



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, February 11, 2025, 2:30 PM

**1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers**

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

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
 - a. Regular Meeting Minutes of January 28th, 2025
- 4. Unfinished Business**
 - a. DRB-000079-2025 - 37 New Orleans Road - Michael Anthony's - Final Review
 - b. DRB-000111-2025 - 862 William Hilton Parkway - Beach Properties of Hilton Head - Final Review
 - c. DRB-001144-2024 - 35 Office Park Way - One Hot Mamas - Final Review
 - d. DRB-000616-2024 - 120 Arrow Road - Atlantic Laundry - Final Review
- 5. New Business**
- 6. Public Comment - Non Agenda Items**
- 7. Staff Reports**
- 8. Adjournment**

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

In accordance with the requirements of Title II of the Americans with Disabilities Act of

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

Municipal Association of South Carolina (MASC) Civility Pledge:

"I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town."



Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Tuesday, January 28, 2025, 2:30 PM Minutes

1. Call to Order

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

2. Adoption of the Agenda

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

3. Approval of the Minutes

a. Regular Meeting Minutes of January 14, 2025

Ms. Fitzpatrick made a motion to approve the meeting minutes of January 14th. Ms. Pastor seconded, and the motion passed unanimously.

4. Unfinished Business

a. DRB-000079-2025 - 37 New Orleans Road - Michael Anthony's - Final Review

Melissa Paul-Leto introduced the partial demolition and remodel of Michael Anthony's for final review.

The Board had several comments about the final review of Michael Anthony's. The Board emphasized the need for design and material consistency with any demolished areas in the courtyards and walkways. A more deliberate approach was suggested to resolve the flooring design in the raised platform courtyard, with the Board recommending the removal of pea gravel. The Board stated that all LED fixtures should not exceed 3500K and requested confirmation of whether an exterior lighting plan had been designed by an electrical engineer. If a plan was not available, the applicant needed to inform staff. The Board also requested details and cut sheets for any proposed lights in the courtyard not previously provided. Sidewalk modifications need to be clarified, with any changes reported to staff. Additionally, the Board expressed concerns about the long-term health of the Italian cypress, and emphasized the need for landscaping to relate to the architectural design. They also recommended confirming the plant locations in relation to the planned restaurant signage.

After deliberation, the Board recommended tabling final approval until a later date. The applicant requested to table the final review for the February 11th meeting date.

5. New Business

a. DRB-000036-2025 - 25 Hospital Center Boulevard - Sign System Review

Ms. Paul-Leto introduced the Novant Health sign system for review. The applicant discussed the importance of the improvements to the signs which help with the overall experience and safety of the patients.

The Board provided feedback on the Novant Health sign system. They noted that not all directional signs currently have lighting, and require combined LED lights to be adjusted to 3500K from 7500K. Bright white paint is not allowed, and colors should be carefully considered, with the purple used more subtly rather than dominating entire signs. Directional signs were found to have too many blank spaces, making them aesthetically problematic, and a narrower version of some signs may be needed for better fit and function. The placement of new signs superimposed onto the proposed area/location images was requested for a better visual representation. The monument sign's branding was seen as overshadowing wayfinding, and the hospital name font should be larger than the brand name. The Board also mentioned that the "Entrance A Pick-Up" signage felt tacked on and should be re-evaluated for better integration. Doctor entrance signs (I01 & I02) should be revised to be clearer and more user-friendly for patients. Building façade signage must comply with the 40 sq. ft. limit per LMO regulations, and the application of purple needs further review, especially on the "Medical Facilities" sign. The main entrance sign should avoid a boxed-in look and ensure a clean attachment, with articulation and depth added through variation or stepping in/out. Pedestrian safety should be considered with the placement of stop signs and other necessary signage. More clarity is needed on materiality, font sizes, dimensions, and sign locations, and a cut sheet for bullet lights should be provided.

The Board suggested tabling this application until more details can be provided by the applicant. The applicant tabled the application until the February 11th meeting date.

6. Public Comment - Non Agenda Items

7. Board Business

8. Staff Reports

a. Updates to the 2025 Meeting Dates

Ms. Paul-Leto updated the Board on changes to the 2025 meeting dates.

9. Adjournment

This meeting adjourned at 4:13 pm.

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

**Michael Anthony's Restaurant
37 New Orleans Road
Final Submittal
February 11, 2025
DRB-000079-2025**



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

FOR OFFICIAL USE ONLY

Date Received: _____
Accepted by: _____
DRB #: _____
Meeting Date: _____

Applicant/Agent Name: BRENT ROBINSON Company: BRENT ROBINSON ARCHITECT LLC
Mailing Address: 774 BOYD CREEK DR City: RIDGELAND State: SC Zip: 29936
Telephone: 843-368-9411 Fax: _____ E-mail: BRENT@BRENTROBINSONARCHITECT.COM
Project Name: MICHAEL ANTHONYS Project Address: 37 NEW ORLEANS RD
Parcel Number [PIN]: R 5 5 2 0 1 5 0 0 C 0 1 0 4 0 0 0 0
Zoning District: Light Commerical Overlay District(s): Corridor Overlay

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

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

Project Category:

☐ Concept Approval – Proposed Development

☒ Final Approval – Proposed Development

☒ Alteration/Addition

☐ Sign

Submittal Requirements for **All** projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

☐ A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

☐ A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.

☐ Context photographs of neighboring uses and architectural styles.

☐ Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.

☐ Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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

Brent A. Robinson
SIGNATURE

01-14-25
DATE



Brent Robinson Architect, LLC
774 Boyd Creek Dr
Ridgeland, SC 29936

P 843-252-0833
E brent@brentrobinsonarchitect.com

SUPPLEMENTAL DOCUMENTS

Issued APRIL 30th, 2024

Client Information:

Michael Anthony's Cucina Italiana
37 New Orleans Rd
Hilton Head Island, SC 29928

Project Narrative

The Architect has completed as-built drawings needed for construction documentation and a proposed new layout based on the Owner provided program with necessary modifications as required to meet current codes. The work consists of the following:

- Complete an Asbuilt for the existing spaces occupied by Michael Anthony's and portions of the exterior of the adjacent spaces as needed.
- Explore enclosing approximately 440 sq ft of the existing service area to accommodate an internal connection between the two kitchens, to be used as receiving/storage and access to a new outside freezer on the existing porch.
- The existing stairs to second floor shall be relocated to the rear and a new path around the building shall be provided for fire egress. Relocation of the stairs will allow a more open front façade and inviting entrance into the restaurant.
- We will maintain crossover access to second floor offices/demo kitchen and provide some much needed cover for entry into the sides of the restaurant. This will also create more of a storefront in the existing alleyway.
- Repair or replace siding & trim as needed
- MEP Engineering to address temperature and humidity issues in the existing kitchen.
- Design parapet wall on proposed connector to hide roof top mechanical units. Relocate existing equipment & utilities as needed to accommodate to new construction.
- Preserve existing live oak in the rear and work around its trunk and root system during the design process.
- The proposed addition is to be used for storage and receiving only. It will not affect personnel or patron counts and should not affect parking counts or landscaping. The intent is to stay within the confines of the existing building footprint with the exception of the stair relocation to the back.

Orleans Plaza, L.L.C.

*37 New Orleans Road
P.O. Box 7511
Hilton Head, S.C. 29938*

Paul D. Menzel, Managing Member

Town of Hilton Head
One Town Center
Hilton Head, SC 29928

November 13, 2024

To Whom It May Concern,

I am writing this letter to provide as acknowledgement and authorization for the Afra Group, Inc., dba Michael Anthony's Cucina Italiana and Michael Anthony's Café to renovate their locations in accordance with the plans created by Brent Robinson, architect. Further that the AFRA Group, Inc., as key tenant of the plaza, has always had, and will continue to have, the parking required for normal business operations.

If you are in need of further information please feel free to call or e-mail me.

Paul

Paul D. Menzel
Managing Member
Orleans Plaza, L.L.C.
(843) 683-7285
orleansplaza@aol.com

**Michael Anthony's Restaurant
37 New Orleans Road
Comment Response Letter
based on the May 14, 2024
Conceptual Submittal
January 28, 2025
DRB-000079-2025**



Brent Robinson Architect, LLC
774 Boyd Creek Dr
Ridgeland, SC 29936

P 843-252-0833
E brent@brentrobinsonarchitect.com

Town of HHI DRB – Comment Response Letter

Issued Jan 14th, 2025

Client Information:

Michael Anthony's Italian Cuchina
37 New Orleans Rd
Hilton Head Island, SC 29928

DRB-000699-2024

To Whom it may concern,

We have addressed the comments from our Conceptual DRB review (dated 5/14/2024) as follows:

1. Physical Material and Color Board on a 11"x 17" **See provided.**
2. Landscape Plan around where staircase was removed and existing small landscape bed. **See Landscape plan**
3. Lighting details and specifications.
4. Connections and prominent building architectural details, as needed. **See Arch drawings**
5. Final floor plans and elevation drawings. **See Arch drawings**
6. Plantings being addressed between the two stairs. **See Landscape plan**
7. Colors and materials match existing. **Will comply**
8. Color of roof be submitted. **See color board**
9. Details of back stairs, handrails, the patio area be submitted. **See Arch drawings**
10. The storage room doors refine details, materials, and colors. **See Arch drawings**

We appreciate your time and look forward to the meeting. If there are any questions or additional information needed please let me know.

Thanks,

Brent A Robinson
Brent A Robinson, AIA
Architect

**Michael Anthony's Restaurant
37 New Orleans Road
Comment Response Letter
based on the January 28, 2025
Design Review Board
February 11, 2025
DRB-000079-2025**



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774 Boyd Creek Dr
Ridgeland, SC 29936
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E brent@brentrobinsonarchitect.com

Town of HHI DRB – Comment Response Letter

Issued Feb 3rd, 2025

Client Information:

Michael Anthony's Italian Cuchina
37 New Orleans Rd
Hilton Head Island, SC 29928
DRB-000699-2024

To Whom it may concern,

We have addressed the comments from our Conceptual DRB review (dated 5/14/2024) as follows:

1. The color palette includes a lot of greys—where will the green trim be applied? **New hand rail cap & trim around sign**
2. The existing brick will remain—confirm that all new materials will match the existing design. **Will comply**
3. What materials will be used for walking areas that are being demolished or changed? Ensure design and materials are consistent. (Applicants have stated that the current brick and pea gravel may be extended into new areas.) **Will comply - See Arch drawings**
4. Consider a more deliberate plan for resolving the flooring design in the raised platform courtyard—remove pea gravel. **Will comply - See Arch drawings**
5. The combined LED lighting must be 3500K or below (per HHI design review guide) **Will comply**
6. Is there an exterior lighting plan designed by an electrical engineer? If so, submit it. If not, inform staff. **Electrical engineer is still working on plans. We have added exterior LED light fixtures and will coordinate with electrical engineer - See Arch drawings**
7. Will there be string lights in the courtyard? If so, provide details and cut sheets. **No**
8. Will the sidewalks remain as they currently are? If not, inform staff of any changes. **Existing pea gravel sidewalk will be demolished and new side walk to be added – See Arch drawings**
9. Ensure irrigation is included in the landscaping plan. **Will comply**
10. There is concern about the long-term health of the Italian cypress—landscaping should relate to the architectural design. **Italian cypress have been removed. See revised landscape plans attached**
11. Confirm plant locations in relation to planned signage—will the plants obstruct visibility over time?
The plant placement and design should be more deliberate. **Will comply**

We appreciate your time and look forward to the meeting. If there are any questions or additional information needed please let me know.

Thanks,


Brent A Robinson, AIA
Architect

Melissa Paul-Leto

From: Brent Robinson <brent@brentrobinsonarchitect.com>
Sent: Wednesday, February 5, 2025 5:43 PM
To: Melissa Paul-Leto
Subject: Re: Michael Anthony - Brick layout , type of brick

THIS MESSAGE ORIGINATED OUTSIDE YOUR ORGANIZATION

We are not planning on removing any of the pea gravel concrete. The new brick will match the existing brick inlay of the upper terrace. We planned on covering the existing concrete steps with the brick for continuity. We could in lay the space between the stairs with brick if its better. Obviously we don't want the patchwork look and the pea gravel is dated but not really reasonable to demo and replace it due to costs.

Brent

Get [Outlook for iOS](#)

From: Melissa Paul-Leto <melissapl@hiltonheadislandsc.gov>
Sent: Wednesday, February 5, 2025 4:27 PM
To: Brent Robinson <brent@brentrobinsonarchitect.com>
Subject: Michael Anthony - Brick layout , type of brick

Good afternoon,

I have some more questions this is for the bricks. What type of brick and layout are you using for the transition courtyard? Did you remove the pea rock areas to make them concrete? The DRB wanted to see how that can be resolved as it looked like patchwork, and they mentioned they did not want to see pea rock. I just want the materials and the location of it identified.

Sincerely,



Melissa Paul-Leto

PRINCIPAL PLANNER OF DESIGN

Office: (843) 341 -4625

Mobile: (843) 816-3280

Website: hiltonheadislandsc.gov

Address: Town of Hilton Head Island

1 Town Center Court

Hilton Head Island, SC 29928

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**Michael Anthony's Restaurant
37 New Orleans Road
Existing Photos
January 18, 2025
DRB-000079-2025**



Brent Robinson Architect, LLC
774 Boyd Creek Dr
Ridgeland, SC 29936

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Photos of Existing Building:





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E brent@brentrobinsonarchitect.com





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E brent@brentrobinsonarchitect.com



**Michael Anthony's Restaurant
37 New Orleans Road
Plan Set
February 11, 2025
DRB-000079-2025**

FINAL DRB 02/03/2025

MICHAEL ANTHONY'S CUCINA ITALIANA

37 NEW ORLEAN'S RD
HILTON HEAD ISLAND, SC 29928

OWNER

ARCHITECT

MICHAEL ANTHONY'S CUCINA ITALIANA

BRENT ROBINSON ARCHITECT, LLC
LIC #: 101629 (Firm), 10046 (Individual)

37 NEW ORLEANS RD
HILTON HEAD ISLAND, SC 29928

774 BOYD CREEK DR.
RIDGELAND, SC 29936

CONTACT:
XXX
ph:
email:

CONTACT:
Brent Robinson, AIA, NCARB
ph: (843) 252-0833
email: brent@brentrobinsonarchitect.com



SEAL

SEAL

MICHAEL ANTHONY'S
37 NEW ORLEANS RD
HILTON HEAD ISLAND, SC 29928

REVISIONS

© BRENT ROBINSON, ARCHITECT
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AND IS NOT TO BE REPRODUCED IN WHOLE OR IN
PART BY ANY MEANS OR METHOD WITHOUT THE
EXPRESS WRITTEN CONSENT OF THE ARCHITECT.
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PROJECT NO.
23020
DATE
02/03/2025
DRAWN BY
B. ROBINSON
CHECKED BY

SHEET NO.
A000

COVER

GENERAL NOTES

- ARCHITECT IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THESE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE. THE ABOVE NAMED COMP ANY AND ARCHITECT OF RECORD ARE NOT LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWINGS AND NOT SCALED FROM DRAWINGS. THE ARCHITECT SHALL FURNISH ANY MISSING DIMENSIONS UPON REQUEST.
- ALL WORK SHALL CONFORM TO PREY AILING CODES, ORDINANCES AND REQUIREMENTS, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION AND SHALL PAY ALL APPLICABLE FEES. EXISTING CONDITIONS AND ACTUAL FIELD CONDITIONS MAY VARY FROM INDICATIONS ON DRAWINGS. ALL NEW WORK RELATED TO OR AFFECTED BY EXISTING CONDITIONS.
- SHALL BE MODIFIED TO ACHIEVE THE INTENT OF THE DRAWINGS (COORDINATE WITH ARCHITECT AND OWNER). THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER AND THE ARCHITECT BEFORE PROCEEDING WITH DIRECTLY AFFECTED DEMOLITION OR CONSTRUCTION.
- THE CONTRACTOR SHALL SURVEY PROJECT SITE BEFORE BEGINNING ANY WORK TO VERIFY EXISTING CONDITIONS, REPORT ANY DISCREPANCIES TO OWNER AND ARCHITECT BEFORE BEGINNING WORK.
- PRIOR TO ANY NEW WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY UNFORESEEN EXISTING CONDITIONS IN NEED OF REPAIR OR WHICH MAY CAUSE DAMAGE TO THE NEW WORK. THE CONTRACTOR SHALL NOTIFY AND ALLOW SUFFICIENT TIME FOR THE OWNER AND ARCHITECT TO INSPECT THE CONDITION OF THE EXPOSED WORK PRIOR TO INSTALLING NEW CONSTRUCTION.
- INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVINIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK, EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.
- ALL ITEMS ON PLANS, ELEVATIONS AND DETAILS FOR NEW CONSTRUCTION SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.

DRAWING INDEX

ARCHITECTURAL

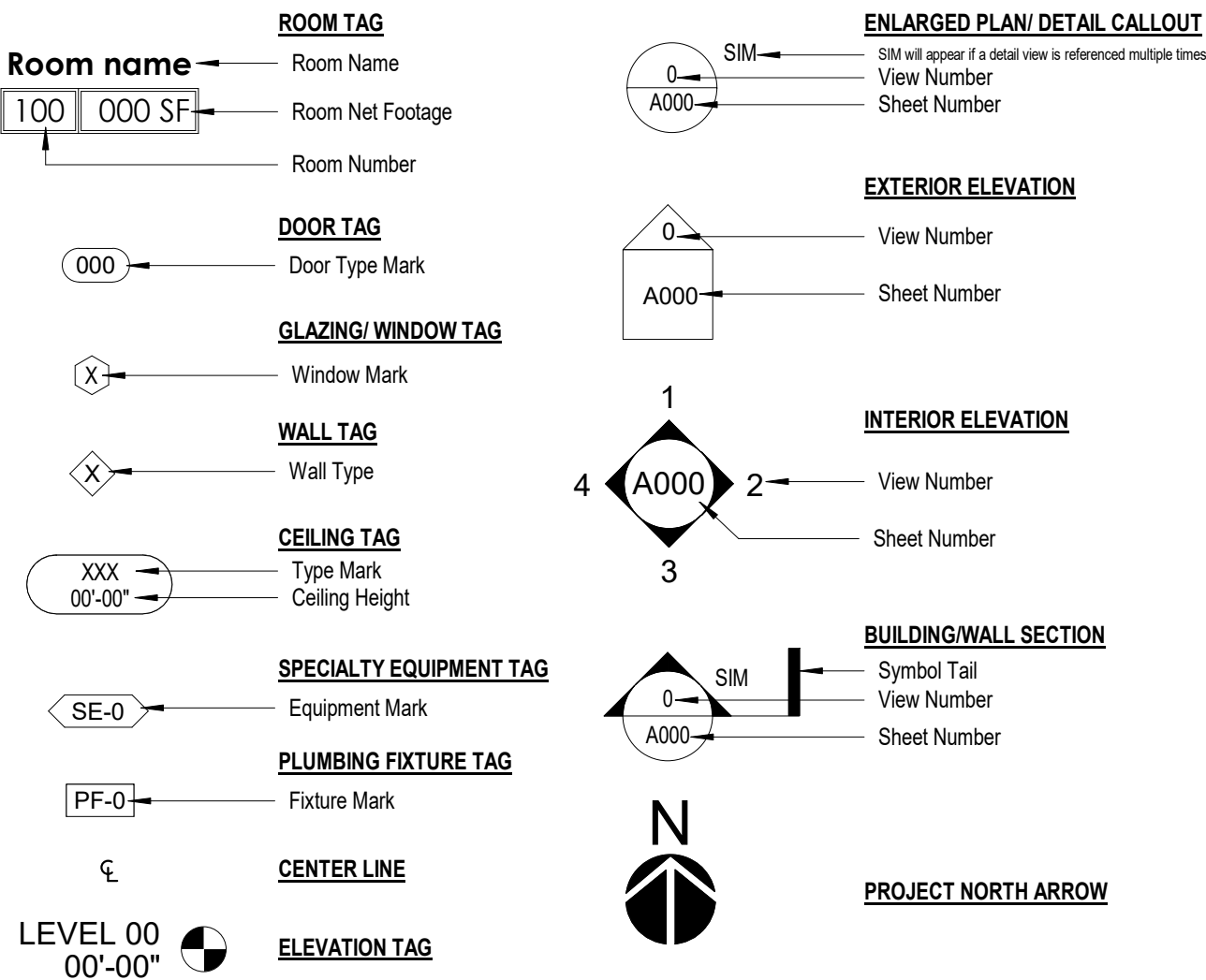
Sheet
Number Sheet Name

A000	COVER
A001	ADA
A002	INT. ELEV. / WALL TYPES / FIN. SCHED
A003	LIFE SAFETY & ADA FIRST FLOOR
A004	SECOND FLOOR LIFE SAFETY
A100	ARCHITECTURAL SITE PLAN
A200	FOUNDATION PLAN
A201	FLOOR PLAN
A202	SECOND FLOOR PLAN
A203	ROOF PLAN
A204	MARKET EXPANSION PLAN
A300	ELEVATIONS
A302	PERSPECTIVES
A303	PERSPECTIVES
A400	BUILDING SECTIONS
A500	WALL SECTIONS
A501	SECTION DETAILS
A502	SECTION DETAILS
A600	DOOR & WINDOW SCHEDULE
AB200	AS-BUILT FIRST FLOOR
AB201	AS-BUILT SECOND FLOOR
AB202	MARKET EXP ASBUILT PLAN
AB300	AS-BUILT ELEVATIONS
AB301	AS-BUILT ELEVATIONS
CB-01	COLOR BOARD
D200	DEMO FIRST FLOOR
D201	DEMO SECOND FLOOR

SQUARE FOOTAGE SUMMARY

SQUARE FOOTAGE SUMMARY

STANDARD SYMBOLS



CODE SUMMARY

CODE REFERENCES:

2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)
2021 NATIONAL MECHANICAL CODE (NMC)
2017 NATIONAL ELECTRIC CODE (NEC)
2017 ICC/A117.1
2009 INTERNATIONAL ENERGY CONSERVATION CODE
NATIONAL FIRE PROTECTION AGENCY 90A, 96, 101

NAME OF PROJECT:
ADDRESS:

MICHAEL ANTHONY'S
37 New Orleans Rd
Hilton Head Island, SC 29928

PROPOSED USE:

