTHERN BOUNDARY (235 LF) - SHARED RESORT DEVELOPMENT (RD) PROPERTY LINE
25' ADJACENT USE SETBACK
TYPE 'B' OPTION 2 (15') BUFFER:

OVERSTORY TREES: 4 TREES PER 100 LF - **9 TREES REQUIRED (7 EXISTING, 2 PROPOSED)**
UNDERSTORY TREES: 8 TREES PER 100 LF - **19 TREES REQUIRED (2 EXISTING, 17 PROPOSED)**
EVERGREEN SHRUBS: 12 SHRUBS PER 100 LF - **28 SHRUBS REQUIRED**

EASTERN BOUNDARY (392 LF) - SHARED RESORT DEVELOPMENT (RD) PROPERTY LINE
20' ADJACENT USE SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED - SIMILAR RESIDENTIAL USES

SOUTHERN BOUNDARY (176 LF) - SOUTH FOREST BEACH DRIVE
40' ADJACENT STREET SETBACK - MINOR ARTERIAL
TYPE 'B' OPTION 1 (25') MINOR ARTERIAL BUFFER:

OVERSTORY TREES: 3 TREES PER 100 LF - **5 TREES REQUIRED (1 EXISTING, 4 PROPOSED)**
UNDERSTORY TREES: 6 TREES PER 100 LF - **11 TREES REQUIRED (6 EXISTING, 5 PROPOSED)**
EVERGREEN SHRUBS: 10 SHRUBS PER 100 LF - **18 SHRUBS REQUIRED**

WESTERN BOUNDARY (307 LF) - TANGLEWOOD DRIVE (PRIVATE)
10' ADJACENT STREET SETBACK - PER PLAT
TYPE 'A' OPTION 2 (10') ADJACENT STREET BUFFER:

OVERSTORY TREES: 2 TREES PER 100 LF - **6 TREES REQUIRED (0 EXISTING, 6 PROPOSED)**
UNDERSTORY TREES: 4 TREES PER 100 LF - **12 TREES REQUIRED (4 EXISTING, 8 PROPOSED)**
EVERGREEN SHRUBS: 10 SHRUBS PER 100 LF - **31 SHRUBS REQUIRED**

PLANTING DETAILS

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

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
QUES	Quercus shumardii	Shumard Oak
QUEV	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
UNDERSTORY TREES		
CHIV	Chionanthus virginicus	Fringe Tree
LAGB	Lagerstroemia indica x fauriei 'Biloxi'	Biloxi Crape Myrtle
MAGV	Magnolia virginiana	Sweetbay Magnolia
ILEC	Ilex cassine	Dahoon Holly
SABM	Sabal minor	Dwarf Palmetto
SHRUBS		
ACCS	Acca sellowiana	Pineapple Guava
CAMS	Camellia sasanqua	Sasanqua Camellia
DISB	Distylium 'Blue Cascade' (PIIDIST-II PP24409)	Blue Cascade Distylium
ILLP	Illicium parviflorum	Yellow Anise
LORR	Loropetalum chinense 'Ruby'	Ruby Fringe Flower
LIGT	Ligustrum japonicum 'Texanum'	Waxleaf Privet
OSMF	Osmanthus fragrans	Fragrant Tea Olive
PODM	Podocarpus macrophyllus	Podocarpus
ORNAMENTAL GRASSES & FERNS		
MUHW	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass
GROUND COVERS, VINES & PERENNIALS		
LANA	Lantana camara 'Anne Marie'	Anne Marie Lantana
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope
SOD & MULCH		
SOD-SF	-	Empire Zoysia Sod
MULCH-SF	Pine Straw - all disturbed areas	Pine Straw

PLANTING REFERENCE NOTES:

1. EXISTING VEGETATION TO REMAIN.
2. EXISTING TREES TO REMAIN.
3. EXISTING TREES TO BE REMOVED.
4. SELECTIVELY THIN AND UNDERBRUSH, REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS.
5. STAKE TREES IN THIS AREA FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL PARKING LOT MEDIAN PLANTINGS SHALL BE 12"-18" OFF EDGE OF ROAD / PARKING AREA AT TIME OF MATURITY.
7. CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
8. PROVIDE 2" P.V.C. CONDUIT FOR IRRIGATION TO PLANTERS.
9. COORDINATE IRRIGATION CONTROLLER LOCATION WITH CIVIL ENGINEER (STURRE ENGINEERING).
10. AREAS WITH REINFORCEMENT PER CIVIL ENGINEER PLANS.
11. AVOID PLANTING IN CENTER OF DRAINAGE WAY.

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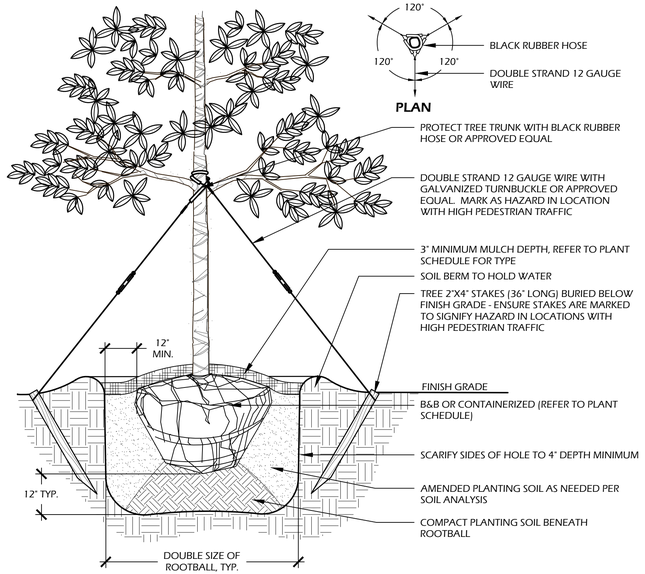
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CONCEPTUAL DRB SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

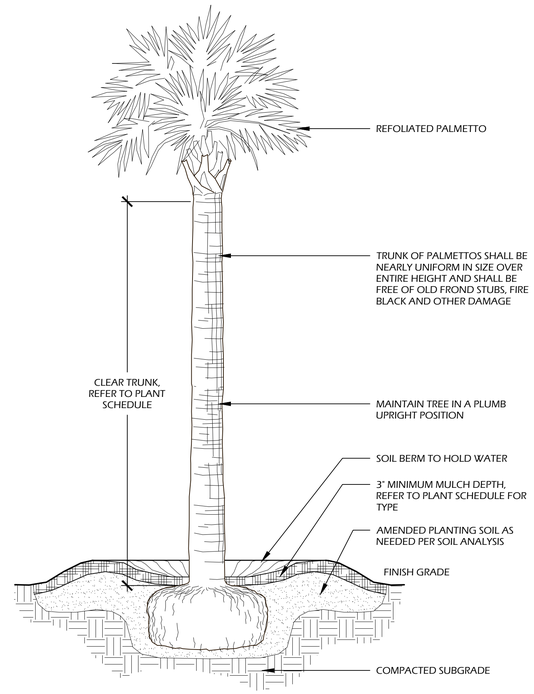
DRAWING TITLE
PLANTING PLAN

DRAWING NUMBER
L500



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

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



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

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

PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
* 5	QUES	Quercus shumardii	Shumard Oak	14'-16'	6'-8'	Cont.	4"	Full
* 9	QUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4"	Full
** 38	SABP	Sabal palmetto	Cabbage Palm	12'-16'	-	Cont.	-	Refoliated, full clear trunk, refer to plan for heights
UNDERSTORY TREES								
3	CHIV	Chionanthus virginicus	Fringe Tree	6'-7'	3'-4'	15 gal.	-	Full
3	LAGB	Lagerstroemia indica x fauriei 'Biloxi'	Biloxi Crape Myrtle	10'-12'	5'-6'	45 gal.	-	Full
5	MAGV	Magnolia virginiana	Sweetbay Magnolia	8'-10'	4'-5'	30 gal.	-	Full
9	ILEC	Ilex cassine	Dahoon Holly	6'-7'	3'-4'	15 gal.	-	Full
8	SABM	Sabal minor	Dwarf Palmetto	4'-5'	4'-5'	15 gal.	-	Full
SHRUBS								
4	ACCS	Acca sellowiana	Pineapple Guava	24"-30"	24"-30"	7 gal.	-	Full
7	CAMS	Camellia sasanqua	Sasanqua Camellia	3'-4'	2'-3'	15 gal.	-	Full
48	DISB	Distylium 'Blue Cascade' (PIIDIST-II PP24409)	Blue Cascade Distylium	24"-30"	24"-30"	7 gal.	-	Full
72	ILLP	Illicium parviflorum	Yellow Anise	30"-36"	24"-30"	7 gal.	-	Full
5	LORR	Loropetalum chinense 'Ruby'	Ruby Fringe Flower	30"-36"	24"-30"	7 gal.	-	Full
38	LIGT	Ligustrum japonicum 'Texanum'	Waxleaf Privet	30"-36"	24"-30"	7 gal.	-	Full
1	OSMF	Osmanthus fragrans	Fragrant Tea Olive	36"-42"	18"-24"	7 gal.	-	Full
18	PODM	Podocarpus macrophyllus	Podocarpus	36"-42"	24"-30"	15 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
265	MUHW	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass	14"-16"	10"-16"	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
38	LANA	Lantana camara 'Anne Marie'	Anne Marie Lantana	8"-12"	8"-12"	1 gal.	18" O.C.	Full
555	LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12"-16"	8"-12"	1 gal.	24" O.C.	Full
SOD & MULCH								
1800	SOD-SF	-	Empire Zoysia Sod	-	-	-	-	-
18000	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

TREE MITIGATION TABLE:

Trees Removed

	CAT. I	CAT. II	CAT. III	
Species Abbrev.	LO	GUM	PLM	PN
Caliper Inches	17	6	7	10
		9	8	14
		9	8	16
		10	8	16
		10	9	16
		11	9	17
		12	9	18
		13	9	12
			9	
			10	
			10	
			10	
			10	
			11	
			17	
Species DBH Totals	17	80	144	119
Total DBH Inches Per CAT	17	80	263	

TREE LEGEND: LO-Live Oak, **GUM**-Sweet Gum, **PLM**-Palmetto, **PN**-Pine

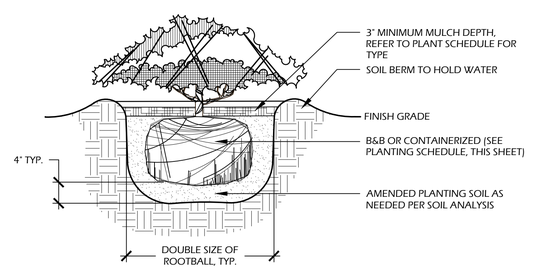
Tree Mitigation Calculations

	CAT. I	CAT. II	CAT. III
# OF TREES TO BE REMOVED	1	8	23
TOTAL # OF DBH INCHES	17	80	263
CALCULATION	17 ÷ 10 = 1.7	80 ÷ 10 = 8.0	263 ÷ 10 = 26.3
# OF NEW TREES REQUIRED	2	8	26
# OF NEW TREES PROVIDED	2	8	26

NOTE:

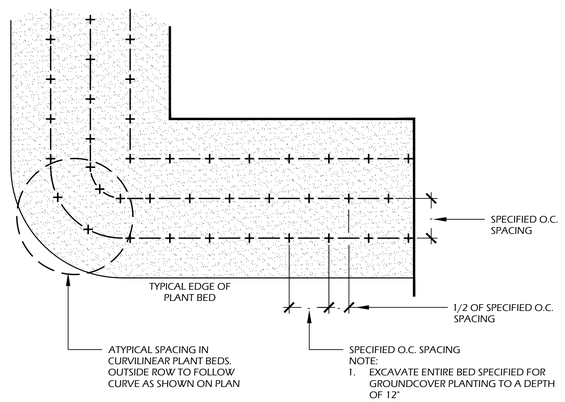
CAT. I AND CAT. II TREE MITIGATION SATISFIED BY PLANTING OF 9 LIVE OAKS (QUEV) AND 5 SHUMARD OAKS (QUES). SEE PLANT SCHEDULE - *

CAT. III MITIGATION SATISFIED BY PLANTING OF 38 SABAL PALMETTO (SABP). SEE PLANT SCHEDULE - **

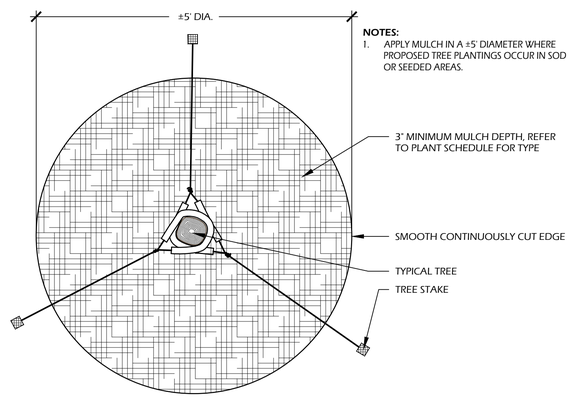


NOTES:
1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IS MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE ±2" ABOVE FINISH GRADE.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

3 // L501 SHRUB PLANTING
SCALE: N.T.S.



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



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

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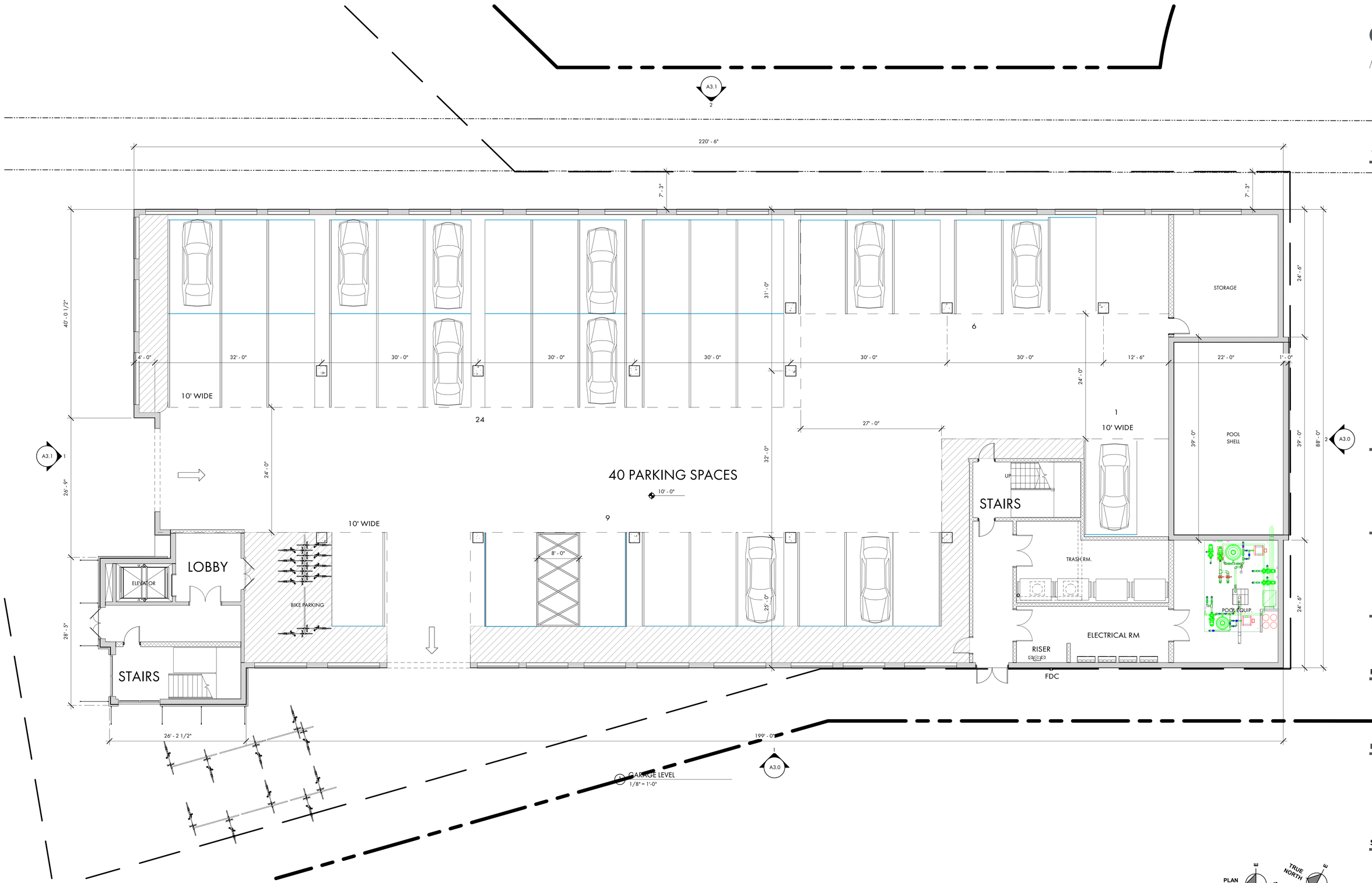
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CONCEPTUAL DRB SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
PLANT SCHEDULE AND DETAILS

DRAWING NUMBER
L501



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CREVO TANGLEWOOD

2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SC,
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PROJECT INFO

Date
08.12.2025

Project No.
25-025

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

GARAGE FLOOR PLAN

A2.0

Room Schedule				
UNIT #	UNIT TYPE	LEVEL	OCCUPANT	AREA
FIRST FLOOR PLAN				
1	C.1	FIRST FLOOR PLAN	3B/3R	1543 SF
2	C	FIRST FLOOR PLAN	3B/3R	1467 SF
3	B	FIRST FLOOR PLAN	4B/4R	1803 SF
4	B.1	FIRST FLOOR PLAN	4B/4R	1775 SF
5	C.2	FIRST FLOOR PLAN	3B/3R	1559 SF
6	C	FIRST FLOOR PLAN	3B/3R	1464 SF
SECOND FLOOR PLAN				
7	C.1	SECOND FLOOR PLAN	3B/3R	1543 SF
8	C	SECOND FLOOR PLAN	3B/3R	1467 SF
9	B	SECOND FLOOR PLAN	4B/4R	1803 SF
10	A	SECOND FLOOR PLAN	2B/2R	1236 SF
11	C.3	SECOND FLOOR PLAN	2B/2.5R	1514 SF
12	C.2	SECOND FLOOR PLAN	3B/3R	1559 SF
13	C	SECOND FLOOR PLAN	3B/3R	1464 SF
THIRD FLOOR PLAN				
14	C.1	THIRD FLOOR PLAN	3B/3R	1543 SF
15	C	THIRD FLOOR PLAN	3B/3R	1467 SF
16	B	THIRD FLOOR PLAN	4B/4R	1803 SF
17	A	THIRD FLOOR PLAN	2B/2R	1236 SF
18	C.4	THIRD FLOOR PLAN	3B/3R	1449 SF
19	A.1	THIRD FLOOR PLAN	2B/2R	1129 SF
20	B.2	THIRD FLOOR PLAN	4B/4R	1829 SF

Grand total: 20

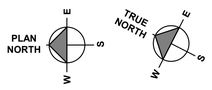
UNIT MATRIX			
UNIT #	UNIT TYPE	OCCUPANT	AREA
2B/2.5R			
11	C.3	2B/2.5R	1514 SF
2B/2.5R: 1			
2B/2R			
10	A	2B/2R	1236 SF
17	A	2B/2R	1236 SF
19	A.1	2B/2R	1129 SF
2B/2R: 3			
3B/3R			
1	C.1	3B/3R	1543 SF
2	C	3B/3R	1467 SF
5	C.2	3B/3R	1559 SF
6	C	3B/3R	1464 SF
7	C.1	3B/3R	1543 SF
8	C	3B/3R	1467 SF
12	C.2	3B/3R	1559 SF
13	C	3B/3R	1464 SF
14	C.1	3B/3R	1543 SF
15	C	3B/3R	1467 SF
18	C.4	3B/3R	1449 SF
3B/3R: 11			
4B/4R			
3	B	4B/4R	1803 SF
4	B.1	4B/4R	1775 SF
9	B	4B/4R	1803 SF
16	B	4B/4R	1803 SF
20	B.2	4B/4R	1829 SF

4B/4R: 5

Grand total: 20



1 FIRST FLOOR PLAN
1/8" = 1'-0"



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PROJECT INFO

Date
08.12.2025

Project No.
25-025

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

FIRST FLOOR PLAN

A2.1

Room Schedule				
UNIT #	UNIT TYPE	LEVEL	OCCUPANT	AREA
FIRST FLOOR PLAN				
1	C.1	FIRST FLOOR PLAN	3B/3R	1543 SF
2	C	FIRST FLOOR PLAN	3B/3R	1467 SF
3	B	FIRST FLOOR PLAN	4B/4R	1803 SF
4	B.1	FIRST FLOOR PLAN	4B/4R	1775 SF
5	C.2	FIRST FLOOR PLAN	3B/3R	1559 SF
6	C	FIRST FLOOR PLAN	3B/3R	1464 SF
SECOND FLOOR PLAN				
7	C.1	SECOND FLOOR PLAN	3B/3R	1543 SF
8	C	SECOND FLOOR PLAN	3B/3R	1467 SF
9	B	SECOND FLOOR PLAN	4B/4R	1803 SF
10	A	SECOND FLOOR PLAN	2B/2R	1236 SF
11	C.3	SECOND FLOOR PLAN	2B/2.5R	1514 SF
12	C.2	SECOND FLOOR PLAN	3B/3R	1559 SF
13	C	SECOND FLOOR PLAN	3B/3R	1464 SF
THIRD FLOOR PLAN				
14	C.1	THIRD FLOOR PLAN	3B/3R	1543 SF
15	C	THIRD FLOOR PLAN	3B/3R	1467 SF
16	B	THIRD FLOOR PLAN	4B/4R	1803 SF
17	A	THIRD FLOOR PLAN	2B/2R	1236 SF
18	C.4	THIRD FLOOR PLAN	3B/3R	1449 SF
19	A.1	THIRD FLOOR PLAN	2B/2R	1129 SF
20	B.2	THIRD FLOOR PLAN	4B/4R	1829 SF

Grand total: 20

UNIT MATRIX			
UNIT #	UNIT TYPE	OCCUPANT	AREA
2B/2.5R			
11	C.3	2B/2.5R	1514 SF
2B/2.5R: 1			
2B/2R			
10	A	2B/2R	1236 SF
17	A	2B/2R	1236 SF
19	A.1	2B/2R	1129 SF
2B/2R: 3			
3B/3R			
1	C.1	3B/3R	1543 SF
2	C	3B/3R	1467 SF
5	C.2	3B/3R	1559 SF
6	C	3B/3R	1464 SF
7	C.1	3B/3R	1543 SF
8	C	3B/3R	1467 SF
12	C.2	3B/3R	1559 SF
13	C	3B/3R	1464 SF
14	C.1	3B/3R	1543 SF
15	C	3B/3R	1467 SF
18	C.4	3B/3R	1449 SF
3B/3R: 11			
4B/4R			
3	B	4B/4R	1803 SF
4	B.1	4B/4R	1775 SF
9	B	4B/4R	1803 SF
16	B	4B/4R	1803 SF
20	B.2	4B/4R	1829 SF
4B/4R: 5			

Grand total: 20



1 SECOND FLOOR PLAN
1/8" = 1'-0"

2 A3.0

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PROJECT INFO

Date
08.12.2025

Project No.
25-025

ISSUE

NO.	REV. DATE	DESCRIPTION

PLAN NORTH

TRUE NORTH

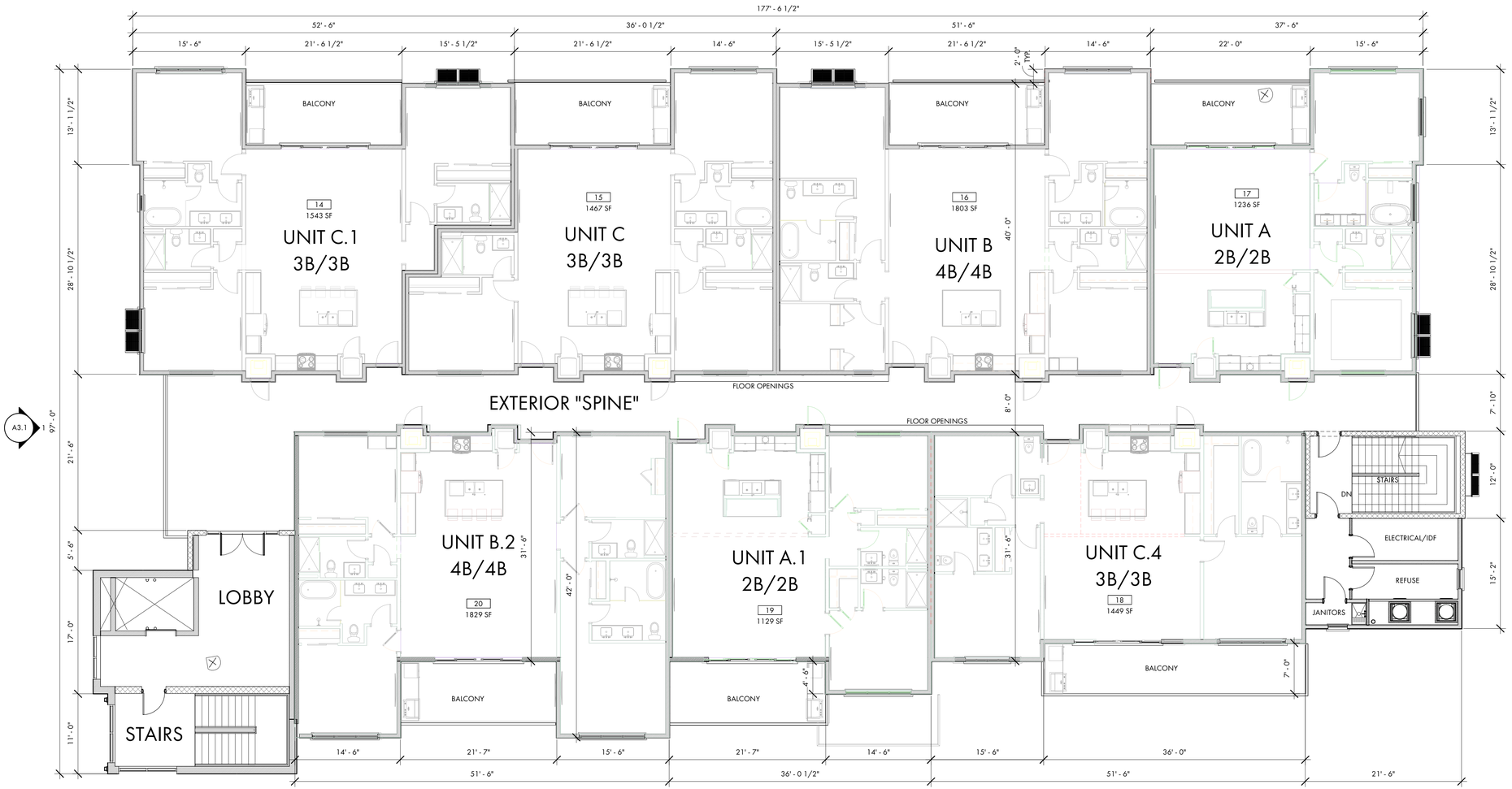
SHEET TITLE

SECOND FLOOR PLAN

A2.2

Room Schedule				
UNIT #	UNIT TYPE	LEVEL	OCCUPANT	AREA
FIRST FLOOR PLAN				
1	C.1	FIRST FLOOR PLAN	3B/3R	1543 SF
2	C	FIRST FLOOR PLAN	3B/3R	1467 SF
3	B	FIRST FLOOR PLAN	4B/4R	1803 SF
4	B.1	FIRST FLOOR PLAN	4B/4R	1775 SF
5	C.2	FIRST FLOOR PLAN	3B/3R	1559 SF
6	C	FIRST FLOOR PLAN	3B/3R	1464 SF
SECOND FLOOR PLAN				
7	C.1	SECOND FLOOR PLAN	3B/3R	1543 SF
8	C	SECOND FLOOR PLAN	3B/3R	1467 SF
9	B	SECOND FLOOR PLAN	4B/4R	1803 SF
10	A	SECOND FLOOR PLAN	2B/2R	1236 SF
11	C.3	SECOND FLOOR PLAN	2B/2.5R	1514 SF
12	C.2	SECOND FLOOR PLAN	3B/3R	1559 SF
13	C	SECOND FLOOR PLAN	3B/3R	1464 SF
THIRD FLOOR PLAN				
14	C.1	THIRD FLOOR PLAN	3B/3R	1543 SF
15	C	THIRD FLOOR PLAN	3B/3R	1467 SF
16	B	THIRD FLOOR PLAN	4B/4R	1803 SF
17	A	THIRD FLOOR PLAN	2B/2R	1236 SF
18	C.4	THIRD FLOOR PLAN	3B/3R	1449 SF
19	A.1	THIRD FLOOR PLAN	2B/2R	1129 SF
20	B.2	THIRD FLOOR PLAN	4B/4R	1829 SF
Grand total: 20				

UNIT MATRIX			
UNIT #	UNIT TYPE	OCCUPANT	AREA
2B/2.5R			
11	C.3	2B/2.5R	1514 SF
2B/2.5R: 1			
2B/2R			
10	A	2B/2R	1236 SF
17	A	2B/2R	1236 SF
19	A.1	2B/2R	1129 SF
2B/2R: 3			
3B/3R			
1	C.1	3B/3R	1543 SF
2	C	3B/3R	1467 SF
5	C.2	3B/3R	1559 SF
6	C	3B/3R	1464 SF
7	C.1	3B/3R	1543 SF
8	C	3B/3R	1467 SF
12	C.2	3B/3R	1559 SF
13	C	3B/3R	1464 SF
14	C.1	3B/3R	1543 SF
15	C	3B/3R	1467 SF
18	C.4	3B/3R	1449 SF
3B/3R: 11			
4B/4R			
3	B	4B/4R	1803 SF
4	B.1	4B/4R	1775 SF
9	B	4B/4R	1803 SF
16	B	4B/4R	1803 SF
20	B.2	4B/4R	1829 SF
4B/4R: 5			
Grand total: 20			



1 A2.3 THIRD FLOOR PLAN
1/8" = 1'-0"

1 A3.0

2 A3.0

PLAN NORTH

TRUE NORTH

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PROJECT INFO

Date
08.12.2025

Project No.
25-025

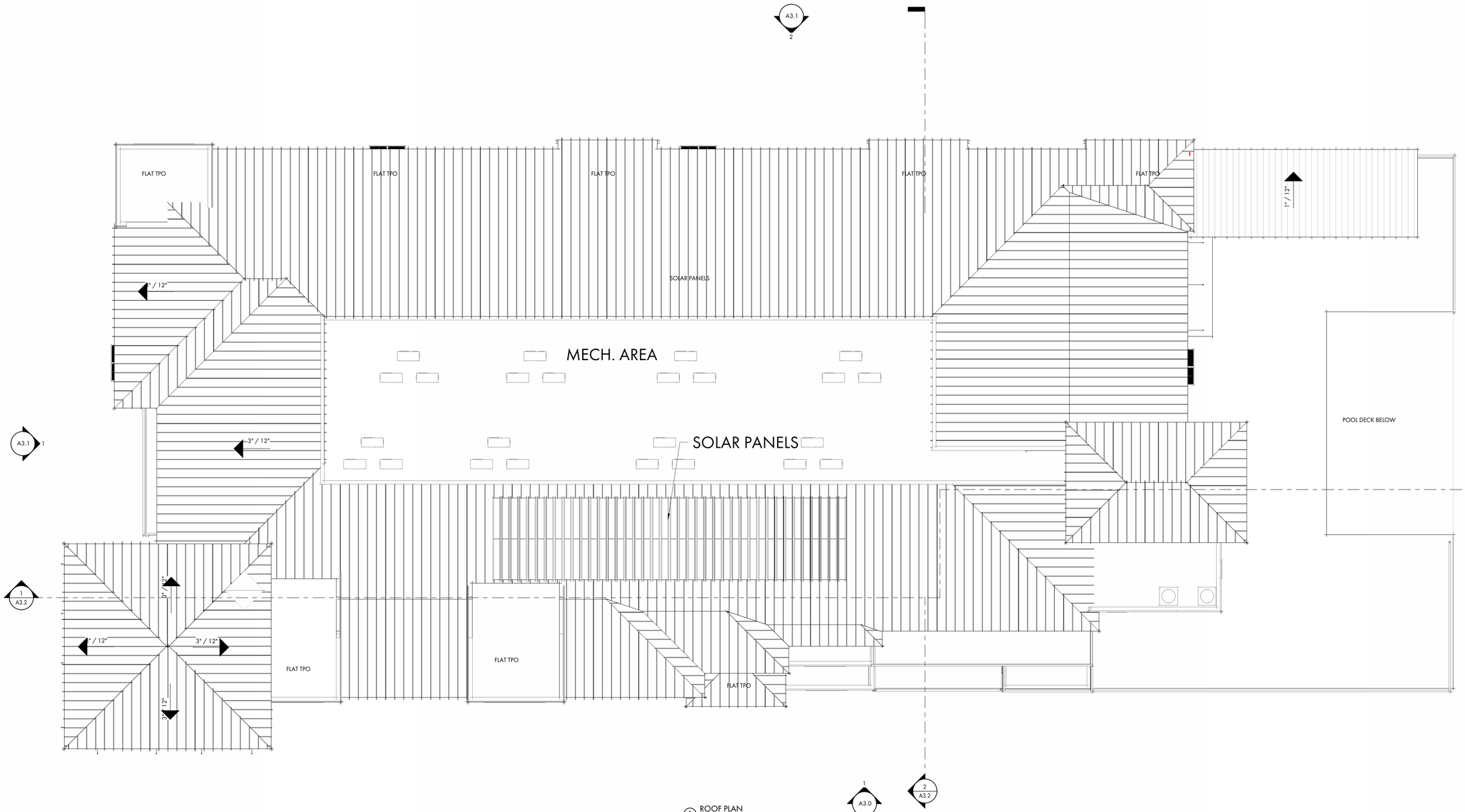
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

THIRD FLOOR PLAN

A2.3



1 ROOF PLAN
1/8" = 1'-0"

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25-025

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

ROOF PLAN

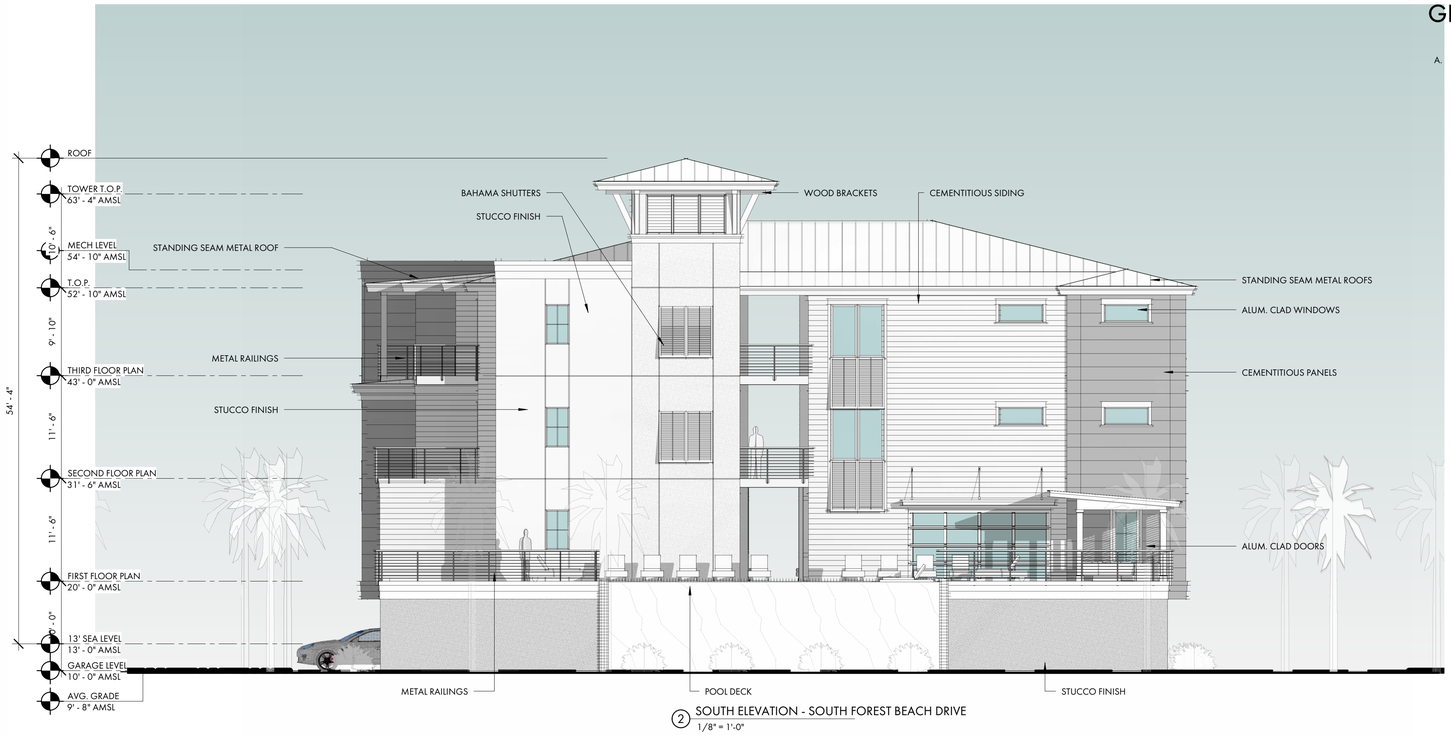
A2.4

PLAN NORTH

TRUE NORTH

GENERAL EXTERIOR ELEVATION NOTES:

A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK



2 SOUTH ELEVATION - SOUTH FOREST BEACH DRIVE
1/8" = 1'-0"



1 WEST ELEVATION - TANGLEWOOD DRIVE
1/8" = 1'-0"

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PROJECT INFO

Date
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Project No.
25-025

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

EXTERIOR ELEVATIONS

A3.0

GENERAL EXTERIOR ELEVATION NOTES:

A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK



1 NORTH ELEVATION - ENTRY
1/8" = 1'-0"



2 EAST ELEVATION - REAR
1/8" = 1'-0"

8/12/2025 11:08:31 AM

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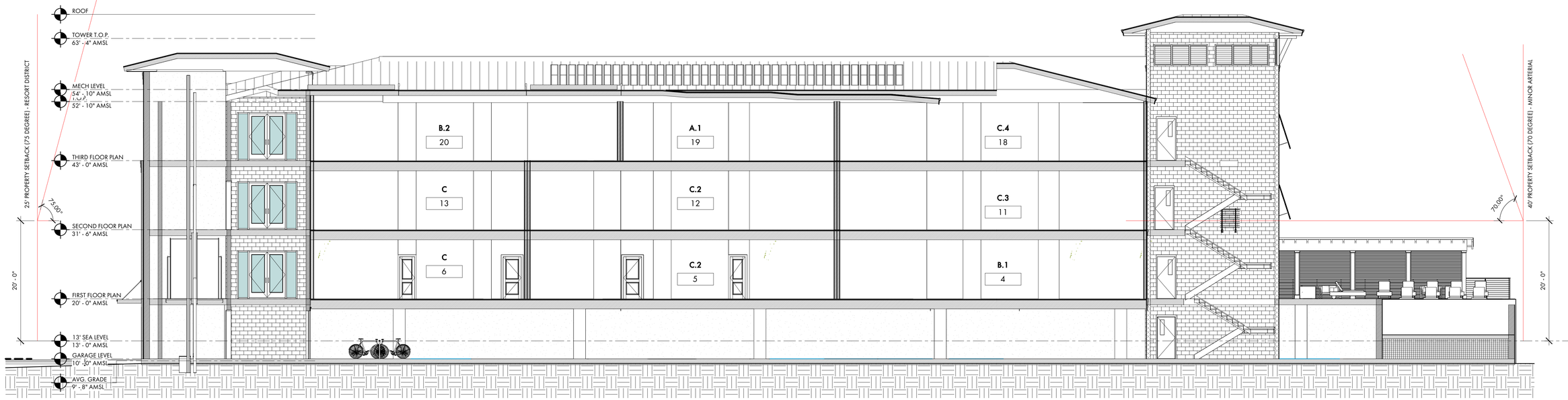
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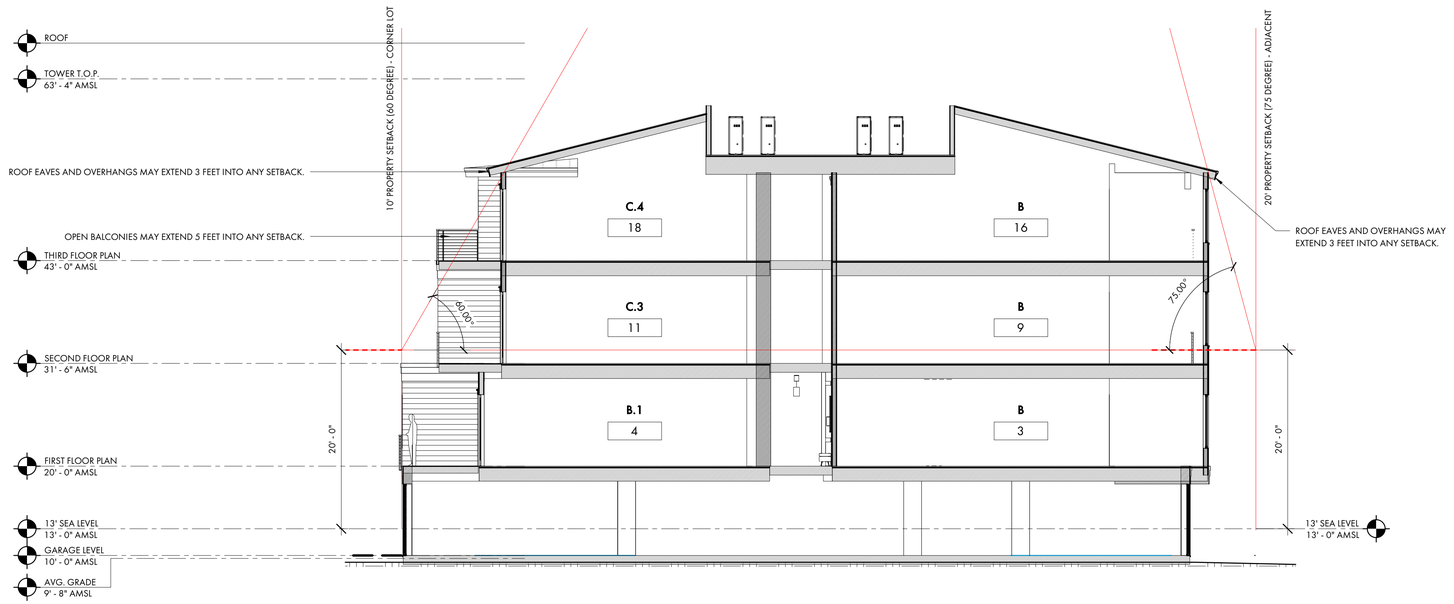
SHEET TITLE

EXTERIOR ELEVATIONS

A3.1



1 / A3.2 CROSS SECTION
1/8" = 1'-0"



2 / A3.2 BUILDING SECTION SETBACKS B
1/8" = 1'-0"

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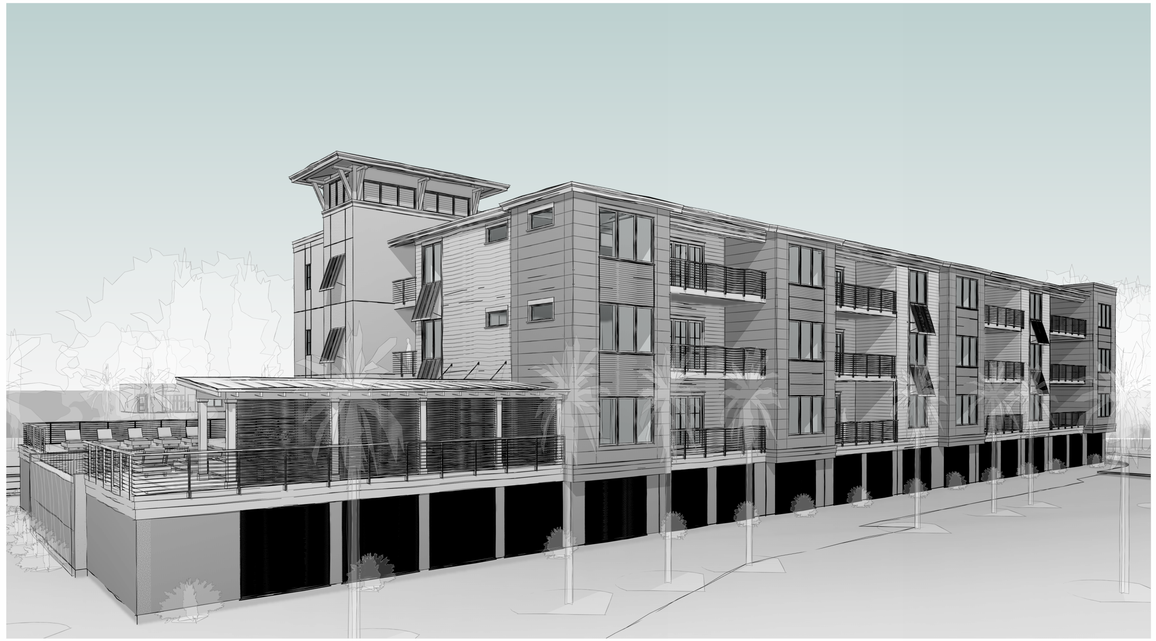
SHEET TITLE

BUILDING SECTIONS

A3.2



1 NORTH EAST VIEW



3 SOUTHEAST VIEW



2 SOUTHWEST VIEW



4 NORTHWEST VIEW

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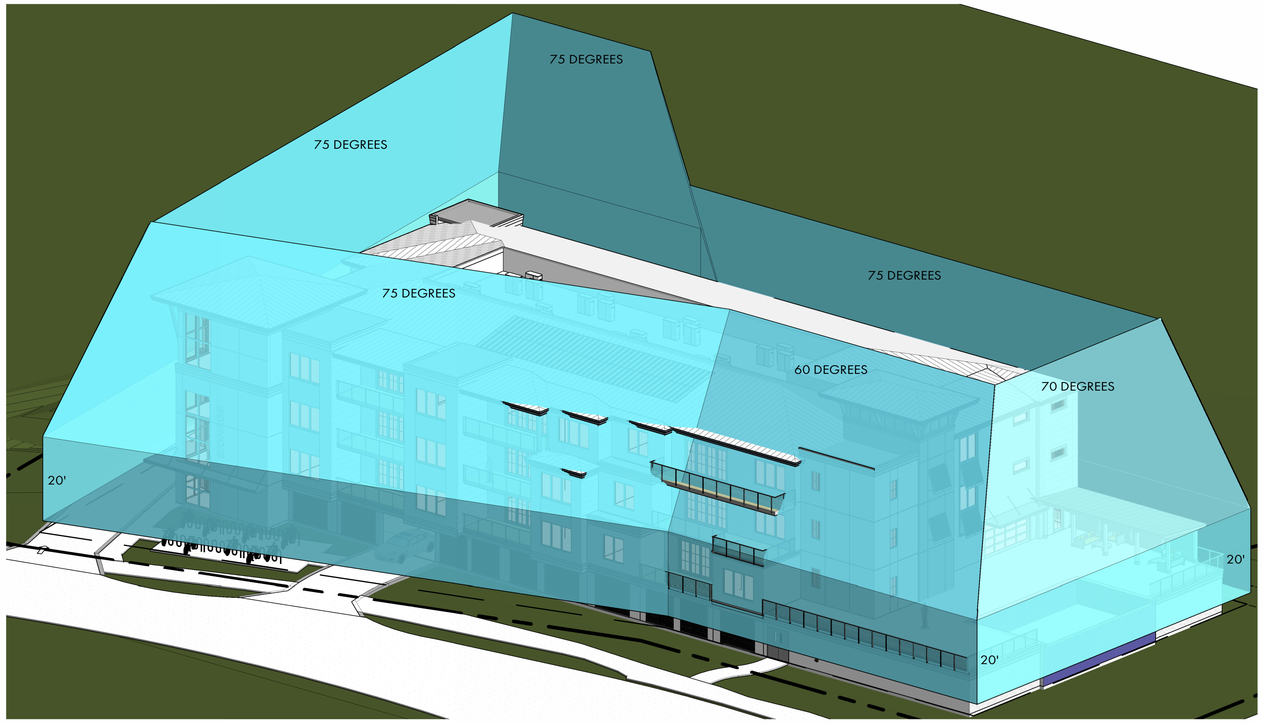
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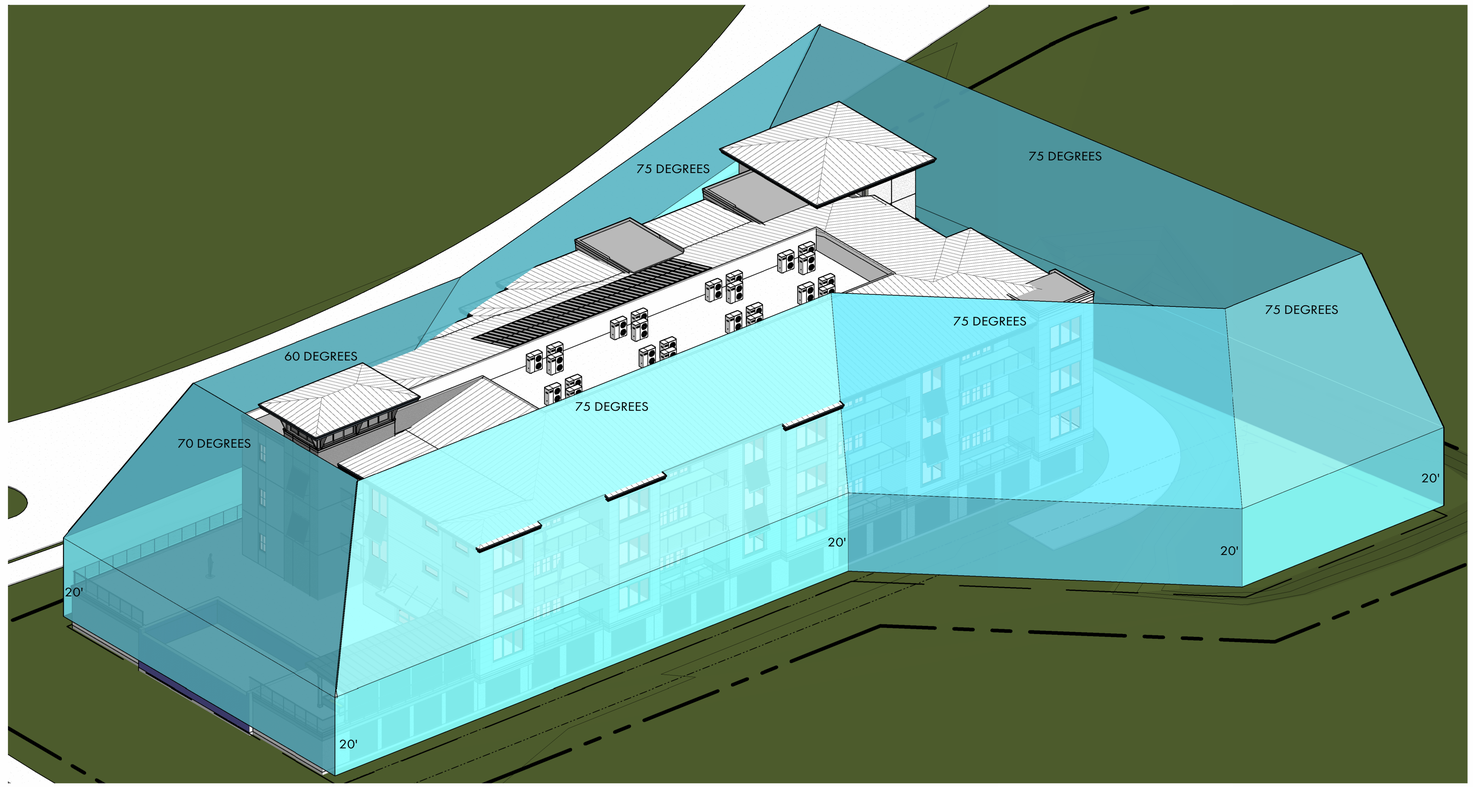
SHEET TITLE

EXTERIOR 3D VIEWS

A3.8



1 A3.9 3D VERTICAL SETBACKS



2 A3.9 3D VERTICAL SETBACKS.

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SHEET TITLE

EXTERIOR 3D - ENCROACHMENTS

A3.9

2 Tanglewood Drive
Staff Comments
August 26, 2025
DRB-000815-2025

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: 2 Tanglewood Drive DRB-000815-2025

DATE: 8/26/2025 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	☒	☐	☐	Provide a materials board.
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 Conceptual submittal for 2 Tanglewood Drive, Crevo Tanglewood with the following conditions:

1. Provide a materials board.
2. Provide roof material for solar panels.
3. Provide floor plans.
4. Provide a Photometric Plan.
5. All lighting specs shall be no more than 3500K.
6. Provide colored elevations and renderings.
7. Any additional information as required by the Board.

