Town of Hilton Head Island

Design Review Board Meeting

Wednesday, March 11, 2026, 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 February 25, 2026
4. **Unfinished Business**
   - **a.** DRB-000212-2026 - 840 William Hilton Parkway - The Atrium Building - Final
5. **New Business**
   - **a.** DRB-000215-2026 - 862 William Hilton Parkway - Alteration
6. **Public Comment - Non Agenda Items**
7. **Board Business**
   - **a.** Discussion of proposed updates to the existing Design Guide and direction on advancing the updated Design Guide.
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
Wednesday, February 25, 2026, 2:30 PM
Minutes

1. Call to Order

Chair Carstens called the meeting to order at 2:30 p.m.

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

2. Adoption of the Agenda

Mr. Theodore made a motion to adopt the agenda. Ms. Pastor seconded. The motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of February 11, 2026

Mr. Parker made a motion to approve the minutes of February 11, 2026. Ms. Foss seconded. The motion passed unanimously.

4. Unfinished Business

5. New Business

6. Public Comment - Non Agenda Items

7. Board Business

a. Discussion of proposed updates to the existing Design Guide and direction on advancing the updated Design Guide

Principal Planner Melissa Paul-leto presented the Board's comments regarding multiple elements of the Design Guide. Board members discussed their concerns and provided additional clarification and elaboration on their feedback. The discussion on the Design Guide will continue at the March 11, 2026, meeting.

8. Staff Reports

9. Adjournment

The meeting was adjourned at 5:03 p.m.

840 William Hilton Parkway
Final
March 11, 2026
DRB-000212-2026

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: Timothy C Probst Company: PDG Architects
Mailing Address: 10 Palmetto Business Park Suite 201 City: Hilton Head Island State: SC Zip: 29928
Telephone: 843-785-5171 Fax: _____ E-mail: Tim@PDG-Architects.com
Project Name: The Atrium Building Project Address: – 840 WHP .
Number [PIN]: R 520 011 000 132A 0000
Zoning District: Light Commerical 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
__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

__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

__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.

__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

_____ 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

2.25.26

DATE

840 William Hilton Parkway
Final
Narrative
March 11, 2026
DRB-000212-2026

February 25, 2026

Town of Hilton Head Island DRB
One Town Center Court
Hilton Head Island, SC 29928

Project Narrative for a Renovation of the Atrium Building at 840 William Hilton Pkwy

Attached is the final submittal package for the Atrium Building at 840 William Hilton Pkwy that was reviewed for conceptual 1.28.26. Please see our responses to the comments from that review below.

- Study the score line. ***The scorelines were studied on the rear and sides of the building. The windows on the right side were resized and respaced to align with the rhythm of the William Hilton Pkwy. and rear elevations. The score lines in the recesses at the rear were laid out to pick up the rhythm of the window divides on the William Hilton Pkwy. Side.***
- Incorporate more island character. ***We studied the proposed materials to incorporate neutral tones of stucco and natural wood tones to provided more island character.***
- Study the columns. ***The columns on the porches were beefed up to a dimension of 8 ½" wide that is slightly bigger than the current columns.***
- Provide more landscaping, lighting, outdoor, and overall detail. ***Full landscaping and lighting along with building details are being included. Building outdoor lighting was also included on the reflected ceiling plans***
- Provide adequate and compatible parking. ***Parking has been studied and complies with the LMO for parking requirements.***
- Provide roof plan. ***A roof plan is being provided.***

Thank you for your time and consideration of this project.

Timothy C Probst, AIA

840 William Hilton Parkway
Final
Plan Set
March 11,2026
DRB-000212-2026

GENERAL NOTES:

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

DEMOLITION NOTES:

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

GENERAL DISTURBANCE NOTES:

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

LAYOUT NOTES:

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

GRADING NOTES:

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

LIGHTING NOTES:

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

CONSTRUCTION NOTES:

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

SOIL AMENDMENT NOTES:

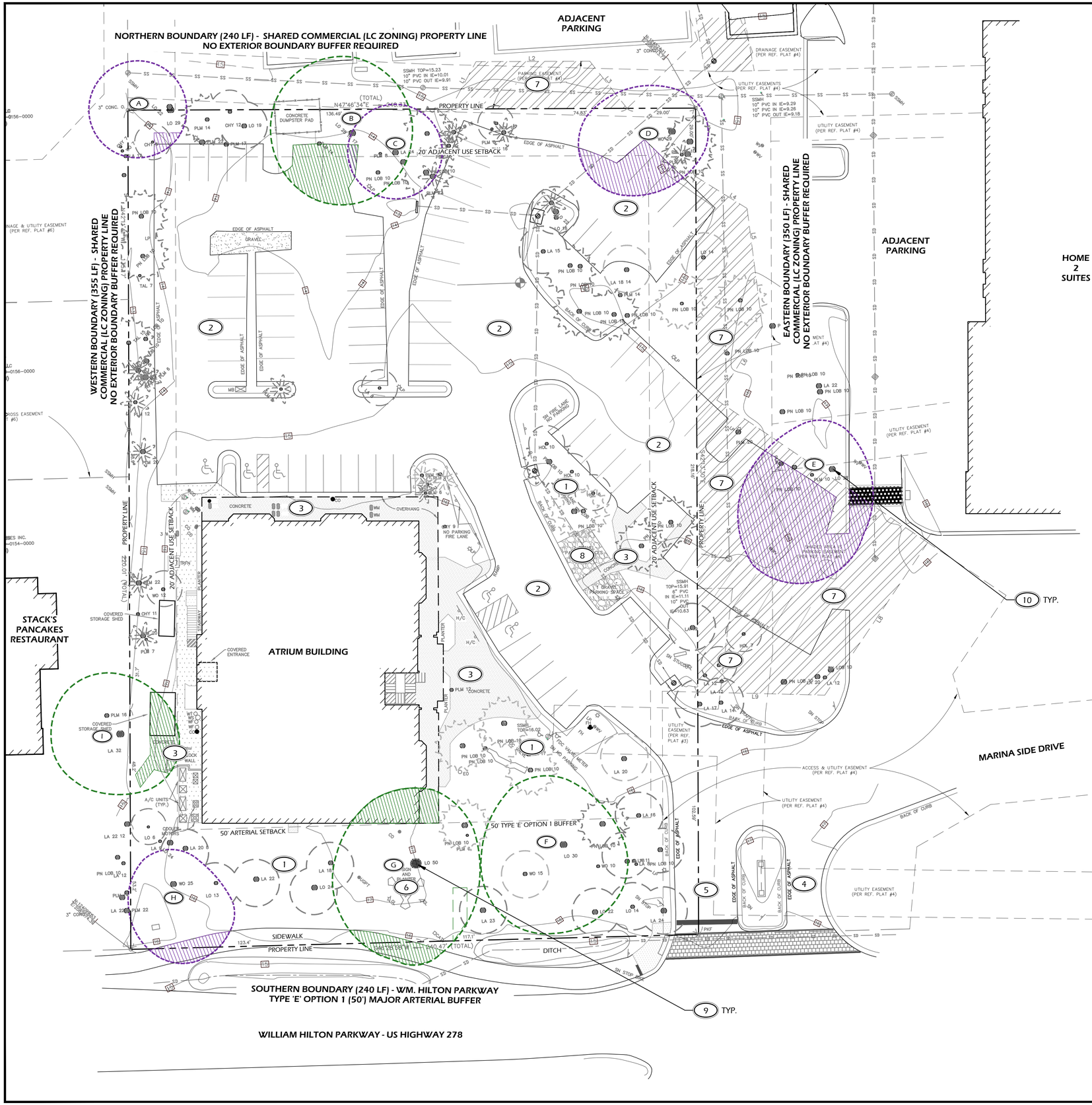
1. TOPSOIL SHALL CONSIST OF THE NATURAL LOAM, SANDY LOAM, SILT LOAM, OR CLAY LOAM HUMUS BEARING SOILS, ADAPTED TO THE SUSTENANCE OF PLANT LIFE, WITH THE FOLLOWING TEXTURE:
    - 1.1. ORGANIC MATERIAL - TWO (2) TO TWENTY (20) PERCENT BY MASS
    - 1.2. SAND CONTENT - TWENTY (20) TO SIXTY (60) PERCENT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

PLANTING NOTES:

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

TURF AND GRASSING NOTES:

1. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED, AS SPECIFIED SEED MANUFACTURER.
2. SOD SHALL BE STRONGLY ROOTED AND FREE OF PERNICIOUS WEEDS. ALL NETTING SHALL BE REMOVED FROM SOD BEFORE IT IS LAID.
3. ALL AREAS IN WHICH EARTHWORK SHALL BE SUSPENDED FOR MORE THAN TWO (2) WEEKS SHALL BE GRASSED WITH TEMPORARY GRASS.
4. AFTER TOPSOIL HAS BEEN INSTALLED, AND BEFORE ANY SOD IS LAID, CORRECT ALL SOFT SPOTS AND IRREGULARITIES IN GRADE. THE SOD SHALL BE BE LAID BY BUTTING THE ENDS AND SIDES UP EVENLY AND STAGGERING THE ROLLS OF SOD. CONTRACTOR SHALL NOT OVERLAP SOD. AS SOON AS THE SOD IS LAID OR AS IT IS BEING LAID ROLL OVER WITH A LIGHT ROLLER, MAKING CERTAIN THAT ALL OF THE SOD IS IN CONTACT WITH THE SOIL. THE COMPLETED SODDED AREAS SHALL BE TRUE TO FINISH GRADE, EVEN AND FIRM AT ALL POINTS.
5. SEED SHALL BE AT A RATE OF 10 POUNDS PER ACRE.
6. THIRTY DAYS AFTER LAST SEEDING/SODDING OPERATION, APPLY 1 POUND OF TYPE A NITROGEN FERTILIZER PER ACRE OF LAWN AREAS AND IMMEDIATELY WATER.
7. UPON COMPLETION OF PLANTINGS ALL EXCESS SOIL STONES AND DEBRIS WHICH HAS NOT PREVIOUSLY BEEN CLEANED UP SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN (18) DAYS AFTER PLANTING SHALL BE RE-PLANTED AND RE-FERTILIZED AS SPECIFIED UNTIL A SATISFACTORY LAWN IS ESTABLISHED. THE LAWN SHALL BE CONSIDERED ESTABLISHED WHEN ITS REASONABL



TREE IMPACT LEGEND

SYMBOL	DESCRIPTION
	TREE CANOPY - SPECIMEN
	TREE CANOPY - SIGNIFICANT
	SPECIMEN TREE IMPACTS - EXISTING
	SIGNIFICANT TREE IMPACTS - EXISTING
+12'	LOWEST LIMB WITH CLEARANCE FROM GRADE

NOTE: HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE.

SPECIMEN AND SIGNIFICANT TREE ENCROACHMENT SUMMARY:

- (A) 29 DBH LIVE OAK (SIGNIFICANT TREE) - **EXISTING CANOPY IMPACT: 5%**
- (B) 28 16 17 DBH LIVE OAK (SPECIMEN TREE) - **EXISTING CANOPY IMPACT: 21%**
- (C) 24 DBH LAUREL OAK (SIGNIFICANT TREE) - **EXISTING CANOPY IMPACT: 3%**
- (D) 29 DBH WATER OAK (SIGNIFICANT TREE) - **EXISTING CANOPY IMPACT: 30%**
- (E) 26 DBH LIVE OAK (SIGNIFICANT TREE) - **EXISTING CANOPY IMPACT: 65%**
- (F) 30 DBH LIVE OAK (SPECIMEN TREE) - **EXISTING CANOPY IMPACT: 0%**
- (G) 50 DBH LIVE OAK (SPECIMEN TREE) - **EXISTING CANOPY IMPACT: 20%**
- (H) 25 DBH WATER OAK (SIGNIFICANT TREE) - **EXISTING CANOPY IMPACT: 14%**
- (I) 32 DBH LAUREL OAK (SPECIMEN TREE) - **EXISTING CANOPY IMPACT: 17%**

EXISTING CONDITIONS REFERENCE NOTES:

1. EXISTING PERVIOUS SURFACE (LANDSCAPE AREAS).
2. EXISTING IMPERVIOUS SURFACE - ASPHALT.
3. EXISTING IMPERVIOUS SURFACE - CONCRETE.
4. ENTRY LANE - ONE WAY.
5. EXIT LANE - ONE WAY.
6. PROPERTY SIGN.
7. PARKING EASEMENT - OFF PROPERTY AREA.
8. EXISTING GRAVEL PARKING
9. EXISTING SPECIMEN TREE.
10. EXISTING SIGNIFICANT TREE.

PROJECT INFORMATION:

ZONING

ZONING DISTRICT: LIGHT COMMERCIAL (LC)

OVERLAY DISTRICT: ROW-ARTERIAL (COR)

USE OF PROPERTY: OTHER COMMERCIAL USE

SITE

GROSS SITE ACREAGE: 1.95 AC.

NET SITE ACREAGE: 1.95 AC.

AREA OF DISTURBANCE: 0.5 AC.

DENSITY

ALLOWED TOTAL DENSITY: 19,500 GFA (10,000 GFA PER ACRE)

EXISTING BUILDING SQUARE FOOTAGE: 18,850 GFA

PROPOSED BUILDING SQUARE FOOTAGE: 18,850 GFA

BUILDING HEIGHT

MAXIMUM HEIGHT ALLOWED: 45'

PROPOSED BUILDING HEIGHT: AS EXISTING <45'

SITE IMPERVIOUS

MAXIMUM ALLOWED IMPERVIOUS AREA: 50,838 SF (60% OF SITE)

CURRENT IMPERVIOUS AREA: 52,597 SF (62% OF SITE)

PROPOSED IMPERVIOUS AREA: 49,600 SF (58% OF SITE)

PARKING

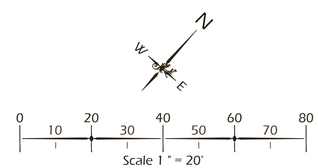
MINIMUM NUMBER OF PARKING SPACES REQUIRED: 119 (5 ACCESSIBLE SPACES)

EXISTING NUMBER OF PARKING SPACES: 96 (5 ACCESSIBLE)

PROPOSED NUMBER OF PARKING SPACES: 116 (5 ACCESSIBLE) + 4 SPACES FROM BIKE CREDIT (40 BIKE SPACES) = 120 TOTAL

FLOOD ZONE

ZONE 'X' SHOWN ON MAP 45013C0461G, DATED 03/23/21



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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR

ATRIUM BUILDING

840 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	FEB 25, 2026
PROJECT NO.:	XXXXX.XX
DRAWN BY:	SD
CHECKED BY:	JC

DRB SUBMITTAL
PLAN, NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE ANALYSIS PLAN

DRAWING NUMBER
L00

PLANT PROTECTION LEGEND

CALL-OUT	SYMB.	DESCRIPTION	DETAIL
1.1		TREE PROTECTION FENCE - WOOD	1/L50
1.2		TREE PROTECTION FENCE - ALT (ORANGE)	1/L50

TREE IMPACT LEGEND

SYMBOL	DESCRIPTION
	TREE CANOPY - SPECIMEN
	TREE CANOPY - SIGNIFICANT
	SPECIMEN TREE IMPACTS - EXISTING
	SIGNIFICANT TREE IMPACTS - EXISTING

NOTE: HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE.

SITE DEMOLITION LEGEND

CALL-OUT	SYMB.	DESCRIPTION
2.1	X	TREE TO BE REMOVED - SEE SHEET L500 & L501 FOR MITIGATION
2.2		SILT FENCE - SEE CIVIL ENGINEERS PLANS
2.3		DEMOLITION LIMITS - SEE CIVIL ENGINEERS PLANS

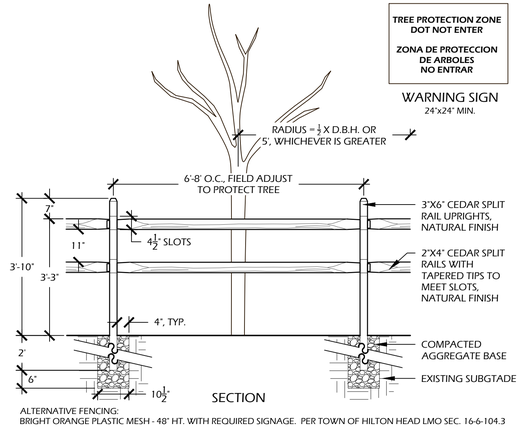
NOTE: DEMOLITION HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE.

DEMOLITION REFERENCE NOTES:

1. PROTECT EXISTING PAVEMENT(S) DURING CONSTRUCTION. PAVEMENT TO BE MAINTAINED AND INTEGRATED WITH NEW CONSTRUCTION.
2. EXISTING TREE TO REMAIN, DO NOT DISTURB, PROTECT IN PLACE.
3. EXISTING PAVEMENT, INCLUDING SUB-BASES AND ALL ASSOCIATED MATERIAL (REBAR, ETC.) TO BE REMOVED. LEGALLY DISPOSE OF OFF SITE. SEE CIVIL PLAN.
4. EXISTING TREE TO BE REMOVED INCLUDING ROOTS AND STUMP, LEGALLY DISPOSE OF OFF SITE.
5. EXISTING STRIPING TO BE STRIPPED / REMOVED.
6. MITIGATE SOIL COMPACTION WITH 12" OF HARDWOOD MULCH BETWEEN TREE PROTECTION FENCE AND STRUCTURE.
7. REMOVE DUMPSTER AND ASPHALT FROM THIS AREA.

SPECIMEN AND SIGNIFICANT TREE ENCROACHMENT SUMMARY:

A	29 DBH LIVE OAK (SIGNIFICANT TREE) - **EXISTING CANOPY IMPACT: 5%**	**PROPOSED CANOPY IMPACT: 5% (NO CHANGE**
B	28 16 17 DBH LIVE OAK (SPECIMEN TREE) - **EXISTING CANOPY IMPACT: 21%**	**PROPOSED CANOPY IMPACT: 14%**
C	24 DBH LAUREL OAK (SIGNIFICANT TREE) - **EXISTING CANOPY IMPACT: 3%**	**PROPOSED CANOPY IMPACT: 3% (NO CHANGE)**
D	29 DBH WATER OAK (SIGNIFICANT TREE) - **EXISTING CANOPY IMPACT: 30%**	**PROPOSED CANOPY IMPACT: 13%**
E	26 DBH LIVE OAK (SIGNIFICANT TREE) - **EXISTING CANOPY IMPACT: 65%**	**PROPOSED CANOPY IMPACT: 65% (NO CHANGE)**
F	30 DBH LIVE OAK (SPECIMEN TREE) - **EXISTING CANOPY IMPACT: 0%**	**PROPOSED CANOPY IMPACT: 13%**
G	50 DBH LIVE OAK (SPECIMEN TREE) - **EXISTING CANOPY IMPACT: 20%**	**PROPOSED CANOPY IMPACT: 20% (NO CHANGE)**
H	25 DBH WATER OAK (SIGNIFICANT TREE) - **EXISTING CANOPY IMPACT: 14%**	**PROPOSED CANOPY IMPACT: 14% (NO CHANGE)**
I	32 DBH LAUREL OAK (SPECIMEN TREE) - **EXISTING CANOPY IMPACT: 17%**	**PROPOSED CANOPY IMPACT: 17% (NO CHANGE)**



ALTERNATIVE FENCING:
BRIGHT ORANGE PLASTIC MESH - 48" HT. WITH REQUIRED SIGNAGE. PER TOWN OF HILTON HEAD LMO SEC. 16-6-104.3

1 / L50 TREE PROTECTION FENCE
SCALE: 1" - 1'-0"

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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
ATRIUM BUILDING
840 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SOUTH CAROLINA

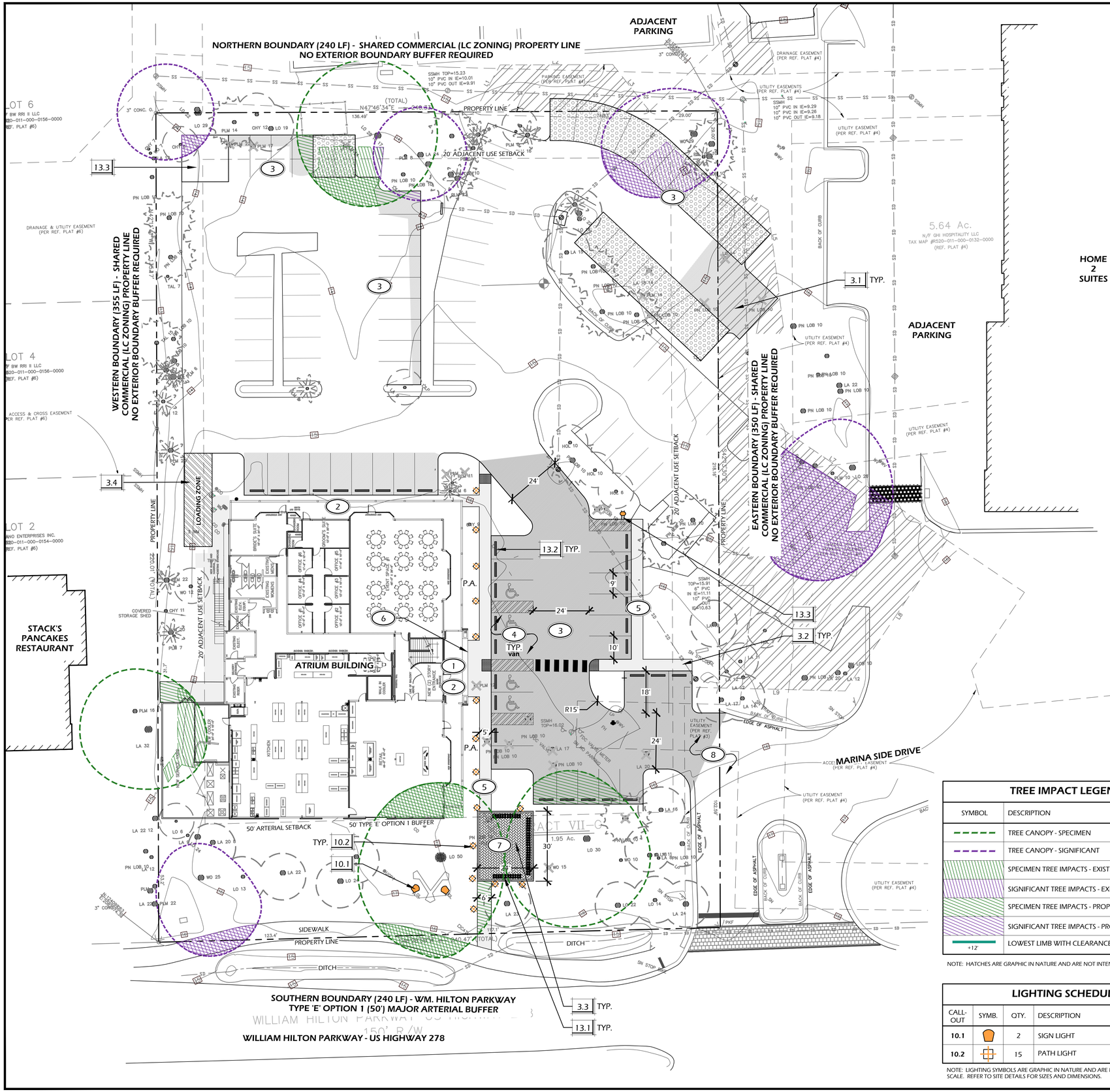
DATE:	FEB 25, 2026
PROJECT NO.:	XXXXX.XX
DRAWN BY:	SD
CHECKED BY:	JC

DRB SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
DEMOLITION PLAN / TREE PROTECTION

DRAWING NUMBER
L50



SITE HARDSCAPE LEGEND

CALL-OUT	SYMB.	DESCRIPTION	DETAIL
3.1		ASPHALT (ROAD) - SEE CIVIL PLANS	NA
3.2		CONCRETE (SIDEWALK)	1/L600
3.3		BRICK PAVER AREA	2/L600
3.4		LOADING ZONE	NA

SITE FURNISHINGS SCHEDULE

CALL-OUT	SYMB.	QTY.	DESCRIPTION
13.1		8	BIKE RACK - SEE DETAIL 6/L600
13.2		32	WHEEL STOP
13.3		1	DUMPSTER ENCLOSURE- SEE ARCHITECTURE PLANS
13.3		1	EV CHARGING STATION - SEE DETAIL 3/L600

NOTE: SITE FURNISHING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

PARKING OVERVIEW	
DESCRIPTION	QUANTITY
EXISTING	95
PROPOSED (INCLUDING 5 ADA SPOTS)	119 (+24)
BIKE PARKING	34

KEY SHEET REFERENCE NOTES:

- P.A. PLANTING AREA, TYP., REFER TO PLANTING PLANS
- (1) MAINTAIN EXISTING ENTRANCE ACCESS.
- (2) MAINTAIN EXISTING CONCRETE AT ENTRY AND UNDER EXISTING STRUCTURE.
- (3) PARKING LOT TO BE RESTRIPED.
- (4) A.D.A. ACCESSIBLE PARKING.
- (5) NEW CONCRETE WALK SHALL BE KEPT AT SAME ELEVATION AND SLOPE AS EXISTING CONCRETE WALK.
- (6) TIE PROPOSED CONCRETE INTO EXISTING CONCRETE EVENLY AND SMOOTHLY.
- (7) TIE PROPOSED BRICK INTO EXISTING CONCRETE EVENLY AND SMOOTHLY.
- (8) TIE PROPOSED ASPHALT INTO EXISTING ROAD.

PROJECT INFORMATION:

ZONING

ZONING DISTRICT: LIGHT COMMERCIAL (LC)

OVERLAY DISTRICT: ROW-ARTERIAL (COR)

USE OF PROPERTY: OTHER COMMERCIAL USE

SITE

GROSS SITE ACREAGE: 1.95 AC.

NET SITE ACREAGE: 1.95 AC.

AREA OF DISTURBANCE: 0.5 AC.

DENSITY

ALLOWED TOTAL DENSITY: 19,500 GFA (10,000 GFA PER ACRE)

EXISTING BUILDING SQUARE FOOTAGE: 18,850 GFA

PROPOSED BUILDING SQUARE FOOTAGE: 18,850 GFA

BUILDING HEIGHT

MAXIMUM HEIGHT ALLOWED: 45'

PROPOSED BUILDING HEIGHT: AS EXISTING <45'

SITE IMPERVIOUS

MAXIMUM ALLOWED IMPERVIOUS AREA: 50,838 SF (60% OF SITE)

CURRENT IMPERVIOUS AREA: 52,597 SF (62% OF SITE)

PROPOSED IMPERVIOUS AREA: 49,600 SF (58% OF SITE)

PARKING

MINIMUM NUMBER OF PARKING SPACES REQUIRED: 113 (5 ACCESSIBLE SPACES)

EXISTING NUMBER OF PARKING SPACES: 96 (5 ACCESSIBLE)

PROPOSED NUMBER OF PARKING SPACES: 118 (5 ACCESSIBLE)

FLOOD ZONE

ZONE 'X' SHOWN ON MAP 45013C0461G, DATED 03/23/21

TREE IMPACT LEGEND

SYMBOL	DESCRIPTION
	TREE CANOPY - SPECIMEN
	TREE CANOPY - SIGNIFICANT
	SPECIMEN TREE IMPACTS - EXISTING
	SIGNIFICANT TREE IMPACTS - EXISTING
	SPECIMEN TREE IMPACTS - PROPOSED
	SIGNIFICANT TREE IMPACTS - PROPOSED
+12'	LOWEST LIMB WITH CLEARANCE FROM GRADE

NOTE: HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE.

LIGHTING SCHEDULE

CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1		2	SIGN LIGHT	4/L600
10.2		15	PATH LIGHT	5/L600

NOTE: LIGHTING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR

ATRIUM BUILDING

840 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	FEB 25, 2026
PROJECT NO.:	XXXXX.XX
DRAWN BY:	SD
CHECKED BY:	JC

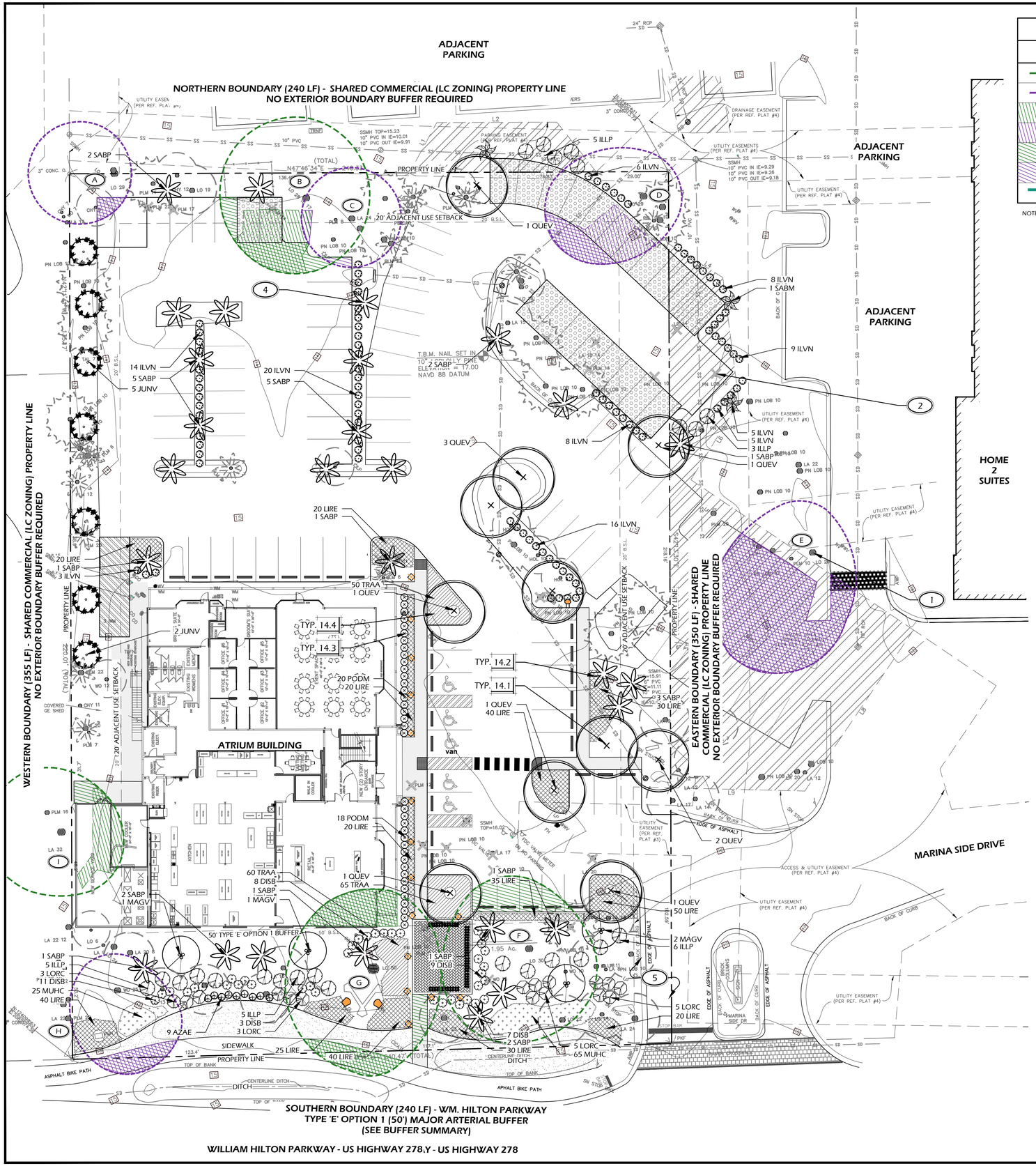
DRB SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
LAYOUT PLAN

DRAWING NUMBER
L200

0 10 20 30 40 50 60 70 80
Scale 1 " = 20'



TREE IMPACT LEGEND

SYMBOL	DESCRIPTION
	TREE CANOPY - SPECIMEN
	TREE CANOPY - SIGNIFICANT
	SPECIMEN TREE IMPACTS - EXISTING
	SIGNIFICANT TREE IMPACTS - EXISTING
	SPECIMEN TREE IMPACTS - PROPOSED
	SIGNIFICANT TREE IMPACTS - PROPOSED
+12'	LOWEST LIMB WITH CLEARANCE FROM GRADE

NOTE: HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE.

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	NA

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
JUNV	Juniperus virginiana	Eastern Red Cedar
QUEV	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
UNDERSTORY TREES		
MAGV	Magnolia virginiana	Sweetbay Magnolia
SABM	Sabal minor	Dwarf Palmetto
SHRUBS		
AZAE	Azalea x encore	Encore Azalea
DISB	Distylium 'Blue Cascade' (PIIDIST-II PP24409)	Blue Cascade Distylium
ILVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly
ILLP	Illicium parviflorum	Yellow Anise
LORC	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower
PODM	Podocarpus macrophyllus	Podocarpus
ORNAMENTAL GRASSES & FERNS		
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
GROUND COVERS, VINES & PERENNIALS		
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope
TRAA	Trachelospermum asiaticum	Asiatic Jasmine

PLANTING REFERENCE NOTES:

1. EXISTING TREES TO REMAIN.
2. EXISTING TREES TO BE REMOVED.
3. MULCH DISTURBED AREAS DUE TO CONSTRUCTION.
4. ALL PARKING LOT PALM TREES SHALL BE PLACED IN LINE WITH EACH OTHER CENTERED IN THE MEDIAN.
5. CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.