COMMERCIAL

OWNER / CONTACT PERSON:

ELLIOT SAW MILLING

CODE ENFORCEMENT JURISDICTION:

TOWN OF ESTILL

BUILDING DATA:

OCCUPANCY CLASSIFICATION: (S-1) STORAGE & (B) BUSINESS (ACCESSORY)
MIXED OCCUPANCY: Yes _____ No ☒ Separation N/A Hr.
CONSTRUCTION TYPE: ☐ I-A ☐ I-B ☐ II-A ☒ II-B
☐ III-A ☐ IV ☐ V-A ☐ V-B ☐ III-B
Type _____
MIXED CONSTRUCTION: Yes _____ No ☒
SPRINKLERED: Yes _____ No ☒
FIRE DISTRICT: Yes _____ No ☒
MEZZANINE: Yes _____ No ☒
HIGH RISE: Yes _____ No ☒

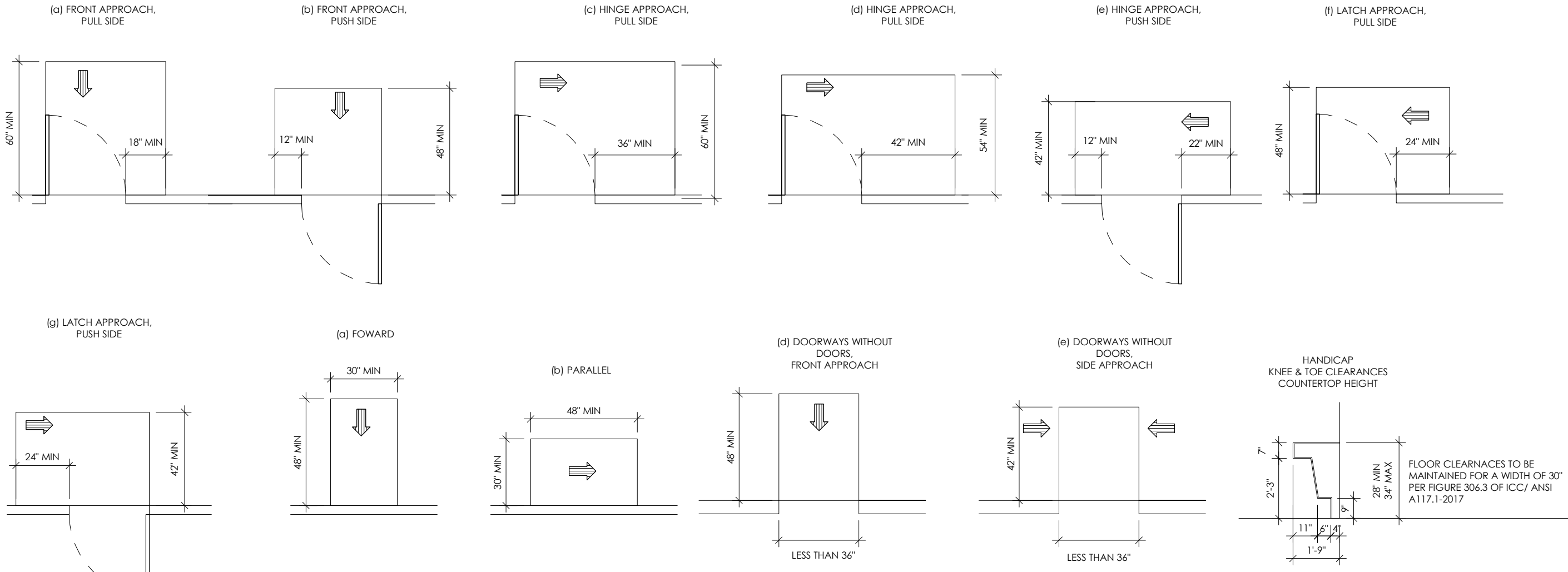
BUILDING HEIGHT:
NO STORIES:
FLOOD ZONE:
BASE FLOOD ELEV:

EXISTING _____
2
X
N/A

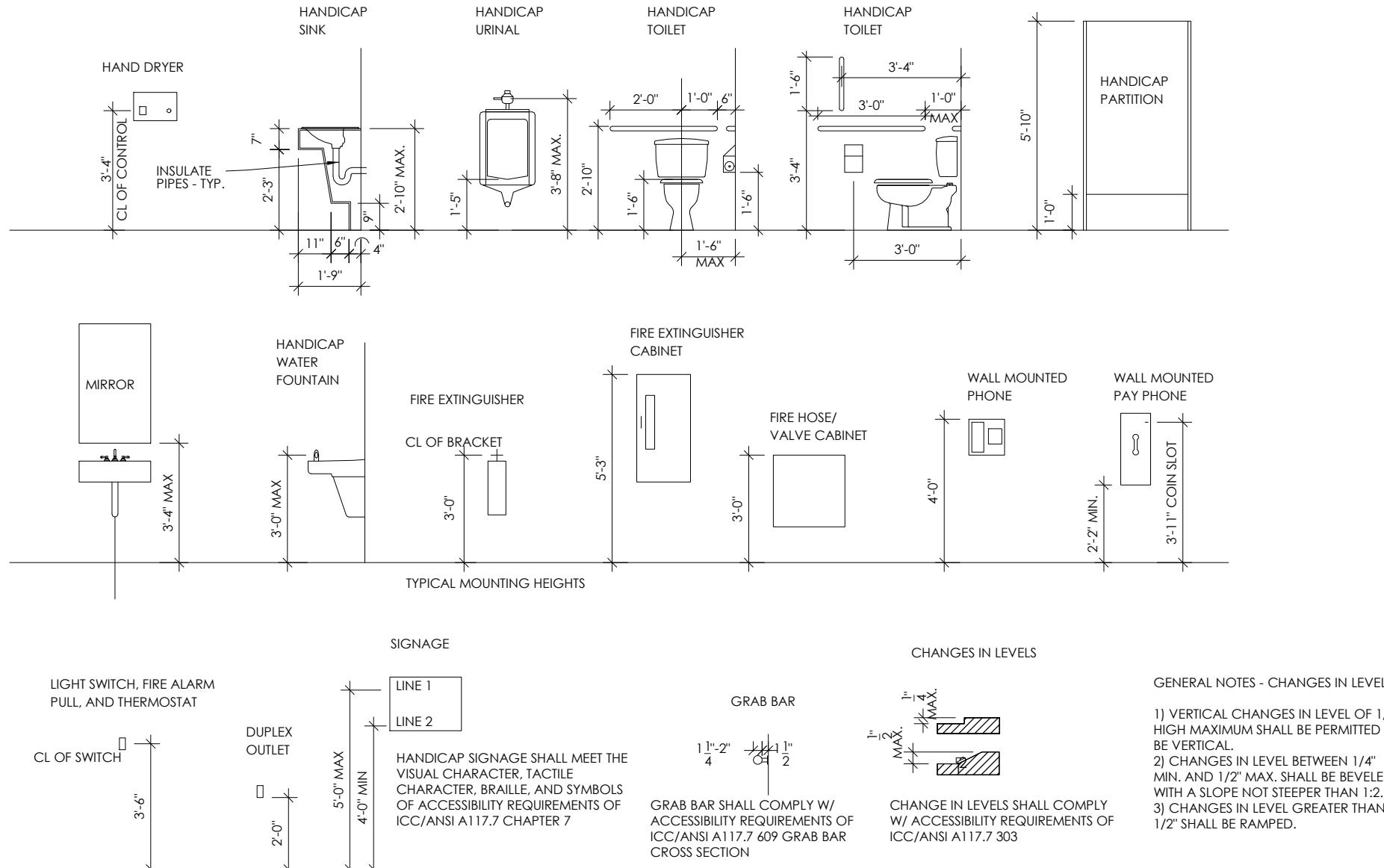
TYPE OF SEWAGE:
FRAME TYPE:

SEWER _____
WOOD _____

MINIMUM CRITERIA FOR ACCESSIBLE DOOR CLEARANCES
THIS INFORMATION IS FOR REFERENCE PURPOSES
PER FIGURE 404.2.3.1 OF ICC/ANSI A117.1-2017



MINIMUM CRITERIA FOR TYPICAL ACCESSIBLE
MOUNTING HEIGHTS. THIS INFORMATION IS FOR
REFERENCE PURPOSES PER ICC/ANSI A117.1-2017



4 ANSI MOUNTING HEIGHTS 1/4" = 1'-0"

LIFE SAFETY PLAN LEGEND

- NON RATED PARTITION
- TRAVEL DISTANCE
- EGRESS DOOR EXIT CAPACITY
(# OF OCCUPANTS PER NFPA 101)
- FIRE EXTINGUISHER
 - USE CLASS 'A' EXTINGUISHER FOR GENERAL AREAS
 - REFER TO NFPA 10 FOR OTHER EXTINGUISHER TYPES
 - ALL EXTINGUISHERS TO BE MADE OF NON-FERROUS MATERIAL TO MEET MR COMPATIBILITY
 - 75'-0" MAX DISTANCE FOR CLASS 'A' EXTINGUISHERS
- SELF-POWERED ILLUMINATED EXIT SIGN
(COORDINATE LOCATIONS WITH ELECTRICAL LIGHTING PLAN)
 - ARROW DENOTES DIRECTION OF EXIT PATH
 - REFER TO ELECTRICAL DRAWINGS FOR EXACT LOCATION AND TECHNICAL SPECIFICATIONS
 - CENTER OVER DOORS WHEN APPLICABLE
- WALL MOUNT
- WIENER LIGHT

THIS DRAWING IS PROVIDED TO HELP THE GENERAL CONTRACTOR TO INSTALL BUILDING ELEMENTS IN COMPLIANCE WITH 2017 ICC A117.1 FOR ACCESSIBLE DESIGN. IT IS NOT THE ARCHITECT'S INTENT TO LIST COMPLETE REGULATIONS & GUIDELINES IN THOSE DOCUMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL THE BUILDING ELEMENTS ACCORDING TO THE ADOPTED STANDARD REGARDLESS OF WHETHER OR NOT IT IS SHOWN HERE.

GENERAL ADA NOTES:

- ALL PROPOSED WORK TO COMPLY WITH APPLICABLE REQUIREMENTS FOR HANDICAPPED ACCESSIBILITY.
- CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
- ACCESSIBLE ROUTES TO BE PROVIDED BETWEEN FACILITIES ON THE GROUND FLOOR, PROVIDING A MINIMUM OF 36 INCHES OF WIDTH ALONG THE ACCESSIBLE ROUTE AND A MINIMUM OF 32 INCHES OF WIDTH AT DOORWAYS PER CHAPTER 4, INCLUDING SECTIONS 401-410.

302 FLOOR & GROUND SURFACES

FLOOR AND GROUND SURFACES (INCLUDING FLOOR MATERIAL TRANSITIONS) IN PUBLIC AREAS SHALL BE STABLE, FIRM, AND SLIP-RESISTANT AND SHALL COMPLY WITH SECTION 302, INCLUDING:
A. SECTION 302.3: OPENINGS

303 CHANGES IN LEVEL

CHANGES IN LEVEL (INCLUDING FLOOR MATERIAL TRANSITIONS) IN PUBLIC AREAS SHALL COMPLY WITH 2010 ADA SECTION 303, INCLUDING:
A. SECTION 303.2: VERTICAL
B. SECTION 303.3: BEVELED
C. SECTION 303.4: RAMPED

304 TURNING SPACE

A. 67" DIAMETER SPACE SHALL BE PROVIDED FOR WHEELCHAIR TURNING.
B. T-SHAPED SPACE SHALL BE PROVIDED FOR WHEELCHAIR TURNING.

305 CLEAR FLOOR & GROUND SPACE

A. A CLEAR FLOOR SPACE OF 30"x48" SHALL BE PROVIDED FOR FORWARD AND PARALLEL APPROACHES. SEE ADA DIAGRAMS ON THIS SHEET.

306 KNEE & TOE CLEARANCE

A. CLEARANCES SHALL BE PROVIDED FOR WHEELCHAIR ACCESS PER 306.2 & 306.3. SEE ADA DIAGRAMS ON THIS SHEET.

308 REACH RANGES

A. REACH RANGES SHALL COMPLY WITH SECTION 308. SEE ADA DIAGRAMS ON THIS SHEET.

404 DOORS

A. DOORWAYS SHALL HAVE A MINIMUM CLEAR OPENING OF 32" WITH THE DOOR OPEN 90 DEGREES MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. FOR CLEARWAY WIDTH AND DEPTH SEE ADA DIAGRAMS ON THIS SHEET.
B. FOR MANEUVERING CLEARANCES AT DOORS SEE ADA DIAGRAMS ON THIS SHEET.

505 HANDRAILS

A. PROVIDE HANDRAILS ON BOTH SIDES OF RAMP SEGMENTS.
B. THE CLEAR SPACE BETWEEN HANDRAIL AND THE WALL SHALL BE 1-1/2".
C. THE GRIPPING SURFACE SHALL BE 1-1/4" OR 1-1/2" DIAMETER.
D. THE TOP OF THE GRIPPING SURFACE SHALL BE MOUNTED BETWEEN 30" AND 34" ABOVE THE RAMP SURFACE.

602 DRINKING FOUNTAINS

A. THE SPOUT HEIGHT SHALL BE NO HIGHER THAN 36" ABOVE THE FLOOR AND COMPLY WITH SECTIONS 307 & 602.

604 WATER CLOSETS

A. THE HEIGHT OF WATER CLOSETS SHALL BE 17" TO 19" ABOVE THE FLOOR TO THE TOP OF THE TOILET SEAT. FOR HEIGHTS AND CONFIGURATIONS OF GRAB BARS AND STALLS, SEE ADA DIAGRAMS ON THIS SHEET.
B. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.

606 LAVATORIES AND SINKS

A. LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON. KNEE AND TOE CLEARANCES TO COMPLY WITH FIG 31.
B. SINKS SHALL BE MOUNTED WITH THE COUNTER OR RIM NO HIGHER THAN 34" FROM THE FLOOR.
C. A CLEAR FLOOR SPACE OF 30"x48" SHALL BE PROVIDED IN FRONT OF A LAVATORY OR SINK TO ALLOW A FORWARD APPROACH AND TO COMPLY WITH ADA DIAGRAMS ON THIS SHEET..
D. HOT WATER AND DRAIN PIPES UNDER LAVATORIES OR SINKS SHALL BE INSULATED.

NOTE: SIDEWALKS LEADING UP TO ACCESSIBLE UNITS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5%.



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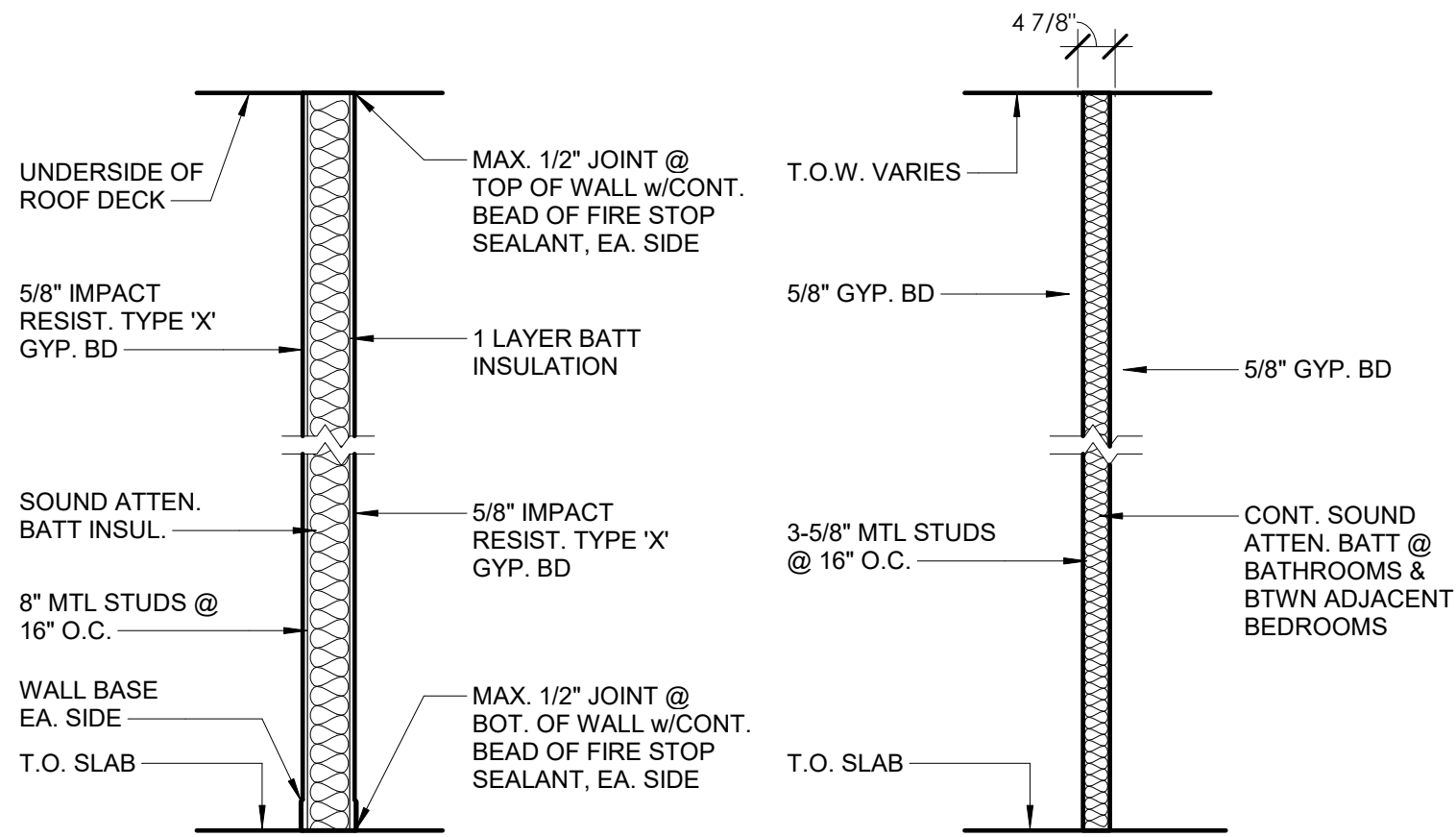
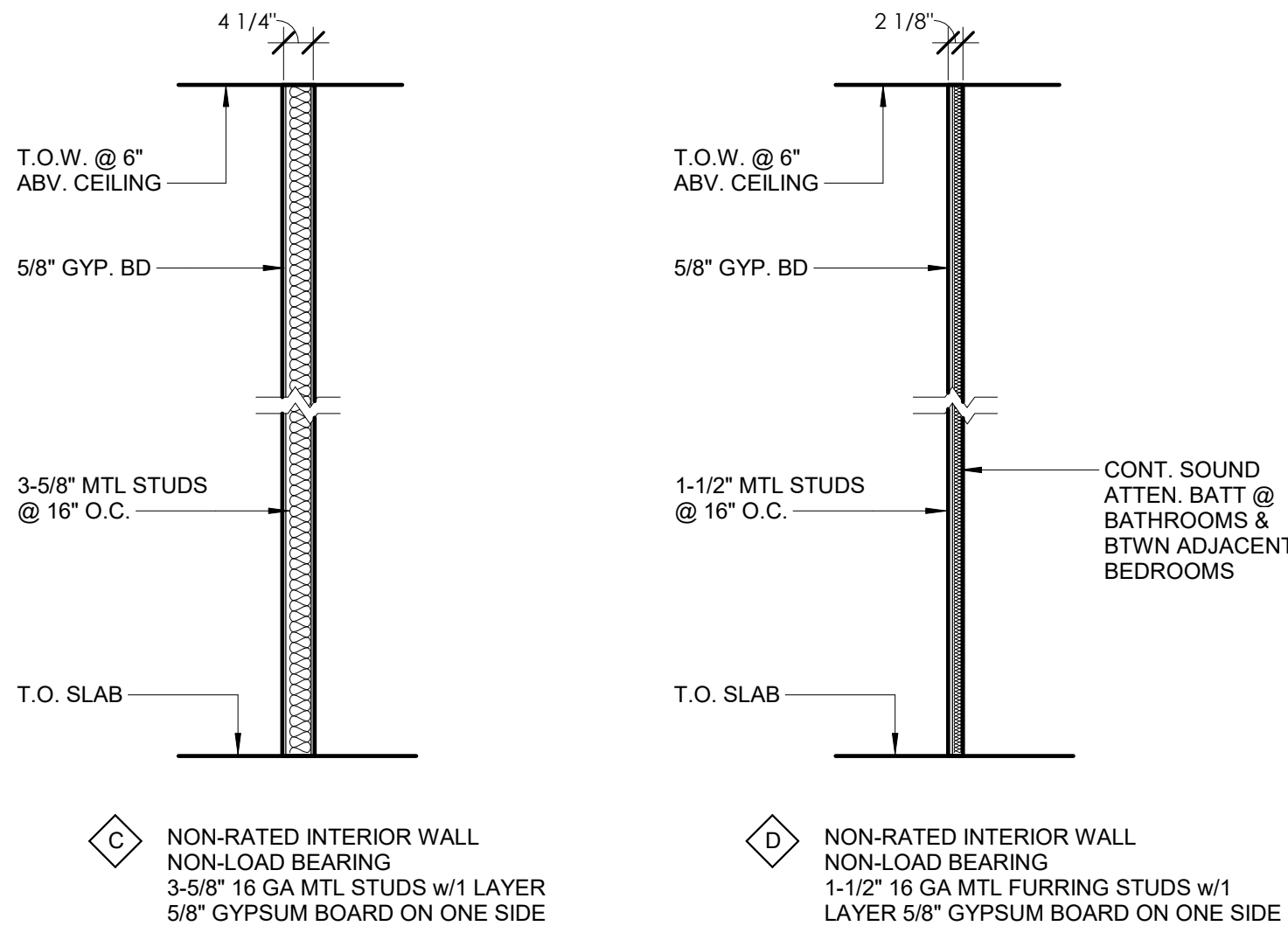
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SHEET NO.