70 Beach City Road
The Historic First African Baptist Church Sanctuary
Conceptual
August 26, 2025
DRB-000809-2025

DRB-0809-25

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: 8/12/25
Accepted by: _____
DRB #: _____
Meeting Date: _____

Applicant/Agent Name: MICHAEL VACCARO Company: VACCARO ARCHITECTURE, INC.
Mailing Address: 31 OGLETHORPE LANE City: HILTON HEAD ISLAND State: SC Zip: 29926
Telephone: 843-290-3076 Fax: _____ E-mail: mike@vaccaroarchitecture.com
Project Name: THE HISTORIC FIRST AFRICAN BAPTIST CHURCH Project Address: 70 BEACH CITY ROAD
Parcel Number [PIN]: R510 008 000 001B 0000
Zoning District: LC LIGHT COMMERCIAL Overlay District(s): COD - ROW Arterial

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

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

Project Category:

- ✓ Concept Approval – Proposed Development
- ✓ Final Approval – Proposed Development
- _____ Alteration/Addition
- _____ Sign

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

_____ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

DRB-0809-25

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

8/12/25

DATE

0809-25

VACCARO
ARCHITECTURE, INC.

Tuesday, August 12, 2025

Town of Hilton Head Island DRB

RE: NARRATIVE: The Historic First African Baptist Church, 70 Beach City Road

To whom it may concern:

The historic first African Baptist church project consists of a new, approximately 4560 ft.^{2} pre-engineered metal building that will serve as the church's new sanctuary. The existing sanctuary will be used as a fellowship hall. The new sanctuary will be built to match the existing with matching stucco exterior and matching metal roof. This new sanctuary will seat 200 people. It's sited in a way to maintain tree canopy and existing parking patterns without any demolition to the existing churches main components. As part of this project, the two existing sheds near the footprint of the new sanctuary will be removed.

Please feel free to contact me to discuss.

Sincerely,

Michael A. Vaccaro, AIA, NCARB
President | VACCARO ARCHITECTURE, INC.
SC Registered Architect #6618

31Oglethorpe Lane, Hilton Head Island, SC 29926
Phone: (843) 290-3076 • Email: mikevaccaro7@yahoo.com

70 Beach City Road
The Historic First African Baptist Church Sanctuary
Conceptual
Plan Set
August 26, 2025
DRB-000809-2025

DRB · 0809-25



EXISTING FIRST AFRICAN BAPTIST CHURCH SANCTUARY

ALL EXTERIOR MATERIALS WILL MATCH.

DRB-0809-25



CLOSE UP OF STUCCO

1ST AFRICAN BAPTIST CHURCH - HILTON HEAD ISLAND						
70 Beach City Road, Hilton Head, Beaufort County, South Carolina 29926						
Owner: 1st African Baptist Church						
Total Site Area	=	1.562	Ac.			68,037 SF
Zoning	= Light Commercial (LC)					
Overlay	= N/A					
Proposed Use	= Religious Institution					
Existing Use	= Religious Institution					
Flood Zone	= N/A					
Building Setbacks						
Front	=	40	FT	(Minor Arterial T.O.H.H.)		
Side	=	20	FT			
Rear	=	20	FT			
Buffers		**Type**				
Front Street (Union Cemetery Road)	=	B	(Minor Arterial - 40')			
Side	=	N/A				
Rear	=	N/A				
Impervious Cover						
Exist Imp Cover (To Remain)	=	0.152	Ac.	9.7%		6,628 SF
Exist Imp Cover (Removed)	=	-0.022	Ac.	-1.4%		-960 SF
Total Proposed Imp Cover	=	**0.286**	**Ac.**	**18.3%**		**12,465 SF**
Total Bldg / Overhang Coverage	=	0.105	Ac.	6.7%		4,560 SF
Total Parking/Drives/Walks	=	0.181	Ac.	11.6%		7,905 SF
Total Wet Pond Surface	=	0.000	Ac.	0.0%		0 SF
Net Imp Cover (Ex. + Prop.)	=	**0.416**	**Ac.**	**26.7%**		**18,132 SF**
Bldg. Height / Gross Floor Area*		GFA		Height		
Building (Proposed)	=	4,560	SF	23' 6"	(1-story)	(45' Max)
Building (Existing)	=	4,355	SF	1-story		
*See Parking Calculations for Hilton Head Island Official Uses						
Proposed Floor Area Ratio	=	0.13				
Vehicle Parking Calculations						
Required Vehicle Parking						

	Land Use & Calculation Unit	HHI Use Cat.	No.	SP/Unit	Total Spaces
	Religious Institutions (Seats)	Indoor Rec.	200	3	66.7
Total Required Vehicle Parking	= **67**		**Spaces**		

Provided Parking		Standard	Van	Accessible	Van Accessible	Loading	Total
Surface Spaces	=	54	1	3	0	1	59
Surface Spaces (Existing)	=	9	0	0	0	0	9
Total Provided Parking	=	**68**		**Spaces**	(>= 67 Required Spaces)		
Total Provided Accessible Parking	=	**3**		**Spaces**			
Bike Parking Calculations							
Required Bike Parking							
4 per 10 Vehicle Spaces (1st 50 Vehicle Spaces)	=	20					
2 per 10 Vehicle Spaces (50+ Vehicle Spaces)	=	3					
Total Required Bike Parking	=	23					
Provided Bike Parking							
Bike Rack (2 Spaces)	=	2					
Total Provided Bike Parking	=	**4**		**Spaces**			

LEGEND:

- PROPOSED GRASS PARKING
- EXISTING GRAVEL
- PROPOSED ASPHALT
- PROPOSED CONCRETE PAVING
- BIKE RACK
- PAVEMENT CENTERLINE
- PROPERTY BOUNDARY
- FIRE LANE
- UNPROTECTED TREES TO REMAIN
- SPECIMEN TREES TO REMAIN
- SIGNIFICANT TREES TO REMAIN

NORTH

GRAPHIC SCALE
20 0 10 20
1 INCH = 20 FT

NOTE: THIS SCALE APPLIES FOR 24"x36" SHEETS ONLY

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

LJA Engineering, Inc.
Phone 843.507.8404
www.LJA.com
FRN-C06168
171 Church Street
Suite 100
Charleston, South Carolina 29401

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION LJA ENGINEERING, INC No. C06168

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 38607 MEGAN E. SMITH

REVISIONS		
NO.	DESCRIPTION	BY	DATE

FIRST AFRICAN BAPTIST CHURCH
70 BEACH CITY RD.
CONSTRUCTION PLANS
CONCEPT SITE PLAN

DATE: JULY 28, 2025
DESIGNED BY: RJS
DRAWN BY: JJR
CHECKED BY: MES
JOB NUMBER: SC 6782-2501

SHEET NO. 1

I:\SC6782-First African Baptist Church\250-First African Baptist Church\CAD\EXHIBITS\SC6782-250Concept Site Plan.dwg
User: jaynabers
Last Modified: Jul 28, 25 - 10:41:46
Plot Date/Time: Jul 28, 25 - 10:46

The HISTORIC FIRST AFRICAN BAPTIST CHURCH

70 BEACH CITY ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

CODE COMPLIANCE SUMMARY (NEW BUILDING)

PROJECT IS A **NEW CHURCH BUILDING** ON THE SAME PROPERTY AS THE EXISTING CHURCH BUILDING

PRIMARY USE IS ASSEMBLY

MAIN USE GROUP	A-3 ASSEMBLY
CONSTRUCTION TYPE	VB UNPROTECTED -

NOTE BUILDING IS FULLY SPRINKLERED

ALLOWABLE BUILDING HEIGHT / STORIES	N/A (EXISTING BUILDING)
HEIGHT MODIFICATIONS	N/A
ALLOWABLE BUILDING AREA (INCLUDING ALLOWABLE AREA INCREASES FOR FULLY SPRINKLERED BUILDING & OPEN SPACES)	N/A (EXISTING BUILDING)
PER FLOOR ALLOWABLE AREA	N/A
ACTUAL BUILDING AREA, GROSS, INCLUDES USABLE EXTERIOR AREAS UNDER ROOF	N/A (EXISTING BUILDING)
TOTAL GROSS AREA OF BUILDING	4466 SQUARE FEET

OCCUPANT LOADS

BUSINESS GROUP (1/150 GROSS SF)	# OF OCCUPANTS = 3 (331/150)
A3 CHURCH with FIXED SEATING	= 200 (ACTUAL SEAT COUNT)
A2 UNCONCENTRATED (1/15 NET SF)	# OF OCCUPANTS = 12 (169/15)'

215 OCCUPANTS = TOTAL OCCUPANT LOAD

EGRESS

EGRESS WIDTH	44" REQUIRED / (44"+ PROVIDED)
NUMBER OF EXITS	2 REQUIRED / (3 PROVIDED)
SPRINKLERED	YES
MAXIMUM TRAVEL DISTANCE	LESS THAN 100 FEET

FIRE RESISTANCE

STRUCTURAL FRAME	...
BEARING WALLS - EXTERIOR	...
BEARING WALLS - INTERIOR	CLASS "B"
NON BEARING EXTERIOR PARTITION WALLS	NONE
NON BEARING INTERIOR PARTITION WALLS	CLASS "C"
FLOORS	...
ROOF CONSTRUCTION	...
ROOF CLASSIFICATION	...
INTERIOR ROOM FINISH CLASSIFICATION	CLASS "C"

PLUMBING FIXTURES

PLACES OF WORSHIP

WATER CLOSETS 1/150 MALE	= (283/2)/150=1 WATER CLOSET MALE
WATER CLOSETS 1/150 FEMALE	= (283/2)/75 =2 WATER CLOSETS FEMALE
LAVATORIES 1/200	= (283/200) = 2 LAVATORIES
DRINKING FOUNTAIN 1/1000	= 1 DRINKING FOUNTAIN
OTHER	= 1 SERVICE SINK REQUIRED

CODE COMPLIANCE SUMMARY (EXISTING BUILDING)

EXISTING CHURCH BUILDING TO REMAIN UNALTERED

PRIMARY USE IS ASSEMBLY

MAIN USE GROUP	A-3 ASSEMBLY
CONSTRUCTION TYPE	VB UNPROTECTED -

TOTAL AREA 4365 SQUARE FEET

OCCUPANT LOADS

BUSINESS GROUP (1/150 GROSS SF)	# OF OCCUPANTS = 1 (64/150)
A3 UNCONCENTRATED (1/15 NET SF)	# OF OCCUPANTS = 132 (1974/15)

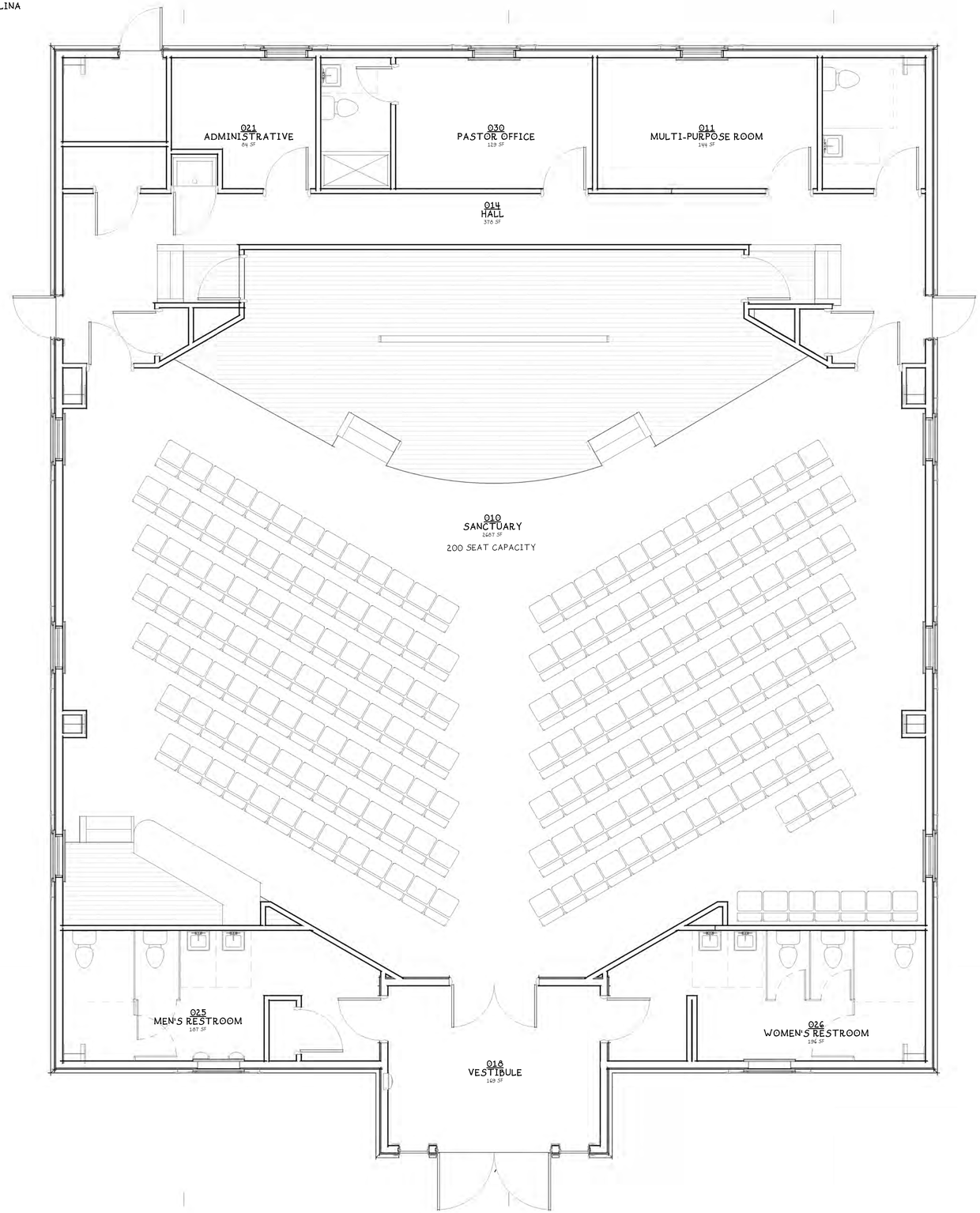
133 OCCUPANTS = TOTAL OCCUPANT LOAD

FIRE RESISTANCE
EXISTING UNCHANGED

PLUMBING FIXTURES
ACTUAL COUNT UNCHANGED

TOTAL OCCUPANT LOAD OF BOTH BUILDINGS COMBINED IS 348 OCCUPANTS

OCCUPANCY FOR PARKING CALCULATIONS:
THIS IS A RELIGIOUS INSTITUTION WITH 200 SEATS
o



Sheet List	
Sheet Number	Sheet Name
A-001	COVER
A-010	SITE PLAN
A-101	FOUNDATION PLAN
A-110	FIRST FLOOR
A-190	ROOF PLAN
A-201	ELEVATIONS - FRONT
A-202	ELEVATIONS - REAR
A-203	ELEVATIONS - LEFT
A-204	ELEVATIONS - RIGHT
A-300	BUILDING SECTIONS
A-330	WALL SECTIONS
A-401	DOOR & WINDOW SCHEDULES
A-601	ADA and ANSI Standard Details
A-602	ADA & ANSI DETAILS
A-603	ADA & ANSI DETAILS
A-700	3D VIEWS
Grand total: 16	

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FOR:
The Historic First African Baptist Church
70 BEACH CITY ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

VACCARO
ARCHITECTURE, INC.
843.290.3076
email: mikevaccaro7@yahoo.com

A-001
COVER

PRINT DATE
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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	194.21'	10050.32'	97.11'	194.20'	S50° 19'12"W	001° 06'26"



BUFFER AND SETBACK STANDARDS:

From Beach City Road
Buffer = Type B
Setback = 40 ft /70'

From R511 008 000 0172 0000
Buffer = n/a
Setback = 20 ft/75'

From R510 008 000 0238 0000
Buffer = Type A
Setback = 20 ft/75'

From R510 008 000 0001 0000
Buffer = Type A
Setback = 20 ft/75'

LEGEND & SYMBOLS:

TREE SIZES ARE INCHES IN DIAMETER

	SPOT ELEVATION
	CONTOUR
3" CMF	3" CONCRETE MONUMENT FOUND
PKF	PK NAIL FOUND
1/2" IPF	1/2" IRON PIN FOUND
FFE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCH MARK
LO	LIVE OAK
LA	LAUREL OAK
SYC	SYCAMORE
HIC	HICKORY
PN	PINE
PLM	PALM
WO	WATER OAK
GUM	SWEET GUM
	ELECTRIC TRANSFORMER
	TELEPHONE SERVICE
	TELEVISION SERVICE
	WATER METER
	SIGN
	CLEANOUT
	MAIL BOX
AC	AC UNIT

REFERENCE PLAT

1) A PLAT OF 1.559 ACRES, BEACH CITY ROAD, A SECTION OF PALMETTO HEADLANDS AREA
DRAWN: 10/18/2024
RECORDING INFORMATION NOT FOUND
ROD, BEAUFORT COUNTY, SC
BY: JERRY L RICHARDSON S.C.R.L.S. # 4784

PROPERTY AREA = 1.56 Ac. 68,037 Sq. Ft.
ADDRESS: 70 BEACH CITY ROAD
DISTRICT: 510, MAP: 8, PARCEL: 1B

THIS PROPERTY LIES IN F.E.M.A. ZONE X
BASE FLOOD ELEVATION = N/A
COMMUNITY NO. 450250, PANEL 0452G, DATED: 3/23/2021

1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

NOTES:
1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
2) NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT 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 HEREAFTER 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 NAD 83.
5) VERTICAL DATUM IS NAVD88.
6) CONTOUR INTERVAL IS 1'.
7) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
8) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
9) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
10) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY JUSTIN R. KESSELRING S.C.R.L.S. # 29901
THIS ELECTRONIC MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.
A CERTIFIED HARDCOPY MAY BE OBTAINED FROM NANDINA, INC. UPON REQUEST

The Historic First African Baptist Church

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email: mikevaccaro7@yahoo.com

A-010
SITE PLAN
PRINT DATE
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ASBUILT, TREE AND TOPOGRAPHIC SURVEY OF:
PARCEL R510 008 000 001B 0000, FIRST AFRICAN BAPTIST CHURCH, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

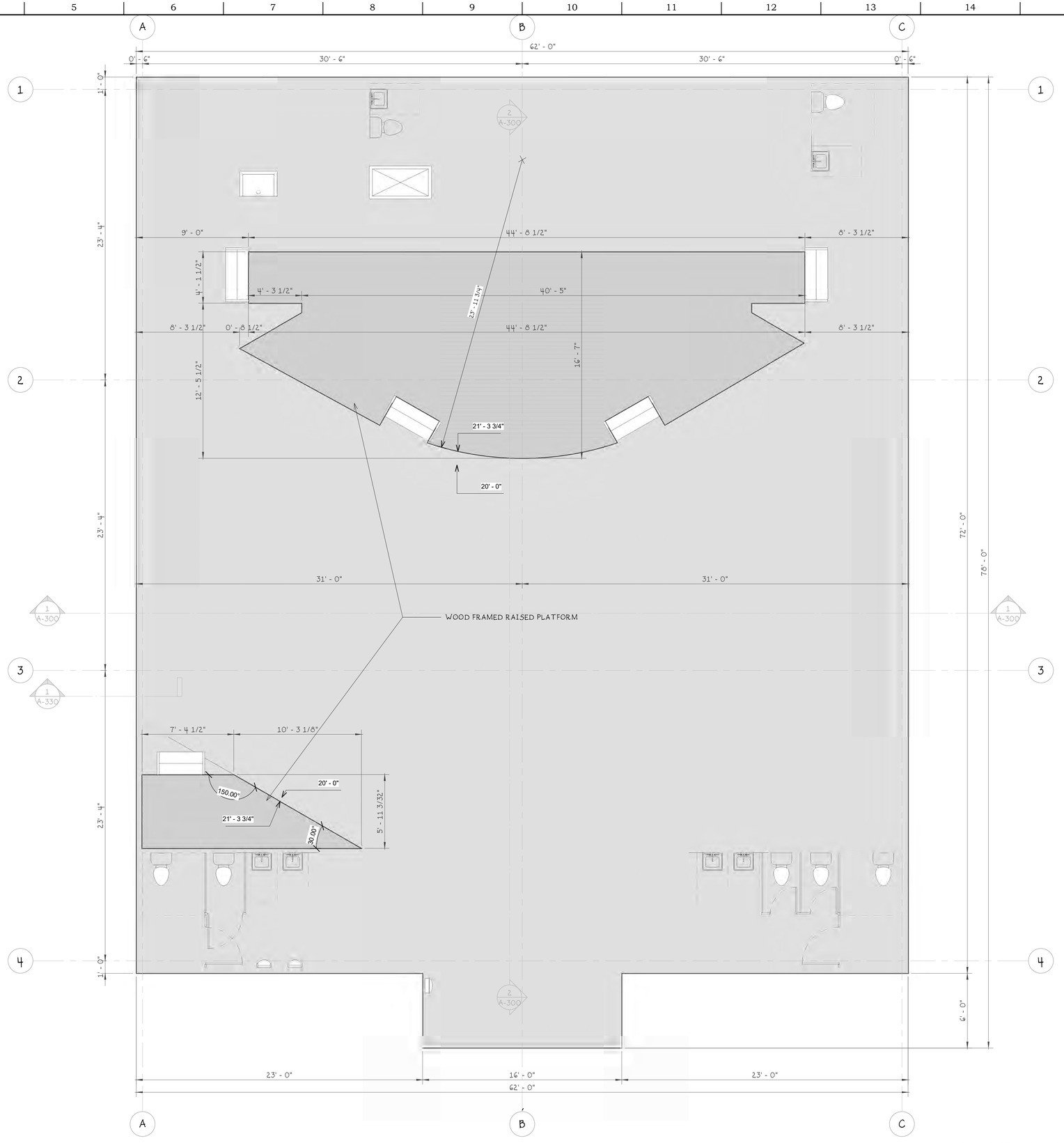
PREPARED FOR: FIRST AFRICAN BAPTIST CHURCH

DATE : 1/30/2024 SCALE : 1" = 20'

GRAPHIC SCALE
0 20 40 60

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 : 02200.5 DWG No. : 4-02200.5

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CAD: CG; FLD: CJ



FOR:

The Historic First African Baptist Church

70 BEACH CITY ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

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843.290.3076

email: mikevaccaro7@yahoo.com

A-101

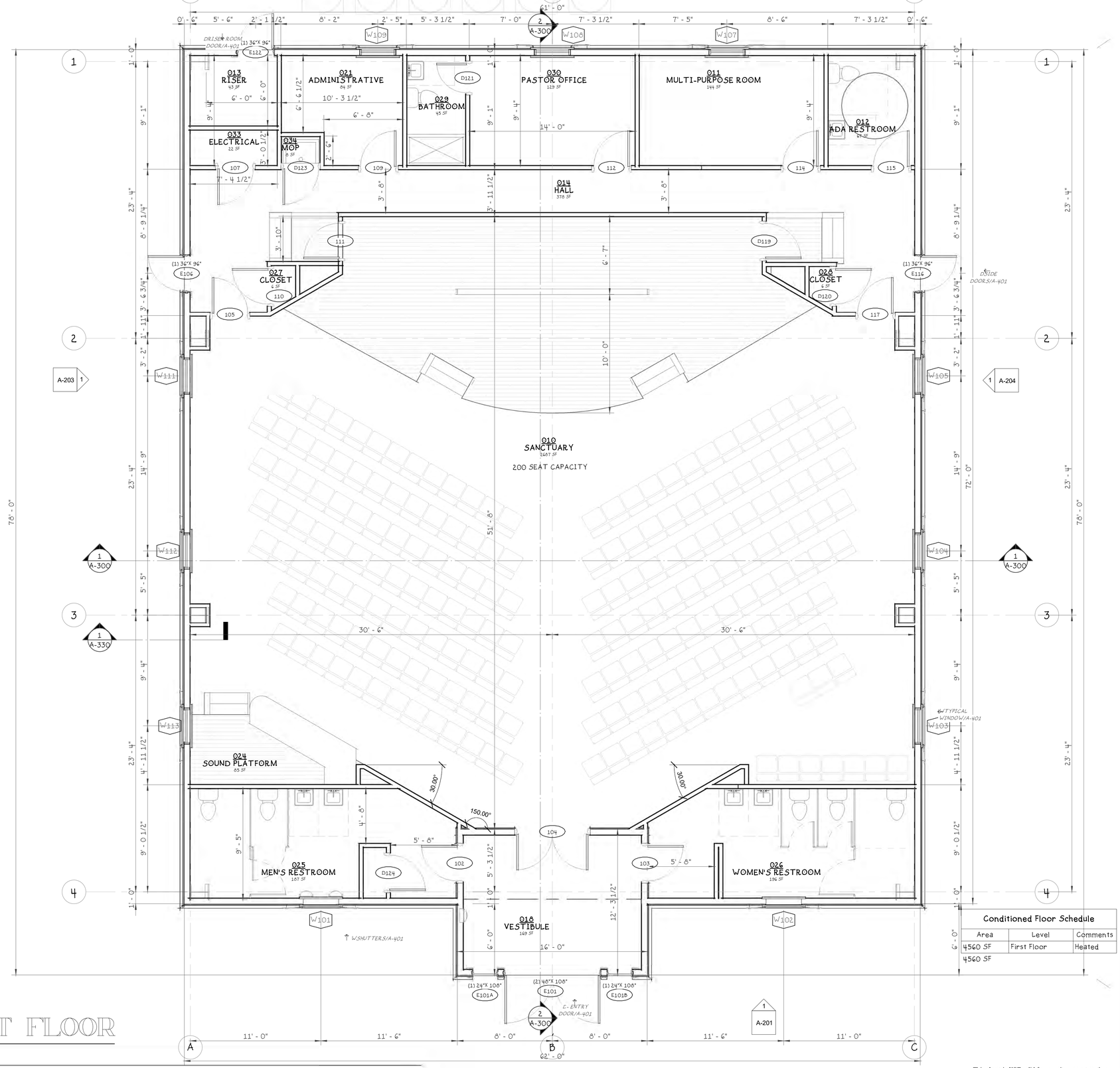
FOUNDATION PLAN

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1 FIRST FLOOR

1/4" = 1'-0"

Conditioned Floor Schedule		
Area	Level	Comments
4560 SF	First Floor	Heated
4560 SF		

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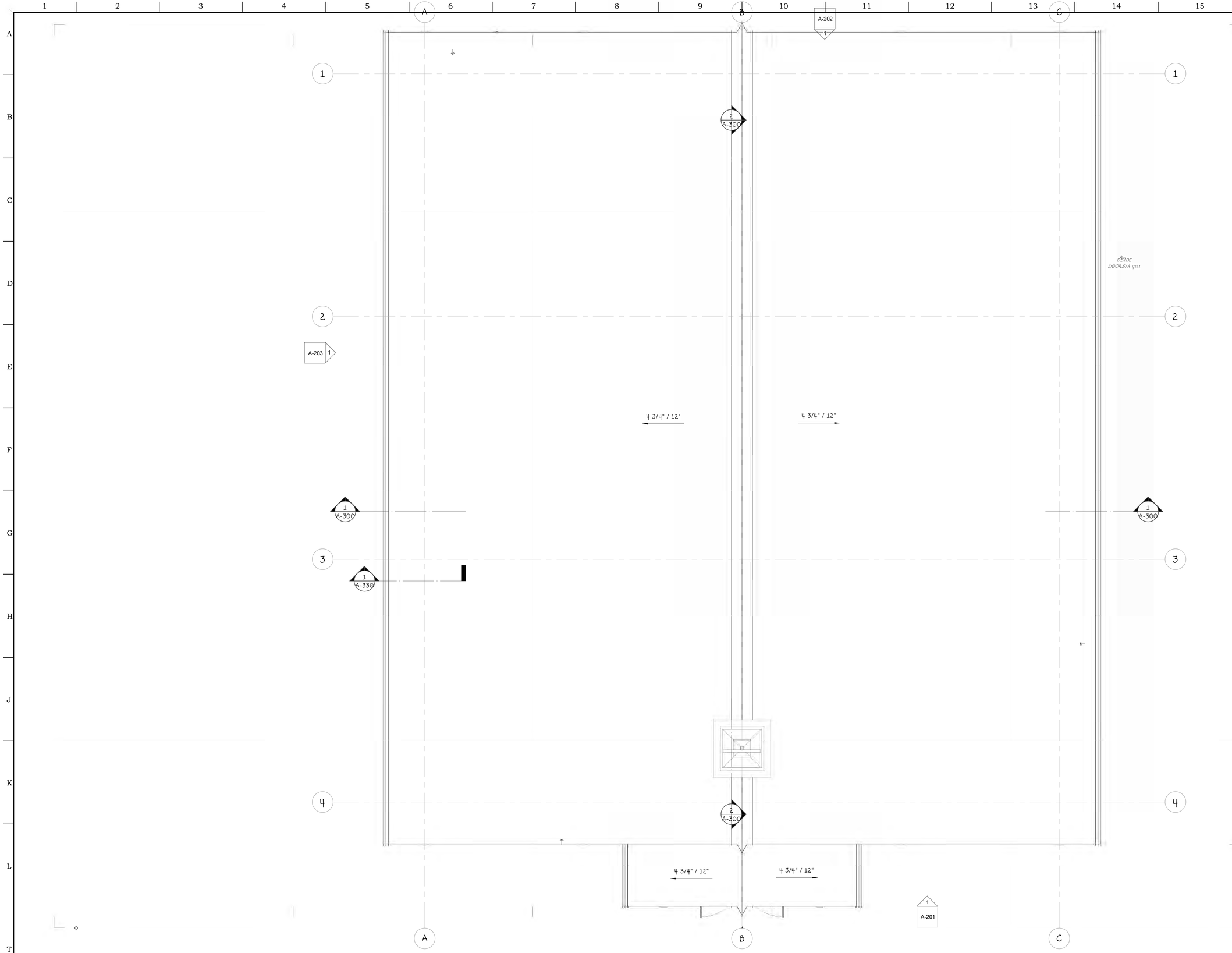
FOR:
The Historic First African Baptist Church
70 BEACH CITY ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

VACCARO
ARCHITECTURE, INC.
843.290.3076
email: mikevaccaro7@yahoo.com

A-110
FIRST FLOOR

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THERMAL & MOISTURE PROTECTION

WATERPROOFING

A. Flat roofs (or decks with waterproof membranes):
   1. Fully adhered double layer EPDM membrane if exposed to weather
   2. TPO where pre-approved by architect in writing
B. Sill pan: Pre-formed, pre-welded solid copper sill pan

MOISTURE RETARDANTS

A. See Foundation for underslab treatments
B. See Wall sections for Plywood Sheathing requirements at walls
C. Roof Underlayment: Ice & Water shield to be installed at entire roof surface.

INSULATION

A. Thicknesses shall achieve the following insulation value minimums:
   1. Walls: R-19
   2. Ceilings: R-38 -unless insulated attic is above
   3. Floors: R-25
   4. Floors over exterior: R-25
   5. Rafters over conditioned spaces: R-38
B. Exterior Walls: Icenene Open Cell Spray Foam
C. Roof: Icenene Open Cell Spray Foam
D. Underfloor in enclosed Garages: Icenene Open Cell Spray Foam
E. Underfloor at Exteriors: Icenene Closed Cell Spray Foam
F. Rim Joist: Icenene Open Cell Spray Foam
G. Windows/Doors: Low expansion closed-cell spray foam insulation
H. Sound: See interior details

ENVELOPE VENTILATION

A. Ridge vent: N/A
B. Provide make up air as required for appliances
C. Provide make up airs as required for HVAC system

SEALANTS

A. *Sealant Type 1:* Non-sag Polyurethane - Pecora Dynatrol II or Tremco Dymeric Plus. Provide non-sag polyurethane sealant for all exterior joints not indicated to be sealed with another sealant.
B. *Sealant Type 2:* Acrylic Latex – Pecora AC-20, Tremco Acrylic Latex, or Sonneborne Sonolac. Provide acrylic latex sealant for typical interior joints.
C. *Sealant Type 3:* Mildew Resistant Silicone Rubber – Provide Pecora 643, Tremco Proglaze, or General Electric 1700. Provide silicone rubber sealant for all interior joints in wet areas.
D. *Sealant Type 4:* Window and Door Sealant – Provide DAPtex® Plus Window & Door Foam Sealant or Architect approved equal. Provide low expansion spray foam at all doors and windows to seal all rough opening gaps.
E. Installation: Clean joint surfaces immediately before installation. Remove all substances which could interfere with bond. Etch or roughen joint surfaces to improve bond. Provide backer rods for all liquid sealants to the greatest extents possible. Prevent three-sided adhesion by use of bond breaker tapes or backer rods. Force sealant into joints to provide uniform, dense, continuous ribbons free from gaps and air pockets. Dry tool sealants into joints to form a smooth dense surface. Make joint depth equal joint width for joints up to ½" wide. For joints over ½" wide, make depth equal to one-half of the joint width. Cure sealants in strict compliance with manufacturers' instructions and recommendations to obtain highest quality surface and maximum adhesion.

FLASHING

A. Material: Metal flashings to be lead coated copper, 20 oz. unless otherwise specified.
B. Fasteners: Same material as flashing or approved for use with flashing material. Conceal all fasteners.
C. Sealant: One-part, copper compatible elastomeric polyurethane, polysulfide, butyl or silicone rubber sealant as tested by sealant manufacturer for copper substrates as required.]
D. Joints: All joints in continuous metal flashing should be ½" wide lock-seam joints. Simple lap joints are not acceptable. Where required to be waterproof, fill seams with sealant.
E. Metal Accessories: Provide sheet metal clips, straps, anchoring devices, and similar accessory units as required for installation of work, matching or compatible with material being installed, non-corrosive, size and gauge required for performance.
F. Sill Pans: At all exterior doors and windows, with the exception of the Screen Porch doors and panels, provide prefabricated sill pans with pre-molded corners. Sill pans to have raised ribs to allow water drainage. Marvin SillGuard, Weather Out Flashings, or Architect approved equal. Lap and seal sill pans per manufacturer's recommendations.
G. Roof outlets: Provide metal flashing sleeves for all roof penetrations (vent stacks, etc.)

ROOF FINISHES

A. Metal Roofs:
   1. 4M METALS
      1. 1" Snap Lock Panel:
      2. Color : TO MATCH ADJACENT CHURCH BUILDING (OLD SANCTUARY)

ROOF ACCESSORIES

A. Gutters: none
B. Roof Fascia: metal kickout flashing
C. Vent Stacks: pvc vent stacks paint to match roof or metal to match roofing.

FOR:

The Historic First African Baptist Church

70 BEACH CITY ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

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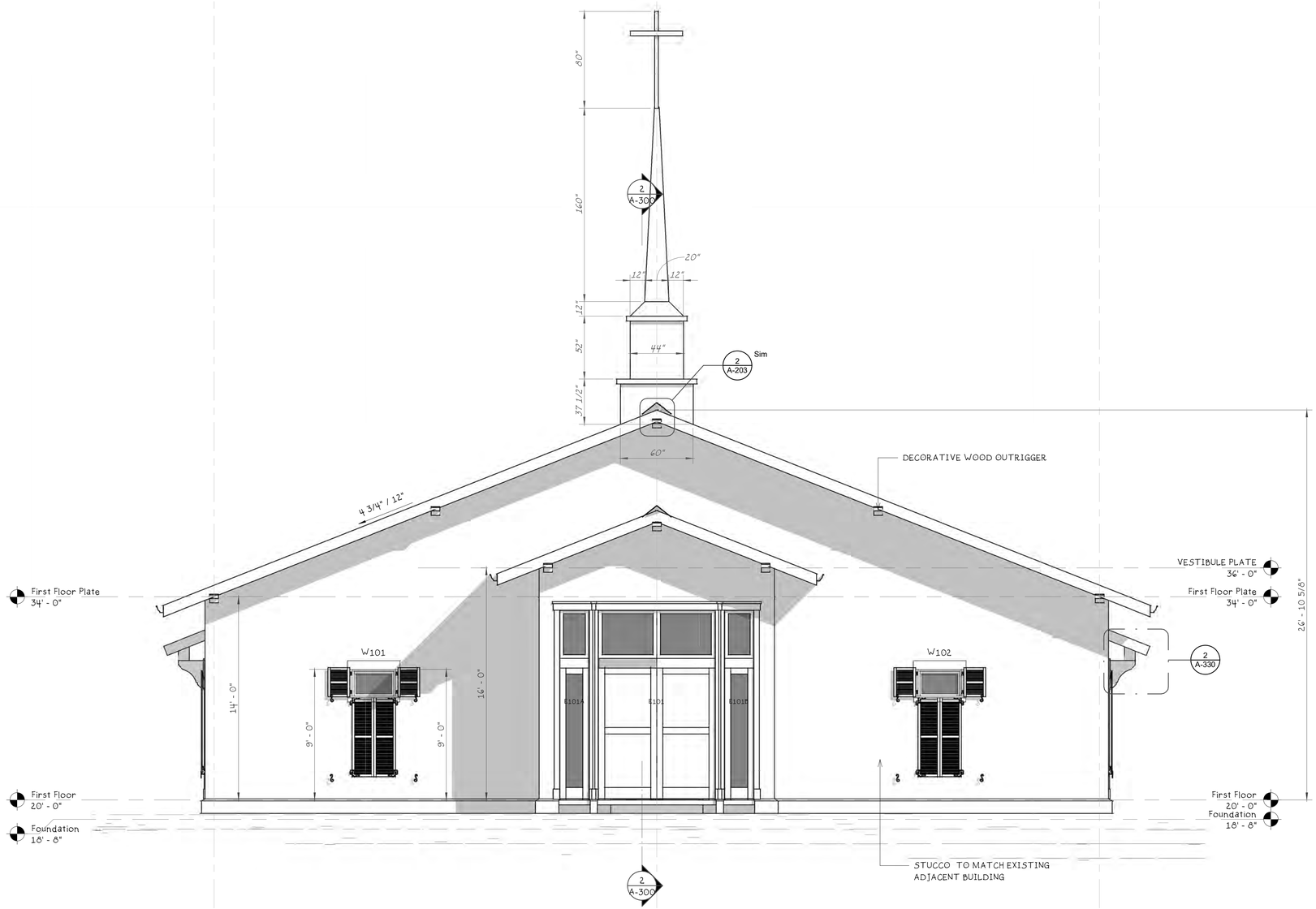
843.290.3076

email: mikevaccaro7@yahoo.com

A-190

ROOF PLAN

PRINT DATE
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1 FRONT
1/4" = 1'-0"

EXTERIOR WOODWORK

A. Exterior Wood Standing and Running Trim
   1. Thresholds – provide shop drawings to architect for review prior to install at all exterior doors.
   2. Ceilings – double "V" grooved cedar or cyprus tongue and groove 1x6
   3. Wood mounting blocks. Mount all hose bibs, exterior electrical outlets, and exterior wall lights at wood siding on wood mounting blocks. Wood blocks to be 2" nominal thickness and in Pressure Treated Super Select K.DAT SYP wood finished to match trim. Blocks to center on coursing as appropriate – see Drawings. Provide metal head flashing over all blocks.

B. Exterior Simulated Wood Standing and Running Trim
   1. Door and Window Trim STUCCO OVER FOAM - SEE DETAILS with Smooth finish
   2. Soffits – Pressure Treated Super Select K.DAT as per drawings

C. Fasteners: use stainless steel nail fasteners or Architect approved equal manufacturer approved fastening. Conceal nails to the greatest extent possible.

D. Apply touch-up stain to all cuts, planed areas, and other areas where the wood is exposed, whether it is apparent or not. Touch up, as much as possible, the non-apparent areas before installing the board.

E. Provide work to sizes, shapes, and profiles indicated. Install work to comply with quality standards referenced. Back prime all work and install plumb, level and straight with tight joints; scribe work to fit.

STUCCO

A. Exterior Stucco
   A. MASTERWALL CEMPLASTER STUCCO level II SYSTEM
      1. Reference: Masterwall suggested details and architectural drawings for specific detail requirements
      2. Slope all surfaces min 1:2 to shed water
      3. Two layers 30# felt weather barrier
      4. Expansion joints per mfr, and as directed and at common areas of movement.
      5. Metal lath meeting ASTMc-847, c926, and C1063 fasten per Masterwall typical details
      6. Master wall CEMPLASTER FIELD MIXED STUCCO
      7. SAND PER ASTM C897
      8. Finish Texture – #1 smooth
   B. Apply system in strict accordance with Manufacturer recommendations

EXTERIOR SIDING + WALL FINISHES

A. Stucco: MasterWall Ready Cemplaster Fiber Stucco (or equal)
   1. MATCH EXISTING ADJACENT BUILDING
   2. Install per manufacturer
   3. Install foam stucco accent pieces per mfr.