BUFFER SUMMARY:

NORTHERN BOUNDARY (240 LF) - SHARED COMMERCIAL (LC ZONING) PROPERTY LINE
20' ADJACENT USE SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED

EASTERN BOUNDARY (350 LF) - SHARED COMMERCIAL (LC ZONING) PROPERTY LINE
20' ADJACENT USE SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED

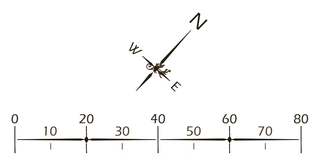
SOUTHERN BOUNDARY (240 LF) - WM. HILTON PARKWAY
50' ADJACENT STREET SETBACK - MAJOR ARTERIAL
TYPE 'E' OPTION 1 (50') MAJOR ARTERIAL BUFFER:

OVERSTORY TREES: 4 TREES PER 100 LF - **10 TREES REQUIRED (21 EXISTING)**
UNDERSTORY TREES: 5 TREES PER 100 LF - **12 TREES REQUIRED (12 PROPOSED)**
EVERGREEN SHRUBS: 20 SHRUBS PER 100 LF - **48 SHRUBS REQUIRED**

WESTERN BOUNDARY (355 LF) - SHARED COMMERCIAL (LC ZONING) PROPERTY LINE
20' ADJACENT USE SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED

SPECIMEN AND SIGNIFICANT TREE ENCROACHMENT SUMMARY:

- (A) 29 DBH LIVE OAK (SIGNIFICANT TREE) - **EXISTING CANOPY IMPACT: 5%** **PROPOSED CANOPY IMPACT: 5% (NO CHANGE**
- (B) 28 16 17 DBH LIVE OAK (SPECIMEN TREE) - **EXISTING CANOPY IMPACT: 21%** **PROPOSED CANOPY IMPACT: 14%**
- (C) 24 DBH LAUREL OAK (SIGNIFICANT TREE) - **EXISTING CANOPY IMPACT: 3%** **PROPOSED CANOPY IMPACT: 3% (NO CHANGE)**
- (D) 29 DBH WATER OAK (SIGNIFICANT TREE) - **EXISTING CANOPY IMPACT: 30%** **PROPOSED CANOPY IMPACT: 13%**
- (E) 26 DBH LIVE OAK (SIGNIFICANT TREE) - **EXISTING CANOPY IMPACT: 65%** **PROPOSED CANOPY IMPACT: 65% (NO CHANGE)**
- (F) 30 DBH LIVE OAK (SPECIMEN TREE) - **EXISTING CANOPY IMPACT: 0%** **PROPOSED CANOPY IMPACT: 13%**
- (G) 50 DBH LIVE OAK (SPECIMEN TREE) - **EXISTING CANOPY IMPACT: 20%** **PROPOSED CANOPY IMPACT: 20% (NO CHANGE)**
- (H) 25 DBH WATER OAK (SIGNIFICANT TREE) - **EXISTING CANOPY IMPACT: 14%** **PROPOSED CANOPY IMPACT: 14% (NO CHANGE)**
- (I) 32 DBH LAUREL OAK (SPECIMEN TREE) - **EXISTING CANOPY IMPACT: 17%** **PROPOSED CANOPY IMPACT: 17% (NO CHANGE)**



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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
ATRIUM BUILDING
840 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SOUTH CAROLINA

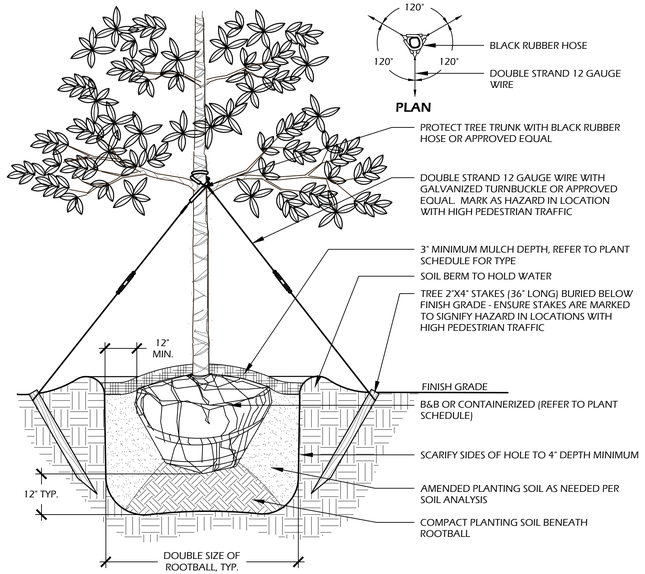
DATE:	FEB 25, 2026
PROJECT NO.:	XXXXX.XX
DRAWN BY:	SD
CHECKED BY:	JC

DRB SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

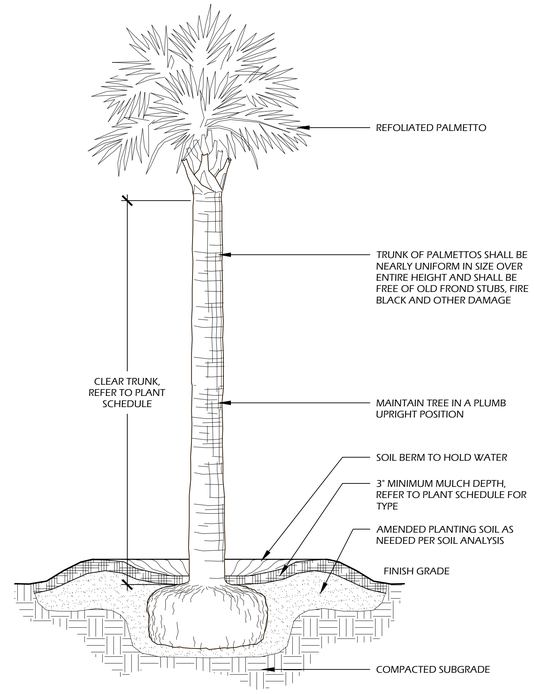
DRAWING TITLE
PLANTING PLAN

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								
	7	JUNV	Juniperus virginiana	Eastern Red Cedar	6'-8'	2'-3'	Cont.	-	Full to ground
*	11	QUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4"	Full
**	28	SABP	Sabal palmetto	Cabbage Palm	12'-16'	-	Cont.	-	Refoliated, full clear trunk, refer to plan for heights
	UNDERSTORY TREES								
	4	MAGV	Magnolia virginiana	Sweetbay Magnolia	8'-10'	4'-5'	30 gal.	-	Full
	3	SABM	Sabal minor	Dwarf Palmetto	4'-5'	4'-5'	15 gal.	-	Full
	SHRUBS								
	9	AZAE	Azalea x encore	Encore Azalea	24"-30"	24"-30"	7 gal.	-	Full
	38	DISB	Distylium 'Blue Cascade' (PIIDIST-II PP24409)	Blue Cascade Distylium	24"-30"	24"-30"	7 gal.	-	Full
	89	ILVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	18"-24"	18"-24"	7 gal.	-	Full
	24	ILLP	Illicium parviflorum	Yellow Anise	30"-36"	24"-30"	7 gal.	-	Full
	16	LORC	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower	30"-36"	24"-30"	7 gal.	-	Full
	38	PODM	Podocarpus macrophyllus	Podocarpus	18"-24"	24"	7 gal.	-	Full
	ORNAMENTAL GRASSES & FERNS								
	90	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14"-16"	10"-16"	1 gal.	30" O.C.	Full
	GROUND COVERS, VINES & PERENNIALS								
	350	LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12"-16"	8"-12"	1 gal.	24" O.C.	Full
	175	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	4"-6"	12" runners	1 gal.	18" O.C.	Full

PLANT TABLE:

Trees Removed

	CAT. I		CAT. II	CAT. III	
Species Abbrev.	LO	LA	WO	PLM	PN LOB
Caliper Inches	14	18	15	22	10
		20		17	10
		17		14	10
		14		11	10
				11	10
				14	10
				6	10
					10
					10
					10
					10
Species DBH Totals	14	69	15	95	110
Total DBH Inches Per CAT	83		15	205	

TREE LEGEND: LO-Live Oak, **LA**-Laurel Oak, **WO**-Water Oak, **PLM**-Palmetto, **PN LOB**-Loblolly Pine

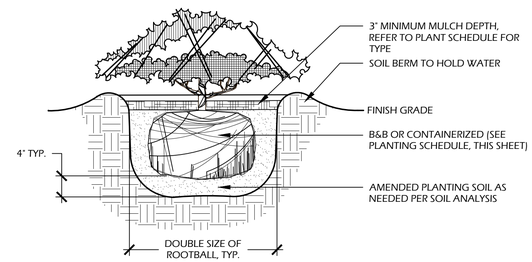
Tree Mitigation Calculations

	CAT. I	CAT. I	CAT. III
# OF TREES TO BE REMOVED	5	1	18
TOTAL # OF DBH INCHES	83	15	205
CALCULATION	83 ÷ 10 = 8.3	15 ÷ 10 = 1.5	205 ÷ 10 = 20.5
# OF NEW TREES REQUIRED	**8**	**2**	**21**
# OF NEW TREES PROVIDED	**8**	**2**	**21**

NOTE:

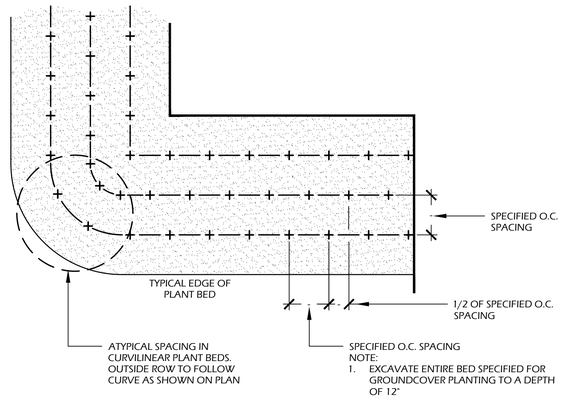
CAT. I AND CAT. II TREE MITIGATION SATISFIED BY PLANTING OF 10 LIVE OAKS (QUEV)
SEE PLANT SCHEDULE - *

CAT. II MITIGATION SATISFIED BY PLANTING OF 21 SABAL PALMETTO (SABP)
SEE PLANT SCHEDULE - **

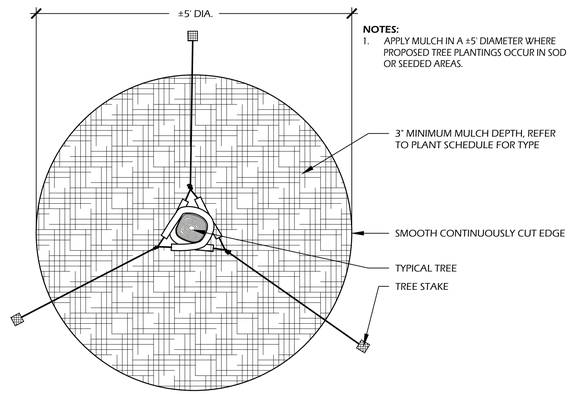


NOTES:
1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IS MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE ±2" ABOVE FINISH GRADE.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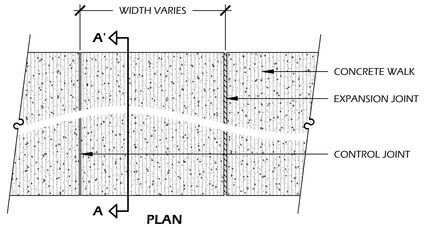
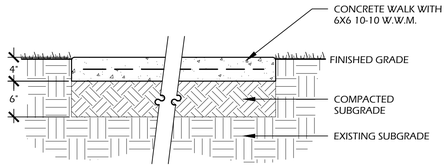
REVISIONS:

DRAWING TITLE
PLANT SCHEDULE AND DETAILS

DRAWING NUMBER
L501



PLAN



SECTION A-A'

CONCRETE INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: LIGHT BROOM FINISH

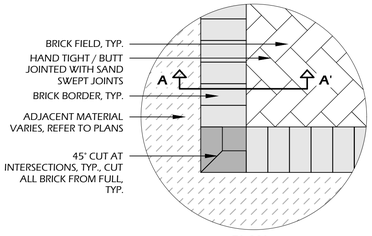
SOIL INFORMATION:

SOIL COMPACTION: 95% STANDARD PROCTOR

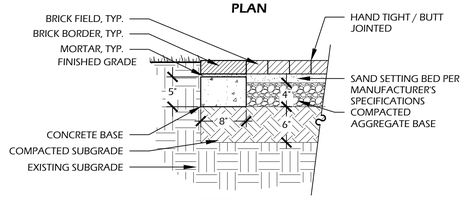
NOTES:

1. PROVIDE 1% MIN, 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN **(SHEET L200)** FOR WIDTHS OF WALK.
3. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
4. CONTROL JOINTS TO BE 5' O.C., TYP. CONTROL JOINTS TO BE ADJUSTED IN FIELD AS NECESSARY.

1 // L600 CONCRETE SIDEWALK
SCALE: 1" - 1'-0"



PLAN



SECTION A-A'

BRICK MANUFACTURER INFORMATION:

MANUFACTURER: LOWCOUNTRY PAVER

BRICK: HYDRASHED PERMEABLE PAVER
COLOR: BATTERY GREY WITH TABBY FINISH; BONFIRE PAVER BORDER
PATTERN: HERRINGBONE FIELD (REFER TO PLAN, **SHEET L200**, FOR DIRECTION) WITH SINGLE HEADER COURSE BORDER
JOINTS: HAND TIGHT CRUSHED STONE

OTHER INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:

1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN **(SHEET L200)** FOR WIDTHS OF WALKS AND LOCATION OF BRICK BORDERS.
3. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

2 // L600 BRICK PATIO / SEATING AREA
SCALE: 1" - 1'-0"

WAVE BIKE RACKS

Upscale stylish look. Easy to secure your bike.

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

WAVE BIKE RACKS — Galvanized, Black, Green

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)	PRICE EACH 1	PRICE EACH 3+	ADD TO CART
H-2892*	1-Loop	22 x 2 1/2 x 34"	3	27	$230	$220	Specify Color
■ H-2543	3-Loop	43 x 2 1/2 x 39"	5	56	395	375	Specify Color
■ H-2544	5-Loop	68 x 2 1/2 x 39"	7	80	515	495	Specify Color

* Galvanized and Black only
■ SHIPS VIA MOTOR FREIGHT

SUPPLIER: ULINE (ULINE.COM 1-800-295-5510)
COLOR: BLACK

6 // L600 BIKE RACK
SCALE: NTS

breezEV ELECTRIC VEHICLE CHARGING — LEVEL 2 ELECTRIC VEHICLE CHARGER — S48

Simply plug and charge. No internet connection or software required. Offering up to 48A charging power and are the perfect EV charging solution for residential and commercial applications. Pedestals and mounting options are all made in the USA.

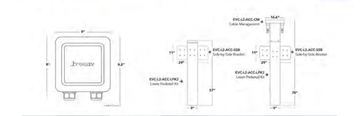
- 48A/11.2 kW max output, can be adjusted to 40A, 32A, or 24A.
- Sleek, compact, rugged housing, for indoor & outdoor use.
- Mount to a wall or breezEV pedestal.
- Includes connector holster & cable hook, 18 FT cable w/ J1772 connector & incoming pwr cord w/ NEMA 14-50 plug.
- J1772 connector attaches to the bottom of the unit or can be mounted separately.
- Charger uses NEMA 14-50 plug or can be hard wired.
- Ground fault circuit interrupter (GFCI) included for safe and easy wiring.

PART #	CHRG AMPS	CONNECTION	NETWORK	USER INTERFACE	OCPP SOFTWARE	UNIT DIMENSIONS
EVC-L2-548-15	UP TO 48A	SAE J1772	NA	NA	NA	8" x 9.2" x 4"

ALL-IN-ONE KIT (INCLUDES CHARGER W/ 18 FT, 8AWG, 48A CABLE)

Light Efficient Design
847.380.3540 • led-fc.com • sales@led-fc.com
breez-EV.com

breezEV ELECTRIC VEHICLE CHARGING — DIMENSIONS + ADDITIONAL INFO — S48



IN THE BOX

PART #	DESCRIPTION	PART #	DESCRIPTION
PEDESTALS / ACCESSORIES			
EVC-L2-ACC-SAE-PK	SAE PEDESTAL MOUNTING KIT (REQUIRED FOR MOUNTING ON CLB)	EVC-L2-ACC-CM	CABLE MGMT FOR PEDESTAL W/ 2 RETRACTORS
		EVC-L2-ACC-CM1	CABLE MGMT FOR PEDESTAL W/ 1 RETRACTOR
EVC-L2-ACC-LPK2	LOWER PEDESTAL KIT FOR L2 CHARGER	EVC-L2-ACC-CMR	CABLE RETRACTOR W/ SPRING LOADED TETHER
EVC-L2-ACC-ANCHOR KIT	WET CONCRETE ANCHOR KIT	EVC-L2-ACC-SSB	BRACKET FOR SIDE-BY-SIDE CHARGERS
EVC-L2-ACC-MAKE READY BASE	CHARGING STATION FOUNDATION		

ELECTRICAL PROTECTIONS INCLUDED

OVER CURRENT	UNDER VOLTAGE / OVER VOLTAGE	SHORT CIRCUIT	GROUND FAULT
RESIDUAL CURRENT	SURGE PROTECTION	OVER TEMPERATURE	CURRENT LEAKAGE PROTECTION

Light Efficient Design
847.380.3540 • led-fc.com • sales@led-fc.com
breez-EV.com

EXAMPLE INSTALLATION

3 // L600 ELECTRIC VEHICLE CHARGING STATION
SCALE: NTS

PRODUCT SPECIFICATION SHEET — NITE-046

LED

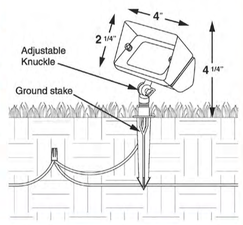
NITE-434
- Energy Savings - 4 Watts
- Color: Warm White
- Color Temp: 2700°K
- Luminous Flux: 296–316lm

MOUNTING ACCESSORIES:

SPECIFICATIONS:	
MODEL:	NITE-046
MOUNTING:	1/2" NPT.
FINISH:	Aged Brass
SOCKET:	All Weather Ceramic Bi-Pin
ELECTRICAL:	12V
LED:	4W Module
GRADE:	Commercial

PRODUCT DESCRIPTION / APPLICATIONS:

Solid Brass, heavy duty fixture with adjustable knuckle. Fixture will wash small plants, hedge rows, and small architectural features.



NiteLites —Sustainable Outdoor LEDs — Powered By CREE

Sustainable Cost Effective Maintenance Free

DRAWN BY: NITELITES | BASE DESIGN: NITELITES | DATE: 3.14.2019

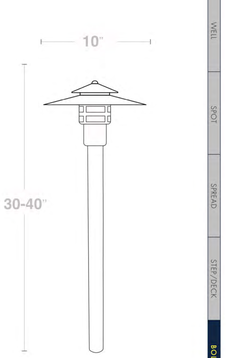
NiteLites —The Outdoor Lighting Professionals
6107 Market Ave., Franklin, OH 45005
Tel: (513) 424-5510
Fax: (513) 433-0242
www.NITELITES.com

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

WELL | SPOT | SPREAD | STEP/DECK | PATH | SPECIALTY | ACCESSORIES

4 // L600 SIGN LIGHT
SCALE: NTS

PRODUCT SPECIFICATION SHEET — SOP BOLLARD



SPECIFICATIONS:	
MODEL:	SOP BOLLARD
FINISH:	Aged Brass
ELECTRICAL:	12V
GLASS:	Frosted
LED:	4W
COLOR TEMP:	3000K
SOCKET:	Bi-Pin
RATED:	40,000 Hours

PRODUCT DESCRIPTION / APPLICATIONS:

Designed to provide safety and direction around pool areas, sidewalks, driveways, and steps. Also used to highlight low ground cover. Ideal for residential and commercial garden settings.

NiteLites —Sustainable Outdoor LEDs

Sustainable Cost Effective Maintenance Free

DRAWN BY: NITELITES | BASE DESIGN: NITELITES | DATE: 5-10-2021

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WELL | SPOT | SPREAD | STEP/DECK | BOLLARD | SPECIALTY | ACCESSORIES

5 // L600 PATH LIGHT
SCALE: NTS

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www.wjkltd.com
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SITE DEVELOPMENT PLANS
FOR
ATRIUM BUILDING
840 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SOUTH CAROLINA

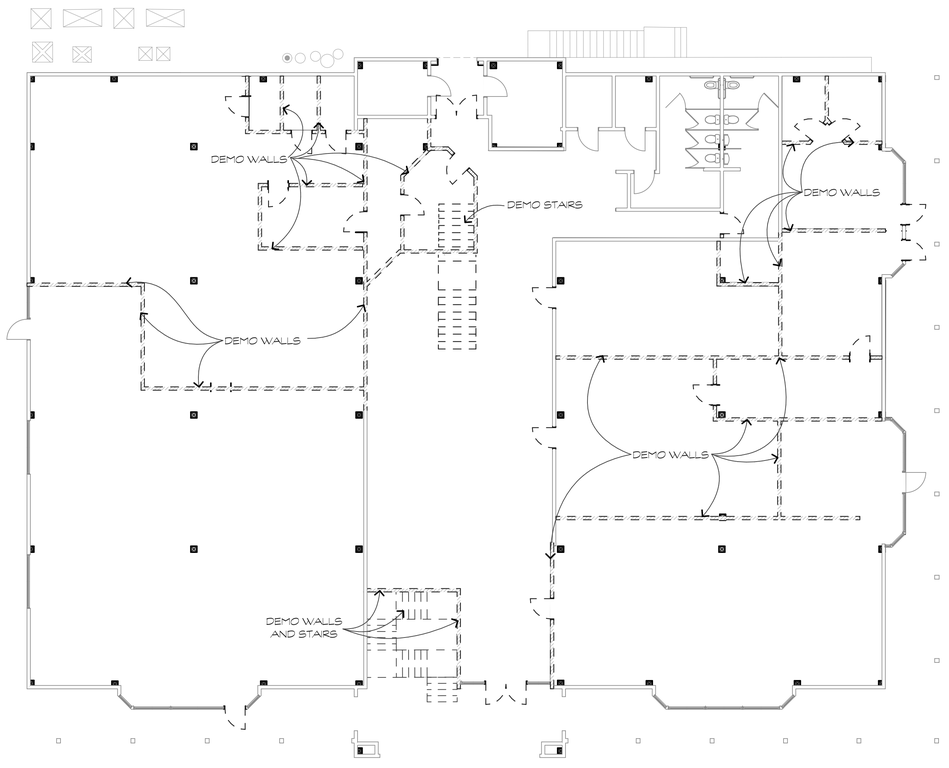
DATE:	FEB 25, 2026
PROJECT NO.:	XXXXX.XX
DRAWN BY:	SD
CHECKED BY:	JC

DRB SUBMITTAL
PLAN, NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS

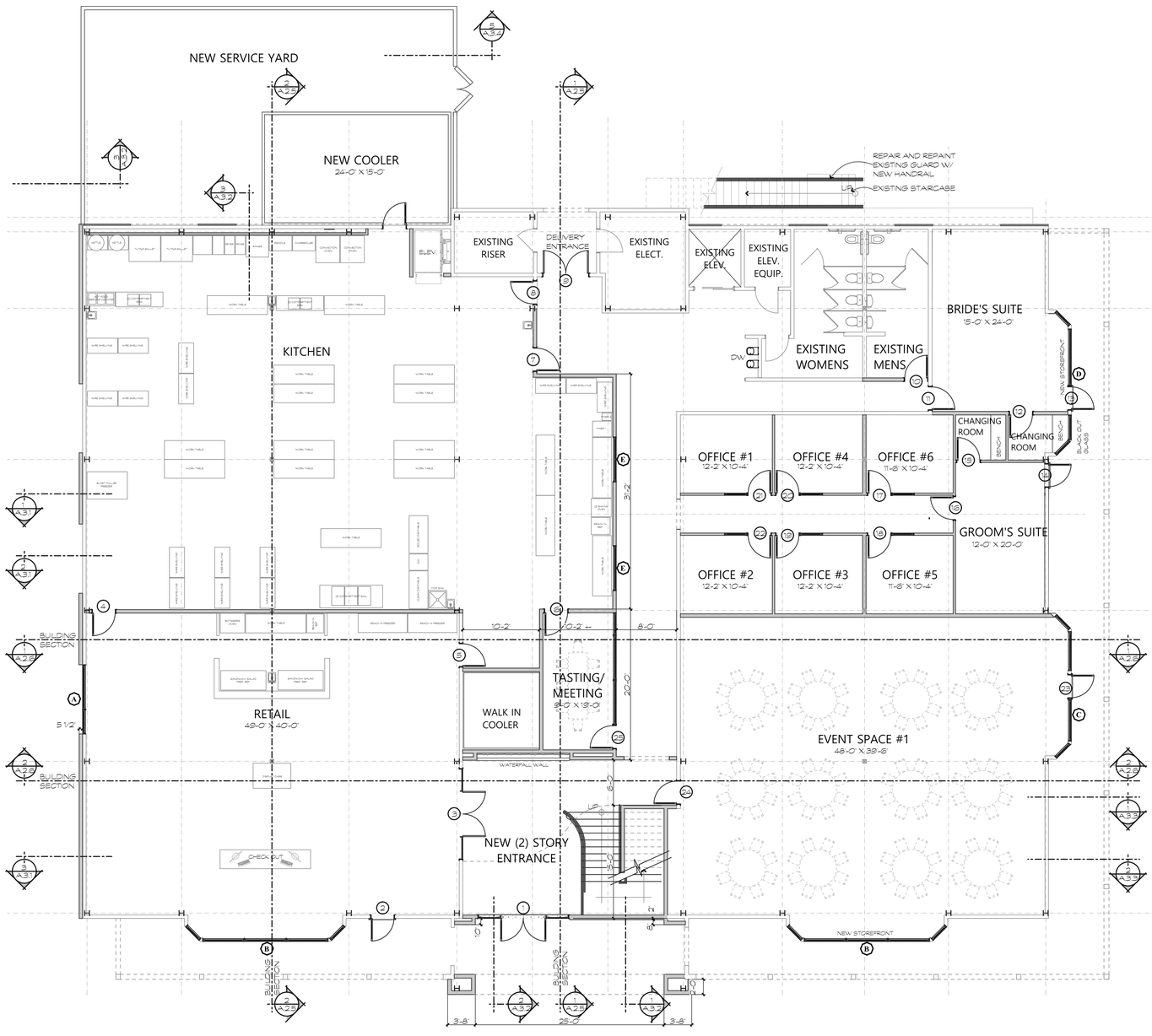
DRAWING NUMBER
L600



DEMO PLAN

SCALE: 3/32" = 1'-0"

1 A.1.1



FIRST FLOOR PLAN

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

2 A.1.1

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A RENOVATION FOR :
SERG GROUP
THE ATRIUM BUILDING
HILTON HEAD , S.C.

REVISIONS	

DRAWN BY: TP
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DATE OF ISSUE: 2/25/26
SCALE:
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SHEET: A.1.1
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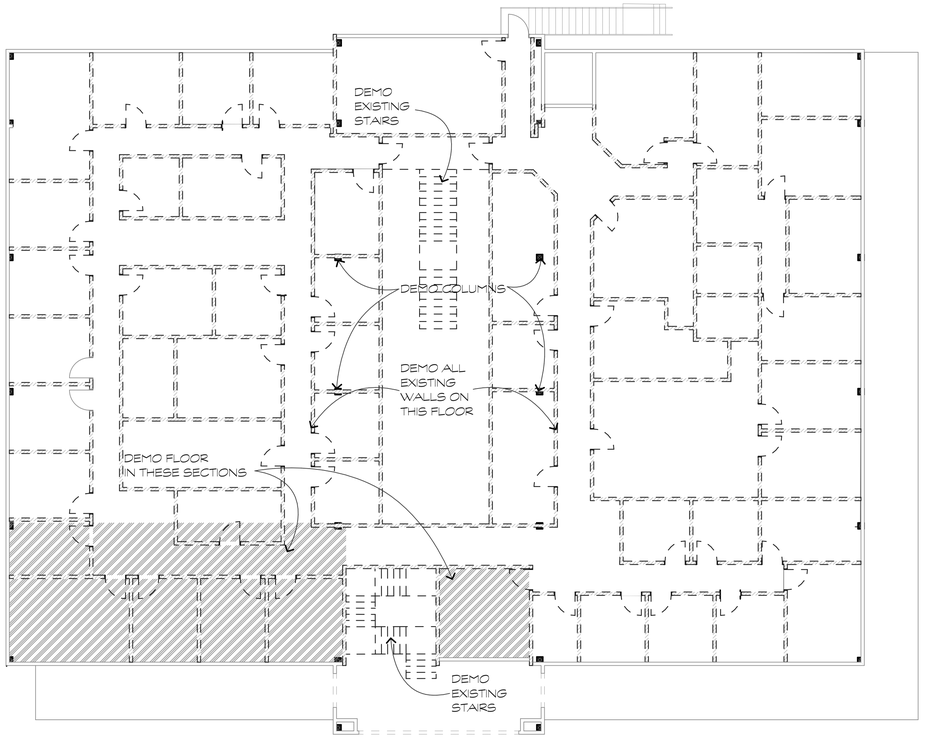
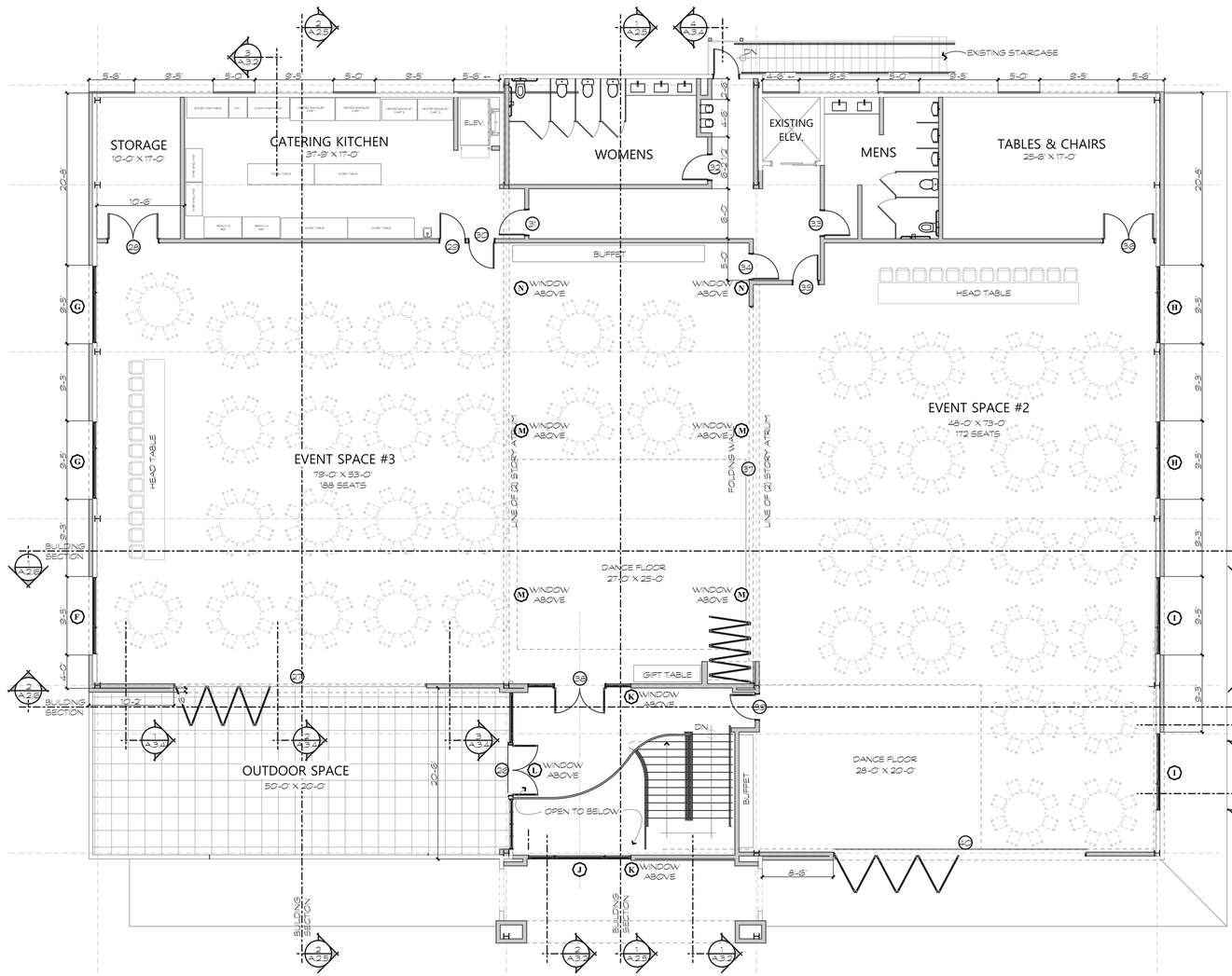


SECOND FLOOR DEMO PLAN

1 A.1.2

SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN

2 A.1.2

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

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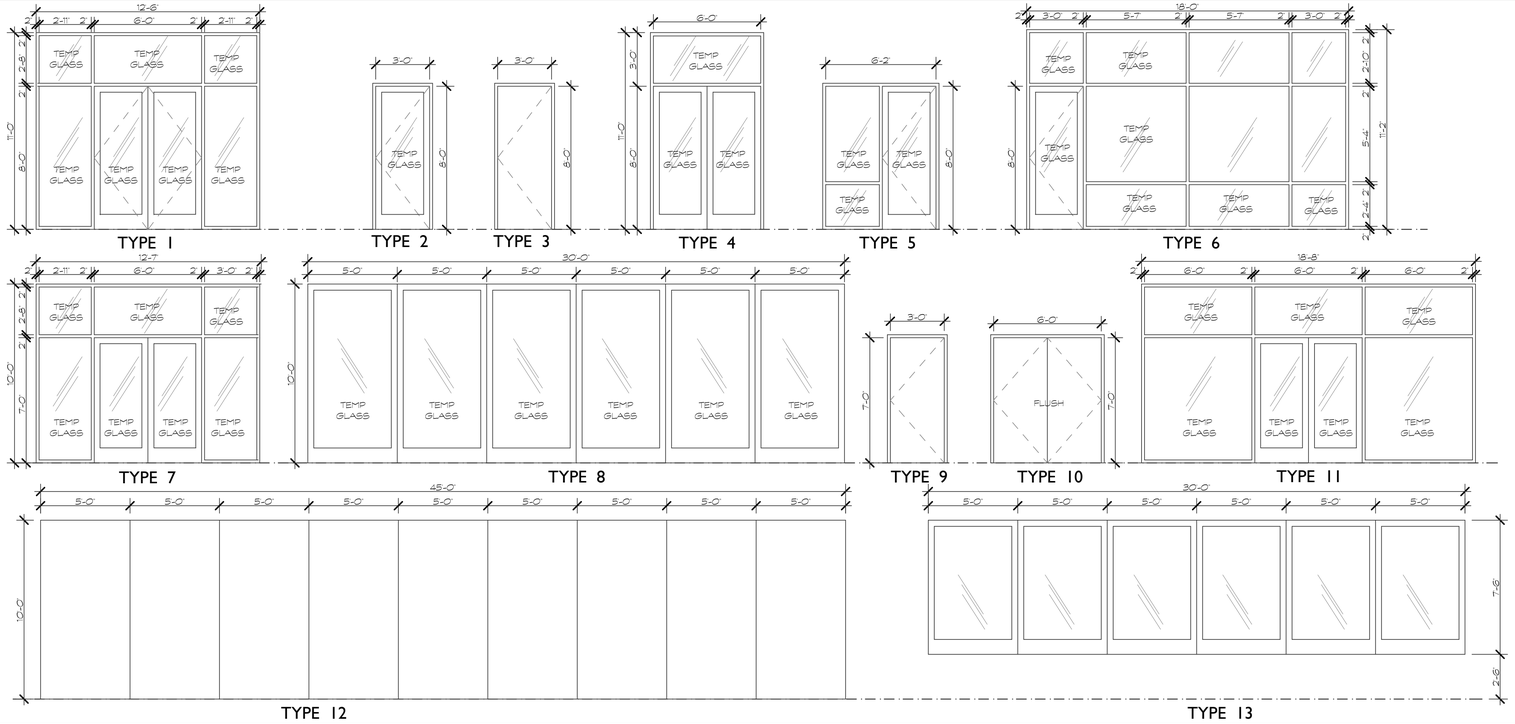
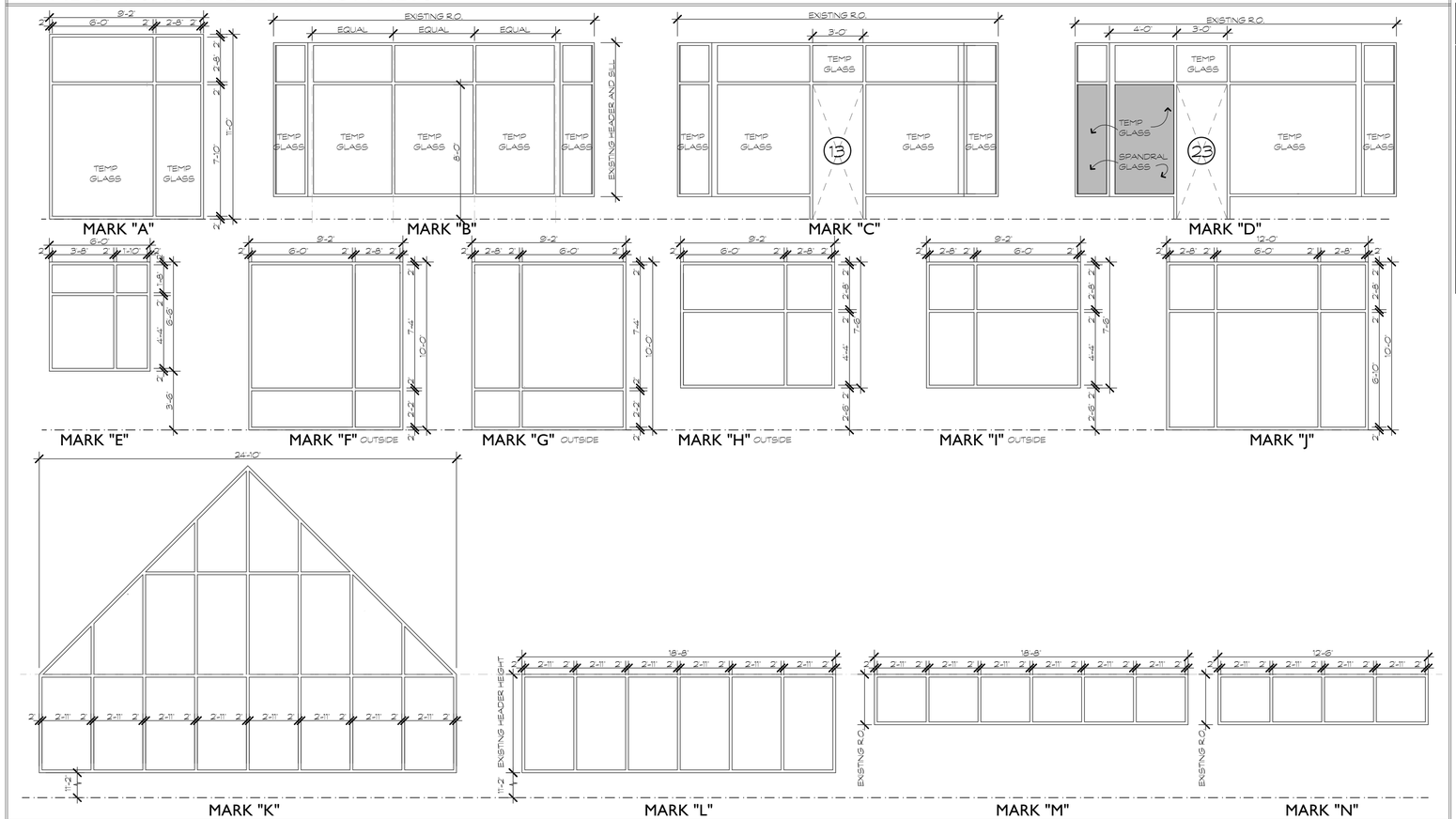
DOOR & FRAME ELEVATION KEYS