A001

ADA



- A** 1 HR RATED INTERIOR DEMISING WALL UL141
NON-LOAD BEARING
6" 16 GA MTL STUDS w/1 LAYER 5/8" GYPSUM BOARD TYPE 'X' EACH SIDE, FULL HEIGHT OF WALL w/RESILIENT DRAFT STOPS @ 10' MAX HORIZONTAL SPACING. SEALED @ FLOOR & UNDERSIDE OF ROOF DECK
- B** NON-RATED INTERIOR WALL
LOAD BEARING
3 5/8" 16 GA MTL STUDS w/1 LAYER 5/8" GYPSUM BOARD ON EACH SIDE

NOTE: MOISTURE RESISTANT GYPSUM BOARD SHALL BE INSTALLED ON ALL WET WALLS.

5 WALL TYPES
1/2" = 1'-0"

NOTE:
FOR FIXTURE, ACCESSORY AND GRAB BAR MOUNTING HEIGHTS, SEE MOUNTING HEIGHTS ON SHEET A001.

- FINISH LEGEND:**
- ACT-1: Acoustical ceiling tile, 24"x24"
- LVT-1: Luxury vinyl tile
- PT-1: Paint, Two-coat commercial grade
- PT-2: Paint, Two-coat commercial grade
- RB-1: 4" rubber base
- SC-1: Sealed concrete
- T-1: Tile, ceramic
- FCB-1: Fiber cement board

NOTE: ALL FINISHES TO BE OWNER SELECTED.

GENERAL FINISH NOTES:

- ALL MECHANICAL, ELECTRICAL, PLUMBING, SECURITY, UTILITY, CABLE TV OR TELEPHONE EQUIPMENT SHALL BE INSTALLED SO AS NOT TO BE IN CONFLICT WITH ANY DOOR, WINDOW, OR POINT OF TRANSITION BETWEEN TWO OR MORE FINISH MATERIALS
- THE GENERAL CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL CEILING ELEMENTS WITH MECHANICAL, ELECTRICAL, FIRE PROTECTION AND THE RESPECTIVE INSTALLERS. WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND INSTALLATION, CONSULT WITH THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR TO PROVIDE NECESSARY BLOCKING FOR ALL WALL MOUNTED FIXTURES PER ADA REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS. BLOCKING SHALL BE INSPECTED AND VERIFIED PRIOR TO CLOSING UP WALLS.
- ALL GYPSUM WALLBOARD PARTITIONS SHALL BE ERECTED AS SHOWN ON THE PLANS, DETAILS OR AS CALLED FOR IN THE SPECIFICATIONS. ALL GYPSUM WALLBOARD PARTITION JOINTS SHALL BE LOCATED SO THAT PANEL EDGES FALL ON ALTERNATE STUDS. ALL JOINTS SHALL BE TAPED, SPACKLED AND FINISHED TO A LEVEL 4 FINISH AS PER THE GYPSUM ASSOCIATION'S LATEST GUIDELINES, TO RECEIVE NEW WALL TREATMENT AND FINISHES.
- ALL JOINTS IN NEW PARTITIONS, AS WELL AS JUNCTURES BETWEEN EXISTING AND NEW PARTITIONS, SHALL BE TAPED AND SPACKLED WITH A SMOOTH AND FLUSH FINISH.
- ACOUSTICAL INSULATION BLANKETS SHALL BE USED TO FILL ANY GAPS, SPACES OR VOIDS BETWEEN EXISTING STUDS OR INSULATION BLANKETS TO RENDER A CONTINUOUS SOUND BARRIER.
- ALL EXPOSED GYPSUM WALLBOARD CORNERS ARE TO BE FITTED WITH PLASTIC CORNER BEADS.
- GREEN BOARD OR MOISTURE RESISTANT BACKER BOARD SHALL BE INSTALLED IN WET AREAS PER CODE REQUIREMENTS (CEILING AND WALLS).
- CONTRACTOR SHALL APPLY REDGARD WATERPROOF BARRIER OR APPROVED EQUAL TO ENTIRE FLOOR SURFACE IN TILED AREAS PER MANUFACTURER'S SPECIFICATIONS. WATERPROOF BARRIER SHALL ALSO BE APPLIED TO A HEIGHT OF 4' AFF ON ADJACENT WALLS.
- PROVIDE OWNER SELECTED BASE TRIM THROUGHOUT EXCEPT AS NOTED. WOOD TRIM SHALL BE OF PAINT GRADE WITH ONE (1) COAT APPROVED PRIMER AND TWO (2) COATS MINIMUM FINISH PAINT.
- CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, TOOLS AND OTHER EQUIPMENT, SERVICES AND SUPERVISION REQUIRED TO COMPLETE ALL EXTERIOR AND INTERIOR PAINTING AND DECORATING WORK AS INDICATED ON FINISH SCHEDULES AND TO THE FULL EXTENT OF THE DRAWINGS AND SPECIFICATIONS.
- ALL PAINTING WORK SHALL BE IN ACCORDANCE TO INDUSTRY STANDARDS & THE MPI ARCHITECTURAL PAINTING MANUAL.
- ALL INTERIOR AND EXTERIOR TRIM AND FINISHES TO MATCH EXCEPT WHERE NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE OWNER WITH MFR SPEC SHEET FOR APPROVAL PRIOR TO ORDERING.
- CONTRACTOR SHALL COORDINATE FIXTURE & EQUIPMENT LAYOUT WITH CABINET MAKER/DESIGNER.
- ALL FIXTURES & EQUIPMENT SHALL BE INSTALLED PER MFR'S WRITTEN INSTRUCTIONS. THIS SHALL INCLUDE ANY & ALL NECESSARY PARTS REQUIRED TO ENABLE A FULLY FUNCTIONING UNIT.
- CONTRACTOR MAY PROVIDE ALLOWANCES FOR FF&E NOT COVERED IN THE CONTRACT DOCUMENTS OTHERWISE, OWNER FURNISHED, CONTRACTOR INSTALLED ITEMS MAY BE REQUIRED.
- ALL PLUMBING FIXTURES TO BE LOW FLOW RATED U.N.O.
- ALL APPLIANCES TO BE MATCHING. OWNER SHALL APPROVE ALL APPLIANCES AND FIXTURES PRIOR TO ORDERING.
- ALL APPLIANCES AND EQUIPMENT SHALL BE TESTED PRIOR TO COMPLETION OF WORK TO ENSURE NORMAL WORKING OPERATION.

FINISH SCHEDULE						
Rm #	Name	Wall Finish	Base Finish	Floor Finish	Ceiling Finish	Comments
01	LOBBY					
02	OFFICE					
03	OFFICE					
04	OFFICE					
05	OFFICE					
06	CONFERENCE					
07	ELECTRICAL / IT					
08	STORAGE					
09	RESTROOM					
10	RESTROOM					
11	PATIO					
12	KITCHEN					
13	HALL					
14	OFFICE					
15	CONFERENCE #2					
16	STORAGE					
17	OFFICE					
18	PROCUREMENT					
19	OFFICE					
20	OFFICE					
21	RESTROOM					
22	RESTROOM					
23	RESTROOM					
24	STORAGE					
25	OFFICE					
26	OFFICE					
27	COVERED ENTRY					
28	KITCHEN					18'-10" x 20'-0"
29	COOLER					5'-6" x 8'-9"
30	COURTYARD					19'-8" x 17'-2"
31	STORAGE			8'-0" CLG		12'-9" x 20'-0"



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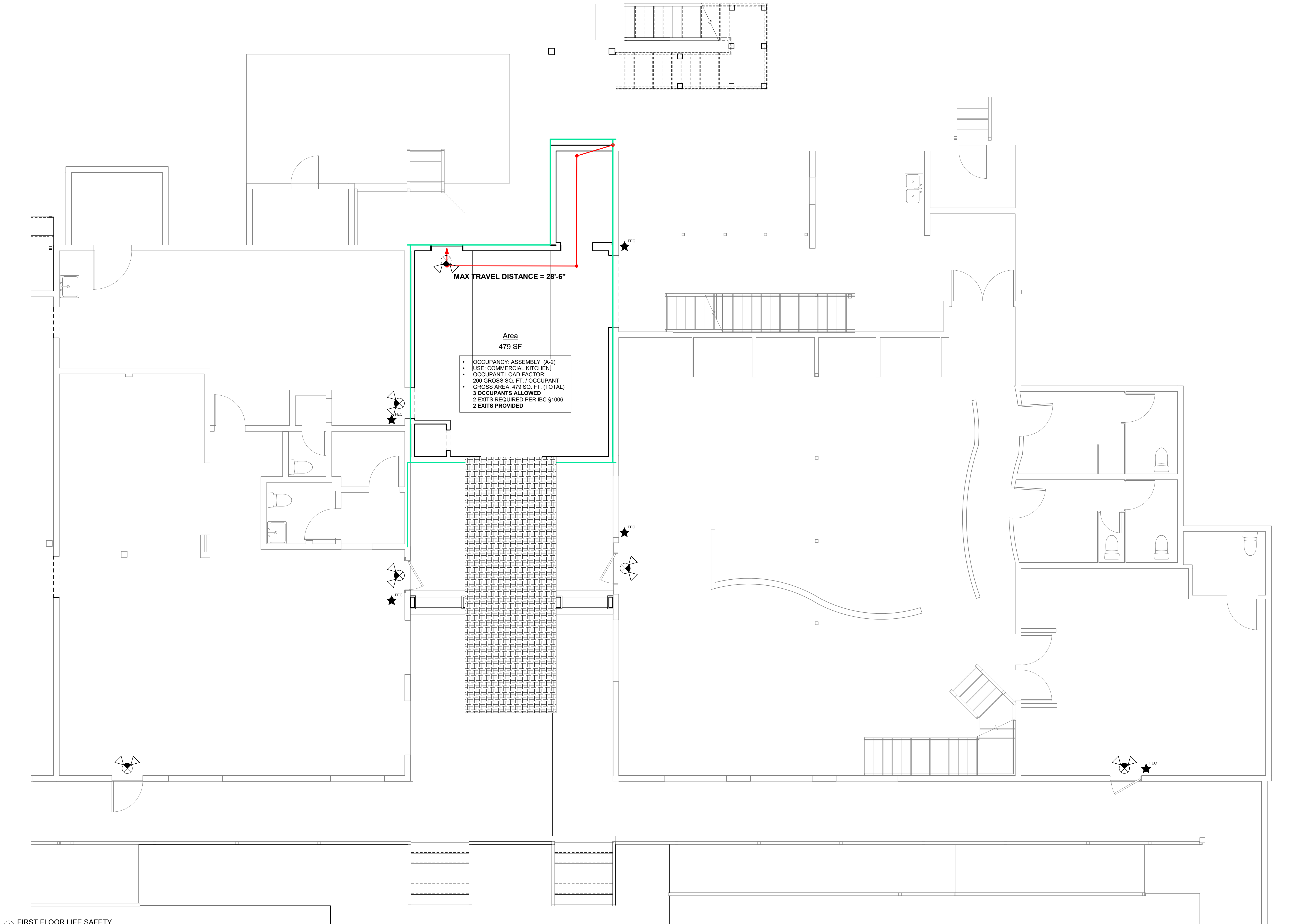
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SHEET NO.
A002

INT. ELEV. / WALL
TYPES / FIN. SCHED



① FIRST FLOOR LIFE SAFETY
1/4" = 1'-0"



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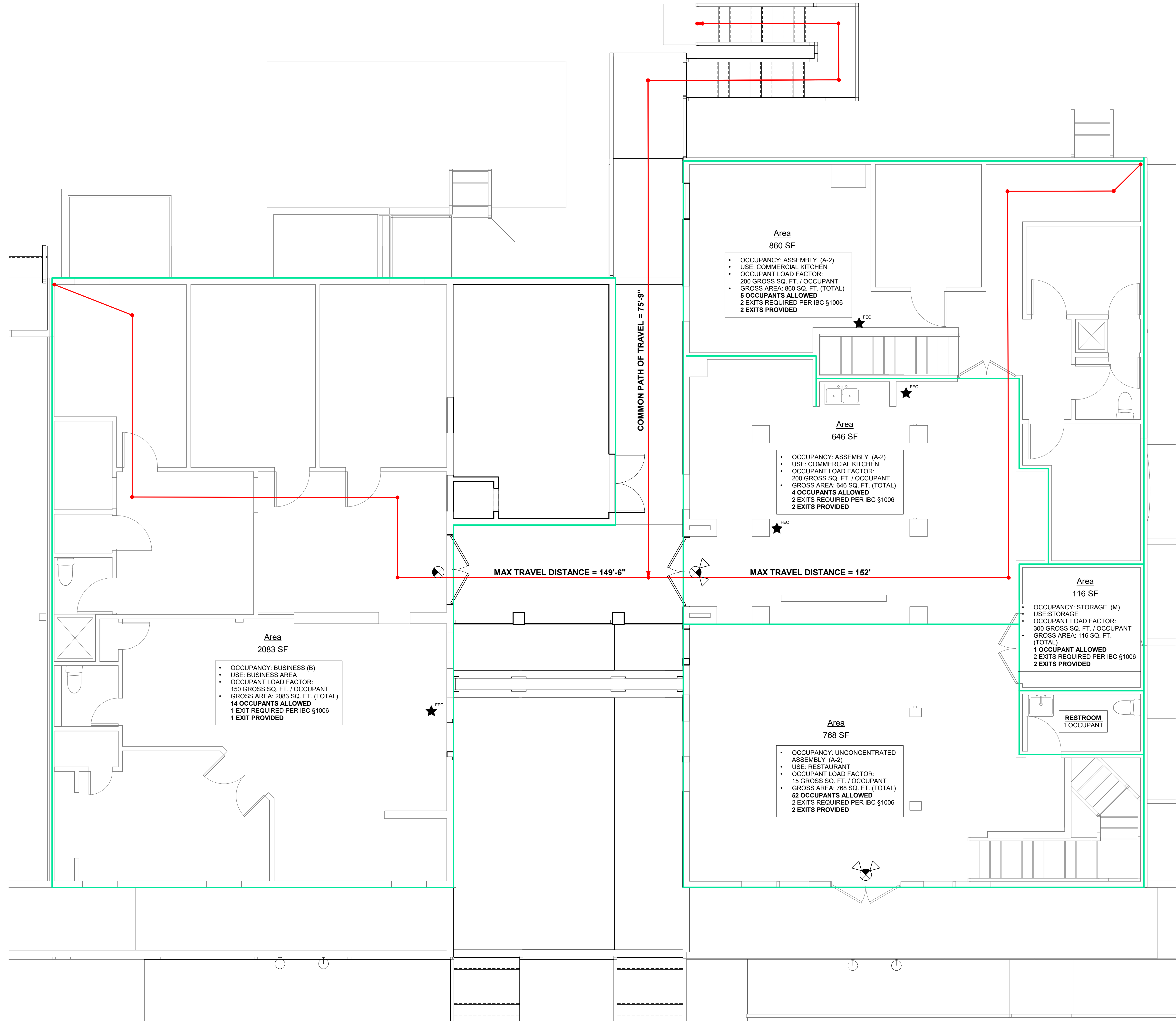
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LIFE SAFETY & ADA
FIRST FLOOR



① SECOND FLOOR LIFE SAFETY
1/4" = 1'-0"



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SECOND FLOOR
LIFE SAFETY

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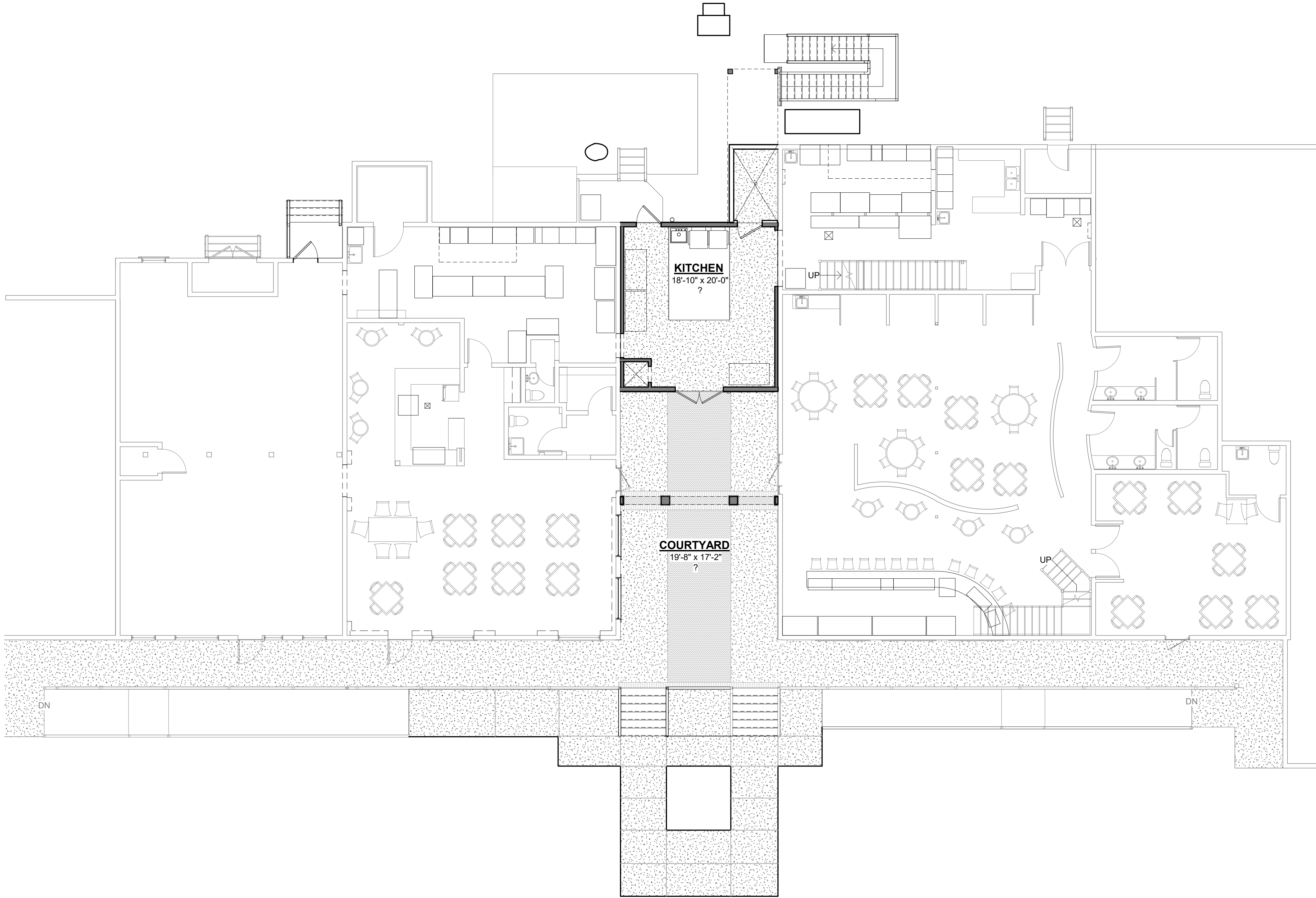
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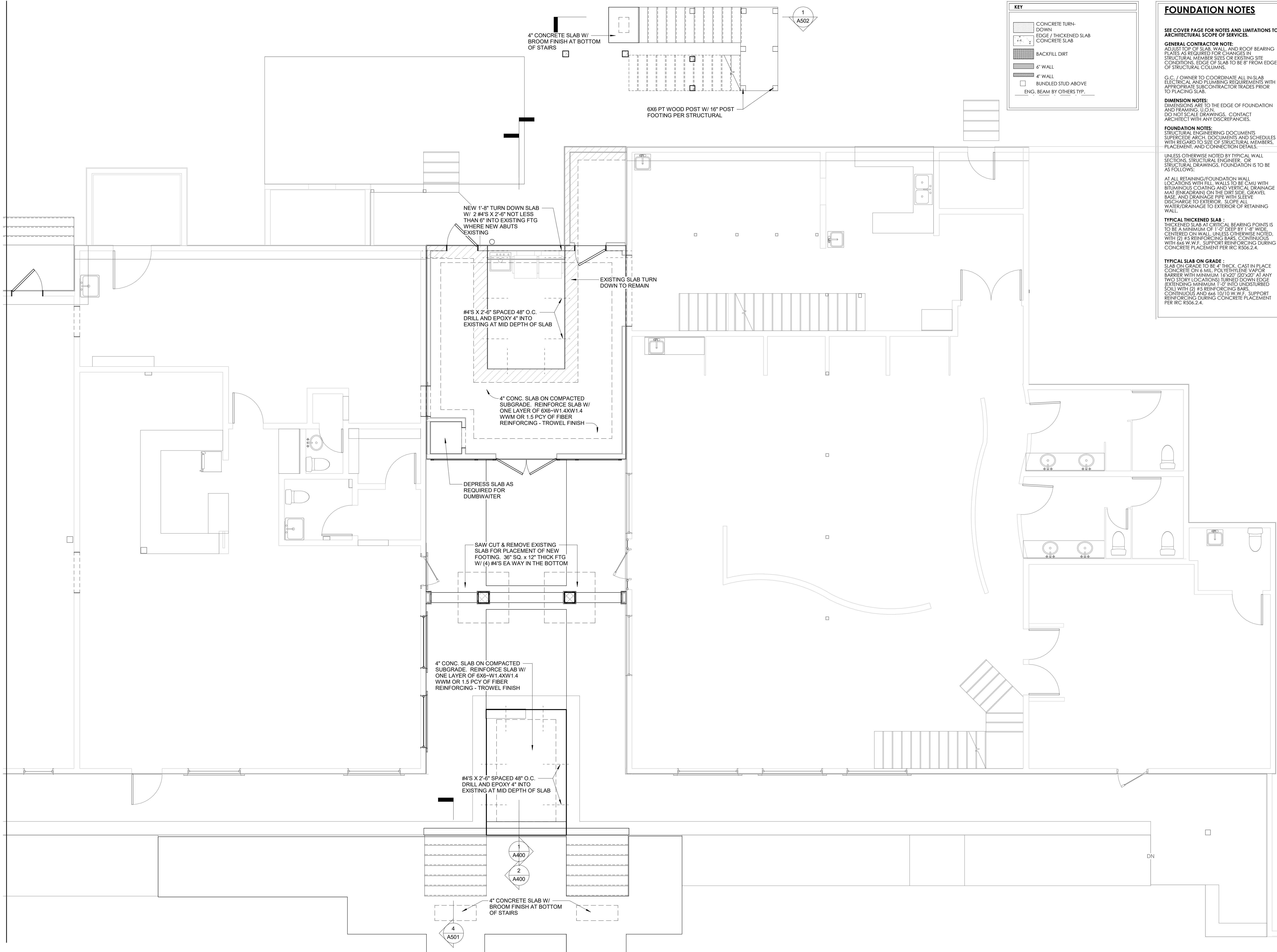
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ARCHITECTURAL
SITE PLAN