B. Trim: STUCCO ON FOAM TO MATCH BODY COLOR

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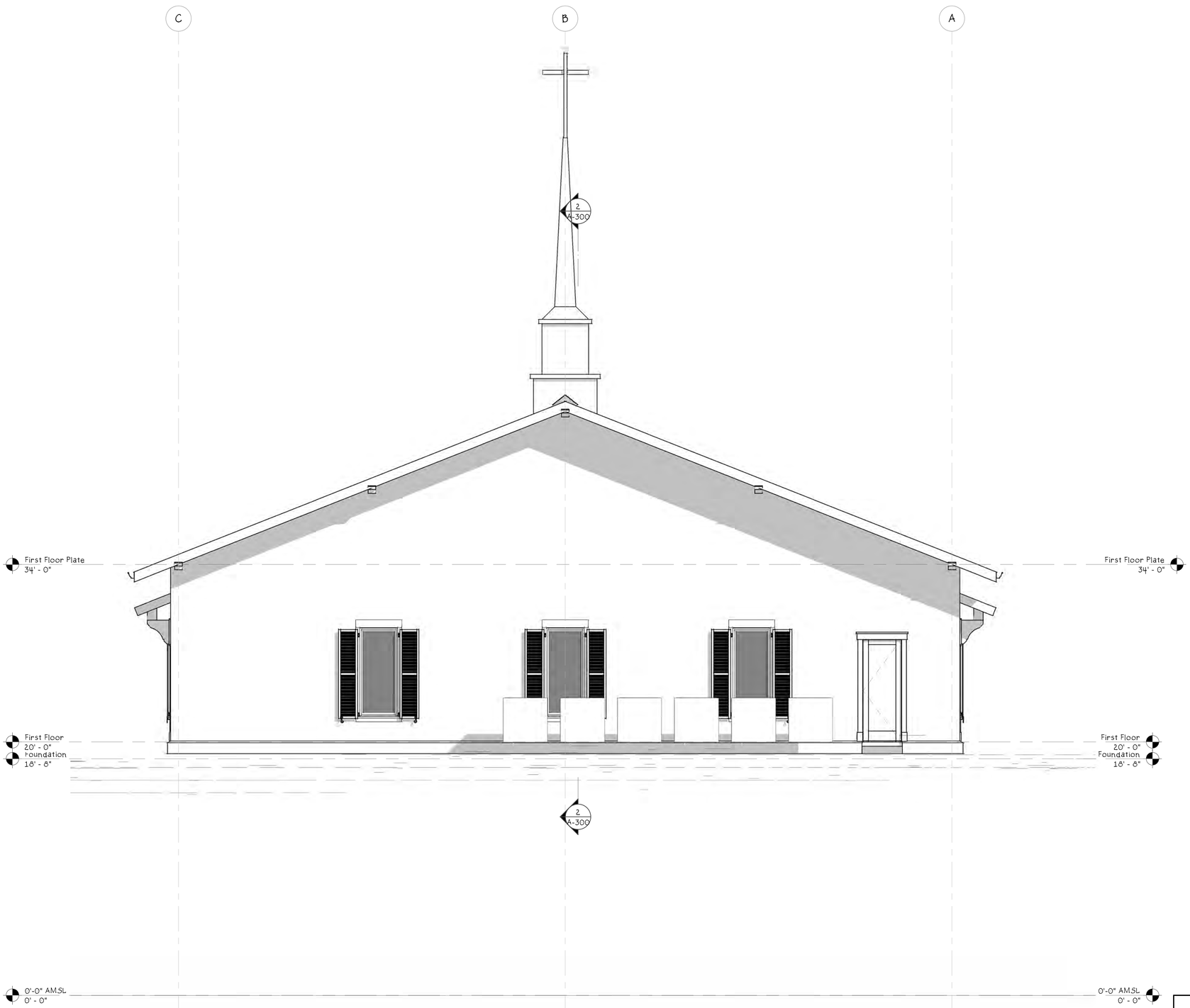
FOR:
The Historic First African Baptist Church
70 BEACH CITY ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

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email: mikevaccaro7@yahoo.com

A-201
ELEVATIONS - FRONT

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1 REAR

1/4" = 1'-0"

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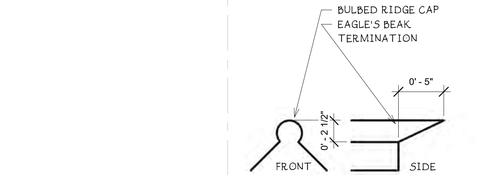
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2 RIDGE CAP PROFILE
1 1/2" = 1'-0"
2 / A-203 Sim

1 LEFT
1/4" = 1'-0"

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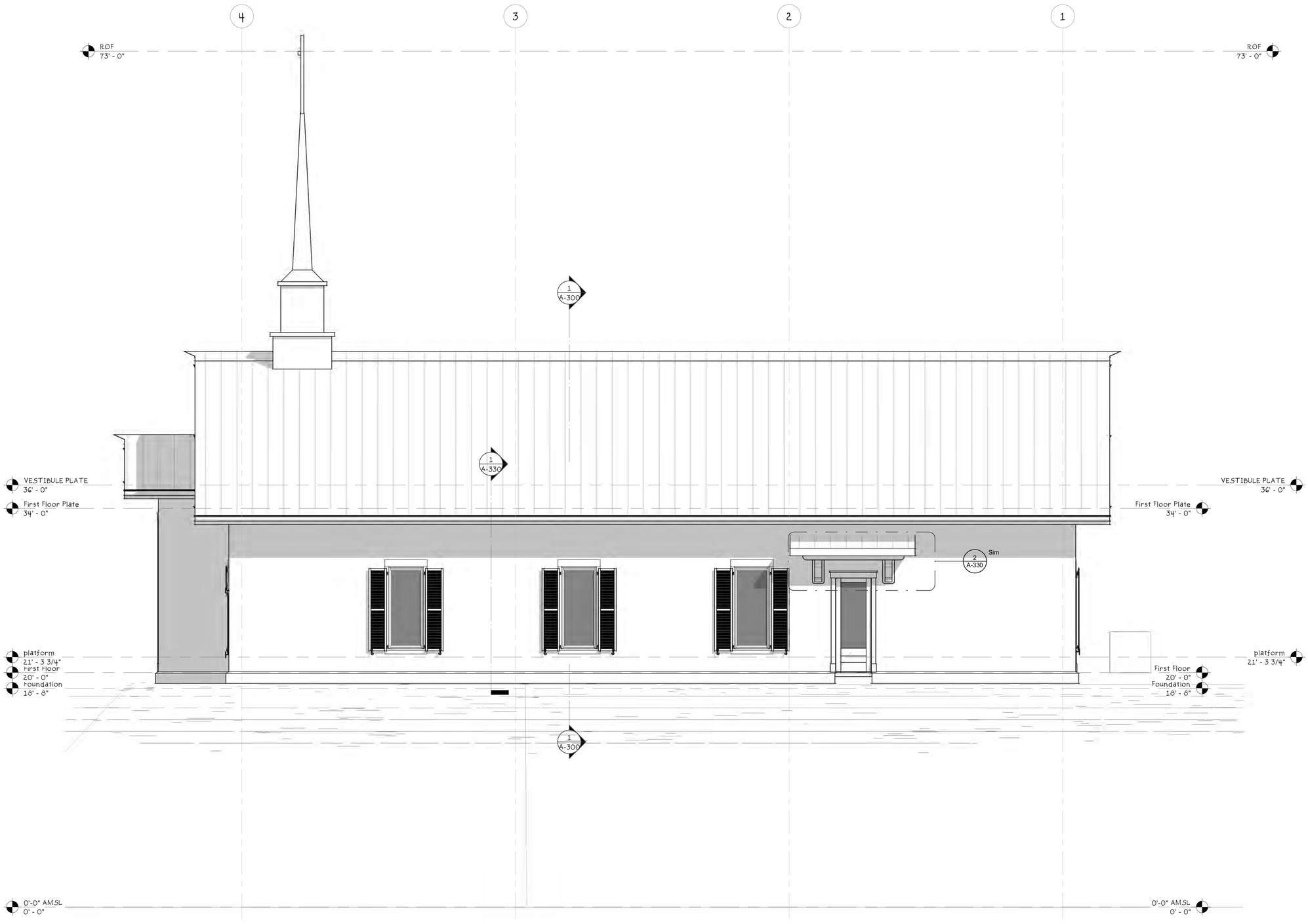
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1 RIGHT
1/4" = 1'-0"

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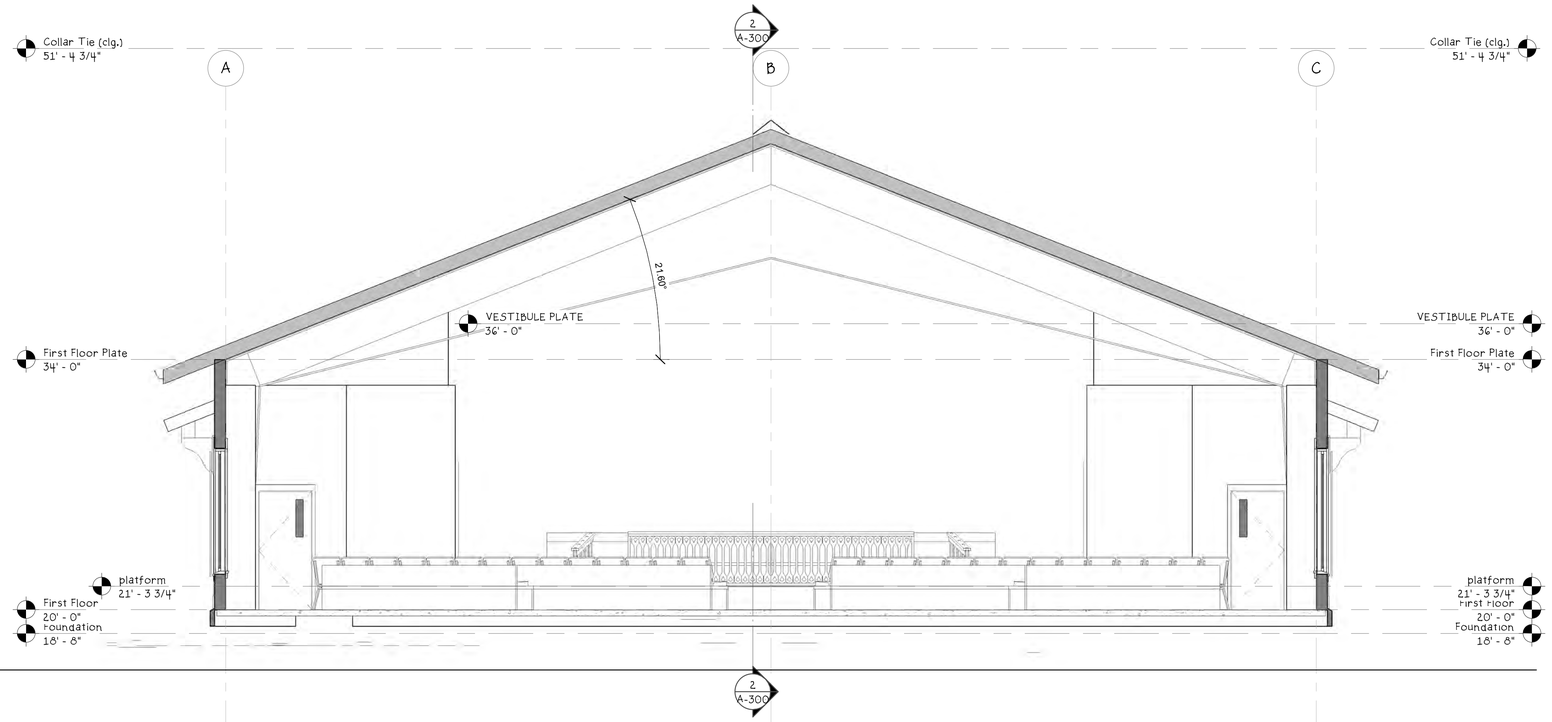
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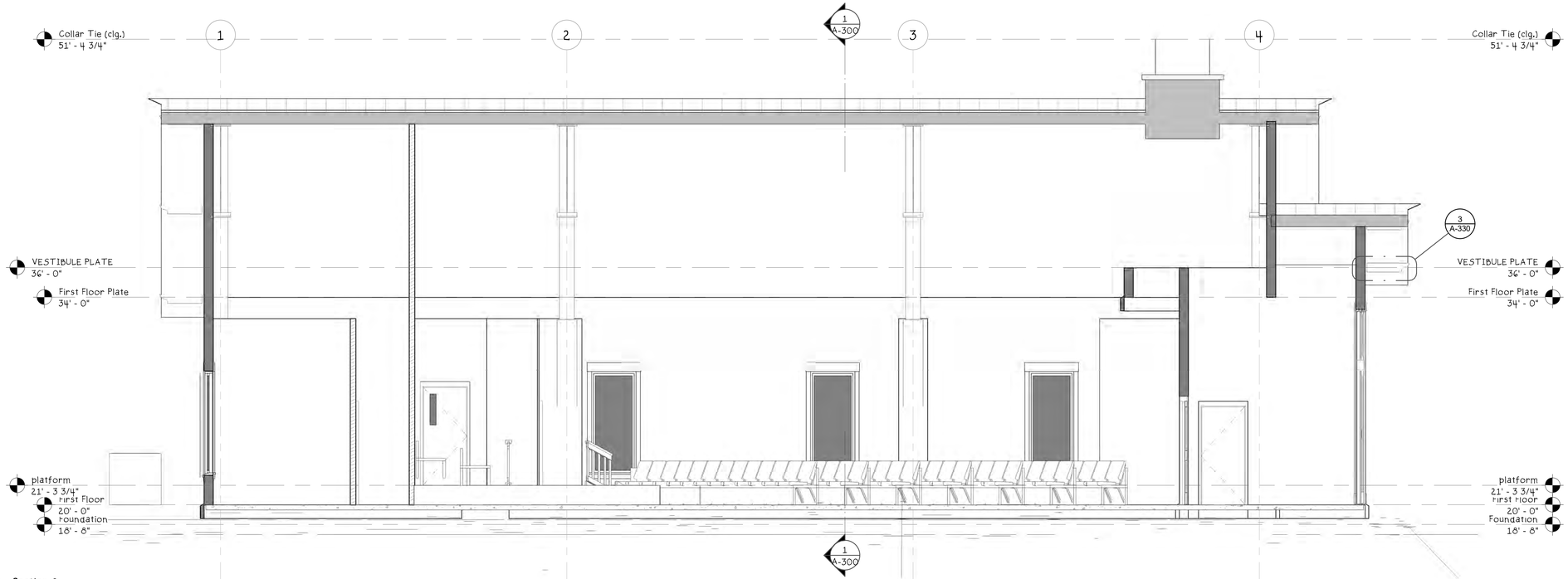
A-204
ELEVATIONS - RIGHT

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1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

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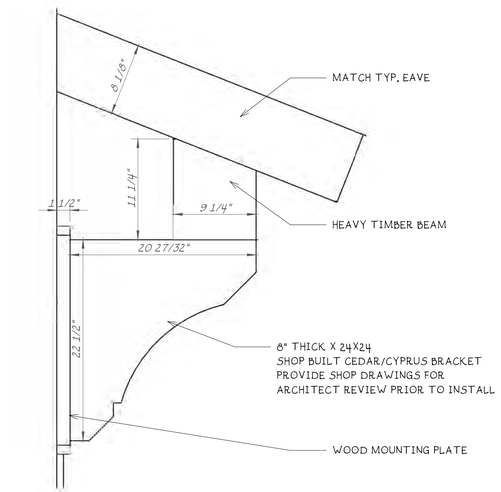
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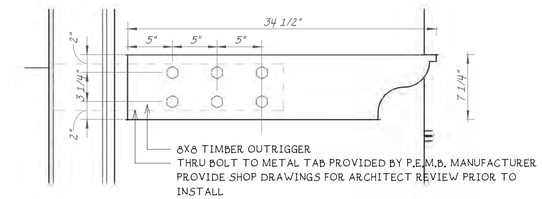
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BUILDING SECTIONS

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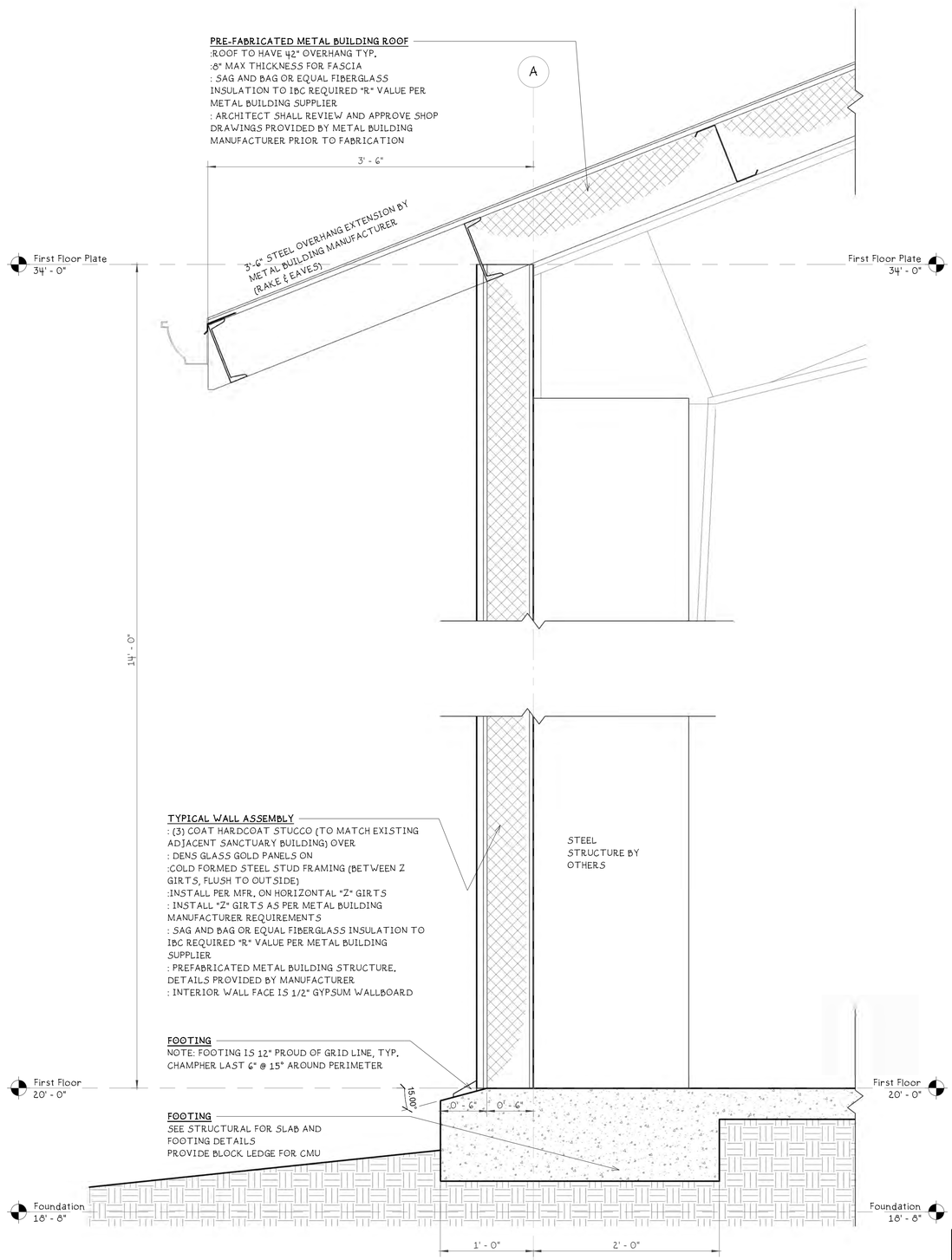
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2 BRACKETED SHED ROOF DETAIL
1 1/2" = 1'-0"



3 Section 2 - Callout 1
1 1/2" = 1'-0"



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

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WALL SECTIONS

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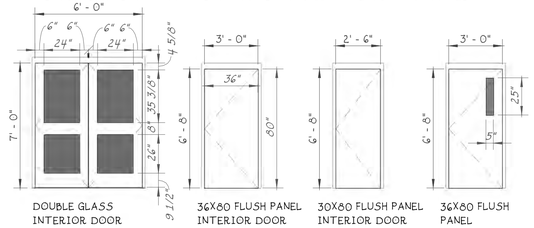
DOOR SCHEDULE -EXTERIOR

DESCRIPTION										DOOR CONSTRUCTION											HARDWARE					TRIM		MATERIALS												PERFORMANCE							
																																							THERMAL							
Mark	Door Panel Type	Operation	Number of Leafs	Door Slab Shape	Panel Shape	Panel Layout (Horiz/Vert)	Divided Lites (High/Wide)	Transom Lites (High/Wide)	Room to Room	Door Slab Size; Width x Height x Thickness	Transom Width x Height	Lock Rail Height	Jambs (Width x Thickness)	Frame Assembly Size (W x H)	Rough Opening (WxH) (calculated from subloor)	Square Top Frame	Segment Arch top Frame	Circle Top Frame	Structural Mull Height	Vertical Structural Mull	Floor Clearance	Finish Floor Thickness	Threshold Thickness	Undercut	Exterior Handle	Interior Handle	Lock and Latches	Hinges	Ironmongery Notes	EXT CASE	INT CASE	Door Slab Material	Style and Rail Material	Panel Material	Glass Material	Muntin Material	Door Frame Material	Threshold Type	Exterior Casing Material	Structural Mullion Material	Interior Casing Material	SHGC	Orientation	Panel Area (SQ. FT.)	R Value	U Factor	DP Rating	Fire Rating	Comments
E101	Full Panel with Transom	DOUBLE SWING	2	S	PS	2 / 1		1 / 1	from:VESTIBULE	48" x 108" x1 3/4"	48"x40"	6"	6 9/16" x 3/4"	97.5"x 156"	98" x 158 1/4"	Yes	No	No	8"	No	1/2"	3/4"	3/4"	1 1/4"								Wood	Wood	Wood	Glass	Wood	Wood		Wood	Wood	Wood	.19		36.00	2	.40	55		
E101A	Full Glass with Transom	SINGLE SWING	1	S	PS			1 / 1	from:VESTIBULE	24" x 108" x1 3/4"	24"x40"	6"	6 9/16" x 3/4"	25.5"x 156"	26" x 158 1/4"	Yes	No	No	8"	No	1/2"	3/4"	3/4"	1 1/4"								Wood	Wood	Wood	Glass	Wood	Wood		Wood	Wood	Wood	.19		18.00	2	.40	55		
E101B	Full Glass with Transom	SINGLE SWING	1	S	PS			1 / 1	to:VESTIBULE	24" x 108" x1 3/4"	24"x40"	6"	6 9/16" x 3/4"	25.5"x 156"	26" x 158 1/4"	Yes	No	No	8"	No	1/2"	3/4"	3/4"	1 1/4"								Wood	Wood	Wood	Glass	Wood	Wood		Wood	Wood	Wood	.19		18.00	2	.40	55		
E106	Panel and Glass -	SINGLE SWING	1	S	PS	1 / 1	1 / 1		from:HALL	36" x 96" x1 3/4"		6"	6 9/16" x 3/4"	37.5"x 96"	38" x 98 1/4"	Yes	No	No		No	1/2"	3/4"	3/4"	1 1/4"								Wood	Wood	Wood	Glass	Wood	Wood		Wood	Wood	Wood	.19		24.00	2	.40	55		
E116	Panel and Glass -	SINGLE SWING	1	S	PS	1 / 1	1 / 1		from:HALL	36" x 96" x1 3/4"		6"	6 9/16" x 3/4"	37.5"x 96"	38" x 98 1/4"	Yes	No	No		No	1/2"	3/4"	3/4"	1 1/4"								Wood	Wood	Wood	Glass	Wood	Wood		Wood	Wood	Wood	.19		24.00	2	.40	55		
E122	Full Panel -	SINGLE SWING	1	S	PS	1 / 1			to:RISER	36" x 96" x1 3/4"		6"	6 9/16" x 3/4"	37.5"x 96"	38" x 98 1/4"	Yes	No	No		No	1/2"	3/4"	3/4"	1 1/4"								Steel	DS 1	Steel	G1	DS 1	Wood		Wood	DF 1	TR 2	.19		24.00	2	.40	55		FLUSH PANEL EXTERIOR STEEL DOOR
Grand total: 6																																														

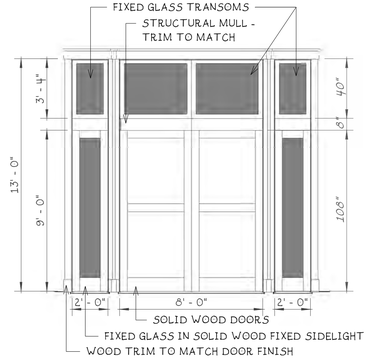
DOOR SCHEDULE - INTERIOR

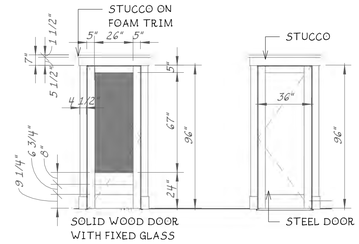
DESCRIPTION				DESCRIPTION	
Mark	Family and Type	Height	Width	Room to Room	Comments
102	Door-Passage-Single-Flush: 36" x 80"	6' - 8"	3' - 0"	from:VESTIBULE to:MEN'S RESTROOM	
103	Door-Passage-Single-Flush: 36" x 80"	6' - 8"	3' - 0"	from:WOMEN'S RESTROOM to:VESTIBULE	
104	Door-Exterior-Double-Two_Lite: 72" x 84"	7' - 0"	6' - 0"	from:VESTIBULE to:SANCTUARY	
105	Door-Passage-Single-Vision_Lite: 36" x 80"	6' - 8"	3' - 0"	from:SANCTUARY to:HALL	
107	Door-Passage-Single-Flush: 36" x 80"	6' - 8"	3' - 0"	from:HALL to:ELECTRICAL	
109	Door-Passage-Single-Vision_Lite: 36" x 80"	6' - 8"	3' - 0"	from:HALL to:ADMINISTRATIVE	
110	Door-Passage-Single-Flush: 36" x 80"	6' - 8"	3' - 0"	from:CLOSET to:HALL	
111	Door-Passage-Single-Vision_Lite: 36" x 80"	6' - 8"	3' - 0"	from:SANCTUARY to:HALL	
112	Door-Passage-Single-Vision_Lite: 36" x 80"	6' - 8"	3' - 0"	from:HALL to:PASTOR OFFICE	
114	Door-Passage-Single-Vision_Lite: 36" x 80"	6' - 8"	3' - 0"	from:HALL to:MULTI-PURPOSE ROOM	
115	Door-Passage-Single-Flush: 36" x 80"	6' - 8"	3' - 0"	from:HALL to:ADA RESTROOM	
117	Door-Passage-Single-Vision_Lite: 36" x 80"	6' - 8"	3' - 0"	from:HALL to:SANCTUARY	
D119	Door-Passage-Single-Vision_Lite: 36" x 80"	6' - 8"	3' - 0"	from:HALL to:SANCTUARY	
D120	Door-Passage-Single-Flush: 36" x 80"	6' - 8"	3' - 0"	from:CLOSET to:HALL	
D121	Door-Passage-Single-Flush: 30" x 80"	6' - 8"	2' - 6"	from:BATHROOM to:PASTOR OFFICE	
D123	Door-Passage-Single-Flush: 36" x 80"	6' - 8"	3' - 0"	from:MOP to:HALL	
D124	Door-Passage-Single-Flush: 36" x 80"	6' - 8"	3' - 0"	to:MEN'S RESTROOM	
Grand total: 17					

NOTE:
ALL INTERIOR DOORS ARE PREFINISHED SOLID CORE WOOD DOORS IN HOLLOW METAL FRAMES
INSTALL IN ACCORDANCE WITH *Hollow Metal Manufacturers Association Division (HMMA) of the National Association of Architectural Metal Manufacturers (NAAMM)* AND
INSTALL PER ANSI AND NAAMN STANDARDS FOR HOLLOW METAL DOOR FRAMES



DOUBLE GLASS INTERIOR DOOR | 36X80 FLUSH PANEL INTERIOR DOOR | 30X80 FLUSH PANEL INTERIOR DOOR | 36X80 FLUSH PANEL INTERIOR DOOR W/ VISON PANEL





SOLID WOOD DOOR WITH FIXED GLASS | STEEL DOOR

PROVIDE ADA THRESHOLDS, CLOSER, FIRE EXIT SIGNAGE & PANIC HARDWARE ON ALL OPERABLE EXTERIOR DOORS (EXCEPT RISER ROOM DOOR)

◯ INTERIOR DOOR TYPES
1/4" = 1'-0"

① - ENTRY DOOR
1/4" = 1'-0"

② SIDE DOORS
1/4" = 1'-0"

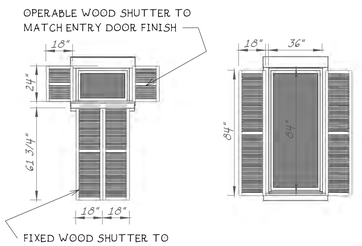
③ RISER ROOM DOOR
1/4" = 1'-0"

Room Schedule

Number	Name	Level	Area	Perimeter	Floor Finish	Base Finish	Base Offset	Wall Finish	Ceiling Finish	Volume	Comments
010	SANCTUARY	First Floor	2687 SF	215' - 10 29/32"	CARPET		0' - 0"			22164.62 CF	
011	MULTI-PURPOSE ROOM	First Floor	144 SF	49' - 7"	CARPET		0' - 0"			2012.65 CF	
012	ADA RESTROOM	First Floor	67 SF	33' - 0"			0' - 0"			938.67 CF	
013	RISER	First Floor	43 SF	26' - 5"			0' - 0"			603.99 CF	
014	HALL	First Floor	378 SF	162' - 10"	CARPET		0' - 0"			5244.46 CF	
018	VESTIBULE	First Floor	169 SF	52' - 7"			0' - 0"			2371.25 CF	
021	ADMINISTRATIVE	First Floor	84 SF	38' - 11"	CARPET		0' - 0"			1180.30 CF	
024	SOUND PLATFORM	First Floor	85 SF	42' - 2 31/32"	WOOD		0' - 0"			1098.22 CF	
025	MEN'S RESTROOM	First Floor	187 SF	70' - 5 7/8"			0' - 0"			2617.86 CF	
026	WOMEN'S RESTROOM	First Floor	196 SF	70' - 5 7/8"			0' - 0"			2741.97 CF	
027	CLOSET	First Floor	6 SF	10' - 8 13/32"			0' - 0"			89.69 CF	
028	CLOSET	First Floor	6 SF	10' - 3 1/4"			0' - 0"			82.35 CF	
029	BATHROOM	First Floor	45 SF	26' - 4"			0' - 0"			636.71 CF	
030	PASTOR OFFICE	First Floor	129 SF	46' - 4"	CARPET		0' - 0"			1802.21 CF	
033	ELECTRICAL	First Floor	22 SF	20' - 6"			0' - 0"			302.00 CF	
034	MOP	First Floor	8 SF	11' - 4"			0' - 0"			109.96 CF	

Window Schedule

Mark	(#) Mulled Units	Type	Window Width (Unit)	Window Height (Unit -w/o Transom)	Head Height	Glass Area	R Value	U Factor	DP Rating	Comments
101	(1) Single	Fixed	3' - 0"	2' - 0"	9' - 0"	3 SF				
102	(1) Single	Fixed	3' - 0"	2' - 0"	9' - 0"	3 SF				
103	(1) Single	Fixed	3' - 0"	7' - 0"	9' - 0"	16 SF				
104	(1) Single	Fixed	3' - 0"	7' - 0"	9' - 0"	16 SF				
105	(1) Single	Fixed	3' - 0"	7' - 0"	9' - 0"	16 SF				
107	(1) Single	Fixed	3' - 0"	7' - 0"	9' - 0"	16 SF				
108	(1) Single	Fixed	3' - 0"	7' - 0"	9' - 0"	16 SF				
109	(1) Single	Fixed	3' - 0"	7' - 0"	9' - 0"	16 SF				
111	(1) Single	Fixed	3' - 0"	7' - 0"	9' - 0"	16 SF				
112	(1) Single	Fixed	3' - 0"	7' - 0"	9' - 0"	16 SF				
113	(1) Single	Fixed	3' - 0"	7' - 0"	9' - 0"	16 SF				
Grand total: 11						150 SF				



④ SHUTTERS
1/4" = 1'-0"

⑤ TYPICAL WINDOW
1/4" = 1'-0"

FOR:
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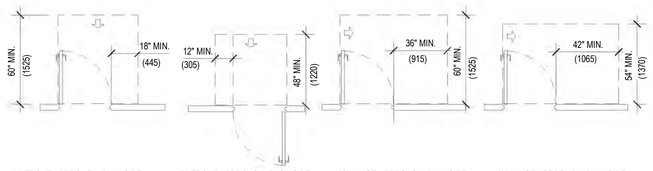
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email: mikevaccaro7@yahoo.com

A-401
DOOR & WINDOW SCHEDULES
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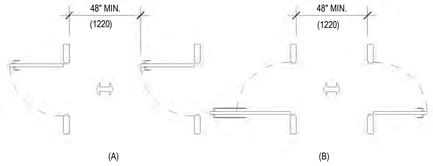
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DOORS AND DOORWAYS



(A) FRONT APPROACH, PULL SIDE | (B) FRONT APPROACH, PUSH SIDE | (C) HINGE APPROACH, PULL SIDE | (D) HINGE APPROACH, PULL SIDE | (E) HINGE APPROACH, PUSH SIDE | (F) LATCH APPROACH, PULL SIDE | (G) LATCH APPROACH, PUSH SIDE

FIG. 404.2.4.1

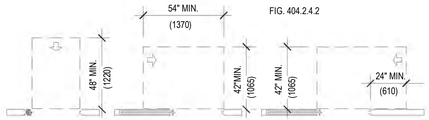


(A) | (B)

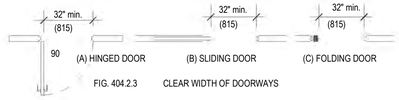
FIG. 404.2.6
TWO DOORS IN A SERIES

MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS

FIG. 404.2.4.2



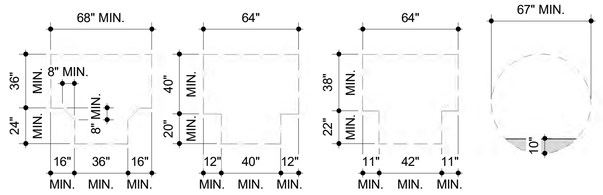
(A) FRONT APPROACH | (B) POCKET OR HINGE APPROACH | (C) STOP OR LATCH APPROACH



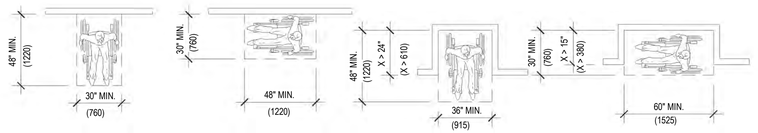
(A) HINGED DOOR | (B) SLIDING DOOR | (C) FOLDING DOOR

FIG. 404.2.3 CLEAR WIDTH OF DOORWAYS

CLEAR FLOOR SPACE



SIZE OF WHEELCHAIR TURNING SPACE



(A) FORWARD | (B) PARALLEL | (A) FORWARD APPROACH | (B) PARALLEL APPROACH

FIG. 405.5
POSITION OF CLEAR FLOOR OR GROUND SPACE

FIG. 305.7
MANEUVERING CLEARANCE IN AN ALCOVE

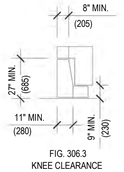


FIG. 306.3
KNEE CLEARANCE

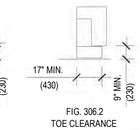


FIG. 306.2
TOE CLEARANCE

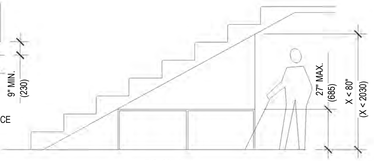


FIG. 307.4
REDUCED VERTICAL CLEARANCE

REACH RANGES

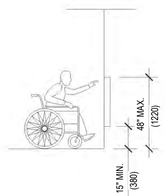


FIG. 308.2.1
UNOBSTRUCTED FORWARD REACH

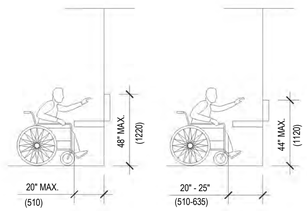


FIG. 308.2.2
OBSTRUCTED HIGH FORWARD REACH

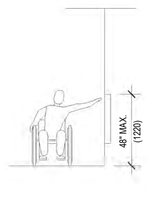


FIG. 308.3.1
UNOBSTRUCTED SIDE REACH

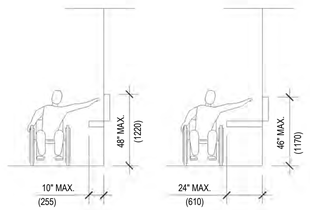
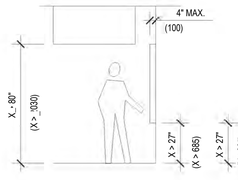


FIG. 308.3.2
OBSTRUCTED HIGH SIDE REACH

PROTRUDING OBJECTS



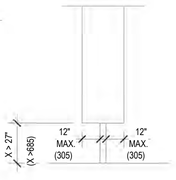


FIG. 307.2
LIMITS OF PROTRUDING OBJECTS

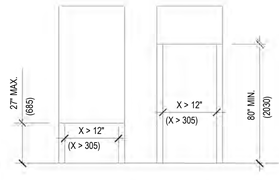


FIG. 307.3
POST-MOUNTED PROTRUDING OBJECTS

TURNING AND PASSAGE CLEARANCES

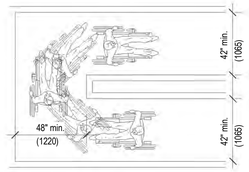
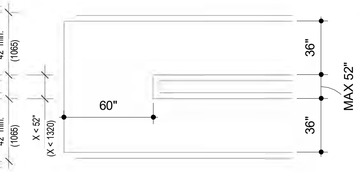
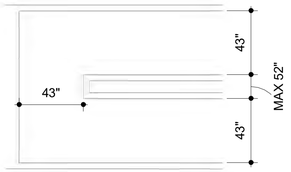


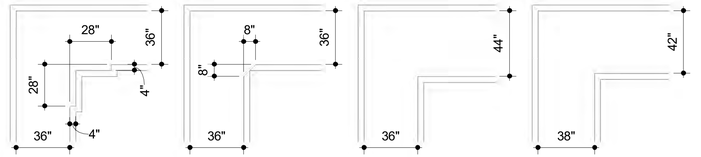
FIG. 403.5.1
CLEAR WIDTH AT TURN

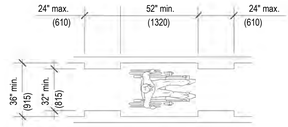


ALTERNATE
CLEAR WIDTH AT TURN



ALTERNATE
CLEAR WIDTH AT TURN





CLEAR WIDTH OF AN ACCESSIBLE ROUTE

COMMUNICATION ELEMENTS AND FEATURES

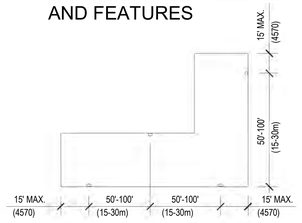
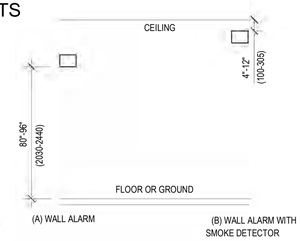


FIG. 702.3.5.1
APPLIANCE SPACING IN CORRIDORS



(A) WALL ALARM | (B) WALL ALARM WITH SMOKE DETECTOR

FIG. 702.3.3.1
LOCATION OF WALL-MOUNTED APPLIANCES

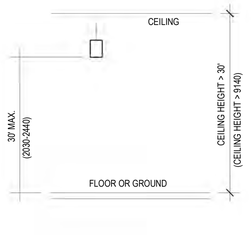
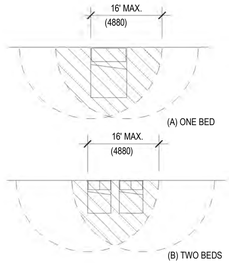


FIG. 702.3.3.2
LOCATION OF CEILING-MOUNTED APPLIANCES



(A) ONE BED | (B) TWO BEDS

FIG. 702.3.6.2
APPLIANCE LOCATION IN SLEEPING ROOMS



FIG. 703.2.4.4
CHARACTER HEIGHT

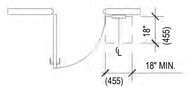


FIG. 703.2.8
MOUNTING LOCATION AT DOORS

1 ADA ANSI CLEARANCES
1/4" = 1'-0"

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The Historic First African Baptist Church
70 BEACH CITY ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

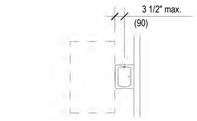
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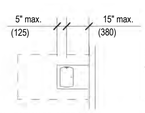
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PLUMBING ELEMENTS AND FACILITIES



(A) PARALLEL APPROACH



(B) FORWARD APPROACH

FIG. 602.5
DRINKING FOUNTAIN SPOUT LOCATION

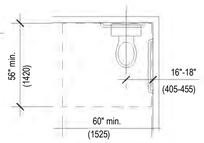


FIG. 604.2/604.3.1
WATER CLOSET LOCATION/
SIZE CLEARANCE

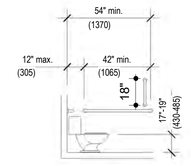


FIG. 604.4/604.5.1
HEIGHT OF WATER CLOSET/
SIDE WALL GRAB BAR FOR WATER CLOSET

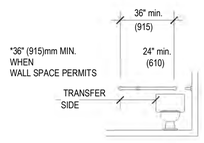


FIG. 604.5.2
REAR WALL GRAB BAR FOR WATER CLOSET

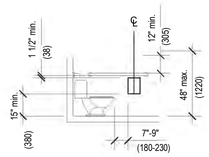
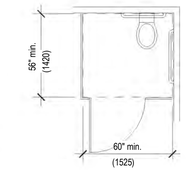
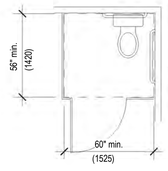


FIG. 604.7
DISPENSER LOCATION



(A) WALL-HUNG WATER CLOSET



(B) FLOOR-MOUNTED WATER CLOSET

FIG. 604.8.1.1
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS

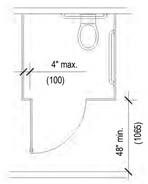


FIG. 604.8.3
TOILET COMPARTMENT DOORS

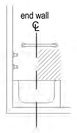


FIG. 607.5
LOCATION OF BATHTUB CONTROLS

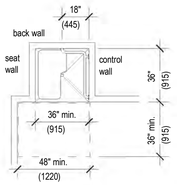


FIG. 608.2.1/608.3.1
TRANSFER-TYPE SHOWER COMPARTMENT WITH GRAB BARS

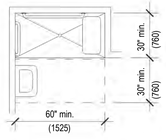


FIG. 608.2.2
STANDARD ROLL-IN-TYPE
SHOWER COMPARTMENT

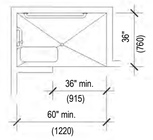


FIG. 608.2.2
STANDARD ROLL-IN-TYPE
SHOWER COMPARTMENT

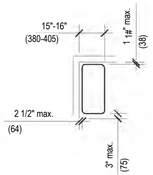


FIG. 610.3.1
RECTANGULAR SHOWER
COMPARTMENT SEAT

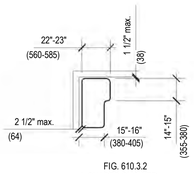


FIG. 610.3.2
L-SHAPED SHOWER
COMPARTMENT SEAT

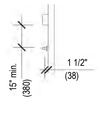


FIG. 609.3
SPACING OF GRAB BARS

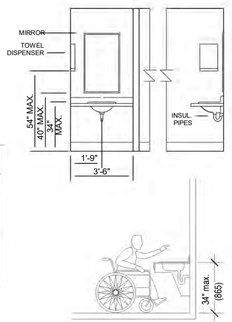


FIG. 606.3
HEIGHT OF LAVATORIES AND SINKS

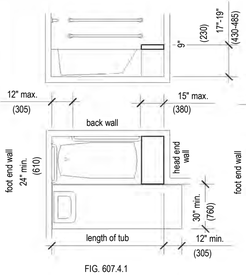


FIG. 607.4.1
GRAB BARS FOR BATHTUBS
WITH PERMANENT SEATS
(WITH FIG. 607.2 CLEARANCES)

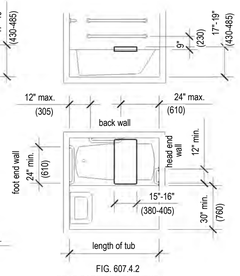
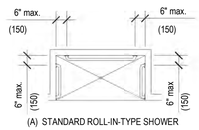
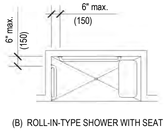


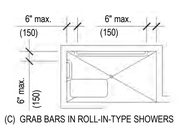
FIG. 607.4.2
GRAB BARS FOR BATHTUBS
WITHOUT PERMANENT SEATS
(WITH FIG. 607.2 CLEARANCES)



(A) STANDARD ROLL-IN-TYPE SHOWER

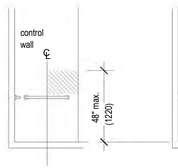


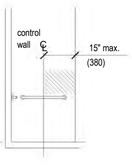
(B) ROLL-IN-TYPE SHOWER WITH SEAT



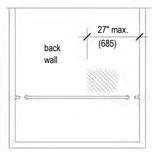
(C) GRAB BARS IN ROLL-IN-TYPE SHOWERS

FIG. 608.3.2
GRAB BARS IN ROLL-IN-TYPE SHOWERS





(A)



(B)

FIG. 608.5
CONTROLS IN TRANSFER-TYPE
SHOWERS

FIG. 608.6
LOCATION OF SHOWER SPRAY UNIT

1 ADA ANSI PLUMBING
1/4" = 1'-0"

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FOR:
The Historic First African Baptist Church
70 BEACH CITY ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

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email: mikevaccaro7@yahoo.com

A-602
ADA & ANSI DETAILS

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GENERAL SITE AND BUILDING ELEMENTS

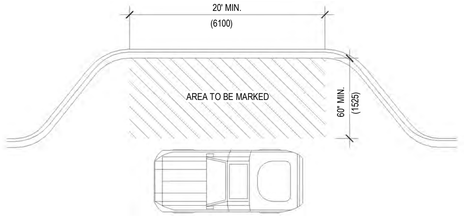


FIG. 503.3
PASSENGER LOADING ZONE ACCESS AISLE

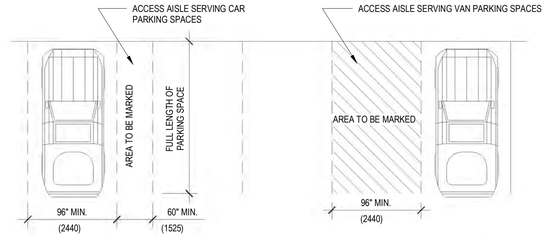


FIG. 502.2/502.3
VEHICLE PARKING SPACE/
PARKING SPACE ACCESS AISLE

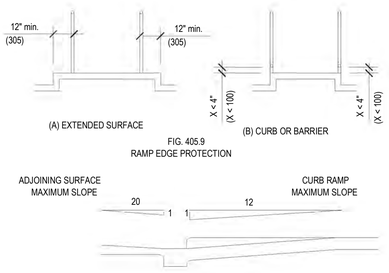
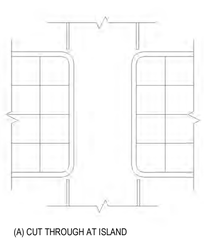
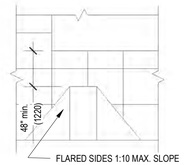
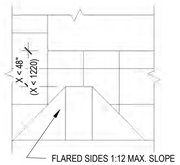


FIG. 405.9
RAMP EDGE PROTECTION

FIG. 406.3
COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS







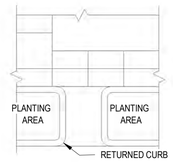


FIG. 406.4
SIDES OF CURB RAMPS

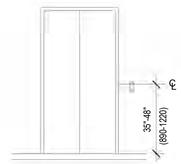


FIG. 407.2.2
ELEVATOR CALL BUTTONS

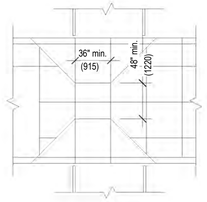


FIG. 406.12
ISLANDS

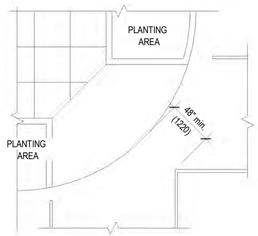


FIG. 406.11
DIGINAL CURB RAMPS



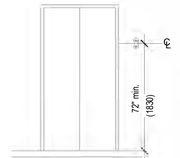


FIG. 407.2.3.2.1
HEIGHT OF ELEVATOR VISIBLE SIGNALS

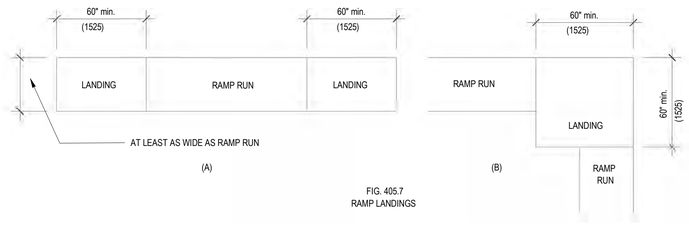


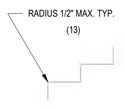
FIG. 405.7
RAMP LANDINGS

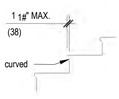
UNOBSTRUCTED FORWARD REACH

OBSTRUCTED HIGH FORWARD REACH

UNOBSTRUCTED SIDE REACH

OBSTRUCTED HIGH SIDE REACH







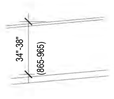


FIG. 505.4
HANDRAIL HEIGHT



FIG. 505.5
HANDRAIL CLEARANCE

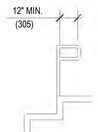


FIG. 505.10.2
TOP HANDRAIL EXTENSIONS AT STAIRS

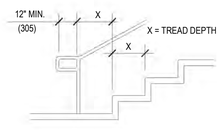


FIG. 505.10.2
BOTTOM HANDRAIL EXTENSIONS AT STAIRS

BUILDING BLOCKS

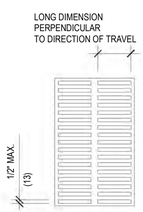


FIG. 302.3
OPENINGS IN FLOOR
OR GROUND SURFACES

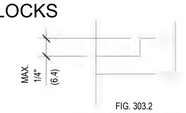


FIG. 303.2
VERTICAL CHANGES IN LEVEL

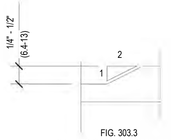
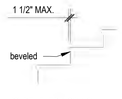


FIG. 303.3
BEVELED CHANGES IN LEVEL



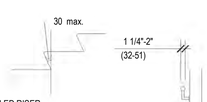
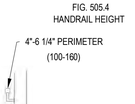


FIG. 504.5
STAIR NOSINGS



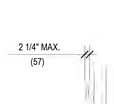


FIG. 505.7
HANDRAIL CROSS SECTION

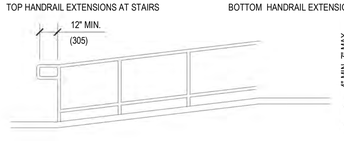


FIG. 505.10.1
TOP AND BOTTOM HANDRAIL EXTENSIONS AT RAMPS

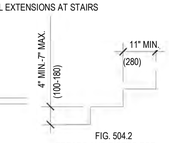


FIG. 504.2
TREADS AND RISERS FOR
ACCESSIBLE STAIRWAYS

1 ADA ANSI SITE STAIRS AND RAMPS
1/4" = 1'-0"

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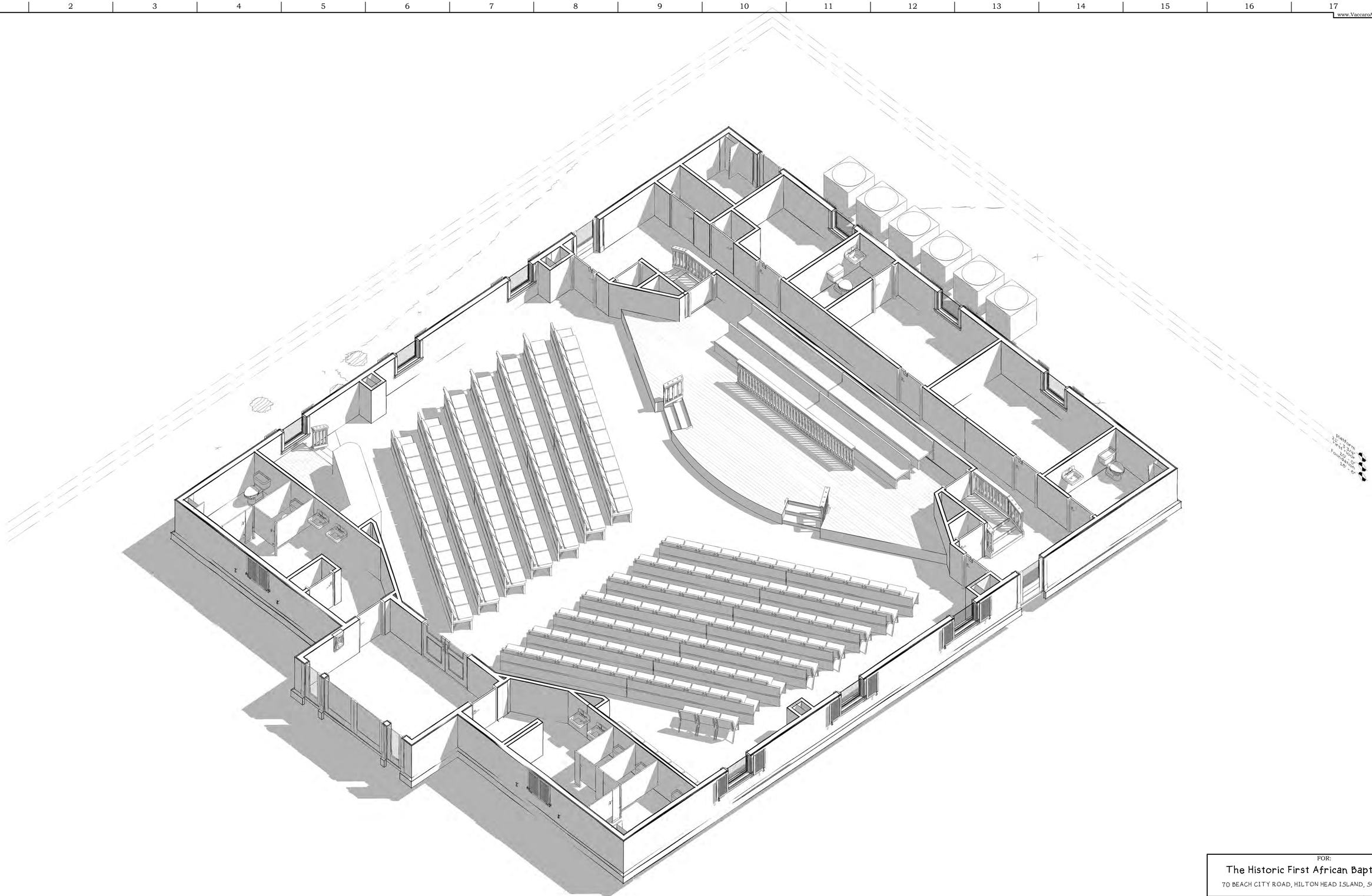
FOR:
The Historic First African Baptist Church
70 BEACH CITY ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

VACCARO
ARCHITECTURE, INC.
843.290.3076
email: mikevaccaro7@yahoo.com

A-603
ADA & ANSI DETAILS

PRINT DATE
8/12/2025 9:43:16 AM

www.VaccaroArchitecture.com



1 AXON

FOR:
The Historic First African Baptist Church
70 BEACH CITY ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

VACCARO
ARCHITECTURE, INC.
843.290.3076
email: mikevaccaro7@yahoo.com

A-700
3D VIEWS

PRINT DATE
8/12/2025 9:43:24 AM

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www.VaccaroArchitecture.com

70 Beach City Road
The Historic First African Baptist Church Sanctuary
Staff Comments
August 26, 2025
DRB-000809-2025

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: The Historic First African Baptist Church Sanctuary DRB-000809-2025

DATE: 8/26/2025 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	☐	☒	☐	Indicate the connection or non-connection to the proposed building and the existing building.
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	☒	☐	☐	Indicate the utilities are screened.
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	☒	☐	☐	Provide a Landscape Plan.
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	☒	☐	☐	Indicate that the site will be proposing shrubs 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	☒	☐	☐	Indicate that you are proposing a variety of species selected for texture and color.
Provides overall order and continuity of the Landscape plan	☒	☐	☐	Provide a Landscape plan.
Native plants or plants that have historically been prevalent on the Island are utilized	☐	☒	☐	Indicate that you are proposing native plants that have been historically prevalent in the Island.
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	☐	☒	☐	Indicate that you are proposing a variety of sizes 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	☐	☒	☐	Provide an existing Landscape Plan.
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☐	☒	☐	Provide a Landscape Plan.
Proposed groundcovers are evergreen species with low maintenance needs	☐	☒	☐	Indicate that you are proposing an evergreen species for groundcovers.
Large, grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☒	☐	☐	
Ornamentals and Annuals are limited to entrances and other focal points	☐	☐	☒	Indicate there are ornamentals and annuals at the entrances and local focal points.