WINDOW & FRAME ELEVATION KEYS



DOOR & FRAME SCHEDULE

NOTE
1. PROVIDE TEMPERED GLASS NOTED IN ELEV. KEYS
2. PROVIDE CLOSERS AT ALL RATED DOORS
3. PROVIDE ARMOR SYSTEM'S KEVLAR PANELS FOR DOORS #35 & 38

MARK	DOOR Size W	H	T	Material / Finish	Type	Hardware	FRAME Mat.	Jamb depth	FIRE RATING	REMARKS/ MANUF.
FIRST FLOOR										
1	6'-0"	8'-0"		ALUM.	1		ALUM.		NA	
2	3'-0"	8'-0"		ALUM.	2		ALUM.		NA	
3	6'-0"	8'-0"		ALUM.	1		ALUM.		NA	
4	3'-0"	8'-0"	1 3/4"	WOOD	3		METAL		NA	
5	3'-0"	8'-0"	1 3/4"	WOOD	3		METAL		NA	
6	3'-0"	8'-0"	1 3/4"	WOOD	3		METAL		NA	
7	3'-0"	8'-0"	1 3/4"	WOOD	3		METAL		NA	
8	3'-0"	8'-0"	1 3/4"	WOOD	3		METAL		NA	
9	6'-0"	8'-0"	1 3/4"	WOOD	4		METAL		NA	
10	3'-0"	8'-0"	1 3/4"	WOOD	3		METAL		NA	
11	3'-0"	8'-0"	1 3/4"	WOOD	3		METAL		NA	
12	3'-0"	8'-0"	1 3/4"	WOOD	3		METAL		NA	
13	3'-0"	8'-0"		ALUM.	2		ALUM.		NA	
14	3'-0"	8'-0"		ALUM.	2		ALUM.		NA	
15	3'-0"	8'-0"	1 3/4"	WOOD	3		METAL		NA	
16	3'-0"	8'-0"	1 3/4"	WOOD	3		METAL		NA	
17	3'-0"	8'-0"	1 3/4"	WOOD	5		METAL		NA	
18	3'-0"	8'-0"	1 3/4"	WOOD	5		METAL		NA	
19	3'-0"	8'-0"	1 3/4"	WOOD	5		METAL		NA	
20	3'-0"	8'-0"	1 3/4"	WOOD	5		METAL		NA	
21	3'-0"	8'-0"	1 3/4"	WOOD	5		METAL		NA	
22	3'-0"	8'-0"	1 3/4"	WOOD	5		METAL		NA	
23	3'-0"	8'-0"		ALUM.	2		ALUM.		NA	
24	3'-0"	8'-0"	1 3/4"	WOOD	2		METAL		NA	
25	3'-0"	8'-0"	1 3/4"	WOOD	6		METAL		NA	
SECOND FLOOR										
26	6'-0"	7'-0"		ALUM.	7		ALUM.		NA	
27	30'-0"	10'-0"		ALUM.	8		ALUM.		NA	
28	6'-0"	7'-0"	1 3/4"	WOOD	9		METAL		NA	
29	3'-0"	7'-0"	1 3/4"	WOOD	10		METAL			
30	3'-0"	7'-0"	1 3/4"	WOOD	10		METAL		NA	
31	3'-0"	7'-0"	1 3/4"	WOOD	10		METAL		NA	
32	3'-0"	7'-0"	1 3/4"	WOOD	10		METAL		NA	
33	3'-0"	7'-0"	1 3/4"	WOOD	10		METAL		NA	
34	3'-0"	7'-0"	1 3/4"	WOOD	10		METAL		NA	
35	3'-0"	7'-0"	1 3/4"	WOOD	10		METAL		NA	
36	6'-0"	7'-0"	1 3/4"	WOOD	9		METAL		NA	
37	45'-0"	10'-0"	1 3/4"	WOOD	11				NA	
38	6'-0"	7'-0"		ALUM.	7		ALUM.		NA	
39	3'-0"	7'-0"		WOOD	10		METAL		NA	
40	30'-0"	4'-6"		ALUM.	12		ALUM.		NA	

WINDOW SCHEDULE

1. ALL GLAZING TO 1" CLEAR LOW 'E' FOR EXTERIOR WINDOWS- SEE SPECS
2. ALL EXTERIOR STOREFRONT TO BE IMPACT RESISTANT- SEE SPECS

MARK	TYPE	MFG. NUMBER	SIZE	REMARKS
A	STOREFRONT		9'-2" X 11'-0"	
B	STOREFRONT		EXISTING R.O.	
C	STOREFRONT		EXISTING R.O.	
D	STOREFRONT		EXISTING R.O.	
E	STOREFRONT		6'-0" X 6'-6"	
F	STOREFRONT		9'-2" X 10'-0"	
G	STOREFRONT		9'-2" X 10'-0"	
H	STOREFRONT		9'-2" X 7'-6"	
I	STOREFRONT		9'-2" X 7'-6"	
J	STOREFRONT		12'-0" X 10'-0"	
K	STOREFRONT		24'-10" X R.O.	
M	STOREFRONT		R.O. X 18'-8"	
N	STOREFRONT		R.O. X 18'-8"	
O	STOREFRONT		R.O. X 12'-6"	

pgd ARCHITECTS
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OF SHEETS

Project		Catalog #		Type	
Prepared by		Notes		Date	

HALO

RA Baffle Adjustable Recessed Canless LED Downlight

4" and 5/6" Baffle Adjustable Recessed Canless LED Downlights mount directly to the ceiling and provide up to 25° of tilt and 360° of rotation

Typical Applications

Residential

Product Certification

Interactive Menu

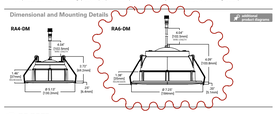
- Order Information page 2
- Product Specifications page 4
- Energy Data page 4
- Photometric Data page 4
- Product Warranty

Product Features

Top Product Features

- Available in 4" and 6" LED trims mount directly to ceilings - no housing required
- Adjustable gimbal tilts up to 25° and rotates 360° to aim light where it's needed
- Multiple CCT options (2700K soft white to 5000K bright white to daylight (2700K, 3000K, 3500K, 4000K, 5000K) + Dim-to-Warm (3000K dims to 1800K)
- Selectable Lumen Switch: Choose between 600/900 lumens
- 5% phase cut LE/TE dimming (120V input) with compatible controls (reference the RA Dimming Guide)

Dimensional and Mounting Details



HALO

RA Canless Series

Product Specifications

Dimmable Drivers
- Multi-voltage 120V/277V selector switch to choose between 5in-to-95min (600lm) dim-to-warm (3000K dims to 1800K) or 5min-to-95min (900lm)
- Selectable 3-lumen select switch to choose the preferred brightness level

Module – Trims
- Module construction includes LED array, heat sink, reflector, lens, baffle and trim ring assembly
- Heat sink designed to conduct heat away from LEDs to ensure optimal performance, temperature limits, superior maximums, and performance in mounted ceiling environments
- Adjustable gimbal tilts up to 25° and rotates up to 360°

Optical Assembly
- Full-cutoff LED array provides a uniform source with high efficiency and no shadow
- Color accuracy at 4 SDCM or between 2-step ellipses, provide color accuracy and uniformity
- Factory default color temperature (CCT) is set to soft white (3000K)

Gasketed
- Trim/ceiling gasketed to achieve restrictive airflow requirements without additional caulking

Compliance
- Damp location listed. Not recommended for direct contact with insulation. Keep from insulation, reference NEMA LEDG-0201
- Airtight certified per ASTM-E283
- Enclosure complies per ICC-ES AC278 Part 15 consumer tests
- Contains no mercury or lead and RoHS compliant
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 TM-21-11
- Can be used for State of California Title 24 high efficacy luminaire compliance. Complies with 2019 Title 24
- Can be used International Energy Conservation Code (IECC) high efficiency luminaire requirements
- ENERGY STAR® listed, reference database for current ratings

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

Energy Data

RA4.5WFSD2W1EWHDM - 3000K

Lumens	600/900
Input Voltage	120V
Input current	0.053A/0.079A
Input Power	6.13W/9.33W
Efficiency	79.64%/77.33%
Vrms(AC)	~ 94
THD	14/12.2
PF	0.949/0.975
Sound Rating	<<22dBA

Catalog Number	CCT	Watts	Lumens	LPW	CRI
RA4.5WFSD2W1EWHDM 600 Lumens	2700K	6.1	615	100.8	93
	3000K	6.3	630	100.0	93
	3500K	6.1	625	104.1	93
	4000K	6.1	630	103.3	93
	5000K	6.1	630	103.3	93
Catalog Number	CCT	Watts	Lumens	LPW	CRI
RA4.5WFSD2W1EWHDM 900 Lumens	2700K	9.2	885	96.2	93
	3000K	9.2	930	100.0	93
	3500K	9.4	910	96.8	93
	4000K	9.3	905	97.3	93
	5000K	9.3	900	96.8	93

RA6.5WFSD2W1EWHDM - 3000K

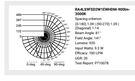
Lumens	600/1000
Input Voltage	120V
Input current	0.053A/0.079A
Input Power	6.13W/9.33W
Efficiency	79.64%/77.33%
Vrms(AC)	~ 94
THD	14/12.2
PF	0.949/0.975
Sound Rating	<<22dBA

Catalog Number	CCT	Watts	Lumens	LPW	CRI
RA6.5WFSD2W1EWHDM 600 Lumens	2700K	6.5	630	103.2	93
	3000K	6.5	630	100.0	93
	3500K	6.5	670	106.3	93
	4000K	6.5	675	107.1	93
	5000K	6.5	675	107.1	93
Catalog Number	CCT	Watts	Lumens	LPW	CRI
RA6.5WFSD2W1EWHDM 1000 Lumens	2700K	9.8	920	93.8	93
	3000K	9.8	920	100.0	93
	3500K	9.6	930	96.8	93
	4000K	9.6	940	100.0	93
	5000K	9.5	935	100.5	93

HALO

RA Baffle Adjustable Recessed Canless LED Downlight

Photometric Data



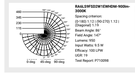
RA6.5WFSD2W1EWHDM-900lm-3000K

Spacing criteria:
S/MH (0.0H) 1.11 (0.0ft) 0.70 (1.0ft) | Diagonal 1.14
Beam Angle: 81°
Field Angle: 120°
Lumens: 925
Input Watts: 9.2 W
Efficacy: 100 LPW
UGR: 8
Test Report: P110978

Zonal Lumen	Lumens	% Lumens
0-30	331	38.0
0-40	627	66.7
0-60	857	87.7
0-90	925	100

TM-30-15	Rf = 91
	Rg = 103
CIE2017	Rx = 78.3
	Rh = 74.5

81°



RA6.5WFSD2W1EWHDM-900lm-3000K

Spacing criteria:
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Beam Angle: 81°
Field Angle: 120°
Lumens: 925
Input Watts: 9.2 W
Efficacy: 100 LPW
UGR: 8
Test Report: P110978

Zonal Lumen	Lumens	% Lumens
0-30	336	35.3
0-40	620	65.1
0-60	816	85.6
0-90	950	100

TM-30-15	Rf = 92
	Rg = 101
CIE2017	Rx = 78.3
	Rh = 81.3

84°

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269

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Specifications and dimensions are subject to change without notice.

FIXTURE "A"

Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumark

Crosstour Series

Wall Mount Luminaire

Product Certifications & Features

Interactive Menu

- Ordering Information page 2
- Product Specifications page 4
- Energy and Performance Data page 4

Quick Facts

- Available in 12W, 18W, 24, & 36W (900 - 3,100 lumens) models
- Available in 5000K or 4000K (CCT)
- Wall, inverted or pole mount
- Energy and maintenance savings up to 95% compared to HID

- Energy efficient illumination results in up to 173 LPW.
- Replaces 70W up to 450W HID equivalents
- Optional floodlighting kit converts from wall to floodlight, and pole mount

Crosstour Full Cut-off

Crosstour Ecoshroud Plates

Crosstour MAXX Full Cut-off

Crosstour MAXX Ecoshroud Plate

Lumark

Crosstour Series

Ordering Information

SAMPLE NUMBER: **XTOR3B-W-MT-HO3**

Housing & Performance	Series	EEB Emitter Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
Blank Standard **E** Emergency battery backup **HE** High efficiency **UE** Ultra high efficiency	**XTOR 3B** Small Size, 12W **XTOR 4B** Small Size, 18W **XTOR 6B** Medium Size, 24W **XTOR 8B** Large Size, 36W **Full Cutoff** **XTOR6B-WHO5-700** **XTOR6B-WHO5-TGB** **Cutoff** **XTOR6B-WHO5-700** **XTOR6B-WHO5-TGB**	**Blank** Neutral, 4000K **HO** High Output, 5000K **Amber Limited** Amber, 2200K	**Blank** Textured Dark Bronze **DDB** Dark Bronze **DBL** Black **DNA** Natural Aluminum **DWH** White	**PCI** Photocontrol, 120V* **PCI2** Photocontrol, 208-277V* **PCI347** Photocontrol, 347V* **HS** Houseside Shield **BF** Backlight Control Shield **DMG** 0-10V Dimming Driver **DMG-PIR** 0-10V Dimming Driver with Integral Motion Sensor **DMG-PIRH** 0-10V Dimming Driver with Integral Motion Sensor, High Mounting **DMG-PIR-MT** 0-10V Dimming Driver with Integral Motion Sensor, Multi-Tap **DMG-PIRH-MT** 0-10V Dimming Driver with Integral Motion Sensor, High Mounting, Multi-Tap	**XTOR3-C-WH** Decorative Ring/Light Kit **XTOR3-C-DBL** Decorative Ring/Light Kit, Textured Black **XTOR3-C-DNA** Decorative Ring/Light Kit, Textured Silver **XTOR3-C-DWH** Decorative Ring/Light Kit, Textured White **XTOR3-RT** Decorative Mid Pole, Round White **XA-CRMA** Mounting Adapter **XA-CRMA-DDB** Mounting Adapter, Dark Bronze **XA-CRMA-DBL** Mounting Adapter, Black **XA-CRMA-DNA** Mounting Adapter, Natural Aluminum **XA-CRMA-DWH** Mounting Adapter, White **XTOR-SQ** Square Pole Cap for Crosstour Series* **XTOR-RD** Round Pole Cap for Crosstour Series*

NOTES:
1. Only factory-installed Qualified but classified for both DLC Standard and DLC Premium. Refer to the DesignLights Consortium® (DLC®) Qualified Products List at www.designlights.org.
2. Order PCI for 347V models.
3. Emergency battery backup with the option or with XTOR 3B or XTOR4B not available with HS and DDB or DBL finishes.
4. Not available with HE or UE configurations.
5. Houseglare accessory supplied with knuckle (DBL) or Crosstour (TRB) base, small and large round pole adapter plate and mounting hardware.
6. Photocontrol is factory-installed and activated, dusk to dawn operation. Not available with DMG, DMG-PIR, DMG-PIRH, DMG-PIR-MT or DMG-PIRH-MT. Reference Motion Sensor Guide for detailed coverage information. Please refer to acuitycontrols.com website for more information. Components shipped in separate box for field installation. Not available with emergency battery backup.
7. Not available with HE or UE configurations. Not available with 40K CCT. Not available with BF. Not available with PCI, PCI2 or PCI347. Not available with DMG, DMG-PIR, DMG-PIRH, DMG-PIR-MT or DMG-PIRH-MT. Not available with Amber Limited. Not available with Emergency battery backup. Not available with HS. Not available with DDB or DBL finishes.
8. Only for use with XA-CRMA-DDB, XA-CRMA-DBL, XA-CRMA-DNA, XA-CRMA-DWH, XTOR-SQ, XTOR-RD, XTOR3-C-DBL, XTOR3-C-DNA, XTOR3-C-DWH, XTOR3-C-WH, XTOR3-RT, XTOR3B-W-MT-HO3, XTOR3B-W-MT-HO3-DMG, XTOR3B-W-MT-HO3-DMG-PIR, XTOR3B-W-MT-HO3-DMG-PIRH, XTOR3B-W-MT-HO3-DMG-PIR-MT, XTOR3B-W-MT-HO3-DMG-PIRH-MT, XTOR3B-W-MT-HO3-PCI, XTOR3B-W-MT-HO3-PCI2, XTOR3B-W-MT-HO3-PCI347, XTOR3B-W-MT-HO3-BF, XTOR3B-W-MT-HO3-HS, XTOR3B-W-MT-HO3-DDB, XTOR3B-W-MT-HO3-DBL, XTOR3B-W-MT-HO3-DNA, XTOR3B-W-MT-HO3-DWH, XTOR3B-W-MT-HO3-E, XTOR3B-W-MT-HO3-E-DMG, XTOR3B-W-MT-HO3-E-DMG-PIR, XTOR3B-W-MT-HO3-E-DMG-PIRH, XTOR3B-W-MT-HO3-E-DMG-PIR-MT, XTOR3B-W-MT-HO3-E-DMG-PIRH-MT, XTOR3B-W-MT-HO3-E-PCI, XTOR3B-W-MT-HO3-E-PCI2, XTOR3B-W-MT-HO3-E-PCI347, XTOR3B-W-MT-HO3-E-BF, XTOR3B-W-MT-HO3-E-HS, XTOR3B-W-MT-HO3-E-DDB, XTOR3B-W-MT-HO3-E-DBL, XTOR3B-W-MT-HO3-E-DNA, XTOR3B-W-MT-HO3-E-DWH, XTOR3B-W-MT-HO3-UE, XTOR3B-W-MT-HO3-UE-DMG, XTOR3B-W-MT-HO3-UE-DMG-PIR, XTOR3B-W-MT-HO3-UE-DMG-PIRH, XTOR3B-W-MT-HO3-UE-DMG-PIR-MT, XTOR3B-W-MT-HO3-UE-DMG-PIRH-MT, XTOR3B-W-MT-HO3-UE-PCI, XTOR3B-W-MT-HO3-UE-PCI2, XTOR3B-W-MT-HO3-UE-PCI347, XTOR3B-W-MT-HO3-UE-BF, XTOR3B-W-MT-HO3-UE-HS, XTOR3B-W-MT-HO3-UE-DDB, XTOR3B-W-MT-HO3-UE-DBL, XTOR3B-W-MT-HO3-UE-DNA, XTOR3B-W-MT-HO3-UE-DWH, XTOR3B-W-MT-HO3-E-XA-CRMA-DDB, XTOR3B-W-MT-HO3-E-XA-CRMA-DBL, XTOR3B-W-MT-HO3-E-XA-CRMA-DNA, XTOR3B-W-MT-HO3-E-XA-CRMA-DWH, XTOR3B-W-MT-HO3-E-XTOR-SQ, XTOR3B-W-MT-HO3-E-XTOR-RD, XTOR3B-W-MT-HO3-E-XTOR3-C-DBL, XTOR3B-W-MT-HO3-E-XTOR3-C-DNA, XTOR3B-W-MT-HO3-E-XTOR3-C-DWH, XTOR3B-W-MT-HO3-E-XTOR3-C-WH, XTOR3B-W-MT-HO3-E-XTOR3-RT, XTOR3B-W-MT-HO3-UE-XA-CRMA-DDB, XTOR3B-W-MT-HO3-UE-XA-CRMA-DBL, XTOR3B-W-MT-HO3-UE-XA-CRMA-DNA, XTOR3B-W-MT-HO3-UE-XA-CRMA-DWH, XTOR3B-W-MT-HO3-UE-XTOR-SQ, XTOR3B-W-MT-HO3-UE-XTOR-RD, XTOR3B-W-MT-HO3-UE-XTOR3-C-DBL, XTOR3B-W-MT-HO3-UE-XTOR3-C-DNA, XTOR3B-W-MT-HO3-UE-XTOR3-C-DWH, XTOR3B-W-MT-HO3-UE-XTOR3-C-WH, XTOR3B-W-MT-HO3-UE-XTOR3-RT

Crosstour Stock Ordering Information

12W Series	18W Series	24W Series	36W Series
XTOR3B-12L-5000- Cutoff, 5000K, Cobra Brnze	**XTOR3B-18L-5000-** Cutoff, 5000K, Cobra Brnze	**XTOR6B-24L-5000-** Cutoff, 5000K, Cobra Brnze	**XTOR8B-36L-5000-** Cutoff, 5000K, Cobra Brnze
XTOR3B-W-MT-12L-5000- Cutoff, 5000K, Natural Brnze	**XTOR3B-W-MT-18L-5000-** Cutoff, 5000K, Natural Brnze	**XTOR6B-W-MT-24L-5000-** Cutoff, 5000K, Natural Brnze	**XTOR8B-W-MT-36L-5000-** Cutoff, 5000K, Natural Brnze
XTOR3B-W-12L-5000- Cutoff, 5000K, Cobra Brnze	**XTOR3B-W-PCI-12L-5000-** Cutoff, 5000K, 120V PC, Cobra Brnze	**XTOR6B-W-PCI-24L-5000-** Cutoff, 5000K, 120V PC, Cobra Brnze	**XTOR8B-W-PCI-36L-5000-** Cutoff, 5000K, 120V PC, Cobra Brnze
	XTOR3B-W-PCI-12L-4000K- Cutoff, 4000K, 120V PC, Cobra Brnze	**XTOR6B-W-PCI-24L-4000K-** Cutoff, 4000K, 120V PC, Cobra Brnze	**XTOR8B-W-PCI-36L-4000K-** Cutoff, 4000K, 120V PC, Cobra Brnze
	XTOR3B-W-PCI-12L-5000-DDB Cutoff, 5000K, Dark Bronze, 120V PC	**XTOR6B-W-PCI-24L-5000-DDB** Cutoff, 5000K, Dark Bronze, 120V PC	**XTOR8B-W-PCI-36L-5000-DDB** Cutoff, 5000K, Dark Bronze, 120V PC
	XTOR3B-W-PCI-12L-5000-DBL Cutoff, 5000K, Black, 120V PC	**XTOR6B-W-PCI-24L-5000-DBL** Cutoff, 5000K, Black, 120V PC	**XTOR8B-W-PCI-36L-5000-DBL** Cutoff, 5000K, Black, 120V PC
	XTOR3B-W-PCI-12L-5000-DNA Cutoff, 5000K, Natural Aluminum, 120V PC	**XTOR6B-W-PCI-24L-5000-DNA** Cutoff, 5000K, Natural Aluminum, 120V PC	**XTOR8B-W-PCI-36L-5000-DNA** Cutoff, 5000K, Natural Aluminum, 120V PC
	XTOR3B-W-PCI-12L-5000-DWH Cutoff, 5000K, White, 120V PC	**XTOR6B-W-PCI-24L-5000-DWH** Cutoff, 5000K, White, 120V PC	**XTOR8B-W-PCI-36L-5000-DWH** Cutoff, 5000K, White, 120V PC

Lumark

Crosstour Series

Energy and Performance Data

Crosstour Power and Lumens

EEB Performance	XTOR3B	XTOR3B-W	XTOR4B	XTOR4B-W	XTOR6B	XTOR6B-W	XTOR8B	XTOR8B-W
Delivered Lumens	1,418	1,396	1,427	2,135	2,165	1,947	2,751	2,719
Input Watts (Watts)	12.0		18.0		24.0		36.0	
Zero-Up Uplight Lumens	1,065	992	940	1,245	1,472	1,384	2,099	2,068
B.U.G. Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2
CCT (Kelvin)	5,000	4,000	5,000	5,000	4,000	5,000	5,000	4,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	24W	24W

NOTE: Crosstour 36W models only come in 5,000K and 4,000K.

Crosstour MAXX Power and Lumens

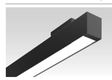
LED Performance	XTOR4B	XTOR4BL	XTOR6B-W	XTOR6BL-W	XTOR8B-W	XTOR8BL-W
Delivered Lumens	5,725	4,726	8,538	6,320	9,971	9,436
B.U.G. Rating	B1-U0-G1	B2-U0-G3	B1-U0-G2	B2-U0-G3	B1-U0-G3	B2-U0-G3
CCT (Kelvin)	5000K	5000K	4000K	5000K	5000K	5000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	48W	38W	72W	52W	72W	72W

LED Performance	XTOR4B	XTOR4BHL	XTOR6B-W	XTOR6BHL-W	XTOR8B-W	XTOR8BHL-W
Delivered Lumens	8,322	8,433	8,273	8,343	7,746	8,373
B.U.G. Rating	B2-U0-G1	B2-U0-G2	B2-U0-G1	B2-U0-G3	B2-U0-G3	B2-U0-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	4000K	5000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W

LED Performance	XTOR12B	XTOR12BEL	XTOR12B-W	XTOR12BEL-W	XTOR12B-U	XTOR12BEL-U
Delivered Lumens	12,732	11,400	12,426	11,125	11,941	11,125
B.U.G. Rating	B2-U0-G1	B2-U0-G3	B2-U0-G1	B2-U0-G3	B2-U0-G1	B2-U0-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	122W	122W	122W	122W	122W	122W

Extend 2

Surface mount



Project _____

Type _____

Notes _____

Ordering Guide

EXAMPLE:	EXA	50	840	MW	120	277	SWB

PRODUCT ID	NOM. LUM/FT	CRI	COLOR TEMP. (choose one)	SHIELDING
EXA Extend 2 Surface	**30** 300 lm/ft - 4ft **750** 750 lm/ft - max for 8ft luminaire **1000** 1000 lm/ft - max	**80** 80 CRI **90** 90 CRI	**27** 2700 K **30** 3000 K **35** 3500 K **40** 4000 K **50** 5000 K	**SD** satellite dots **SW** Shelf Washer **MW** Mylar Wrapped **BW** Buttwing

Output lumens listed do not take into account shielding. Please refer to the performance table for actual lumens after final stage.

Choose only one of the options above.

LENGTH (FT)	FINISH	VOLTAGE	DRIVER	CIRCUITS
2 2' **3** 3' **4** 4' **5** 5' **6** 6' **8** 8' **10** 10' **SU** System Run	**AP** aluminum paint **BW** white paint **BK** dark bronze **C** custom	**120** 120 V **277** 277 V **347** 347 V **UNV** universal	**DP** dimming (0-10V) PL **DPE** dimming (0-10V) PL extended **DPR** dimming (0-10V) PL, extended range, range -40°F - +122°F (-40°C - +50°C) **LTEC** 5% phase cut dimming **W** for field dimming **OUT** other*	**1** 1 circuit **2** 2 circuits **EM** emergency circuit* **HEUP** night light circuit* **eTEMP** generator transfer device*

Length 1ft minimum for Total Length run for specified power circuit (Circuit 1 or 2).

Remote cough protection driver only.

Integral driver included, remote driver available for applications requiring multiple luminaires per circuit. Please reference the Extend 2 Surface Mount Driver Selection Guide for more information. See page 3 for more details. *Please consult factory on page 3.

Total Qty quantity. Minimum 2ft fixture length total with EP3 Per. Please specify.

MOUNTING	BATTERY (OPTIONAL)	OTHER (OPTIONAL)	CUSTOM (OPTIONAL)
SB surface bracket **PM** pendant mount **CMSP** surface bracket with field protection	**BWP** - battery pack (integral)* **BWR** - battery pack (remote)*	**+SF** - end feed* **+N** - nadirchord finish	**C** - custom

*Requires operating fixture for installation.

Minimum 2ft.

*Field feed standard for 5 mounting.

Please specify.

Extend 2

Surface mount

CONSTRUCTION

Housing	Extruded aluminum (0.09" nominal). Up to 70% recycled content
End Cap	Cast aluminum
Interior Brackets	Die formed sheet steel (18 gauge)
Gaskets	Silicone rubber
Lens Gaskets	Extruded elastomer
Lens	Extruded acrylic
Fasteners	All external fasteners are tamper proof TORX T20

OPTICS

Impact modified PMMA lens used for all shielding options.

SD	Spotless lens.
ASD	Asymmetric Spotless lens.
MW	Mylar.
BW	Buttwing.
SU	Grass.

SYSTEM (SJL)

Lengths of 2'-12' standalone are available. Runs of EXTEND2 that are longer than 12' (3657mm) are designated as systems (SJL). System runs are comprised of a combination of 4' to 8' sections to be assembled on site using our EXTEND2 connectors and 4' to 12' sealed joiner plate. For more information on systems and joining, please refer to the EXTEND2 installation sheets available for download at www.axislighting.com.

WEIGHT

4 ft	7 lb / 3.2 kg
8 ft	14 lbs / 6.4 kg
12 ft	21 lbs / 9.6 kg

FINISH

Powder coated, custom finishes are available.

OTHER MOUNTING OPTIONS

EXTEND 2 is also available with pendant, wall and recessed mount options.

Specification sheets and installation sheets for all mountings for EXTEND 2 luminaires are available for download at www.axislighting.com

ELECTRICAL

DP	0-10V dimming driver. Ambient operating temperature -22°F - 104°F (-30°C - +40°C)
DPX	0-10V dimming driver with extended temperature range -40°F - 122°F (-40°C - +50°C)
Lutron driver**	**LDE1** - 1% Lutron EcoSystem with 5-wire, fade to; Black (min ambient operating temperature -22°F (-30°C)
Other drivers**	**DALI*** - Digital Addressable Lighting Interface **DMX*** - Digital Multiplex **Xfusion 5P*** - for wireless sensor

* Ambient operating temperature -4°F - 104°F (-20°C - +40°C)
** Review only with AXIS

Emergency	**BJU** Integral Emergency Battery pack, 3ft minimum. Ambient operating temperature -4°F - 122°F(-20° to 50°C) for 120v to 277V, 32°F - 122°F (0°C to 50°C) for 347V.
	BRJU Remote emergency battery pack operating temperature range -4°F - 122°F (-20°C - +50°C) for 120V to 277V, 32°F - 122°F (0°C - +50°C) for 347V.
Input Voltage	120V, 277V, 347V UNV.
Surge Protection	Extend comes standard with surge protection device.

Incorporating these components may have limitations or affect the length of the luminaire. Please contact factory for more details.

LED SYSTEM

CRI	Minimum 80 or 90 color rendering index.
CCT Single Color	Choice of 2700K, 3000K, 3500K, 4000K and 5000K color temperature with a great color consistency (within 3-step MacAdam ellipse). Both within fixture and fixture to fixture.
LED life	Minimum 50,000h with 85% of lumen maintenance in 25°C ambient temperature, in compliance with IES LM-80 testing measurements.
Thermal Management	Aluminum housing acting as the heat sink to maximize life.
Environment	Dry and wet location rated IP66 for outdoor or indoor use. Impact resistant rated IK10. For installation in environments with direct contact factory. Remote drivers available for environments outside of driver operating temperature range or where fixture access may be limited. Ambient operating temperature range for fixtures with remote drivers -40°F to +122°F (-40°C - +72°C).

APPROVALS

Certified wet locations to UL and CUL standards. IP66 and IK10 rated.

WARRANTY

Limited 5-year warranty is available. Warranty is valid provided luminaires are installed and used according to specifications. For full terms and conditions, please consult warranty section at axislighting.com.