FIRST FLOOR - OVERALL BUILDING
PLAN
1/8" = 1'-0"



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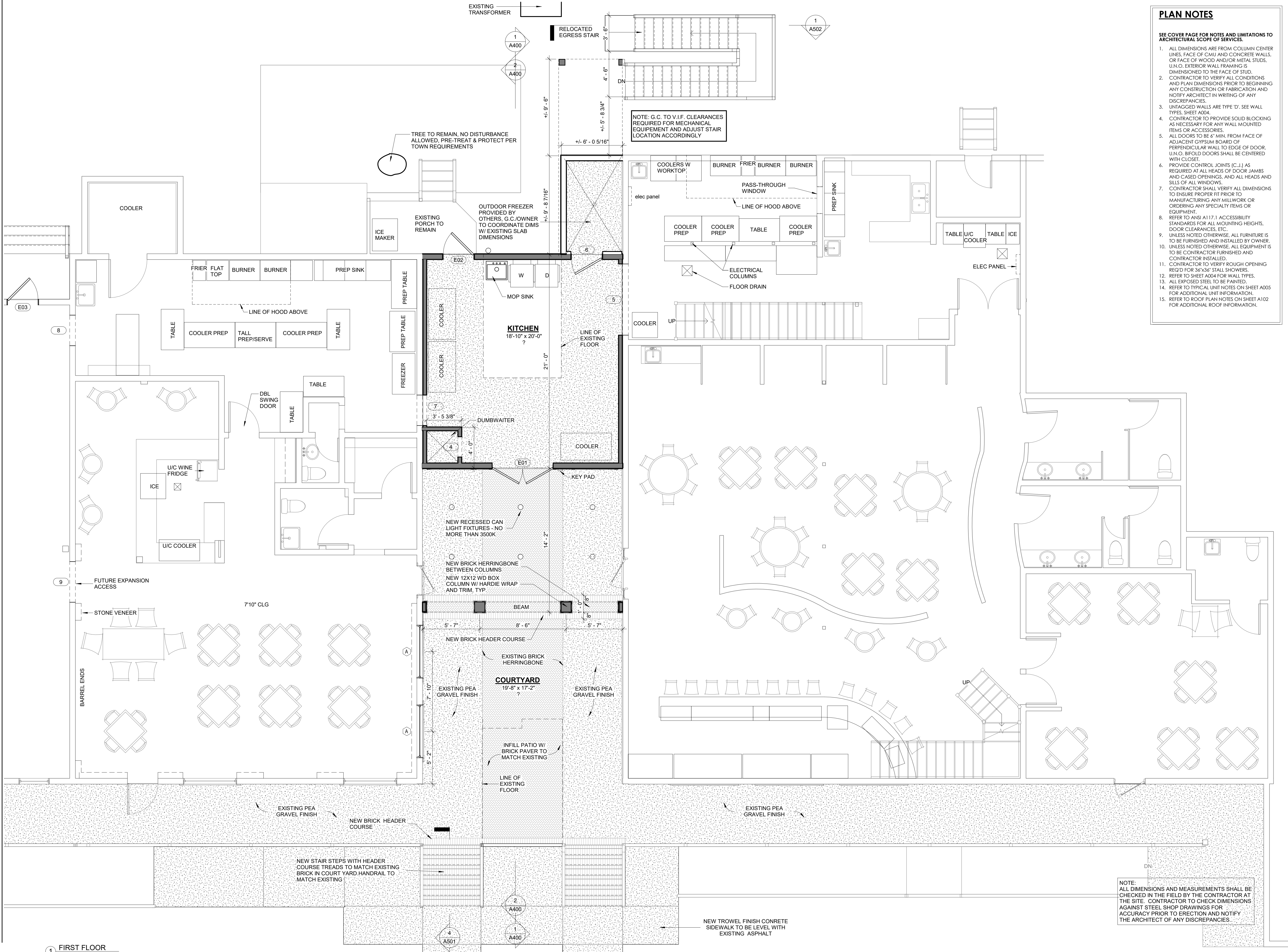
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A200

FOUNDATION PLAN



PLAN NOTES

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

- ALL DIMENSIONS ARE FROM COLUMN CENTER LINES, FACE OF CMU AND CONCRETE WALLS, OR FACE OF WOOD AND/OR METAL STUDS. U.N.O. EXTERIOR WALL FRAMING IS DIMENSIONED TO THE FACE OF STUD.
- CONTRACTOR TO VERIFY ALL CONDITIONS AND PLAN DIMENSIONS PRIOR TO BEGINNING ANY CONSTRUCTION OR FABRICATION AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- UNTAGGED WALLS ARE TYPE 'D'. SEE WALL TYPES, SHEET A004.
- CONTRACTOR TO PROVIDE SOLID BLOCKING AS NECESSARY FOR ANY WALL MOUNTED ITEMS OR ACCESSORIES.
- ALL DOORS TO BE 6" MIN. FROM FACE OF ADJACENT GYPSUM BOARD OF PERPENDICULAR WALL TO EDGE OF DOOR. U.N.O. BIFOLD DOORS SHALL BE CENTERED WITH CLOSET.
- PROVIDE CONTROL JOINTS (C-J) AS REQUIRED AT ALL HEADS OF DOOR JAMBS AND CASED OPENINGS, AND ALL HEADS AND SILLS OF ALL WINDOWS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO ENSURE PROPER FIT PRIOR TO MANUFACTURING ANY MILLWORK OR ORDERING ANY SPECIALTY ITEMS OR EQUIPMENT.
- REFER TO ANSI A117.1 ACCESSIBILITY STANDARDS FOR ALL MOUNTING HEIGHTS, DOOR CLEARANCES, ETC.
- UNLESS NOTED OTHERWISE, ALL FURNITURE IS TO BE FURNISHED AND INSTALLED BY OWNER.
- UNLESS NOTED OTHERWISE, ALL EQUIPMENT IS TO BE CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED.
- CONTRACTOR TO VERIFY ROUGH OPENING REQ'D FOR 36"x36" STALL SHOWERS.
- REFER TO SHEET A004 FOR WALL TYPES.
- ALL EXPOSED STEEL TO BE PAINTED.
- REFER TO TYPICAL UNIT NOTES ON SHEET A005 FOR ADDITIONAL UNIT INFORMATION.
- REFER TO ROOF PLAN NOTES ON SHEET A102 FOR ADDITIONAL ROOF INFORMATION.



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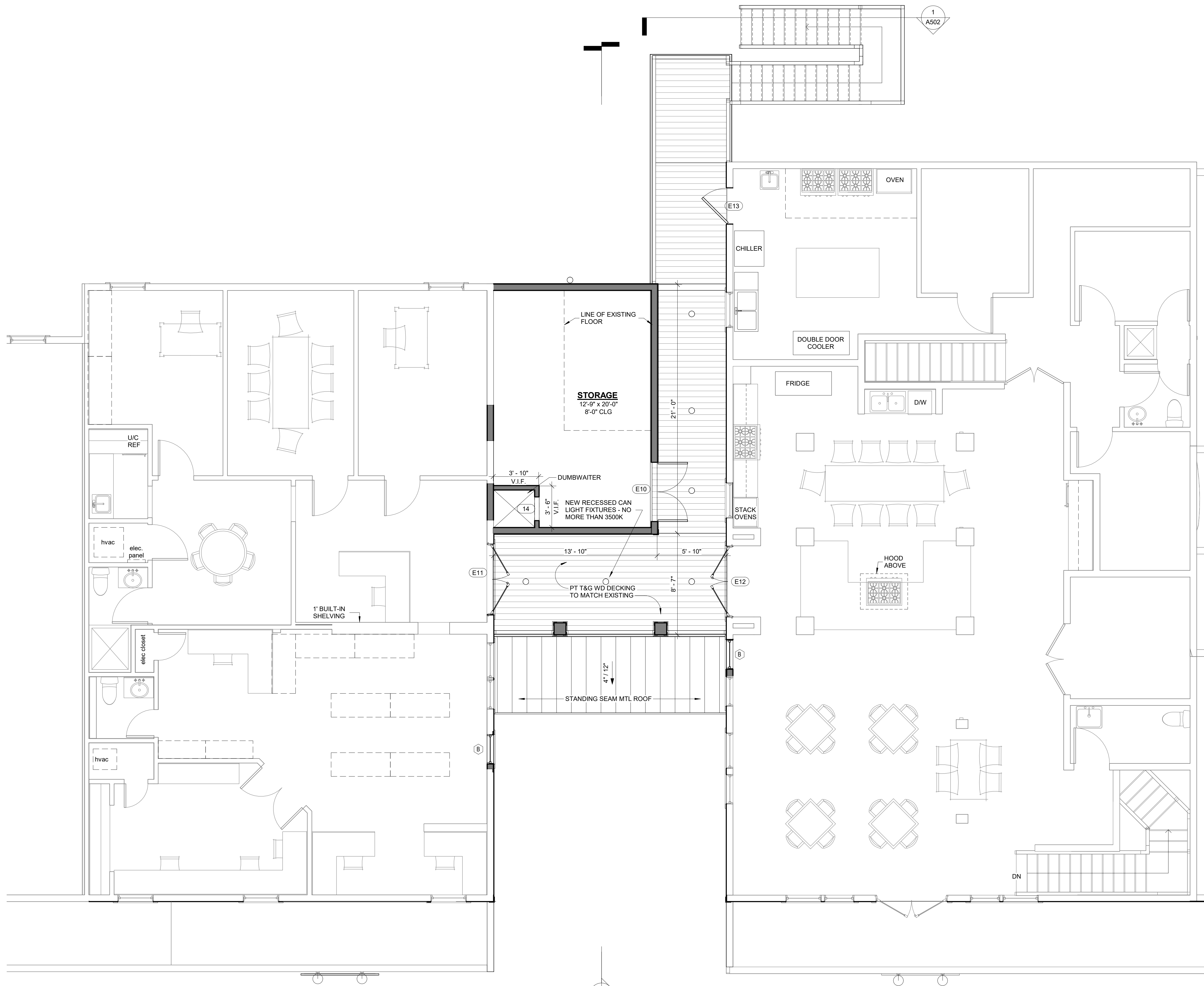
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FLOOR PLAN

NOTE:
ALL DIMENSIONS AND MEASUREMENTS SHALL BE CHECKED IN THE FIELD BY THE CONTRACTOR AT THE SITE. CONTRACTOR TO CHECK DIMENSIONS AGAINST STEEL SHOP DRAWINGS FOR ACCURACY PRIOR TO ERECTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.



① SECOND FLOOR
1/4" = 1'-0"



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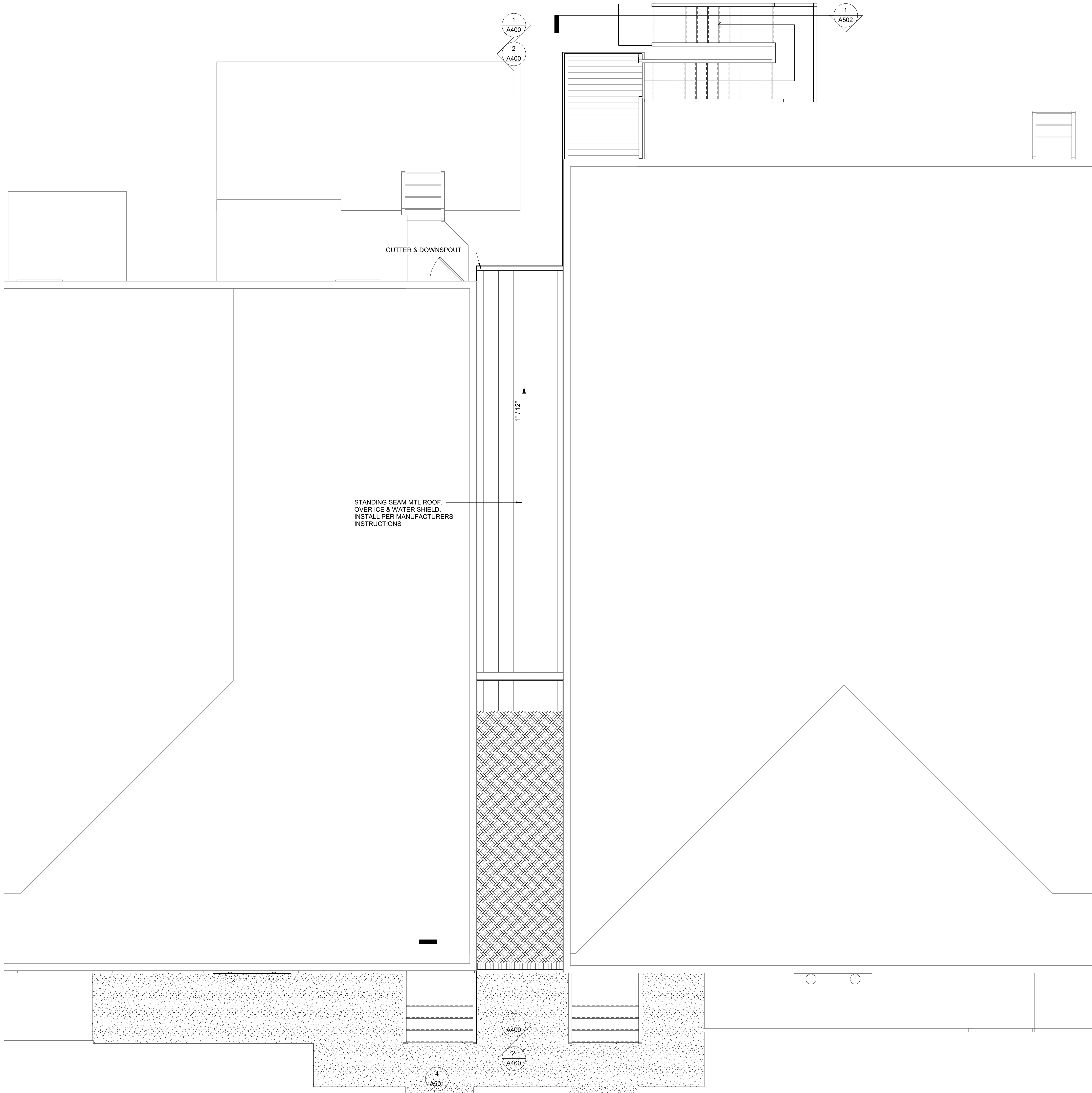
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SECOND FLOOR
PLAN



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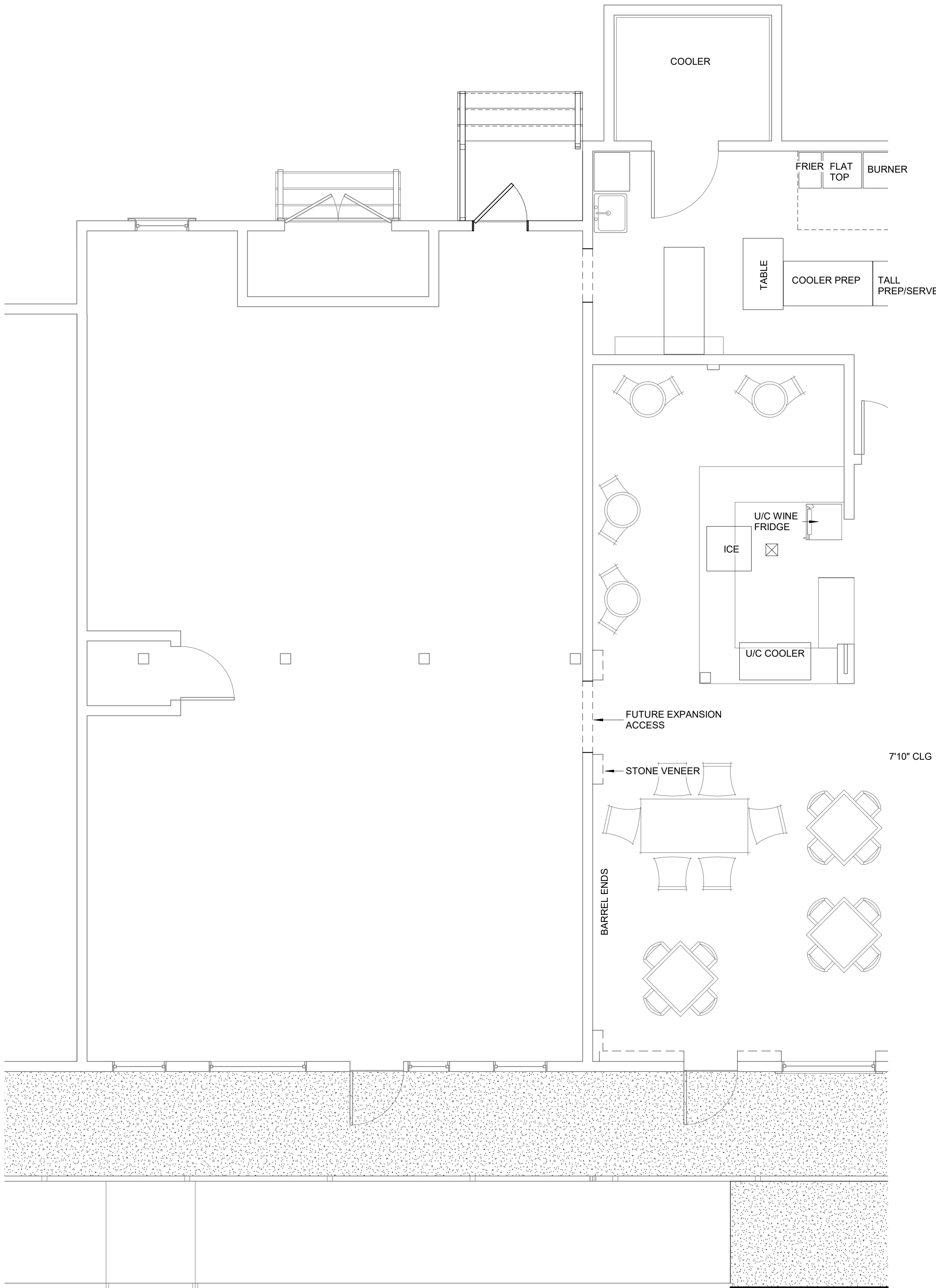
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ROOF PLAN



① FIRST FLOOR - MARKET EXPANSION
1/4" = 1'-0"



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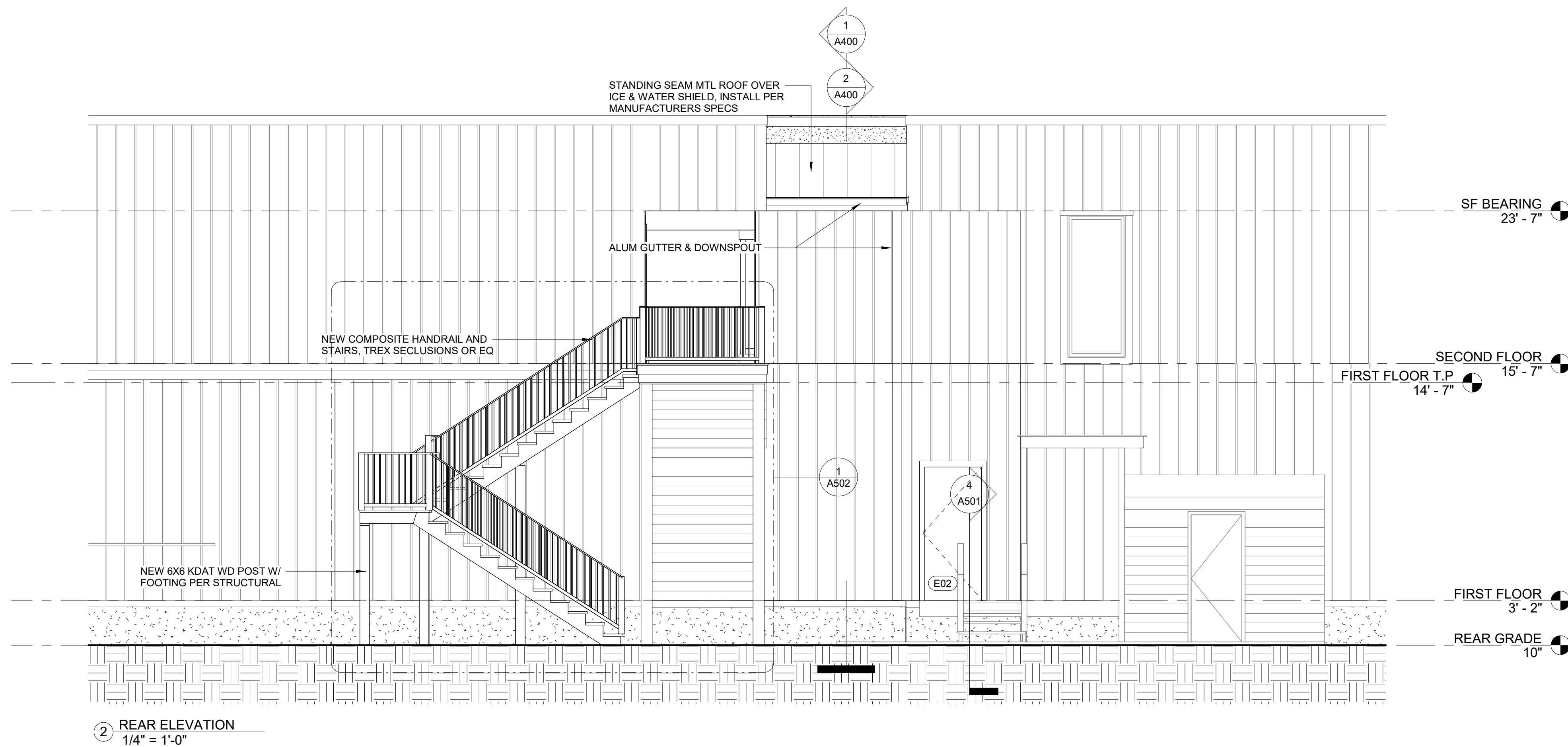
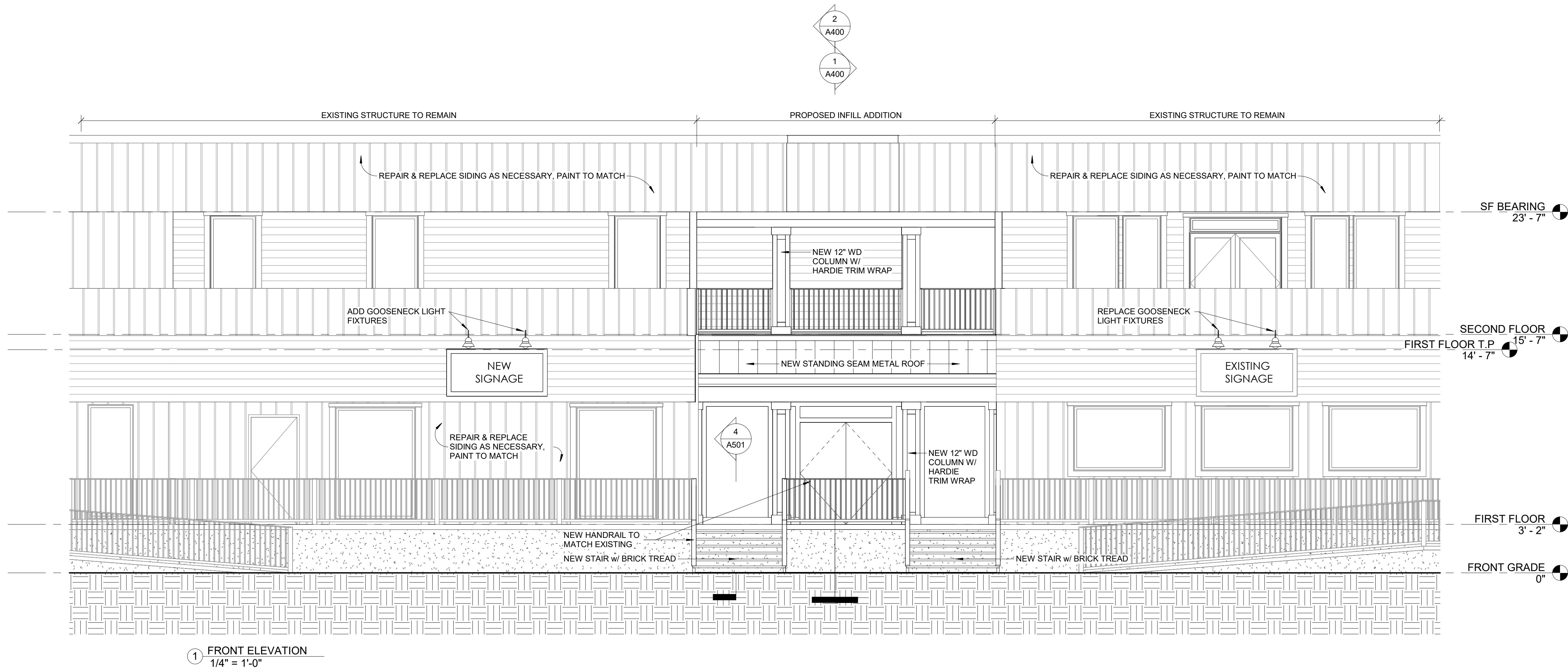
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MARKET
EXPANSION PLAN