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	Indicate which existing trees and under story plants you are saving on-site.
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

Staff recommends approval of the conceptual submittal for 70 Beach City Road, The Historic First African Baptist Church Sanctuary with the following conditions:

1. Indicate the connection or non-connection to the proposed building and the existing building.
2. Provide a materials board.
3. Indicate the utilities are screened.
4. A variety of compatible contrasting textures should be used to provide visual interest. Single material facades are generally not appropriate.
5. Provide lighting specs for the exterior lighting on the building.
6. Provide a Landscape Plan.
7. Indicate that you are proposing native plants that have been historically prevalent in the Island.
8. Indicate that the site will be proposing shrubs to complement the natural setting, provide visual interest and screen less-desirable elements of the project.
9. Indicate where you are preserving existing native trees and shrubs, if any.
10. Indicate that you are proposing a variety of sizes to create a “layered” appearance for visual interest and a sense of depth.
11. Provide an existing Landscape Plan.
12. Indicate that you are proposing an evergreen species for groundcovers.
13. Indicate there are ornamentals and annuals at the entrances and local focal points.
14. Indicate which existing trees and under story plants you are saving on-site.
15. Any additional information as required by the Board.

38 Hammock Breeze Way
Hammock Breeze Boardwalk & Pavilion
Alteration / Addition
August 26, 2025
DRB-000810-2025

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.

Aaron Thielemier - Manager
SIGNATURE

8/12/2025
DATE

Land Information

Land Line	Land Type	Acres	Effective Frontage	Effective Depth
1	COMMON PROPERTY $500/AC MIN	2.78	0.00	0.00

Tax Balance

No records found

Payment History

*Select the "Tax Year" link to view the **Funds Breakdown** for the entire tax year.*

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2024	7587079	11/27/24	B24.286713	$189.06
2023	7125131	12/15/23	B23.270896	$78.16
2022	6693370	11/23/22	B22.241316	$79.04
2021	6232441	12/31/21	U22.7425	$79.04

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Exhibit C - POA Approval Letter - Hammock Breeze - 2025.03.14

March 14, 2025

Hammock Breeze Homeowners Association
Richard Gillette, President
31 Hammock Breeze Way
Hilton Head Island, SC 29926
770-294-4419

Re: POA/HOA Approval for Boardwalk for Hammock Breeze Community

This notice is to confirm that Nix Construction has obtained approval from Hammock Breeze Association to conduct the necessary permitting process related to obtaining full permit approval from the Town of Hilton Head Island to construction a new boardwalk for the community of Hammock Breeze. The boardwalk is currently anticipated to be set at the ocean facing portion of Hammock Breeze Way, Hilton Head Island, SC 29926 and the location will be confirmed during the permitting process.

Respectfully,

Richard Gillette
Hammock Breeze HOA
President

Exhibit D - Affidavit of Ownership & Hold Harmless Permission to Enter Property

Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-341-2087
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY
Date Received: _____
App. #: _____
Form revised 10-2012

AFFIDAVIT OF OWNERSHIP AND HOLD HARMLESS PERMISSION TO ENTER PROPERTY

The undersigned being duly sworn and upon oath states as follows:

1. I am the current owner of the property which is the subject of this application.
2. I hereby authorize NIX CONSTRUCTION COMPANY, INC. to act as my agent for this application only.
3. All statements contained in this application have been prepared by me or my agents and are true and correct to the best of my knowledge.
4. The application is being submitted with my knowledge and consent.
5. Owner grants the Town, its employees, agents, engineers, contractors or other representatives the right to enter upon Owner's real property, located at @ END OF HAMMOCK BREEZE WAY, HILTON HEAD, SC 29926 (address), R 510 005 000 0476 0000 _____ (parcel ID) for the purpose of application review, for the limited time necessary to complete that purpose.
   Description of Work: CONSTRUCTION OF NEW 541 LF BOARDWALK PER PLAN
6. Owner agrees to hold the Town harmless for any loss or damage to persons or property occurring on the private property during the Town's entry upon the property, unless the loss or damage is the result of the sole negligence of the Town.
7. I acknowledge that the Town of Hilton Head Island Municipal Code requires that all construction in a Special Flood Hazard Zone be constructed in accordance with the following provisions that:
   a. any enclosed area below the base flood elevation will be used solely for parking of vehicles, limited storage or access to the building. This space will never be used for human habitation without first becoming fully compliant with the Town's Flood Damage Controls Ordinance in effect at the time of conversion.
   b. all interior walls, ceilings and floors below the base flood elevation will be constructed of flood resistant materials.
   c. all mechanical, electrical and plumbing devices will be installed above base flood elevation.
   d. walls of the enclosed area below base flood elevation will be equipped with at least two openings which allow automatic entry and exit of flood water. Openings will be on two different walls with at least one square inch of free area for every square foot of enclosed space and have the bottom of openings no more than a foot above grade.
   e. the structure may be subject to increased premium rates for flood insurance from the National Flood Insurance Program.
8. I understand that failure to abide by Town permits, any conditions, and all codes adopted by the Town of Hilton Head Island deems me subject to enforcement action and/or fines.

Print Name: Richard Gillette Owner Signature: [signature]

Phone No.: 770-294-4419 Email: gillette@mindspring.com

Date: March 17, 2025

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

WITNESS my hand and official seal this 17 day of March, A.D., 2025

[signature]
Notary Public Signature

My Commission expires: 12/4/2026
Please affix seal or stamp.

ENRIQUE CORONA
Notary Public - Arizona
Maricopa County
Commission # 638526
My Comm. Expires Dec 4, 2026

PLANS -

1) WITHOUT PROPOSED IMPROVEMENT
2) WITH PROPOSED IMPROVEMENT

38 Hammock Breeze Way
Hammock Breeze Boardwalk & Pavilion
Alteration / Addition
Plan Set
August 26, 2025
DRB-000810-2025

CONSTRUCTION DRAWINGS

OF

HAMMOCK BREEZE BEACH ACCESS

BOARDWALK & PAVILION

HAMMOCK BREEZE WAY

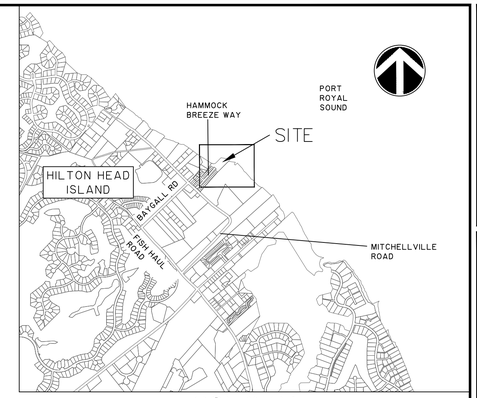
HILTON HEAD, SC 29925

PREPARED FOR:

HAMMOCK BREEZE ASSOCIATION

TM# R510 005 000 0476 0000

MARCH 12. 2025



VICINITY MAP
SCALE: 1" = 2000'

Sheet Index	
Sheet Number	Sheet Title
CS	COVER SHEET
1.0	STRUCTURAL NOTES
2.0	SITE PLAN
3.0	PILE PLAN
3.1	FRAMING PLAN & DETAILS
4.0	BOARDWALK-PAVILION SECTION
4.1	PAVILION & BOARDWALK SECTIONS
4.2	PAVILION ROOF PLAN & DETAILS
4.3	HANDRAIL DETAILS
1 OF 1	TREE & TOPO SURVEY BY SURVEY CONSULTANTS

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

HAMMOCK BREEZE BEACH ACCESS
BOARDWALK & PAVILION
49 BRAMS POINT ROAD
HILTON HEAD ISLAND, SC 29926

CONSTRUCTION DRAWINGS
OF
HAMMOCK BREEZE BEACH ACCESS
BOARDWALK & PAVILION

NO.	DESCRIPTION	DATE
7		
6		
5		
4		
3		
2	UPDATED FOR DPR COMMENT RESPONSE	7/11/2025
1	PLAN REVISIONS	

DATE: 2025.03.12
VERTICAL DATUM: NAVD88
DESIGNED BY:

SHEET TITLE:
COVER SHEET

CS

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

GENERAL NOTES

1. THE GENERAL NOTES ARE INTENDED TO AUGMENT THE CONSTRUCTION DRAWINGS. SHOULD CONFLICTS EXIST BETWEEN THE DRAWINGS AND GENERAL NOTES, THE STRICTEST PROVISION SHALL GOVERN. SHOULD CONFLICTS ARISE BETWEEN MANUFACTURER RECOMMENDATIONS AND THE CONSTRUCTION DRAWINGS AND/OR GENERAL NOTES, ENGINEER SHALL BE CONTACTED FOR CLARIFICATION.
2. CONSTRUCTION METHODS, MEANS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR SHORING AND BRACING OF ALL ELEMENTS UNTIL THE STRUCTURE IS COMPLETE.
3. CONTRACTOR SHALL REVIEW AND CHECK SHOP DRAWINGS BEFORE SUBMITTAL TO ENGINEER. CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS.
4. THE WATER ELEVATIONS SHOWN IN THE PLANS ARE FOR INFORMATION ONLY AND THE ACTUAL WATER ELEVATION DURING CONSTRUCTION MAY VARY DEPENDING ON WEATHER CONDITIONS AND SEASONAL FLUCTUATIONS.
5. WORK CONSISTS OF THE FOLLOWING:

   CONSTRUCT
   5.1. 6' WIDE BOARDWALK
   5.2. FIXED PAVILION
6. CONTRACTOR IS TO VERIFY THE CONDITIONS AT THE SITE AS THEY PERTAIN TO HIS WORK, INCLUDING ACCESSIBILITY, AREA FOR DELIVERY AND STORAGE OF MATERIALS, ETC. PRIOR TO SUBMITTAL OF BID.
7. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO BETTER UNDERSTAND THE SITE CONDITIONS.
8. CONTRACTOR SHALL USE EXTREME CARE TO MINIMIZE ANY ADVERSE IMPACT OR DAMAGE TO THE NATIVE VEGETATION IN THE AREA DURING THE CONSTRUCTION. ANY DAMAGE CAUSED BY THE CONTRACTOR'S WORK IS TO BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE ENGINEER. ALL CONSTRUCTION DEBRIS AND MATERIALS SHALL BE REMOVED FROM THE MARSH FOLLOWING COMPLETION.
9. CONTRACTOR'S WORK SHALL MINIMIZE IMPACTS TO THE WATERWAY.
10. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, AND EQUIPMENT REQUIRED TO PERFORM THE SCOPE OF WORK IDENTIFIED HEREIN.

DESIGN INFORMATION

1. STRUCTURAL DESIGN CONFORMS TO THE REQUIREMENTS THE SOUTH CAROLINA STATE BUILDING CODE (IBC 2018 WITH MODIFICATIONS).
2. DESIGN LOADS AND PARAMETERS ARE AS FOLLOWS:

   A. DEAD LOADS:
      ACTUAL WEIGHT OF MATERIALS AND EQUIPMENT

   B. LIVE LOADS:

BOARDWALK	40 PSF
PIERHEAD	60 PSF

   C. WIND SPEED: 146 MPH, EXPOSURE C

   D. GEOTECHNICAL: NO GEOTECHNICAL DATA AVAILABLE.

SUBGRADE PREPARATION

1. CONTRACTOR IS TO REMOVE ALL DEBRIS IN THE WORK AREAS THAT MAY ADVERSELY IMPACT THE INTEGRITY OF THE SUPPORTS FOR THE VARIOUS STRUCTURES.
2. REMOVAL OF TREES, ROOTS, STUMPS ETC. MAY BE REQUIRED FOR INSTALLATION OF THE BOARDWALK AND SHALL BE INCLUDED IN THE SCOPE OF WORK.
3. FINISHING OF SUBGRADE ON LANDSIDE OF BOARDWALK SHALL BE SMOOTH AND EVEN.

TIMBER PILES

1. UNLESS NOTED OTHERWISE, ALL TIMBER PILES SHALL BE SOUTHERN PINE CONFORMING TO ASTM D25. ALL TIMBER PILES SHALL BE CLEAN, PEELED PILES.
2. LENGTHS OF PILES SHALL BE AS SPECIFIED ON THE PLANS.
3. UNLESS NOTED OTHERWISE, ALL TIMBER PILES SHALL BE TREATED WITH CCA 2.5 IN ACCORDANCE WITH AWPA C-3 FOR MARINE PILES.
4. THE FOLLOWING MEASUREMENTS ARE REQUIRED AFTER THE PILE HAS BEEN CUT OFF AND THE BARK REMOVED:

MIN. Ø 3' FROM BUTT	MIN TIP Ø
12"	8"
10"	6"
8"	5.5"

5. PILES ARE TO BE DRIVEN CONTINUOUSLY TO THE TIP ELEVATION OR LENGTH SPECIFIED WITHOUT INTERRUPTION. SPLICING OF THE PILES IS NOT PERMITTED.
6. FOLLOWING PILE INSTALLATION, SUBMIT A PLAN MARK UP WITH ANY PILE DEVIATIONS FROM WHAT IS SPECIFIED ON THE CONSTRUCTION DRAWINGS. DEVIATIONS INCLUDE, BUT ARE NOT LIMITED TO, LOCATIONS, SIZES & LENGTHS OF PILES. (SEE NOTE #12, THIS SECTION REGARDING LENGTHS)
7. SPECIAL CARE SHALL BE TAKEN TO AVOID BREAKING THE SURFACE OF THE PILES. CANT-HOOKS, DOGS, OR PIKE-POLES SHALL NOT BE USED. THE CONTRACTOR SHALL COORDINATE HIS MATERIAL STORAGE AREAS AND EQUIPMENT WITH THE OWNER.
8. PILES SHALL BE CAREFULLY LOCATED TO THE LINES AND SPACINGS INDICATED ON THE DRAWINGS. PILE BUTTS SHALL NOT BE PULLED INTO REQUIRED LOCATION MORE THAN 2". EXTREME CARE SHALL BE EXERCISED IN THE LOCATING AND DRIVING OF PILES SO THAT OTHER PILES AND UTILITIES WILL NOT BE DAMAGED IN ANY WAY.
9. THE MAXIMUM PERMISSIBLE DEVIATION FROM THE INDICATED LOCATIONS SHALL BE NO MORE THAN 3" FOR ANY ONE PILE AND THE SUM OF THE DEVIATIONS FOR ANY TWO PILES SHALL NOT EXCEED 4". NO PILE SHALL VARY FROM THE BATTER INDICATION OR BE OUT OF PLUMB MORE THAN 3" FOR IT'S ENTIRE LENGTH.
10. IF A PILE IS INSTALLED THAT EXCEEDS THE ALLOWABLE TOLERANCES SPECIFIED HEREIN, ENGINEER SHALL BE CONTACTED IMMEDIATELY. IF IT IS DETERMINED THAT THE OUT OF TOLERANCE IS CAUSED BY CONTRACTOR'S INSTALLATION, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REDESIGN EFFORTS THAT RESULT.
11. ALL PILES SHALL BE CUT OFF AT THE REQUIRED ELEVATION AT A RIGHT ANGLE TO THE AXIS OF THE PILE. CUTTING SHALL BE PERFORMED IN A MANNER TO AVOID DAMAGE TO THE PILE BELOW THE CUTOFF ELEVATION. COAT ALL CUTS WITH CCA 2.5 IN ACCORDANCE WITH AWPA C-3.
12. SHORTENING OF A PILE LENGTH BY MORE THAN 6" SHALL NOT BE PERFORMED WITHOUT PRIOR AUTHORIZATION FROM ENGINEER.
13. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD ENGINEERING REQUIRED FOR HIS CONSTRUCTION, FURNISHING ALL LINES, GRADES AND CONTROL POINTS.
14. FOR PROTECTION OF THE PILE HEAD, A 1" THICK STEEL PLATE SHALL BE INSERTED BETWEEN THE HEAD OF THE PILE AND THE HAMMER PLUNGER.
15. ALL MISCELLANEOUS METAL HARDWARE SHALL BE HOT DIP GALVANIZED PER ASTM A153.
16. INSTALLATION WITH VIBRATORY HAMMER IS ACCEPTABLE. HOWEVER, IF CONTRACTOR IS NOT ABLE TO INSTALL TO FULL LENGTH WITH VIBRATORY HAMMER, A DIESEL HAMMER WILL BE REQUIRED.
17. JETTING SHALL NOT BE PERMITTED, UNLESS DISCUSSED WITH AND APPROVED BY ENGINEER.

TIMBER CONSTRUCTION

1. UNLESS NOTED OTHERWISE, ALL DESIGN, DETAILING AND ERECTION OF TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF:

   A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION - TIMBER CONSTRUCTION MANUAL
   B. AMERICAN WOOD COUNCIL - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
2. ALL LUMBER SHALL BE SOUTHERN PINE, NO.1 GRADE, DRESSED, AND GRADED IN ACCORDANCE WITH SOUTHERN PINE INSPECTION BUREAU'S "GRADING RULES" AND WITH A MOISTURE CONTENT OF 19 PERCENT MAX AT TIME OF DELIVERY TO THE PROJECT SITE. ALL LUMBER NOT KILN DRIED AFTER TREATMENT (KDAT) SHALL BE KILN DRIED BEFORE TREATMENT.
3. UNLESS NOTED OTHERWISE, ALL LUMBER AND TIMBER SHALL BE TREATED IN ACCORDANCE WITH THE FOLLOWING:

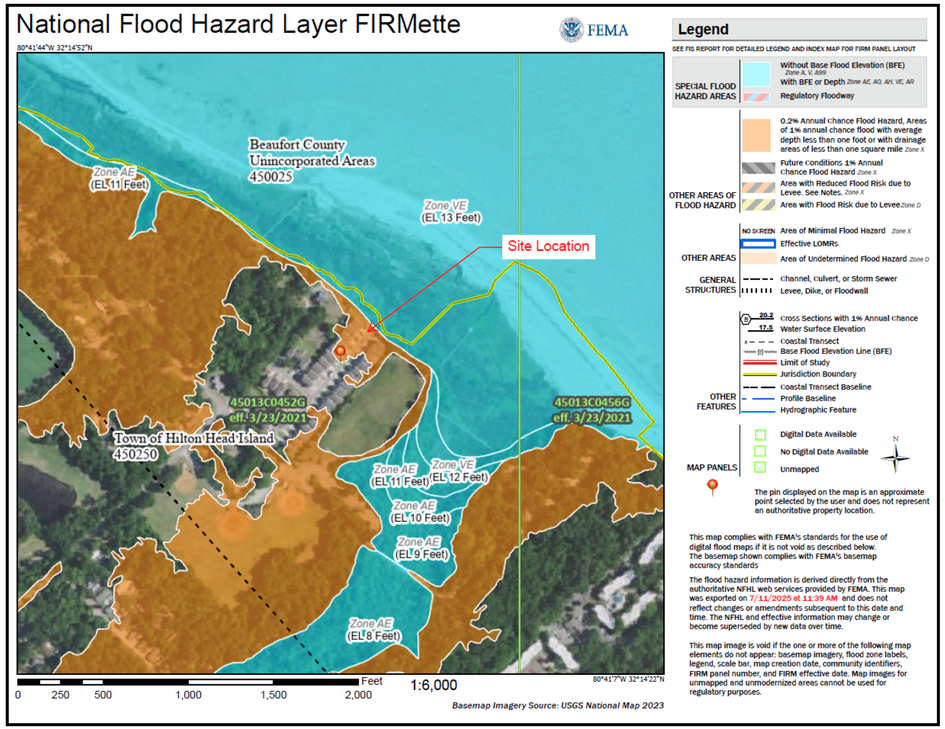
3.1. PILE CAPS	2.5 CCA
3.2. HANDRAIL POSTS	0.15 CAC, KDAT 19%
3.3. STRINGERS	0.60 CCA
3.4. CROSS BRACING	2.5 CCA
3.5. TOP CAP OF HANDRAIL	0.15 CAC, KDAT 19%
3.6. RAILS OF HANDRAIL	0.15 CAC
3.7. DECKING	0.15 CAC

4. ALL TIMBER HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL UNLESS NOTED OTHERWISE.
5. ALL SIMPSON CONNECTORS SPECIFIED (OR APPROVED EQUALS) SHALL BE STAINLESS STEEL WITH COMPATIBLE HARDWARE / ANCHORAGE. IF PRODUCT IS NOT OFFERED IN STAINLESS STEEL, ENGINEER SHALL BE CONTACTED FOR APPROVAL OF SUBSTITUTE.
6. WHERE PRACTICAL, CUT TIMBER TO REQUIRED LENGTH WITH STRAIGHT CUTS AND NO SPLINTERED EDGES, AND DRILL HOLES PRIOR TO PRESERVATIVE TREATMENT TO MINIMIZE TREATING CUTS AND HOLES IN THE FIELD.
7. ERECT TIMBER WORK PLUMB AND LEVEL WITH TIGHT JOINTS BETWEEN ALL MEMBERS. TIGHTEN BOLTS SUFFICIENTLY TO BRING ALL BEARING SURFACES INTO CONTACT.
8. EXERCISE CARE WHEN HANDLING TIMBER TO AVOID SURFACE AND STRUCTURAL DAMAGE. DO NOT USE CANT HOOKS, DOGS, OR PIKE POLES FOR HANDLING TIMBER.
9. STORE TIMBER UNDER COVER, ABOVE GROUND AND KEEP FREE FROM DIRT, GREASE OR OTHER FOREIGN MATTER. STACK TIMBER IN A MANNER THAT WILL PREVENT LONG TIMBERS FROM SAGGING OR BECOMING CROOKED.

UTILITIES

1. WATER AND POWER ALONG THE LENGTH OF THE BOARDWALK & AT PIERHEAD WERE INCLUDED IN THE PERMIT BUT ARE NOT SHOWN IN THESE CONSTRUCTION PLANS. CONTRACTOR SHALL COORDINATE WITH OWNER REGARDING DESIRED WATER & POWER ITEMS.

Zoning District - MV
Overlay District - COR and Airport
Use of Property - Open Space
Gross Site Acres - 2.786 Ac
Net Site Acres - 2.786 Ac - 0.412 Ac = 2.374 Ac
Allowed Total Density - 2.786 Ac (121,358.16 sf) / 8,000 gfa = 15.17
Existing Building Square Footage - N/A
Proposed Total Building Square Footage - 3405.68 sf
Total Square Footage - 121,358.16 sf
Maximum Building Height Allowed - 75'
Proposed Building Height - 18'
Maximum Allowed Impervious Area and Percentage - 60,679 sf or 50%
Current Impervious Area and Percentage - 0 sf or 0%
Minimum Number of Parking Spaces Required - N/A
Existing Number of Parking Spaces on Site - N/A
Proposed Additional Parking - N/A
Area of Disturbance (Ac) - 0.079 ac



HAMMOCK BREEZE BEACH ACCESS
BOARDWALK & PAVILION
49 BRAMS POINT ROAD
HILTON HEAD ISLAND, SC 29926

CONSTRUCTION DRAWINGS
OF
HAMMOCK BREEZE BEACH ACCESS
BOARDWALK & PAVILION

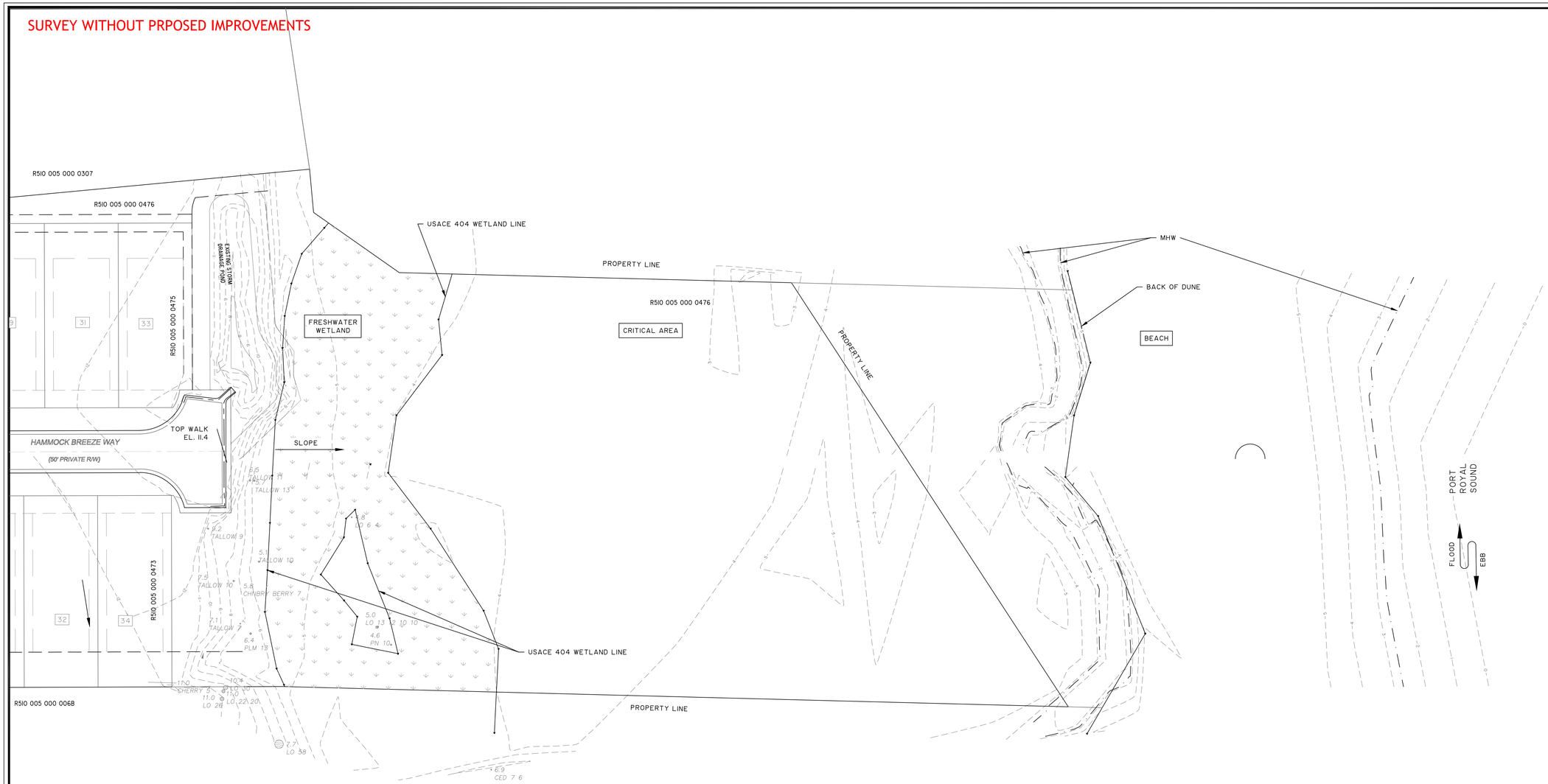
NO.	DESCRIPTION	DATE
1	UPDATED FOR DPR COMMENT RESPONSE	7/11/2025
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7	PLAN REVISIONS	

DATE: 2025.03.12
VERTICAL DATUM: NAVD88
DESIGNED BY:

SHEET TITLE:
STRUCTURAL NOTES

1.0

SURVEY WITHOUT PRPOSED IMPROVEMENTS



GRAPHIC SCALE: 1 INCH = 30 FEET (30 0 15 30)

DATUM: HORIZ: NAD83 VERT.: NAVD88

HAMMOCK BREEZE BEACH ACCESS BOARDWALK & PAVILION

49 BRAMS POINT ROAD
HILTON HEAD ISLAND, SC 29926

CONSTRUCTION DRAWINGS OF HAMMOCK BREEZE BEACH ACCESS BOARDWALK & PAVILION

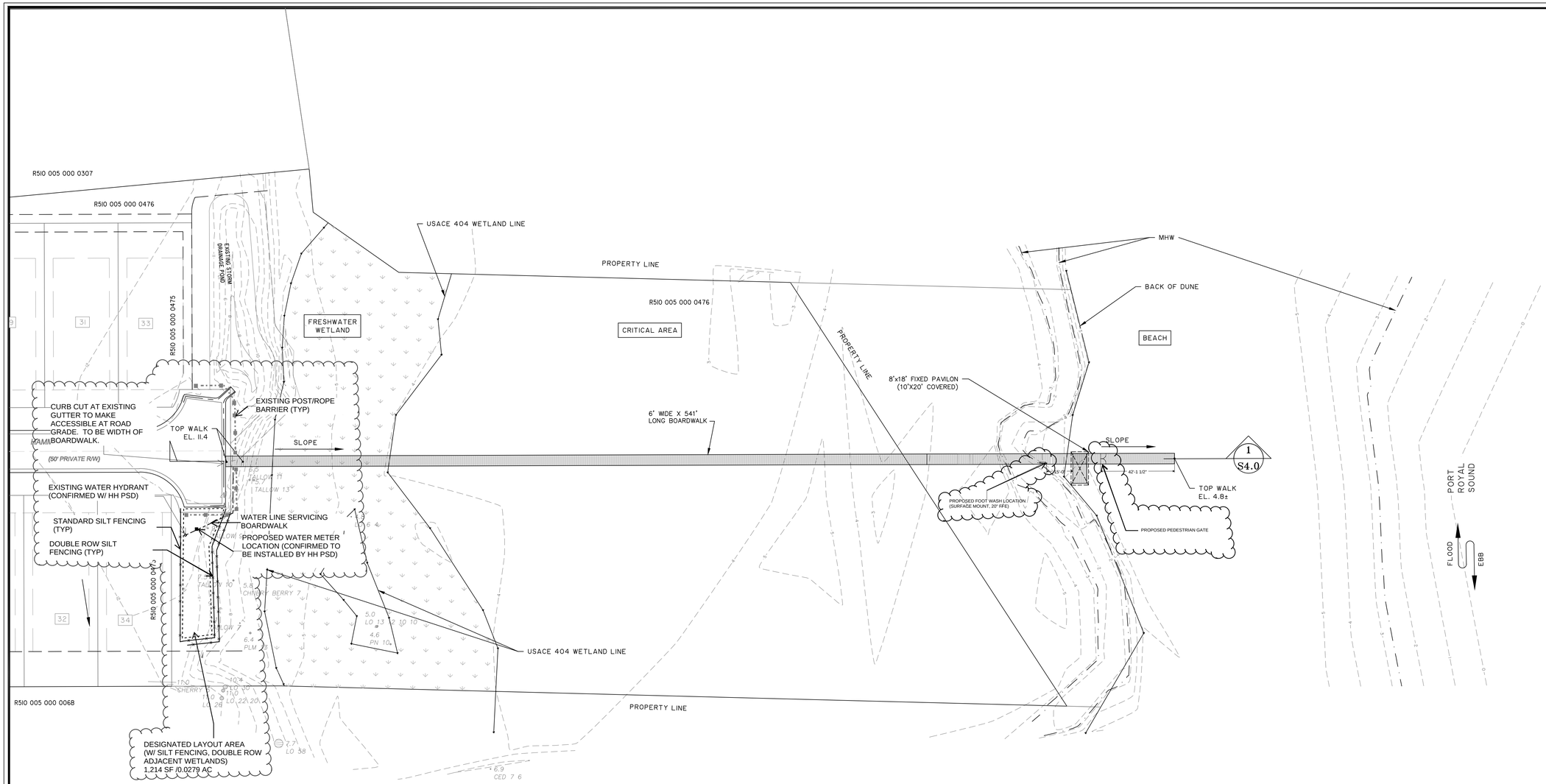
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DATE: 2025.03.12
VERTICAL DATUM: NAVD88
DESIGNED BY:

SHEET TITLE: SITE PLAN

2.0

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



30 0 15 30
GRAPHIC SCALE:
1 INCH = 30FEET

DATUM: HORIZ: NAD83 VERT.: NAVD88

HAMMOCK BREEZE BEACH ACCESS BOARDWALK & PAVILION

49 BRAMS POINT ROAD
HILTON HEAD ISLAND, SC 29926

CONSTRUCTION DRAWINGS
OF
HAMMOCK BREEZE BEACH ACCESS
BOARDWALK & PAVILION

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SHEET TITLE:
SITE PLAN

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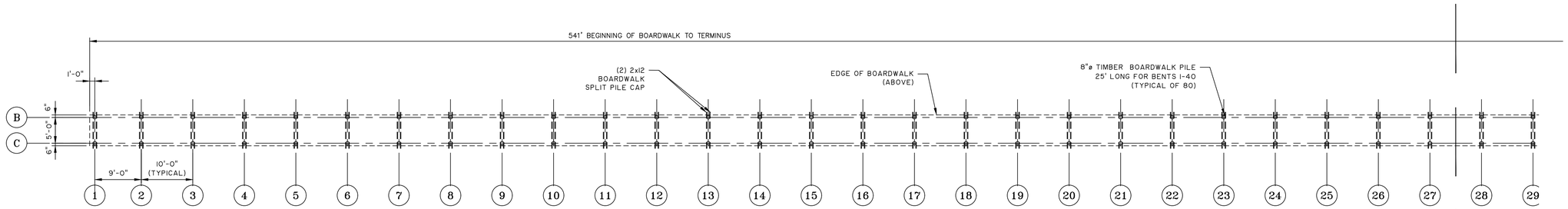
PHYSICAL SAMPLES DELIVERED FOR REVIEW

Project:
Hammock Breeze Boardwalk
38 Hammock Breeze Way Hilton Head Island, SC 29926

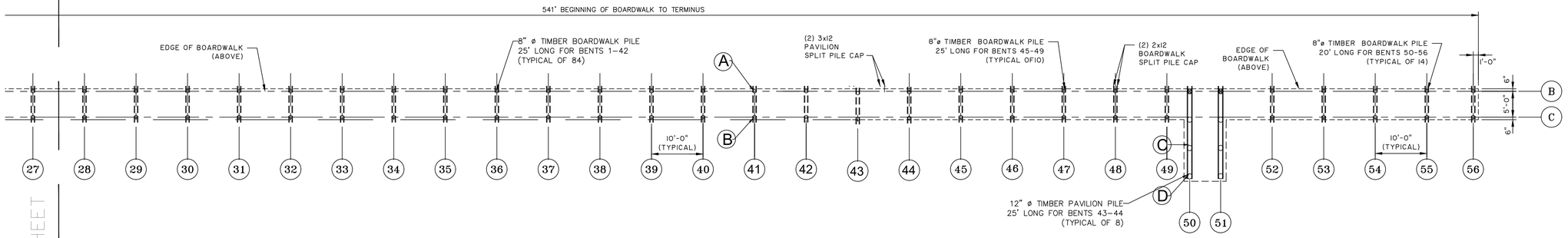
Date: 8/12/2025
Submittal: HHI Major DRB Review Submittal

Project Materials
Hammock Breeze Boardwalk





MATCH LINE THIS SHEET



MATCH LINE THIS SHEET

1 / S3.0 PILE PLAN
3/32" = 1'-0"

HAMMOCK BREEZE BEACH ACCESS
BOARDWALK & PAVILION

49 BRAMS POINT ROAD
HILTON HEAD ISLAND, SC 29926

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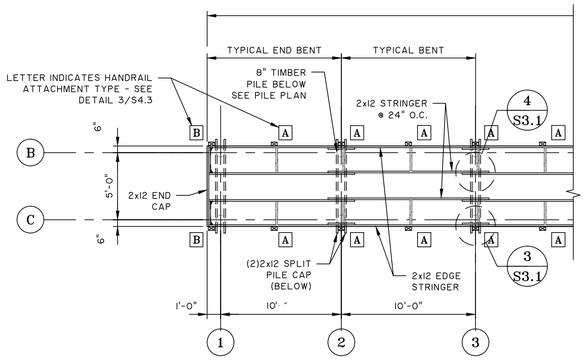
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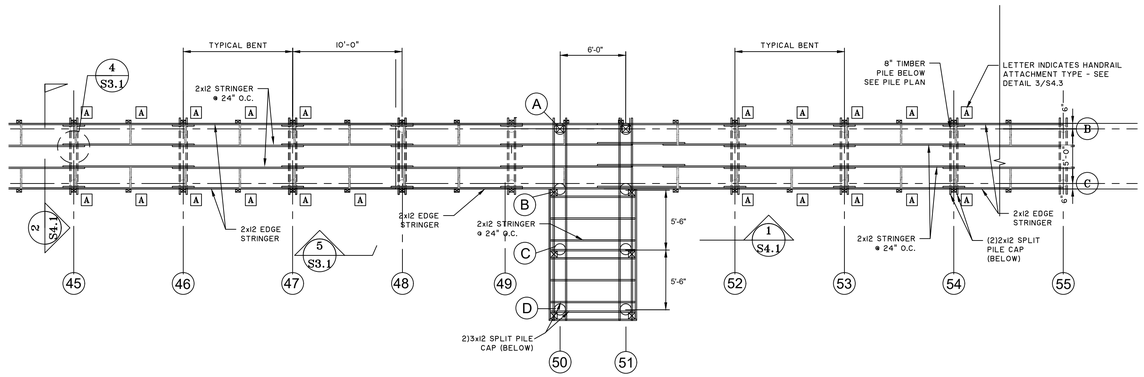
SHEET TITLE:
PILE PLAN

3.0

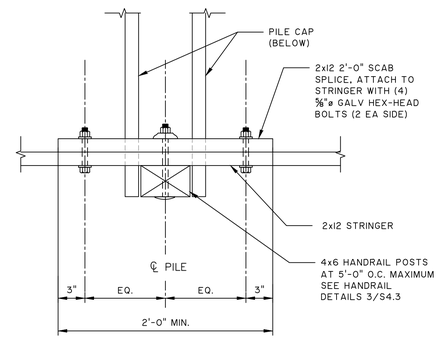
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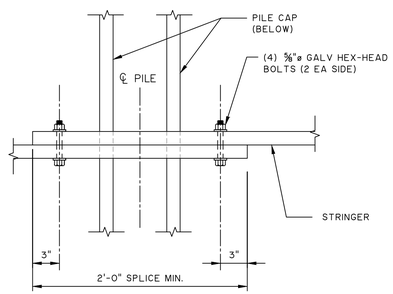
1 / S3.1 TYPICAL BOARDWALK FRAMING PLAN
1" = 5'-4"



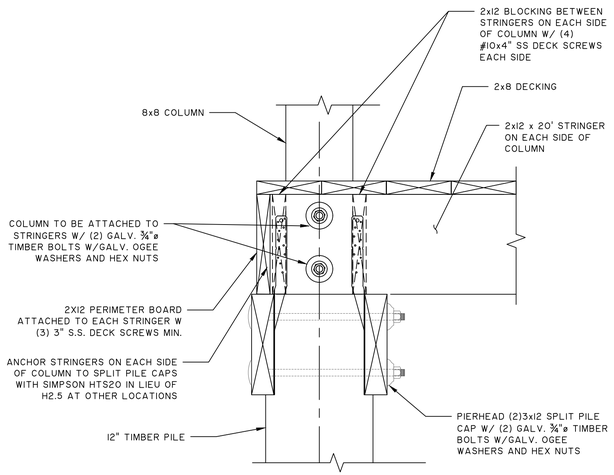
2 / S3.1 PAVILION FRAMING PLAN
1" = 5'-4"



3 / S3.1 STRINGER DETAIL AT HANDRAIL POST
1-1/2" = 1'-0"



4 / S3.1 STRINGER SPLICE DETAIL
1-1/2" = 1'-0"



5 / S3.1 SECTION AT COLUMN
1-1/2" = 1'-0"

HAMMOCK BREEZE BEACH ACCESS BOARDWALK & PAVILION

49 BRAMS POINT ROAD
HILTON HEAD ISLAND, SC 29926

CONSTRUCTION DRAWINGS OF HAMMOCK BREEZE BEACH ACCESS BOARDWALK & PAVILION

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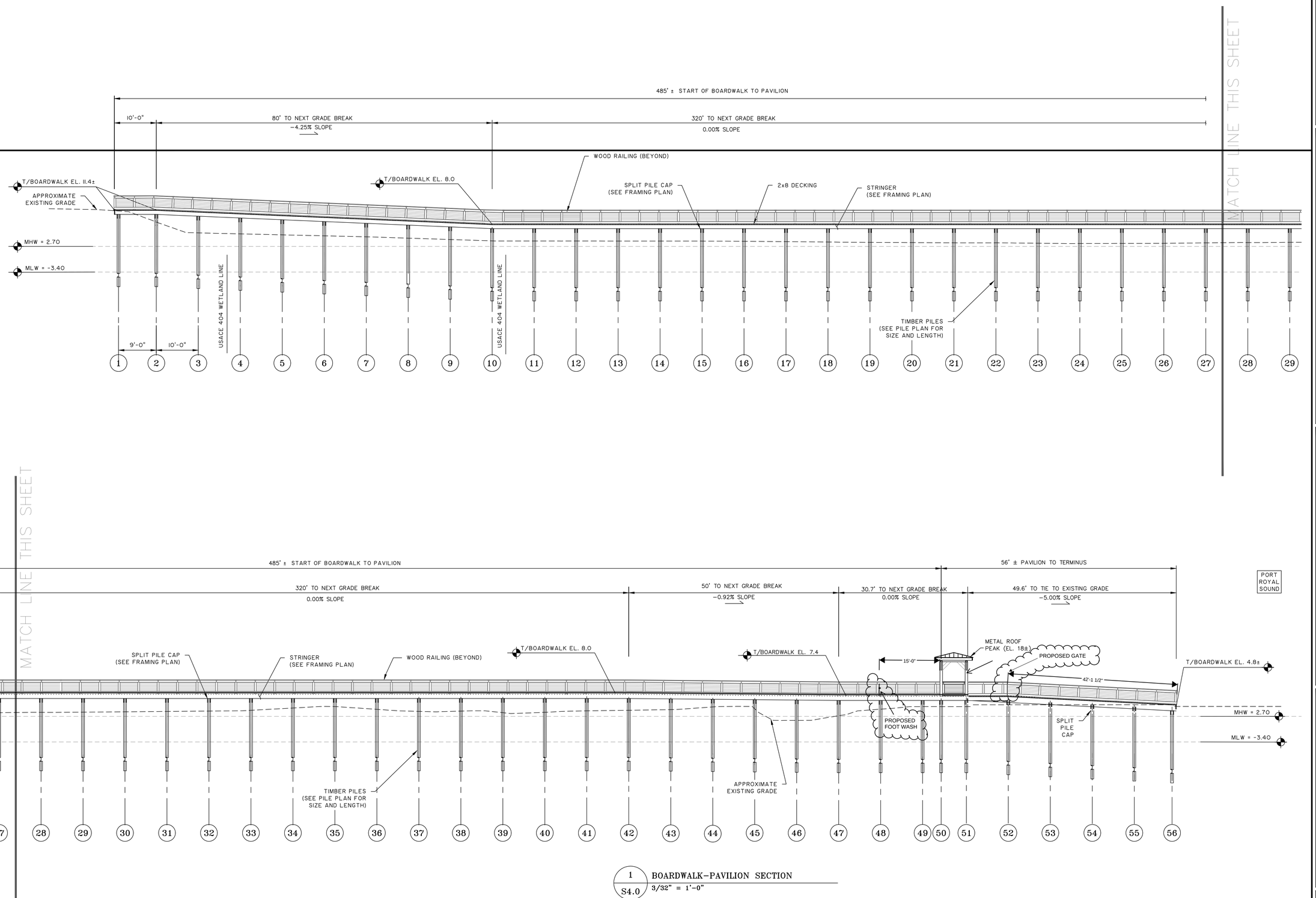
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DATE: 2025.03.12
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DESIGNED BY:

SHEET TITLE:
FRAMING PLAN & DETAILS

3.1

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1 / S4.0 BOARDWALK–PAVILION SECTION
3/32" = 1'-0"