PHOTOMETRIC DATA

WW Wallwash

750 lm/ft

PHOTOMETRIC CURVE

Lumens/ft: 750 lm/ft
Total Lumens: 2907 lm (for 4ft)
Input Watts: 23.6 W
Efficacy: 101 lm/W
IES FILE: BLKS.750-WW-40-CRI-4-IES
TESTED ACCORDING TO IES LM-79-2019

CANDELA DISTRIBUTION

Vertical Angle	Horizontal Angles 0	22.5	45	67.5	90
0	1552	1551	1552	1552	1552
5	1552	1549	1557	1557	1552
15	1552	1548	1557	1557	1552
25	1552	1542	1553	1556	1552
35	751	584	578	611	634
45	360	313	306	407	477
55	360	313	306	407	477
65	204	200	235	312	343
75	204	200	235	312	343
85	24	31	26	22	31
90	0	4	4	3	3

ZONAL LUMENS

Zone	Lumens
0	
0-10	117
10-20	345
20-30	445
30-40	410
40-50	337
50-60	264
60-70	179
70-80	139
80-90	33
90	

LUMINANCE DATA (cd/m²)

Vertical Angle	Horizontal Angles 0	45	90
45	6630	6331	11321
55	8858	8738	11489
65	7462	7806	11799
75	4714	6224	9813
85	2919	4146	3429

ASO Asymmetric

750 lm/ft

PHOTOMETRIC CURVE

Lumens/ft: 750 lm/ft
Total Lumens: 2907 lm (for 4ft)
Input Watts: 23.6 W
Efficacy: 101 lm/W
IES FILE: BLKS.750-WW-40-ASO-4-IES
TESTED ACCORDING TO IES LM-79-2019

CANDELA DISTRIBUTION

Vertical Angle	Horizontal Angles 0	22.5	45	67.5	90
0	1552	1551	1552	1552	1552
5	1552	1549	1557	1557	1552
15	1552	1548	1557	1557	1552
25	1552	1542	1553	1556	1552
35	751	584	578	611	634
45	360	313	306	407	477
55	360	313	306	407	477
65	204	200	235	312	343
75	204	200	235	312	343
85	24	31	26	22	31
90	0	4	4	3	3

ZONAL LUMENS

Zone	Lumens
0	
0-10	117
10-20	345
20-30	445
30-40	410
40-50	337
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45	6630	6331	11321
55	8858	8738	11489
65	7462	7806	11799
75	4714	6224	9813
85	2919	4146	3429

All IES files for other l

Project		Catalog #	
Prepared by		Notes	
		Type	
		Date	

HALO

RA Baffle Adjustable Recessed Canless LED Downlight

4" and 5/6" Baffle Adjustable Recessed Canless LED Downlights mount directly to the ceiling and provide up to 25° of tilt and 360° of rotation

Typical Applications

Residential

Interactive Menu

- Order Information page 1
- Product Specifications page 1
- Energy Data page 1
- Photometric Data page 2
- Product Warranty

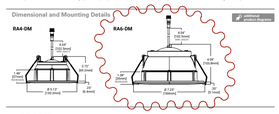
Product Certification

Product Features

Top Product Features

- Available in 4" and 6" LED trims mount directly to ceilings - no housing required
- Adjustable gimbal tilts up to 25° and rotates 360° to aim light where it's needed
- Multi-CCT LED trims offer 3,000K - 4,000K selectable soft white to daylight (2700K, 3000K, 3500K, 4000K, 5000K) + Dim-to-Warm (3000K dims to 1800K)
- Selectable Lumen Switch: Choose between 600/900 lumens
- 5% phase cut L/LTE dimming (120V input) with compatible controls (reference the RA Dimming Guide)

Dimensional and Mounting Details



HALO

RA Canless Series

Product Specifications

Selectable System

- Select from 3 color selector switch to choose between: Dim-to-Warm (3000K dim to 1800K), 3000K, 3500K, 4000K, 5000K
- Select from 2 lumen switch to choose the preferred brightness level

Module – Trim

- Module construction includes LED array, heat sink, reflector, lens, baffle and trim ring assembly
- Heat sink designed to conduct heat away from LEDs to ensure optimum performance, temperature limits not exceeded, maximum reliability achieved in mounted ceiling environments
- Adjustable gimbal tilts up to 25° and rotates up to 360°

Module – Can

- 4" and 5/6" LED arms provides a uniform source with high efficiency and no shadow
- Die-cast aluminum heat sink
- Color accuracy at 4 SDCM or between quadrants, provide color accuracy and uniformity
- Factory default color temperature (CCT) is set to soft white (3000K)

Optical Assembly

- Lens: Acrylic
- Impact-resistant polycarbonate
- Convex form and lamp-like appearance

Driver

- Integral 120V 60 Hz constant current driver provides noise free operation
- Electronic low voltage transformer and ECM adapter (provided) provides mains connections
- Continuous, flicker-free phase-cut Dimming (leading edge) down to 5% (RA4) and down 100% to 5% output with compatible dimmers
- *See the RA Dimming Guide for compatible dimmers

Accessories

- No housing or junction box required
- Trim rings and baffles (optional) may be used in direct contact with insulation
- Installer must cut template out of drywall and mount the fixture to the drywall before painting
- When released, the spring clips will rest on to the back side of the drywall holding the fixture in place
- Not for installation in recessed cans
- For new construction applications, use HALO New Construction Framing Plates prior to drywall installation

Gasket

- Trim/can/frame gasket to minimize air leakage

Compliance

- Meets ENERGY STAR and CanadaType IC suitable for direct contact with air permeable insulation
- Damp location listed. Not recommended for shower or direct wash applications. Wet location, reference NEMA LEDG 6201
- Airtight certified per ASTM E283
- Air leakage tested per ICC AC378 Part 15 (consumer trim)
- Contains no mercury or lead and RoHS compliant
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- Can be used for State of California Title 24 high efficacy luminaire compliance. Complies with Title 24 JA8-2016
- Can be used International Energy Conservation Code (IECC) high efficiency luminaire requirements
- ENERGY STAR® listed, reference database for current ratings

Warranty

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

Energy Data

RA4LSWFSD2W1EWHDM - 3000K

Lumens	600/900
Input Voltage	120V
Input current	0.053A/0.077A
Input Power	6.1 /9.7 W
Efficiency	74.64%/77.33%
Sources/LED	1 /54
THD	19/12.2
PF	0.94/0.975
Sound Rating	<=22dBA

RA6LSWFSD2W1EWHDM - 3000K

Lumens	600/1000
Input Voltage	120V
Input current	0.053A/0.077A
Input Power	6.1 /9.7 W
Efficiency	74.64%/77.33%
Sources/LED	1 /54
THD	19/12.2
PF	0.94/0.975
Sound Rating	<=22dBA

Catalog Number	CCT	Watts	Lumens	LPW	CRI
RA4LSWFSD2W1EWHDM 600 Lumens	2700K	6.1	615	100.8	93
	3000K	6.3	630	100.0	93
	3500K	6.1	625	104.1	93
	4000K	6.1	630	103.3	93
	5000K	6.1	630	103.3	93

Catalog Number	CCT	Watts	Lumens	LPW	CRI
RA4LSWFSD2W1EWHDM 900 Lumens	2700K	9.2	885	96.2	93
	3000K	9.2	930	100.0	93
	3500K	9.4	910	96.8	93
	4000K	9.3	905	97.3	93
	5000K	9.3	900	96.8	93

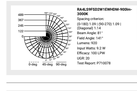
Catalog Number	CCT	Watts	Lumens	LPW	CRI
RA6LSWFSD2W1EWHDM 600 Lumens	2700K	6.3	630	103.2	93
	3000K	6.5	645	106.0	93
	3500K	6.5	675	106.3	93
	4000K	6.5	675	107.1	93
	5000K	6.5	675	107.1	93

Catalog Number	CCT	Watts	Lumens	LPW	CRI
RA6LSWFSD2W1EWHDM 900 Lumens	2700K	9.8	920	93.8	93
	3000K	9.8	920	102.0	93
	3500K	9.6	930	99.0	93
	4000K	9.6	960	100.0	93
	5000K	9.5	935	100.5	93

HALO

RA Baffle Adjustable Recessed Canless LED Downlight

Photometric Data



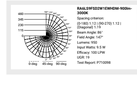
RA4LSWFSD2W1EWHDM-900lm-3000K

Spacing criteria:
@ 0 ft: 1.1 (11.0 ft) / 1.09 (Diagonal) 1.4
Beam Angle: 81°
Field Angle: 120°
Lumens: 925
Input Watts: 9.2 W
Efficacy: 100 LPW
UGR: 8
Test Report: P1170878

Input Lumen	Lumens	% Lumens
0-30	331	36.0
0-40	607	66.0
0-60	857	93.7
0-90	928	100

TRA 20-13	W = 61 Rg = 123
UNDER	Ra = 78.5 RW = 74.5

81°



RA6LSWFSD2W1EWHDM-900lm-3000K

Spacing criteria:
@ 0 ft: 1.1 (11.0 ft) / 1.13 (Diagonal) 1.19
Beam Angle: 82°
Field Angle: 120°
Lumens: 900
Input Watts: 9.2 W
Efficacy: 98 LPW
UGR: 8
Test Report: P1170879

Input Lumen	Lumens	% Lumens
0-30	336	37.3
0-40	620	69
0-60	816	90.6
0-90	900	100

TRA 20-13	W = 61 Rg = 121
UNDER	Ra = 78.3 RW = 81.3

84°

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
800.553.3879

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Specifications and features are subject to change without notice.

FIXTURE "A"

Project		Catalog #	
Prepared by		Notes	
		Type	
		Date	

Lumark

Crosstour Series

Wall Mount Luminaire

Product Certifications & Features

Interactive Menu

- Ordering Information page 1
- Product Specifications page 1
- Energy and Performance Data page 1

Quick Facts

- Available in 12W, 18W, 24, & 36W (500 - 3,150 lumens) models
- Available in 5000K or 4000K (CCT)
- Wall, inverted or pole mount
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 171LPW.
- Replaces 70W up to 400W HID equivalents
- Optional floodlighting kit converts from wall to floodlight, and pole mount

Crosstour Full Cut-off

Crosstour Escutcheon Plates

Crosstour MAXX Full Cut-off

Crosstour MAXX Escutcheon Plate

Lumark

Crosstour Series

Ordering Information

SAMPLE NUMBER: **XTOR3B-W-MT-RCS**

Housing & Performance	Series	LED Emitter Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
Blank Standard **E** Emergency battery backup, CEC compliant (cULus only) **HE** Emergency battery backup, High output (cULus only) **EWH** Emergency battery backup, Dim-to-Warm (cULus only)	**Full Cutoff** **XTOR1** 1000-1999 lm **XTOR2** 2000-2999 lm **XTOR3** 3000-3999 lm **XTOR4** 4000-4999 lm **Full Cutoff MAXX** **XTOR4B** 4000-4999 lm **XTOR5B** 5000-5999 lm **XTOR6B** 6000-6999 lm **XTOR7B** 7000-7999 lm **XTOR8B** 8000-8999 lm	**Blank** Cool (5k) **NW** Neutral (4k) **Available Mid-Mar 2019** **WW** Warm (3k)	**Blank** White **DDB** Dark Bronze **BLK** Black **NA** Natural Aluminum **Available Mid-Mar 2019** **AP** Field Applied	**PE** Photocontrol, 120V **PER** Photocontrol, 208-277V **PER5** Photocontrol, 480V **DMG** 0-10V dimming wires pulled outside fixture **DS** Dual switching (comes with two switches) **BCE** Bird Control Kit **SF** Single fuse (120V, 277V, 347V) **DF** Double fuse (208V, 240V, 480V) **WG** Wire guard accessory **VG** Vandal guard accessory **SRM** Surface Mounting Bracket **PBBW** Premium Bird Blocking Wire Kit **RP** NYC High Pressure	**XTOR1-2-WG** Decorative Visual guard **XTOR1-2-WGBL** Decorative Visual guard, Sunset Motor **XTOR1-2-WG-PC** Decorative Visual guard, Sunset Motor, Photocontrol **XTOR1-2-WGBL-PC** Decorative Visual guard, Sunset Motor, Photocontrol **XMT-TSS** 90° Crosstour Tenon Slipfitter **XMT-TSSU** 180° Crosstour Tenon Slipfitter **XMT-TSSUU** 360° Crosstour Tenon Slipfitter **WA1004-TS** Crosstour Tenon Adapter for 2 7/8" Tenon **WA1005-TS** Crosstour Tenon Adapter for 4" Tenon **WA1006-TS** Crosstour Tenon Adapter for 4 1/2" Tenon **WA1007-TS** Crosstour Tenon Adapter for 5" Tenon **WA1008-TS** Crosstour Tenon Adapter for 6" Tenon **WA1009-TS** Crosstour Tenon Adapter for 8" Tenon **WA1010-TS** Crosstour Tenon Adapter for 10" Tenon **WA1011-TS** Crosstour Tenon Adapter for 12" Tenon **XMT-FSSU** Crosstour Flat Slipfitter, Universal Mount **XMT-FSSUBL** Crosstour Flat Slipfitter, Universal Mount, Sunset Motor **XMT-FSSU-PC** Crosstour Flat Slipfitter, Universal Mount, Photocontrol **XMT-FSSUBL-PC** Crosstour Flat Slipfitter, Universal Mount, Sunset Motor, Photocontrol **XMT-FSSUU** Crosstour Flat Slipfitter, Universal Mount **XMT-FSSUUBL** Crosstour Flat Slipfitter, Universal Mount, Sunset Motor **XMT-FSSUU-PC** Crosstour Flat Slipfitter, Universal Mount, Photocontrol **XMT-FSSUUBL-PC** Crosstour Flat Slipfitter, Universal Mount, Sunset Motor, Photocontrol **XMA-SM** Surface Mounting Bracket **XMA-RM** Recessed Mounting Bracket **XMA-TM** Wireless Configurator Tool for Occupancy Sensor

notes:

1. Only factory-installed EcoRetro kit classified for both DLC Standard and DLC Premium. Refer to DesignLights Consortium®.
2. Some XTOR3 configurations not available in 347V.
3. Some XTOR configurations not available with button or with NTA. If XTOR4B not available with NLTAIR2 or NTA, contact factory.
4. Not available with 0-10V dimming, button cell or with PhotoEye (or accessory).
5. PhotoEye/Dimmer/Sensor operates at 120V-277V. Not available with 347V, 480V, PNA, MA, CA and NLTAIR2 PIR.
6. Not available with SPD options.
7. Not available with 347V, 480V, PNA, MA, CA and NLTAIR2 PIR.
8. Only for non-HE 3000 fixtures. For HE3, not for use with single-pole switching.
9. Only for non-HE 3000 fixtures. For HE3, not for use with multi-level switching.
10. Not available with PE, PER, PER5, DMG, DS, BCE, SF, DF, WG, VG, SRM, PBBW, RP, XMT-FSSU, XMT-FSSUBL, XMT-FSSU-PC, XMT-FSSUBL-PC, XMT-FSSUU, XMT-FSSUUBL, XMT-FSSUU-PC, XMT-FSSUUBL-PC, XMA-SM, XMA-RM, XMA-TM.
11. Not available with emergency options.
12. Not available with 0-10V dimming, button cell or with PhotoEye (or accessory).
13. Not available with 347V, 480V, PNA, MA, CA and NLTAIR2 PIR.
14. Not available with SPD options.
15. Not available with 347V, 480V, PNA, MA, CA and NLTAIR2 PIR.
16. Only for non-HE 3000 fixtures. For HE3, not for use with single-pole switching.
17. Only for non-HE 3000 fixtures. For HE3, not for use with multi-level switching.
18. Not available with PE, PER, PER5, DMG, DS, BCE, SF, DF, WG, VG, SRM, PBBW, RP, XMT-FSSU, XMT-FSSUBL, XMT-FSSU-PC, XMT-FSSUBL-PC, XMT-FSSUU, XMT-FSSUUBL, XMT-FSSUU-PC, XMT-FSSUUBL-PC, XMA-SM, XMA-RM, XMA-TM.
19. Not available with emergency options.
20. Not available with 0-10V dimming, button cell or with PhotoEye (or accessory).
21. Not available with 347V, 480V, PNA, MA, CA and NLTAIR2 PIR.
22. Not available with SPD options.
23. Not available with 347V, 480V, PNA, MA, CA and NLTAIR2 PIR.
24. Only for non-HE 3000 fixtures. For HE3, not for use with single-pole switching.
25. Only for non-HE 3000 fixtures. For HE3, not for use with multi-level switching.
26. Not available with PE, PER, PER5, DMG, DS, BCE, SF, DF, WG, VG, SRM, PBBW, RP, XMT-FSSU, XMT-FSSUBL, XMT-FSSU-PC, XMT-FSSUBL-PC, XMT-FSSUU, XMT-FSSUUBL, XMT-FSSUU-PC, XMT-FSSUUBL-PC, XMA-SM, XMA-RM, XMA-TM.

Crosstour Stock Ordering Information

12W Series	18W Series	24W Series	36W Series
XTOR4B 12k 5000K Cutoff, Colour Bronze	**XTOR4B** 18k 5000K Cutoff, Colour Bronze	**XTOR4B** 24k 5000K Cutoff, Colour Bronze	**XTOR4B** 36k 5000K Cutoff, Colour Bronze
XTOR4B-W 12k 5000K Cutoff, Colour White	**XTOR4B-W** 18k 5000K Cutoff, Colour White	**XTOR4B-W** 24k 5000K Cutoff, Colour White	**XTOR4B-W** 36k 5000K Cutoff, Colour White
XTOR4B-W-MT 12k 5000K Cutoff, Colour White	**XTOR4B-W-MT** 18k 5000K, Colour White	**XTOR4B-W-MT** 24k 5000K, Colour White	**XTOR4B-W-MT** 36k 5000K, Colour White
	XTOR4B-W-PCC-SDL 5000K, 120-277, Colour White	**XTOR4B-W-PCC-SDL** 5000K, 120-277, Colour White	**XTOR4B-W-PCC-SDL** 5000K, 120-277, Colour White
	XTOR4B-W-MT- 18k 4000K, 120-277, Colour White	**XTOR4B-W-PCC-** 24k 4000K, 120-277, Colour White	**XTOR4B-W-PCC-** 36k 4000K, 120-277, Colour White
	XTOR4B-W-MTH 18k 5000K, Colour White, NTA	**XTOR4B-W-PCC-SDL** 5000K, Colour Bronze, NTA	**XTOR4B-W-PCC-SDL** 5000K, Colour Bronze, NTA
	XTOR4B-W-MTH-18k 4000K, 120-277, Colour White	**XTOR4B-W-PCC-SDL** 5000K, 208-277V PC, Colour White	

Lumark

Crosstour Series

Energy and Performance Data

Crosstour Power and Lumens

LED Information	XTOR4B	XTOR4BL	XTOR4B-W	XTOR4BL-W	XTOR4B-Y	XTOR4BL-Y
Delivered Lumens	5,725	4,726	5,518	4,555	5,611	4,634
B.U.G. Rating	B1-U0-G1	B2-U0-G1	B1-U0-G1	B2-U0-G1	B1-U0-G1	B2-U0-G1
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	48W	58W	48W	58W	48W

LED Information	XTOR4B	XTOR4BL	XTOR4B-W	XTOR4BL-W	XTOR4B-Y	XTOR4BL-Y
Delivered Lumens	8,532	6,433	8,273	6,243	7,746	6,373
B.U.G. Rating	B3-U0-G1	B3-U0-G2	B3-U0-G1	B3-U0-G2	B3-U0-G1	B3-U0-G2
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	87W	71W	87W	71W	87W	71W

LED Information	XTOR12B	XTOR12BEL	XTOR12B-W	XTOR12BEL-W	XTOR12B-Y	XTOR12BEL-Y
Delivered Lumens	12,732	9,746	12,304	9,415	11,521	9,570
B.U.G. Rating	B3-U0-G1	B3-U0-G2	B3-U0-G1	B3-U0-G2	B3-U0-G1	B3-U0-G2
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	131W	112W	131W	112W	131W	112W

Crosstour MAXX Power and Lumens

LED Information	XTOR4B	XTOR4BL	XTOR4B-W	XTOR4BL-W	XTOR4B-Y	XTOR4BL-Y
Delivered Lumens	5,725	4,726	5,518	4,555	5,611	4,634
B.U.G. Rating	B1-U0-G1	B2-U0-G1	B1-U0-G1	B2-U0-G1	B1-U0-G1	B2-U0-G1
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	48W	58W	48W	58W	48W

LED Information	XTOR4B	XTOR4BL	XTOR4B-W	XTOR4BL-W	XTOR4B-Y	XTOR4BL-Y
Delivered Lumens	8,532	6,433	8,273	6,243	7,746	6,373
B.U.G. Rating	B3-U0-G1	B3-U0-G2	B3-U0-G1	B3-U0-G2	B3-U0-G1	B3-U0-G2
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	87W	71W	87W	71W	87W	71W

LED Information	XTOR12B	XTOR12BEL	XTOR12B-W	XTOR12BEL-W	XTOR12B-Y	XTOR12BEL-Y
Delivered Lumens	12,732	9,746	12,304	9,415	11,521	9,570
B.U.G. Rating	B3-U0-G1	B3-U0-G2	B3-U0-G1	B3-U0-G2	B3-U0-G1	B3-U0-G2
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	131W	112W	131W	112W	131W	112W

NOTE: Crosstour and Crosstour MAXX are not factory-equipped as floodlighting.

BLINKER

Wiko 49.6043/840

Type: SPECIFICATION SHEET
Project: Page 1 of 3

Collection of wall recessed luminaires for exterior applications. Designed for low mounting heights. Asymmetrical optical system with a wide beam pattern. Both the light source regressed inside the luminaire and shielded from all viewing angles. Exceptional European build quality with high corrosion resistant finish. Robust marine grade die-cast aluminium construction with stainless steel fasteners and factory sealed micro-prismatic glass diffuser.

Luminaire characteristics: **Power input:** 3W to 34.5W
Luminous flux: 210 lm to 2,300lm
Luminaire efficacy: Up to 200lm/W

Source: LED module
2700K - 90CRI,
3000K - 90CRI,
4000K - 90CRI,
Lumen maintenance: 85% of initial lumens at 70 000 hours (L80 B10)
Tq 77°F (25°C)
80% of initial lumens at 50 000 hours (L80 B10)
Ta 104°F (40°C) (L84-B3).

Optics: Accent light.

Material: Body: Die-cast aluminum
Cover frame: Die-cast aluminum, polished aluminum.
Diffuser: 4mm thick opal archited tempered glass.
Hardware: Stainless steel screws and silicone gaskets.

Mounting: Recessed wall installation using mastistory recessed box (to be ordered separately).

Electrical: Integral high efficiency LED driver, rated at 50 000 hours, 120-277V.

Dimming: 0-10V dimming (120-277V) down to 3%.

Finish: Black (09) or aluminum gray (14): painted finish, following a double powder paint in 3 step process: surface treatment containing ceramic nano particles for optimum paint adhesion, primer and polyester top paint with high resistance against UV rays and harsh weather conditions. See page 2 for other standard colors. Optional finishes: white (01), dark bronze (03) and anthracite gray (24). Resistance test protection Marine applications : 1200h. Other colors available upon request. Due to the fact we cannot guarantee an exact color match. For a more accurate color and gloss match, please contact our customer service department.
Similar RAL numbers: Black RAL9005, aluminum gray RAL9006, white RAL9016, green RAL6028, bronze green RAL6033 and anthracite gray RAL9007.

Weight: MicroBlinker: 1.79lb (0.82kg)
MiniBlinker: 4.19lb (1.9kg)
Blinker: 7.63lb (3.46kg)
MegaBlinker: 11.79lb (5.34kg)

Warranty: 5 year limited warranty.

Ratings: IP65, IK08

Certification: cULus listed for wet location.

Due to continuous improvements, the information herein may be changed without notice

SISTEMALUX
6500 Blvd. St-Laurent, suite 320, Montréal (Québec) Canada H2S 3C7 T. 514 523-2238 F. 514 523-2237 www.sistemalux.com

BLINKER

Wiko 49.6043/840

Type: SPECIFICATION SHEET
Project: Page 2 of 3

ORDERING INFO

UNV - 120-277V — D10 — MICROBLINKER — MICROBLINKER MINI — BLINKER — MEGABLINKER

RESET INFO

MODEL

Microblinker
- ☐ **S6060H** – 2700K, 90CRI
- ☐ **S6060W** – 3000K, 90CRI
- ☐ **S6060N** – 4000K, 90CRI

Miniblinker
- ☐ **S6070H** – 2700K, 90CRI
- ☐ **S6070W** – 3000K, 90CRI
- ☐ **S6070N** – 4000K, 90CRI

Blinker
- ☐ **S6080H** – 2700K, 90CRI
- ☐ **S6080W** – 3000K, 90CRI
- ☐ **S6080N** – 4000K, 90CRI

Megablinker
- ☐ **S6020H** – 2700K, 90CRI
- ☐ **S6020W** – 3000K, 90CRI
- ☐ **S6020N** – 4000K, 90CRI

VOLTAGE

■ **UNV** – 120-277V

FINISH

Standard
- ☐ **01** – White
- ☐ **14** – Aluminum gray
- ☐ **24** – Anthracite gray

Premium
- ☐ **07** – Green
- ☐ **09** – Black
- ☐ **20** – Burnish brown

DIMMING

■ **D10** – 0-10V

MOUNTING ACCESSORIES
(OTHER ORDERED SEPARATELY)

- ■ **S6063** – Back box for MicroBlinker (S6060) 2"(2 x 1"/2"x 2 4/5" (70mm x 300mm x 120mm)
- ■ **S6073** – Back box for MiniBlinker (S6070) 4"2 x 1"/4"x 2 3/5" (110mm x 300mm x 120mm)
- ■ **S6083** – Back box for Blinker (S6080) 7"2 x 1"/4"x 2 3/5" (200mm x 300mm x 120mm)
- ■ **S6023** – Back box for MegaBlinker (S6020) 9"2 x 1"/4"x 2 3/5" (247mm x 400mm x 170mm)

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BLINKER

Wiko 49.6043/840

Type: SPECIFICATION SHEET
Project: Page 3 of 3

DIMENSIONS

MicroBlinker **S6060**
Installation in concrete using back box: S6060

MiniBlinker **S6070**
Installation in concrete using back box: S6073

Blinker **S6080**
Installation in concrete using back box: S6083

Megablinker **S6020**
Installation in concrete using back box: S6023

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FIXTURE "B"

FIXTURE "C"

Extend 2 | Surface mount

Project _____
Type _____
Notes _____

PERFORMANCE PER LINEAR FOOT AT 3500K, 80 CRI

NOMINAL LUMEN OUTPUT	INPUT WATTS	EFFICACY	SHIELDING
1200 lm/ft	9.4 W/ft	131 lm/W	30°
750 lm/ft	7.2 W/ft	105 lm/W	30°
1200 lm/ft	9.4 W/ft	131 lm/W	30°
750 lm/ft	7.2 W/ft	105 lm/W	30°

*Please consult factory for custom lumen output and wattage.

Ordering Guide

XXX													
PRODUCT		NOM. LUM/FT		CRI		COLOR TEMP. (choose one)		SHIELDING					
EX2X	Extend 2, Surface	08	800 lm/ft - max	80	80 CRI	27	2700 K	30	30 LPL				
		12	1200 lm/ft - max for 12" AND 24"	90	90 CRI	30	3000 K	40	40 LPL				
		1000	1000 lm/ft - max			35	3500 K	50	Horizontal				
						40	4000 K						
						50	5000 K						

Output shown is for 80 CRI and 4K and 5K CCT. Output for 90 CRI and 2.7K, 3K and 3.5K CCT is approximately 15% lower.

Choose only one of the options above.

LENGTH (FT)	FINISH	VOLTAGE	DRIVER	CIRCUITS
2' 2' 3' 3' 4' 4' 5' 5' 6' 6' 8' 8' 10' 10' 12' 12'	AP aluminum paint PP* 21*1 p BLK black W* unlisted	120 120 V 277 277 V 347 347 V UNV universal ECA Lutron® BI bi-level dimming GMV Ariter®	DF dimming @ 10V-1% relay range -10°F ~ +104°F (-30°C ~ +40°C) DPK dimming @ 10V-1%, extended relay range -40°F ~ +122°F (-40°C ~ +50°C)	1 1 circuit 2 2 circuits •EPC emergency circuit* •EPCR emergency circuit* •ETEN generator transfer device*

Lengths will combine field cut-to-length kits for specified pattern (consult factory).

*Finishes except protective device only.

Impact-resistant, extends drivers available for environments outside of driver operating temperature range or where fixture access may be limited. *Please consult factory, see page 2.

*Specify quantity. Minimum 20 fixtures length * 2 kits and 2 PS only. Please specify.

MOUNTING	BATTERY (OPTIONAL)	OTHER (OPTIONAL)	CUSTOM (OPTIONAL)
SM surface mount* RM recessed mount* CMSP surface bracket with bird protection	BUP1 battery pack integral* BUP2 battery pack remotes*	•SF end feed* •N natural-rock finish	C custom

*Requires separately ordered kit. Instruction. No. Please consult factory.

*Field feed standard for 5 mounting. Please specify.

axis lighting.com

Extend 2 | Surface mount

CONSTRUCTION

Housing	Extruded aluminum (0.08" nominal) Up to 70% recycled content
End Cap	Die formed sheet steel
Interior Brackets	Die formed sheet steel (16 gauge)
Gaskets	Silicone rubber
Lens Gaskets	Extruded elastomer
Lens	Extruded acrylic
Fasteners	All external fasteners are tamper proof TORX T20

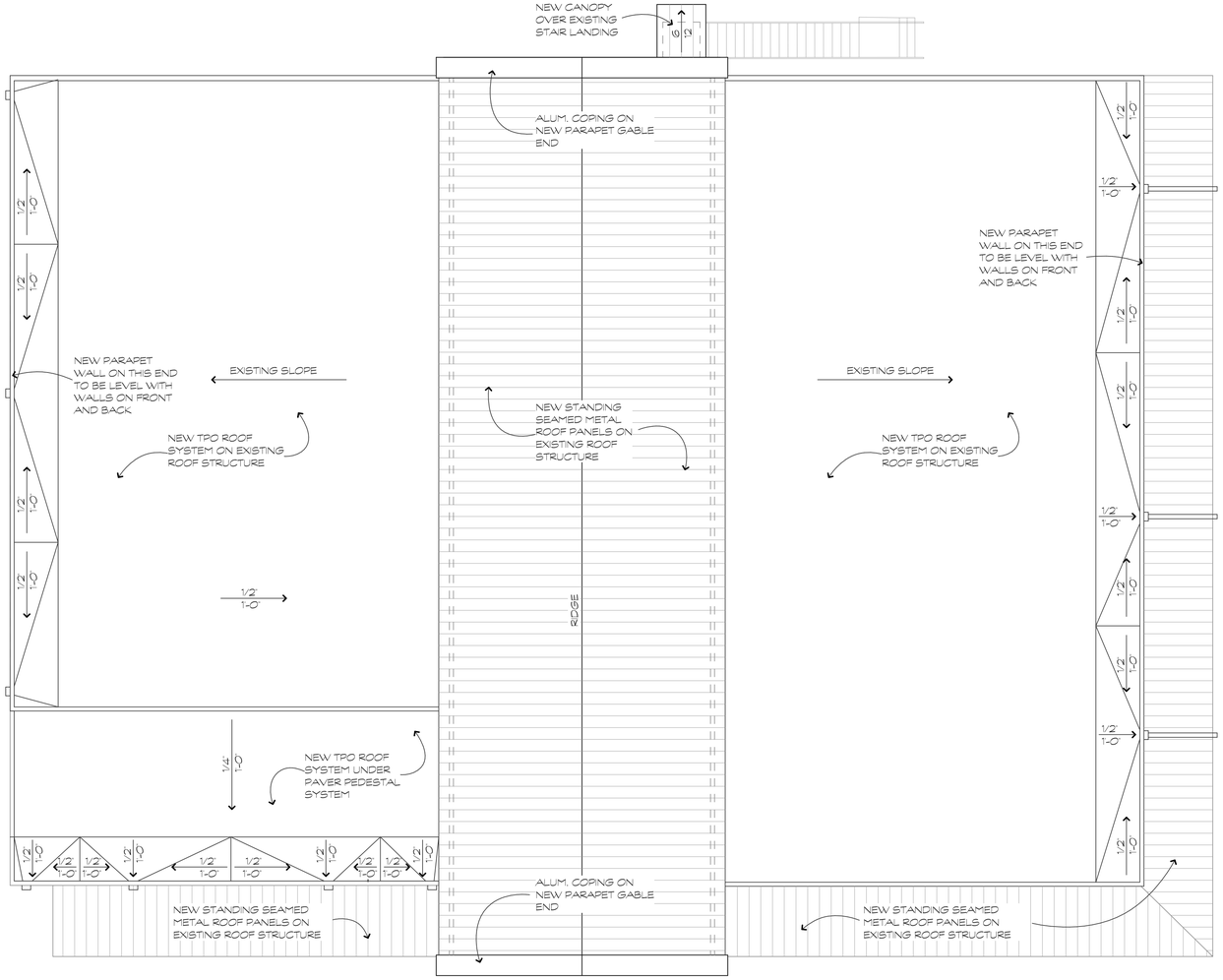
OPTICS

90 Spotless lens.
A90 Asymmetric Spotless lens.
B90 Batwing.
E90 Grass.

Impact modified PMMA lens used for all shielding options.

SYSTEM (SLU)

Lengths of 2'-12' standalone are available. Runs of EXTEND2 that are greater than 12' in length are designated as systems (SLU) and are made to order using a combination of 4' to 8' sections, to be assembled on site using our joining system which includes a 1" sealed joiner plate. For more information on ordering and planning, please refer to the EXTEND2 installation sheets available for download at www.



ROOF PLAN

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

1
A.1.6

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OF	SHEETS

NEW ENTRANCE ELEV.
SCALE: 3/16" = 1'-0"
2 A.2.1

EXISTING ENTRANCE ELEV.
SCALE: 3/16" = 1'-0"
1 A.2.1

INSPIRATIONAL PHOTOS

EXISTING ENTRY PHOTO

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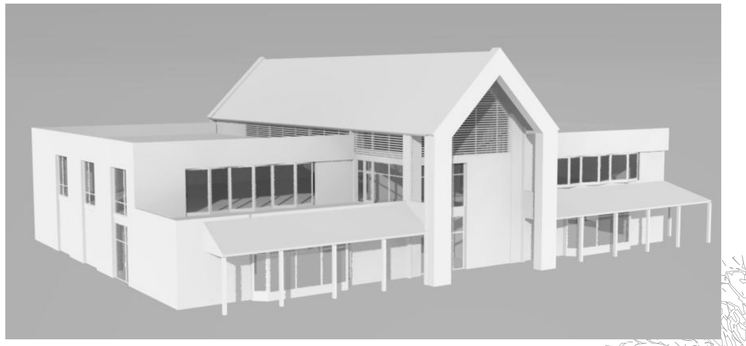


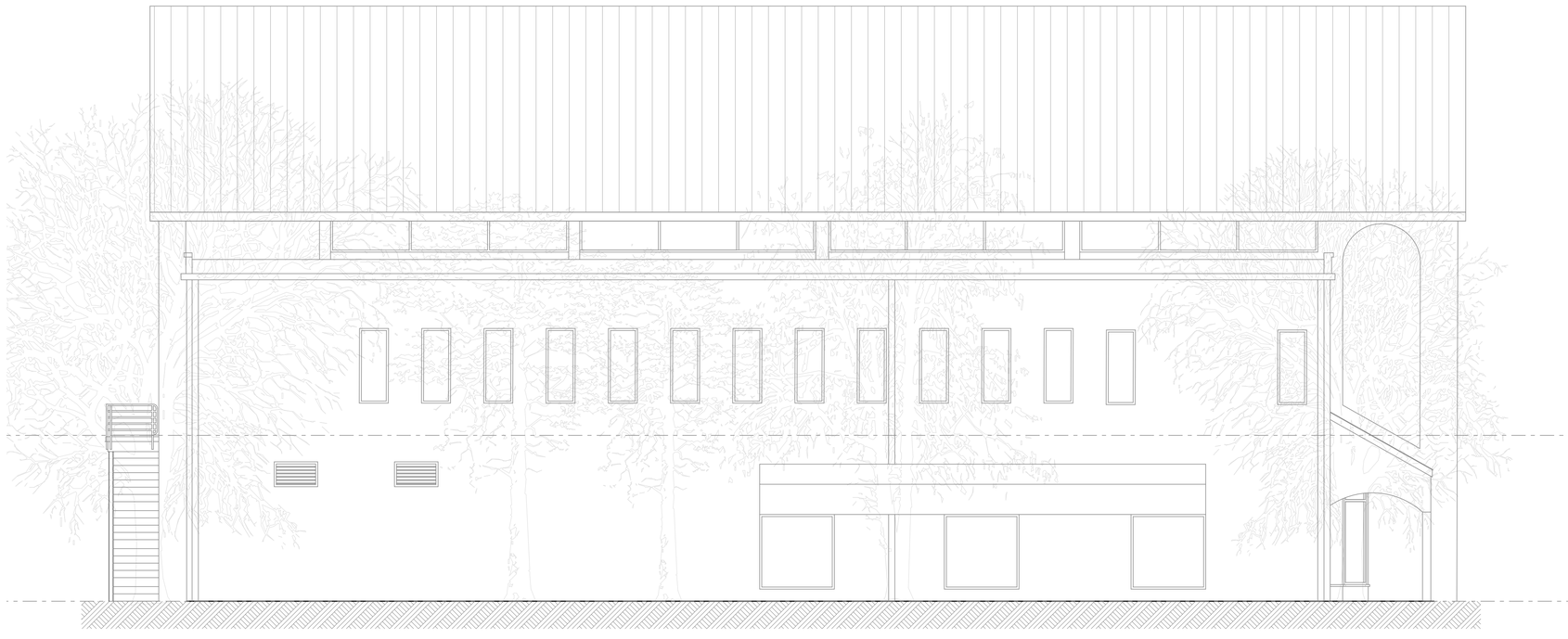
MASSING MODEL

NEW WILLIAM HILTON PKWY. ELEV.

SCALE: 3/16" = 1'-0"

2 A.2.2

EXISTING WILLIAM HILTON PKWY PHOTOS



EXISTING WILLIAM HILTON PKWY. ELEV.

SCALE: 3/16" = 1'-0"

1 A.2.2

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NEW REAR ELEV.

SCALE: 3/16" = 1'-0"

2 A.2.3

EXISTING REAR ELEV.