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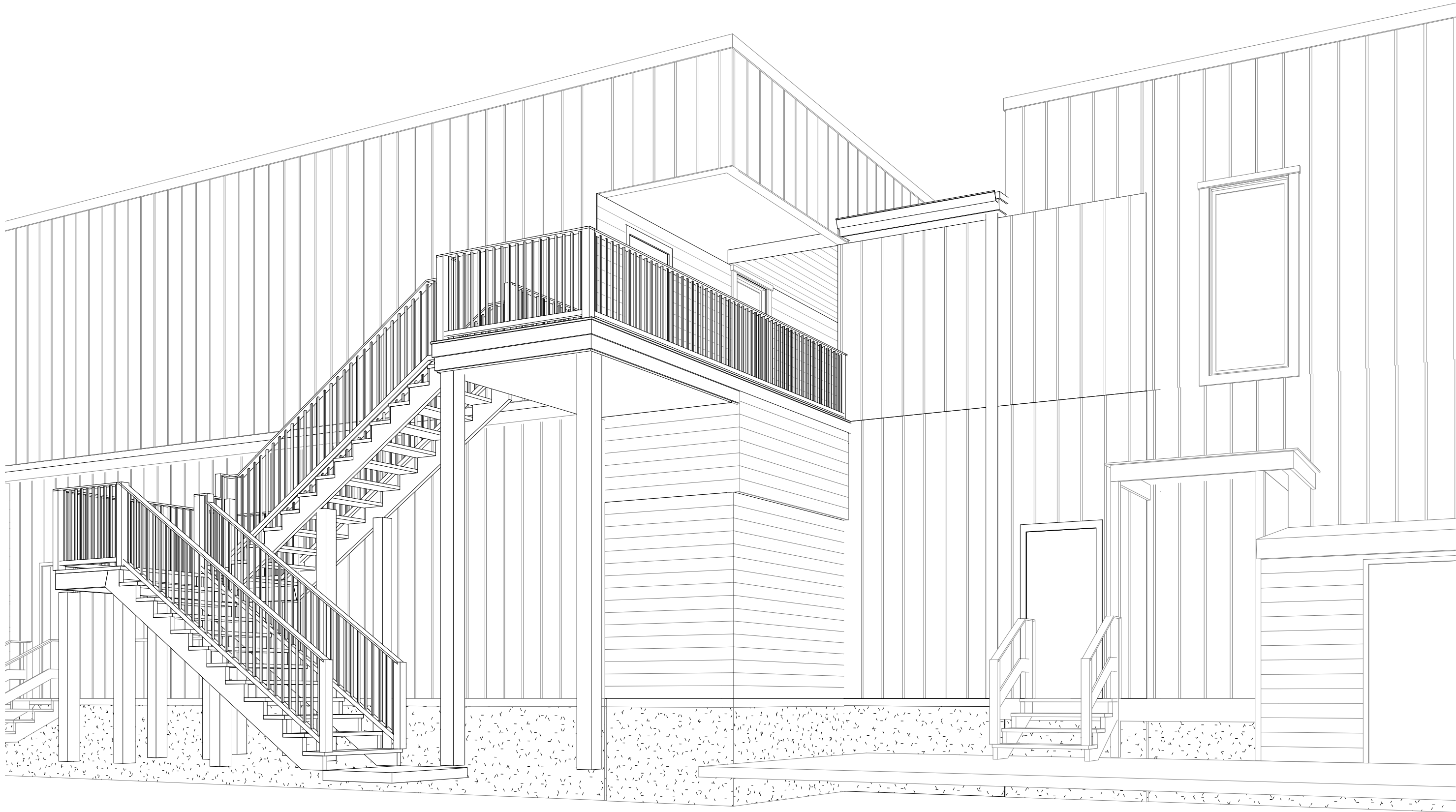
ELEVATIONS



2 3D View 2



3 3D View 3



1 3D View 1



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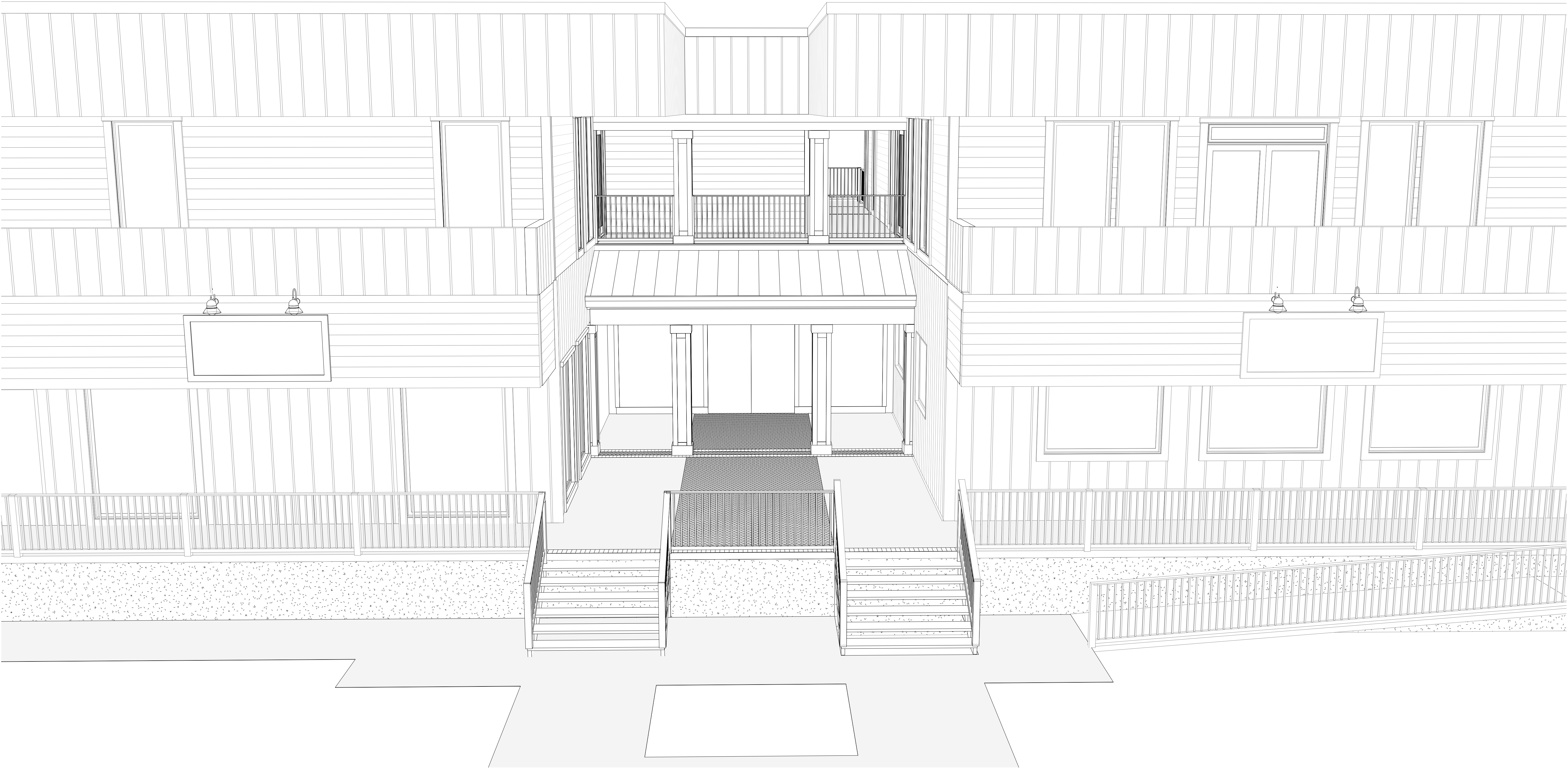
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A302

PERSPECTIVES



1 3D View 4



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A303

PERSPECTIVES

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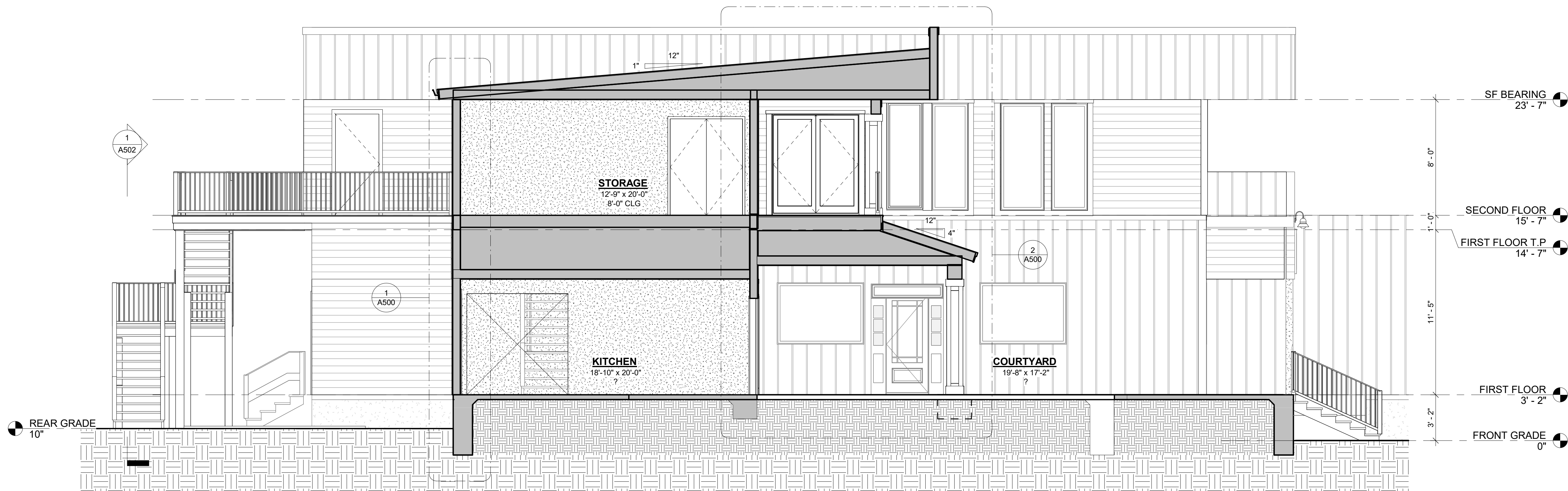
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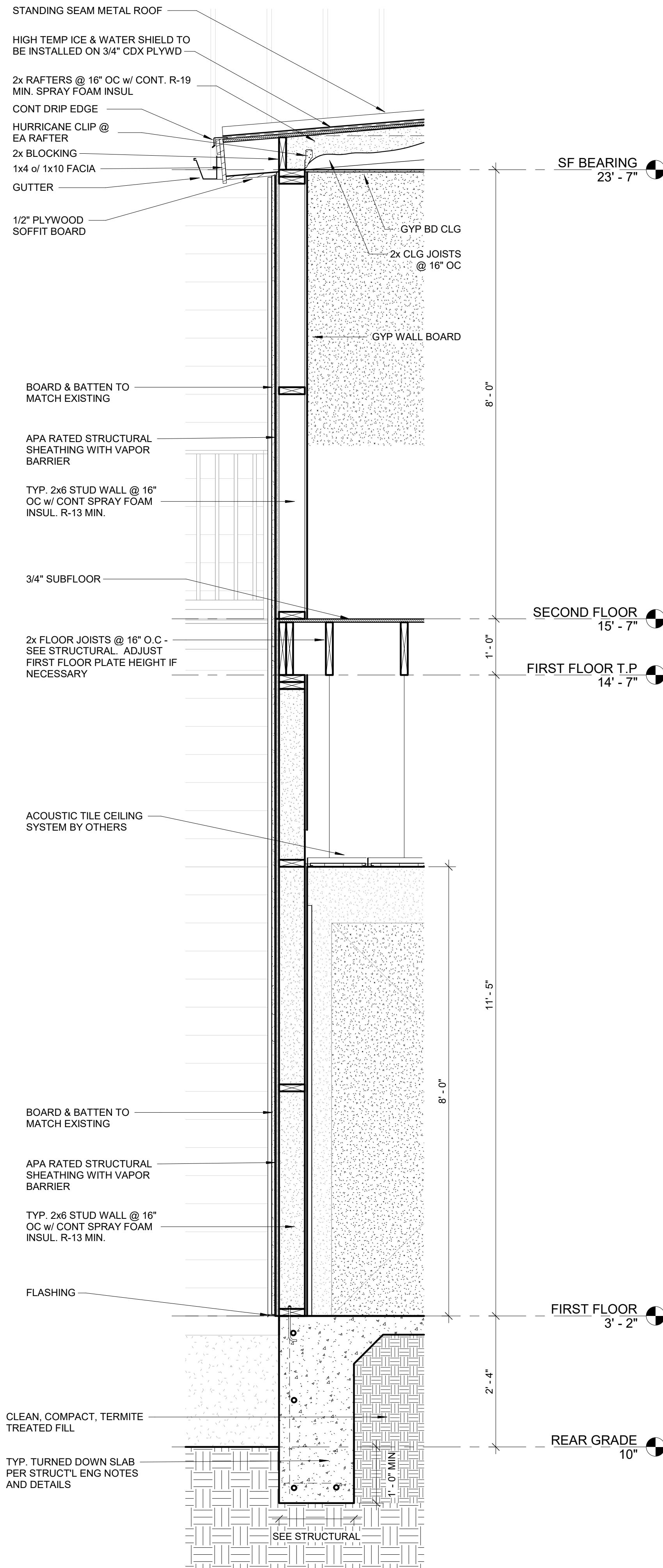
BUILDING SECTIONS



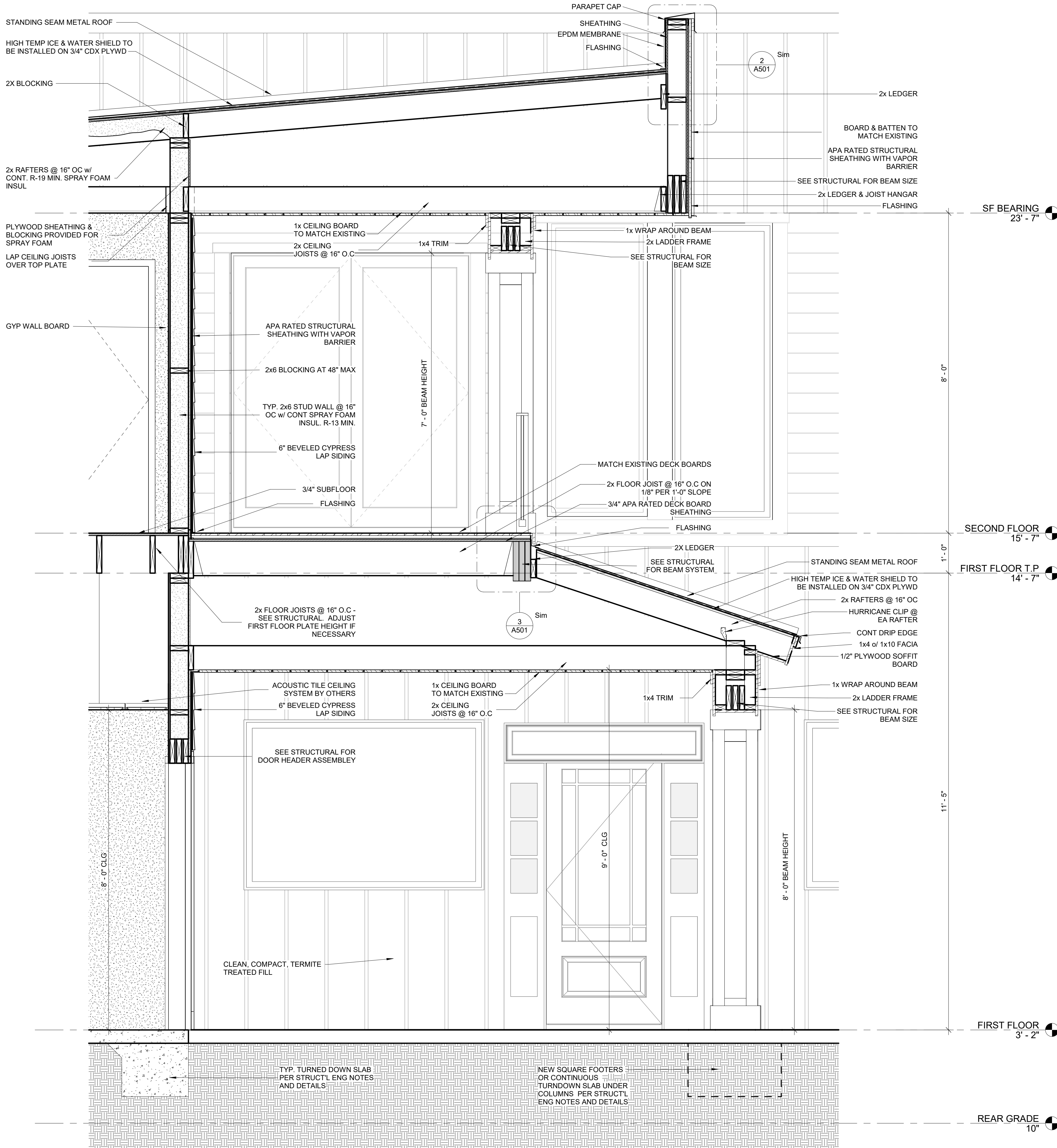
BUILDING SECTION @ BREEZEWAY &
RECEIVING
1
1/4" = 1'-0"



BUILDING SECTION @ BREEZEWAY &
RECEIVING CAFE SIDE
2
1/4" = 1'-0"



1 BUILDING SECTION @ BREEZEWAY & RECEIVING - Callout 1
3/4" = 1'-0"



2 BUILDING SECTION @ BREEZEWAY & RECEIVING - Callout 2
3/4" = 1'-0"



SEAL

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37 NEW ORLEANS RD
HILTON HEAD ISLAND, SC 29928