HAMMOCK BREEZE BEACH ACCESS BOARDWALK & PAVILION

49 BRAMS POINT ROAD
HILTON HEAD ISLAND, SC 29926

CONSTRUCTION DRAWINGS OF HAMMOCK BREEZE BEACH ACCESS BOARDWALK & PAVILION

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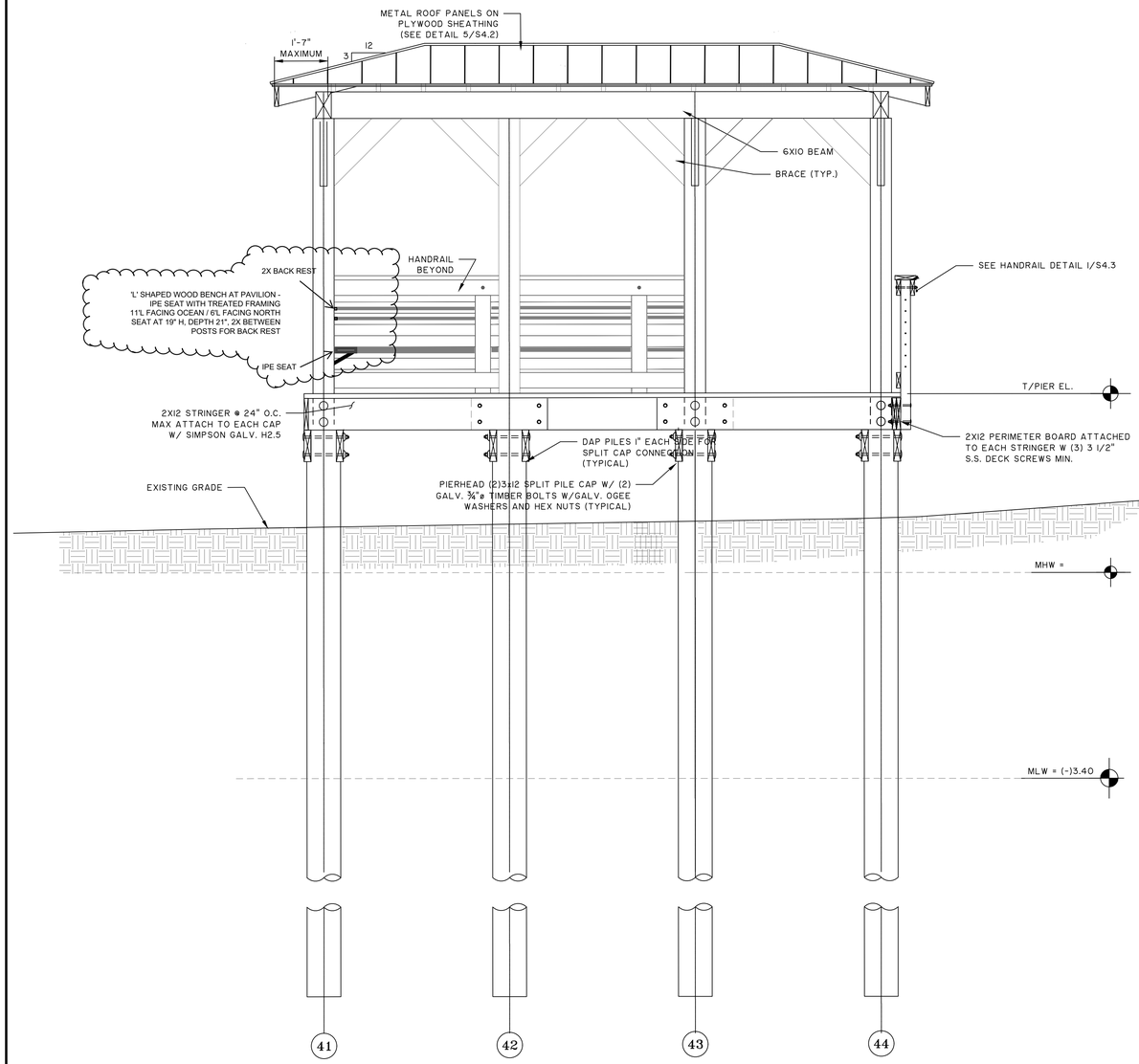
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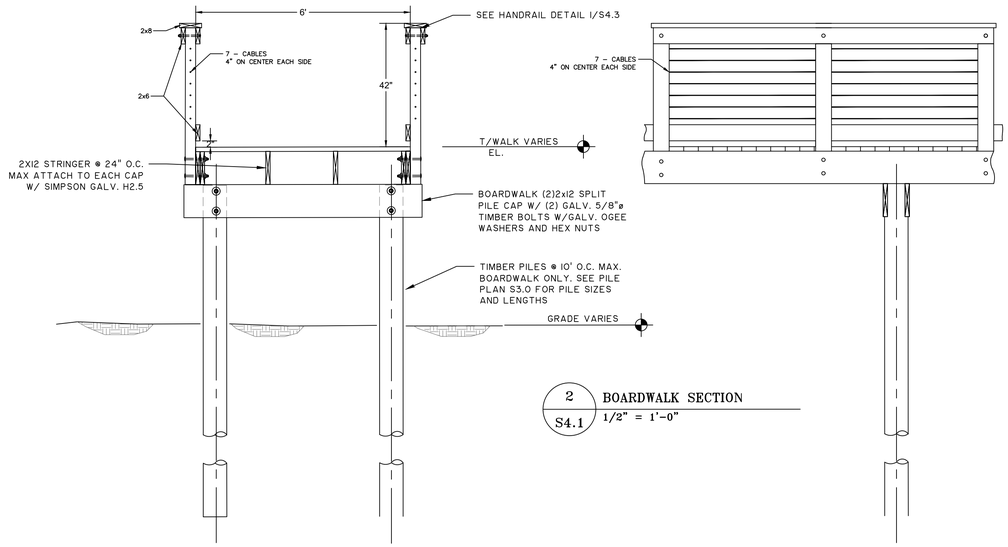
SHEET TITLE: BOARDWALK-PAVILION SECTION

4.0

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



1 S4.1 PAVILION SECTION
1/2" = 1'-0"



2 S4.1 BOARDWALK SECTION
1/2" = 1'-0"

HAMMOCK BREEZE BEACH ACCESS BOARDWALK & PAVILION

49 BRAMS POINT ROAD
HILTON HEAD ISLAND, SC 29926

CONSTRUCTION DRAWINGS OF HAMMOCK BREEZE BEACH ACCESS BOARDWALK & PAVILION

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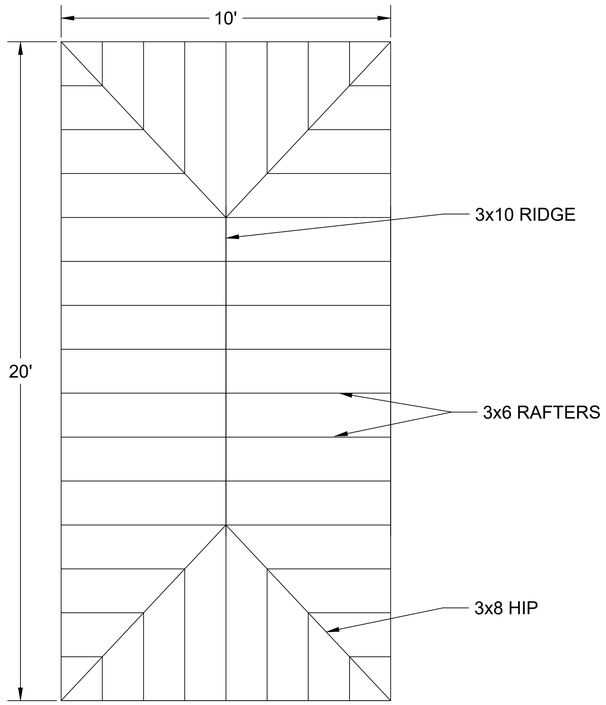
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SHEET TITLE:
BOARDWALK & PAVILION

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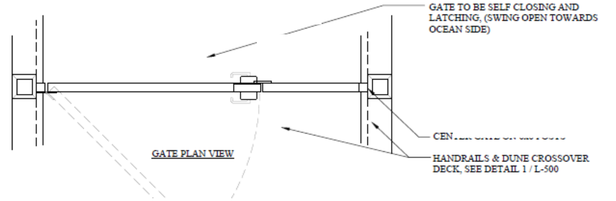


1 S4.2 ROOF FRAMING PLAN



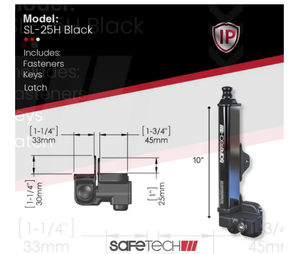
MFGR: OUTDOOR SHOWER COMPANY
MODEL: WMFS-442-ADA
DETAIL: ADA COMPLIANT METERED PUSH VALVE, STAINLESS STEEL, WALL MOUNT SINGLE SUPPLY FOOT SHOWER, 1/2" ACCESSORIES & WATER SUPPLY CONNECTION
MOUNTING: AT HANDRAIL POST APPROX 20" FROM FINISH FLOOR ELEVATION (FFE)

2 S4.0 FOOT WASH



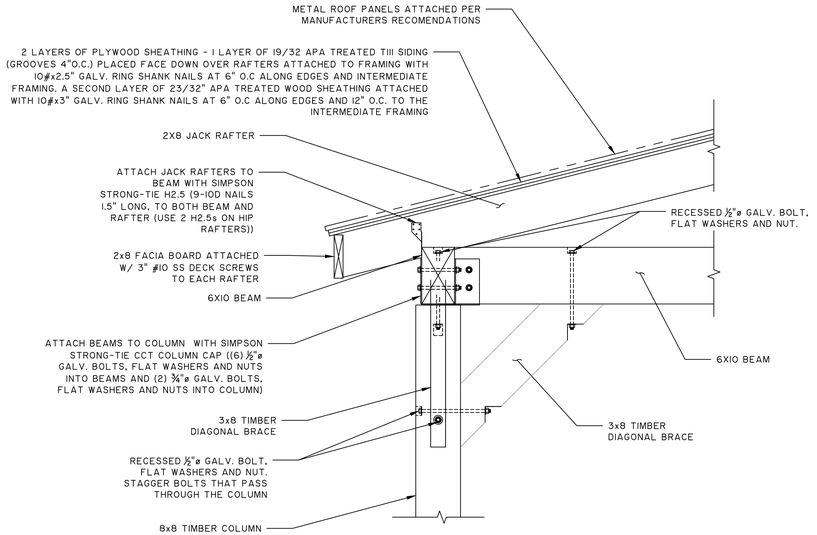


BASIS OF DESIGN
MATERIAL: ALUMINUM, POWDER COATED, BRONZE
HARDWARE: SELF CLOSING HINGES, MAGNETIC DROP LATCH (STANDARD POOL ENTRANCE MECHANISM ONLY - NO HANDLESET OR KEYED LOCK)

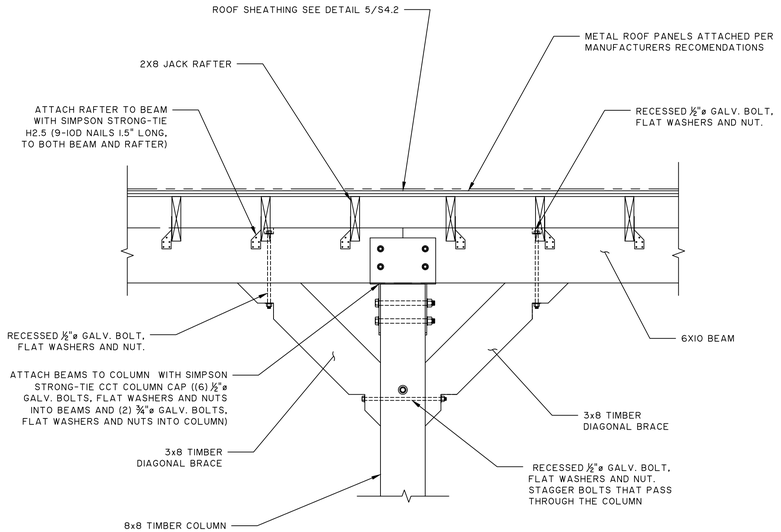


LOCKING MECHNICSM: 10" CHILD SAFETY MAGNETIC POOL GATE LATCH, STAINLESS STEEL & POLIMER, SELF-LATCHING

3 S4.0 ALUMINUM ENTRANCE GATE & HARDWARE



5 S4.2 PAVILION ROOF SECTION
1" = 1'-0"



6 S4.2 SECTION AT COLUMN
1" = 1'-0"

HAMMOCK BREEZE BEACH ACCESS
BOARDWALK & PAVILION
49 BRAMS POINT ROAD
HILTON HEAD ISLAND, SC 29926

CONSTRUCTION DRAWINGS
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HAMMOCK BREEZE BEACH ACCESS
BOARDWALK & PAVILION

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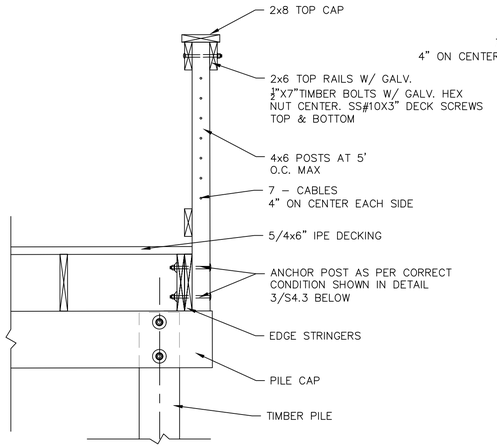
PLAN REVISIONS

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VERTICAL DATUM: NAVD88
DESIGNED BY:

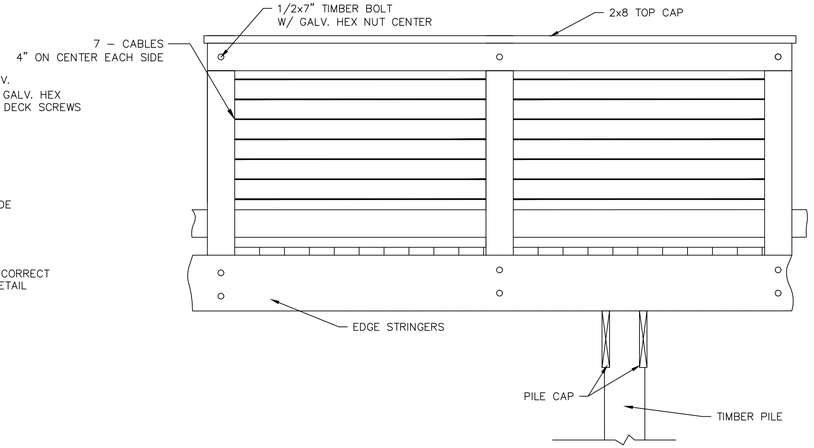
SHEET TITLE:
PAVILION ROOF PLAN & DETAILS

4.2

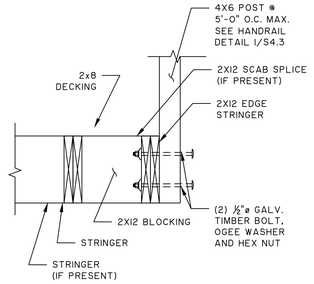
IF THIS SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT, SCALE ACCORDINGLY



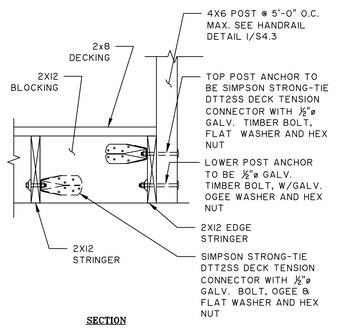
1 S4.3 HANDRAIL DETAIL



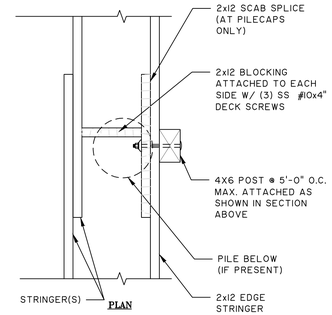
2 S4.3 TYPICAL HANDRAIL ELEVATION



SECTION

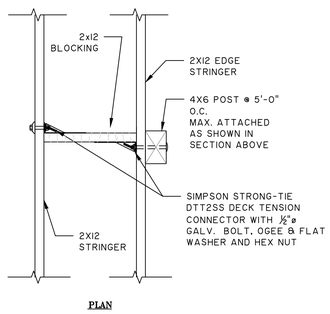


SECTION

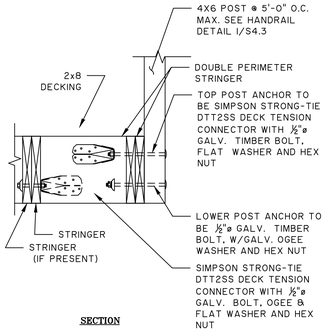


PLAN A

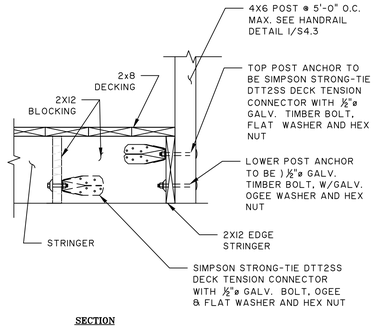
NOTE: TYPE "A" ONLY TO BE USED ON BOARDWALKS



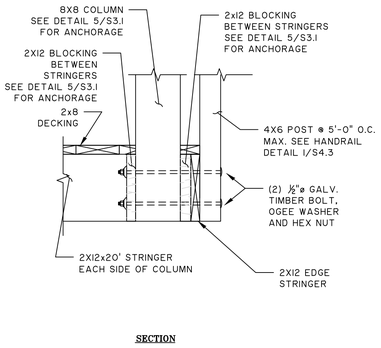
PLAN B



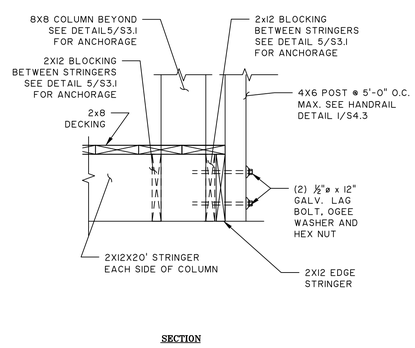
SECTION



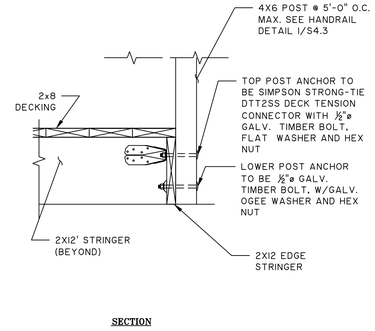
SECTION



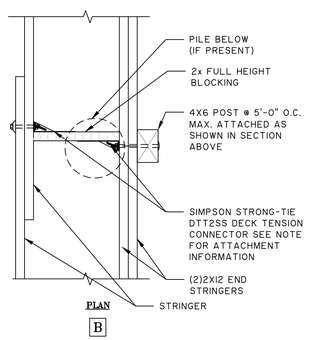
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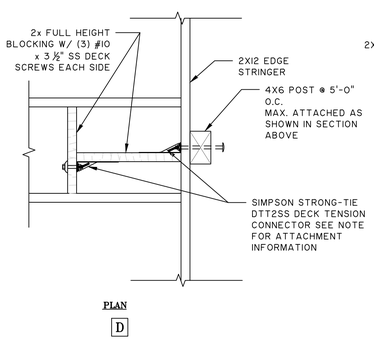
SECTION



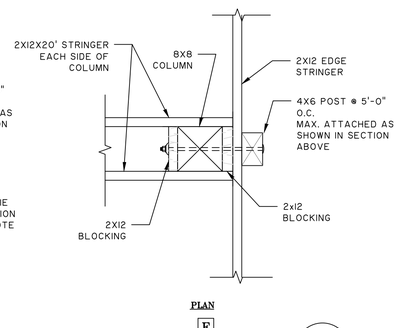
SECTION



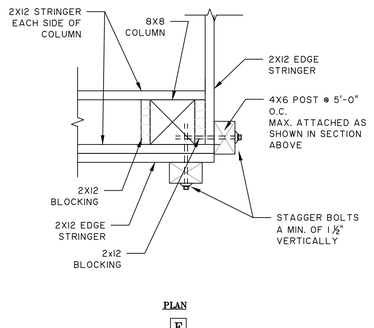
PLAN B



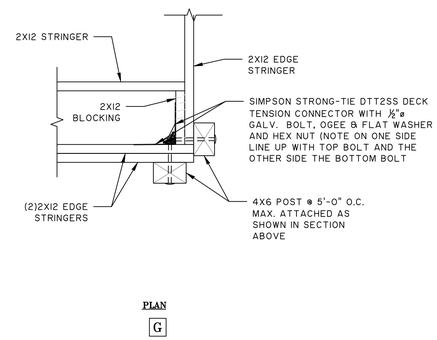
PLAN D



PLAN E



PLAN F



PLAN G

3 S4.3 HANDRAIL ANCHORAGE
1" = 1'-0"

HAMMOCK BREEZE BEACH ACCESS
BOARDWALK & PAVILION
49 BRAMS POINT ROAD
HILTON HEAD ISLAND, SC 29926

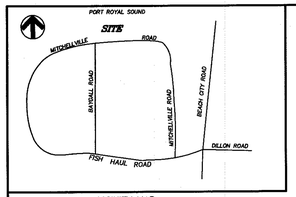
CONSTRUCTION DRAWINGS
OF
HAMMOCK BREEZE BEACH ACCESS
BOARDWALK & PAVILION

NO.	DESCRIPTION	DATE
1	UPDATED FOR DPR COMMENT RESPONSE	7/11/2025
2	PLAN REVISIONS	
3		
4		
5		
6		
7		

DATE: 2025.03.12
VERTICAL DATUM: NAVD88
DESIGNED BY:

SHEET TITLE: HANDRAIL DETAILS

4.3



VICINITY MAP
(NOT TO SCALE)

NORTH
S.C. GRID

50' ACCESS EASEMENT & UTILITY EASEMENT (PER P.B.71 PAGE 48)

LANDS OF
DANIEL DRIESSEN
D.619 PAGE 1451
R510 005 000 0004

(#208)
YVONNE DRIESSEN
D.B.3037 PAGE 1074
P.B.71 PAGE 48
R510 005 000 0307

(#160)
TOWN OF HILTON HEAD ISLAND
D.B.1443 PAGE 107
P.B.126 PAGE 73
R510 005 000 006B

(BARBED-WIRE FENCE) 10' ADJACENT USE BUFFER (TYPE A)

20' MIN. ADJACENT USE BUFFER (TYPE A)

10' MAINTENANCE EASEMENT

50' MINIMUM ADJACENT USE BUFFER (TYPE A)

STORM POND EASEMENT

STORM POND

10' EXTERIOR BOUNDARY BUFFER 10' MINIMUM ADJACENT USE BUFFER (TYPE A)

10' MINIMUM ADJACENT USE BUFFER (TYPE A)

ZONE X NO B.F.E.

ZONE X-SHADED NO B.F.E.

ZONE VE EL. 12

ZONE VE EL. 13 (BEAUFORT UNINCORPORATED AREA) 450029

TALON COURT
(40' PRIVATE R/W)

HAMMOCK BREEZE WAY
(50' PRIVATE R/W)

LOT 6 (#11)
LOT 10 (#6)
LOT 11 (#4)
LOT 12 (#2)
LOT 13 (#15)
LOT 14 (#17)
LOT 15 (#19)
LOT 16 (#21)
LOT 17 (#23)
LOT 18 (#25)
LOT 19 (#27)
LOT 20 (#29)
LOT 21 (#31)
LOT 22 (#33)
LOT 25 (#12)
LOT 29 (#14)
LOT 30 (#16)
LOT 31 (#18)
LOT 32 (#20)
LOT 33 (#22)
LOT 34 (#24)
LOT 35 (#26)
LOT 36 (#28)
LOT 37 (#30)
LOT 38 (#32)
LOT 39 (#34)

10' DRAINAGE EASEMENT

5' DRAINAGE EASEMENT

TYPE 'A' OPTION 2 10' BUFFER

TYPE 'X' OPTION 2 10' BUFFER

TYPE 'A' OPTION 2 10' BUFFER & 3 1/2' 10' CORNER LOT SETBACK

TYPE 'A' OPTION 2 10' BUFFER & STREET BUFFER

20' ADJACENT USE SETBACK
20' ADJACENT USE BUFFER
(TYPE A, OPT. 1)

TRM (SET ON PK NAIL)
EL. 11.49 U.S.C.
NGVD-88

STORM POND

OPEN SPACE
2.786 Ac.
(121,333 SF)

AIRPORT APPROACH PATH

S.C. DHEC O.C.R.M. CRITICAL LINE

TRUE WETLAND BUFFER

EXTERIOR BOUNDARY BUFFER LINE

SEE INSET

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 (TIE) L20 L21 L22 L23 L24 L25 L26 (TIE) L27 L28 L29 L30 L31 L32 L33 L34 L35 (TIE) L36 L37 L38 L39 L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57

RA1 RA2 RA3 RA4 RA5 RA6 RA7 RA8 RA9 RA10 RA11 RA12 RA13 RA14 RA15

RB1 RB2 RB3 RB4 RB5 RB6 RB7 RB8 RB9

RC1 RC2 RC3 RC4 RC5 RC6 RC7

RD1 RD2 RD3 RD4 RD5 RD6 RD7 RD8 RD9 RD10

RE1 RE2 RE3 RE4 RE5 RE6 RE7 RE8 RE9 RE10

RF1 RF2 RF3 RF4 RF5 RF6 RF7 RF8 RF9 RF10

RG1 RG2 RG3 RG4 RG5 RG6 RG7 RG8 RG9 RG10

RH1 RH2 RH3 RH4 RH5 RH6 RH7 RH8 RH9 RH10

RI1 RI2 RI3 RI4 RI5 RI6 RI7 RI8 RI9 RI10

RJ1 RJ2 RJ3 RJ4 RJ5 RJ6 RJ7 RJ8 RJ9 RJ10

RK1 RK2 RK3 RK4 RK5 RK6 RK7 RK8 RK9 RK10

RL1 RL2 RL3 RL4 RL5 RL6 RL7 RL8 RL9 RL10

RM1 RM2 RM3 RM4 RM5 RM6 RM7 RM8 RM9 RM10

RN1 RN2 RN3 RN4 RN5 RN6 RN7 RN8 RN9 RN10

RO1 RO2 RO3 RO4 RO5 RO6 RO7 RO8 RO9 RO10

RP1 RP2 RP3 RP4 RP5 RP6 RP7 RP8 RP9 RP10

RQ1 RQ2 RQ3 RQ4 RQ5 RQ6 RQ7 RQ8 RQ9 RQ10

RR1 RR2 RR3 RR4 RR5 RR6 RR7 RR8 RR9 RR10

RS1 RS2 RS3 RS4 RS5 RS6 RS7 RS8 RS9 RS10

RT1 RT2 RT3 RT4 RT5 RT6 RT7 RT8 RT9 RT10

RU1 RU2 RU3 RU4 RU5 RU6 RU7 RU8 RU9 RU10

RV1 RV2 RV3 RV4 RV5 RV6 RV7 RV8 RV9 RV10

RW1 RW2 RW3 RW4 RW5 RW6 RW7 RW8 RW9 RW10

RX1 RX2 RX3 RX4 RX5 RX6 RX7 RX8 RX9 RX10

RY1 RY2 RY3 RY4 RY5 RY6 RY7 RY8 RY9 RY10

RZ1 RZ2 RZ3 RZ4 RZ5 RZ6 RZ7 RZ8 RZ9 RZ10

RAA1 RAA2 RAA3 RAA4 RAA5 RAA6 RAA7 RAA8 RAA9 RAA10

RBB1 RBB2 RBB3 RBB4 RBB5 RBB6 RBB7 RBB8 RBB9 RBB10

RCC1 RCC2 RCC3 RCC4 RCC5 RCC6 RCC7 RCC8 RCC9 RCC10

RDD1 RDD2 RDD3 RDD4 RDD5 RDD6 RDD7 RDD8 RDD9 RDD10

RFF1 RFF2 RFF3 RFF4 RFF5 RFF6 RFF7 RFF8 RFF9 RFF10

RGG1 RGG2 RGG3 RGG4 RGG5 RGG6 RGG7 RGG8 RGG9 RGG10

RHH1 RHH2 RHH3 RHH4 RHH5 RHH6 RHH7 RHH8 RHH9 RHH10

RII1 RII2 RII3 RII4 RII5 RII6 RII7 RII8 RII9 RII10

RJJ1 RJJ2 RJJ3 RJJ4 RJJ5 RJJ6 RJJ7 RJJ8 RJJ9 RJJ10

RKK1 RKK2 RKK3 RKK4 RKK5 RKK6 RKK7 RKK8 RKK9 RKK10

RLL1 RLL2 RLL3 RLL4 RLL5 RLL6 RLL7 RLL8 RLL9 RLL10

RMM1 RMM2 RMM3 RMM4 RMM5 RMM6 RMM7 RMM8 RMM9 RMM10

RNN1 RNN2 RNN3 RNN4 RNN5 RNN6 RNN7 RNN8 RNN9 RNN10

ROO1 ROO2 ROO3 ROO4 ROO5 ROO6 ROO7 ROO8 ROO9 ROO10

RPP1 RPP2 RPP3 RPP4 RPP5 RPP6 RPP7 RPP8 RPP9 RPP10

RQQ1 RQQ2 RQQ3 RQQ4 RQQ5 RQQ6 RQQ7 RQQ8 RQQ9 RQQ10

RRR1 RRR2 RRR3 RRR4 RRR5 RRR6 RRR7 RRR8 RRR9 RRR10

RSS1 RSS2 RSS3 RSS4 RSS5 RSS6 RSS7 RSS8 RSS9 RSS10

RTT1 RTT2 RTT3 RTT4 RTT5 RTT6 RTT7 RTT8 RTT9 RTT10

RUU1 RUU2 RUU3 RUU4 RUU5 RUU6 RUU7 RUU8 RUU9 RUU10

RVV1 RVV2 RVV3 RVV4 RVV5 RVV6 RVV7 RVV8 RVV9 RVV10

RWW1 RWW2 RWW3 RWW4 RWW5 RWW6 RWW7 RWW8 RWW9 RWW10

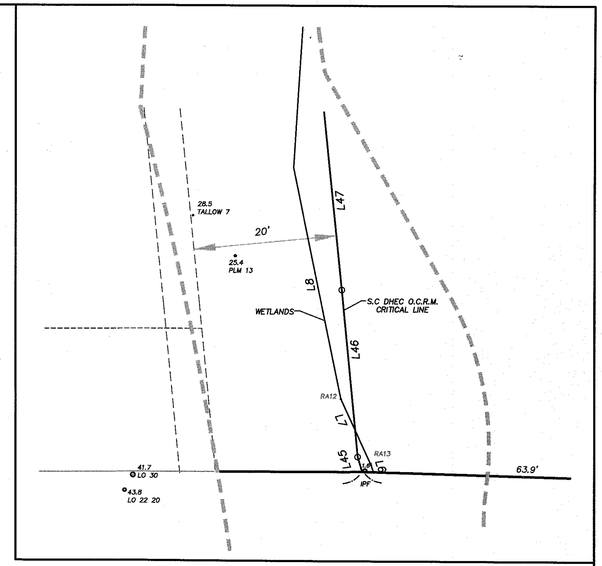
RXX1 RXX2 RXX3 RXX4 RXX5 RXX6 RXX7 RXX8 RXX9 RXX10

RYY1 RYY2 RYY3 RYY4 RYY5 RYY6 RYY7 RYY8 RYY9 RYY10

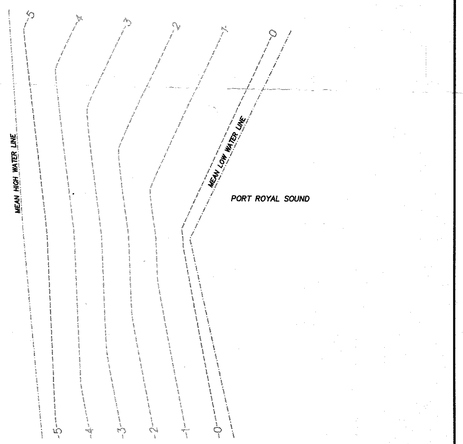
RZZ1 RZZ2 RZZ3 RZZ4 RZZ5 RZZ6 RZZ7 RZZ8 RZZ9 RZZ10

ZONE VE EL. 13 (BEAUFORT UNINCORPORATED AREA) 450029

ZONE VE EL. 12



INSET
(1" = 10')



NOTES :

1. THIS LOT LIES IN ZONE "VE", B.F.E.=12' & 13'; "X" & "X-shaded", NO B.F.E. PER PANEL 45013C0452G, COMMUNITY No. 450250 & 450025, EFFECTIVE: 03/23/21.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. ALL BUILDING SETBACK REQUIREMENTS SHOULD BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
4. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS PROPERTY FALLS WITHIN THE AIRPORT-OVERLAY DISTRICT, INCLUDING A PORTION OF THE APPROACH PATH.
6. PER THE HILTON HEAD ISLAND LMO: 16-3-106.E.3.b.: THIS PROPERTY LIES EITHER PARTIALLY OR WHOLLY WITH THE HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT AND IS SUBJECT TO NOISE THAT MAY BE OBJECTIONABLE.
7. THE USE OF THE LOTS WILL BE "SINGLE FAMILY RESIDENTIAL".
8. THE ONLY ACTIVITIES PERMITTED IN THE EXTERIOR SUBDIVISION BUFFER, AS LABELED ON THIS PLAN, SHALL BE THOSE LISTED IN PERMITTED ACTIVITY IN OTHER BUFFER AREAS AS PER THE LMO.
9. THE ONLY ACTIVITIES PERMITTED IN THE WETLAND BUFFER SHALL BE THOSE LISTED IN WETLAND BUFFERS AS PER THE LMO.
10. THE IMPERVIOUS COVER TOTAL PERCENTAGE IS: 2.91 ACRES. THE OPEN SPACE TOTAL PERCENTAGE IS: 35%
11. THE DEVELOPMENTAL NAME WILL BE: HAMMOCK BREEZE.
12. THIS PROPERTY IS SUBJECT TO "60D NOISE LINES=LDN 60', DATA FROM THE TOWN OF HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT ESTABLISHED: 1987 LMO, LAST REVISED: 10/07/14, PER LMO, CHAPTER 3, SECTION: 16-3-106.E

Some or all areas on this plat are flood hazard areas and have been identified as having at least a one percent chance of being flooded in any given year by rising tidal waters associated with possible hurricanes. Local regulations require that certain floor hazard protective measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the development covenants and restrictions of this development and requirements of the Town Building Official. In addition, federal law requires mandatory purchase of flood insurance as a prerequisite to federally insured mortgage financing in these designated flood hazard areas.

REFERENCE PLAT:

A SUBDIVISION PLAT OF FOR A PORTION OF R510 005 000 0004 "HAMMOCK BREEZE"
By: COASTAL SURVEYING CO., INC.
DATED: 07/17/19; LAST REVISED: 03/31/20
FILE: 62.226 SUB
RECORDED AT: P.B.153 PAGE 183

LEGEND

B.S.L.	BUILDING SETBACK LINE
CED	CEDAR
CHERRY	CHERRY
CHN BERRY	CHINA BERRY
CMF	CONCRETE MONUMENT FOUND
IE	INVERT
IPF	IRON PIN (OLD) FOUND
IPS	IRON PIN (NEW) SET
LO	LIVE OAK
PLM	PALMETTO
PN	PINE
-SAN-	SANITARY SEWER LINE
TELE. PED.	TELEPHONE PEDESTAL
-OH-	OVERHEAD POWERLINE
-W-	WATER LINE
WV	WATER VALVE
-X-	FENCE

THE AREA SHOWN ON THIS PLAT HEREON IS A REPRESENTATION OF DEPARTMENT 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 THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS' RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

TRENT SHAW (ON FILE) 09/24/18
SIGNATURE DATE

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

GRAPHIC SCALE
0 20 40 80
SCALE IN FEET

PREPARED FOR: RICK GILLETTE

" I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

MICHAEL R. DUNIGAN
S.C.R.L.S. NO. 11905

LINE TABLE		
L#	LENGTH	DIRECTION
L1	24.70'	N54°09'44"W
L2	59.58'	N78°05'28"E
L3	223.14'	N42°29'17"E
L4	388.21'	S82°06'32"E
L5	447.42'	S42°29'17"W
L6	1.09'	S68°52'11"E
L7	10.13'	N73°42'10"W
L8	32.95'	N60°38'48"W
L9	23.80'	N45°29'31"W
L10	26.95'	N46°00'10"W
L11	31.68'	N45°53'47"W
L12	22.12'	N35°46'03"W
L13	19.52'	N51°43'09"W
L14	18.23'	N45°15'52"W
L15	18.89'	N37°24'00"W
L16	17.95'	N29°42'40"W
L17	19.58'	N07°57'11"W
L18	3.62'	N07°57'11"W
L19	159.83'	N42°29'17"E
L20	42.65'	N62°53'58"W

LINE TABLE		
L#	LENGTH	DIRECTION
L21	31.43'	N31°47'1"W
L22	35.41'	N40°58'4"W
L23	29.03'	N88°58'4"W
L24	72.05'	N70°50'4"W
L25	48.77'	N16°47'4"W
L26	19.27'	N42°29'17"E
L27	24.58'	N46°06'13"W
L28	23.35'	N70°21'9"W
L29	55.60'	N81°50'5"W
L30	39.91'	N86°14'9"W
L31	33.15'	N60°45'0"W
L32	42.98'	N11°51'9"W
L33	20.33'	N54°38'7"W
L34	27.02'	N32°27'9"W
L35	20.43'	S47°30'3"E
L36	26.83'	N52°27'8"E
L37	16.01'	N37°53'38"W
L38	19.82'	S89°14'2"W
L39	24.85'	N17°10'4"W
L40	10.81'	N42°22'9"W

LINE TABLE		
L#	LENGTH	DIRECTION
L41	7.16'	N03°22'38"W
L42	31.35'	S62°47'21"E
L43	33.74'	S70°37'56"E
L44	20.60'	S82°24'05"E
L45	2.20'	S86°23'21"E
L46	23.43'	S54°30'40"E
L47	24.98'	S54°49'55"E
L48	13.85'	S41°07'29"E
L49	54.88'	S44°08'36"E
L50	53.23'	S03°16'17"E
L51	25.59'	S66°08'29"E
L52	18.53'	S47°14'56"E
L53	19.30'	S85°36'10"E
L54	12.88'	S52°57'05"E
L55	9.74'	S53°32'19"E
L56	32.28'	S53°32'19"E
L57	25.45'	S50°37'49"E

A PARTIAL TREE & TOPOGRAPHIC, WETLAND LAND SURVEY
FOR A PART OF
R510 005 000 0004
"HAMMOCK BREEZE"

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 40' SURVEYED BY: DJ
DATE: 09/08/21 DRAWN BY: JTG
JOB No.: 70,664T CHECKED BY: MRD

COASTAL SURVEYING CO., INC.
49 RIVERWALK BLVD.
BUILDING B
RIDGELAND, SC 29936
(843) 645-4446

7/11/2025
UPDATED FOR DPR COMMENT RESPONSE

38 Hammock Breeze Way
Hammock Breeze Boardwalk & Pavilion
Staff Comments
August 26, 2025
DRB-000810-2025

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: Hammock Breeze Boardwalk & Pavillion DRB-000810-2025

DATE: 8/26/2025 CATEGORY: Alteration / Addition

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	☒	☐	☐	Applicant has provided a material board for the DRB meeting.
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 Alteration / Addition submittal for 38 Hammock Breeze Way, Hammock Breeze Beach Access Boardwalk & Pavilion with the following condition:

1. Any additional information as required by the Board.

252 Wild Horse Road
Taylor Family Park
Conceptual
August 26, 2025
DRB-000816-2025

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: BRIAN WITMER Company: WITMER JONES KEEFER
Mailing Address: 23 PROMENADE ST201 City: BLUFFTON State: SC Zip: 29910
Telephone: 290 9099 Fax: _____ E-mail: BRIAN WITMER
Project Name: TAYLOR FAMILY PARK Project Address: 252 WILD HORSE ROAD
Parcel Number [PIN]: R510 003 000 0027 0000
Zoning District: PR 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
_____ Final Approval – Proposed Development
_____ Alteration/Addition
_____ Sign

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

_____ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

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

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

_____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.

_____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

_____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

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

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

_____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

_____ Proposed landscaping plan.

For wall signs:

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

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

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

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

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

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

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

SIGNATURE _____ DATE 8/12/25

Witmer Jones Keefer Ltd.
landscape architecture
land planning

NARRATIVE

The vision for this project is to provide a neighborhood park that tells the story of this land, nestled within the Squire Pope Historic Gullah Neighborhood. Woven into that story is a commitment to honor the community's voice—incorporating the features they asked for during neighborhood meetings. These include a multi-purpose lawn, playground, swings, a pavilion with restrooms, and walking paths. Guided by the site analysis, each element has been thoughtfully placed to complement and preserve the site's natural beauty: specimen live oaks, the maritime forest, and a historically significant pecan tree.

23 PROMENADE STREET, SUITE 201
BLUFFTON, SC 29910
OFFICE: (843) 757.7411

252 Wild Horse Road
Taylor Family Park
Conceptual
Plan Set
August 26, 2025
DRB-000816-2025

VICINITY MAP



AUGUST 2025

TAYLOR FAMILY PARK

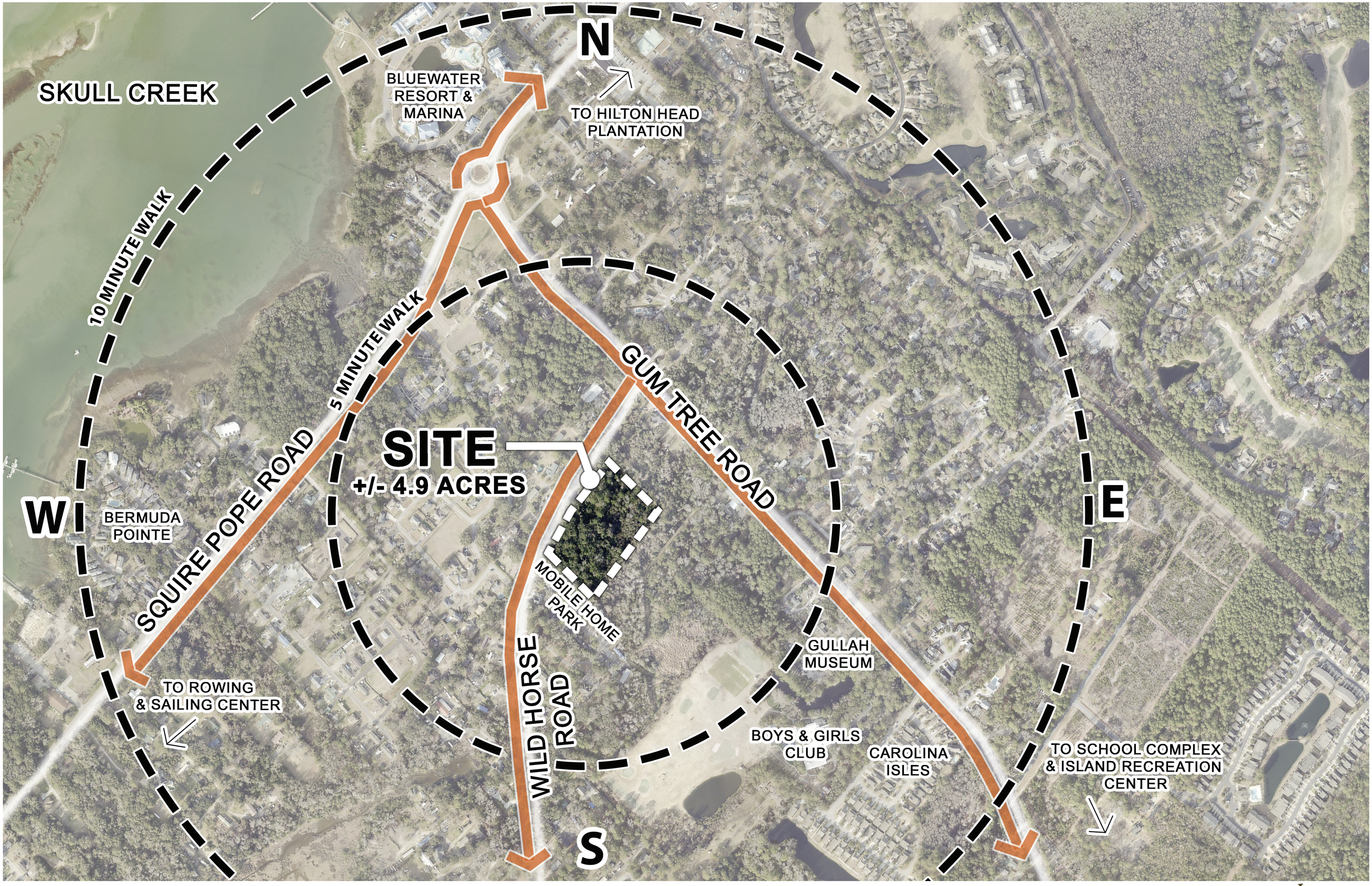
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

PROJECT NO.: 22063.13
Witmer Jones Keefer Ltd. / 23 Promenade St., Suite 201, Bluffton SC. 29910 / ph: (843) 757.7411 / www.wjkltd.com

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PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
THIS SHEET TO SCALE AT 24"X26"

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SITE CONTEXT MAP



AUGUST 2025

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TAYLOR FAMILY PARK

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EXISTING MULTI-USE TRAIL

WILD HORSE ROAD

EXISTING DRIVEWAY TYP.

EXISTING MEMORIAL

EXISTING DRIVEWAY, TYP.

SPECIMEN TREE, TYP.

ADJACENT PROPERTY BESSIE J. ORAGE

SIGNIFICANT TREE, TYP.