SCALE: 3/16" = 1'-0"

1 A.2.3

EXISTING REAR PHOTOS

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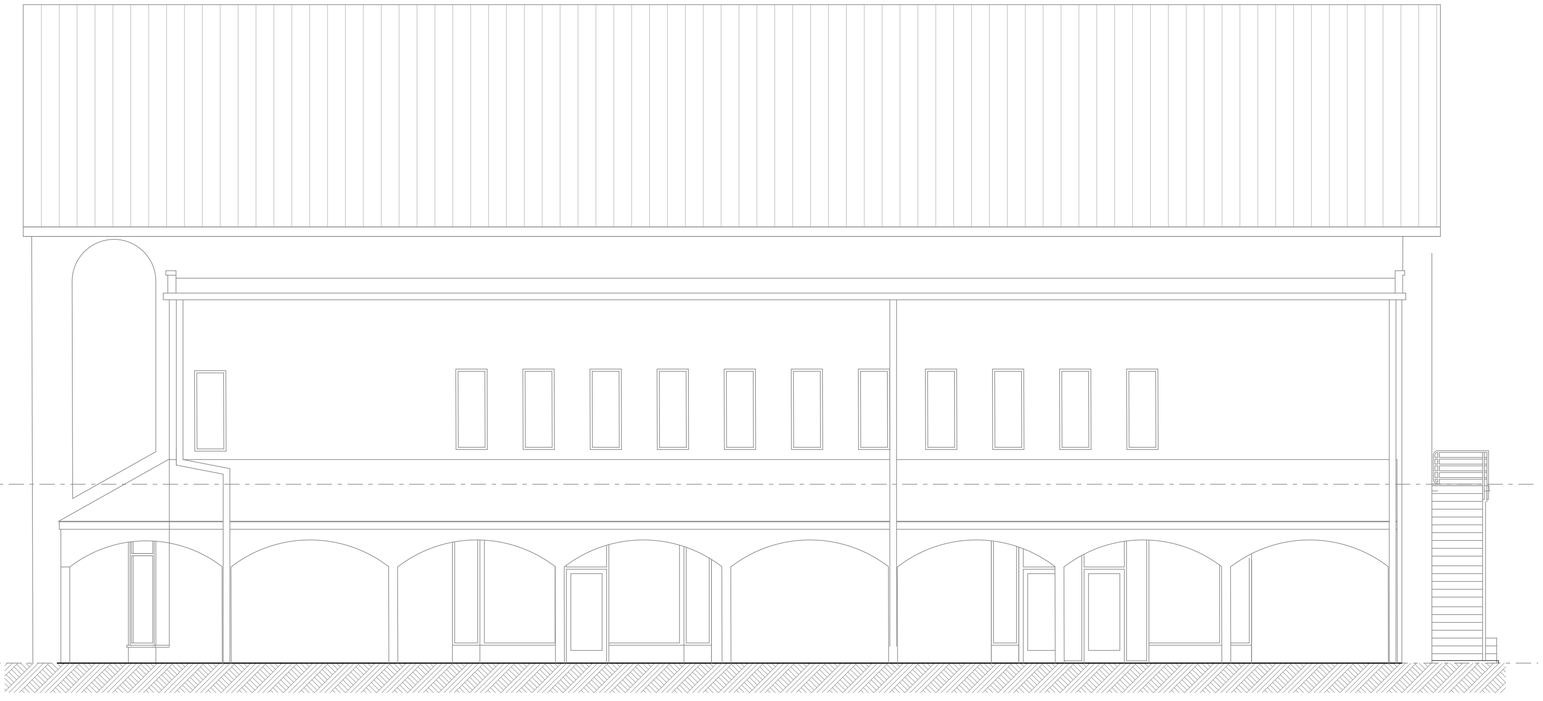
NEW RIGHT SIDE ELEV.

SCALE: 3/16" = 1'-0"

2
A.2.4



EXISTING RIGHT SIDE ELEV.

SCALE: 3/16" = 1'-0"

1
A.2.4

EXISTING RIGHT SIDE ELEVATION PHOTOS

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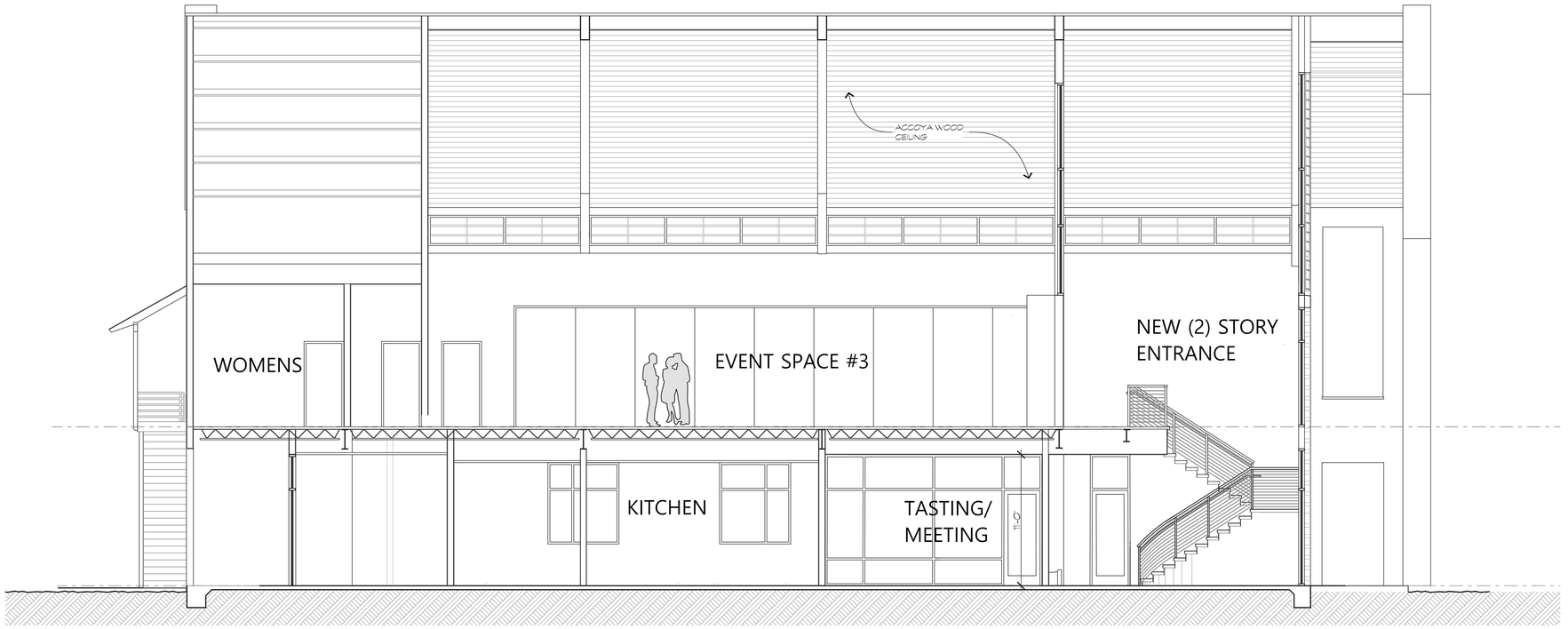
A RENOVATION FOR :
SERG GROUP
THE ATRIUM BUILDING
HILTON HEAD , S.C.

REVISIONS	

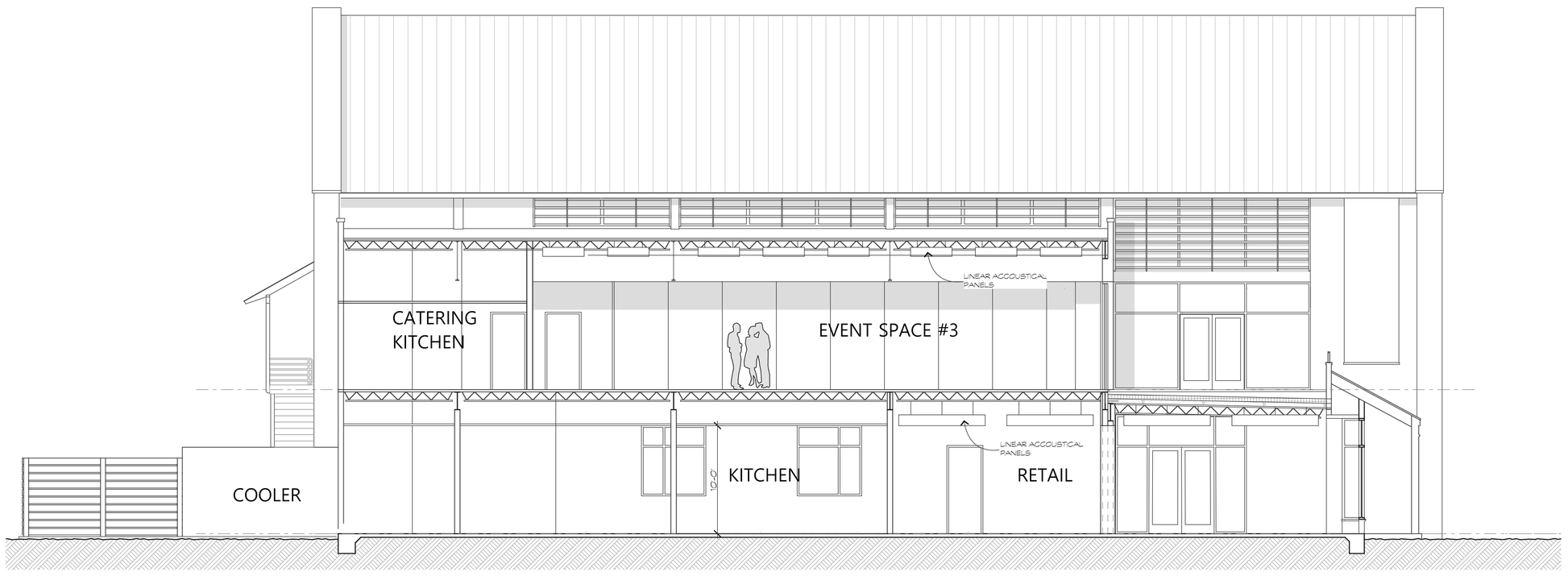
DRAWN BY: TP
CHECKED BY: TP
DATE OF ISSUE: 2/25/26
SCALE:
JOB NO.:
SHEET: A.2.4
OF SHEETS



BUILDING SECTION

SCALE: 3/16" = 1'-0"

1
A.2.5



BUILDING SECTION

SCALE: 3/16" = 1'-0"

2
A.2.5

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HILTON HEAD , S.C.

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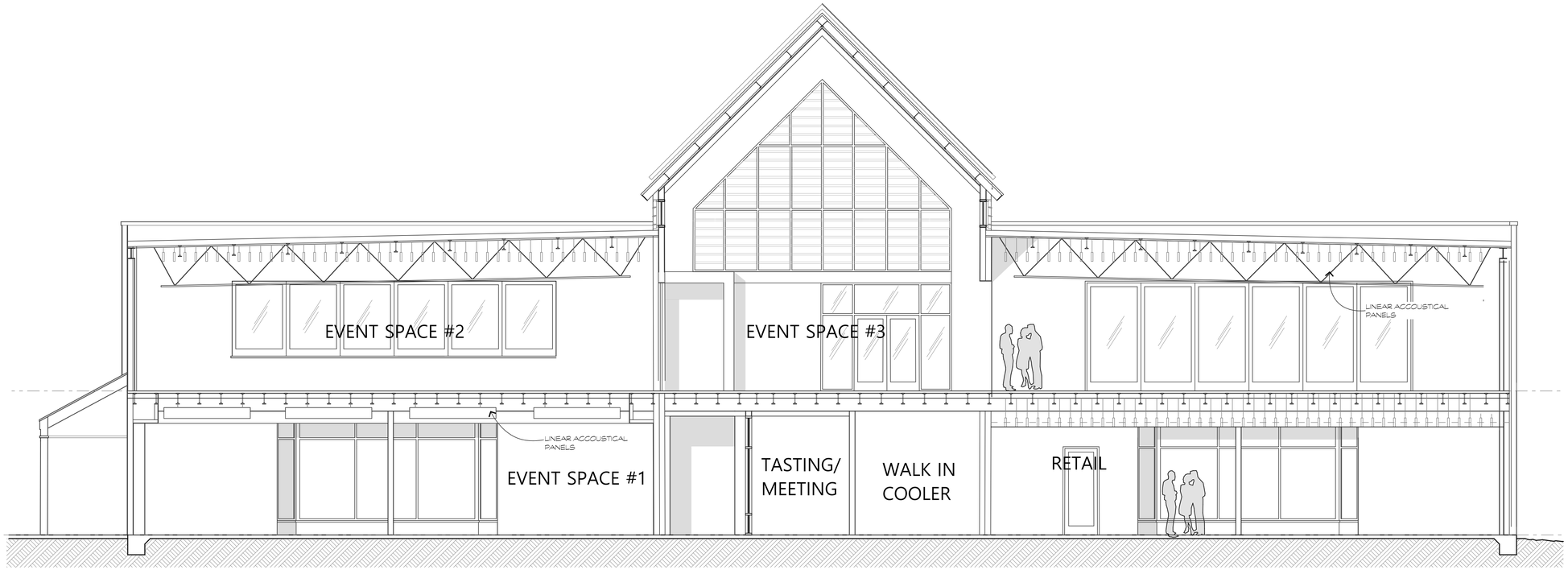

BUILDING SECTION

SCALE: 3/16" = 1'-0"

1
A.2.6

BUILDING SECTION

SCALE: 3/16" = 1'-0"

2
A.2.6

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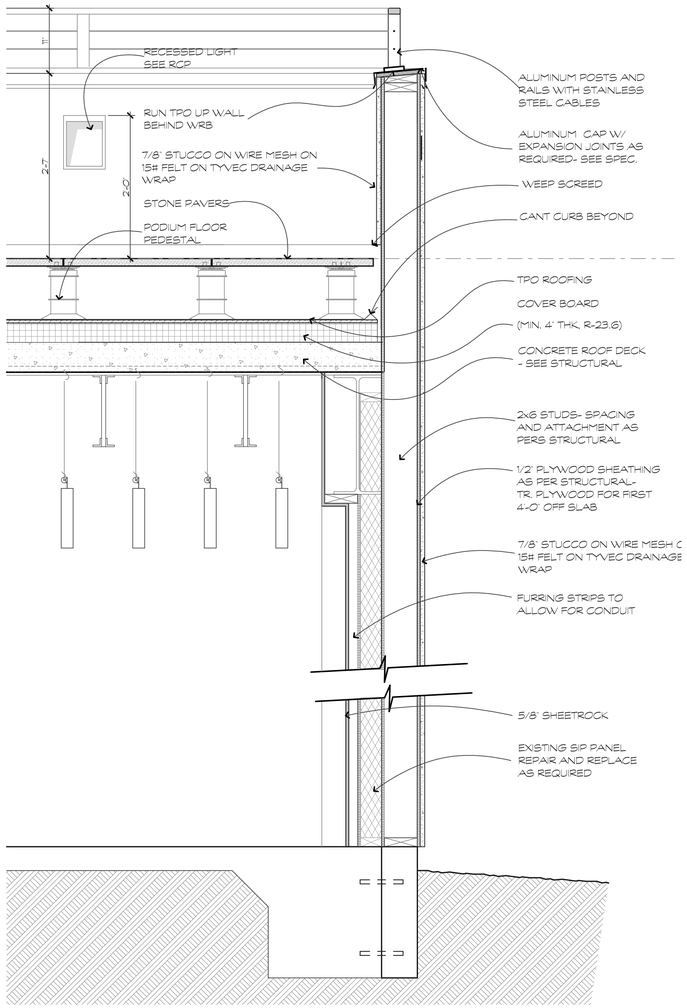
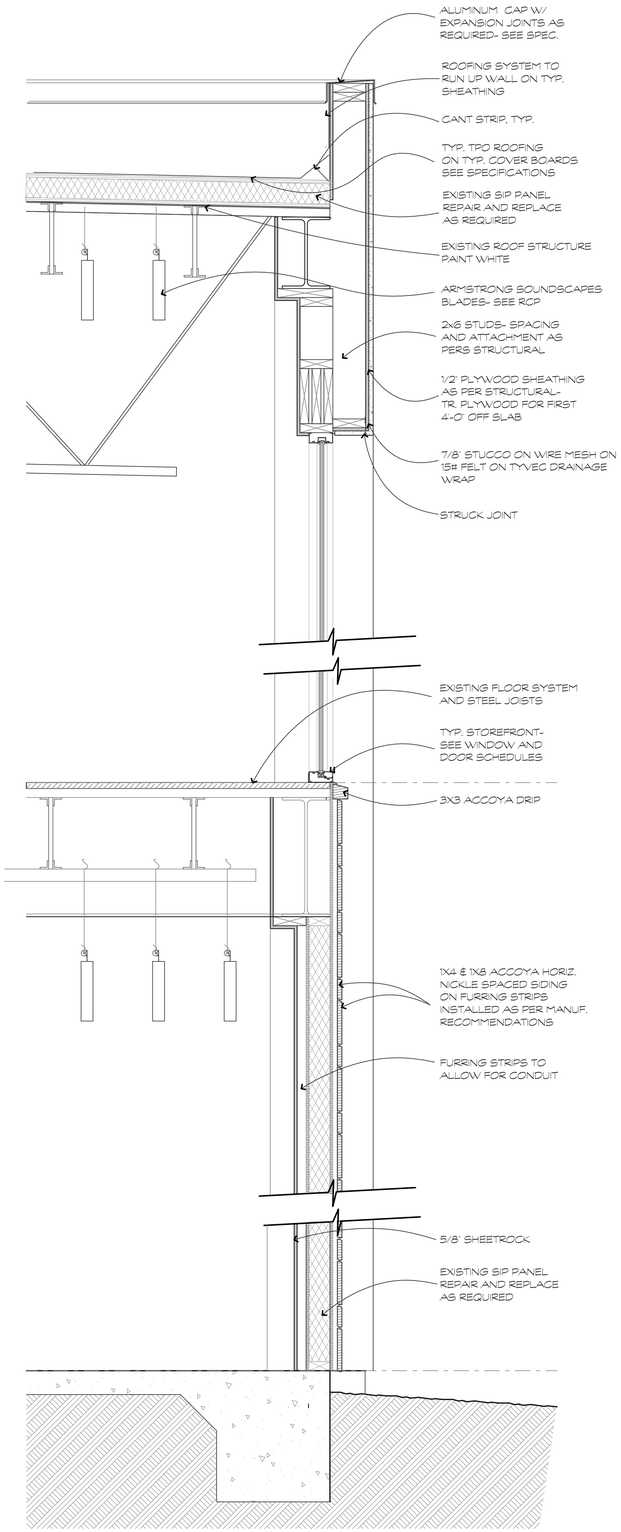


278 SIDE WALL SECTION

SCALE: 1" = 1'-0"

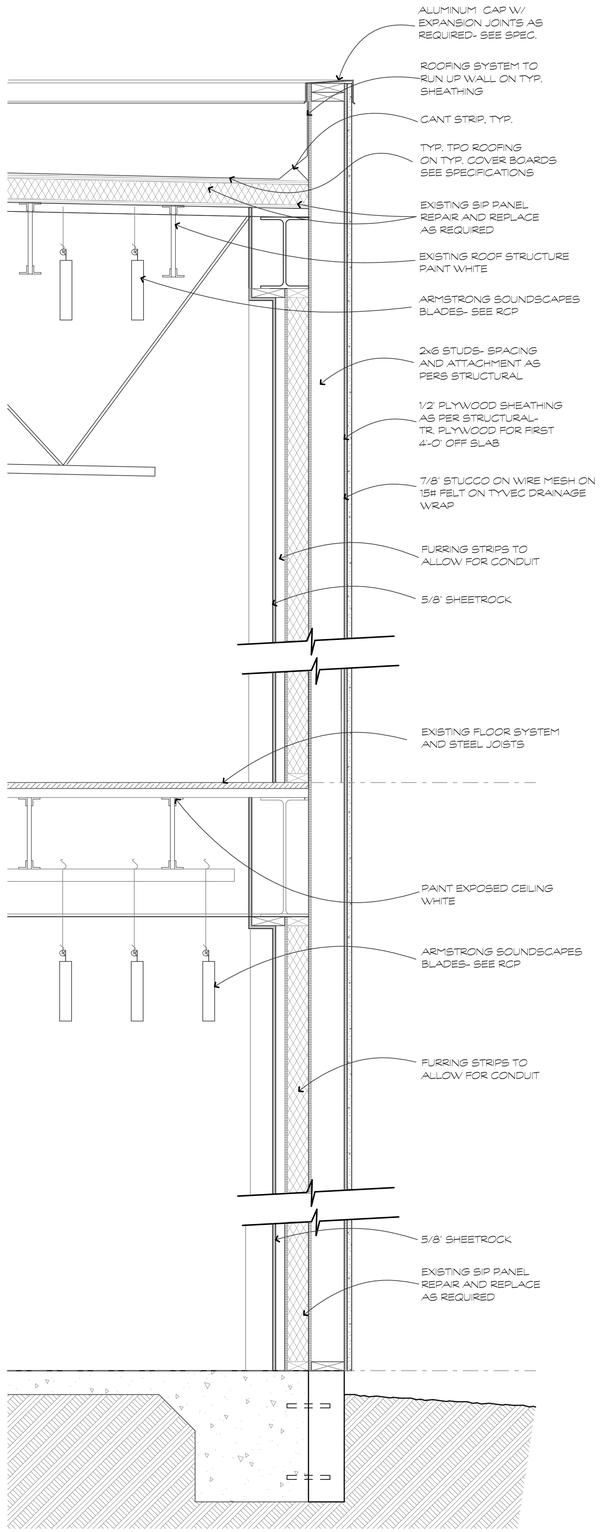
3 A.3.1



278 SIDE WALL SECTION

SCALE: 1" = 1'-0"

2 A.3.1



278 SIDE WALL SECTION

SCALE: 1" = 1'-0"

1 A.3.1

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THE ATRIUM BUILDING
HILTON HEAD , S.C.

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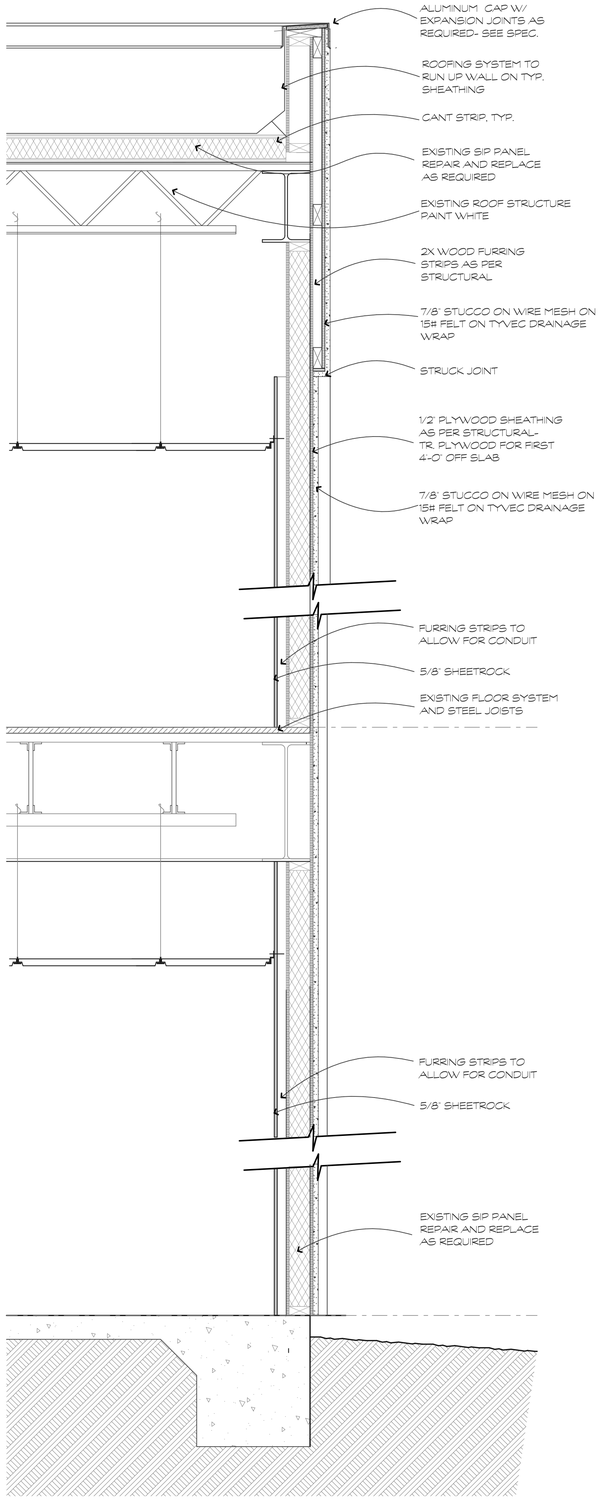
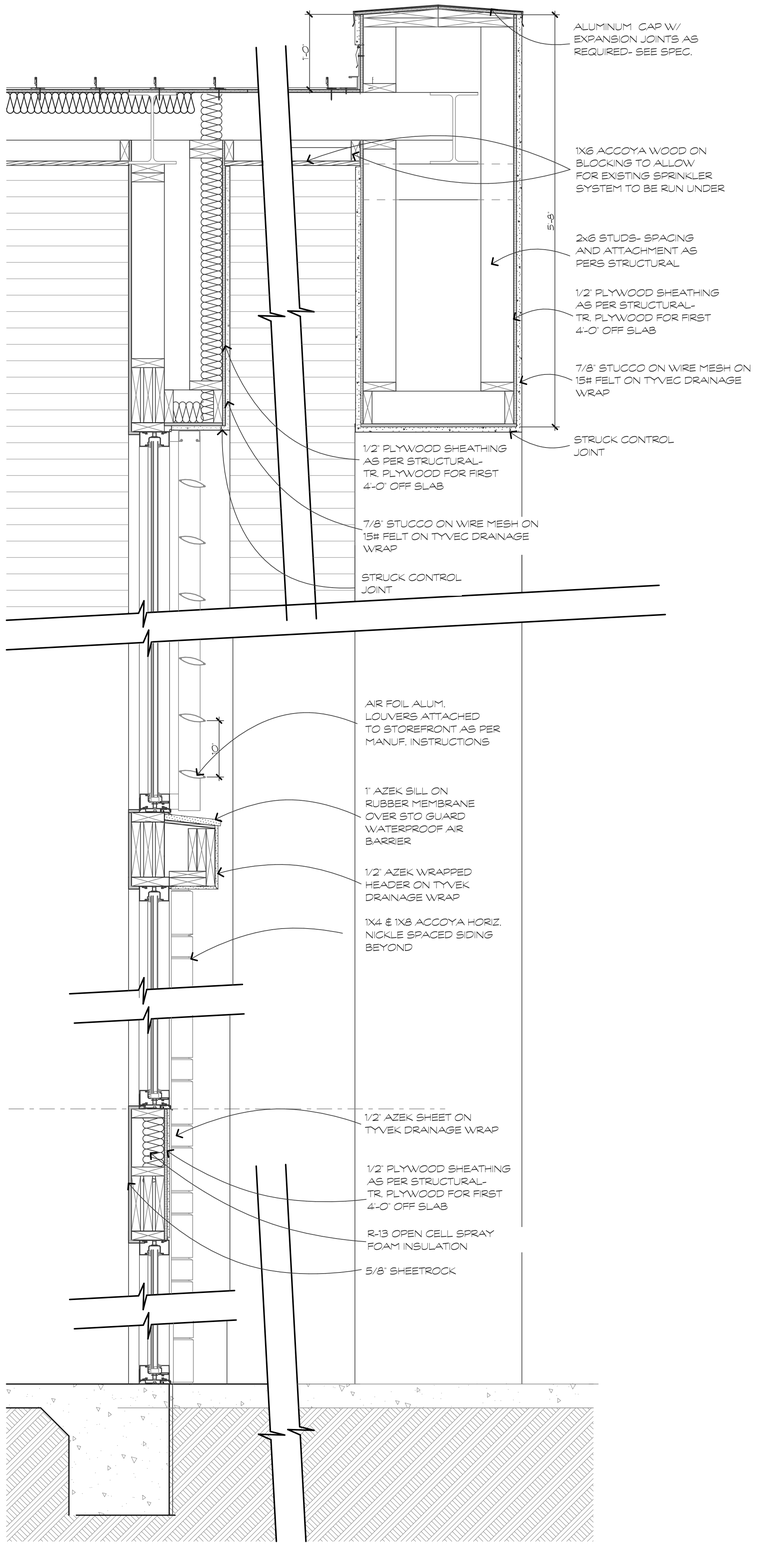
A.3.1
OF SHEETS



REAR WALL SECTION

SCALE: 1" = 1'-0"

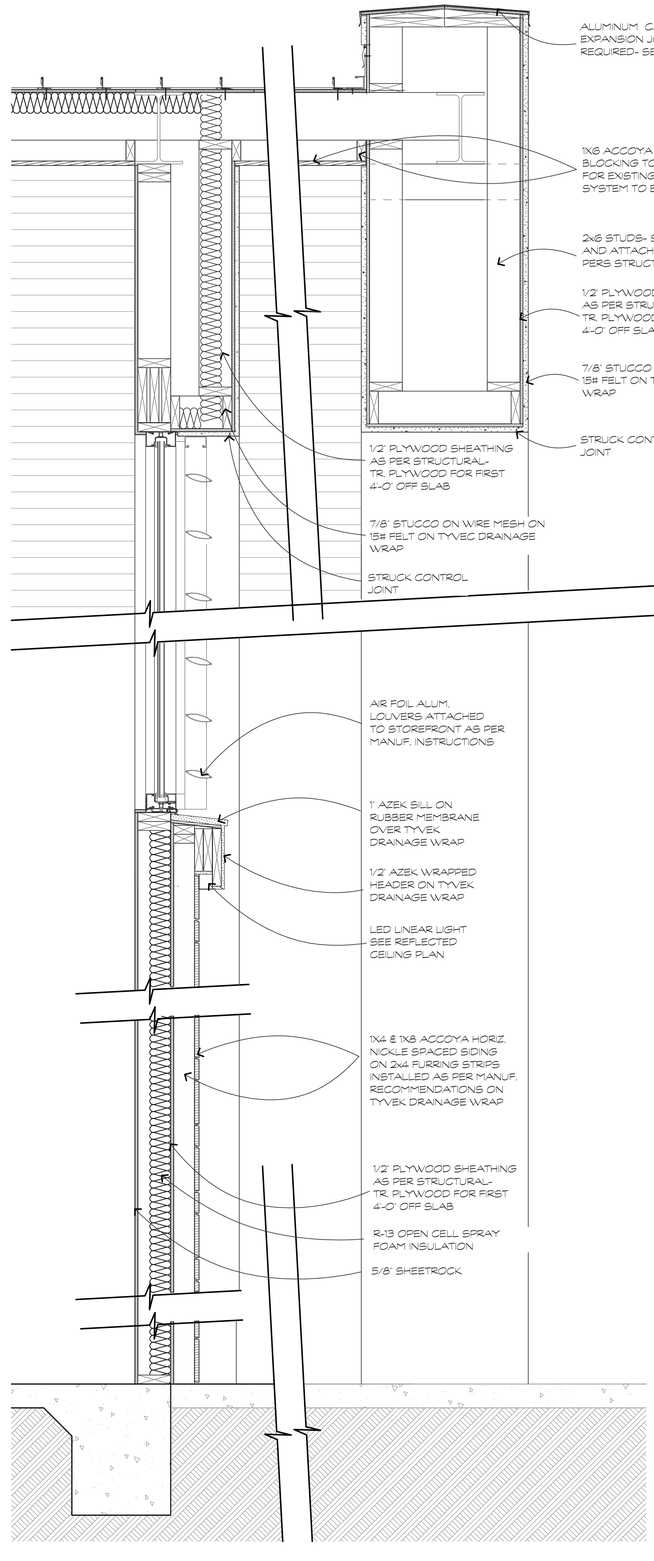
3 A.3.2



278 SIDE WALL SECTION

SCALE: 1" = 1'-0"

2 A.3.2



278 SIDE WALL SECTION

SCALE: 1" = 1'-0"

1 A.3.2

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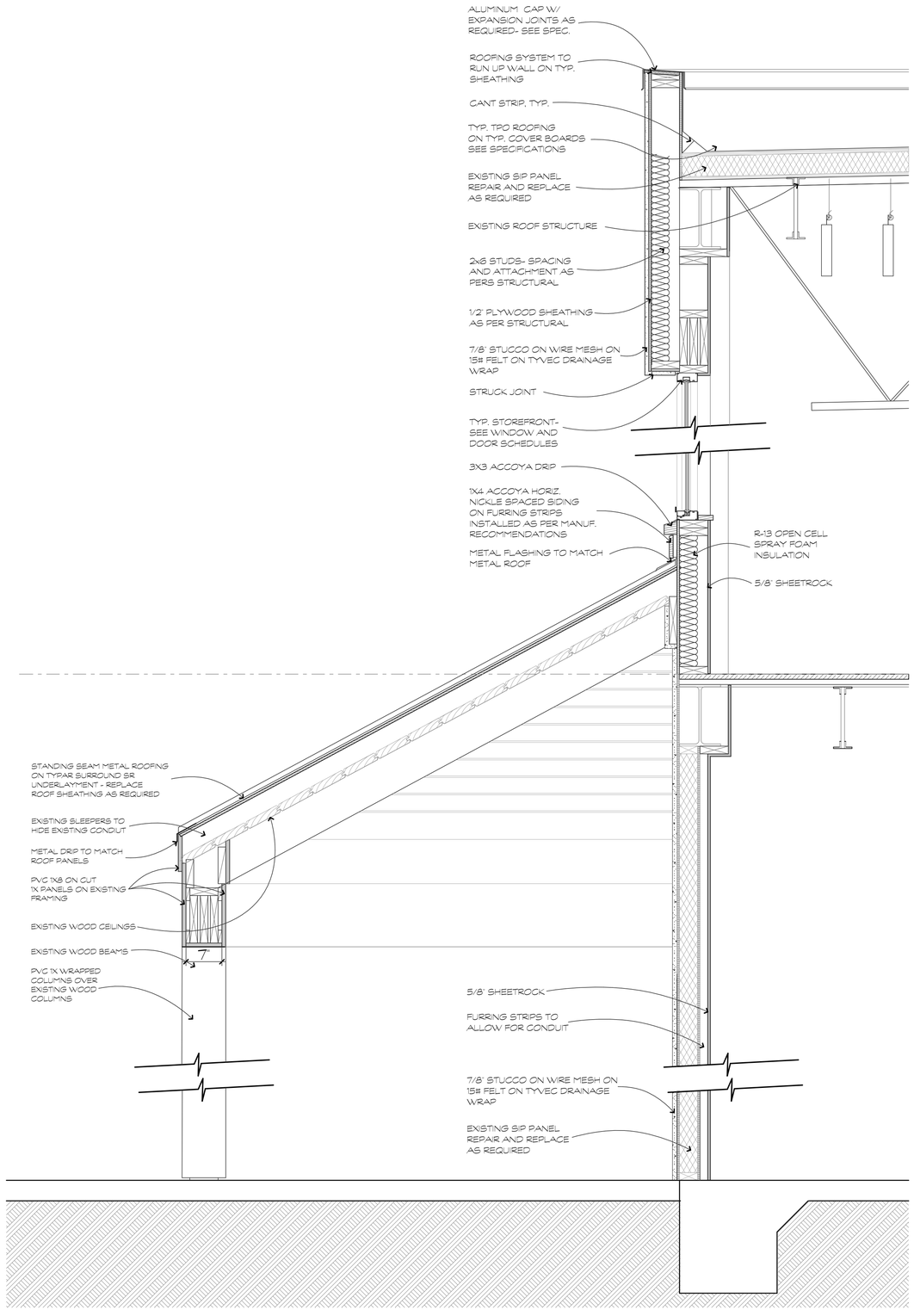
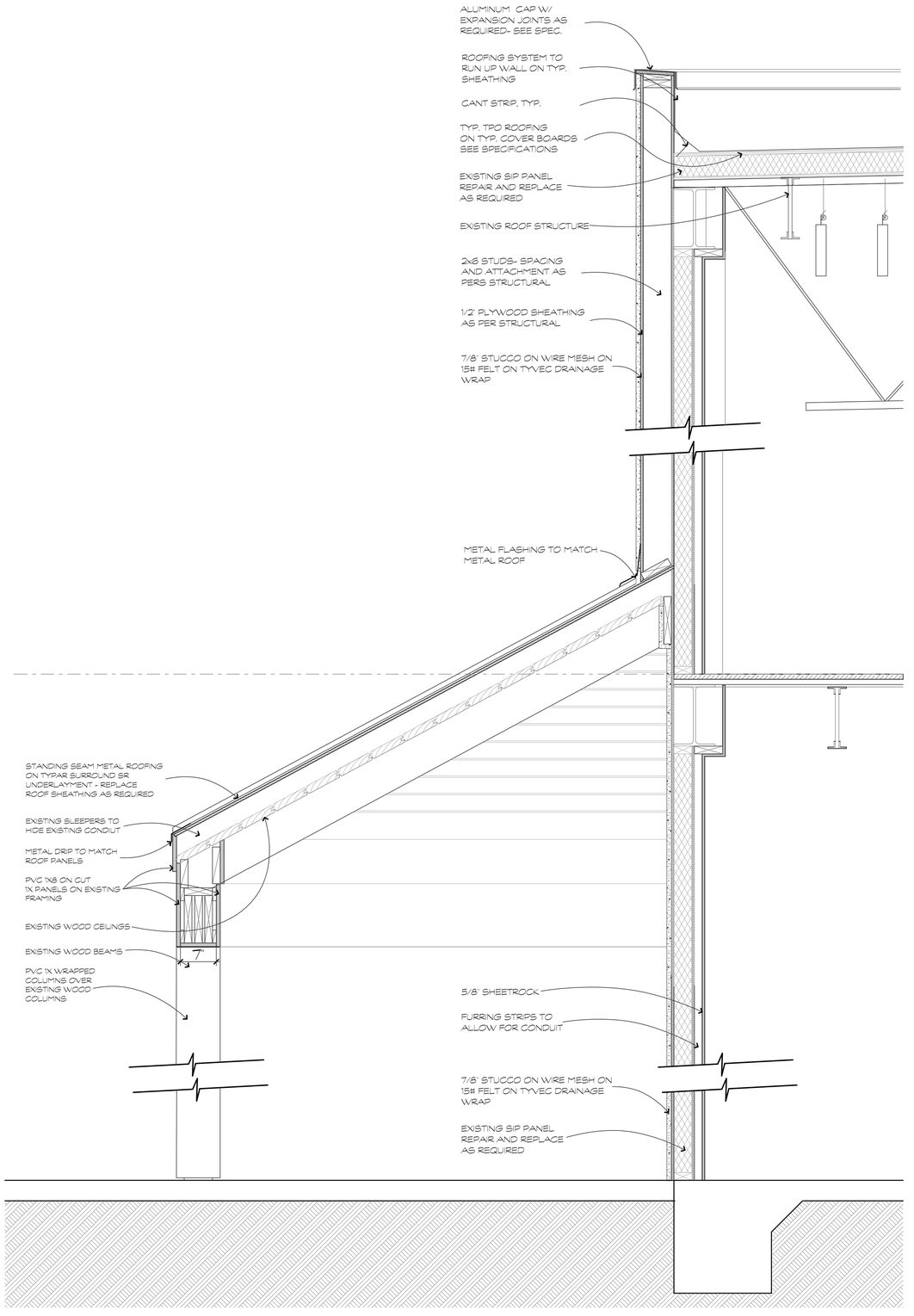


PORCH SECTION

SCALE: 1" = 1'-0"

2 A.3.3



PORCH SECTION

SCALE: 1" = 1'-0"

1 A.3.3

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SERG GROUP

THE ATRIUM BUILDING

HILTON HEAD , S.C.