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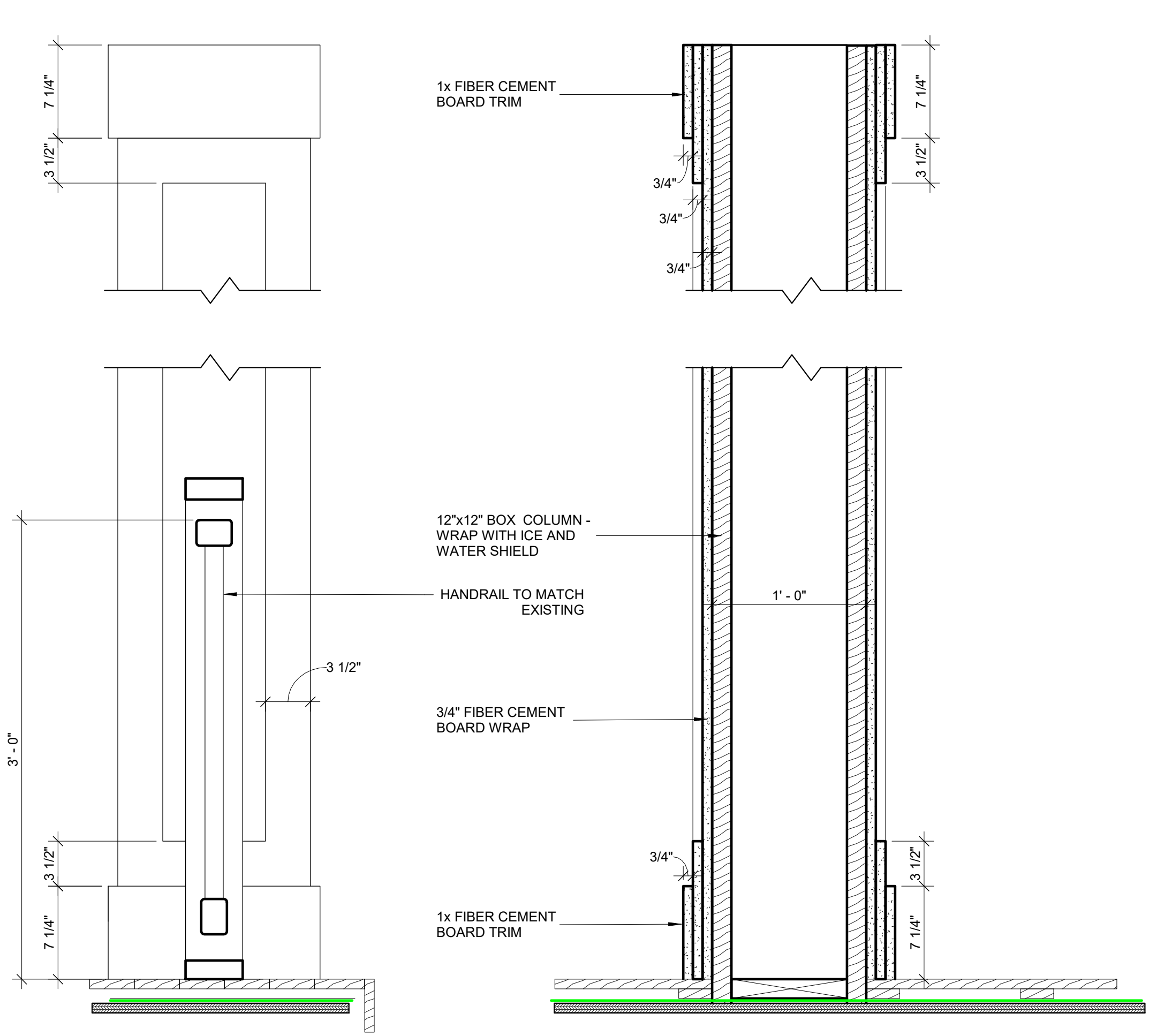
B. ROBINSON

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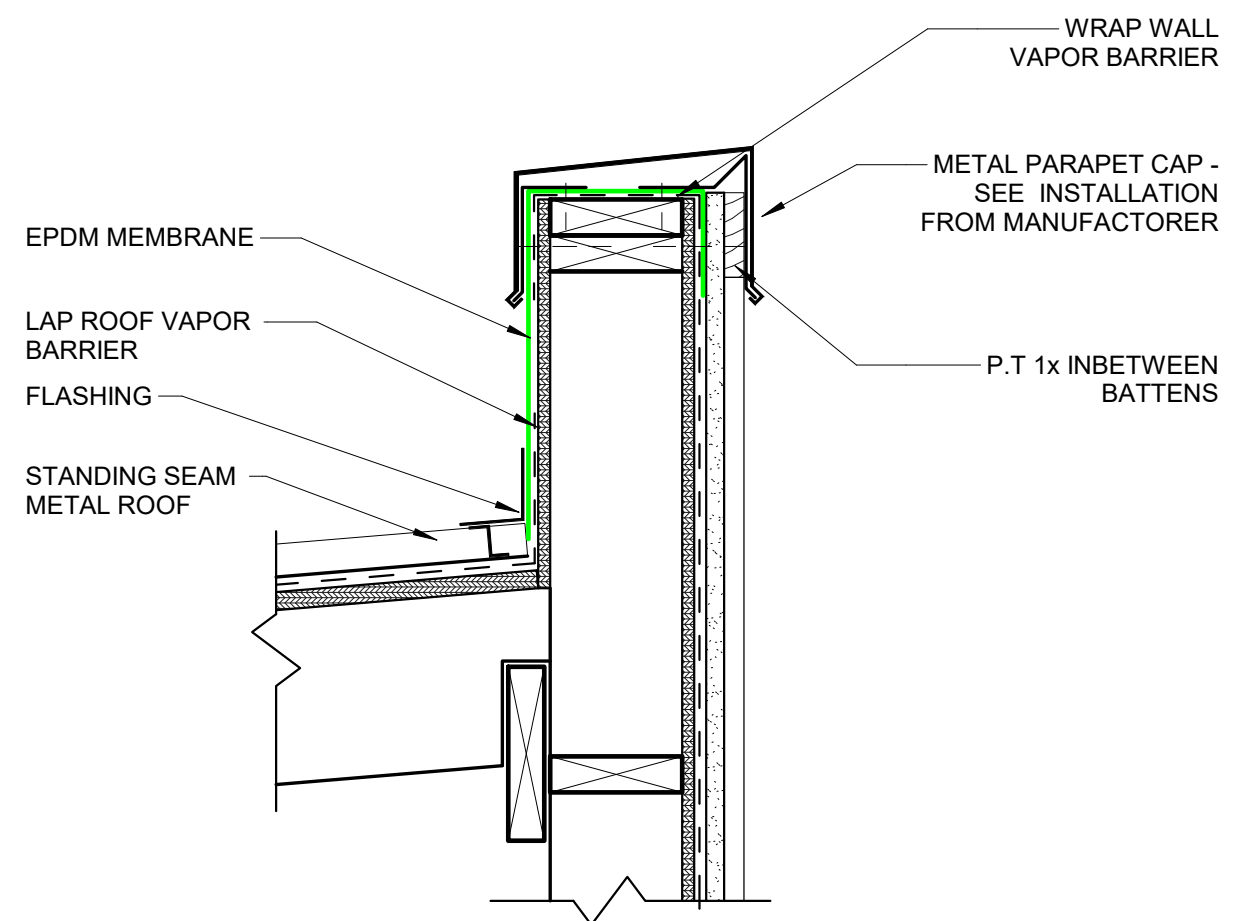
SHEET NO.

A500

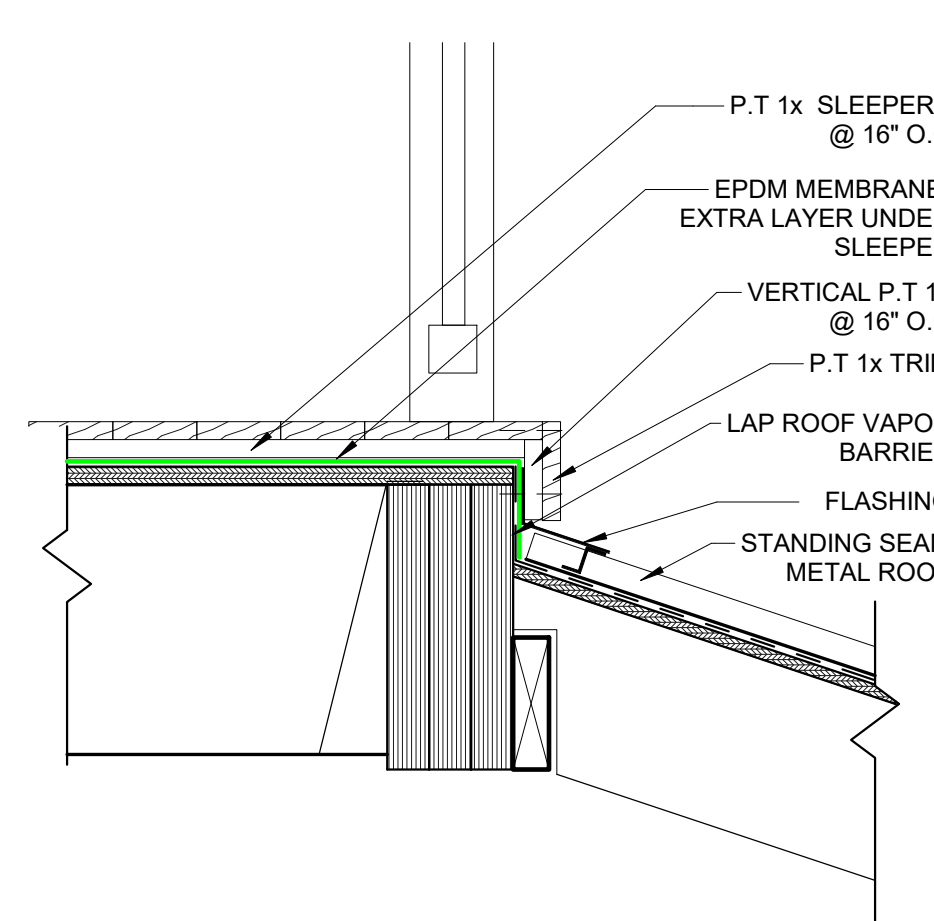
WALL SECTIONS



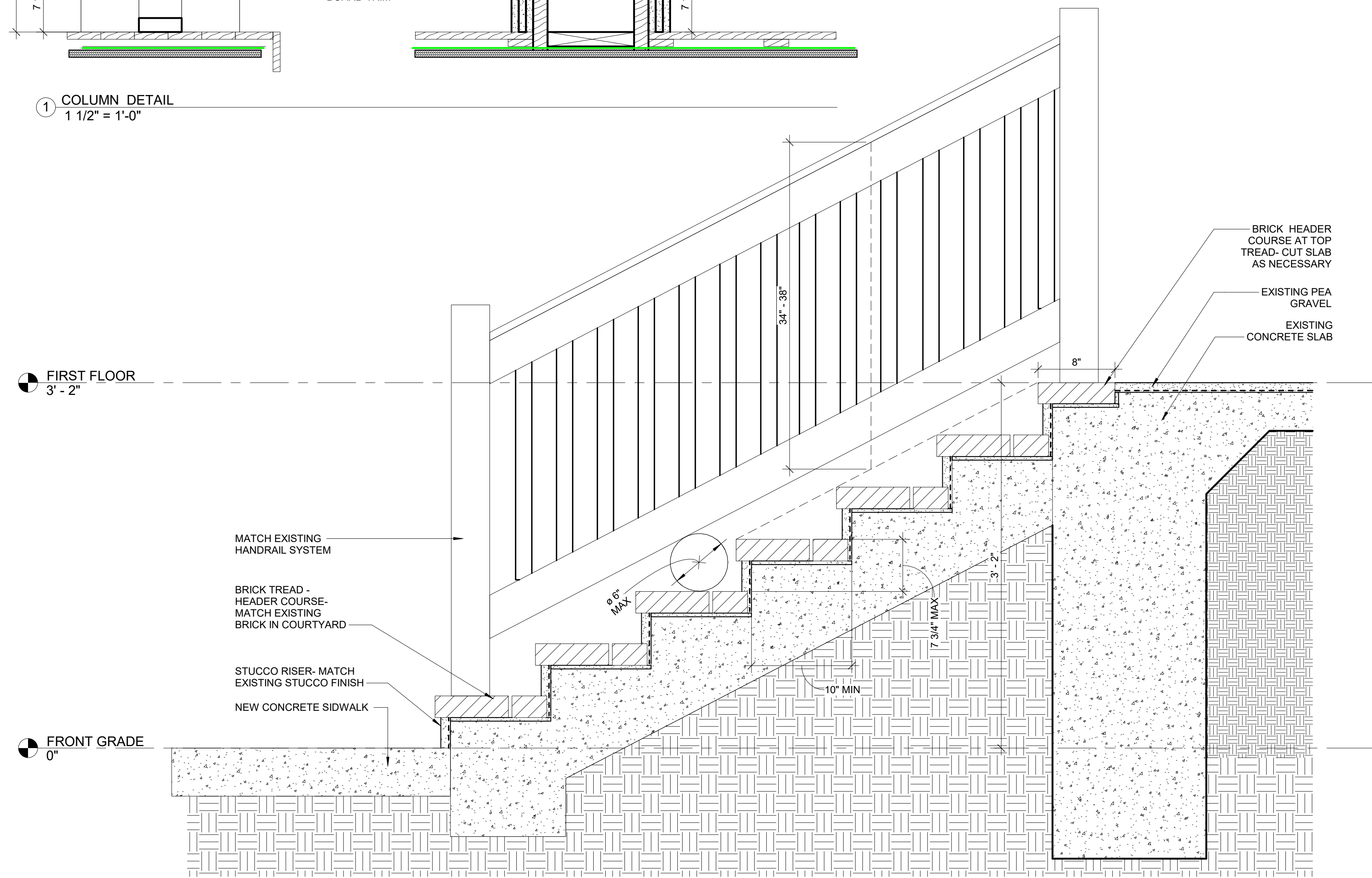
① COLUMN DETAIL
1 1/2" = 1'-0"



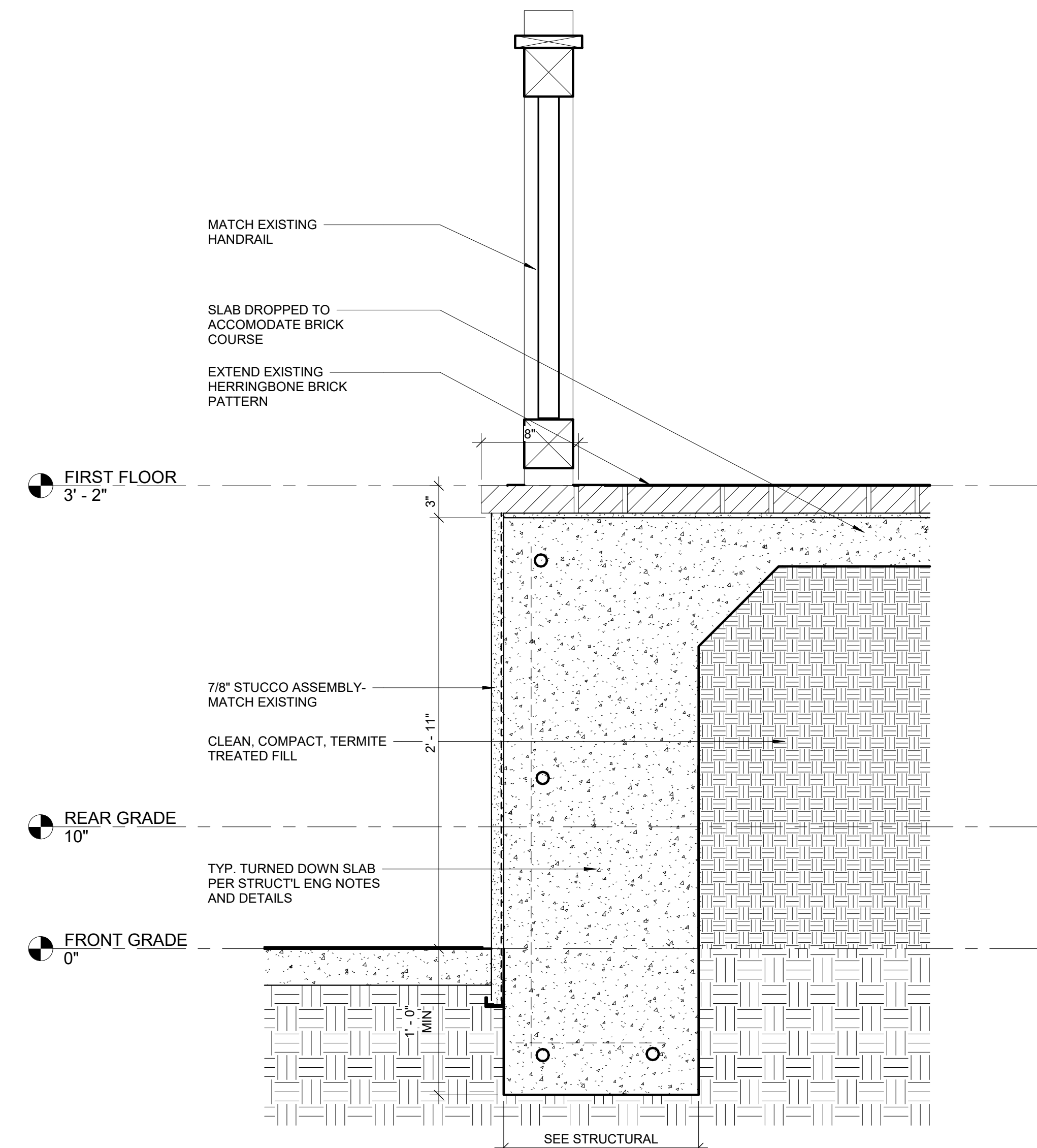
② PARAPET DETAIL
1 1/2" = 1'-0"



③ PORCH DECK / ROOF JUNCTION
1 1/2" = 1'-0"



④ NEW STAIR DETAIL
1 1/2" = 1'-0"



⑤ NEW TURN DOWN SLAB DETAIL
1 1/2" = 1'-0"



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A501

SECTION DETAILS

SECOND FLOOR
15' - 7"

REAR GRADE
10"

3' - 0"
MIN

7' - 0" +/- VIF

14' - 9" +/- VIF

HANDRAIL TO
MATCH EXISTING

2x6 P.T. DECK
BOARDS

(2) 2x BEAM- SEE
STRUCTURAL FOR
SIZE

2x DECK JOISTS @
16" O.C. - SEE
STRUCTURAL

(2) 2x BEAM FOR
STRINGER
CONNECTION- SEE
STRUCTURAL FOR
SIZE

P.T. POST WITH (2) 2x
SUPPORT BEAMS

P.T. 6x6 TIMBER POST

2x TREADS

P.T. 6x6 TIMBER POST

RISE
7 3/4" MAX

10" MIN
TREAD DEPTH

4" SLAB- THICKEN
UNDER TREAD

SEE STRUCTURAL FOR POST
FOOTING SIZE AND CONNECTION

1 STAIR SECTION
1" = 1'-0"



SEAL

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A502

SECTION DETAILS



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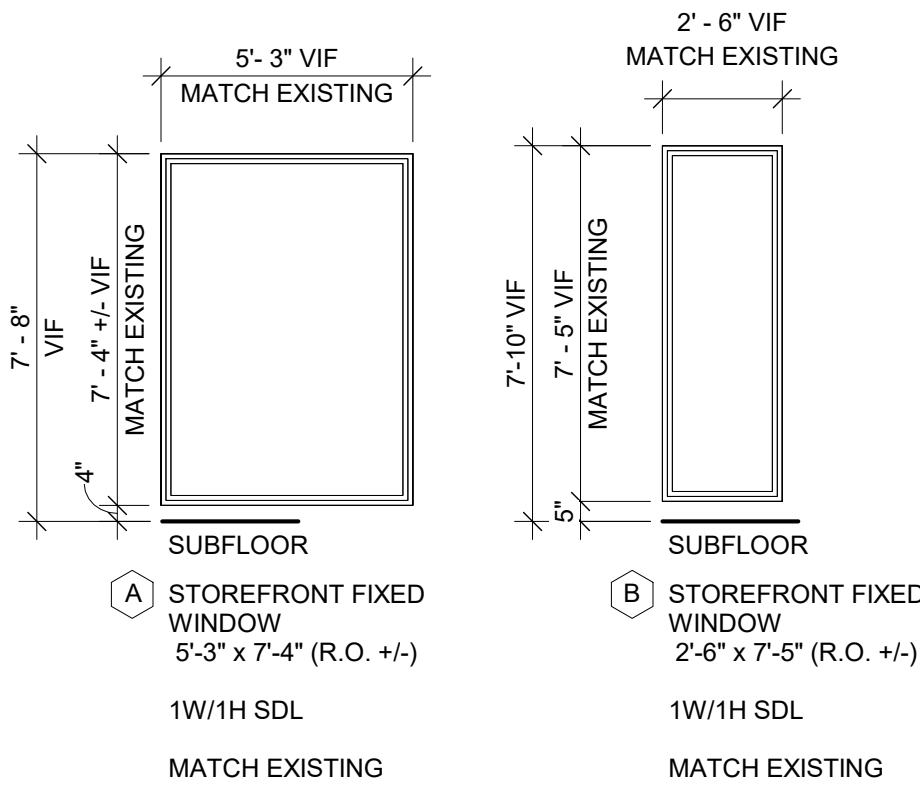
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SHEET NO.
A600

DOOR & WINDOW
SCHEDULE

DOOR SCHEDULE										
Door						Frame		Finish		Hardware
Mark	Width	Height	Thickness	Material	Type	Material	Type	Door	Frame	
E01	6' - 0"	6' - 8"	1 3/4"	WD	DOUBLE EXTERIOR FLUSH PANEL DOOR- STOREFRONT					SEE ELEVATIONS
E02	3' - 0"	7' - 0"	2"		EXTERIOR FLUSH PANEL DOOR					SEE ELEVATIONS
E03	3' - 0"	7' - 0"	2"		EXTERIOR FLUSH PANEL DOOR					SEE ELEVATIONS
E10	5' - 0"	6' - 8"	1 3/4"	WD	DOUBLE EXTERIOR FLUSH PANEL DOOR- STOREFRONT					SEE ELEVATIONS
E11	6' - 0"	7' - 0"	1 3/4"		DOUBLE FRENCH DOOR WITH FULL GLASS					SEE ELEVATIONS
E12	6' - 0"	7' - 0"	1 3/4"		DOUBLE FRENCH DOOR WITH FULL GLASS					SEE ELEVATIONS
E13	3' - 0"	7' - 0"	2"		EXTERIOR FLUSH PANEL DOOR					SEE ELEVATIONS
8	3' - 0"	7' - 0"		-	DOOR OPENING					
4	2' - 0"	6' - 8"		-	DOOR OPENING					
5	0"	0"		-	DOOR OPENING					
6	3' - 0"	7' - 0"	2"		INTERIOR FLUSH PANEL DOOR					
7	3' - 0"	7' - 0"		-	DOOR OPENING					
9	4' - 0"	7' - 0"		-	DOOR OPENING					
14	2' - 0"	6' - 8"		-	DOOR OPENING					