PROPERTY LINE

PROPERTY LINE

ADJACENT PROPERTY HERNANDEZ CESAR & LORENA TREJO CHAVIRA

YOUNG MARITIME VEGETATION

YOUNG MARITIME VEGETATION

50" PECAN

YOUNG MARITIME VEGETATION

EXISTING SHED

100 YEAR FLOOD PLAIN

WETLAND
+/- .99 ACRES

PROPERTY LINE

RETAIN TREE CANOPY ALONG EDGES

ADJACENT PROPERTY DAVID L. WHITE

PROPERTY LINE



FRONTAGE - WILD HORSE ROAD



SPECIMEN LIVE OAK



EXISTING CROSSWALK



50" PECAN TREE

0 10 20 30 40 50 60 70 80

Scale 1 " = 20'

AUGUST 2025

PROJECT NO.: 22063.13

Witmer Jones Keefer Ltd. / 23 Promenade St., Suite 201, Bluffton SC. 29910 / ph: (843) 757.7411 / www.wjkltd.com

TAYLOR FAMILY PARK

TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

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LEGEND

1: PICNIC AREA
2: PARKING (+/- 15 SPACES + 2 HC SPOTS)
3: GATE
4: WOOD & WIRE-MESH FENCE
5: PAVILION
6: BOAT PLAY FEATURE
7: "LOCAL WATERS" PLAY FEATURES
8: RUBBERIZED SURFACE; LOCAL WATERS INSPIRED
9: UPLIGHT SIGNIFICANT TREES
10: MANICURED UNDERSTORY
11: ACTIVITY LAWN
12: THE HISTORY PATH
13: WETLAND
14: SWING
15: 50" PECAN TREE
16: CROSSWALK
17. DRY POND

N

0 10 20 30 40 50 60 70 80
Scale 1" = 20'

AUGUST 2025

TAYLOR FAMILY PARK

TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

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SITE PHOTOS



ADAJCENT ARCHITECTURE



ADJACENT ARCHITECURE & EXISTING CROSSWALK



EXISTING CANOPY TREES ALONG ROAD TO REMAIN



EXISTING CANOPY TREES ALONG ROAD TO REMAIN



ADJACENT ARCHITECTURE



EXISTING PLACARD TO BE RELOCATED



EXISTING UNDERBRUSH BUFFER



EXISTING UNDERBRUSH BUFFER

AUGUST 2025

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TAYLOR FAMILY PARK

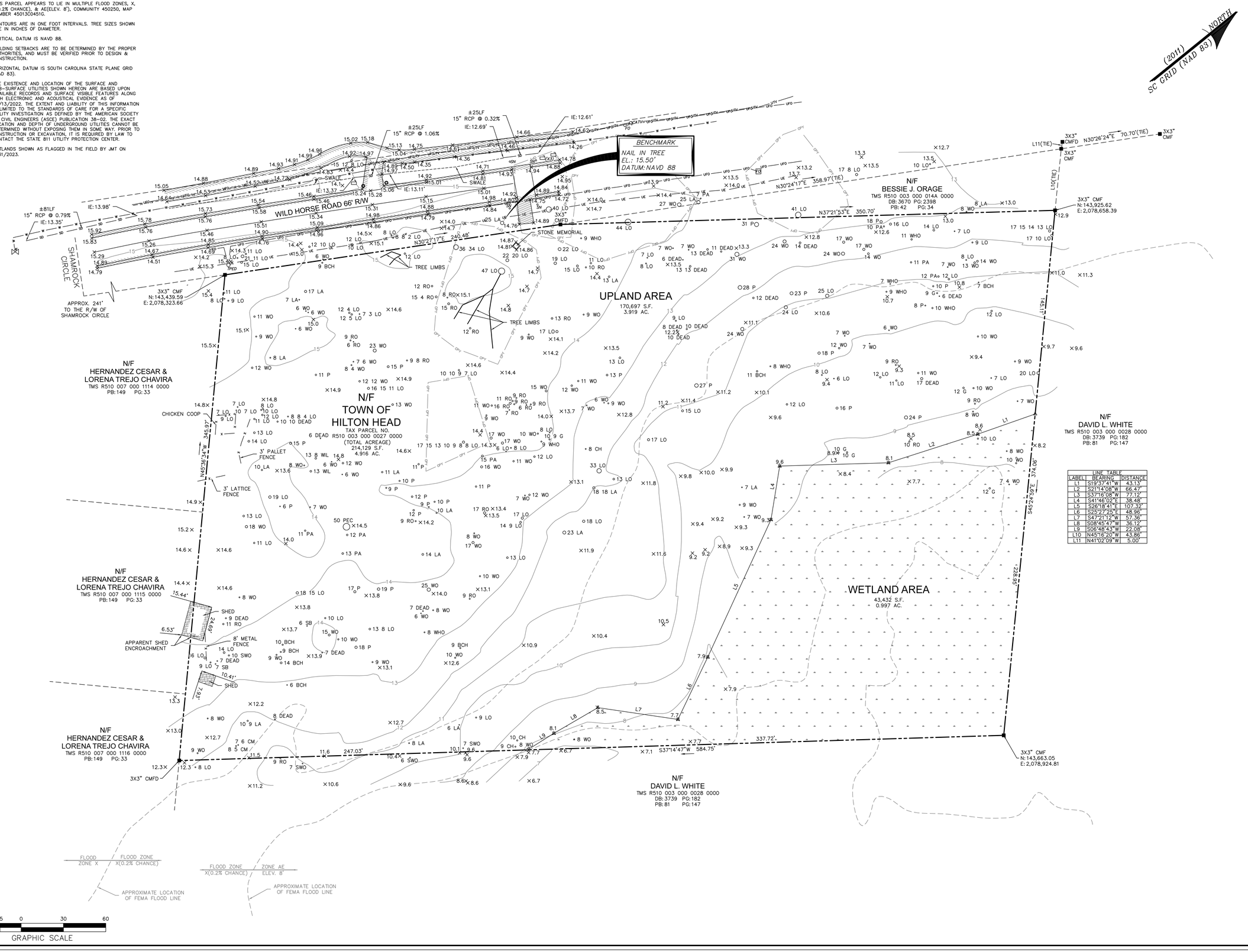
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

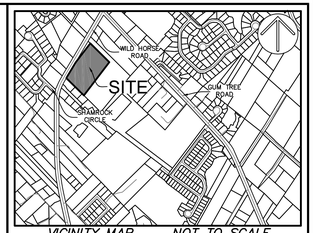
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NOTES

1. THIS PARCEL APPEARS TO LIE IN MULTIPLE FLOOD ZONES, X, X(0.2% CHANCE), & AE(ELEV. 8'), COMMUNITY 450250, MAP NUMBER 45013C0451G.
2. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
3. VERTICAL DATUM IS NAVD 88.
4. BUILDING SETBACKS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
6. THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACOUSTICAL EVIDENCE AS OF 02/13/2022. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.
7. WETLANDS SHOWN AS FLAGGED IN THE FIELD BY JMT ON 1/31/2023.





VICINITY MAP NOT TO SCALE

LEGEND

▲	CALC POINT – CORNER NOT SET
CMF ■	CONC. MONUMENT FOUND
CMFD ■	CONC. MONUMENT FOUND DISTURBED
●	BOLLARD
▭	MAIL BOX
FO	FIBER OPTIC BOX
×12.9	SPOT ELEVATION
⊲SV	SIGN
○TPED	TELEPHONE PEDESTAL
⋈	WATER VALVE
⩩	WETLAND AREA
△	WETLAND FLAG
IE	INVERT ELEVATION
RCP	REINFORCED CONCRETE PIPE
BCH	BLACK CHERRY
CH	CHERRY
CM	CRAPE MYRTLE
G	SWEET GUM
LA	LAUREL OAK
LO	LIVE OAK
P	PINE
PA	PALMETTO
PEC	PECAN
RO	RED OAK
SB	SUGAR BERRY
SWO	SWAMP WATER OAK
WHO	WHITE OAK
WIL	WILLOW OAK
WO	WATER OAK
8	CONTOUR LINE
UE	UNDERGROUND ELECTRIC LINE
UFO	UNDERGROUND FIBER OPTICS LINE
UTV	UNDERGROUND TV LINE
X	FENCE LINE
OPY	TREE CANOPY
SD	UNDERGROUND DRAINAGE LINE
W	UNDERGROUND WATER LINE
	EDGE OF PAVEMENT

REFERENCES

1. PB: 44 PG: 181
2. DB: 589 PG: 2010

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S19°37'41"W	43.13'
L2	S21°14'08"W	66.47'
L3	S37°16'08"W	77.12'
L4	S41°46'02"E	38.48'
L5	S26°18'41"E	107.32'
L6	S25°27'25"E	48.96'
L7	S47°21'12"W	57.36'
L8	S08°45'47"W	36.12'
L9	S06°48'43"W	22.08'
L10	N45°16'20"W	43.86'
L11	N41°02'09"W	5.00'

PREPARED FOR:
TOWN OF HILTON HEAD
AN AS-BUILT/TREE AND TOPOGRAPHIC SURVEY OF
#252 WILD HORSE ROAD
TAYLOR FAMILY TRACT
TAX PARCEL NO.
R510 003 000 0027 0000
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SAD
FIELD CHECK: JWR
DRAWN BY: DTJ
FIELD DATE: 02-14-2023
PLAT DATE: 03-01-2023
SCALE: 1"=30'
PROJECT No.: BFT-22503
FILE: BFT-22503 T1.DWG

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

SOUTH CAROLINA ATLAS SURVEYING BFT, LLC. No. C05928 CERTIFICATE OF AUTHORITATION

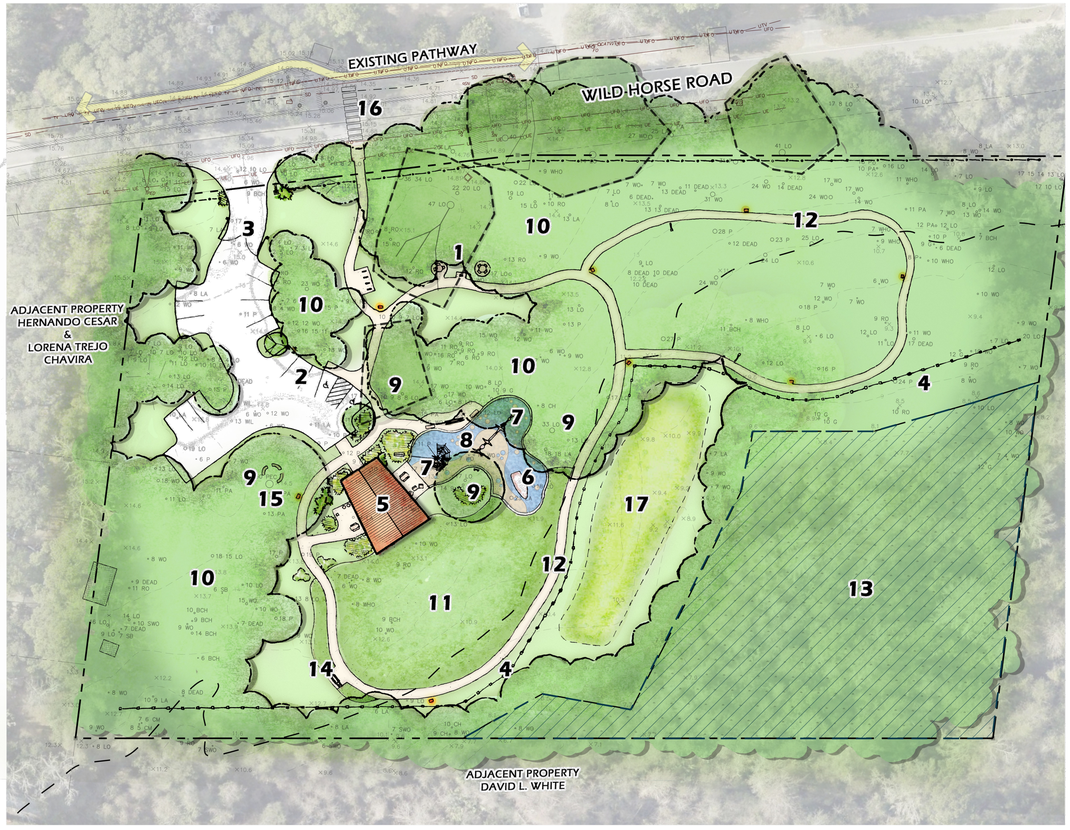
SOUTH CAROLINA PROFESSIONAL No. 28139 LAND SURVEYOR JEREMY W. REEDER

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

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

TAYLOR FAMILY PARK

TOWN OF HILTON HEAD ISLAND



LEGEND

1: PICNIC AREA
2: PARKING (+/- 15 SPACES + 2 HC SPOTS)
3: GATE
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16: CROSSWALK
17. DRY POND

CONSULTANT INFO

ALL TOPOGRAPHY, EXISTING TREES, SITE BOUNDARY, SITE SURVEY DATA, ETC. WERE TAKEN FROM DIGITAL FILES PROVIDED BY:

ATLAS SURVEYING INC.
RIDGELAND, SC.
(843) 645.9277

ALL ARCHITECTURAL INFORMATION WAS TAKEN FROM DIGITAL DATA PROVIDED BY:

THOMAS AND DENZINGER
CHARLESTON, SC.
(843) 723.6651

ALL CIVIL ENGINEERING INFORMATION WAS TAKEN FROM DIGITAL FILES PROVIDED BY:

THOMAS AND HUTTON ENGINEERING
SAVANNAH, GA.
(912) 234.5300

ISSUED: AUGUST 12, 2025

CONTACT

WITMER JONES KEEFER
23 PROMENADE ST., SUITE 201
BLUFFTON, SC. 29910
(843) 757.7411
WWW.WJKLTD.COM

SHEET INDEX

CS - COVER SHEET
L10 - EXISTING CONDITIONS
L30 - NOTES
L100 - KEY SHEET - PARK
L101 - KEY SHEET - PLAYGROUND
L500 - PLANTING PLAN
L501 - PLANT SCHEDULE AND DETAILS
L600 - SITE DETAILS - 01
L601 - SITE DETAILS - 02
L602 - SITE DETAILS - 03
L603 - SITE DETAILS - 04
L604 - SITE DETAILS - 05

Witmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
23 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411

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THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR
TAYLOR FAMILY PARK
WILD HORSE ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	AUG 12, 2025
PROJECT NO.:	22-063-13
DRAWN BY:	JM, ED
CHECKED BY:	BW

DRB SUBMITTAL SET, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
COVER SHEET

DRAWING NUMBER
CS

WILD HORSE ROAD (MINOR ARTERIAL)

PROPERTY LINE

25' B.S.L. / MINOR ARTERIAL TYPE 'B' BUFFER

SPECIMEN TREE CANOPY, TYP.

20' B.S.L. / ADJACENT PROPERTY TYPE 'A' BUFFER

WETLAND FLAG LINE

APPROXIMATE LOCATION OF FEMA FLOOD LINE

EXISTING SHED

20' B.S.L.

R510 007 000 1114 0000
RM-4
SINGLE FAMILY

R510 007 000 1115 0000
RM-4
SINGLE FAMILY

R510 007 000 1116 0000
RM-4
SINGLE FAMILY

R510 003 000 0028 0000
RM-4
VACANT

WETLAND

R510 003 000 0028 0000
RM-4
VACANT

Scale 1" = 20'

Wilmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
23 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411

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THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR

TAYLOR FAMILY PARK

WILD HORSE ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	AUG 12, 2025
PROJECT NO.:	22-063-13
DRAWN BY:	JM, ED
CHECKED BY:	BW

DRB SUBMITTAL SET, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
REFERENCE PLAN EXISTING CONDITIONS

DRAWING NUMBER

L10

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS, LAYOUT, GRADING, UTILITIES, PROPERTY LINES, ETC. MUST BE FIELD VERIFIED WITH ANY DISCREPANCIES REPORTED TO THE OWNERS OR OWNERS' REPRESENTATIVE. ALL CONSTRUCTION MUST ADHERE TO OR EXCEED REGULATIONS AND CODES OF THE AMERICANS WITH DISABILITIES ACT, ALL NATIONAL, STATE, LOCAL AND OTHER AUTHORITIES HAVING JURISDICTION. W.J.K. LTD. IS NOT RESPONSIBLE FOR ANY WRONGFUL CONSTRUCTION PRACTICES.
2. EXISTING SITE INFORMATION TAKEN FROM SURVEY PREPARED BY: SURVEYING CONSULTANTS, DATED 02-14-23. THE EXISTENCE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AND CONSTRUCTION INDICATED AS EXISTING ARE NOT GUARANTEED.
3. BEFORE BEGINNING SITEWORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF EXISTING ITEMS, INCLUDING UNDERGROUND UTILITIES AND OTHER CONSTRUCTION AFFECTING THE WORK. NOTIFY W.J.K. LTD. AND THE OWNER OR OWNERS' REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING INFORMATION.
5. REFER TO ENGINEERING PLANS FOR GRADING, DEMO, ROADS, AND UTILITIES INFORMATION.
6. FINISH ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR ALL CONSTRUCTION, PROTECTION, MAINTENANCE AND RELATED ITEMS TO COMPLETE WORK INDICATED ON THE DRAWINGS.
7. LOCATE AND INSTALL WORK INDICATED ON THE DRAWINGS ACCURATELY, IN CORRECT ALIGNMENT AND ELEVATION, AS INDICATED.
8. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLING PRODUCTS IN APPLICATIONS INDICATED.
9. INSTALL SITE IMPROVEMENTS AND PRODUCTS AT THE TIME AND UNDER CONDITIONS THAT WILL ENSURE THE BEST POSSIBLE RESULTS. MAINTAIN CONDITIONS REQUIRED FOR PRODUCT PERFORMANCE UNTIL SUBSTANTIAL COMPLETION. PROVIDE FINAL PROTECTION AND MAINTAIN CONDITIONS THAT ENSURE INSTALLED SITE IMPROVEMENTS ARE WITHOUT DAMAGE OR DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION.
10. COOPERATE FULLY WITH SEPARATE CONTRACTORS WORKING UNDER SEPARATE CONTRACTS SO WORK ON THOSE CONTRACTS MAY BE CARRIED OUT SMOOTHLY, WITHOUT INTERFERING WITH OR DELAYING WORK UNDER THIS CONTRACT OR OTHER CONTRACTS. COORDINATE THE WORK OF THIS CONTRACT WITH WORK PERFORMED UNDER SEPARATE CONTRACTS.
11. COORDINATE CONSTRUCTION OPERATIONS OF DIFFERENT TRADES TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PATH OF THE WORK. COORDINATE CONSTRUCTION OPERATIONS, OF DIFFERENT TRADES, THAT DEPEND ON EACH OTHER FOR PROPER INSTALLATION, CONNECTION, AND OPERATION.
12. OBTAIN ALL REQUIRED CONSTRUCTION RELATED PERMITS FROM AUTHORITIES HAVING JURISDICTION. INCLUDING DEMOLITION PERMIT, BEFORE STARTING WORK. RETAIN COPIES OF ALL PERMITS AT THE PROJECT SITE AT ALL TIMES.
13. ALL CONSTRUCTION SHALL CONFORM TO OR EXCEED THE PRODUCT MANUFACTURER'S RECOMMENDATIONS AND CODES, REGULATIONS, AND MINIMUM STANDARDS OF AUTHORITIES HAVING JURISDICTION.
14. COMPLY WITH LIMITATIONS ON THE USE OF PUBLIC STREETS AND OTHER REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
15. NOTIFY AUTHORITY HAVING JURISDICTION INSPECTIONS 24-HOURS IN ADVANCE PRIOR TO BEGINNING EVERY PHASE OF THE CONSTRUCTION PROCESS.
16. AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, NOTIFY ELECTRICAL, WATER, SEWER, NATURAL GAS, TELEPHONE, AND CABLE/TV UTILITY PROVIDER AGENCIES 24-HOURS PRIOR TO THE BEGINNING OF ANY PHASE OF THE CONSTRUCTION PROCESS. LIAISON WITH SAID UTILITY COMPANIES IN THE PROCESS OF LOCATION AND RELOCATION OF AND TIE-IN TO PUBLIC UTILITIES.
17. CONTACT UTILITIES PROTECTION CENTER PRIOR TO ANY EXCAVATION.
18. MAINTAIN FULL (COLOR) SETS OF THE CONTRACT DOCUMENTS ON-SITE FOR REFERENCE AND FOR REVIEWS BY AUTHORITIES HAVING JURISDICTION FOR INSPECTIONS.
19. CLEARLY MARK AND IDENTIFY ALL BUFFERS AND TREE SAVE AREAS BY FLAGGING AND/OR FENCING BEFORE COMMENCEMENT OF ANY LAND DISTURBANCE.
20. PROTECT AND INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINE OF ALL TREES, NATURAL AREAS, AND EXISTING VEGETATION TO REMAIN. TREE PROTECTION LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
21. ONLY FILL IS ALLOWED INSIDE THE EXISTING TREE CRITICAL ROOT ZONE (CRZ). NO CUT IS PERMITTED. NO TRENCHING THROUGH CRZ. ALL FILL MATERIAL WITHIN DRIP LINES MUST BE TOPSOIL. ACCOMPLISH DEMOLITION AND CONSTRUCTION WITHIN CRZ OF EXISTING SPECIMEN TREES BY UTILIZING HAND LABOR PROCEDURES WITHOUT DAMAGING THE ROOT SYSTEM OF THE TREE. DIG OUT BY HAND AND CLEANLY CUT BACK ANY SIGNIFICANT ROOTS ENCOUNTERED 2" DIAMETER AND LARGER TO PROMOTE ROOT RE-GROWTH AND HELP PREVENT ROOT DIEBACK.
22. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE ALLOWED WITHIN THE TREE PROTECTION AREAS.
23. PROVIDE NECESSARY EROSION CONTROL MEASURES DURING ALL PHASES OF CONSTRUCTION, INCLUDING THE DEMOLITION PHASE.
24. CONTRACTOR ACCESS FOR CONSTRUCTION SHALL BE AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
25. PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS DURING CONSTRUCTION.
26. MAINTAIN SAFE, CLEARLY MARKED PEDESTRIAN ACCESS ROUTED TO ALL BUILDING ENTRANCES THROUGHOUT ALL PHASES OF CONSTRUCTION.
27. HIGH-INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
28. BARRICADES, SUFFICIENT LIGHTS, SIGNS, FLAG MEN, AND OTHER TRAFFIC CONTROL MEASURES AS DEEMED NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION ON PUBLIC ROADS.
29. NOTIFY W.J.K. LTD. AND THE OWNER OR OWNER'S REPRESENTATIVE OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVE WILL MAKE 'INFIELD MODIFICATIONS', IF NECESSARY.
30. REFER ANY DISCREPANCY BETWEEN ANY SHEETS IN THIS SET TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
31. DO NOT DEVIATE FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM W.J.K. LTD. AND THE OWNER OR OWNER'S REPRESENTATIVE.
32. ALL WORK PROVIDED, INCLUDING PARTS AND LABOR, SHALL BE GUARANTEED AND REPAIRED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.

DEMOLITION NOTES:

1. WORK DONE AHEAD OF SEQUENCE OF PHASING OR FOR TEMPORARY PROVISIONS SHALL HAVE EXISTING DISTURBED SURFACES PATCHED TO MATCH ORIGINAL CONDITIONS UNTIL NEW CONSTRUCTION REPLACES SUCH REPAIRS OR MODIFICATIONS.
2. DEMOLISH AND REMOVE OR RELOCATE EXISTING ITEMS THAT CONFLICT WITH NEW CONSTRUCTION UNLESS OTHERWISE NOTED.
3. REMOVE ALL FENCING WITHIN LIMITS OF WORK UNLESS OTHERWISE NOTED.
4. REMOVE SHRUBS AND TREES AS NOTED. GRUB OUT ROOTS AND STUMPS AND LEGALLY DISPOSE OF DEBRIS.
5. REMOVAL OF ANY AND ALL MATERIALS INDICATED INCLUDES ALL MATERIALS ASSOCIATED WITH THAT ITEM INCLUDING SUBSURFACE MATERIAL, IF APPLICABLE, NOT NEEDED OR IN NEED OF REPAIR OR REPLACEMENT.
6. COORDINATE WITH OWNER OR OWNER'S REPRESENTATIVE THE REMOVAL OF ANY EXISTING LANDSCAPE MATERIALS OR SITE FEATURES WHICH THE OWNER ELECTS TO RETAIN.
7. A. PROPERLY DISPOSE ALL ITEMS REMOVED FROM SITE. DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES. THERE SHALL BE NO BURNING OF DEMOLITION MATERIALS GENERATED ON THE PROJECT SITE.
8. DISPOSAL OF HAZARDOUS MATERIALS SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO, OR ADJACENT TO, STRUCTURE OR PROPERTY, OR ANY EXISTING STRUCTURE WITHIN LIMITS OF CONSTRUCTION. MAINTAIN AND PRESERVE THE PLANTS TO REMAIN AND SHALL REPAIR OR REPLACE SUCH PLANTS DAMAGED BY THE PROCESS OF CONSTRUCTION AS DIRECTED BY THE OWNER.
10. UNLESS OTHERWISE NOTED, EXISTING ITEMS WITHIN THE PROJECT LIMITS SHALL BE RETAINED IN PLACE AND PROTECTED FROM DAMAGE DURING THE CONSTRUCTION PERIOD. ANY FACILITIES THAT ARE DAMAGED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS/HER EXPENSE.
11. SAVE & PROTECT ALL BUILDINGS, FOUNDATIONS, UTILITIES, FENCES, EQUIPMENT, ETC. ON THE PROPERTY, UNLESS OTHERWISE NOTED. ALL DAMAGE TO ANY OF THE ABOVE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
12. SAVE AND PROTECT ALL EXISTING STORM DRAINAGE STRUCTURES UNLESS OTHERWISE NOTED.
13. LIMITS OF CONSTRUCTION SHALL BE CLEARLY MARKED AT ALL TIMES.
14. REPAIR OR REPLACE ANY AND ALL DAMAGE TO EXISTING IMPROVEMENTS.
15. PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED TO ALL BUILDING AREAS TO BE SAVED. FAILURE TO PROVIDE ADEQUATE SHORING AS RESULTS IN CONDITIONS UNSUITABLE FOR CONSTRUCTION SHALL BE CORRECTED AND EXECUTED BY THE CONTRACTOR.
16. REPAIR TO EXISTING CONDITIONS ANY PAVING OR SITE FEATURE DEMOLISHED OR DAMAGED DURING INSTALLATION OF NEW RAIN LEADERS, UTILITIES OR OTHER NEW SITE FEATURES.
17. RELOCATE OR ADJUST AS NECESSARY ALL EXISTING UTILITY APPURTENANCES (CLEAN OUTS, VALVE/METER BOXES AND/OR COVERS, MANHOLES, ETC.) WITHIN THE LIMITS OF CONSTRUCTION TO FINISH GRADE AT NO ADDITIONAL COST TO THE OWNER.
18. COORDINATE THE REMOVAL OR RELOCATION OF EXISTING UTILITIES AND METERS, VALVES, LINES, POWER, TELEPHONE AND CABLE LINES THAT SERVE THE EXISTING STRUCTURE AND ARE TO BE ABANDONED WITH THE UTILITY COMPANIES.
19. REPAIR IMMEDIATELY ANY DAMAGE TO ADJACENT PROPERTY.
20. REFER TO SITE UTILITY PLANS FOR RELOCATION, REMOVAL, ABANDONMENT, AND/OR MODIFICATION OF ALL EXISTING PLUMBING FEATURES ON SITE.
21. THE OWNER SHALL BE NOTIFIED AS TO THE TIMING OF THE WORK SO THAT PROPER SECURITY NOTIFICATIONS CAN BE MADE.
22. EROSION CONTROL NOTES (SEE ALSO EROSION CONTROL PLAN):

    a. EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CLEARING OR EARTHWORK OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL PERMANENT GROUND COVER IS ESTABLISHED IN ALL DISTURBED AREAS.

    b. PROVIDE DUST CONTROL AND SHALL PROTECT ADJACENT PAVEMENTS FROM SOIL ACCUMULATION DURING CONSTRUCTION.

    c. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BY THE LANDSCAPE ARCHITECT OR OTHER INSPECTORS AS DETERMINED BY FIELD CONDITIONS.

GENERAL DISTURBANCE NOTES:

1. PROVIDE SILT FENCE AND / OR OTHER EROSION CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
2. PROPERLY MAINTAIN ALL EROSION CONTROL DEVICES DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND / OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
3. INSPECT ALL SEDIMENT AND EROSION CONTROL DEVICES AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER. IF SITE INSPECTIONS IDENTIFY B.M.P.S THAT ARE DAMAGED OR ARE NOT OPERATING EFFECTIVELY, PERFORM REPAIR AND / OR MAINTENANCE AS SOON AS PRACTICAL AND BEFORE THE NEXT STORM EVENT IF PRACTICAL. REMOVE ACCUMULATED DEPOSITS OF SILT AND SEDIMENT AND SPREAD OVER SITE. INSTALL ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
4. INSTALL ALL PERIMETER SEDIMENT BARRIERS PRIOR TO ANY GRADING ACTIVITY. INSTALL ALL REMAINING SEDIMENT BARRIERS AT THE EARLIEST OPPORTUNITY PERMITTED BY THE CONSTRUCTION PHASE.
5. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
6. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AFTER SILT FENCE AND PRIOR TO ALL OTHER CONSTRUCTION ACTIVITIES.
7. TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED SURFACES FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL REMOVE MUD / SOIL DAILY FROM PAVED SURFACES, AS REQUIRED.
8. TOPSOIL SHALL BE STRIPPED AND STOCKPILED. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
9. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF MUD ONTO PUBLIC STREETS.
10. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCR100000.
11. ALL WATERS OF THE STATE (W.O.S.), INCLUDING WETLANDS, SHALL BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A SUPER SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL W.O.S. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL W.O.S.
12. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.
13. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED EXCEPT AS STATED BELOW:
    a. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICAL.
    b. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED AND EARTH-DISTUBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
14. ALL DISTURBED AREAS SHALL BE PERMANENTLY LANDSCAPED AND GRASSED AS QUICKLY AS POSSIBLE AND AS CONSTRUCTION PHASING ALLOWS.
15. ALL STORM STRUCTURES SHALL HAVE A TEMPORARY SEDIMENT TRAP AS PER DETAIL, INSTALLED THE DAY OF INSTALLATION OF SAID STRUCTURE.
16. PROVIDE TEMPORARY DOWN DRAINS ON FILL SLOPES TO PREVENT EROSION PRIOR TO STABILIZATION.
17. TEMPORARY DIVERSION BERMS AND / OR DITCHES SHALL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND / OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
18. SILT FENCE SHALL BE TYPE 'S' AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL.
19. INSTALL SEDIMENT STORAGE LEVEL MARKERS IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
20. REMOVE ACCUMULATED SEDIMENT AT SEDIMENT BARRIERS AND TRAPS ONCE 1/3 FULL AND SPREAD/STABILIZE ON SITE.
21. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL TEMPORARY VEGETATION AND/OR HEAVY MULCH SHALL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN FOURTEEN (14) DAYS.
22. HYDROSEEDING: ALL LAWN AREAS SHALL BE SEEDED WITH:
    PENNISETUM GLAUCUM (BROWNTOP MILLET): TESTING 98 PERCENT PURITY AND 85 PERCENT GERMINATION. BERMUDA COMMON: TESTING 98 PERCENT PURITY AND 85 GERMINATIONS. DOMESTIC RYE: TESTING 98 PERCENT PURITY AND 90 GERMINATION. ALL SEED SHALL CONFORM TO ALL STATE LAWS AND TO ALL REQUIREMENTS AND REGULATIONS OF THE SOUTH CAROLINA DEPARTMENT OF AGRICULTURE. THE SEVERAL VARIETIES OF SEED SHALL BE INDIVIDUALLY PACKAGE OR BAGGED, AND TAGGED TO SHOW NAME OF SEED, NET WEIGHT, ORIGIN, GERMINATION, LOT NUMBER, AND OTHER INFORMATION REQUIRED BY THE DEPARTMENT OF AGRICULTURE.

LAYOUT NOTES:

1. DESIGN DATA PROVIDED IN ELECTRONIC FORMAT IS FOR INFORMATION PURPOSES ONLY AND SHOULD BE USED AT YOUR OWN RISK AND IS PROVIDED WITHOUT REPRESENTATIONS AND WARRANTIES. ANY CONFLICT BETWEEN THE INFORMATION REFLECTED ON THE LATEST REVISION OF THE SEALED PLAN SHEETS AND THAT PROVIDED VIA ELECTRONIC FORMAT SHALL BE RESOLVED IN FAVOR OF THE SEALED PLAN SHEETS.
2. STAKE ALL BUILDING CORNERS AND OBTAIN ARCHITECTS' APPROVAL PRIOR TO CONSTRUCTING ANY FOOTINGS.
3. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
4. BEFORE PROCEEDING TO LAYOUT WORK, VERIFY LAYOUT INFORMATION SHOWN ON DRAWINGS, IN RELATION TO THE PROPERTY SURVEY AND EXISTING BENCHMARKS. IF DISCREPANCIES ARE DISCOVERED, NOTIFY OWNER OR OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PROMPTLY FOR CLARIFICATION AND / OR CORRECTION. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED.
5. BEFORE CONSTRUCTION BEGINS FIELD LOCATED, STAKE AND USE COLOR CODED SPRAY PAINT FOR ALL ABOVE AND BELOW GROUND EXISTING UTILITIES. CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. REPORT TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT AND EXISTING UTILITY CONFLICTS WITH SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AS STATED IN THE GENERAL NOTES.
6. LOCATE AND LAYOUT SITE IMPROVEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
7. DO NOT SCALE DRAWINGS UNLESS OTHERWISE INDICATED.
8. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING AND CENTERLINE OF WALLS AND COLUMNS UNLESS OTHERWISE INDICATED.
9. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
10. CURB AND GUTTER (C&G) RADII ARE 5' UNLESS OTHERWISE NOTED.
11. INSTALL JOINTS WHERE SHOWN. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY PACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINT BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALLS, CURBS, ETC.)
12. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
13. PROVIDE LIGHTING, IRRIGATION AND ANY OTHER UTILITY CONDUIT NEEDED FROM UTILITY SERVICE TO ALL LANDSCAPE AREAS.
14. INSTALL ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

GRADING NOTES:

1. ALL GRADES SHOWN ARE FINISHED GRADES.
2. ALL SPOT ELEVATIONS IN PARKING AREAS ARE AT THE BASE OF THE FACE OF CURB, UNLESS NOTED OTHERWISE.
3. ON SITE TOPOGRAPHY MAY REQUIRE ADJUSTMENTS OF FINAL SPOT ELEVATIONS ON SITE FOR PROPOSED VERTICAL CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE PROMPTLY UPON THE DISCOVERY OF ANY DISCREPANCIES.
4. IF DISCREPANCIES EXIST BETWEEN PROPOSED GRADES AS SHOWN ON THE PLANS AND THE EXISTING GROUND SURFACE, MAKE GOOD FAITH EFFORTS TO ADJUST GRADES AS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE DESIGN, WITH PRIOR APPROVAL FROM OWNER'S REPRESENTATIVE.
5. MAXIMUM CUT AND FILL SLOPES SHALL BE 3 TO 1 VERTICAL.
6. MAXIMUM CROSS SLOPES ON HARDSCAPE WALKWAYS / PATHWAYS: 2%
7. MAXIMUM RUNNING SLOPE (GRADIENT) ON ACCESSIBLE WALKWAYS / PATHWAYS: 4.9%
8. MAXIMUM RUNNING SLOPE (GRADIENT) ON RAMPS: 8.33%
9. IF RAMP RISE IS GREATER THAN 6", INSTALL HANDRAILS ON BOTH SIDES OF RAMP WITH 36" MINIMUM BETWEEN HANDRAILS.
10. PROVIDE [illegible] AND TOPSOIL AS NECESSARY TO ACHIEVE FINISH GRADES AS SHOWN ON THE PLANS. GRADE PLANTING BEDS AND TOWARDS EXISTING DRAINAGE WAYS AND INLETS. MAINTAIN [illegible] OR ROADS.
11. IF INDICATED ON THE PLANS, REMOVE AND DISPOSE OF EXISTING [illegible].
12. ADD LANDSCAPE DRAINAGE AS NECESSARY TO PREVENT STANDING WATER AT BUILDINGS, LOW / FLAT AREAS THAT DID NOT SHOW UP ON THE TOPOGRAPHIC SURVEY. IF DRAINAGE PROBLEMS ARISE AFTER LANDSCAPE PLANTING, INFORM OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO ANY CORRECTIVE WORK.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES, SUCH AS, POWER, GAS, TELEPHONE, ETC. PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY, IF SETTLEMENT OCCURS.
14. EXCESS CUT MATERIAL: IF QUANTITY OF GRADING MATERIAL IS IN EXCESS OF QUANTITIES NECESSARY TO PROVIDE FINISH GRADE ELEVATIONS INDICATED ON DRAWINGS, EXCESS MATERIAL SHALL BE REMOVED FROM SITE. HAULING AND DISPOSAL OF EXCESS MATERIAL SHALL BE PERFORMED AT NO ADDITIONAL COST TO OWNER. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL CODES AND REGULATIONS OF THE ALL AUTHORITIES HAVING JURISDICTION IN DISPOSING OF EXCESS MATERIAL.
15. INSUFFICIENT MATERIAL: IF QUANTITY OF GRADING MATERIAL IS INSUFFICIENT TO PROVIDE FINISHED GRADE ELEVATIONS INDICATED ON DRAWINGS, OBTAIN ADDITIONAL MATERIAL AS NECESSARY FROM AN OFF-SITE SOURCE. OBTAINING, HAULING, PLACEMENT, COMPACTION AND ANY ASSOCIATED COSTS OF ADDITIONAL FILL MATERIAL SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CODES AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION IN OBTAINING FILL MATERIAL.

LIGHTING NOTES:

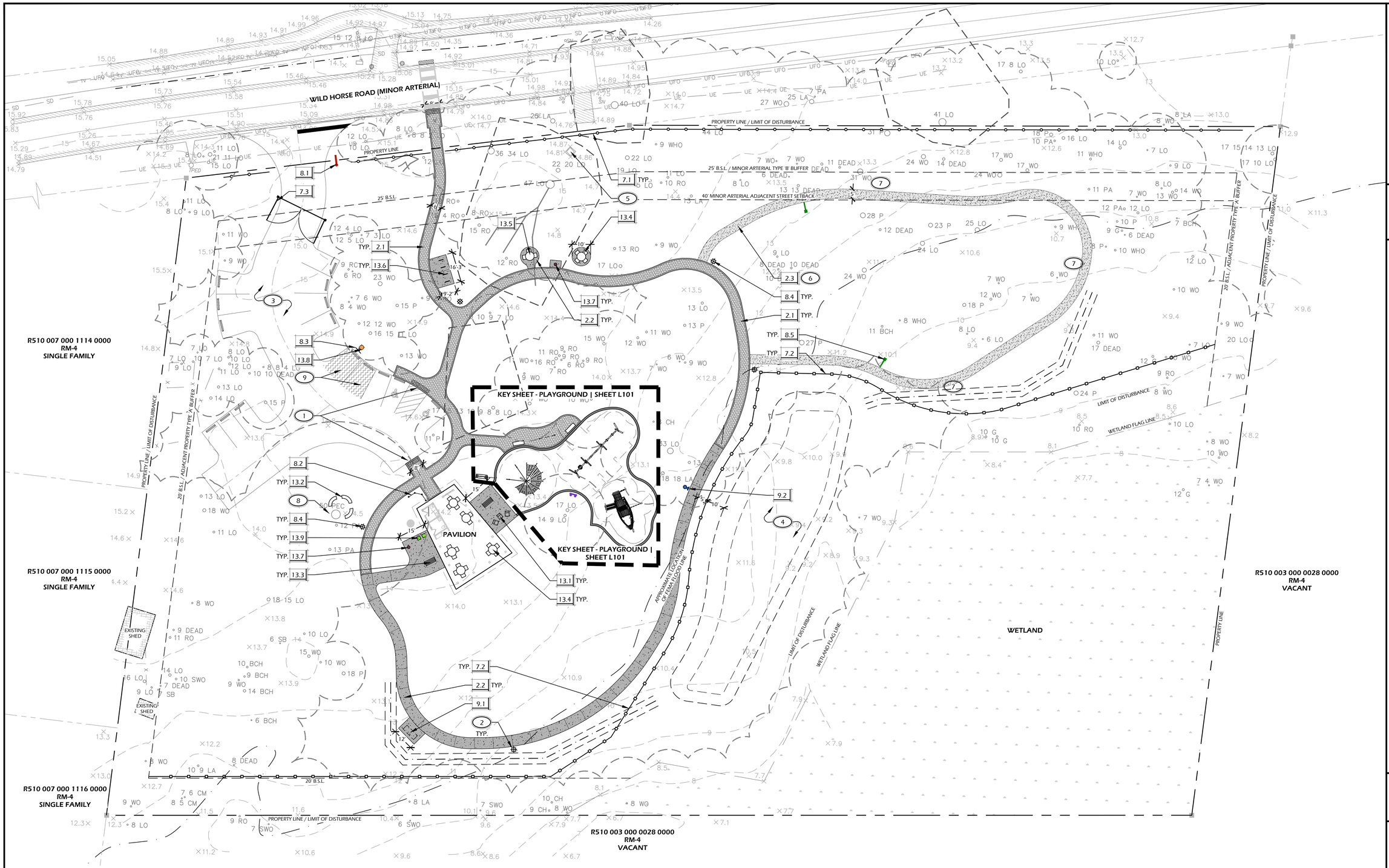
1. THE INTENT OF THE LIGHTING DESIGN IS TO PROVIDE LOW-LEVEL UNOBTRUSIVE SITE LIGHTING OR ARCHITECTURAL ELEMENTS. MAKE EVERY EFFORT TO CREATE THIS EFFECT BY CLOSE COORDINATION WITH THE LANDSCAPE ARCHITECT AND CAREFUL PLACEMENT OF ALL FIXTURES.
2. ENGINEER THE ELECTRICAL SYSTEM BASED ON THE LOCATION AND TYPE OF FIXTURES AS SHOWN ON THE PLAN. PROVIDE PROPERLY SIZED WIRING, TRANSFORMERS, BREAKERS, ACCESSORIES, ETC. AS NECESSARY TO GUARANTEE A COMPLETELY FUNCTIONAL LIGHTING, DISTRIBUTION AND CONTROL SYSTEM.
3. PROVIDE ELECTRICAL PLANS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. INSTALL ALL LIGHTING EQUIPMENT PER MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS, AND IN COMPLIANCE WITH CODES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
5. STAKE OUT ALL LIGHT FIXTURE AND TRANSFORMER LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT, OWNER, OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE WITH, AND OBTAIN APPROVAL OF, OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT FOR EXACT LOCATIONS OF CONTROLLERS, ELECTRICAL PANELS, ETC.
6. MAKE FINAL AIMING AND ADJUSTMENT AT NIGHT WITH LANDSCAPE ARCHITECT PRESENT FOR COORDINATION AND FINAL APPROVAL.
7. PLACE ALL ELECTRICAL WIRING RUNNING UNDER PAVED AREAS IN ELECTRICAL CONDUIT OR P.V.C. SLEEVES.
8. INSTALL ALL NECESSARY ELECTRICAL WIRING TO UTILITY PANEL AND TRANSFORMER.
9. PROVIDE A MINIMUM OF 36" OF BURIED EXCESS CABLE AT EACH FIXTURE TO ALLOW FOR FIXTURE ADJUSTMENT.
10. CONNECT ALL LIGHTING TO AN APPROPRIATE TIMER. SET THE TIMING APPROPRIATELY FOR PROPER NIGHT-TIME ILLUMINATION, FOR APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.
11. PROVIDE GROUND FAULT CIRCUIT BREAKERS FOR ALL CIRCUITS AS REQUIRED BY NATIONAL, STATE AND LOCAL CODES.
12. PROVIDE 'AS-BUILT' DRAWINGS IMMEDIATELY AFTER FINAL ACCEPTANCE, ALONG WITH ALL INSTRUCTION MANUALS FOR ALL EQUIPMENT INSTALLED.

CONSTRUCTION NOTES:

1. THESE DETAILS / ELEVATIONS DESCRIBE THE DESIGN INTENT ONLY. ALL CONTRACTORS AND ALL TRADES TO PRODUCE SHOW DRAWINGS TO SHOW SIZE, MATERIALS, FOOTINGS, DRAINAGE, CONNECTIONS, STRUCTURAL INTEGRITY, ETC. FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
2. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
3. PROVIDE SAMPLES OF THE FOLLOWING MATERIALS AND OBTAIN APPROVAL FROM OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR CONSTRUCTION:
    3.1. COLOR SAMPLES FOR: BIKE RACKS, BENCHES, CHAIRS, TRASH RECEPTACLES, PICNIC TABLES, PLAYGROUND STRUCTURES AND SIGNAGE.
4. ALL WELDS TO BE CONTINUOUS.

WOOD CONSTRUCTION:

5. FOR ALL WOOD MEMBERS, ALL CUTS SHALL BE EVEN AND JOINTS FLUSH. SAND FOUR SIDES AND FILL IMPERFECTIONS, COUNTERSINKS AND NAIL HOLES TO ASSURE EVEN FINISH.
6. VERIFY ALL WOOD MEMBERS FOR APPROPRIATE SIZE, SPACING, ATTACHMENTS AND STRUCTURAL STABILITY PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
7. ALL NOTCHES SHALL BE SHOP CUT TO ASSURE TIGHT JOINTS. EACH MEMBER SHALL BE DRIVEN HOME TO



PAVING SCHEDULE

CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1		PAVER WALK	1/L600
2.2		TABBY CONCRETE WALK	2/L600
2.3		NATURE TRAIL	3/L600
NA		BORDER (REFER TO DETAIL 1/L600)	NA

NOTE: MATERIAL SYMBOLS / HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS AND LAYOUT PLANS FOR SIZES AND DIMENSIONS.

FENCING, GATES, BARRIERS SCHEDULE

CALL-OUT	SYMB.	DESCRIPTION	DETAIL
7.1		FENCE (WILD HORSE ROAD)	6/L600
7.2		FENCE (PERIMETER)	7/L600
7.3	NA	ENTRY GATE	8/L600

KEY SHEET REFERENCE NOTES:

1. TIE PROPOSED PAVERS INTO EXISTING ASPHALT EVENLY AND SMOOTHLY.
2. FINAL LOCATION OF SITE FENCING, FEATURES, SIGNAGE, AND FURNISHINGS TO BE APPROVED IN FIELD BY LANDSCAPE ARCHITECT PRIOR TO FINAL PLACEMENT / INSTALLATION.
3. PROPOSED IMPROVEMENTS BY OTHERS, N.I.C., SHOWN FOR REFERENCE ONLY (PARKING LOT). COORDINATE WITH CIVIL ENGINEER AS REQUIRED.
4. PROPOSED IMPROVEMENTS BY OTHERS, N.I.C., SHOWN FOR REFERENCE ONLY (BIORETENTION POND). COORDINATE WITH CIVIL ENGINEER AS REQUIRED.
5. RELOCATE PLACARD AND INCORPORATE INTO PAVILION. SEE ARCHITECT'S PLANS FOR FINAL LOCATION. REMOVE SIGNAGE PEDESTAL AND DEPOSE OF OFF-SITE.
6. BID ALTERNATE FOR NATURE TRAIL - **5' WIDE PAVER WALK. REFER TO DETAIL 1/L600.**
7. BID ALTERNATE FOR ADDITIONAL TRAIL MARKER SIGNS.
8. GENERAL CONTRACTOR TO COORDINATE OYSTER SHELL WIND CHIMES PURCHASE & INSTALLATION WITH SPARK FORMATION (**CONTACT:** JASMINE WHITE, **EMAIL:** JASMINEDANIELWHITE@GMAIL.COM)
9. GENERAL CONTRACTOR TO COORDINATE PAINTED PARKING SPACES INSTALLATION WITH SPARK FORMATION (**CONTACT:** JASMINE WHITE, **EMAIL:** JASMINEDANIELWHITE@GMAIL.COM)

SIGNAGE SCHEDULE

CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
8.1		1	ENTRY SIGN	9/L600
8.2		1	WELCOME SIGN	1/L601
8.3		1	E.V. CHARGING SIGN	3/L601
8.4		5	TRAIL MARKER SIGN	2/L601
8.5		2	CHILDREN'S TRAIL MARKER	5/L601

NOTE: SIGNAGE SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

SITE FEATURES LEGEND

CALL-OUT	DESCRIPTION	DETAIL
9.1	SWING (ARBOR)	6/L601
9.2	DOG WASTE STATION	2/L602

SITE FURNISHINGS SCHEDULE

CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
13.1		3	ADIRONDACK CHAIR	9/L602
13.2		3	CURVED BENCH	1/L603
13.3		2	PICNIC TABLE	2/L603
13.4		5	ROUND PICNIC TABLE (STANDARD)	3/L603
13.5		2	ROUND PICNIC TABLE (ADA)	4/L603
13.6		4	BIKE RACK	5/L603
13.7		2	GRILL	6/L603
13.8		1	E.V. CHARGING STATION	7/L603
13.9		2	TRASH CAN	8/L603
13.10		3	TREE SWING	9/L603

NOTE: SITE FURNISHING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

DEVELOPMENT SUMMARY:

ZONING: **PR - PARKS AND RECREATION**
OVERLAY: **COD - ROW ARTERIAL**
USE OF PROPERTY: **PUBLIC PARK**

GROSS SITE ACRES: **4.9 ACRES**
NET ACRES (GROSS-TIDAL): **4.9 ACRES**
DISTURBED ACRES: **3.9 ACRES**

MAXIMUM ALLOWED IMPERVIOUS AREA: **45%**
PROPOSED IMPERVIOUS AREA: **15%**

PROPOSED NUMBER OF PARKING SPACES: **15 SPACES (REFER TO CIVIL ENGINEER'S PLANS FOR PARKING SPACE DETAILS).**

N W E S

0 10 20 30 40 50 60 70 80
Scale 1" = 20'

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landscape architecture
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THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR

TAYLOR FAMILY PARK

WILD HORSE ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	AUG 12, 2025
PROJECT NO.:	22-063-13
DRAWN BY:	JM, ED
CHECKED BY:	BW

DRB SUBMITTAL SET,
NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
KEY SHEET - PARK

DRAWING NUMBER
L100

KEY SHEET - PARK | SHEET L100

11.1
9.1
13.1 TYP.
2.1 TYP.
12.1
TYP. 1
2.2
3
16.3
2.3
Ø33'-3"
2 TYP.
4
9.2
16.1
8.1
16.2
5
PAVILION

KEY SHEET - PARK | SHEET L100

PAVING SCHEDULE

CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1		PAVER WALK	1/L600
2.2		RIBBON CURB	4/L600
NA		BORDER (REFER TO DETAIL 1/L600)	NA
2.3		PLAY SURFACE	4/L604

NOTE: MATERIAL SYMBOLS / HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS AND LAYOUT PLANS FOR SIZES AND DIMENSIONS.