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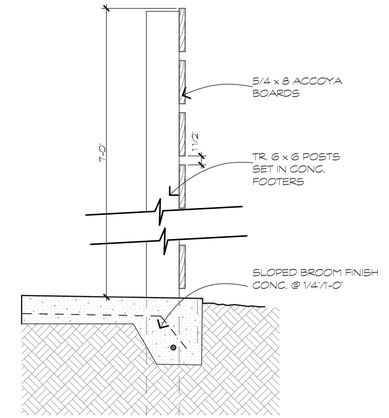
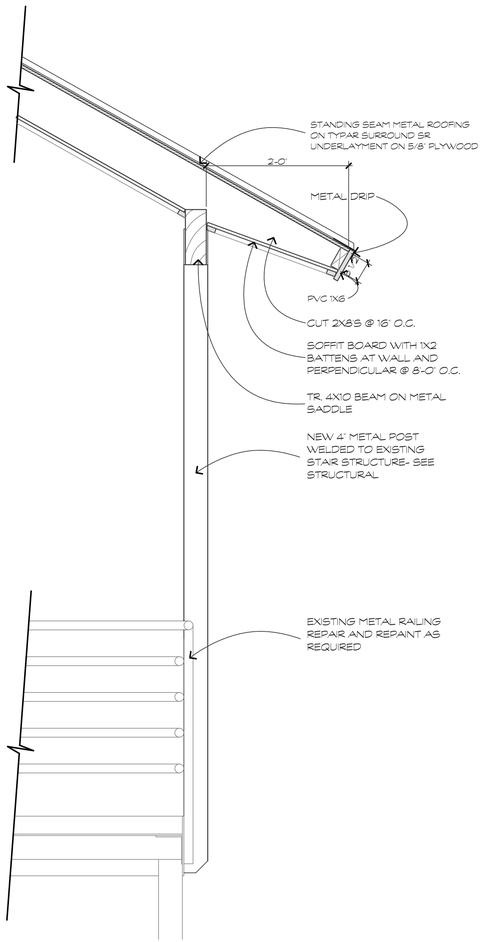


SERVICE YARD DETAIL

SCALE: 1" = 1'-0"

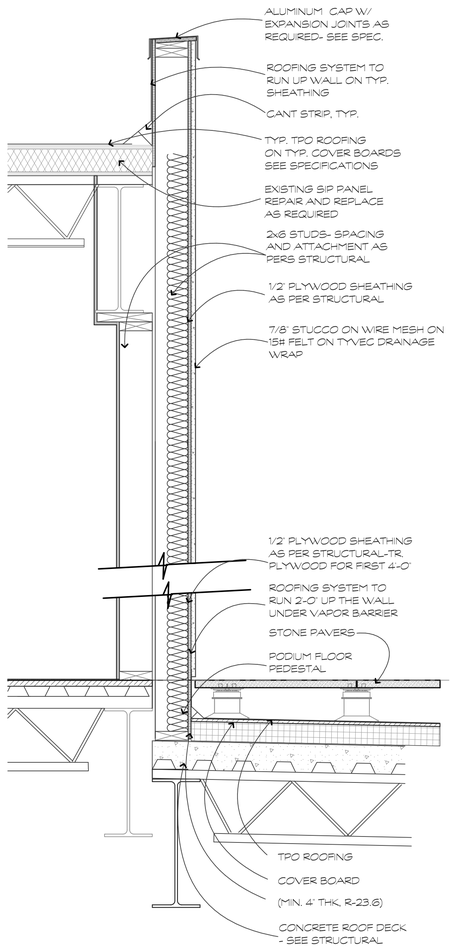
5 A.3.4



REAR STAIR ROOF

SCALE: 1" = 1'-0"

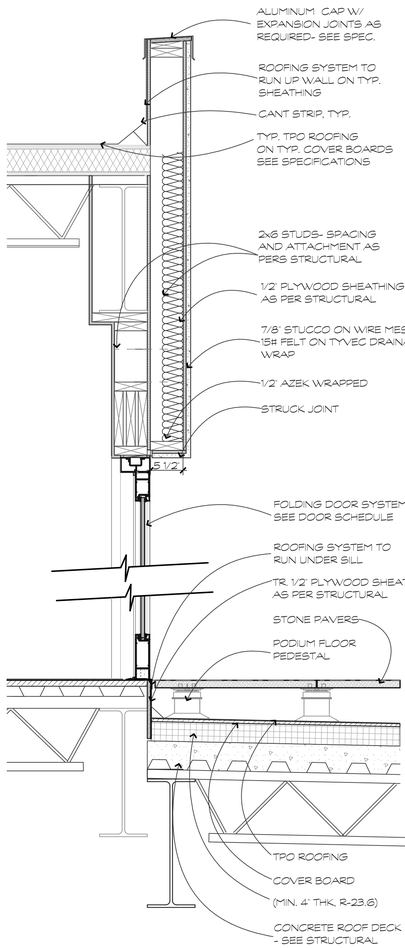
4 A.3.4



OUTDOOR DECK SECTION

SCALE: 1" = 1'-0"

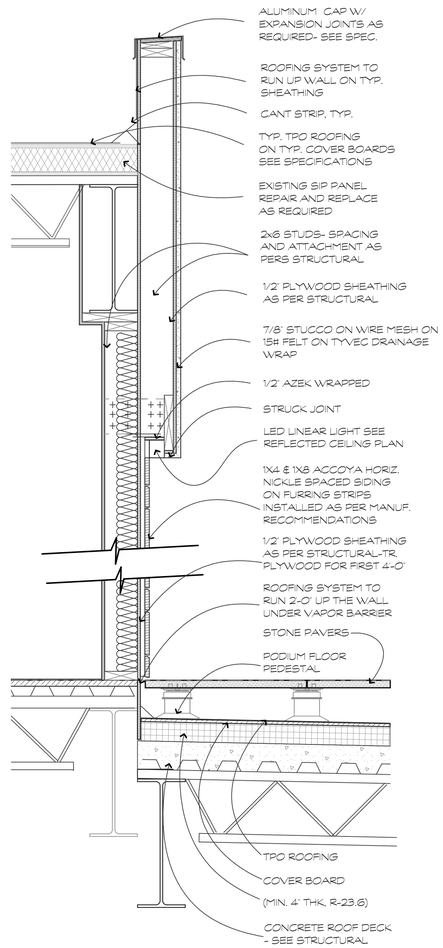
3 A.3.4



OUTDOOR DECK SECTION

SCALE: 1" = 1'-0"

2 A.3.4



OUTDOOR DECK SECTION

SCALE: 1" = 1'-0"

1 A.3.4

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THE ATRIUM BUILDING
HILTON HEAD , S.C.

REVISIONS	

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OF	SHEETS

840 William Hilton Parkway
Final
Staff Comments
March 11,2026
DRB-000212-2026

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: 840 William Hilton Parkway – The Atrium Building DRB-000212-2026

DATE: 03/11/2026 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 recommend approval of the Final submittal for 840 William Hilton Parkway, The Atrium Building with the following conditions:

1. The outdoor areas associated with the upper-level spaces shall not be used for Outdoor Commercial Recreation, other than water Parks, including but not limited to events or assembly spaces. The applicant shall provide a building section and plan notation clearly identifying all spaces and specify their intended use for verification at final review.
2. Any additional information as required by the Board.

862 William Hilton Parkway
Alteration
March 11, 2026
DRB-000215-2026

Town of Hilton Head Island
Community Development Department
1 Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-341-2087
hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY
Date Received:
Accepted by:
App. #: DRB:

APPLICATION PACKET FOR
MAJOR CORRIDOR REVIEW (MAJOR DPR)

Applicant	Property Owner
Name: WITMER JONES KEEFER LTD.	Name: TOWNE BANK
Phone: 843 757 7411	Phone:
Mailing Address: PO BOX 3036 BLUFFTON, SC 29910	Mailing Address: 6001 HARBOR VIEW BLVD. SUFFOLK, VA 23435
Email: JUDD @ WJKLTD.COM	Email:
Town Business License # (if applicable):	

Project Information

Parcel Number (PIN) R 5 5 0 0 1 1 0 0 0 0 1 5 3 0 0 0 0

Project Name: BEACH PROPERTIES BUILDING

Project Address: 862 WHP

Zoning District LC | Overlay District(s): COR

Project Description: BUILDING: SMALL CANOPY AND EXTERIOR LOCKER SYSTEM TO BE ADDED TO STAFF ENTRY AT SIDE OF BUILDING. SITE: ENCLOSURE (DUMPSTER) TO BE ADDED AT REAR OF PROPERTY. MARK EXISTING PROPANE ENCLOSURE

Project Category:

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

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

Disclaimer: The Town of Hilton Head Island assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: Date: 2/23/26

Applicant Signature: Date: 2/23/26

Town of Hilton Head Island
MAJOR CORRIDOR REVIEW APPLICATION
Process Narrative

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Land Management Ordinance (LMO) requirements for obtaining application approval in the Town of Hilton Head Island. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Hilton Head Island's Land Management Ordinance. The Town of Hilton Head Island's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Hilton Head Island and the current Strategic Plan to guide their review. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1: Application Submittal	**Applicant**
An application for Major Corridor Conceptual Review may be submitted by the landowner(s) of the land on which development is proposed or a person authorized in writing to submit the application on behalf of the landowner(s).	
Step 2: Staff Review and Action	**Staff**
On receiving an application, the Official shall review and make a final decision on the application in accordance with Sec. 16-2-102.D. The Official's decision shall be based on the standards in Sec. 16-2-103.I.5, Corridor Review (Minor and Major) Standards, and shall be one of the following: • Approve the application; • Approve the application subject to conditions of approval; or • Deny the application.	
Step 3: Notice of Decision	**Staff**
The Official shall provide written notice of the final decision on the application within five business days after the final decision. A copy of the decision shall also be made available to the public at Town Hall during normal business hours.	
Step 4: Application Submittal for Final Review	**Applicant**
An application for Major Corridor Final Review may be submitted by the landowner(s) of the land on which development is proposed or a person authorized in writing to submit the application on behalf of the landowner(s).	
Step 5: Staff review and Action	**Staff**
On receiving an application, the Official shall review the application and prepare a staff report with a recommendation for action on the application in accordance with Sec. 16-2-102.D. The Official's recommendation shall be based on the standards in Sec. 16-2-103.I.5, Corridor Review (Minor and Major) Standards.	
Step 6: Design Review Board Consideration	**Design Review Board**
The Design Review Board shall review the application, staff report, and any notice of action submitted by a private architectural review board at a public meeting and make a final decision on the application in accordance with Sec. 16-2-102.G. The Official's decision shall be based on the standards in Sec. 16-2-103.I.5, Corridor Review (Minor and Major) Standards, and shall be one of the following: • Approve the application; • Approve the application subject to conditions of approval; or • Deny the application.	
Step 7: Notice of Decision	**Staff**
The Official shall provide written notice of the final decision on the application. A copy of the decision shall also be made available to the public at Town Hall during normal business hours.	

Town of Hilton Head Island
MAJOR CORRIDOR REVIEW APPLICATION
Minimum Requirements for Submittal

- ☐ An Application Review Fee as determined by the Town of Hilton Head Island Master Fee Schedule. Checks payable to Town of Hilton Head Island. T.B.D.
- ☒ A completed Affidavit of Ownership
- ☐ Private covenant and/or restrictions, if applicable.

In Addition:

For 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, Tree Protection, and if applicable, location of bordering streets, marshes and beaches. Site Plan (1"=30' minimum scale) showing location of existing development.
- ☐ 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.

For Concept Approval- Proposed Development

- ☒ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines in the Design Guide.
- ☒ Final site development plan meeting the requirements of D-6.F, Site Development Plan.
- ☒ Final site lighting and landscaping plans meeting the requirements of D-6.I. Site Lighting Plan and D-6.H. Landscape Plan.
- ☒ 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.

For Concept Approval- Proposed Development

- ☒ All of the materials required for a final approval of a proposed development (see previous section).
- ☒ 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, Tree Protection, and if applicable, location of bordering streets, marshes and beaches.
- ☒ Photographs of existing structure(s).

For Concept Approval- Proposed Development

- ☐ Accurate color renderings of sign showing dimensions, type of lettering, and actual color samples.
- ☐ For freestanding signs:
  - Site plan (1"=30' minimum scale) showing location of the sign in relation buildings, parking, existing signs, and property lines.
  - Propose 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.

Applicant Signature: [signature] Date: 2/23/26

AFFIDAVIT OF OWNERSHIP AND RESPONSIBILITIES
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 Judd Carstens, Witmer Jones Keefer, Ltd. 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 862 William Hilton Parkway (address), R 550-011-000-0153-000 (parcel ID) for the purpose of application review, for the limited time necessary to complete that purpose.
   Description of Work: Exterior renovations to an existing office building.
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: James L Smith III Owner Signature: James L Smith III

Phone No.: 757-638-6891 Email: James.Smith@TowneBank.net

The foregoing instrument was acknowledged before me by James L. Smith III, who is personally known to me or has produced _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 29th day of October, A.D., 2024

Michelle A Ford-Parrish
Notary Public Signature

My Commission expires: 2-28-2026
Please affix seal or stamp.

MICHELLE A. FORD-PARRISH NOTARY PUBLIC 7584487 My Comm. Expires 2-28-2026 COMMONWEALTH OF VIRGINIA

862 William Hilton Parkway
Alteration
Narrative
March 11, 2026
DRB-000215-2026

DRB ALTERATION Narrative

Beach Properties Building

862 Wm. Hilton Parkway, Hilton Head Island, SC 29928

This project proposes to amend a previously approved DRB plan set for the Beach Properties building at 862 William Hilton Parkway. Associated with this request is providing a small canopy and exterior locker system at the side staff building entry and providing a dumpster enclosure at rear of property (built to match existing propane storage enclosure and HVAC enclosure). The work associated with this project is isolated to the southwestern building façade and rear parking bay.

The existing building will be modified to include a small canopy at the staff entry. Adjacent to this entry door will be an exterior locker system - a common element in the short-term rental management operations. Both elements will be dark bronze color to match window treatments on the building. No existing sidewalks need to be expanded or modified, nor foundation plant material removed.

The proposed landscape will screen the proposed dumpster enclosure from rear access road. This enclosure will match the existing propane storage enclosure and HVAC enclosure nearby. All plant material will be native material aimed at longevity and maintainability.

In closing, as with the original DRB request, this amendment for 862 William Hilton Parkway will support an on-island business whose goal to showcase and welcome visitors and families vacationing on Hilton Head.

Sincerely,
Judd Carstens

Attachment

23 Promenade St. Ste 201
Bluffton, SC 29910
Tel: 843.757.7411

862 William Hilton Parkway
Alteration
Plan Set
March 11,2026
DRB-000215-2026

BUILDING FACADE

BUILDING FACADE - DOOR AND LOCKER PAD

BUILDING FACADE - DOOR AND LOCKER PAD

Wimmer 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
862 WILLIAM HILTON PARKWAY
BEACH PROPERTIES BUILDING
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	FEB 25, 2026
PROJECT NO.:	24095.01
DRAWN BY:	JC
CHECKED BY:	XX

DRB ALTERATION SUBMITTAL, NOT FOR CONSTRUCTION

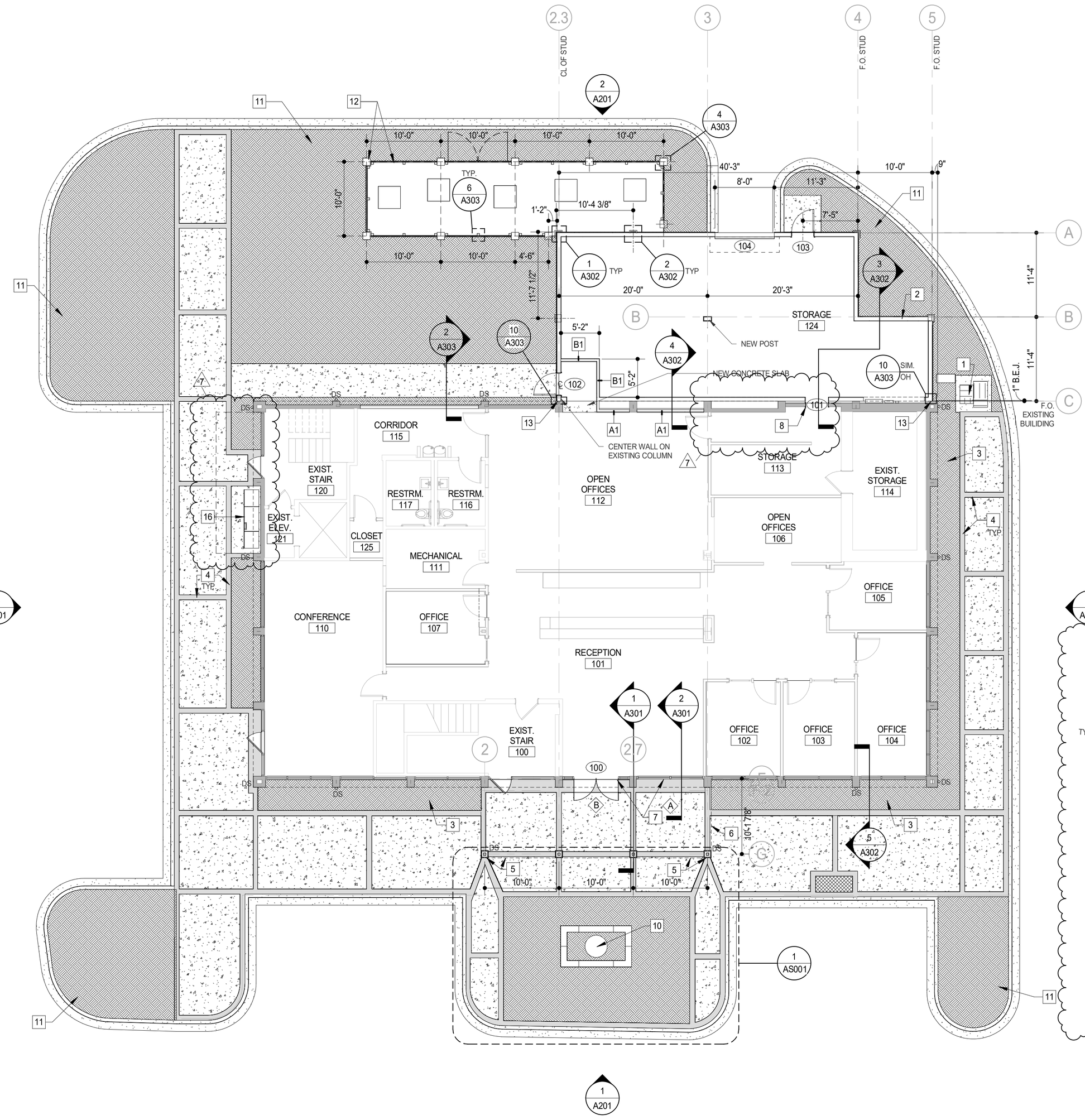
REVISIONS:

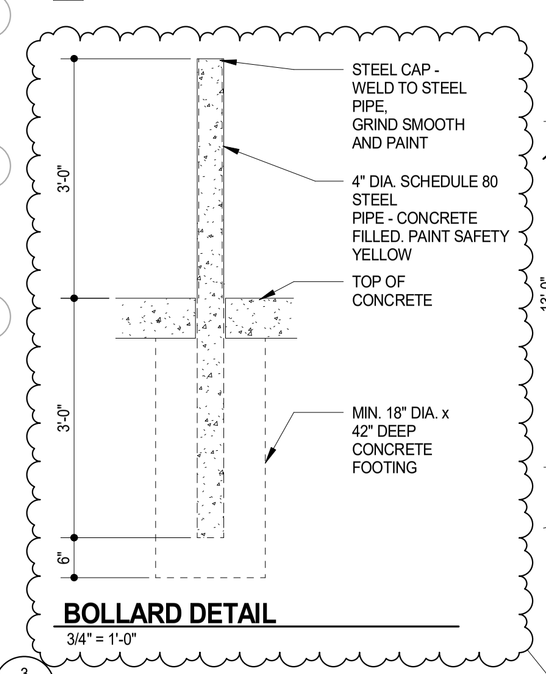
DRAWING TITLE
EXISTING CONDITIONS -PHOTOS-

DRAWING NUMBER
L00

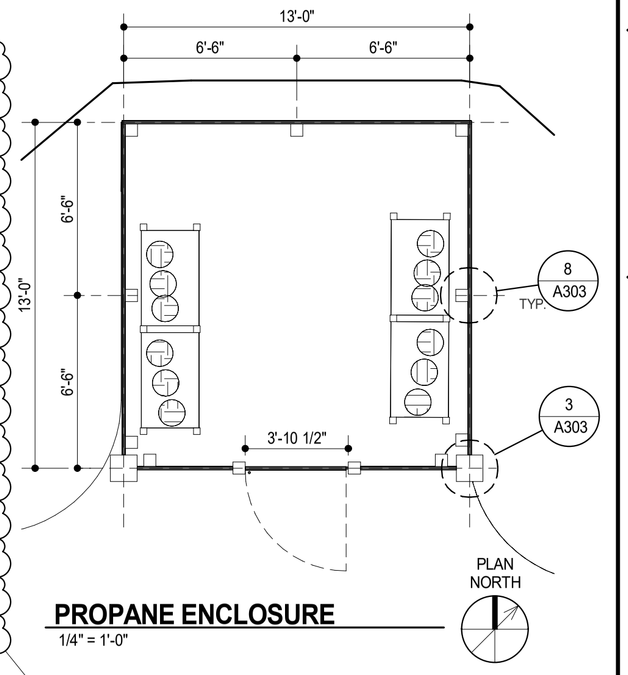
NEW WORK NOTES

#	
#	TRANSITION STRIP - SCHLUTER SCHIENE, SATIN ANODIZED ALUMINIUM, COORDINATE HEIGHT WITH CPT-1 AND LVT-2
1	<varies>
2	NEW ADDITION - SEE SECTIONS.
3	PLANTER BED - SEE LANDSCAPE DRAWINGS
4	NEW TABBY CONCRETE SIDEWALK WITH BRICK PAVER EDGING, SEE LANDSCAPE DRAWINGS
5	NEW ENTRY CANOPY
6	ALIGN FACE OF CANOPY WITH EXISTING FACE OF COLUMN
7	NEW STOREFRONT AND ENTRY DOORS
8	<varies>
9	NEW PROPANE ENCLOSURE
10	DRY FOUNTAIN WITH SCULPTURE.
11	LANDSCAPE AREAS - SEE LANDSCAPE DRAWINGS.
12	NEW HVAC ENCLOSURE
13	BUILDING EXPANSION JOINT, SEE 9 AND 10 ON A303
15	DUMPSTER ENCLOSURE. SEE ENLARGED PLAN THIS SHEET
16	LOCKERS, PROVIDED AND INSTALLED BY OWNER. GC TO PROVIDE POWER AND DATA.

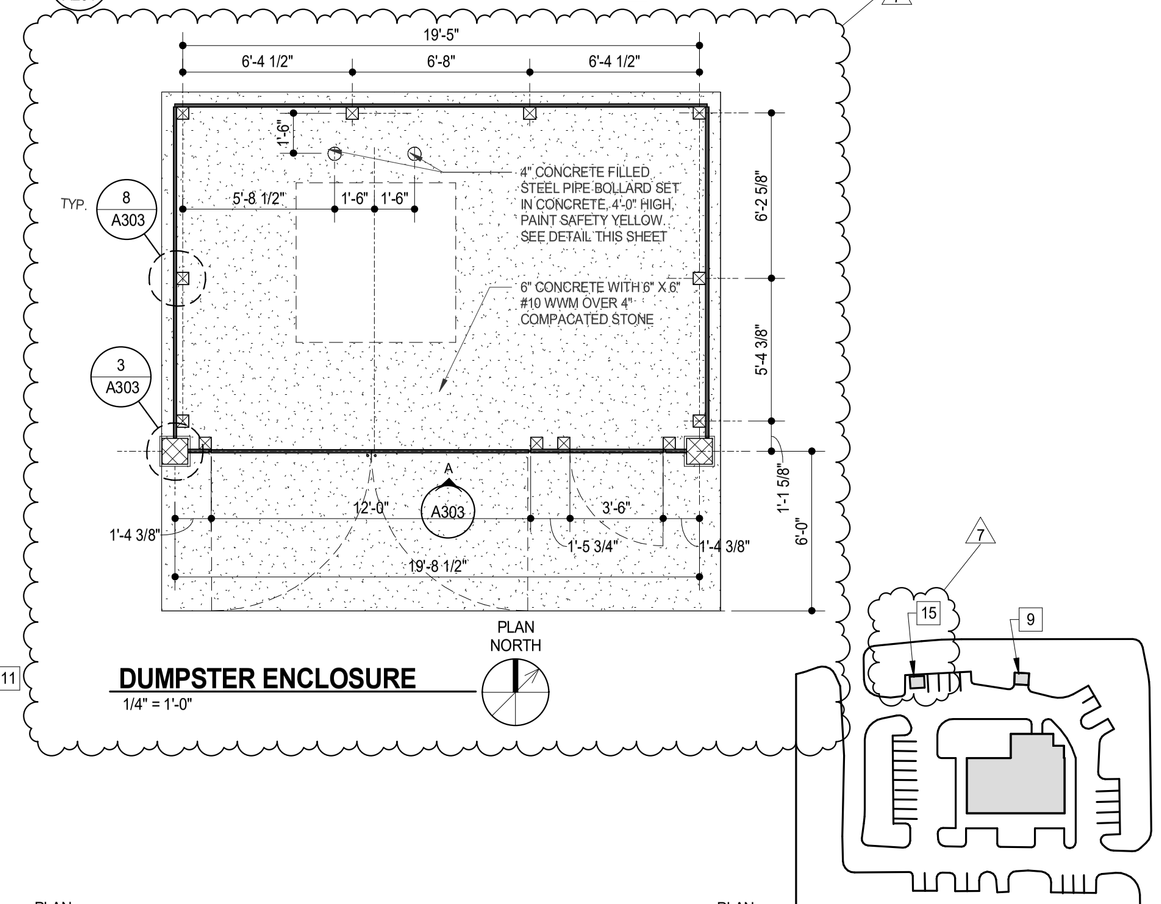




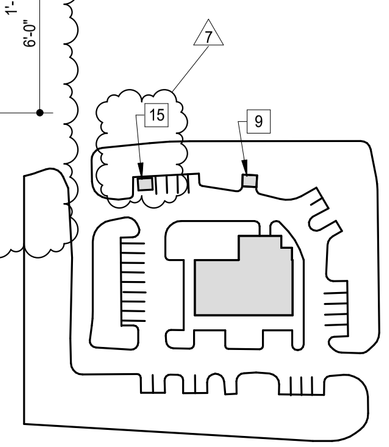
BOLLARD DETAIL
3/4" = 1'-0"



PROPANE ENCLOSURE
1/4" = 1'-0"



DUMPSTER ENCLOSURE
1/4" = 1'-0"



KEY PLAN

FIRST FLOOR - NEW WORK PLAN
1/8" = 1'-0"

HBA
ARCHITECTURE
INTERIOR DESIGN
ONE COLUMBUS CENTER, SUITE 1000
VIRGINIA BEACH, VIRGINIA 23462

SOUTH CAROLINA — HBA ARCHITECTURE INTERIOR DESIGN No. 101057 — CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA — KATHRYN E. MARTIN — Virginia Beach, VA — No. 12029 — 6.5.2026 — REGISTERED ARCHITECT

PERMIT/CONSTRUCTION

EXTERIOR RENOVATIONS TO
BEACH PROPERTIES OF HILTON HEAD
862 WILLIAM HILTON PKWY, HILTON HEAD, SOUTH CAROLINA, 29928

FIRST FLOOR NEW WORK PLAN

PERMIT REVIEW SET	01-24-2025
PERMIT/CONSTRUCTION	05-05-2025
REVISION 7	7 01/28/2026

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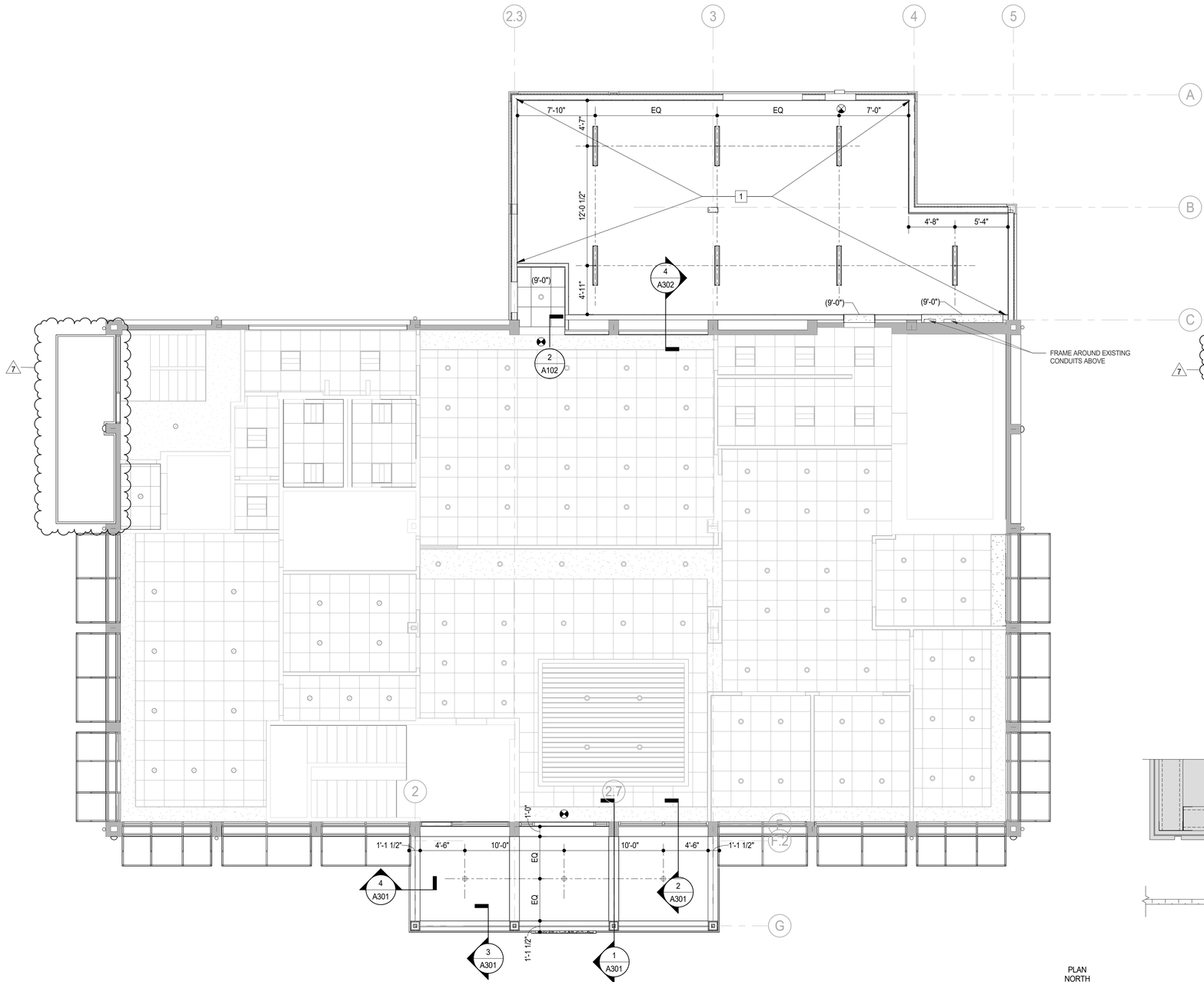
A101

Designer: DSG Project Manager: PRM Drawn: DRW 1/28/2026 3:21:23 PM C:\Users\steven\Documents\TB_Vacation_Hilton_Head Exterior_R24_steven@hbaonline.com.rvt



FIRST FLOOR REFLECTED CEILING PLAN

3/16" = 1'-0"

PLAN NORTH

CEILING LEGEND

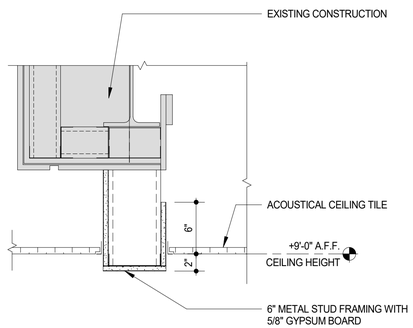
(X'-XX")	CEILING HEIGHT ABOVE FINISH FLOOR
	2 x 2 ACOUSTICAL CEILING TILE AND GRID (ACT-1) TYPICAL UNLESS OTHERWISE NOTED
	SUSPENDED GYPSUM BOARD CEILING TO BE LEVEL 5 FINISH AND PAINTED. SEE FINISH SCHEDULE.
	LED RECESSED LIGHT FIXTURE, SEE ELECTRICAL
	LINEAR LIGHT FIXTURE, SEE ELECTRICAL
	EXIT SIGN

GENERAL CEILING NOTES

1. UNLESS OTHERWISE SHOWN, CEILING TILE SHALL BE CENTERED IN EACH ROOM, IN ACCORDANCE WITH LAYOUTS SHOWN.
2. THE CEILING CONTRACTOR SHALL VERIFY ALL LAYOUTS WITH THE ACTUAL FIELD CONDITIONS AND SHALL MAKE ADJUSTMENTS NECESSARY TO ELIMINATE ADDITIONAL, SMALL, OR ODD PIECES OF CEILING TILE.
3. CUT AND COPE EDGES TO MATCH UNCUT TILE.
4. ALL DIMENSIONS ON CEILING PLAN ARE TO FINISHED SURFACES AND CENTERLINES OF FIXTURES.
5. CENTER ALL LIGHT FIXTURES, DIFFUSERS, ETC. IN CEILING TILES UNLESS OTHERWISE NOTED.