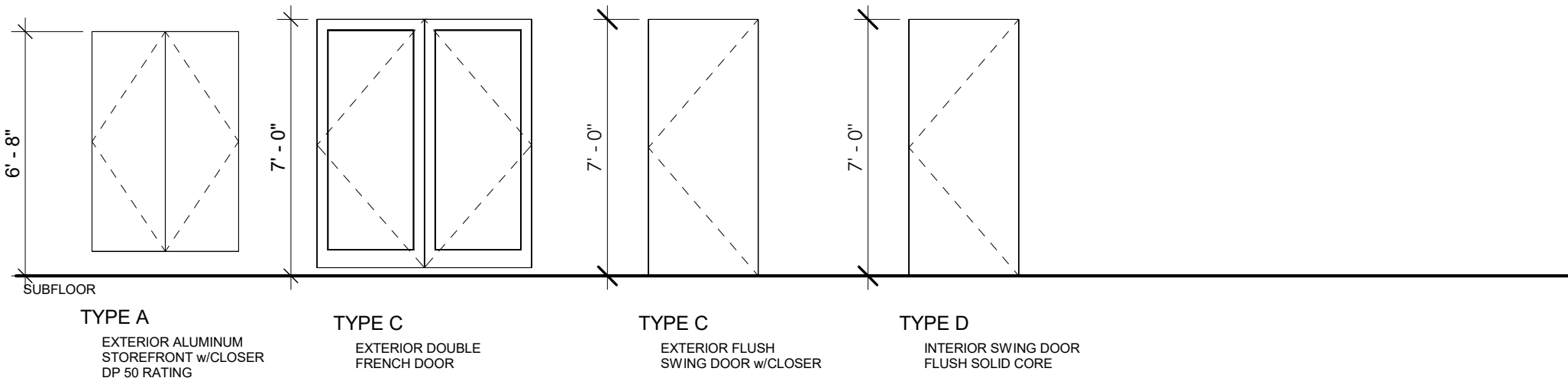
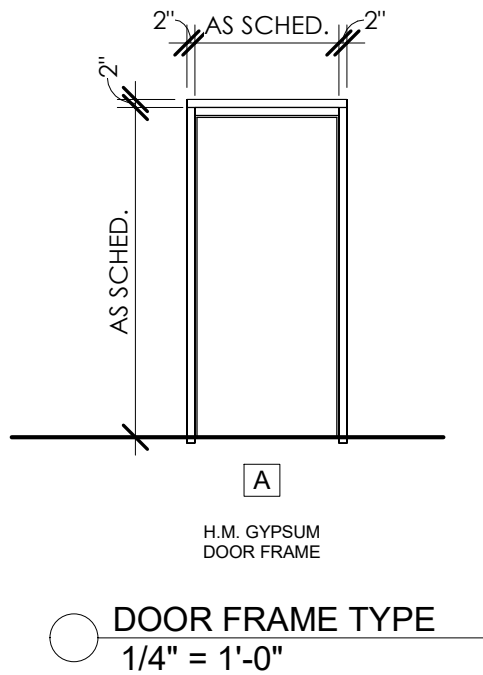
WINDOW SCHEDULE						
Type Mark	Type Comments	Width	Height	Head Height	Count	Comments
A	STORE FRONT FIXED WINDOW	5' - 3"	7' - 4"	7' - 8"	2	MATCH EXISTING
B	STORE FRONT FIXED WINDOW	2' - 6"	7' - 5"	7' - 10"	2	MATCH EXISTING



WINDOW SCHEDULE NOTES:

- PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANT GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION 1609.2 OF THE 2018 INTERNATIONAL BUILDING CODE. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.
- DESIGN PRESSURE TO BE DP50 RATING OR APPROVED EQUAL BY G.C./STRUCTURAL ENGINEER AND SHOULD COMPLY W/ ALL APPLICABLE BUILDING CODES & REGULATORY REQUIREMENTS.
- U VALUE AND SHGC TO COMPLY W/ ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS. ASSUME MAXIMUM U VALUE OF 0.5 AND MAXIMUM SHGC VALUE OF 0.25 FOR EAST, SOUTH & WEST FACING WINDOWS AND 0.33 FOR NORTH FACING WINDOWS PER IECC TABLE C402.4.
- G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURER'S SPECIFICATIONS.
- G.C. TO PREPARE OPENINGS PER ASTM E2112-07.
- IF SUBSTITUTIONS ARE MADE TO UNIT SIZES IN THE FIELD, THE G.C./OWNER SHOULD COORDINATE ROUGH OPENING SIZES WITH MANUFACTURERS SPECIFICATIONS.
- ALL DIVIDED LITES TO BE SIMULATED DIVIDE LITES (SDL).

WINDOW ELEVATIONS
1/4" = 1'-0"



DOOR SCHEDULE NOTES:

- PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANT GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION 1609.2 OF THE 2021 INTERNATIONAL BUILDING CODE. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.
- DESIGN PRESSURE TO BE DP50 RATING OR APPROVED EQUAL BY G.C./STRUCTURAL ENGINEER AND SHOULD COMPLY W/ ALL APPLICABLE BUILDING CODES & REGULATORY REQUIREMENTS.
- U VALUE AND SHGC TO COMPLY W/ ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS. ASSUME MAXIMUM U VALUE OF 0.83 FOR ENTRY DOORS AND MAXIMUM SHGC VALUE OF 0.4 PER IECC TABLE C402.4.
- G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS.
- G.C. TO PREPARE OPENINGS PER ASTM E2112-07.
- IF SUBSTITUTIONS ARE MADE TO UNIT SIZES IN THE FIELD, THE G.C./OWNER SHOULD COORDINATE ROUGH OPENING SIZES WITH MANUFACTURERS SPECIFICATIONS.
- ALL FLUSH WOOD DOORS SHALL BE SOLID CORE 5 OR 7 STAVE CONSTRUCTION WITH GRADE 'A' FACES MATCHING. SPECIES TO BE SELECTED BY OWNER.
- KEY ALL DOORS TO OWNER'S REQUIREMENTS. CONDUCT PREINSTALLATION CONFERENCE WITH OWNER TO DETERMINE KEYING & SECURITY REQUIREMENTS. COORDINATE ACCESS CONTROL WITH OWNER.
- ALL DOOR OPENING HARDWARE & THRESHOLDS TO BE 2010 ADA COMPLIANT.

DOOR ELEVATIONS
1/4" = 1'-0"



REVISIONS

PROJECT NO. 5000

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00/00/0000

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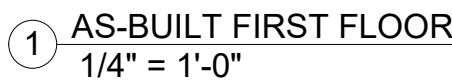
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SHEET NO.

AB200

AS-BUILT FIRST
FLOOR

Page 41 of 21





① AS-BUILT SECOND FLOOR
1/4" = 1'-0"



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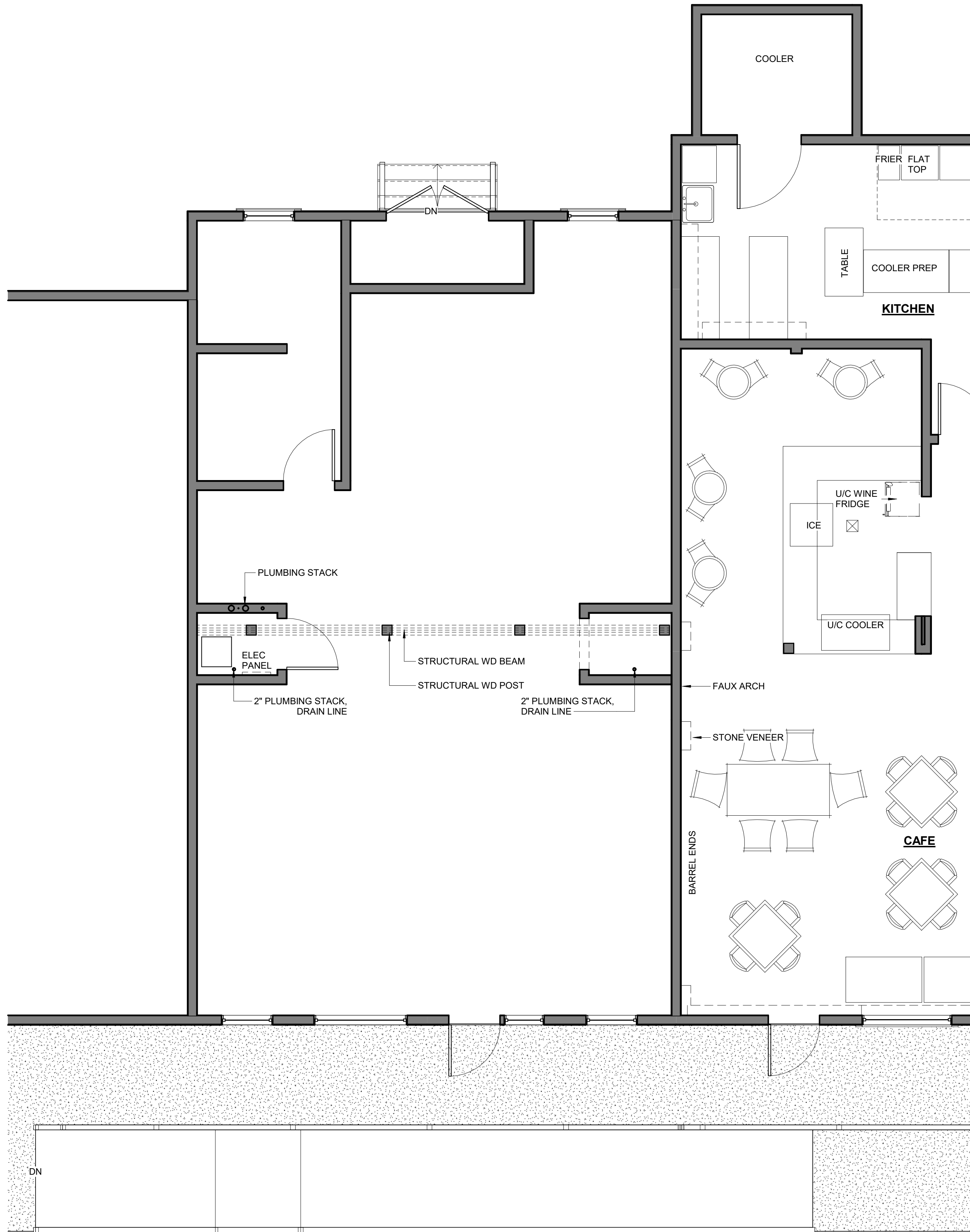
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SHEET NO.

AB201

AS-BUILT SECOND
FLOOR



AS-BUILT FIRST FLOOR - MARKET
EXPANSION
1/4" = 1'-0"



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DATE
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SHEET NO.
AB202

MARKET EXP
ASBUILT PLAN



① AS-BUILT FRONT ELEVATION
1/4" = 1'-0"



② AS-BUILT REAR ELEVATION
1/4" = 1'-0"



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DATE
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SHEET NO.

AB300

AS-BUILT
ELEVATIONS

SEAL

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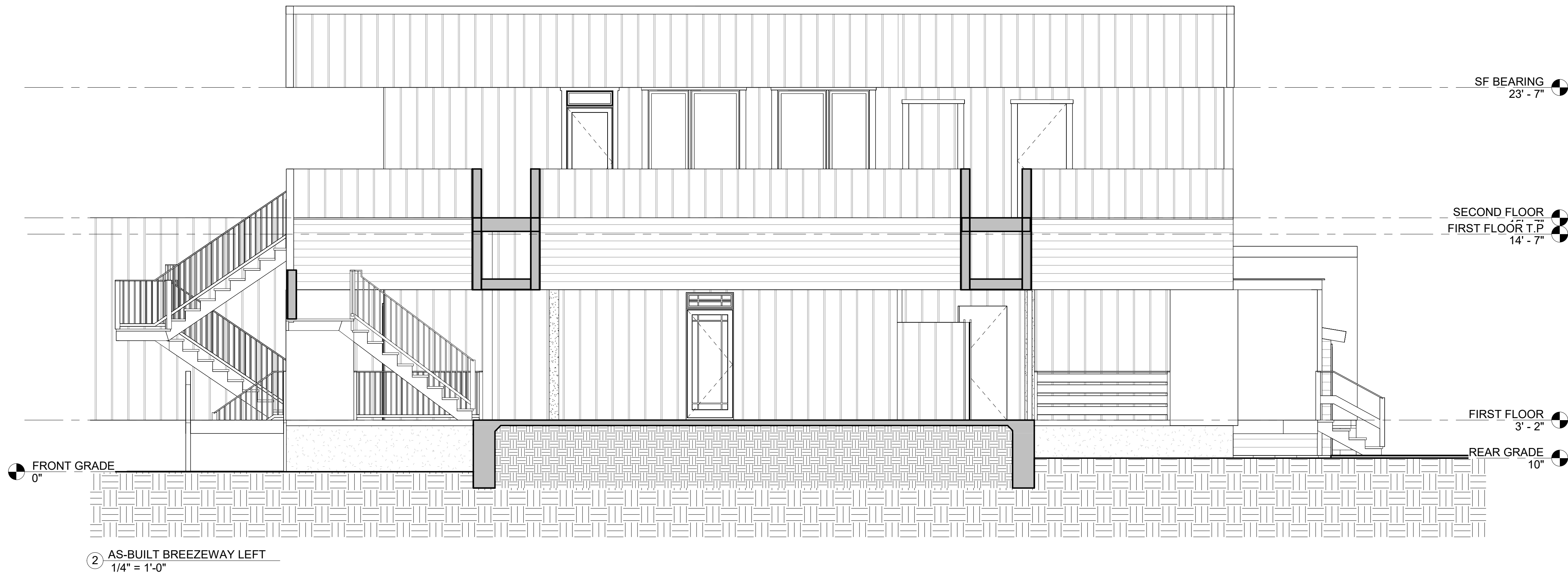
DATE
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SHEET NO.

AB301

AS-BUILT
ELEVATIONS





SEAL

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MICHAEL ANTHONY'S

HILTON HEAD ISLAND, SC 29928

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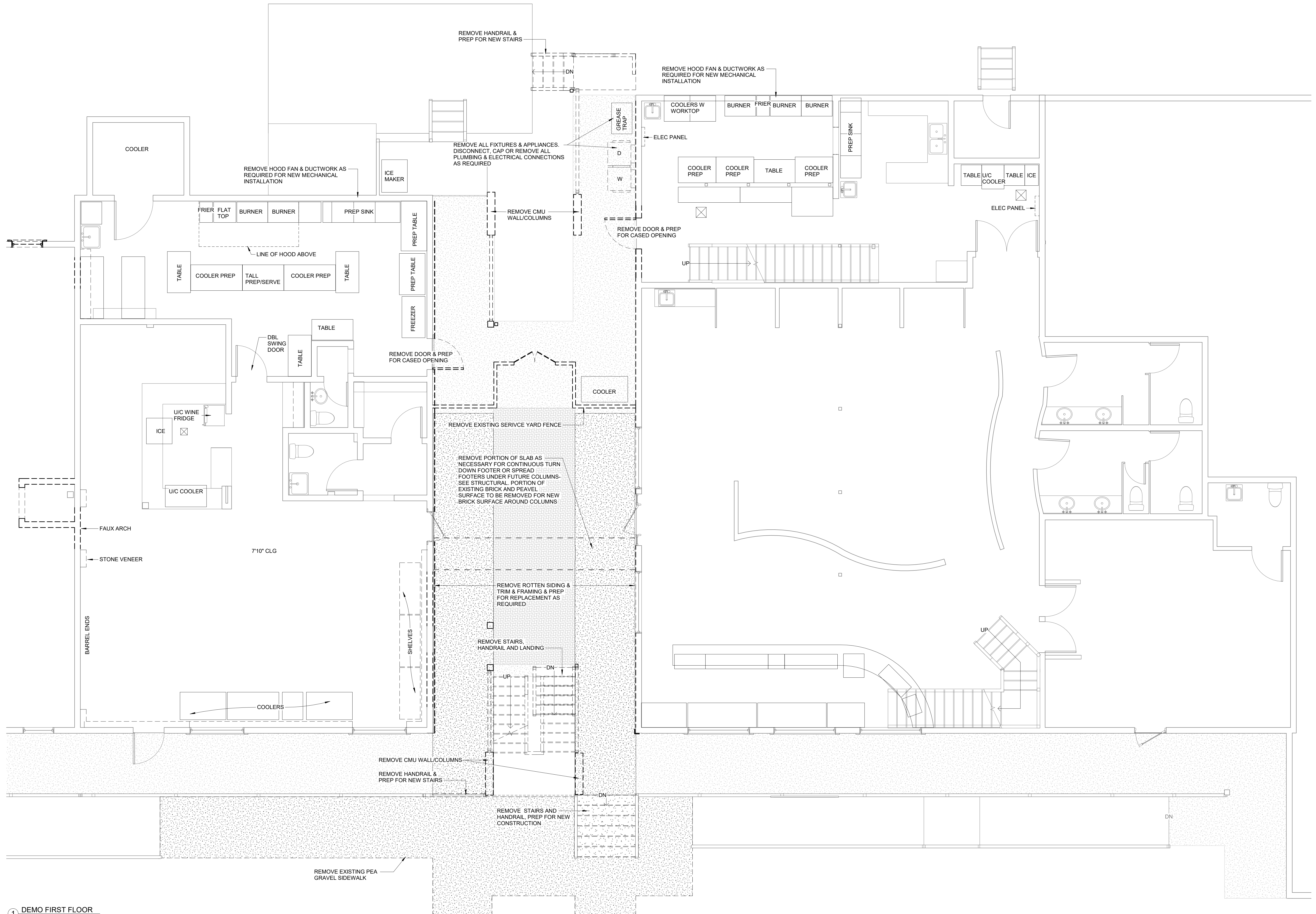
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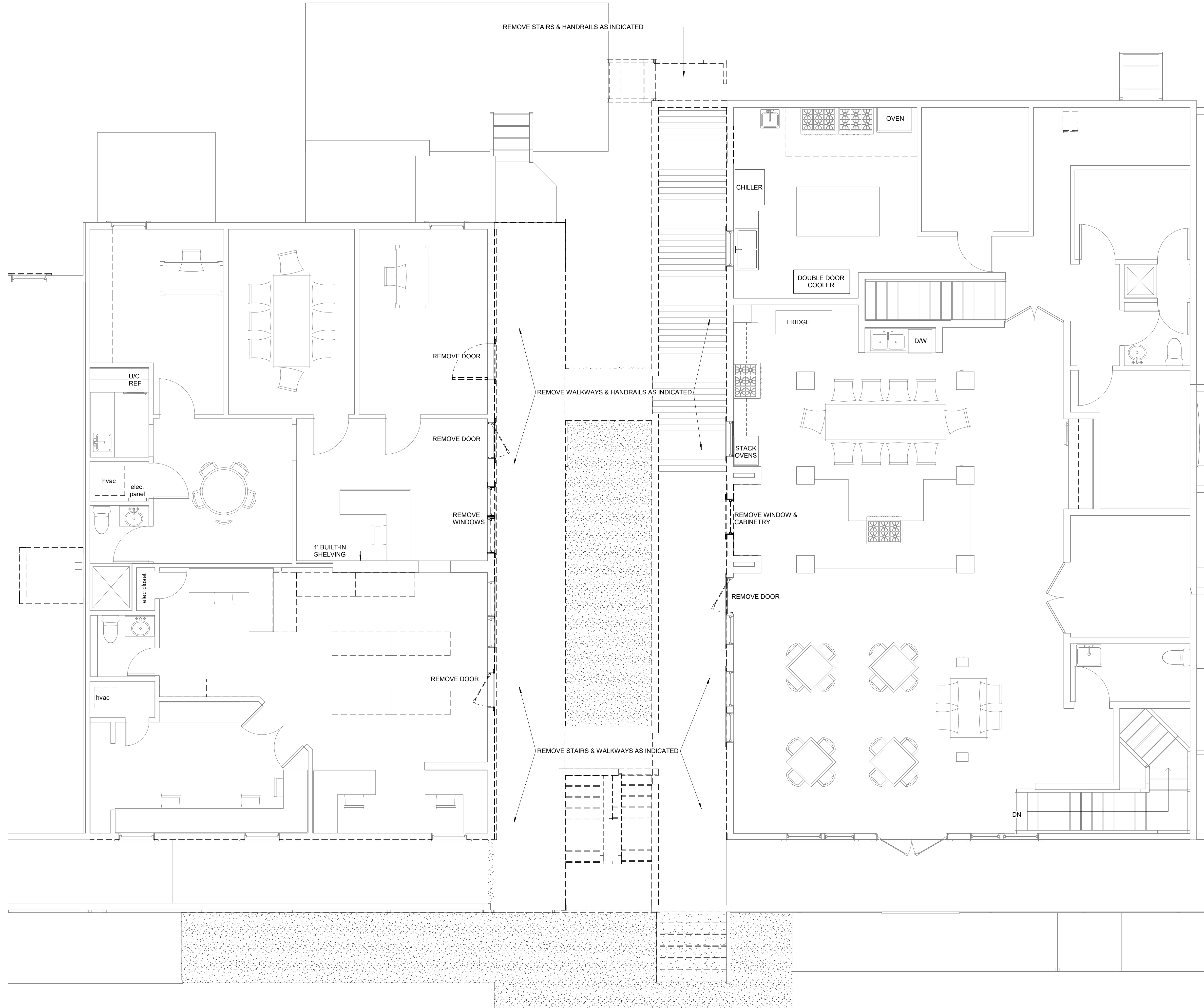
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D200

MEMO FIRST FLOOR



1 DEMO FIRST FLOOR
1/4" = 1'-0"



① DEMO SECOND FLOOR
1/4" = 1'-0"