SIGNAGE SCHEDULE

CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
8.1		1	PLAYGROUND RULES SIGN	4/L601

NOTE: SIGNAGE SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

SITE FEATURES LEGEND

CALL-OUT	DESCRIPTION	DETAIL
9.1	CAST NET BOARD	7/L601
9.2	FISHERMAN STATUE	1/L602
16.1	FISHERMAN'S NET	1/L604
16.2	BATEAU BOAT	2/L604
16.3	SWING SET	3/L604

LANDSCAPE DRAINAGE LEGEND

CALL-OUT	SYMB.	DESCRIPTION	DETAIL
11.1		FRENCH DRAIN (60 L.F.)	6/L602

NOTE: DRAINAGE SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

UTILITIES SCHEDULE

CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
12.1		1	HOSE BIB	7/L602

NOTE: UTILITY SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

SITE FURNISHINGS SCHEDULE

CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
13.1		2	BENCH	8/L602

NOTE: SITE FURNISHING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

KEY SHEET REFERENCE NOTES:

1. FINAL LOCATION OF SITE SIGNAGE, FEATURES, AND FURNISHINGS TO BE APPROVED IN FIELD BY LANDSCAPE ARCHITECT PRIOR TO FINAL PLACEMENT / INSTALLATION.
2. PROPOSED IMPROVEMENTS BY OTHERS, N.I.C., SHOWN FOR REFERENCE ONLY (PLAYGROUND EQUIPMENT AND SURFACE). COORDINATE WITH PLAYGROUND COMPANY AS REQUIRED.
3. TIE RIBBON CURB INTO PLAYGROUND SURFACE EVENLY AND SMOOTHLY.
4. TIE FRENCH DRAIN INTO STORM DRAINAGE SYSTEM (REFER TO CIVIL ENGINEER'S PLANS).
5. GENERAL CONTRACTOR TO COORDINATE BATEAU BOAT MURAL INSTALLATION WITH SPARK FORMATION (**CONTACT:** JASMINE WHITE, **EMAIL:** JASMINEDANIELWHITE@GMAIL.COM)

N W E S

0 2 4 6 8 10 12 14 16

Scale 1 / 4 " = 1' - 0"

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THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR
TAYLOR FAMILY PARK
WILD HORSE ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

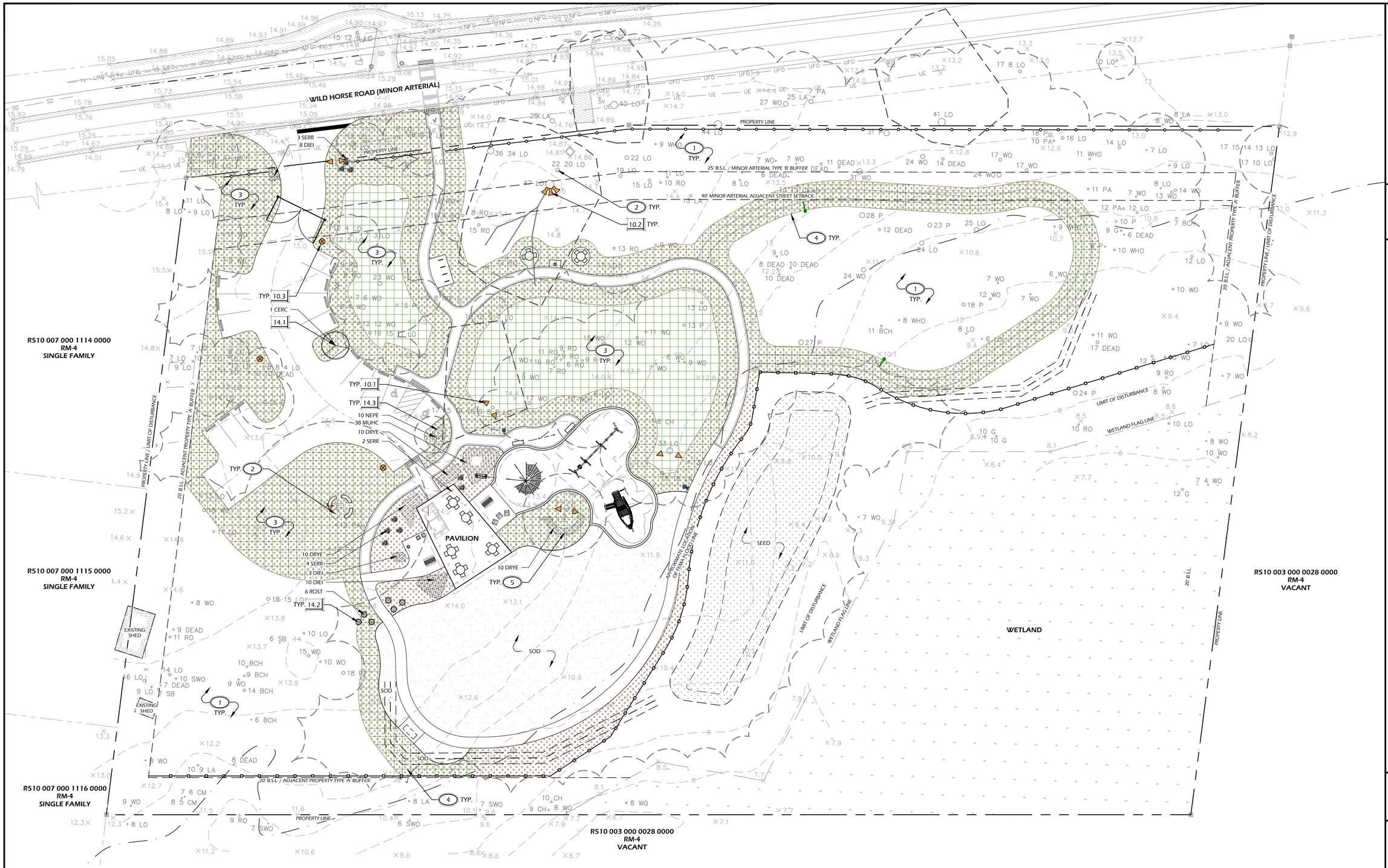
DATE:	AUG 12, 2025
PROJECT NO.:	22-063-13
DRAWN BY:	JM, ED
CHECKED BY:	BW

DRB SUBMITTAL SET, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
KEY SHEET - PLAYGROUND

DRAWING NUMBER
L101



PLANTING DETAILS

CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L501
14.2	SHRUB PLANTING	3/L501
14.3	GROUND COVER PLANTING	4/L501

SOD AND MULCH LEGEND

SYMB.	DESCRIPTION
	SOD
	SEED
	MULCH (REFER TO **NOTE 4**)
	THIN & UNDERBRUSH (REFER TO **NOTE 3**)

NOTE: REFER TO PLANT SCHEDULE, **SHEET L501**, FOR AREA/QUANTITIES AND PRODUCT SPECIFICATIONS.

LIGHTING SCHEDULE

CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1		9	UP LIGHT	3/L602
10.2		3	DOWN LIGHT	4/L602
10.3		4	STREET LIGHT	5/L602

NOTE: LIGHTING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

PLANTING REFERENCE NOTES:

1. EXISTING VEGETATION TO REMAIN.
2. EXISTING TREES TO REMAIN.
3. SELECTIVELY THIN AND UNDERBRUSH, REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS ± 10' ALONG SIDE OF WALKWAY / ALONG BED EDGE.
4. MULCH DISTURBED AREAS DUE TO CONSTRUCTION.
5. CAREFULLY EXCAVATE PLANTING PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
UNDERSTORY TREES		
CERC	Cercis canadensis	Eastern Redbud
SHRUBS		
ROST	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary
SERR	Serenoa repens	Saw Palmetto
ORNAMENTAL GRASSES & FERNS		
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
NEPE	Nephrolepis exaltata	Sword Fern
DRYE	Dryopteris erythrosora	Autumn Fern
GROUND COVERS, VINES & PERENNIALS		
DIEI	Dietes iridioides	White African Iris

NOTE:
PERIMETER LANDSCAPE BUFFERS WILL BE MET WITH EXISTING VEGETATION TO BE PRESERVED. WJK WILL COORDINATE AND/OR CONFIRM WITH THE TOWN OF HILTON HEAD ISLAND'S NATURAL RESOURCE DEPARTMENT

SEE SHEET L501 FOR ACI & BUFFER CALCULATIONS.

N W E S

0 10 20 30 40 50 60 70 80

Scale 1" = 20'

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THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR

TAYLOR FAMILY PARK

WILD HORSE ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

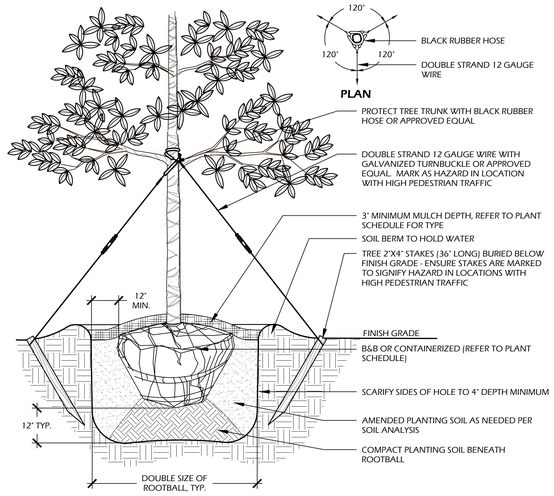
DATE:	AUG 12, 2025
PROJECT NO.:	22-063-13
DRAWN BY:	JM, ED
CHECKED BY:	BW

DRB SUBMITTAL SET, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
PLANTING PLAN

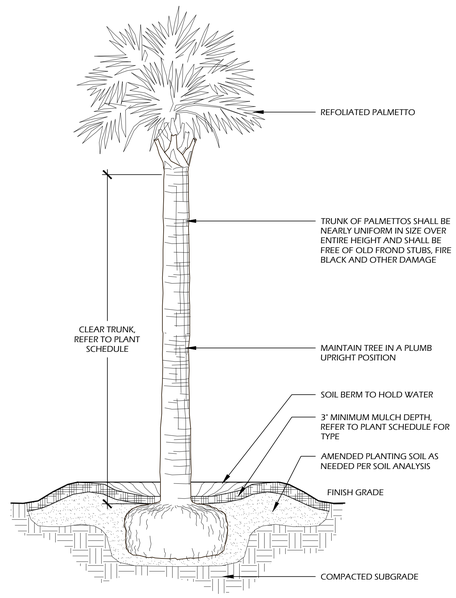
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L500



NOTES:

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

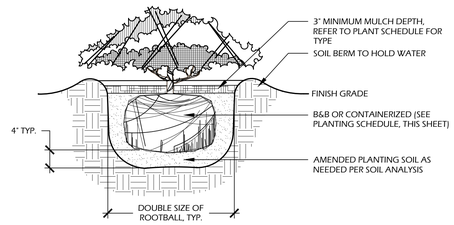
1 // L501 TREE PLANTING
SCALE: N.T.S.



NOTES:

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

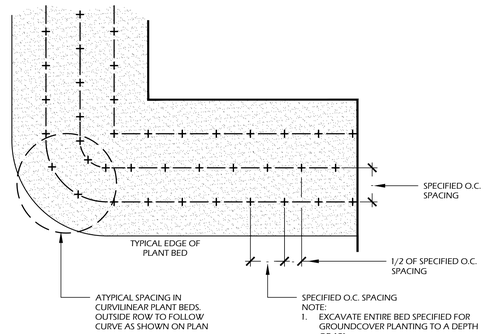
2 // L501 PALM TREE PLANTING
SCALE: N.T.S.



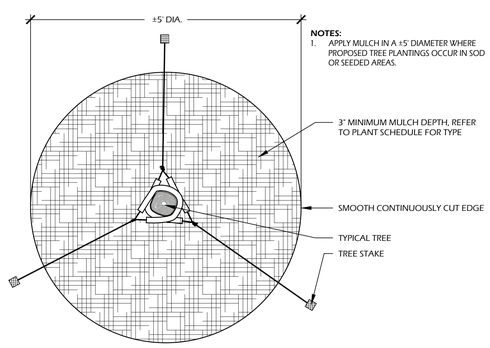
NOTES:

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

3 // L501 SHRUB PLANTING
SCALE: N.T.S.



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



NOTES:

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

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

BUFFER SUMMARY:

NORTHERN BOUNDARY (591 LF) - WILD HORSE ROAD
40' ADJACENT STREET SETBACK - MINOR ARTERIAL
TYPE 'B' OPTION 2 (25') MINOR ARTERIAL BUFFER:

OVERSTORY TREES: 3 TREES PER 100 LF - **18 TREES REQUIRED (23 EXISTING)**
UNDERSTORY TREES: 6 TREES PER 100 LF - **35 TREES REQUIRED (3 EXISTING)**
EVERGREEN SHRUBS: 10 SHRUBS PER 100 LF - **59 SHRUBS REQUIRED**

EASTERN BOUNDARY (145 LF) - SHARED LOW-MODERATE RESIDENTIAL (RM-4) PROPERTY LINE
20' ADJACENT USE SETBACK
TYPE 'A' OPTION 1 (20') BUFFER:

OVERSTORY TREES: 2 TREES PER 100 LF - **3 TREES REQUIRED (5 EXISTING)**
UNDERSTORY TREES: 3 TREES PER 100 LF - **4 TREES REQUIRED**
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - **12 SHRUBS REQUIRED**

SOUTHERN BOUNDARY (247 LF) - SHARED LOW-MODERATE RESIDENTIAL (RM-4) PROPERTY LINE
20' ADJACENT USE SETBACK
TYPE 'A' OPTION 1 (20') BUFFER:

OVERSTORY TREES: 2 TREES PER 100 LF - **5 TREES REQUIRED (4 EXISTING)**
UNDERSTORY TREES: 3 TREES PER 100 LF - **7 TREES REQUIRED (4 EXISTING)**
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - **20 SHRUBS REQUIRED**

WESTERN BOUNDARY (346 LF) - SHARED LOW-MODERATE RESIDENTIAL (RM-4) PROPERTY LINE
20' ADJACENT USE SETBACK
TYPE 'A' OPTION 1 (20') BUFFER:

OVERSTORY TREES: 2 TREES PER 100 LF - **7 TREES REQUIRED (10 EXISTING)**
UNDERSTORY TREES: 3 TREES PER 100 LF - **10 TREES REQUIRED (4 EXISTING)**
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - **28 SHRUBS REQUIRED**

PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
UNDERSTORY TREES								
1	CERC	Cercis canadensis	Eastern Redbud	8'-10'	6'-8'	45 gal.	-	Full
SHRUBS								
6	ROST	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	12"-18"	12"-18"	3 gal.	36" O.C.	Full
9	SERR	Serenoa repens	Saw Palmetto	24"-30"	24"-30"	15 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
38	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14"-16"	10"-16"	1 gal.	30" O.C.	Full
10	NEPE	Nephrolepis exaltata	Sword Fern	10"-12"	8"-12"	1 gal.	24" O.C.	Full
30	DRYE	Dryopteris erythrosora	Autumn Fern	10"-12"	8"-12"	1 gal.	24" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
21	DIEI	Dietes iridioides	White African Iris	12"-18"	8"-12"	1 gal.	24" O.C.	Full
SOD & MULCH								
16,200	SOD-SF	-	Empire Zoysia Sod	-	-	-	-	-
8,300	SEED-SF	-	Seed Mix	-	-	-	-	Dry Pond Area
34,900	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

PLANT TABLE:

Pre-Development Non-Buffer ACI

	CAT. I			CAT. II								CAT. III	
Species Abbrev.	LO	LA	BCH	G	PEC	SWO	WO	RO	CH	SB	WHO	WIL	PA	P
Caliper Inches	80	36	14	19	50	10	25	19	8	6	10	13	15	28
	42	23	11	12			24	17			9	21	13	27
	36	19	10	10			24	16			9		12	24
	33	14	9	10			24	15			8		12	23
	33	13	9	9			23	13			8		11	19
	25	11	7				18	12			7		11	18
	24	10	6				17	12						18
	23	10					17	11						17
	21	8					17	11						16
	20	7					17	10						15
	19	7					16	10						15
	19						15	9						13
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Species Totals	826	158	66	60	50	10	715	227	8	6	53	34	74	352
Subtotals		CAT. I	1050								CAT. II	1161	CAT. III	435
Tree Value Factor			1									0.75		0.5
Category ACI			**1050**									**870.75**		**213**
												TOTAL ACI		2133.75

Post-Development Non-Buffer ACI

	CAT. I			CAT. II								CAT. III	
Species Abbrev.	LO	LA	BCH	G	PEC	SWO	WO	RO	CH	SB	WHO	WIL	PA	P
Caliper Inches	80	36	14	12	50	10	24	19	8	6	10		15	28
	42	19	11	10			24	16			9		13	27
	36	13	10	10			24	15			8		12	24
	33		9	9			23	13					11	23
	25		6				18	12						19
	24						17	12						18
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Species Totals	653	68	57	41	50	10	467	174	8	6	27	0	48	210
Subtotals		CAT. I	778								CAT. II	781	CAT. III	258
Tree Value Factor			1									0.75		0.5
Category ACI			**778**									**587.25**		**129**
												TOTAL ACI		1494.25

Pre-Development Buffer ACI

	CAT. I								CAT. III	
Species Abbrev.	LO	LA	BCH	SWO	WO	CH	SB	WHO	PA	P
Caliper Inches	70	17	9	7	31	10	7	11	10	31
	59	8			24	9				18
	47	6			17					
	44				17					
	42				9					
	27				9					
	22				9					
	20				8					
	17				8					
	16				7					
	16				7					
	14				7					
	12									
	11									
	9									
	9									
	9									
	9									
	7									
	7									
	7									
Species Totals	474	31	9	7	153	19	7	11	10	49
Subtotals		CAT. I	514				CAT. II	197	CAT. III	59
Tree Value Factor			1					0.75		0.5
Category ACI			**514**					**147.75**		**29.5**
								TOTAL ACI		691.25

Post-Development Buffer ACI

	CAT. I								CAT. III	
Species Abbrev.	LO	LA	BCH	SWO	WO	CH	SB	WHO	PA	P
Caliper Inches	70	8		7	31	10	7	11	10	31
	59				24	9				18
	47				17					
	44				17					
	42				9					
	27				9					
	22				9					
	20				8					
	17				8					
	16				7					
	16				7					
	14				7					
	12									
	11									
	9									
	9									
	9									
	9									
	7									
	7									
	7									
Species Totals	474	8	0	7	153	19	7	11	10	49
Subtotals		CAT. I	482				CAT. II	197	CAT. III	59
Tree Value Factor			1					0.75		0.5
Category ACI			**482**					**147.75**		**29.5**
								TOTAL ACI		659.25

TREE COVERAGE CALCULATIONS

SURVEYED AREA*: ± 3.9 ACRES
MAXIMUM IMPERVIOUS IN PD-1 DIST: 45% (1.7 ACRES)
MINIMUM PERVIOUS IN PD- 1 DIST: 55% (2.2 ACRES)

STANDARD ACI PERVIOUS X 900 ACI PER ACRE
2.2 X 900 = 1980 ACI

POST DEV. ACI (PER TOWN FORMULA) = (659.25 BUFFER ACI + 1494.25 NON-BUFFER ACI) 2153.5 ACI

REPLACEMENT PLANTING REQUIRED: POST-DEVELOPMENT ACI EXCEEDS STANDARD ACI, NO REPLACEMENT PLANTINGS ARE REQUIRED

Wilmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
89 Promenade Street, Suite 301 | Bluffton, South Carolina | 29910 | ph 843.757.7411

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DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR
TAYLOR FAMILY PARK
WILD HORSE ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

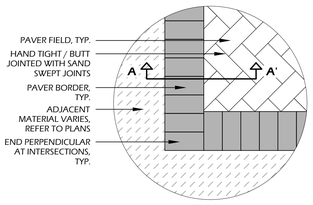
DATE:	AUG 12, 2025
PROJECT NO.:	22-063-13
DRAWN BY:	JM, ED
CHECKED BY:	BW

DRB SUBMITTAL SET, NOT FOR CONSTRUCTION

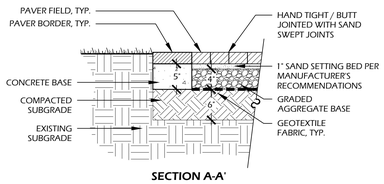
REVISIONS:

DRAWING TITLE
PLANT SCHEDULE AND DETAILS

DRAWING NUMBER
L501



PLAN



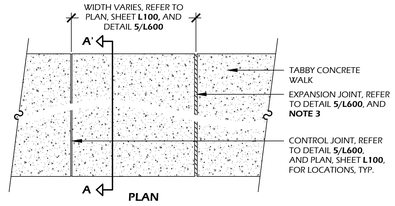
SECTION A-A'

PAVER MANUFACTURER INFORMATION:
MANUFACTURER: LOW COUNTRY PAVERS

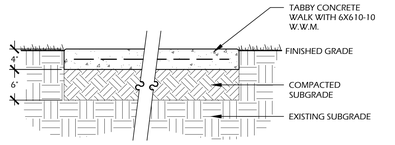
PAVER: PLANTATION PAVER WITH TABBY FINISH
COLOR: BATTERY GRAY
PATTERN: HERRINGBONE FIELD (REFER TO PLAN, **SHEET L100**, FOR DIRECTION) WITH SINGLE HEADER COURSE BORDER
JOINTS: HAND TIGHT / BUTT JOINTED, SAND SWEPT

OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
GEOTEXTILE FABRIC: TYPAR 3401 OR APPROVED EQUAL
COMPACTED SUBGRADE: 95% STANDARD PROCTOR

1 // L600 PAVER WALK
SCALE: 1" - 1'-0"



PLAN



SECTION A-A'

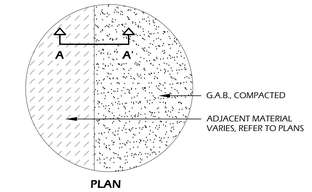
CONCRETE INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: TABBY SHELL

SOIL INFORMATION:
SOIL COMPACTION: 95% STANDARD PROCTOR

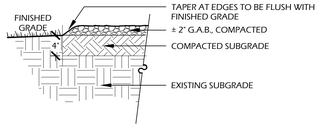
TABBY SPEC:
1. SHELL FINISH SHALL BE OYSTER SHELL MIX (EQUAL PARTS, SIZE #2, AND #3) HAND THROWN / SPREAD TO 100% COVERAGE ON FRESH POURED AND LEVELED CONCRETE.
2. HAND FLOAT UNTIL SHELL IS SUBMERGED, THEN AFTER 90% CURED, LIGHTLY PRESSURE WASH UNTIL SHELL IS EXPOSED.

NOTES:
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN **(SHEET L100)** FOR WIDTHS OF WALK.
3. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE OF CONCRETE WITH 2 SIZES OF OYSTER SHELL FINISH FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

2 // L600 TABBY CONCRETE WALK
SCALE: 1" - 1'-0"

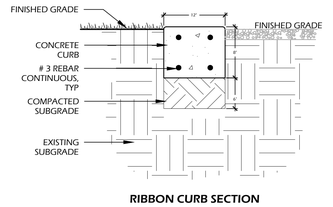


PLAN



SECTION A-A'

3 // L600 NATURE TRAIL
SCALE: 1" - 1'-0"



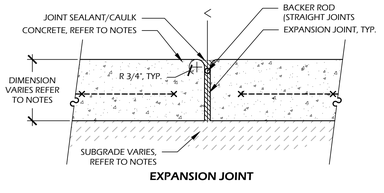
RIBBON CURB SECTION

CONCRETE INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: SMOOTH FINISH

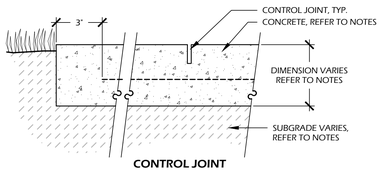
SOIL INFORMATION:
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:
1. REFER TO SHEET **L101** FOR LOCATIONS OF RIBBON CURB.
2. CONTRACTOR SHALL PROVIDE A 2' LENGTH SAMPLE FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.
3. EXPANSION JOINTS TO BE PROVIDED ADJACENT TO ALL PROPOSED AND EXISTING CONCRETE.
4. CONTRACTOR TO CONFIRM LAYOUT OF RIBBON CURB WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

4 // L600 RIBBON CURB
SCALE: N.T.S.



EXPANSION JOINT



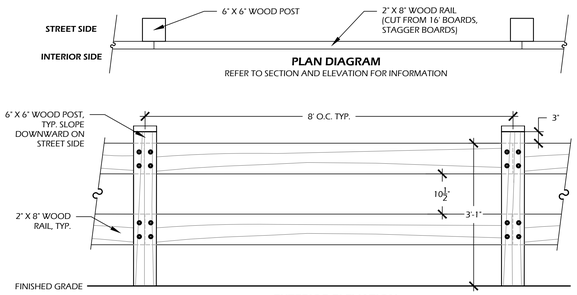
CONTROL JOINT

EXPANSION JOINT INFORMATION:
STRAIGHT JOINT: 3/8" PREFORMED FIBER EXPANSION JOINT.
CURVED JOINTS: POLYETHYLENE CLOSED CELL FLEXIBLE EXPANSION JOINT.

CONTROL JOINT INFORMATION:
CONTROL JOINT: SAW CUT 1/4" CONTROL JOINT TO 1/4" THE THICKNESS OF THE SLAB.

NOTES:
1. LOCATE EXPANSION JOINTS AT 24' O.C. MIN. OR 30' O.C. MAX. AND PROVIDE EXPANSION JOINTS AT LOCATIONS ADJACENT TO ALL EXISTING CONCRETE.
2. REFER TO KEY SHEET **L100** FOR MATERIALS.
3. FOR DEPTHS AND SUBGRADE OF CONCRETE REFER TO DETAIL(S) **2/L600**

5 // L600 JOINTING
SCALE: 3" - 1'-0"



PLAN DIAGRAM
REFER TO SECTION AND ELEVATION FOR INFORMATION

EXTERIOR ELEVATION
(STREET VIEW)

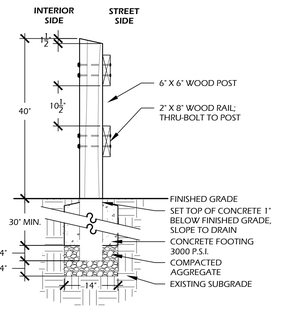
MATERIAL SPECIFICATION:
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
WOOD COLOR: STAINED CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL)

CONCRETE: 3,000 P.S.I. @ 28 DAYS

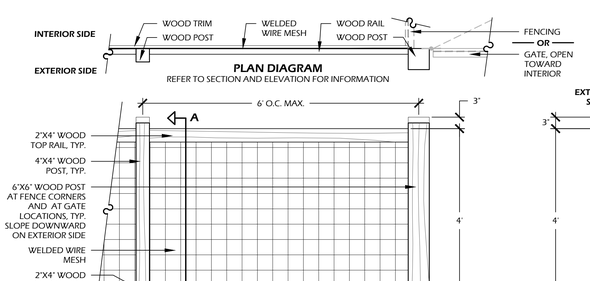
COMPACTED SUBGRADE: 95% STANDARD PROCTOR

NOTES:
1. REFER TO PLANS FOR GATE / CORNER LOCATIONS.
2. SLOPE ALL WOOD POSTS DOWNWARD ON EXTERIOR SIDE ±25' TO DRAIN.
3. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER AND TOWN OF HILTON HEAD ISLAND PRIOR TO CONSTRUCTION.
4. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREW SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.
5. CONTRACTOR TO PROVIDE ONE SECTION OF FENCE MOCK-UP FOR OWNER APPROVAL OF POST, RAIL DETAIL, AND PAINT COLOR.

6 // L600 FENCE (WILD HORSE ROAD)
SCALE: 3/4" - 1'-0"



SECTION



PLAN DIAGRAM
REFER TO SECTION AND ELEVATION FOR INFORMATION

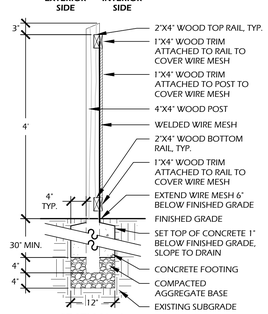
EXTERIOR ELEVATION

MATERIAL SPECIFICATION:
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
WOOD COLOR: STAINED CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL)

WELDED WIRE MESH: 10 GAUGE, 4"X4" GRID
MESH COLOR: PAINTED CHARLESTON GREEN (TYPICAL ALL POSTS) (HEX#232B2B OR APPROVED EQUAL)

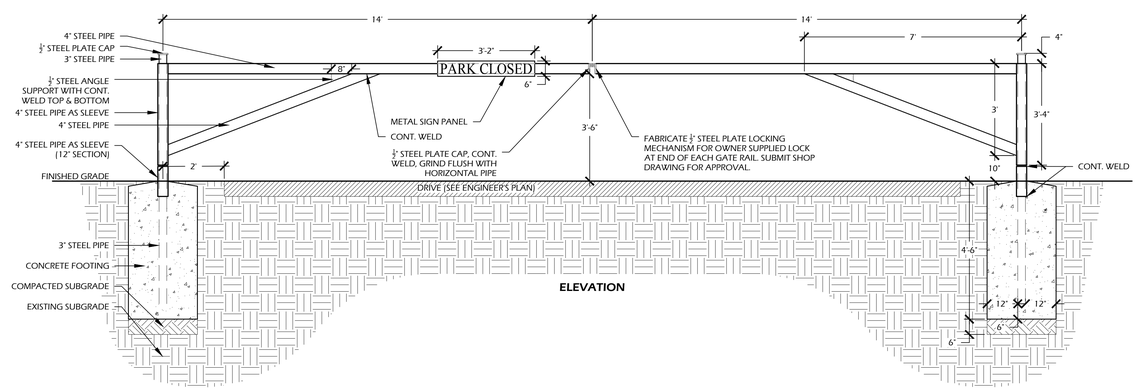
CONCRETE: 3,000 P.S.I. @ 28 DAYS

NOTES:
1. REFER TO PLANS FOR GATE / CORNER LOCATIONS.
2. SLOPE ALL WOOD POSTS DOWNWARD ON EXTERIOR SIDE TO DRAIN.
3. WELDED WIRE MESH SHALL RUN CONTINUOUS ON INTERIOR SIDE OF FENCE. SEAMS, IF ANY SHALL BE COVERED BY WOOD TRIM PER DETAIL.
4. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.
5. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.



SECTION - A

7 // L600 FENCE (PERIMETER)
SCALE: 3/4" - 1'-0"



ELEVATION

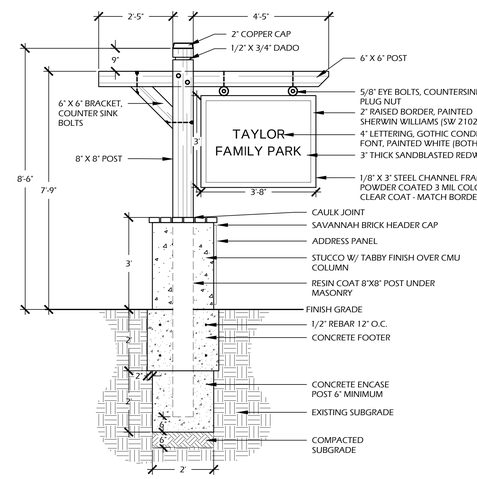
GATE SPECIFICATION:
POSTS: COMMERCIAL GRADE STEEL, POWDER COATED PAINT TO MATCH
GATE: COMMERCIAL GRADE ALUMINUM TUBING, CUSTOM BUILT
COLOR: POWDER-COAT BLACK. FINAL COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
HARDWARE: METAL, HEAVY DUTY, BLACK IN COLOR

OWNER TO APPROVE ALL HARDWARE AND OPENING MECHANISMS PRIOR TO INSTALLATION

OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

GENERAL NOTES:
1. CONTRACTOR TO PROVIDE 3' STEEL PIPE TO SECURE EACH SIDE OF GATE WHEN IN OPEN POSITION.
2. ALL GATE MATERIALS AND HARDWARE TO BE POWDER COATED BLACK.
3. SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER PRIOR TO CONSTRUCTION.
4. METAL SIGN PANEL TO BE FASTENED TO GATE WITH STAINLESS STEEL HARDWARE (VIEWED FROM VEHICLES ENTERING PARK). SIGNAGE TO BE .08" ALUMINUM SIGN PANEL. ALL LETTERING TO BE A REFLECTIVE WHITE AND A MINIMUM OF 4" HIGH. BACKGROUND COLOR TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO INSTALLATION.

8 // L600 ENTRY GATE
SCALE: 1/2" - 1'-0"



SECTION

NOTES:
1. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SIGNAGE APPLICATIONS AND PERMITTING PROCESS. ANY DISCREPANCY IN DESIGN MUST BE REPORTED TO LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
2. SIGN FABRICATOR SHALL PROVIDE SAMPLES OF PAINT COLORS AND FONT FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. SIGN FABRICATOR SHALL PROVIDE MOCKUP OF SIGN PANEL WITH APPROVED COLOR(S) AND FONT(S) FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. ALL ATTACHMENTS SHALL BE STAINLESS STEEL SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.
5. ALL WOOD TO BE #1 GRADE PRESSURE TREATED SOUTHERN YELLOW PINE UNLESS OTHERWISE STATED.
6. ALL WOOD TO BE STAINED SHALL RECEIVE 1 COAT PRIMER AND 2 COATS CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL), UNLESS OTHERWISE STATED.

SIGNAGE MANUFACTURER INFO:
SIGN D'SIGN
270 RED CEDAR ST.
BLUFFTON, SOUTH CAROLINA

CONTACT: SEAN CONGLETON
EMAIL: SCONGLETON@SIGN-DSIGN.COM
PHONE: (843) 757.8424

ATTACHMENT INFORMATION:
ATTACH SIGN PANEL TO WOOD POST(S) WITH COUNTER SUNK STAINLESS EYE BOLT, & 1" OVERSIZED PLUG NUT

SIGN INFORMATION:
WOOD: NO. 1 SOUTHERN YELLOW PINE
PANEL COLOR: CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL)
POST COLOR: STAINED CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL)

LETTERING INFORMATION:
FONT: TO MATCH EXISTING LOGO SIGNAGE AT TOHHI PARKS
FONT COLOR: WHITE

OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. @ 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

9 // L600 ENTRY SIGN
SCALE: 1/2" - 1'-0"

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THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR
TAYLOR FAMILY PARK
WILD HORSE ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

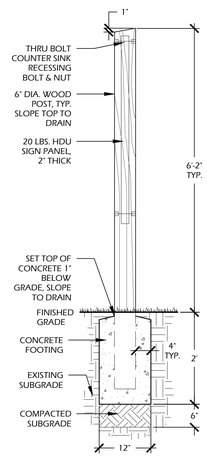
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PROJECT NO.:	22-063-13
DRAWN BY:	JM, ED
CHECKED BY:	BW

DRB SUBMITTAL SET, NOT FOR CONSTRUCTION

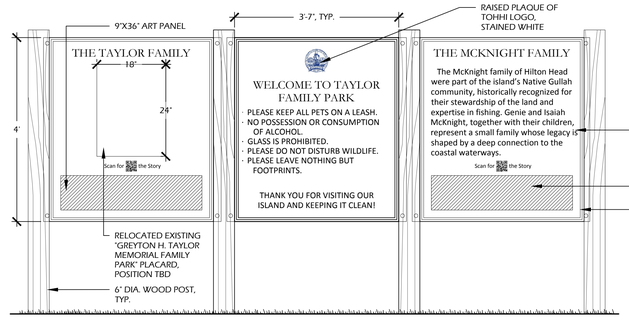
REVISIONS:

DRAWING TITLE
SITE DETAILS - 01

DRAWING NUMBER
L600



SECTION



FRONT ELEVATION

NOTES:
1. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SIGNAGE APPLICATIONS AND PERMITTING PROCESS. ANY DISCREPANCY IN DESIGN MUST BE REPORTED TO LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
2. SIGN VERBIAGE SHALL CONFORM TO ALL FEDERAL, STATE, COUNTY AND LOCAL CODES AND SHALL BE FINALIZED WITH OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. SIGN FABRICATOR SHALL PROVIDE SAMPLES OF PAINT COLORS AND FONT FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. SIGN FABRICATOR SHALL PROVIDE MOCKUP OF SIGN PANEL WITH APPROVED COLOR(S) AND FONT(S) FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. SLOPE POSTS AWAY FROM SIGN TO DRAIN.
6. ALL ATTACHMENTS SHALL BE STAINLESS STEEL SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.
7. ALL WOOD TO BE STAINED SHALL RECEIVE 1 COAT PRIMER AND 2 COATS CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL), UNLESS OTHERWISE STATED.

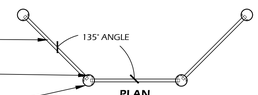
OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

ATTACHMENT INFORMATION:
ATTACH SIGN PANEL TO WOOD POST(S) WITH 3/8" LAG SCREW AT ALL 4 CORNERS. COUNTERSINK AND PAINT TO MATCH SIGN PANEL.

WOOD POST INFORMATION:
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
COLOR: STAINED CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL)



EXISTING 'GREYTON H. TAYLOR MEMORIAL FAMILY PARK" PLACARD



PLAN
N.T.S.

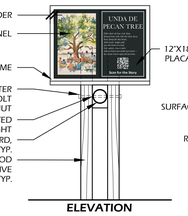
SIGN PANEL INFORMATION:
COLOR: STAINED CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL)
BORDER: STAINED WHITE

LETTERING INFORMATION:
TITLE FONT: BASKERVILLE
BODY FONT: CALIBRI
SIZE: 'WELCOME TO TAYLOR FAMILY PARK' 2" MIN., GENERAL TEXT: 1.5" MIN.
COLOR: STAINED WHITE

COORDINATE WITH SPARK FORMATION FOR SIGN CONTENTS
CONTACT: JASMINE WHITE
EMAIL: JASMINEDANIELWHITE@GMAIL.COM
PHONE: (806) 680.0957

ART PANEL INFORMATION:
WOOD: ¾" BALTIC BIRCH PLYWOOD OR APPROVED EQUAL
NOTES: GENERAL CONTRACTOR TO COORDINATE WITH SPARK FORMATION/LOCAL ARTIST TO SUPPLY ART PANELS, APPLY WATER-BASED POLYURETHANE SEALANT AFTER PAINTING OR ENGRAVING IS COMPLETE. ART PANELS TO BE ATTACHED TO WOOD SIGN WITH WOOD SCREWS.

CONTACT: JASMINE WHITE
EMAIL: JASMINEDANIELWHITE@GMAIL.COM
PHONE: (806) 680.0957



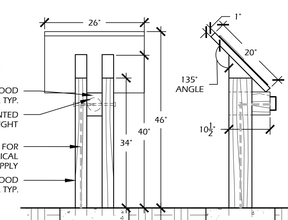
ELEVATION

NOTES:
1. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SIGNAGE APPLICATIONS AND PERMITTING PROCESS. ANY DISCREPANCY IN DESIGN MUST BE REPORTED TO LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
2. SIGN FABRICATOR SHALL PROVIDE SAMPLES OF PAINT COLORS AND FONT FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. SIGN FABRICATOR SHALL PROVIDE MOCKUP OF SIGN PANEL WITH APPROVED COLOR(S) AND FONT(S) FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. ALL ATTACHMENTS SHALL BE STAINLESS STEEL SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.
5. ALL WOOD TO BE STAINED SHALL RECEIVE 1 COAT PRIMER AND 2 COATS CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL), UNLESS OTHERWISE STATED.

WOOD INFORMATION:
WOOD: NO. 1 SOUTHERN YELLOW PINE
POST COLOR: STAINED CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL)

OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. @ 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

ATTACHMENT INFORMATION:
ATTACH SIGN PANEL WITH 3/8" LAG SCREW AT ALL 4 CORNERS. COUNTERSINK AND PAINT TO MATCH SIGN PANEL.



REAR SECTION **SIDE SECTION**

LIGHT INFORMATION:
NITELITES
6107 MARKET AVE.
FRANKLIN, OH 45005
PHONE: (513) 424.5510
WEB: WWW.NITELITES.COM

MODEL: NITE-085 LV
FINISH: AGED BRASS
BULB: NITE-427 LED
WATTAGE: 1 WATTS
TEMPERATURE: 2700K
MOUNTING: SURFACE

OR APPROVED EQUAL

PLACARD LEGEND
1. **TRANSPORTATION -** TIMELINE STORY OF TRANSPORTATION ON THE ISLAND
2. **PLAYGROUND -** DESCRIPTIONS OF THE MEANING AND RELEVANCE OF THE EQUIPMENT
3. **PECAN TREE -** HISTORY OF GATHERING AROUND THE TREE, AND THE STRENGTH AND WISDOM OF THE ELDERS.
4. **PRIMARY DINING -** HOLIDAY TRADITIONS STORY
5. **SECONDARY DINING AREA -** THOUGHTS ON THE VALUE OF GENERATIONAL RELATIONSHIPS, TRADITIONS, MEANINGS
6. **FISHING PRACTICES**
7. **CHILDHOOD FISHING STORY**



PLACARD EXAMPLE



METAL FRAME EXAMPLE

PLACARD SIGN MANUFACTURER INFO:
SIGN D' SIGN
270 RED CEDAR STREET SUITE 102
BLUFFTON, SC 29910

CONTACT: SEAN CONGLETON
EMAIL: SCONGLETON@SIGN-DSIGN.COM
PHONE: (843) 757.8424

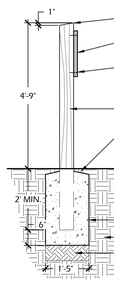
COORDINATE WITH SPARK FORMATION FOR TITLE AND TEXT.
CONTACT: JASMINE WHITE
EMAIL: JASMINEDANIELWHITE@GMAIL.COM
PHONE: (806) 680.0957

METAL FRAME INFO:
SIGN D' SIGN
270 RED CEDAR STREET SUITE 102
BLUFFTON, SC 29910

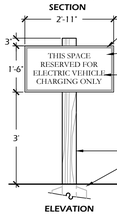
CONTACT: SEAN CONGLETON
EMAIL: SCONGLETON@SIGN-DSIGN.COM
PHONE: (843) 757.8424

SPEC: DOUBLE, 45-DEGREE SET OF SLEEVES WITH FRAME FOR AN 18"H X 24"W X 1/8" PANEL (PANEL WIDTH DOES **NOT** INCLUDE BORDER). BLACK TEXTURE POWDER-COATED ALUMINUM. FOR CONTRACTOR-SUPPLIED, 3'X6' WOOD POSTS.

1 // L601 WELCOME SIGN
SCALE: 3/4" - 1'-0"



SECTION



ELEVATION

SIGN PANEL INFORMATION:
MATERIAL: 2" 20 LBS. HIGH DENSITY URETHANE
PANEL COLOR: STAINED CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL)

WOOD INFORMATION:
WOOD: NO. 1 SOUTHERN YELLOW PINE
POST COLOR: STAINED CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL)

LETTERING INFORMATION:
FONT: 2" BASKERVILLE
FONT COLOR: STAINED WHITE

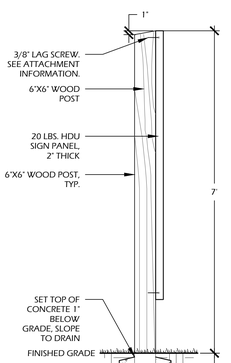
ATTACHMENT INFORMATION:
ATTACH SIGN PANEL TO WOOD POST(S) WITH 3/8" LAG SCREW AT ALL 4 CORNERS. COUNTERSINK AND PAINT TO MATCH SIGN PANEL.

OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. @ 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

SIGNAGE MANUFACTURER INFO:
SIGN D' SIGN
270 RED CEDAR STREET SUITE 102
BLUFFTON, SC 29910

CONTACT: SEAN CONGLETON
EMAIL: SCONGLETON@SIGN-DSIGN.COM
PHONE: (843) 757.8424

NOTES:
1. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SIGNAGE APPLICATIONS AND PERMITTING PROCESS. ANY DISCREPANCY IN DESIGN MUST BE REPORTED TO LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
2. SIGN FABRICATOR SHALL PROVIDE SAMPLES OF PAINT COLORS AND FONT FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. SIGN FABRICATOR SHALL PROVIDE MOCKUP OF SIGN PANEL WITH APPROVED COLOR(S) AND FONT(S) FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. ALL ATTACHMENTS SHALL BE STAINLESS STEEL SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.
5. ALL WOOD TO BE STAINED SHALL RECEIVE 1 COAT PRIMER AND 2 COATS CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL), UNLESS OTHERWISE STATED.



SECTION **FRONT ELEVATION**

NOTES:
1. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SIGNAGE APPLICATIONS AND PERMITTING PROCESS. ANY DISCREPANCY IN DESIGN MUST BE REPORTED TO LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
2. SIGN VERBIAGE SHALL CONFORM TO ALL FEDERAL, STATE, COUNTY AND LOCAL CODES AND SHALL BE FINALIZED WITH OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. SIGN FABRICATOR SHALL PROVIDE SAMPLES OF PAINT COLORS AND FONT FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. SIGN FABRICATOR SHALL PROVIDE MOCKUP OF SIGN PANEL WITH APPROVED COLOR(S) AND FONT(S) FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. SLOPE POSTS AWAY FROM SIGN TO DRAIN.
6. ALL ATTACHMENTS SHALL BE STAINLESS STEEL SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.
7. SIGNAGE TO BE VERIFIED BY TOWN OF HILTON HEAD PRIOR TO PRODUCTION.
8. ALL WOOD TO BE STAINED SHALL RECEIVE 1 COAT PRIMER AND 2 COATS CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL), UNLESS OTHERWISE STATED.

2 // L601 TRAIL MARKER SIGN
SCALE: N.T.S.

SIGN PANEL INFORMATION:
MATERIAL: 2" 20 LBS. HIGH DENSITY URETHANE
COLOR: STAINED CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL)
BORDER: STAINED WHITE

LETTERING INFORMATION:
TITLE FONT: BASKERVILLE
BODY FONT: CALIBRI
SIZE: 'WELCOME TO TAYLOR FAMILY PARK PLAYGROUND' 2" MIN., GENERAL TEXT: 1.5" MIN.
COLOR: STAINED WHITE

WOOD POST INFORMATION:
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
COLOR: STAINED CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL)

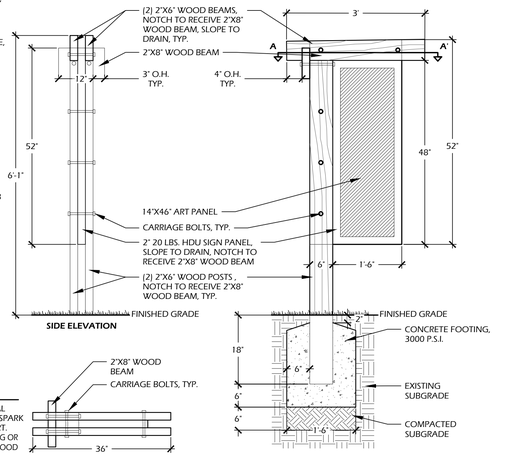
ATTACHMENT INFORMATION:
ATTACH SIGN PANEL TO WOOD POST(S) WITH 3/8" LAG SCREW AT ALL 4 CORNERS. COUNTERSINK AND PAINT TO MATCH SIGN PANEL.

OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

PANEL ART INFORMATION:
WOOD: ¾" BALTIC BIRCH PLYWOOD OR APPROVED EQUAL
NOTES: GENERAL CONTRACTOR TO COORDINATE WITH SPARK FORMATION/LOCAL ARTIST TO SUPPLY ART PANELS. APPLY WATER-BASED POLYURETHANE SEALANT AFTER PAINTING OR ENGRAVING IS COMPLETE. ART PANELS TO BE ATTACHED TO WOOD SIGN WITH WOOD SCREWS.

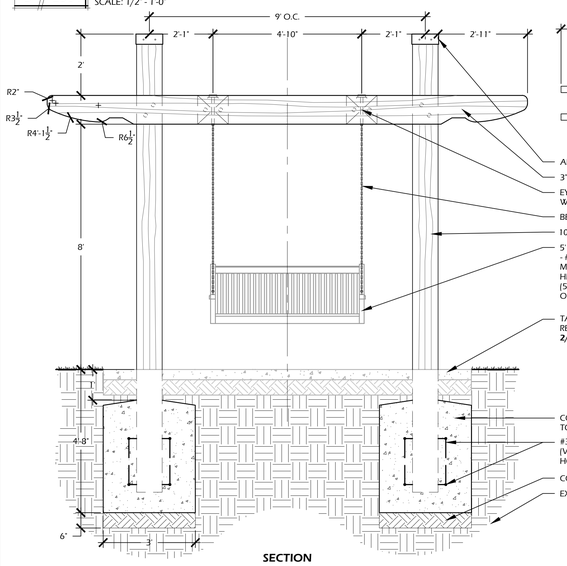
CONTACT: JASMINE WHITE
EMAIL: JASMINEDANIELWHITE@GMAIL.COM
PHONE: (806) 680.0957

NOTES:
1. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SIGNAGE APPLICATIONS AND PERMITTING PROCESS. ANY DISCREPANCY IN DESIGN MUST BE REPORTED TO LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
2. SIGN VERBIAGE SHALL CONFORM TO ALL FEDERAL, STATE, COUNTY AND LOCAL CODES AND SHALL BE FINALIZED WITH OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. SIGN FABRICATOR SHALL PROVIDE SAMPLES OF PAINT COLORS AND FONT FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. SIGN FABRICATOR SHALL PROVIDE MOCKUP OF SIGN PANEL WITH APPROVED COLOR(S) AND FONT(S) FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. ALL ATTACHMENTS SHALL BE STAINLESS STEEL SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.
6. ALL WOOD TO BE STAINED SHALL RECEIVE 1 COAT PRIMER AND 2 COATS CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL), UNLESS OTHERWISE STATED.