CEILING PLAN NOTES

1. PROVIDE ONE LAYER 1/2" TO UNDERSIDE OF COLD FORM METAL FRAMING



2 A102 A102 **SOFFIT DETAIL**

1 1/2" = 1'-0"

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SOUTH CAROLINA
HBA ARCHITECTURE INTERIOR DESIGN No. 101057
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BEACH PROPERTIES OF HILTON HEAD
862 WILLIAM HILTON PKWY - HILTON HEAD, SOUTH CAROLINA, 29928

FIRST FLOOR REFLECTED CEILING PLAN

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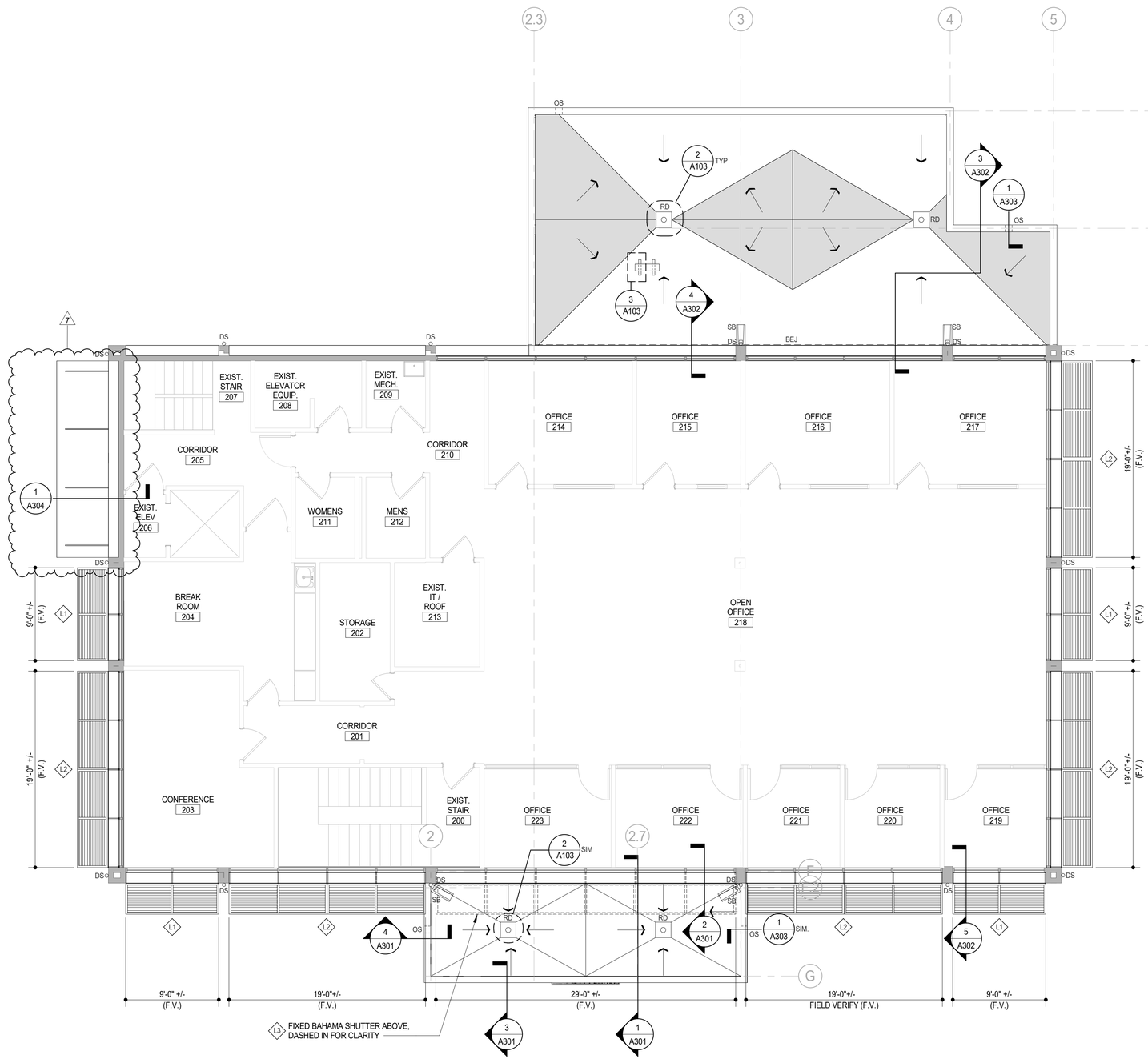
A102

Designer: DSG Project Manager: PRM Drawn: DRW 1/26/2026 3:21:23 PM C:\Users\stevem\Documents\TB_Vacation_Hilton_Head Exterior_R24_stevem@hbainterine.com.rvt

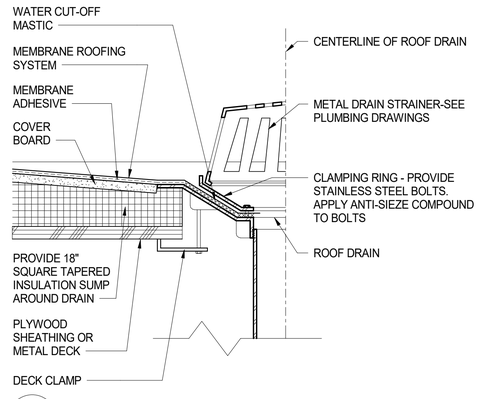
FIRST FLOOR ROOF PLAN LEGEND

- RD — ROOF DRAIN
- SLOPE OF TAPERED INSULATION 1/4" PER 1'-0" AND 1/2" PER 1'-0" @ CRICKETS
- OS — OVERFLOW SCUPPER - SEE 1/A303
- SB — PROVIDE CONCRETE SPLASH BLOCK
- DS — PROVIDE 4" DIAMETER 16 OZ. COPPER DOWNSPOUT W/ (2) COPPER STRAPS MIN.
- CONDENSING UNIT SEE MECHANICAL DRAWING



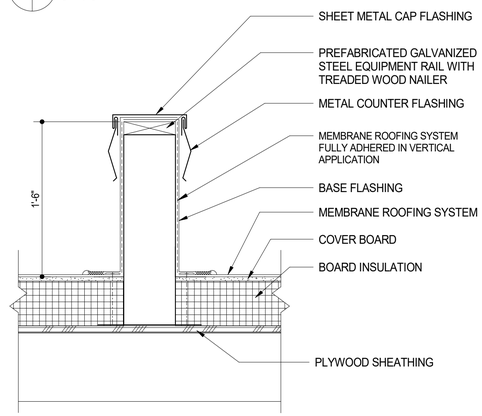
SECOND FLOOR NEW WORK AND FIRST FLOOR ROOF PLAN

3/16" = 1'-0"



2 ROOF DRAIN

A103|A103 3" = 1'-0"



3 ROOF EQUIPMENT SUPPORT RAIL

A103|A103 1 1/2" = 1'-0"

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SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
HBA ARCHITECTURE INTERIOR DESIGN No. 101057

STATE OF SOUTH CAROLINA
KATHRYN MARTIN
Virginia Beach, VA
No. 12029
REGISTERED ARCHITECT
6.5.2025

PERMIT/CONSTRUCTION

EXTERIOR RENOVATIONS TO
BEACH PROPERTIES OF HILTON HEAD

862 WILLIAM HILTON PKWY, HILTON HEAD, SOUTH CAROLINA, 29928

FIRST FLOOR ROOF PLAN

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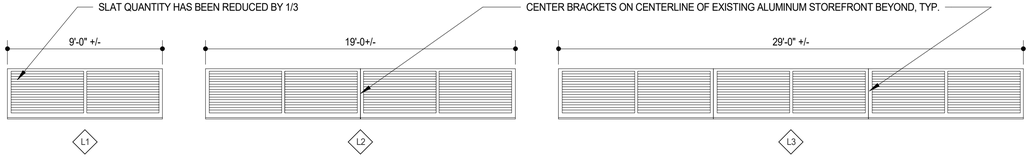
A103

Design/Designer Project Manager CheckerDrawn Author 1/28/2026 3:21:24 PM C:\Users\stevem\Documents\TB_Vacation_Hilton_Head Exterior_R24_stevem@hbaonline.com.rvt



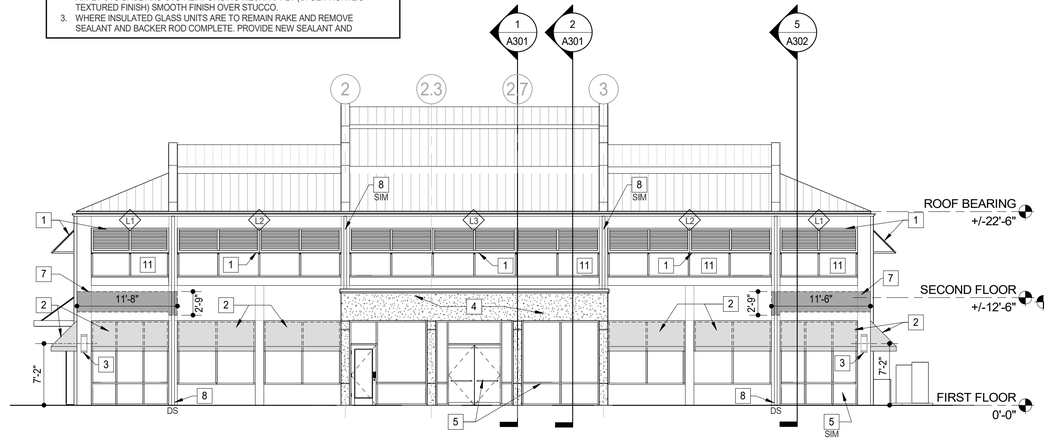
ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD PRIOR TO FABRICATION.

FIXED BAHAMA SHUTTER

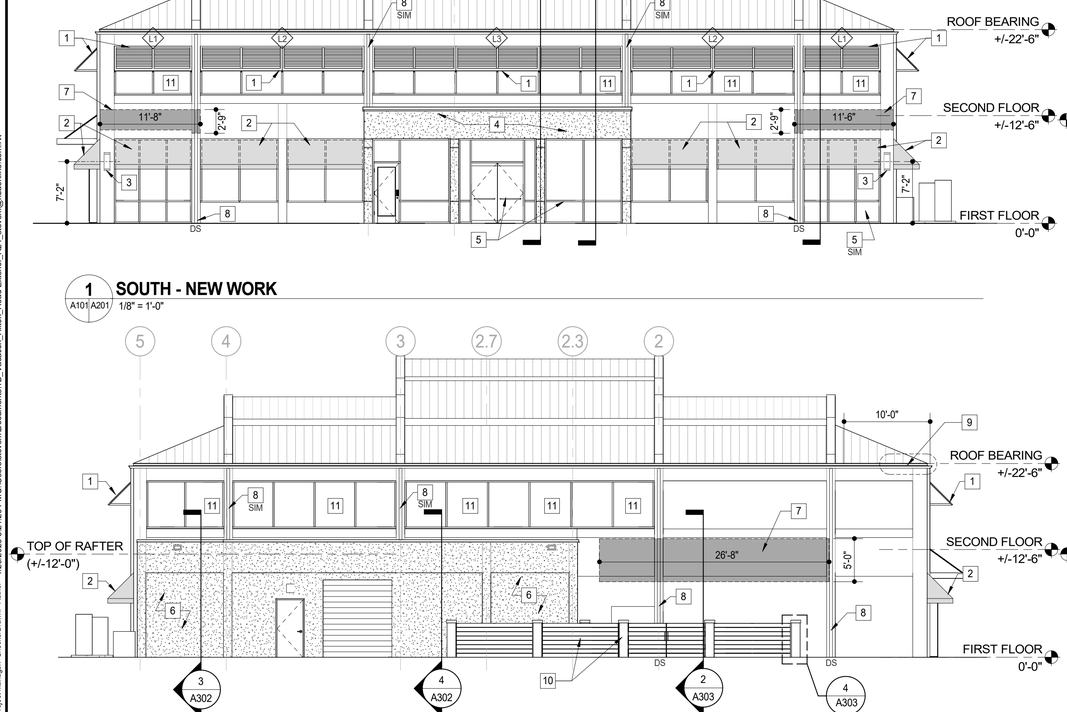
1/4" = 1'-0"

GENERAL ELEVATION NOTES:

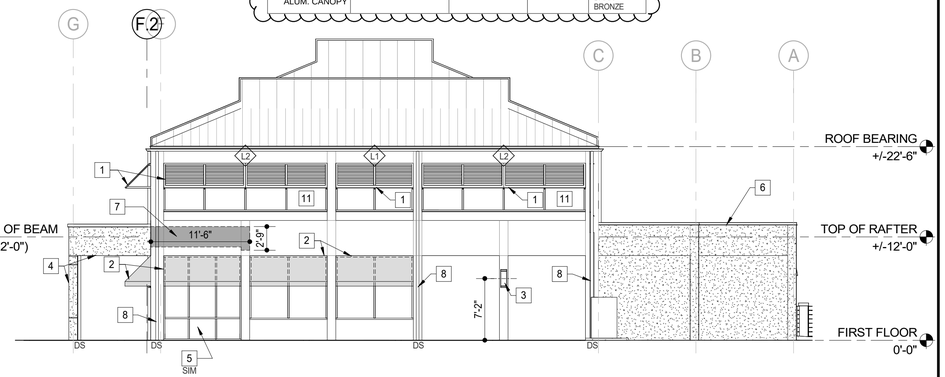
1. AT ALL EXISTING EXTERIOR STUCCO WALL FINISH PROVIDE REMEDIATION, REPAIR AND NEW STO ACRYLIC FINISH OVER EXISTING CEMENT STUCCO.
2. PROVIDE AND REPAIR ALL DAMAGE STUCCO, PARTIAL AREAS OF REMOVAL AND NEW AREAS OF NEW INFILL WITH (QUIKRETE BASE COAT STUCCO). APPLY (QUIKRETE BONDING ADHESIVE) TO EXISTING STUCCO. APPLY (TROWEL-ON CONVENTIONAL CEMENT STUCCO COAT) TO SMOOTH OUT EXISTING ROUGH STUCCO SURFACE (QUIKRETE BASE COAT STUCCO). APPLY STO BASE AND STO REINFORCING MESH. APPLY (STOLIT ACRYLIC TEXTURED FINISH) SMOOTH FINISH OVER STUCCO.
3. WHERE INSULATED GLASS UNITS ARE TO REMAIN RAKE AND REMOVE SEALANT AND BACKER ROD COMPLETE. PROVIDE NEW SEALANT AND



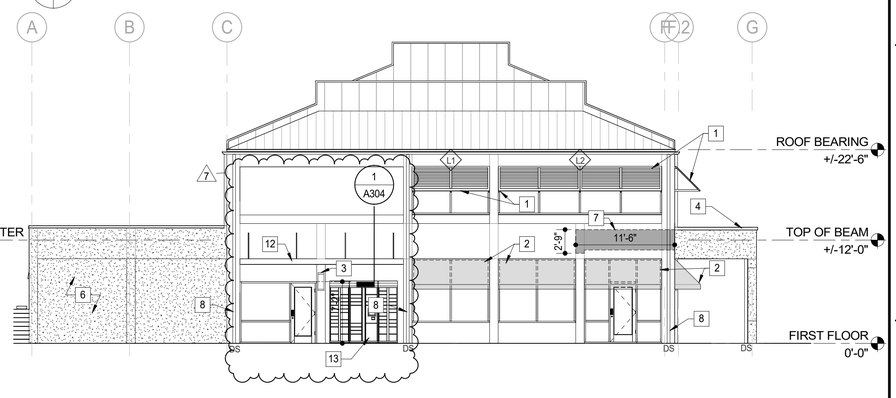
1 SOUTH - NEW WORK
A101 A201 1/8" = 1'-0"



2 NORTH - NEW WORK
A101 A201 1/8" = 1'-0"



3 EAST - NEW WORK
A101 A201 1/8" = 1'-0"



4 WEST - NEW WORK
A101 A201 1/8" = 1'-0"

NEW WORK NOTES - ELEVATIONS

1	PROVIDE ALUMINUM FRAME FIXED BAHAMA SHUTTER. SEE SECTION 5/A302
2	PROVIDE FABRIC AWNING CANOPY OVER ALUMINUM FRAME SYSTEM. SEE SECTION 5/A302
3	PROVIDE LIGHT FIXTURES, SEE ELECTRICAL.
4	NEW ENTRY CANOPY.
5	NEW STOREFRONT AND ENTRY DOORS.
6	NEW ADDITION - SEE SECTIONS.
7	AFTER REMOVING EXISTING CANOPY, REPLACE, PATCH, AND REPAIR MISSING PORTION OF EXISTING WALL, MATCH EXISTING. SEE GENERAL ELEVATION NOTE THIS SHEET.
8	PROVIDE 4" DIAMETER 16 OZ. COPPER DOWNSPOUT W/ (3) COPPER STRAPS MINIMUM AT QUARTER POINTS.
9	REPLACE, PATCH, AND REPAIR MISSING PORTION OF EXISTING HALF ROUND COPPER GUTTER, MATCH EXISTING.
10	NEW HVAC ENCLOSURE, SEE PLAN.
11	PROVIDE NEW CLEAR 1" INSULATED GLASS UNITS WHERE EXISTING GLASS UNITS WERE REMOVED. PROVIDE NEW BACKER ROD ADN SEALANT AT PERIMETER
12	PREENGINEERED ALUMINUM CANOPY
13	LOCKERS BY OWNER

EXTERIOR FINISH LEGEND

DESCRIPTION	MANUFACTURER	COLLECTION	STYLE	COLOR
STUCCO	BENJAMIN MOORE		967	CLOUD WHITE
STOREFRONT FRAMING	KAWNEER			DARK BRONZE
PAINT	BENJAMIN MOORE		2134-20	MIDSUMMER NIGHT
AWNING	COASTAL CANVAS/SUNBRELLA	AWNINGS/PERGOLAS MARINE TOPS AND COVERS	4688-000	BASIL
FENCE	WOLF PORCH			SILVER TEAK
SHUTTER	COASTAL CANVAS			DARK BRONZE
WALL SCONCE	COOPER LIGHTING			BRONZE METALLIC
WALL EXIT LIGHT	LITHONIA LIGHT			DARK BRONZE
LOCKERS				BROWN GREY (RAL 7013)
ALUM. CANOPY				DARK BRONZE

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INTERIOR DESIGN
ONE COLUMBUS CENTER, SUITE 1000
VIRGINIA BEACH, VIRGINIA 23462

SOUTH CAROLINA
HBA ARCHITECTURE INTERIOR DESIGN No. 101057
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Virginia Beach, VA
No. 12029
REGISTERED ARCHITECT

PERMIT /CONSTRUCTION

EXTERIOR RENOVATIONS TO
BEACH PROPERTIES OF HILTON HEAD
862 WILLIAM HILTON PKWY, HILTON HEAD, SOUTH CAROLINA, 29928

ELEVATIONS

PERMIT REVIEW SET	01-24-2025
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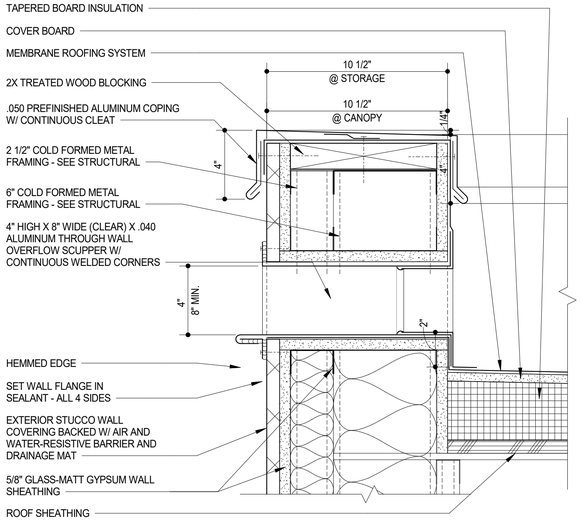
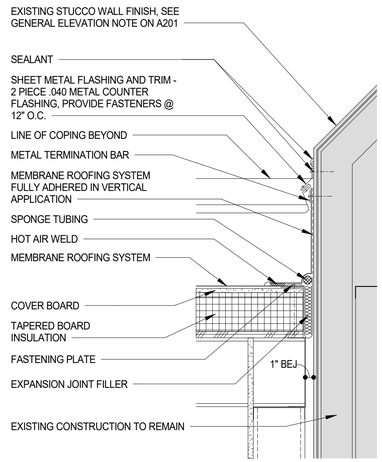
A201

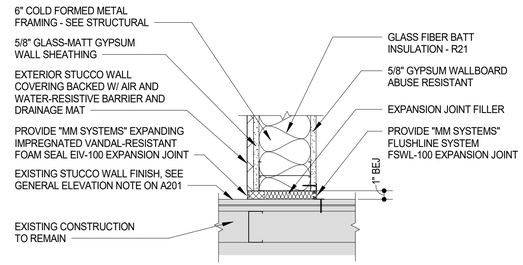
Design/Designer Project Manager: Checker/Drawn: Author 1/26/2026 3:21:26 PM C:\Users\steven\Documents\TB_Vacation_Hilton_Head Exterior_R24_steven@tbaonline.com.rvt



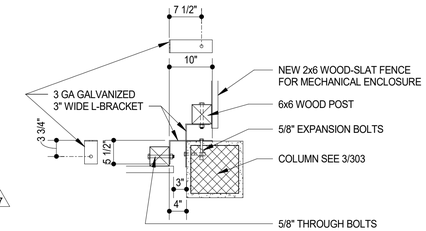
1 OVERFLOW SCUPPER @ STORAGE
A103 A303 3" = 1'-0"



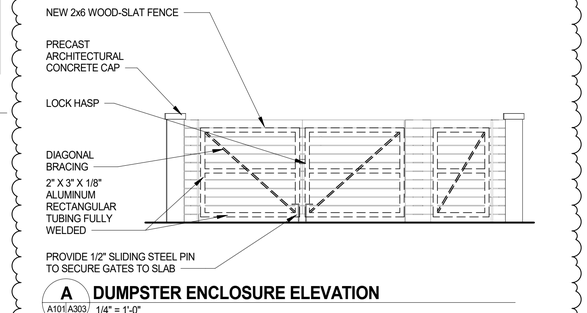
9 ROOF DETAIL - BEJ
A302 A303 1 1/2" = 1'-0"



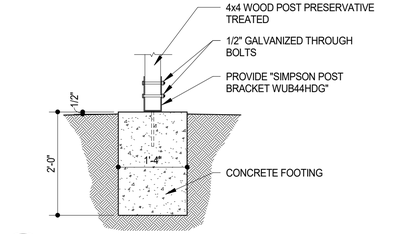
10 PLAN DETAIL - BEJ
A101 A303 1 1/2" = 1'-0"



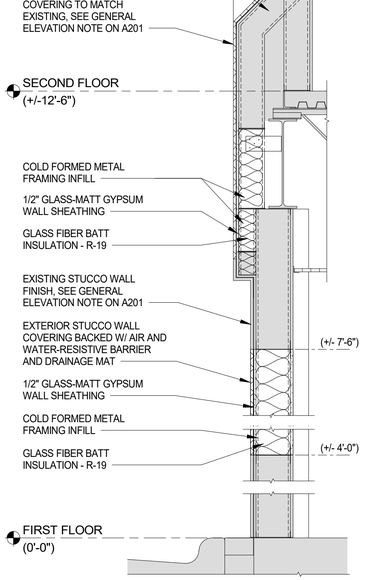
5 COLUMN BRACKET DETAIL
A303 A303 3/4" = 1'-0"



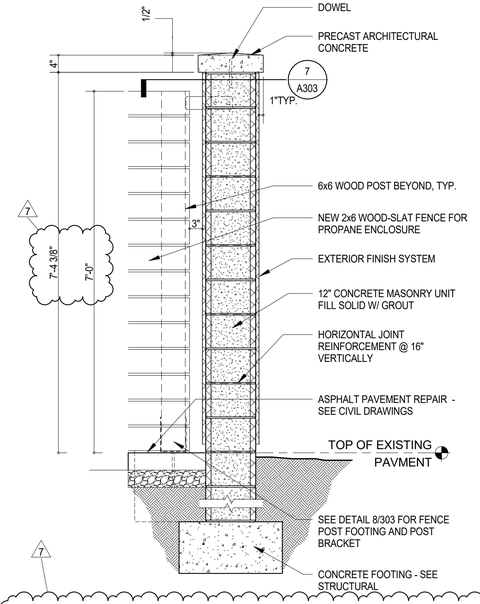
A DUMPSTER ENCLOSURE ELEVATION
A101 A303 1/4" = 1'-0"



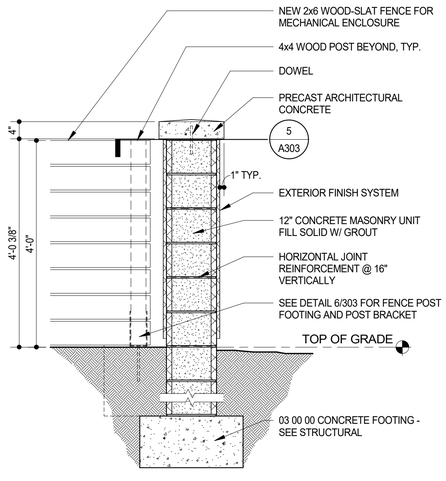
6 4 X 4 WOOD POST DETAIL
A101 A303 3/4" = 1'-0"



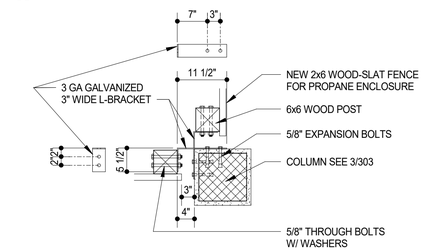
2 SECTION
A101 A303 3/4" = 1'-0"



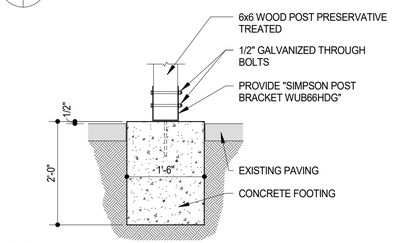
3 REVISED COLUMN @ PROPANE AND DUMPSTER ENCLOSURE
A101 A303 3/4" = 1'-0"



4 COLUMN @ MECHANICAL YARD
A101 A303 3/4" = 1'-0"



7 COLUMN BRACKET DETAIL
A303 3/4" = 1'-0"



8 6 X 6 WOOD POST DETAIL
A101 A303 3/4" = 1'-0"

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INTERIOR DESIGN
ONE COLUMBUS CENTER, SUITE 1000
VIRGINIA BEACH, VIRGINIA 23462
SOUTH CAROLINA
HBA ARCHITECTURE INTERIOR DESIGN No. 101057
CERTIFICATE OF AUTHORITATION
STATE OF SOUTH CAROLINA
KATHRYN E. MARTIN
Virginia Beach, VA
No. 12029
6.5.2025
REGISTERED ARCHITECT

PERMIT/CONSTRUCTION

EXTERIOR RENOVATIONS TO
BEACH PROPERTIES OF HILTON HEAD
862 WILLIAM HILTON PKWY, HILTON HEAD, SOUTH CAROLINA, 29928

SECTION

PERMIT REVIEW SET	01-24-2025
PERMIT/CONSTRUCTION	05-05-2025
REVISION 7	01/26/2026

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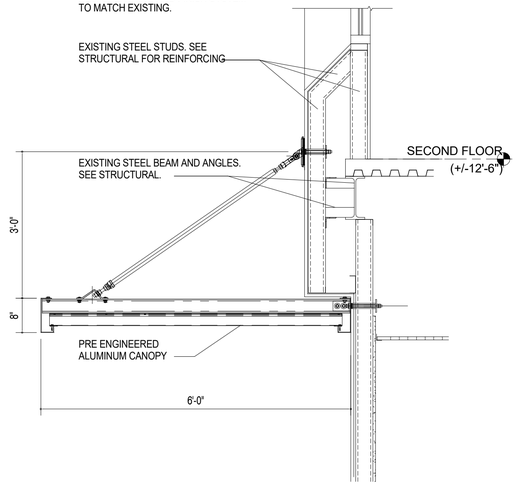
A303

DesignDesigner Project Manager: OwckenDrawn: Author 1/26/2026 3:21:27 PM C:\Users\steven\Documents\TB_Vacation_Hilton_Head Exterior_R24_steven@tbaonline.com.rvt

NOTE! EXISTING FRAMING SHOWN. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REINFORCING AND STEEL STUD BLOCKING

NOTE! REMOVE EXISTING EXTERIOR FINISH SYSTEM AND SHEATHING AS REQUIRED TO INSTALL STRUCTURAL REINFORCING. INFILL OPENING WITH NEW SHEATHING AND FINISH SYSTEM TO MATCH EXISTING.



1 A103/A304 **SECTION AT CANOPY**
3/4" = 1'-0"

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ONE COLUMBUS CENTER, SUITE 1000
VIRGINIA BEACH, VIRGINIA 23462

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
HBA ARCHITECTURE INTERIOR DESIGN No. 101057

STATE OF SOUTH CAROLINA REGISTERED ARCHITECT
KATHRYN E. MARTIN
Virginia Beach, VA
No. 12029
6.5.2025

PERMIT/CONSTRUCTION

EXTERIOR RENOVATIONS TO
BEACH PROPERTIES OF HILTON HEAD
862 WILLIAM HILTON PKWY, HILTON HEAD, SOUTH CAROLINA, 29928

SECTION AT CANOPY

PERMIT REVIEW SET	**01-24-2025**
PERMIT/CONSTRUCTION	**05-05-2025**
REVISION 7	7 01/26/2026

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A304

7

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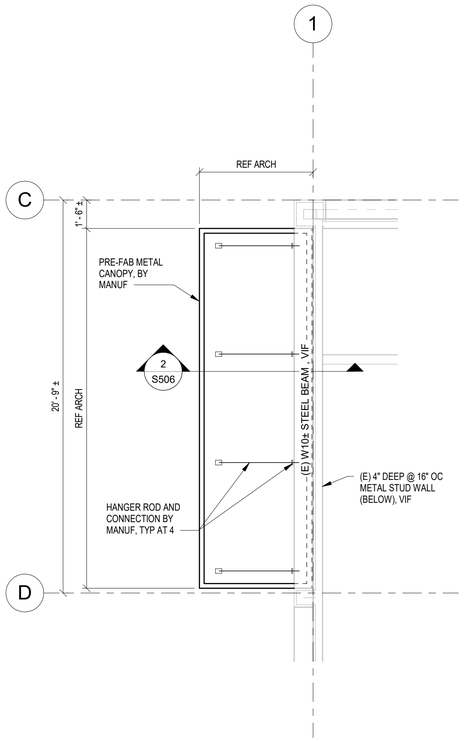
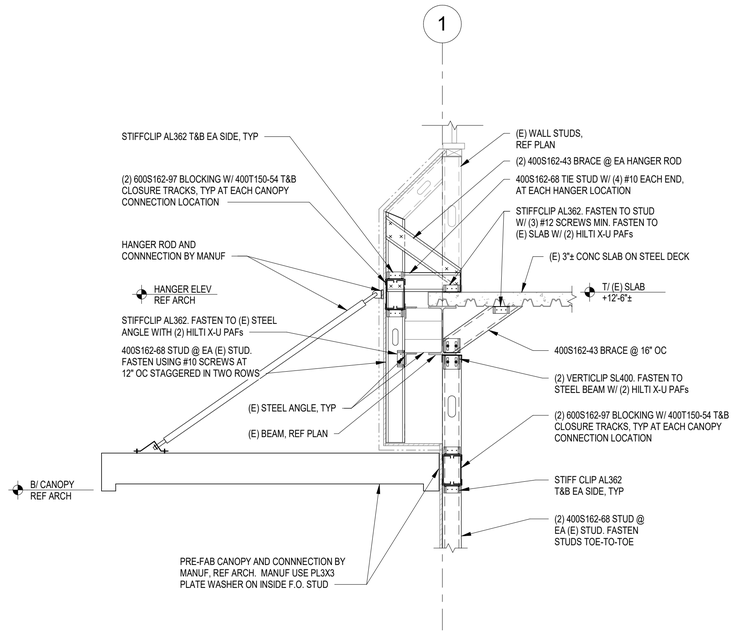


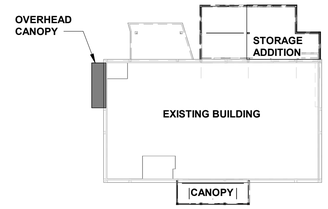
1 OVERHEAD CANOPY PLAN

1/4" = 1'-0"



2 CANOPY SECTION

3/4" = 1'-0"



KEYPLAN - OVERHEAD CANOPY

NOTE REGARDING EXISTING CONSTRUCTION

THE CONTRACTOR SHALL VERIFY THAT ALL STRUCTURAL COMPONENTS SHOWN ON THESE DRAWINGS ARE ACCURATE IN REPRESENTING WHAT IS CURRENTLY BUILT. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF RECORD IF ANY AS-BUILT CONDITION DIFFERS FROM WHAT IS DEPICTED ON THESE DOCUMENTS.