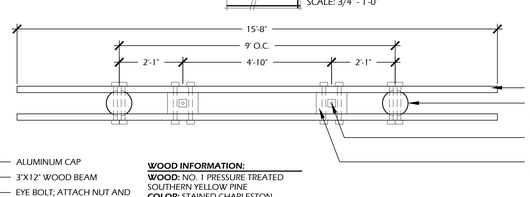


SIDE ELEVATION **FRONT ELEVATION** **PLAN SECTION A-A'**

3 // L601 E.V. CHARGER SIGN
SCALE: 1/2" - 1'-0"



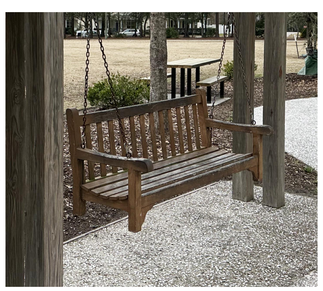
SECTION



WOOD INFORMATION:
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
COLOR: STAINED CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL)

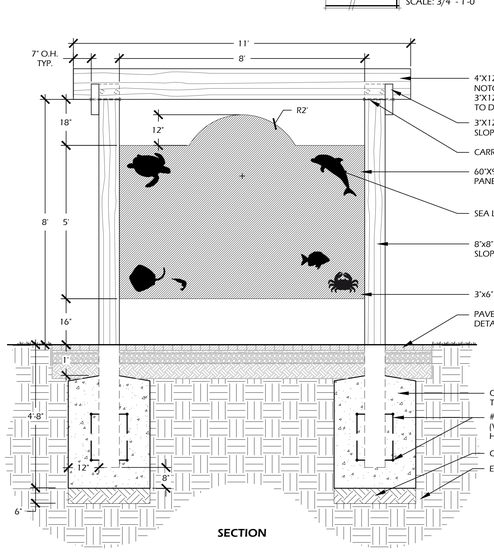
OTHER INFORMATION:
CONCRETE FOOTINGS: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:
1. CONTRACTOR SHALL VERIFY ALL WOOD MEMBERS FOR APPROPRIATE SIZE, SPACING, ATTACHMENTS AND STRUCTURAL STABILITY PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO OWNER AND / OR LANDSCAPE ARCHITECT.
2. ALL ATTACHMENTS SHALL BE STAINLESS STEEL SUITABLE FOR PRESSURE TREATED WOOD. NO NAILS SHALL BE USED.
3. ALL NOTCHES SHALL BE SHOP CUT TO ASSURE TIGHT JOINTS. EACH MEMBER SHALL BE DRIVEN HOME TO ASSURE TIGHT FIT. PILOT HOLES SHALL BE DRILLED FOR EACH CARRIAGE BOLT. PLUG AND SEAL.
4. FINISH ALL SIDES AND CAULK ALL JOINTS WITH APPROPRIATE EXTERIOR CAULK PRIOR TO FINISHING.
5. ALUMINUM CAP TO BE POWDER COATED, STAINED CHARLESTON GREEN.
6. ALL WOOD TO BE STAINED SHALL RECEIVE 1 COAT PRIMER AND 2 COATS CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL), UNLESS OTHERWISE STATED.

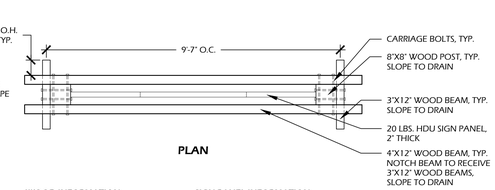


EXAMPLE OF BENCH

4 // L601 PLAYGROUND RULES SIGN
SCALE: 3/4" - 1'-0"



SECTION



PLAN

WOOD INFORMATION:
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
COLOR: STAINED CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL)

OTHER INFORMATION:
CONCRETE FOOTINGS: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

SIGN PANEL INFORMATION:
PANEL 1: FAMILY FISHING MURAL, FISHERMAN JOURNAL ENTRIES
PANEL 2: CAST NET: HISTORY & HOWOTO, LOW COUNTRY SEA LIFE CUT-OUTS

MATERIAL: 2" 20 LBS. HIGH DENSITY URETHANE
NOTES: GENERAL CONTRACTOR TO COORDINATE WITH SPARK FORMATION/LOCAL ARTIST FOR INSTALLATION. APPLY WATER-BASED POLYURETHANE SEALANT AFTER PAINTING OR ENGRAVING IS COMPLETE.

CONTACT: JASMINE WHITE
EMAIL: JASMINEDANIELWHITE@GMAIL.COM
PHONE: (806) 680.0957

NOTES:
1. CONTRACTOR SHALL VERIFY ALL WOOD MEMBERS FOR APPROPRIATE SIZE, SPACING, ATTACHMENTS AND STRUCTURAL STABILITY PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO OWNER AND / OR LANDSCAPE ARCHITECT.
2. ALL FASTENERS SHALL BE GALVANIZED & COUNTER-SUNK STAINLESS STEEL SUITABLE FOR PRESSURE TREATED WOOD. NO NAILS SHALL BE USED.
3. ALL NOTCHES SHALL BE SHOP CUT TO ASSURE TIGHT JOINTS. EACH MEMBER SHALL BE DRIVEN HOME TO ASSURE TIGHT FIT. PILOT HOLES SHALL BE DRILLED FOR EACH CARRIAGE BOLT. PLUG AND SEAL.
4. FINISH ALL SIDES AND CAULK ALL JOINTS WITH APPROPRIATE EXTERIOR CAULK PRIOR TO FINISHING.
5. ALL EXPOSED EDGES TO BE EASED.
6. ALL WOOD TO BE STAINED SHALL RECEIVE 1 COAT PRIMER AND 2 COATS CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL), UNLESS OTHERWISE STATED.

5 // L601 CHILDREN'S TRAIL MARKER (TWO SIDED)
SCALE: 3/4" - 1'-0"

6 // L601 ARBOR SWING
SCALE: 1/2" - 1'-0"

7 // L601 CAST NET BOARD (TWO SIDED)
SCALE: 1/2" - 1'-0"

Wimer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
89 Promenade Street, Suite 301 | Bluffton, South Carolina | 29910 | ph 843.757.7411

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DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS FOR

TAYLOR FAMILY PARK

WILD HORSE ROAD

TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

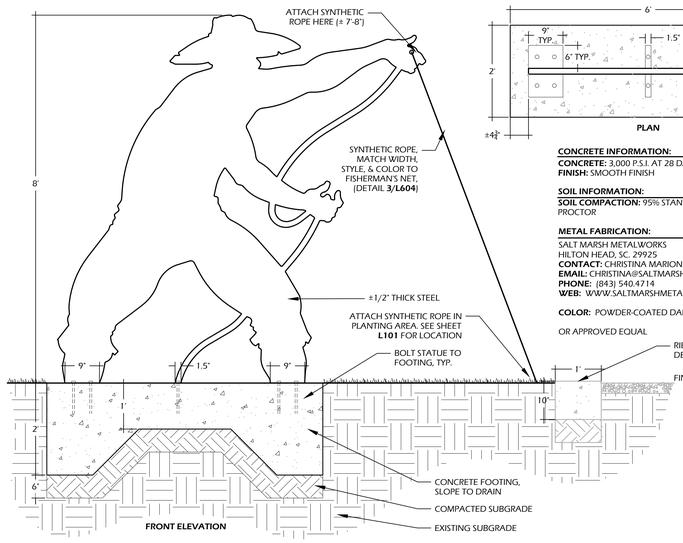
DATE:	AUG 12, 2025
PROJECT NO.:	22-063-13
DRAWN BY:	JM, ED
CHECKED BY:	BW

DRB SUBMITTAL SET, NOT FOR CONSTRUCTION

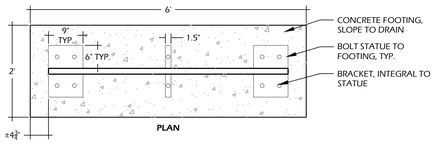
REVISIONS:

DRAWING TITLE
SITE DETAILS - 02

DRAWING NUMBER
L601



FRONT ELEVATION



PLAN

CONCRETE INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: SMOOTH FINISH

SOIL INFORMATION:
SOIL COMPACTION: 95% STANDARD PROCTOR

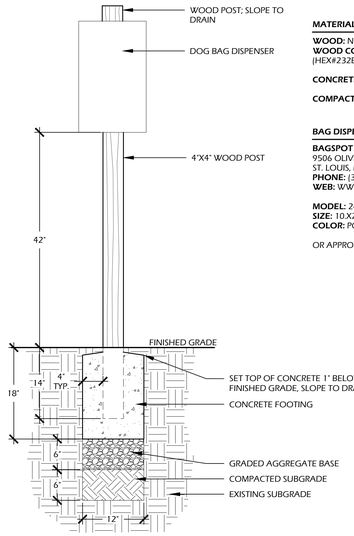
METAL FABRICATION:
SALT MARSH METALWORKS
HILTON HEAD, SC. 29925
CONTACT: CHRISTINA MARION
EMAIL: CHRISTINA@SALTMARSHMETALWORKS.COM
PHONE: (843) 540.4714
WEB: WWW.SALTMARSHMETALWORKS.COM

COLOR: POWDER-COATED DARK BRONZE

OR APPROVED EQUAL

NOTES:
1. METAL FABRICATOR TO PROVIDE COLOR SAMPLE PRIOR TO POWDER COATING FOR APPROVAL BY LANDSCAPE ARCHITECT.
2. METAL FABRICATOR TO PROVIDE MOCK-UP OF STATUE PRIOR TO FABRICATION FOR APPROVAL BY LANDSCAPE ARCHITECT OR SPARK FORMATION.

1 L602 FISHERMAN STATUE
SCALE: 3/4" - 1'-0"



MATERIAL SPECIFICATION:

WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
WOOD COLOR: STAINED CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL)

CONCRETE: 3,000 P.S.I. @ 28 DAYS

COMPACTED SUBGRADE: 95% STANDARD PROCTOR

BAG DISPENSER SPECIFICATION:

BAGSPOT
9506 OLIVE BLVD. #313
ST. LOUIS, MO 63132
PHONE: (314) 755.1037
WEB: WWW.BAGSPOT.COM

MODEL: 2-N-1 DISPENSER (BGSPTDISP1001)
SIZE: 10.X25" W x 17.5" H x 4" D
COLOR: POWDER COATED ALUMINUM (GREEN)

OR APPROVED EQUAL



BAG DISPENSER IMAGE

2 L602 DOG WASTE STATION
SCALE: 1" - 1'-0"



MANUFACTURER INFORMATION:
NITELITES
6107 MARKET AVE.
FRANKLIN, OH 45005
PHONE: (513) 424.5510
WEB: WWW.NITELITES.COM

MODEL: NITE-004 BULLET
FINISH: AGED BRASS
BULB: NITE-429BRSW MR16 LED
WATTAGE: 5 WATTS
TEMPERATURE: 2700K
MOUNTING: STAKE

OR APPROVED EQUAL

3 L602 UP LIGHT
SCALE: N.T.S.



MANUFACTURER INFORMATION:
NITELITES
6107 MARKET AVE.
FRANKLIN, OH 45005
PHONE: (513) 424.5510
WEB: WWW.NITELITES.COM

MODEL: NITE-025DL DOWN LIGHT
FINISH: AGED BRASS
BULB: NITE-429BRSW MR16 LED
WATTAGE: 5 WATTS
TEMPERATURE: 2700K
MOUNTING: TREE MOUNT

OR APPROVED EQUAL

4 L602 DOWN LIGHT
SCALE: N.T.S.

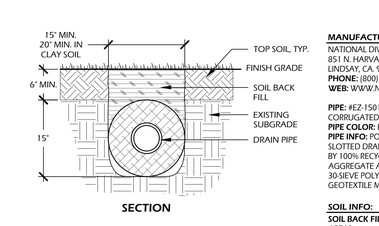


MANUFACTURER INFORMATION:
PALMETTO ELECTRIC
PHONE: (843) 681.0058
WEB: WWW.PALMETTO.COOP

MODEL: SMALL AUTOBAHN 175EQ LED
POST: 15' HEIGHT LAMINATED WOOD
LIGHT TO MATCH CELEBRATION PARK SPECIFICATION

OR APPROVED EQUAL

5 L602 STREET LIGHT
SCALE: N.T.S.



SECTION

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. ADDITIONAL COVER MAY BE REQUIRED BASED ON SITE CONDITIONS. 12" COVER REQUIRED TO OBTAIN AN H-10 LOAD RATING.
3. DO NOT SCALE DRAWING.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.CADDETAILS.COM/INFO AND ENTER REFERENCE NUMBER 558-028

MANUFACTURER INFO:
NATIONAL DIVERSIFIED SALES, INC.
851 N. HARVARD AVE.
LINDSAY, CA. 93247
PHONE: (800) 726.1994
WEB: WWW.NDSPRO.COM

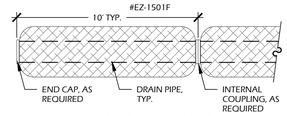
PIPE: #EZ-1501F, 15" MESH WITH 6" CORRUGATED PERFORATED PIPE
PIPE COLOR: BLACK
PIPE INFO: POLYETHYLENE SLOTTED DRAIN PIPE SURROUNDED BY 100% RECYCLED POLYSTYRENE AGGREGATE AND ENCLOSED IN 30-SIEVE POLYETHYLENE GEOTEXTILE MESH

COUPLING: #6C07, 6" CORRUGATED INTERNAL COUPLING, AS REQUIRED
COUPLING COLOR: BLACK
END CAP: #6C06, 6" CORRUGATED END CAP, AS REQUIRED.
END CAP COLOR: BLACK

NDS – We put water in its place
558-028
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REVISION DATE 09/23/2015
CADdetails.com

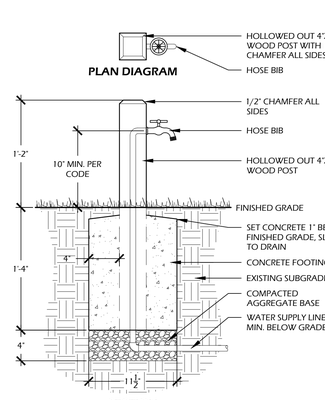
SOIL INFO:
SOIL BACK FILL: TOP SOIL BACK FILL, OR GRAVEL WITH 3" TOP SOIL IN CLAY AREAS

STORAGE AND FLOW INFO:



STORAGE VOLUME = 45.8 GALLONS
(6.1225 CU. FT.) PER SECTION. FLOW RATE = 345.0 GPM (1% SLOPE)

6 L602 FRENCH DRAIN
SCALE: N.T.S.



SECTION

HOSE BIB INFORMATION:
MANUFACTURER:
MATCO-NORCA
1150 SILBER RD.
HOUSTON, TX. 77055
PHONE: (800) 935.5456
WEB: WWW.MATCO-NORCA.COM

MODEL: 646R HOSE BIB
FINISH: CAST BRASS
NOTE: INSTALL PER MANUFACTURERS SPECIFICATION.

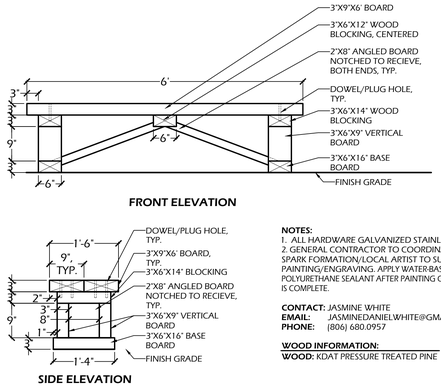
OR APPROVED EQUAL

WOOD INFORMATION:
WOOD: NO.1 PRESSURE TREATED SOUTHERN YELLOW PINE
COLOR: STAINED CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL)

CONCRETE INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS

NOTES:
1. MANUFACTURER TO PROVIDE SPECIFICATIONS FOR CONTRACTOR REFERENCE.
2. CONTRACTOR SHALL PROVIDE DRAIN PLUG FOR HOSE BIB DURING FREEZING WEATHER.
3. ALL PIPING / PLUMBING SHALL BE CONCEALED WITHIN WOOD POST. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
4. ALL WOOD TO BE STAINED SHALL RECEIVE 1 COAT PRIMER AND 2 COATS CHARLESTON GREEN (HEX#232B2B OR APPROVED EQUAL), UNLESS OTHERWISE STATED.

7 L602 HOSE BIB
SCALE: 1½" - 1'-0"



FRONT ELEVATION

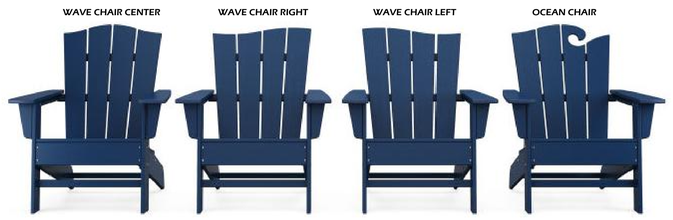
SIDE ELEVATION

NOTES:
1. ALL HARDWARE GALVANIZED STAINLESS STEEL.
2. GENERAL CONTRACTOR TO COORDINATE WITH SPARK FORMATION/LOCAL ARTIST TO SUPPLY PAINTING/ENGRAVING. APPLY WATER-BASED POLYURETHANE SEALANT AFTER PAINTING OR ENGRAVING IS COMPLETE.

CONTACT: JASMINE WHITE
EMAIL: JASMINEDANIELWHITE@GMAIL.COM
PHONE: (806) 680.0957

WOOD INFORMATION:
WOOD: KDAT PRESSURE TREATED PINE

8 L602 BENCH
SCALE: 3/4" - 1'-0"



MANUFACTURER INFORMATION:
POLYWOOD
PHONE: (855) 935.5550
WEB: WWW.POLYWOOD.COM

MODEL: WAVE COLLECTION
COLOR: NAVY
QUANTITY:
1 - WAVE CHAIR CENTER
1 - WAVE CHAIR RIGHT
1 - WAVE CHAIR LEFT

OR APPROVED EQUAL

9 L602 ADIRONDACK CHAIR
SCALE: N.T.S.

Wilmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
89 Promenade Street, Suite 301 | Bluffton, South Carolina | 29910 | ph 843.757.7411

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THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR
TAYLOR FAMILY PARK
WILD HORSE ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	AUG 12, 2025
PROJECT NO.:	22-063-13
DRAWN BY:	JM, ED
CHECKED BY:	BW

DRB SUBMITTAL SET, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS - 03

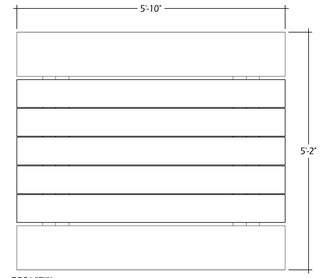
DRAWING NUMBER
L602

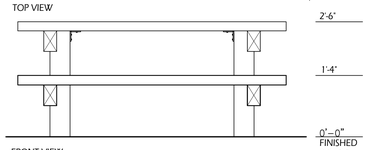


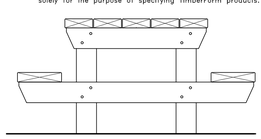
MANUFACTURER INFORMATION:
COUNTRY CASUAL TEAK
7601 RICKENBACKER DRIVE
GAITHERSBURG, MD 20879
PHONE: (800) 289.8325
WEB: WWW.COUNTRYCASUALTEAK.COM

MODEL: 5' RAD. CURVED BACKLESS BENCH (#4510)
FINISH: TEAK MILDEW & STAIN GUARD

OR APPROVED EQUAL







MANUFACTURER INFORMATION:
COLUMBIA CASCADE COMPANY
1300 S.W. SIXTH AVENUE, SUITE 310
PORTLAND, OR. 97201-3464
PHONE: (503) 233.1157
WEB: WWW.TIMBERFORM.COM

MODEL: TIMBERFORM ARBOR TABLE, NO. 2244-6, 6' PICNIC TABLE WITH SEATS
FINISH: KILN-DRIED DOUGLAS FIR
MOUNT: FREESTANDING
ENGRAVING: GENERAL CONTRACTOR TO COORDINATE WITH SPARK FORMATION/LOCAL ARTIST FOR ENGRAVING/PAINTING. APPLY WATER-BASED POLYURETHANE SEALANT AFTER PAINTING OR ENGRAVING IS COMPLETE.

CONTACT: JASMINE WHITE
EMAIL: JASMINEDANIELWHITE@GMAIL.COM
PHONE: (806) 680.0957

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MANUFACTURER INFORMATION:
THE CHARMING BENCH COMPANY
113 SUNSET DRIVE
WORLAND, WY 82401
PHONE: (888) 846-0562
WEB: WWW.THECHARMINGBENCHCOMPANY.COM

MODEL: 56' WOODEN ROUND PICNIC TABLE SET
FINISH: UNFINISHED
DESIGN: STANDARD
UMBRELLA HOLE: NO

ENGRAVING: GENERAL CONTRACTOR TO COORDINATE WITH SPARK FORMATION/LOCAL ARTIST FOR ENGRAVING/PAINTING. APPLY WATER-BASED POLYURETHANE SEALANT AFTER PAINTING OR ENGRAVING IS COMPLETE.

CONTACT: JASMINE WHITE
EMAIL: JASMINEDANIELWHITE@GMAIL.COM
PHONE: (806) 680.0957

OR APPROVED EQUAL

1 // L603 CURVED BENCH
SCALE: N.T.S.

2 // L603 PICNIC TABLE
SCALE: 3/4" - 1'-0"

3 // L603 ROUND PICNIC TABLE (STANDARD)
SCALE: N.T.S.

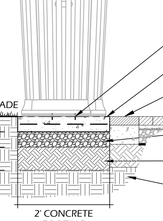
MANUFACTURER INFORMATION:
THE CHARMING BENCH COMPANY
113 SUNSET DRIVE
WORLAND, WY 82401
PHONE: (888) 846-0562
WEB: WWW.THECHARMINGBENCHCOMPANY.COM

MODEL: 56' WOODEN ROUND PICNIC TABLE SET
FINISH: UNFINISHED
DESIGN: ADA COMPLIANT
UMBRELLA HOLE: NO

ENGRAVING: GENERAL CONTRACTOR TO COORDINATE WITH SPARK FORMATION/LOCAL ARTIST FOR ENGRAVING/PAINTING. APPLY WATER-BASED POLYURETHANE SEALANT AFTER PAINTING OR ENGRAVING IS COMPLETE.

CONTACT: JASMINE WHITE
EMAIL: JASMINEDANIELWHITE@GMAIL.COM
PHONE: (806) 680.0957

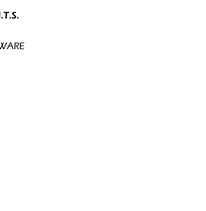
OR APPROVED EQUAL



MANUFACTURER INFORMATION:
MADRAX BICYCLE SECURITY
PHONE: (800) 448-7931
WEB: WWW.MADRAX.COM

MODEL: SHADOW BIKE RACK
COLOR: DARK BRONZE
OTHER INFO: CUSTOM OAR-INSPIRED SHADOW DESIGN
QUANTITY: 4

OR APPROVED EQUAL



MANUFACTURER INFORMATION:
THE PARK CATALOG
WEST PALM BEACH, FL. 33409
PHONE: (866) 280.9894
WEB: WWW.THEPARKCATALOG.COM

MODEL: #136-1022
BASE OPTION: SURFACE MOUNT
SHELF OPTION: 7X20 SHELF

OR APPROVED EQUAL

INSTALL PER MANUFACTURER'S SPECIFICATIONS

MANUFACTURER INFORMATION:
AUTEL ENERGY
36 HARBOR PARK DRIVE,
PORT WASHINGTON, NY 11050
PHONE: (844) 765-0150
WEB: WWW.AUTELENERGY.COM

MODEL: MAXI US AC 12KW
FINISH: DARK GREY
OTHER INFO: IN-BODY HOLSTER

MOUNT: AUTEL EV CHARGER PEDESTAL FLOOR STAND
MOUNT COLOR: BLACK

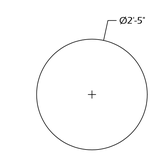
OR APPROVED EQUAL

4 // L603 ROUND PICNIC TABLE (ADA)
SCALE: N.T.S.

5 // L603 BIKE RACK
SCALE: N.T.S.

6 // L603 GRILL
SCALE: N.T.S.

7 // L603 E.V. CHARGING STATION
SCALE: N.T.S.

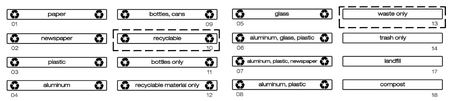


MANUFACTURER INFORMATION:
LANDSCAPEFORMS
431 LAWNDALE AVE.
KALAMAZOO, MI. 49048
PHONE: (800) 430.6209
WEB: WWW.LANDSCAPEFORMS.COM

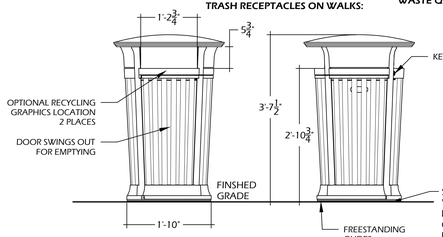
MODEL: POE LITTER RECEPTACLE
ACCESSORIES: STANDARD SIDE OPENING LID
GRAPHICS: #10 'RECYCLABLE'; #13 'WASTE ONLY'
METAL FINISH TRASH: POWDER COATED - FOREST
METAL FINISH RECYCLING: POWDER COATED - LOLL LEAF GREEN
WOOD FINISH: THERMALLY MODIFIED ASH
MOUNT: SURFACE MOUNT

RECYCLING QUANTITY (GRAPHIC #10): 2
WASTE QUANTITY (GRAPHIC #13): 10

GRAPHIC OPTIONS:

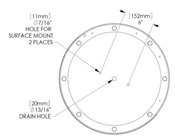


TRASH RECEPTACLES ON WALKS:



NOTES:
1. CONTRACTOR TO PROVIDE ANCHORING AND ATTACH TRASH RECEPTACLE TO WALKS AND CONCRETE ROUND FOOTINGS PER MANUFACTURERS SPEC.
2. ANCHORING TO BE LOCKABLE TO PREVENT TAMPERING AND/OR REMOVAL OF TRASH RECEPTACLE

TRASH RECEPTACLES IN MULCHED AREAS:



MOUNTING DIAGRAM N.T.S.

8 // L603 TRASH & RECYCLING RECEPTACLE
SCALE: N.T.S.

MANUFACTURER INFORMATION:
CIRCLE SWING

PHONE: (980) 254.0687
WEB: WWW.CIRCLESWING.COM

MODEL: SWING MODEL NO. 1
COLOR: NATURAL OAK

OR APPROVED EQUAL

NOTE: GENERAL CONTRACTOR TO COORDINATE WITH SPARK FORMATION TO FIELD LOCATE
CONTACT: JASMINE WHITE
EMAIL: JASMINEDANIELWHITE@GMAIL.COM
PHONE: (806) 680.0957

9 // L603 TREE SWING
SCALE: N.T.S.

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landscape architecture
land planning
www.wjkltd.com
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THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR
TAYLOR FAMILY PARK
WILD HORSE ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

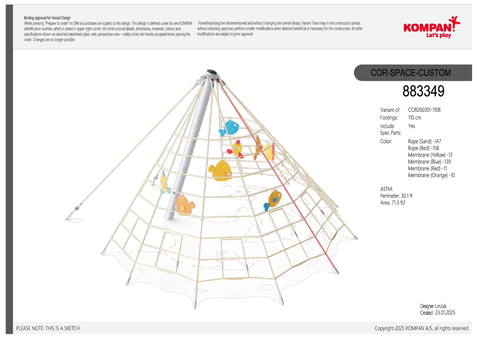
DATE:	AUG 12, 2025
PROJECT NO.:	22-063-13
DRAWN BY:	JM, ED
CHECKED BY:	BW

DRB SUBMITTAL SET, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS - 04

DRAWING NUMBER
L603



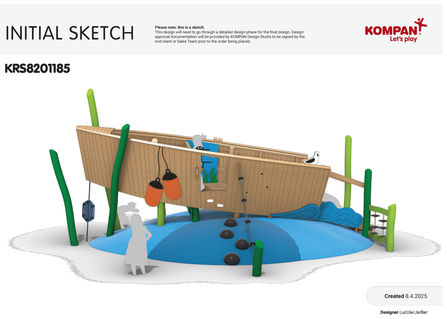
MANUFACTURER INFORMATION:
KOMPAN
605 W. HOWARD LANE
SUITE 101
AUSTIN, TX. 78753
PHONE: 1 (800) 426.9288
WEB: WWW.KOMPAN.COM

MODEL: COR-SPACE-CUSTOM #883349

OR APPROVED EQUAL

NOTE: CONTRACTOR TO CONFIRM FINAL COLOR SELECTIONS WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING.

1 // L604 FISHERMAN'S NET
SCALE: N.T.S.



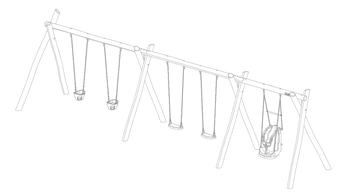
MANUFACTURER INFORMATION:
KOMPAN
605 W. HOWARD LANE
SUITE 101
AUSTIN, TX. 78753
PHONE: 1 (800) 426.9288
WEB: WWW.KOMPAN.COM

MODEL: KRS8201185

OR APPROVED EQUAL

NOTE: CONTRACTOR TO CONFIRM FINAL COLOR SELECTIONS WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING.

2 // L604 BATEAU BOAT
SCALE: N.T.S.



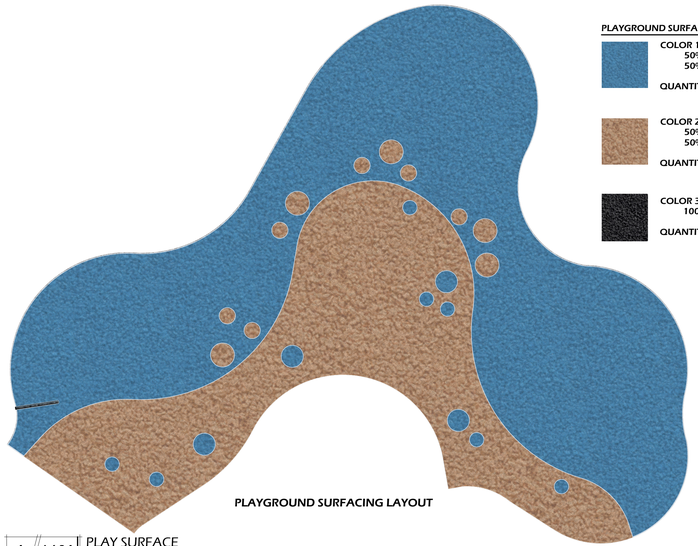
MANUFACTURER INFORMATION:
KOMPAN
605 W. HOWARD LANE
SUITE 101
AUSTIN, TX. 78753
PHONE: 1 (800) 426.9288
WEB: WWW.KOMPAN.COM

MODEL: NRO925-CUSTOM #20332068

OR APPROVED EQUAL

NOTE: CONTRACTOR TO CONFIRM FINAL COLOR SELECTIONS WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING.

3 // L604 SWING SET
SCALE: N.T.S.



PLAYGROUND SURFACING COLOR SELECTIONS:

COLOR 1: WATER
50% LIGHT BLUE (SUR11108-902 | RAL 5012)
50% BLACK (SUR11101-902 | RAL 9005)
QUANTITY: ±2,200 SF.

COLOR 2: SAND
50% SAND (SUR11117-902 | RAL 1011)
50% BLACK (SUR11101-902 | RAL 9005)
QUANTITY: ±1,210 SF.

COLOR 3: CAST NET ROPE
100% BLACK (SUR11101-902 | RAL 9005)
QUANTITY: ±1 SF.

MANUFACTURER INFORMATION:
KOMPAN
605 W. HOWARD LANE
SUITE 101
AUSTIN, TX. 78753
CONTACT: BURT CONNELLY
PHONE: (843) 513.4478
EMAIL: BURCON@KOMPAN.COM

RUBBERIZED SURFACE: FLEXOTOP™ ECO SURFACE
COLOR: SEE PLAYGROUND SURFACING COLOR SELECTIONS

OR APPROVED EQUAL

NOTE: CONTRACTOR TO CONFIRM FINAL COLOR SELECTIONS WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING.

4 // L604 PLAY SURFACE
SCALE: N.T.S.

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THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR
TAYLOR FAMILY PARK
WILD HORSE ROAD
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	AUG 12, 2025
PROJECT NO.:	22-063-13
DRAWN BY:	JM, ED
CHECKED BY:	BW

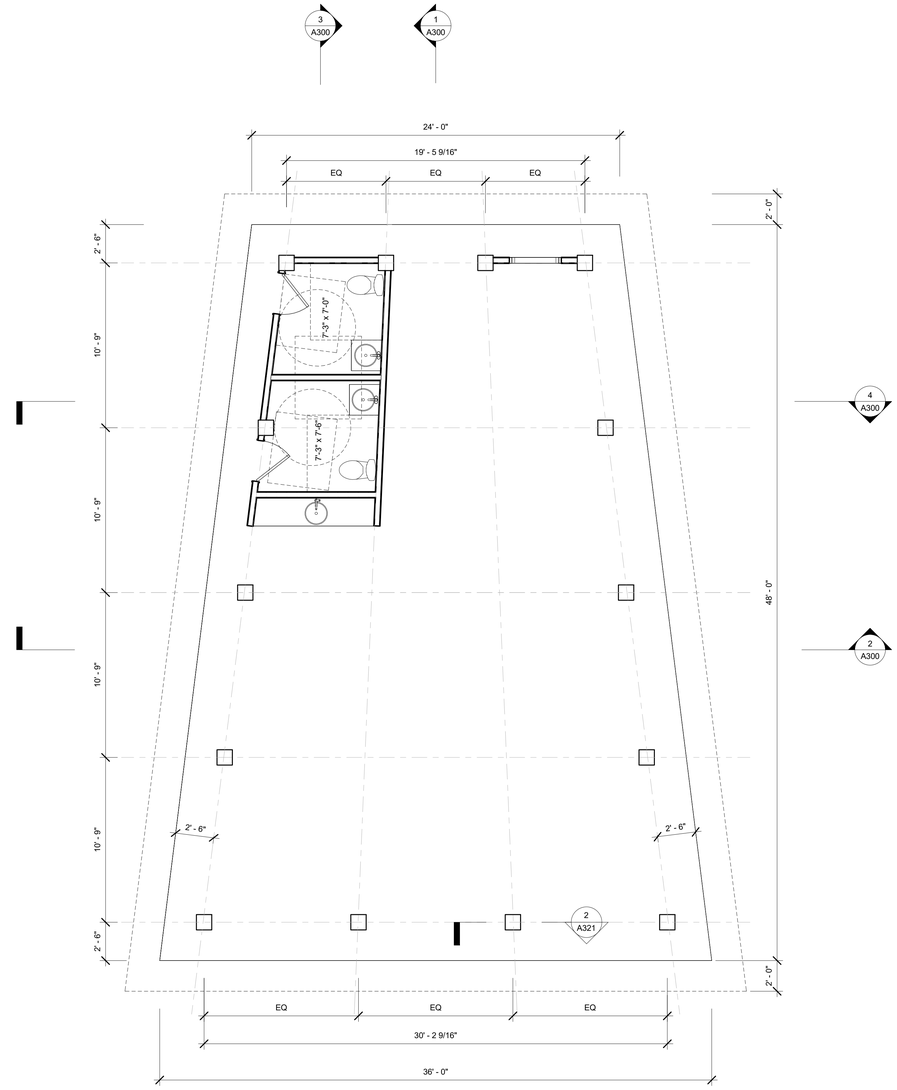
DRB SUBMITTAL SET, NOT FOR CONSTRUCTION

REVISIONS:

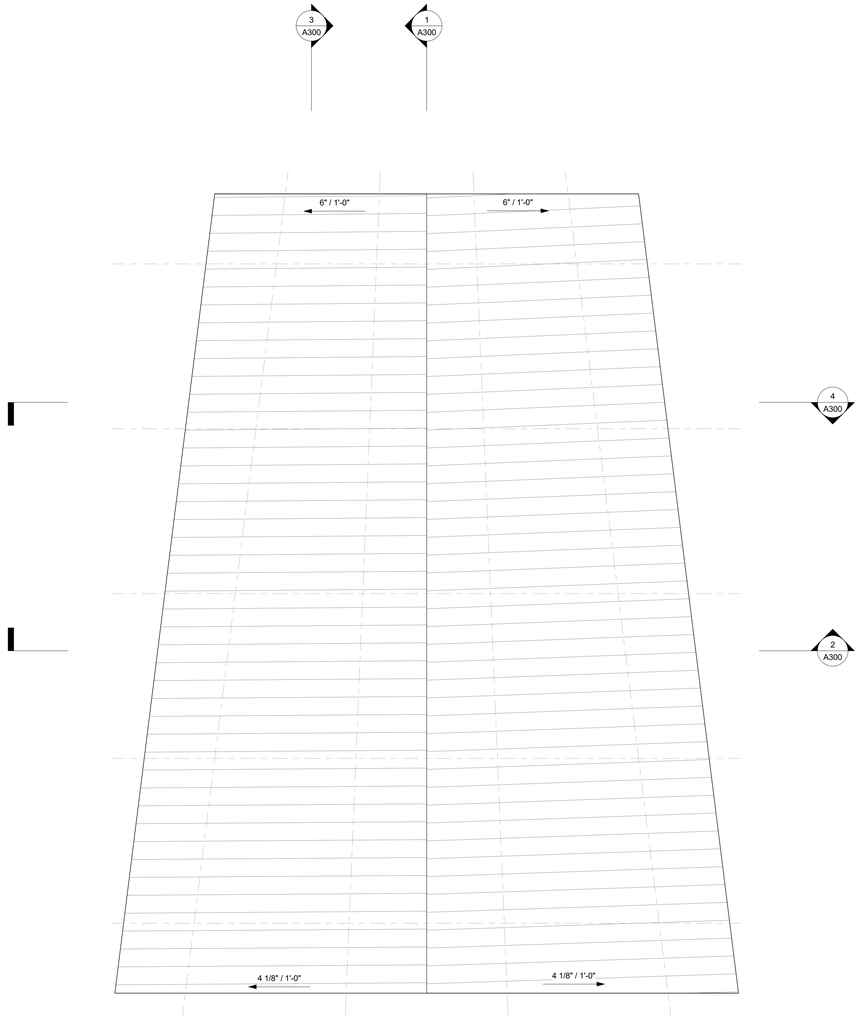
DRAWING TITLE
SITE DETAILS - 05

DRAWING NUMBER
L604


252 WILD HORSE ROAD
HILTON HEAD ISLAND, SC
SUMMER SUNSET
SUMMER SUNRISE
WINTER SUNSET
WINTER SUNRISE
MAIN SUMMER BREEZES
FROM THE SOUTHWEST
NORTH
Squire Pope Rd
Gumtree Rd
Wild Horse Rd
Blue Water Marina Dr
Hudson Rd
Squiregate Rd
Birdsong Way
Meadowlark Ln
Ladyslipper Ln
Cypress Marsh Dr
Headlands Dr
Chinaberry Dr
Riding Trail Ln
Winding Trail Ln
Orage Ln
Kings Ct
Colon Point Ct
Rebecca Cir
Shamrock Cir
Cobia Ct
Outlaw Rd
Bermuda Pointe Cir
Stingray Dr
Murray Ave
Shrimper's Row
Wright Pl
Farm Ln
Fatsabella Mnr
Jarvis Creek
Woodpecker Ln
Monticello Dr
Clifford Miller Dr
Katie Miller Dr
Eagin Ct
Caesar Pl
Kent Ct
Ocracoke Ln
Sullivans Ln
Rhiner Dr
Santy Pl
Marshside Dr
Lawyer Pl
Clara Sq
Bingen Mnr
Amelia Ct
Big Dipper Star Ln
Red Tip View
Willborn Rd
Corsea Dr
Screech Owl Ln
Jarvis Creek



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



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

THOMAS & DENZINGER ARCHITECTS

920 Bay Street, Beaufort, South Carolina 29902
Telephone 843 524 6361

138 St Philip Street, Suite 200, South Carolina 29413
P.O. Box 20157 Telephone 843 723 6651

CONCEPTUAL

Project Title
Taylor Family Park

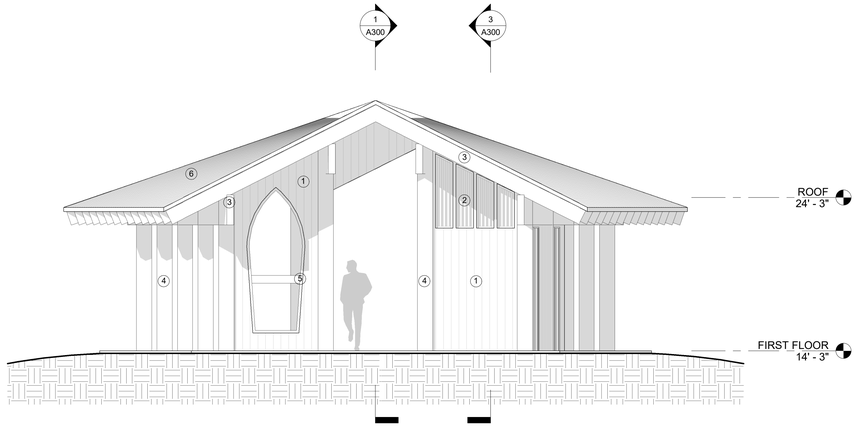
252 Wild Horse Road
Hilton Head Island, SC

Drawing Title
FLOOR PLANS

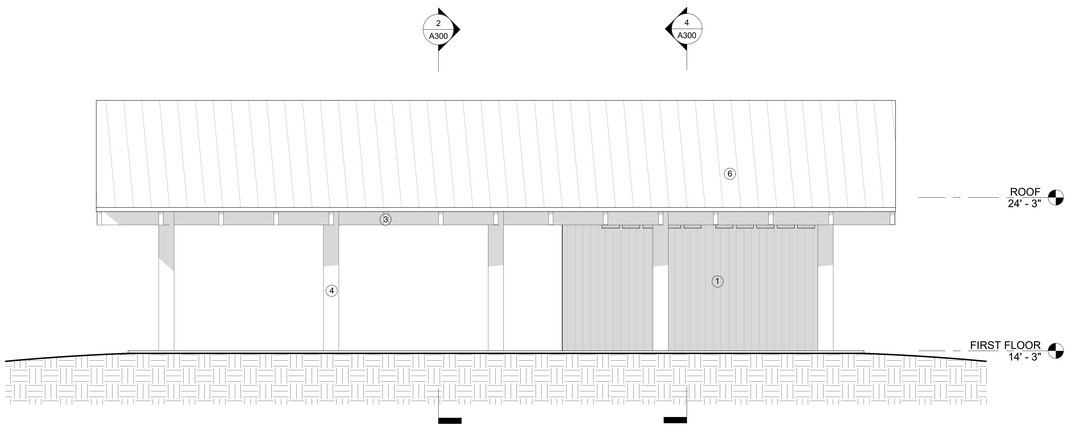
Date
8 August 2025

Scale
1/4" = 1'-0"

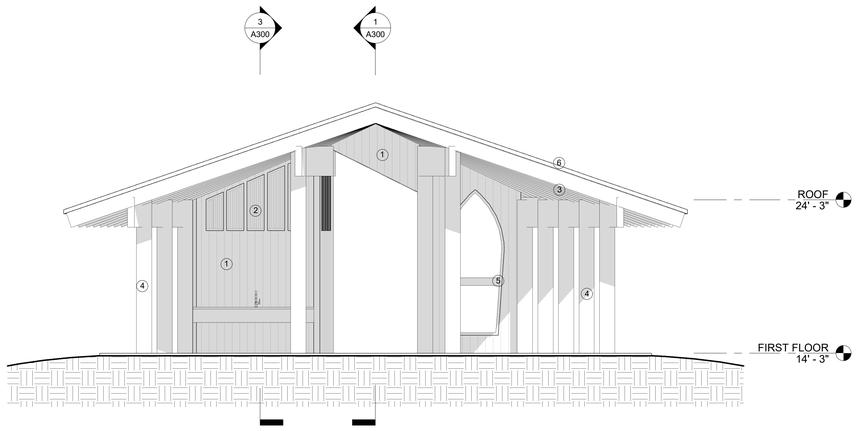
Drawing No.
A100



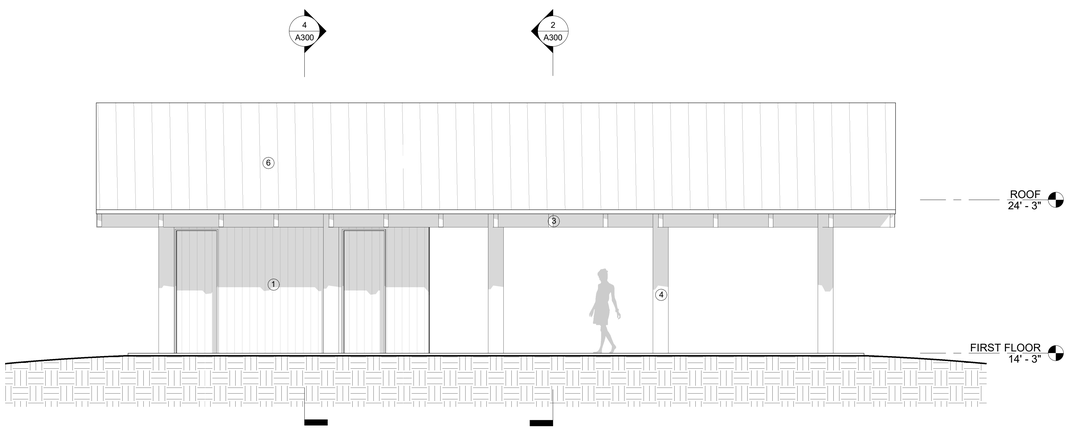
1 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"

THOMAS & DENZINGER ARCHITECTS

920 Bay Street, Beaufort, South Carolina 29902
Telephone 843 524 6361

138 St Philip Street, Suite 200, South Carolina 29413
P.O. Box 20157 Telephone 843 723 6651

EXTERIOR MATERIALS

1. 6" VERTICAL TRUEXTERIOR SIDING; PAINTED "CORDOVAN BROWN"
2. TRT'D 2X2 VERTICAL LOUVERS; PAINTED "CORDOVAN BROWN"
3. GLULAM ROOF FRAMING; PAINTED "CORDOVAN BROWN"
4. 12" X 12" GLULAM COLUMNS; PAINTED "CORDOVAN BROWN"
5. TRT'D WOOD TRIM; PAINTED "CORDOVAN BROWN"
6. MCELROY METAL ROOF; 138T FLAT "DARK CHARCOAL"

CONCEPTUAL

Project Title
Taylor Family Park

252 Wild Horse Road
Hilton Head Island, SC

Drawing Title
EXTERIOR ELEVATIONS

Date
8 August 2025

Scale
1/4" = 1'-0"

Drawing No.
A200



THOMAS &
DENZINGER
ARCHITECTS

920 Bay Street, Beaufort, South Carolina 29902
Telephone 843 524 6361

138 St Philip Street, Suite 200, South Carolina 29413
P.O. Box 20157 Telephone 843 723 6651

CONCEPTUAL

Project Title

Taylor Family Park

252 Wild Horse Road
Hilton Head Island, SC

Drawing Title

CONCEPTUAL RENDERING

Date

8 August 2025

Scale

Drawing No.

A201





Cordovan Leather

COLOR INFORMATION

FAMILY	OPACITY
Brown	Semi-Solid

Always test stain on a hidden area of the wood to verify desired color.
Wood species will impact final color.
Color may vary slightly by product technology/type.



PANTONE P 179-15C



PANTONE P 33-16C

252 Wild Horse Road
Taylor Family Park
Staff Comments
August 26, 2025
DRB-000816-2025

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: Taylor Family Park

DRB-000816-2025

DATE: 8/26/2025

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	☒	☐	☐	Provide a materials board.
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades shall have equal design characteristics	☒	☐	☐	

Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms and details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☐	☐	☒	
Decorative lighting is limited and low wattage and adds to the visual character	☐	☒	☐	Provide specs for any exterior lighting on the pavilion as well on-site. Identify the color selection with a max of 3500k.
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 Conceptual submittal for 252 Wild Horse Road, Taylor Family Park with the following conditions:

1. Provide a materials board.
2. Signage will be approved at a separate time.
3. Provide color of the Trash & Recycling receptacle.
4. Provide colored elevations indicating materials.
5. Provide any exterior lighting on the building and the site with specs and color selection.
6. Provide a photometric plan.

7. Provide a rendering where we see the playground, pavilion, and surroundings together.
8. Any additional information as required by the Board.