NOTE: THIS SHEET TO BE PRINTED IN COLOR

BRITT, PETERS AND ASSOCIATES INC. consulting engineers
999 Waterside Drive
Suite 2202
Norfolk, VA 23510
(757) 965-5710
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BPA Project #: 240580

Britt, Peters & Associates, Inc. No. C00781 CERTIFICATE OF AUTHORIZATION

HBA
ARCHITECTURE
INTERIOR DESIGN
ONE COLUMBUS CENTER, SUITE 1000
VIRGINIA BEACH, VIRGINIA 23462

SOUTH CAROLINA PROFESSIONAL ENGINEER DENNIS ROBERT ALTMAN No. 31295 09/09/2025

PERMIT REVIEW SET

EXTERIOR RENOVATIONS TO
TOWNE VACATION BEACH PROPERTIES OF HILTONHEAD
862 WILLIAM HILTON PKWY, HILTON HEAD, SOUTH CAROLINA, 29928

OVERHEAD CANOPY PLAN AND SECTION

PERMIT REVIEW SET	01/24/2025
EXTERIOR REVISION 7	01/26/2026

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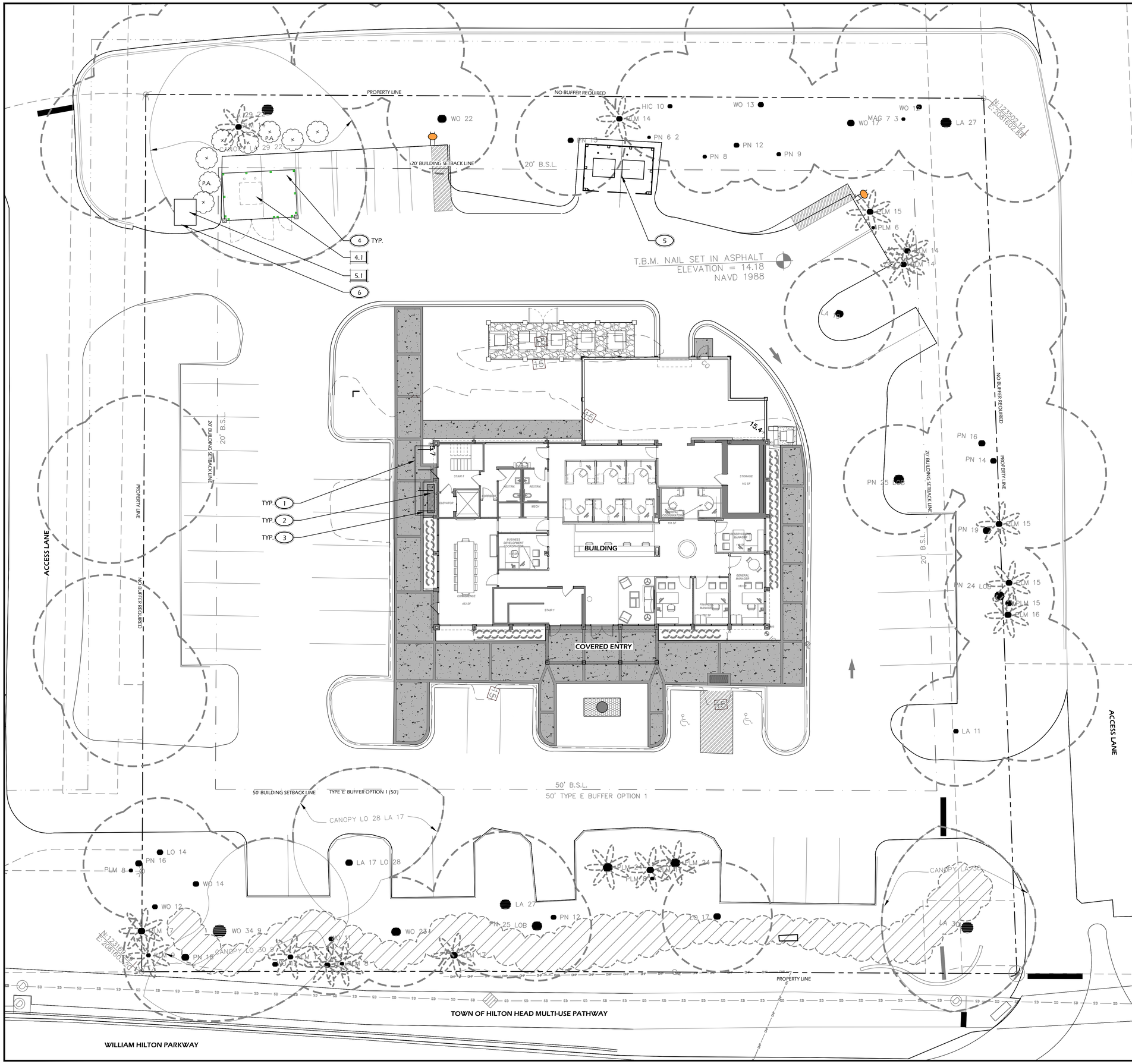

PROJECT INFORMATION:

ZONING

ZONING DISTRICT: LIGHT COMMERCIAL (LC)

OVERLAY DISTRICT: ROW-ARTERIAL (COR)

USE OF PROPERTY: COMMERCIAL OFFICE (OTHER OFFICE USE)

SITE

GROSS SITE ACREAGE: 1.3 AC.

NET SITE ACREAGE: 1.3 AC.

AREA OF DISTURBANCE: 0.0 AC.

DENSITY

ALLOWED TOTAL DENSITY: 13,000 GFA (10,000 GFA PER ACRE)

EXISTING BUILDING SQUARE FOOTAGE: 10,350 GFA

BUILDING HEIGHT

MAXIMUM HEIGHT ALLOWED: 45'

BUILDING HEIGHT: AS EXISTING <45'

SITE IMPERVIOUS

MAXIMUM ALLOWED IMPERVIOUS AREA: 33,975 SF (60% OF SITE)

CURRENT IMPERVIOUS AREA: 33,480 SF (58% OF SITE)

PARKING

MINIMUM NUMBER OF PARKING SPACES REQUIRED: 30
(1 PER 350 GFA) (2 ACCESSIBLE SPACES)

EXISTING NUMBER OF PARKING SPACES: 42 (2 ACCESSIBLE)

FLOOD ZONE

ZONE 'X' SHOWN ON MAP 45013C461G, DATED 03/23/21

PAVING SCHEDULE

CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1		SIDEWALK (TABBY CONCRETE WITH BRICK BORDERS)	1/L600
2.2		DETECTABLE PEDESTRIAN PAVING	2/L600

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.

SITE DETAILS LEGEND

CALL-OUT	DESCRIPTION	DETAIL
4.1	DUMPSTER ENCLOSURE - SEE ARCHITECT'S PLANS	—
5.1	WASHOUT AREA - CONSTRUCTION ONLY	3/L600

KEY SHEET REFERENCE NOTES:

P.A. PLANTING AREA, TYP., REFER TO PLANTING PLANS

1. PROPOSED CANOPY. SEE ARCHITECTS PLANS.
2. PROPOSED EXTERIOR LOCKER SYSTEM. SEE ARCHITECTS PLANS.
3. EXISTING TABBY CONCRETE PAD WITH BRICK BORDER. NO EXISTING FOUNDATION SHRUBS ARE TO BE REMOVED.
4. PROPOSED DUMPSTER ENCLOSURE. SEE ARCHITECTS PLANS. WILL BE LOCATED WITHIN EXISTING ASPHALT PAVED AREA.
5. EXISTING PROPANE ENCLOSURE. DUMPSTER ENCLOSURE WILL CONTINUE MATERIALS AND AESTHETICS PRESENT IN THIS STRUCTURE.
6. WASHOUT AREA TO BE IN SAME LOCATION AS PREVIOUSLY USED IN ORIGINAL RENOVATION WORK COMPLETED IN 2025.

Scale 1" = 10'

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THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR

862 WILLIAM HILTON PARKWAY

BEACH PROPERTIES BUILDING
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

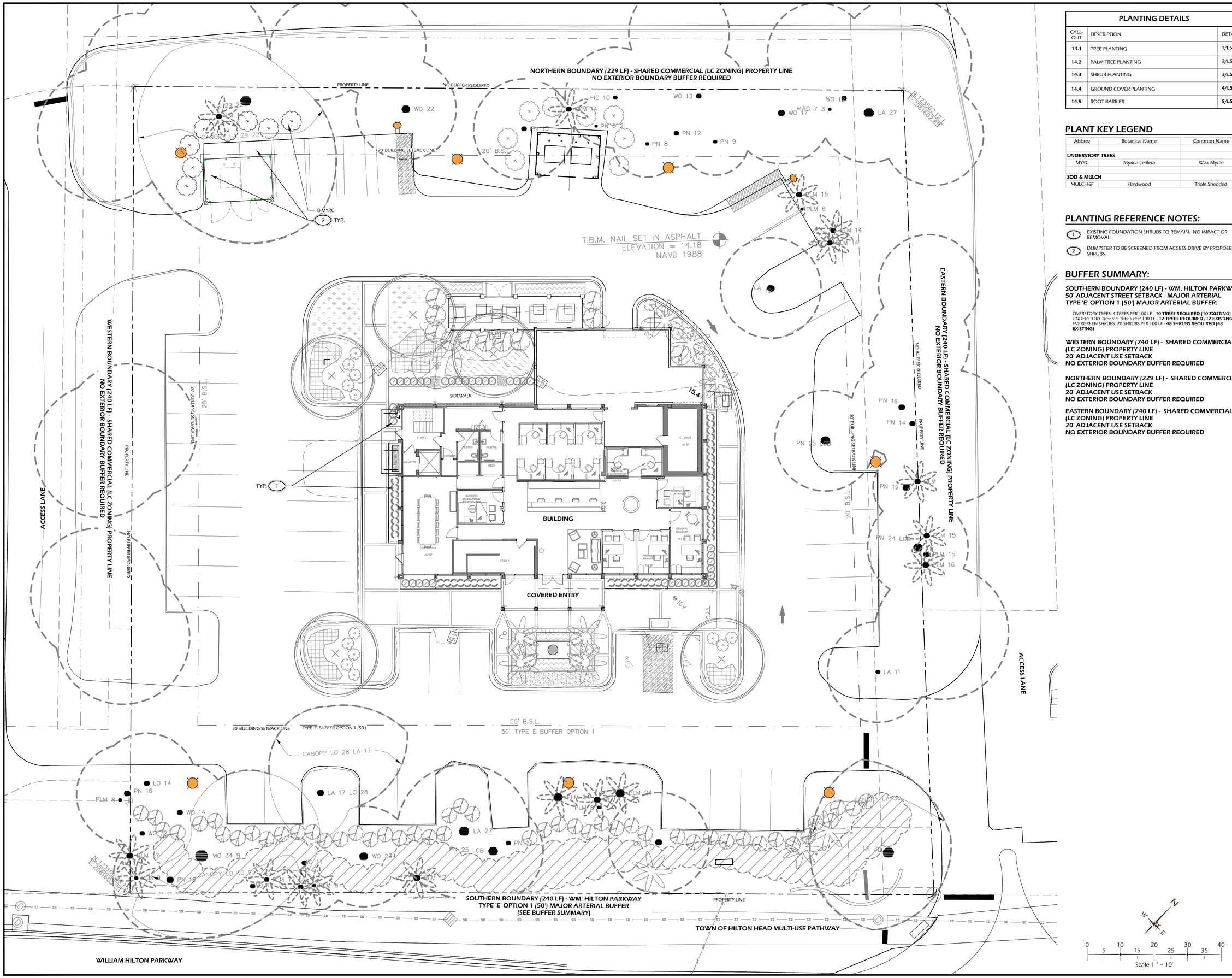
DATE:	FEB 25, 2026
PROJECT NO.:	24095.01
DRAWN BY:	JC
CHECKED BY:	XX

DRB ALTERATION SUBMITTAL, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
KEY SHEET

DRAWING NUMBER
L100



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

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
UNDERSTORY TREES		
MYRC	Myrica cerifera	Wax Myrtle
SOD & MULCH		
MULCH-SF	Hardwood	Triple Shedded

PLANTING REFERENCE NOTES:

1. EXISTING FOUNDATION SHRUBS TO REMAIN. NO IMPACT OR REMOVAL.
2. DUMPSTER TO BE SCREENED FROM ACCESS DRIVE BY PROPOSED SHRUBS.

BUFFER SUMMARY:

SOUTHERN BOUNDARY (240 LF) - WM. HILTON PARKWAY
50' ADJACENT STREET SETBACK - MAJOR ARTERIAL
TYPE 'E' OPTION 1 (50') MAJOR ARTERIAL BUFFER:

OVERSTORY TREES: 4 TREES PER 100 LF - **10 TREES REQUIRED (10 EXISTING)**
UNDERSTORY TREES: 5 TREES PER 100 LF - **12 TREES REQUIRED (12 EXISTING)**
EVERGREEN SHRUBS: 20 SHRUBS PER 100 LF - **48 SHRUBS REQUIRED (48 EXISTING)**

WESTERN BOUNDARY (240 LF) - SHARED COMMERCIAL (LC ZONING) PROPERTY LINE
20' ADJACENT USE SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED

NORTHERN BOUNDARY (229 LF) - SHARED COMMERCIAL (LC ZONING) PROPERTY LINE
20' ADJACENT USE SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED

EASTERN BOUNDARY (240 LF) - SHARED COMMERCIAL (LC ZONING) PROPERTY LINE
20' ADJACENT USE SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED

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SITE DEVELOPMENT PLANS
FOR

862 WILLIAM HILTON PARKWAY

BEACH PROPERTIES BUILDING
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	FEB 25, 2026
PROJECT NO.:	24095.01
DRAWN BY:	JC
CHECKED BY:	XX

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REVISIONS:

DRAWING TITLE
PLANTING PLAN

DRAWING NUMBER
L500

SITE DEVELOPMENT PLANS
FOR
862 WILLIAM HILTON PARKWAY
BEACH PROPERTIES BUILDING
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

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DATE:	FEB 25, 2026
PROJECT NO.:	24095.01
DRAWN BY:	JC
CHECKED BY:	XX

REVISIONS:

DRB ALTERATION
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CONSTRUCTION

DRAWING TITLE
PLANT SCHEDULE AND DETAILS

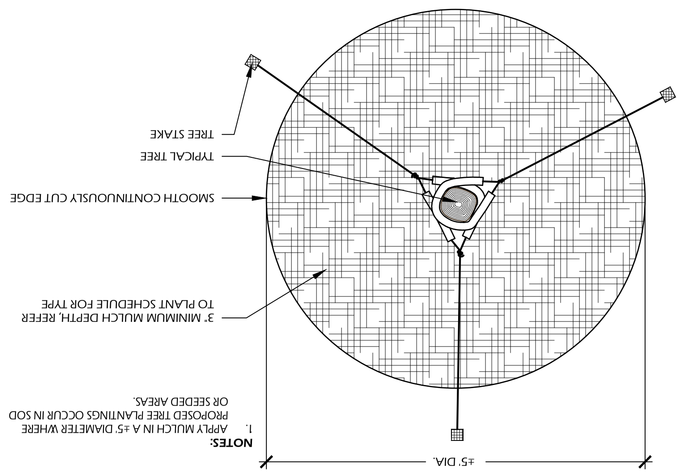
DRAWING NUMBER
L501

PLANT SCHEDULE:

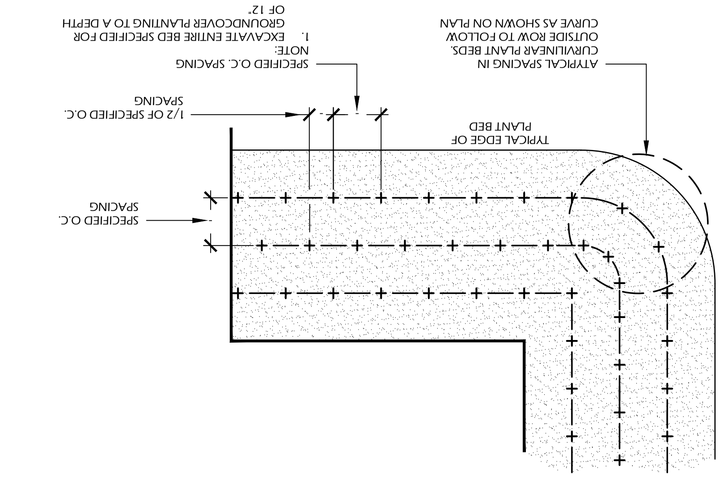
Quantity	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
Abbrev							
UNDERSTORY TREES							
8	MYRC	Myrica cerifera	Wax Myrtle	4'-5'	2'-3'	15 gal.	- Full
SOD & MULCH							
SOD	MULCH-SF	Hardwood	Triple Shredded	-	-	-	-

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.

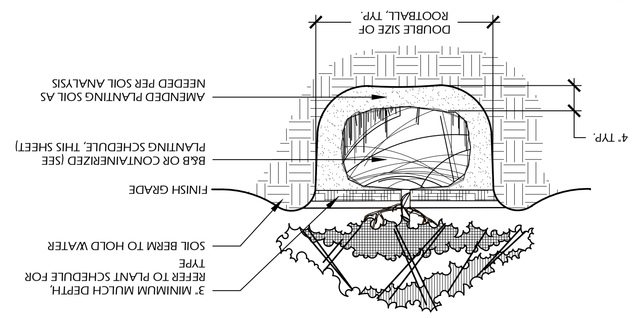


4 // L501 GROUND COVER PLANTING
SCALE: N.T.S.



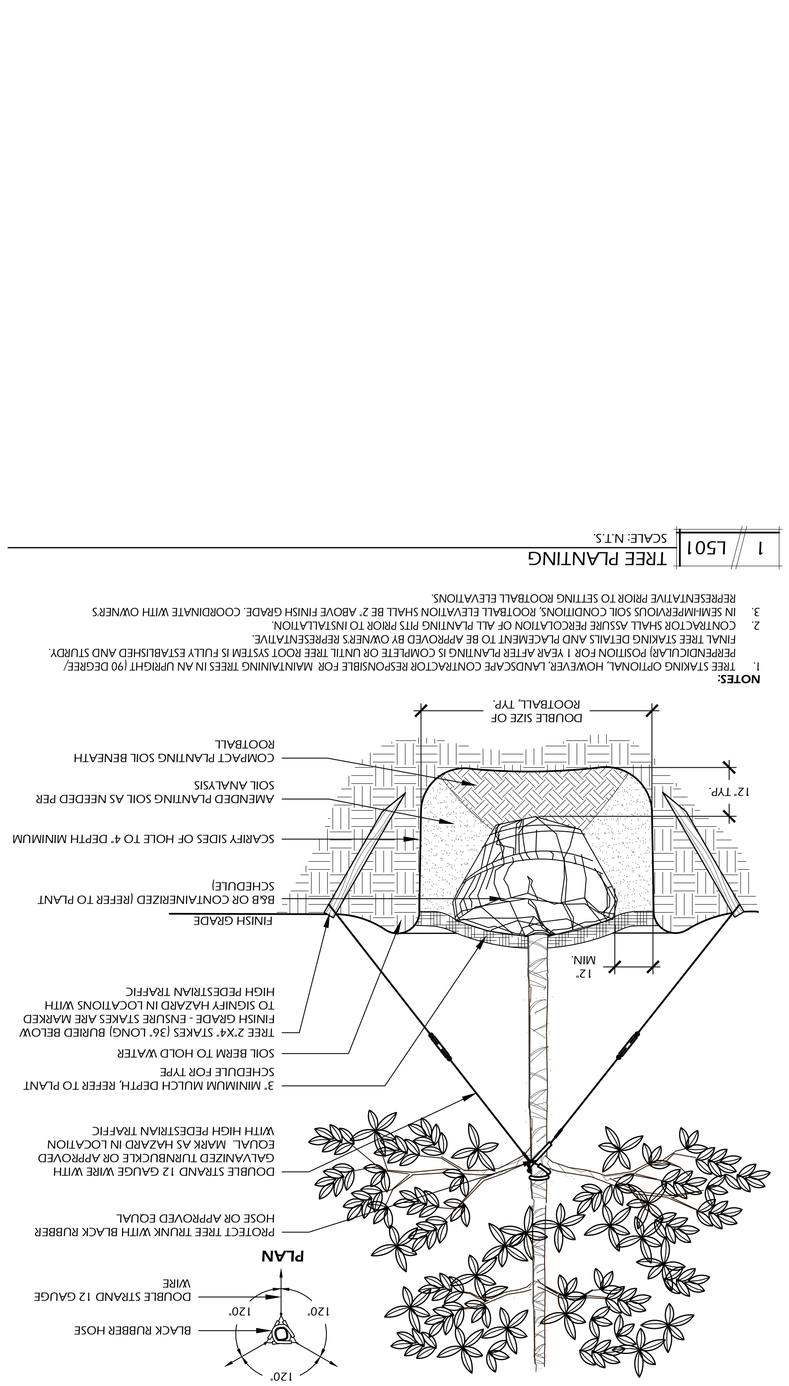
NOTE:
1. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER PLANTING TO A DEPTH OF 12"

3 // L501 SHRUB PLANTING
SCALE: N.T.S.

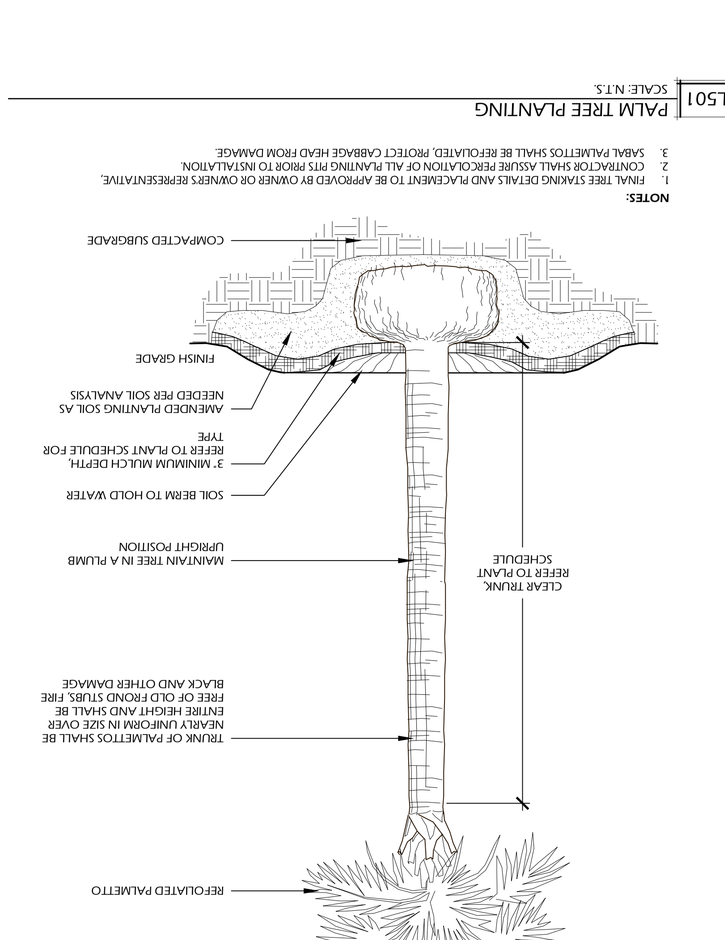


NOTES:
1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION
3. IN SEMI-MPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE.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

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

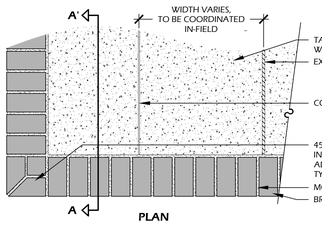


2 // L501 PALM TREE PLANTING
SCALE: N.T.S.

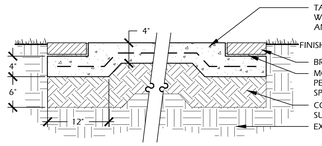


NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. SABAL PALMETTOS SHALL BE REFOLIATED. PROTECT CABBAGE HEAD FROM DAMAGE.

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.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION
3. IN SEMI-MPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.



PLAN



SECTION A-A'

CONCRETE INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: TABBY SHELL

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.

BRICK MANUFACTURER INFORMATION:

MANUFACTURER: PINEHALL
BRICK: RUMBLED PAVER
COLOR: COCOA OR BLUFFS, TBD
PATTERN: SINGLE HEADER COURSE BORDER
JOINTS: 3/8" IVORY BUFFER COLOR, CONCAVE FINISH

SOIL INFORMATION:

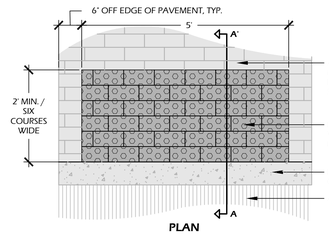
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:

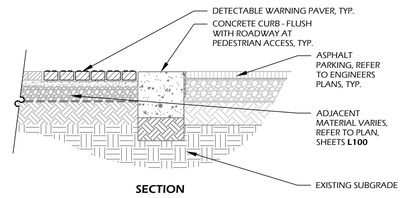
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN **(SHEET L100)** FOR WIDTHS OF WALK.
3. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE OF CONCRETE WITH 2 SIZES OF OYSTER SHELL FINISH FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

1 // L600 TABBY CONCRETE WITH BRICK BORDERS

SCALE: 1" = 1'-0"



PLAN



SECTION

BRICK MANUFACTURER INFORMATION:

MANUFACTURER: PINEHALL
BRICK: ADA TRUNCATED DOME PAVER
COLOR: CHARCOAL
PATTERN: RUNNING BOND
JOINTS: 3/8" IVORY BUFF COLOR, CONCAVE FINISH

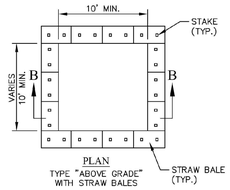
NOTES:

1. SURFACES SHALL MEET THE GUIDELINES OF THE A.D.A. STANDARDS FOR ACCESSIBILITY, APPENDIX A, PART 36.
2. DETECTABLE WARNING PAVERS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9 INCHES (NOMINAL) A HEIGHT OF 0.2 INCHES (NOMINAL) AND A CENTER SPACING OF 2.35 INCHES (NOMINAL) AND COLOR SHALL CONTRAST WITH ADJOINING SURFACES. THE COLOR USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
3. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
4. REFER TO PLAN **(SHEET L100)** FOR LOCATION AND WIDTHS OF DETECTABLE WARNING PAVERS.
5. CONTRACTOR SHALL COORDINATE BORDERS, BANDING AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
6. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
7. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

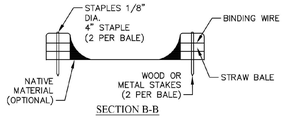
2 // L600 DETECTABLE PEDESTRIAN PAVING

SCALE: 3/4" = 1'-0"

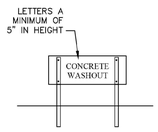
STRAW BALE BARRIER CONCRETE WASHOUT



PLAN
TYPE "ABOVE GRADE" WITH STRAW BALES



SECTION B-B



CONCRETE WASHOUT SIGN DETAIL

NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

CONCRETE WASHOUT
STRAW BALES OR ABOVE GROUND
SOUTH CAROLINA DEPARTMENT OF PUBLIC HEALTH
STANDARD DRAWING NO. RC-07 [PAGE 1]
N.T.S.

3 // L600 WASHOUT AREA

SCALE: NTS

Winter 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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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
862 WILLIAM HILTON PARKWAY
BEACH PROPERTIES BUILDING
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	FEB 25, 2026
PROJECT NO.:	24095.01
DRAWN BY:	JC
CHECKED BY:	XX

DRB ALTERATION SUBMITTAL, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS

DRAWING NUMBER
L600

EXTERIOR RENOVATIONS TO

BEACH PROPERTIES OF HILTON HEAD

862 WILLIAM HILTON PKWY, HILTON HEAD, SOUTH CAROLINA, 29928

EXTERIOR

01/26/2025

EXTERIOR RENOVATIONS TO

BEACH PROPERTIES OF HILTON HEAD

862 WILLIAM HILTON PKWY, HILTON HEAD, SOUTH CAROLINA, 29928

EXTERIOR

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EXTERIOR RENOVATIONS TO

BEACH PROPERTIES OF HILTON HEAD

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EXTERIOR

01/26/2025

//// PARCEL PENDING®
by Quadient

Standard Outdoor Locker System

Parcel Pending by Quadient's weatherproof outdoor locker systems are designed and engineered to withstand the elements in multiple package management applications that facilitate a seamless and convenient package delivery and collection process at multifamily properties.

Parcel Pending parcel lockers make package management simple, freeing up time and space for both residents and property management.

C ETL LISTED US
Intertek

Locker system specifications

- 18-gauge double-reinforced cold-rolled steel construction
- Operational conditions: temperature -13° to +122° F - humidity up to 100% non-condensing
- Rain, salt, and wind (category 3 cyclone) resistant
- Control towers feature an industrial-grade touchscreen, a camera for photo capture, a keypad, a scanner supporting 1D and 2D barcode reading, and speakers
- Camera and touchscreen are optimized for full functionality in bright sun, heat and cold conditions
- Kiosk and screen are temperature controlled (air conditioning and heat) for operation in extreme conditions
- Standard awnings provide users additional protection from outdoor elements and come with built-in lights. Short awnings are available as an option for D-series towers only
- Each door features smart package sensors to detect packages and other items
- Locker design is compliant with the Americans with Disabilities Act (ADA) - Every door size is available within the "reachable" range for wheelchair users, and control touchscreen and barcode scanner are also compliant for wheelchair accessibility
- Cloud-based video surveillance is available as an option, with a camera that can be mounted on standard awnings
- Lockers are certified for UL/CSA safety standards - UL/CSA 62368 and UL/CSA 60950
- Lockers are RoHS and REACH compliant

Stone Grey (RAL7030)

Brown Grey (RAL7013)

Jet Black (RAL9005)

Custom colors or designs available as an option

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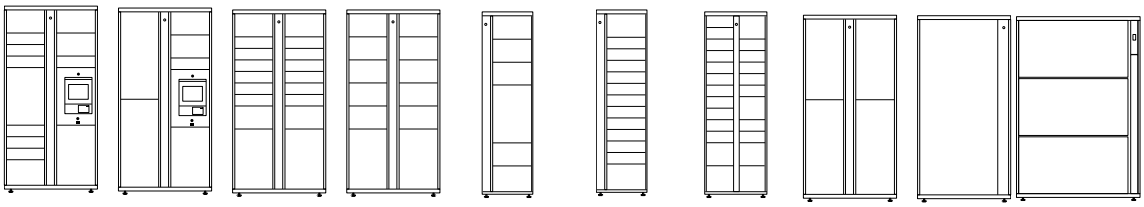
Standard Outdoor Locker System

Towers specifications



Total Doors (internal size in inches W x D x H) / (Max weight in lbs)	**D13** control tower	**D6** control tower	**D18**	**D12**	**S6**	**S13**	**M23**	**D4**	**D1**	**OS-3**
Small (13.59 x 23.1 x 4.23) / (33)	7	1	12			11				
Medium (13.59 x 23.1 x 9.25) / (33)	4	2	4	10	5	2				
Large (13.59 x 23.1 x 24.33) / (44)	2	1	2	2	1					
X-Large (13.59 x 23.1 x 36.85) / (44)		2						4		
H-Small (7.39 x 23.1 x 4.23) / (33)							17			
H-Medium (7.39 x 23.1 x 9.25) / (33)							6			
Ultra (30.42 x 22.06 x 74.33) / (220)									1	
OS-3 (44.9 x 22.4 x 24) / (220)										3
Weight with no awning (lbs)	434	357	403	360	203	295	388	309	278	419
Weight with standard awning (lbs)	485	408	454	410	231	324	421	359	329	485
Weight with short awning (lbs)	463	386	432	388	n/a	n/a	n/a	337	307	n/a

	Tower measurements in inches without awning (W x D x H*)	Tower measurements in inches with awning (W x D x H*)	Tower measurements in inches with short awning (W x D x H*)
D13, D6, D18, D12, D4, D1	39.5 x 24 x 79.7~80.5	39.5 x 42.4 x 86.3~87.1	39.5 x 28.3 x 82.9~83.7
S13, S6	22.5 x 24 x 79.7~80.5	22.5 x 42.4 x 86.3~87.1	n/a
M23	27 x 24 x 79.7~80.5	27 x 42.4 x 86.3~87.1	n/a
OS-3	53.7 x 24 x 79.7~80.5	53.7 x 42.4 x 86.3~87.1	n/a

* Includes slight adjustments to tower feet for balancing and leveling purposes.

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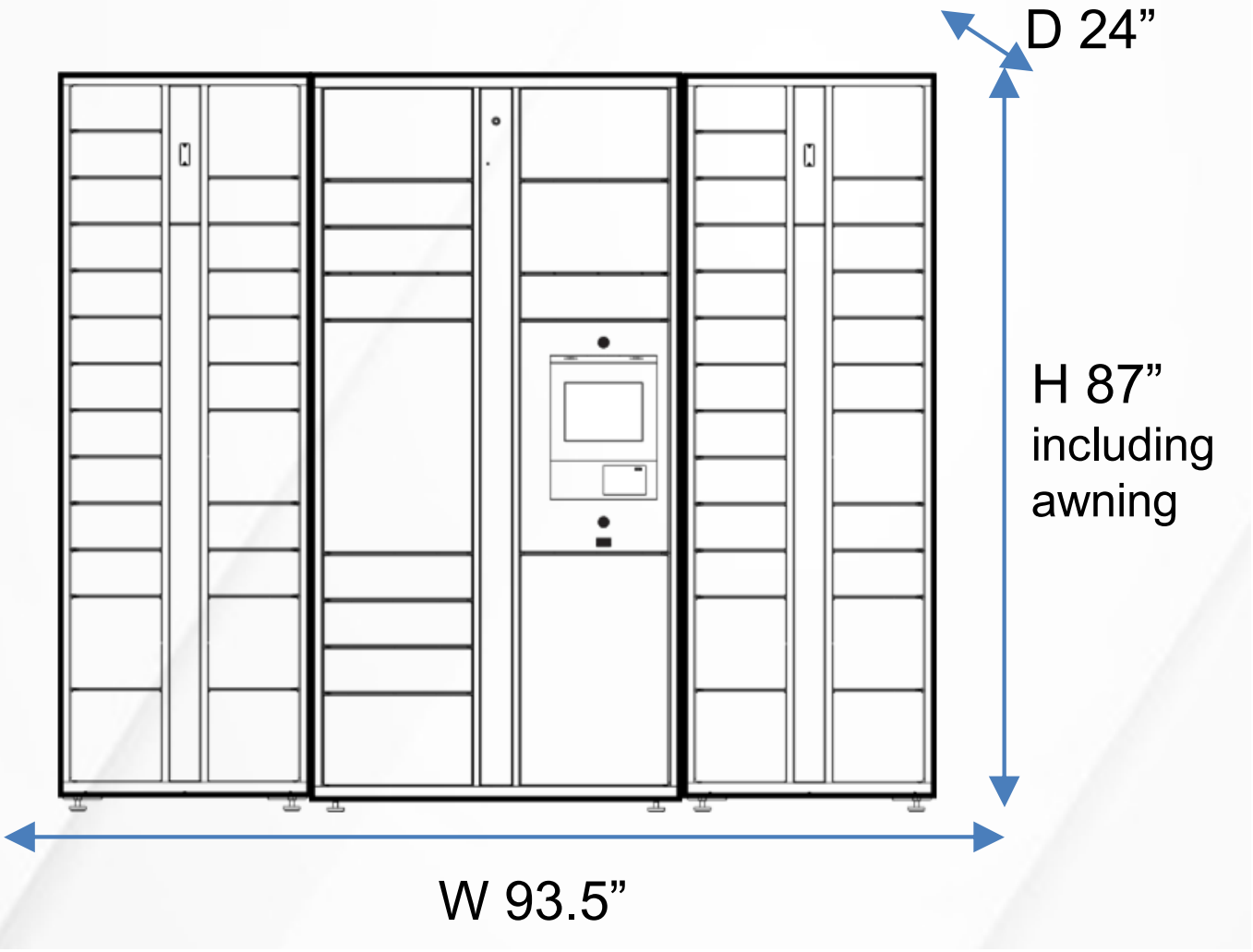
Proposed Configuration



862 William Hilton Parkway
Alteration
Staff Comments
March 11,2026
DRB-000215-2026

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: 862 William Hilton Parkway

DRB-000215-2026

DATE: 03/11/2026

CATEGORY: Alteration

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 recommend approval of the Final submittal for 862 William Hilton Parkway, with the following conditions:

1. Any additional information as required by the Board.