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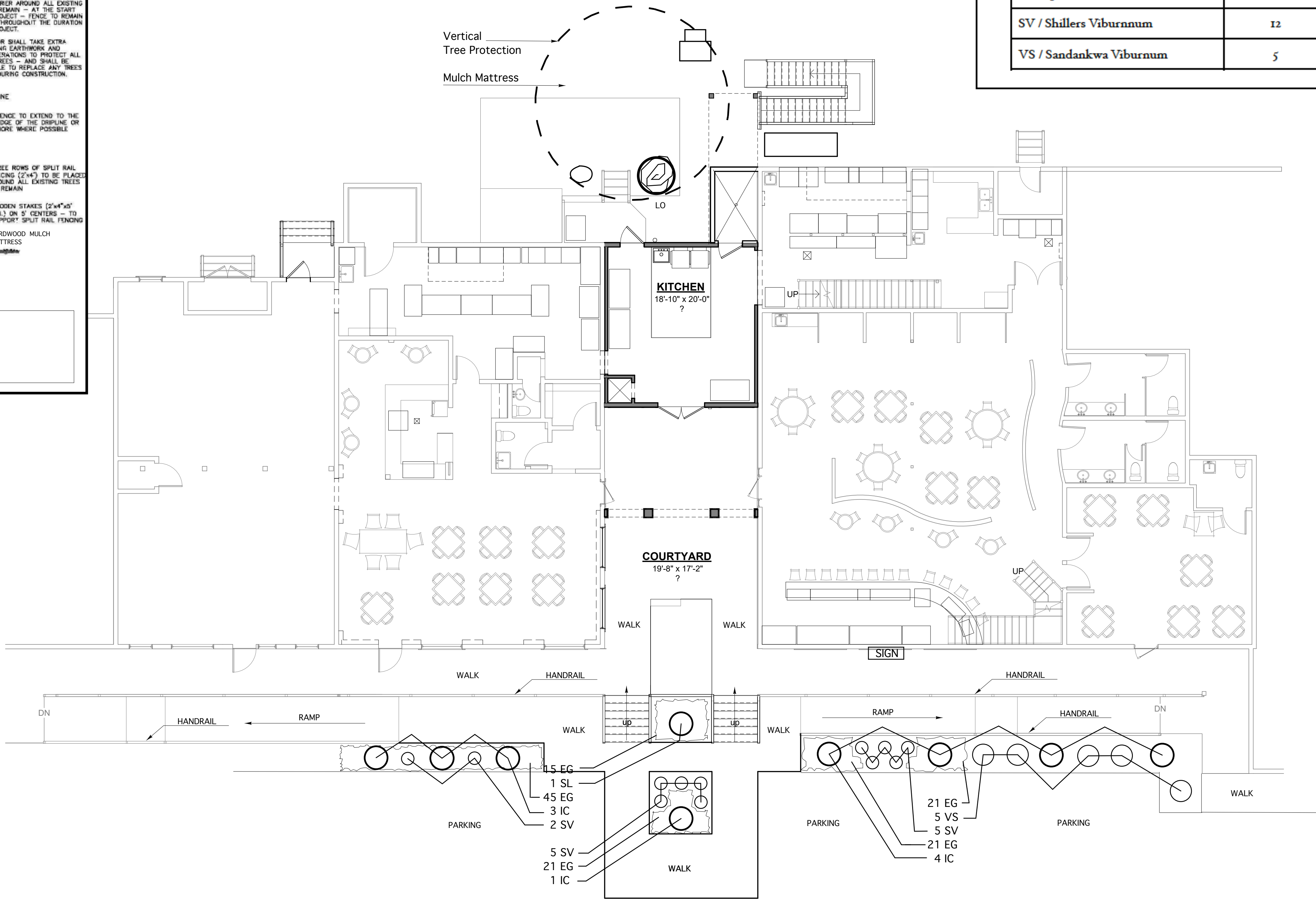
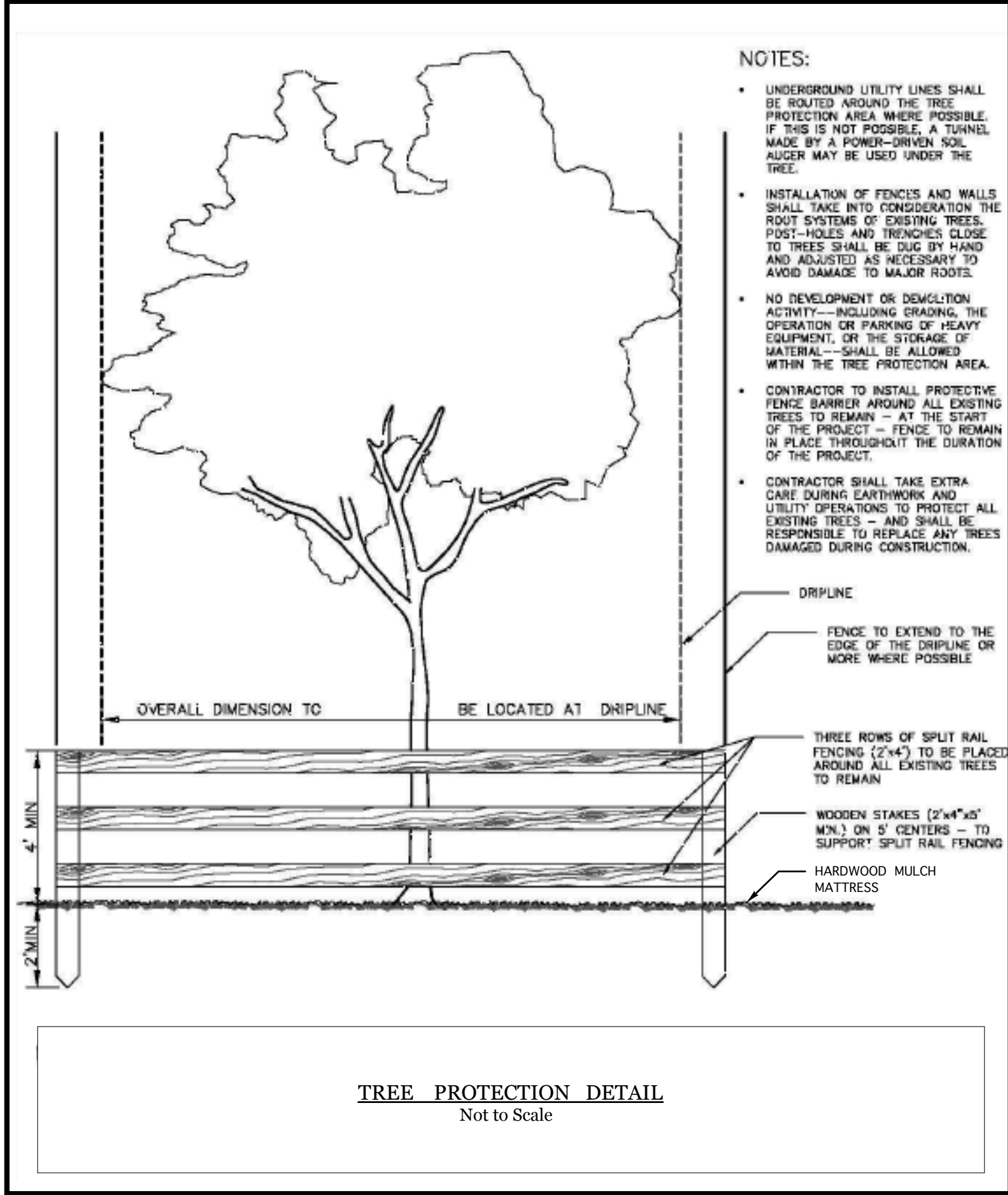
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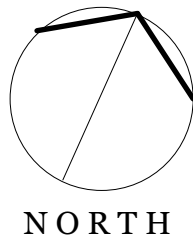
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D201

DEMO SECOND
FLOOR



P L A N T L I S T		
SYMBOL / NAME	QUANTITY	SIZE
EG / Evergreen Giant Liriope	123	1 - 1.5' height
IC / Taylor Juniper	8	10 - 12' height
SL / Split-leaf Philodendron	1	2.5 - 3s' height
SV / Shillers Viburnum	12	2 - 2.5' height
VS / Sandankwa Viburnum	5	3 - 3.5' height



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DATE
03/04/2024

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A100

ARCHITECTURAL
SITE PLAN

PLAN NOTES

- The site is to be graded to provide run-off to drain inlets and / or swales as needed to prevent ponding or erosion.
- All existing / new plantings and lawn are to be automatically irrigated with 100% coverage and controlled with a 'rain sensor.'
- All existing / new plantings as well as unplanted areas are to be covered with pine needle with a thickness of no less than four inches.

LANDSCAPE DEVELOPMENT

as seen on the

FIRST FLOOR - OVERALL BUILDING

PLAN

1/8" = 1'-0"



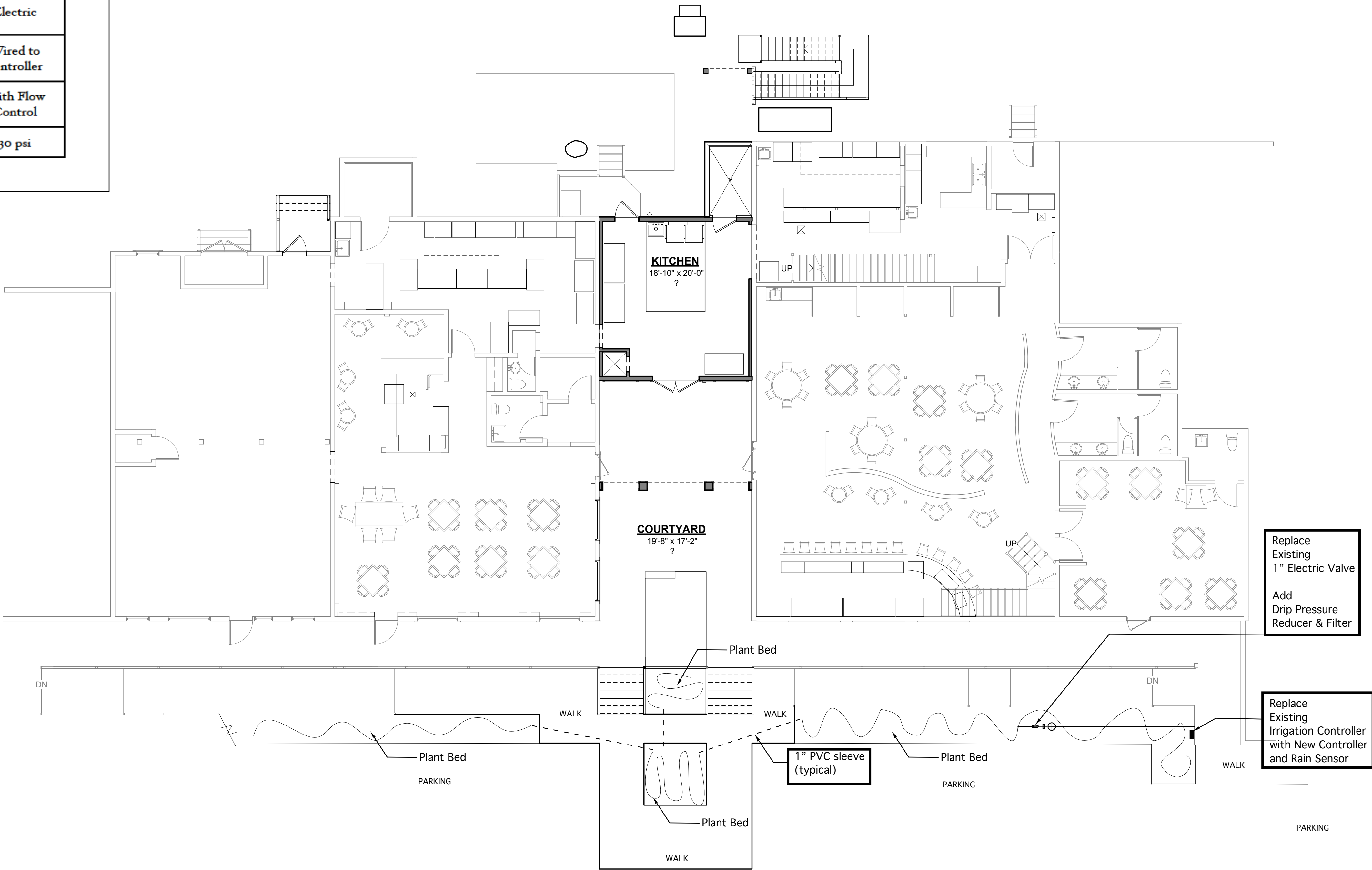
Jackson & Small Associates
Landscape Architecture

Alan H. Jackson IIc
Island Postal Center
13 Bow Circle PMB 209
Hilton Head Island, SC 29928
8433383017 Ajax16@mac.com

Michael S. Small IIc
PO Box 1788
Tybee Island, GA 31328
9127041118
MichaelSmall.asla@gmail.com

IRRIGATION SYSTEM COMPONENTS

ITEM	QUANTITY	NOTE
Netafim Dripline	250 lf	.09 gph
Rain Bird ME 3-4 Station Controller	1	Electric
Rain Bird RSD-BE Rain Sensor	1	Wired to controller
Rain Bird DV Inline Valve 3/4"	1	With Flow Control
Rain Bird Pres. Reg. / Filter 3/4"	1	30 psi



LANDSCAPE IRRIGATION

as seen on the
FIRST FLOOR - OVERALL BUILDING
PLAN
1/8" = 1'-0"

PLAN NOTES

- The site is to be graded to provide run-off to drain inlets and / or swales as needed to prevent ponding or erosion.
- All existing / new plantings and lawn are to be automatically irrigated with 100% coverage and controlled with a 'rain sensor.'
- All existing / new plantings as well as unplanted areas are to be covered with pine needle with a thickness of no less than four inches.
- The existing back flow preventer for this commercial project will be inspected and revised accordingly if necessary.



Jackson & Small Associates
Landscape Architecture

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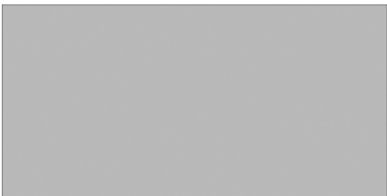
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A100

ARCHITECTURAL
SITE PLAN



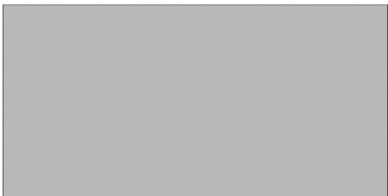
SIDING

WOOD SIDING TO MATCH KIND FOR KIND
MATCH EXISTING
ESSENTIAL GRAY - SW 6002



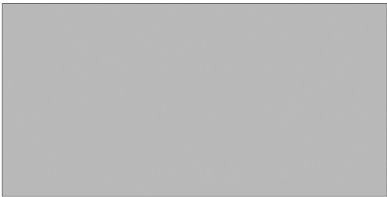
ROOF

STANDING SEAM METAL
4M METALS OR EQ
SLATE GRAY



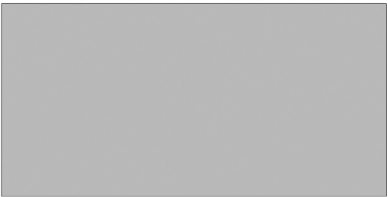
DOORS

VINYL / FIBERGLAS
THERMA-TRU OR EQ
ESSENTIAL GRAY - SW 6002



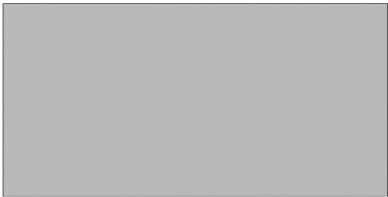
TRIM

PT WD TO MATCH
ESSENTIAL GRAY - SW 6002



WINDOWS

VINYL
JELDWEN
ESSENTIAL GRAY - SW 6002



HANDRAILS

PT WD
MATCH EXISTING
ESSENTIAL GRAY - SW 6002



ENTRY DOOR

WOOD, STAINED
MAHOUGHANY



FOUNDATION

STUCCO W/ PLASTER FINISH
MATCH EXISTING
ESSENTIAL GRAY - SW 6002



COLUMNS

WD BOX COLUMN, WRAPPED W/ HARDIE
MATCH EXISTING
ESSENTIAL GRAY - SW 6002



TRIM ACCENT

CUSTOM COLOR TO MATCH EXISTING



MICHAEL ANTHONYS
ITALIAN CUCHINA
37 NEW ORLEAN'S RD
HILTON HEAD ISLAND, SC 29928

COLOR BOARD

Project number	23028	CB-01
Date	01-14-2025	
Drawn by	B ROBINSON	
Checked by	B ROBINSON	



EMBLEM 12" GOOSENECK WALL LIGHT

GNB121



FEATURES + BENEFITS

- Metal RLM shades are spun from heavy duty aluminum.
- Polyester powder coat finish provides color retention and scratch resistance.
- White powder coat shade interior for maximum light output.
- Painted Galvanized finish has Painted Galvanized shade interior.
- Dimmable with a dimmable bulb and compatible dimmer (not included).
- UL Listed for Wet Location.
- Warranty: Limited 1 Year.
- Made in USA.

SPECIFICATIONS

Product Dimensions:

Width 12", Height 20 3/4", Depth 25 1/8", Canopy Dia. 4 5/8"

Lamping:

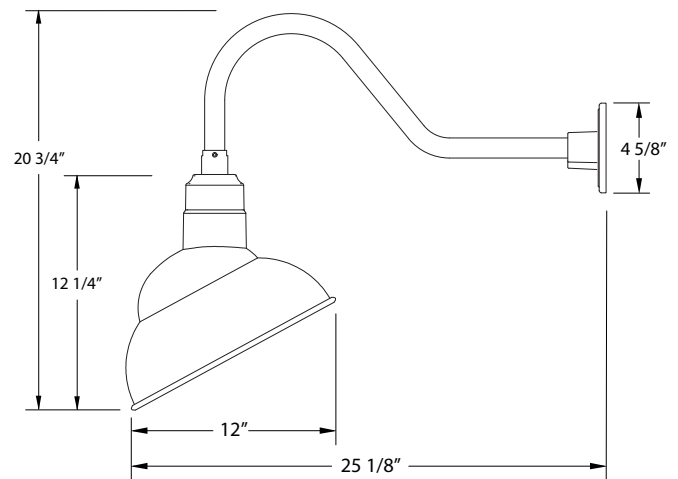
100W Medium Base per socket

Options:

- Finish: 40-Slate Gray, 41-Black, 42-Forest Green, 44-White Gloss, 48-Sea Green, 49-Painted Galvanized, 50-Navy, 51-Architectural Bronze, 54-Light Blue, 55-Barn Red
- Integrated LED: L12-10W, 800 Lumen, 95CRI, Adjustable CCT.
- Other Accessories: B01-Decorative Backplate Cover, S03-Swivel, W12-Wire Grill

Shipping:

At Montclair Light Works we proudly manufacture, assemble, and ship your lamp within 3 weeks from our factory in Montclair CA.



JOB/LOCATION

QUANTITY

DATE

NOTES

Melissa Paul-Leto

From: Brent Robinson <brent@brentrobinsonarchitect.com>
Sent: Wednesday, February 5, 2025 5:43 PM
To: Melissa Paul-Leto
Subject: Re: Michael Anthony Lamp fixture color question?

THIS MESSAGE ORIGINATED OUTSIDE YOUR ORGANIZATION

Bronze.

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From: Melissa Paul-Leto <melissapl@hiltonheadislandsc.gov>
Sent: Wednesday, February 5, 2025 4:04 PM
To: Brent Robinson <brent@brentrobinsonarchitect.com>
Subject: Michael Anthony Lamp fixture color question?

Good afternoon,
What color did you select for the gooseneck wall light fixture as it comes in a variety of color options?



Melissa Paul-Leto

PRINCIPAL PLANNER OF DESIGN

Office: (843) 341 -4625
Mobile: (843) 816-3280
Website: hiltonheadislandsc.gov
Address: Town of Hilton Head Island
1 Town Center Court
Hilton Head Island, SC 29928

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**Michael Anthony's Restaurant
37 New Orleans Road
Staff Comments
February 11, 2025
DRB-000079-2025**

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: 37 New Orleans Road – Michael Anthony’s Restaurant

DRB-000079-2025

DATE: 2/11/2025

CATEGORY: Final

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

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

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades shall have equal design characteristics	☒	☐	☐	

Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms and details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☒	☐	☐	
A variety of species is selected for texture and color	☒	☐	☐	
Provides overall order and continuity of the Landscape plan	☒	☐	☐	

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

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

1. Based on the Final submittal tabled at the January 28, 2025, DRB meeting, staff recommends approval with the following conditions for the final review of Michael Anthony's:
2. Submit a lighting plan for staff to review.
3. The two goose neck light fixtures placed over each of the two proposed façade signage shall emit no more than 3500k lumens per two goose lighting fixtures combined.
4. Indicate on elevations that the handrail cap and trim will be the green accent color.
5. Provide the paint sample code for the trim.
6. Any additional information as required by the Board.

**862 William Hilton Parkway
Beach Properties of Hilton Head
Alteration / Addition
February 11th, 2025
DRB-000111-2025**



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

FOR OFFICIAL USE ONLY

Date Received: _____
Accepted by: _____
DRB #: _____
Meeting Date: _____

Applicant/Agent Name: BRIAN WITMER Company: WITMER JONES KEEFER Ltd.
Mailing Address: PO BOX 3036 City: BLUFFTON State: SC Zip: 29910
Telephone: 843.757.7411 Fax: - E-mail: BRIAN@WJKLTD.COM
Project Name: 862 WILLIAM HILTON PARKWAY Project Address: 862 WHP
Parcel Number [PIN]: R 550 011 000 0153 0000
Zoning District: LIGHT COMMERCIAL Overlay District(s): ROW. ARTERIAL

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

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

Project Category:

☐ Concept Approval – Proposed Development
☐ Final Approval – Proposed Development

☒ Alteration/Addition
☐ Sign

Submittal Requirements for *All* projects:

- ☐ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- ☐ Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

_____ Proposed landscaping plan.

For wall signs:

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

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

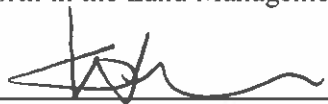
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

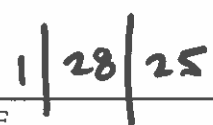
Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. ☐ YES ☒ NO

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

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



SIGNATURE



DATE



DRB Narrative

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

This project proposes refurbish the façade and modify the rear elevation of the Beach Properties building at 862 William Hilton Parkway. Associated with this building work will be re-establishing sidewalks around the building, access to parking, as well as providing enclosure for storage racks and extensive plantings around building.

The project involves one parcel, 862 William Hilton Parkway, totaling approximately 1.3 acres found in the Light Commercial (LC) zoning district. The property contains no wetlands or critical lands and is within the X flood zone without a minimum base flood elevation. Primarily accessed on the eastern frontage from an access easement connected to US 278, a Town arterial, and backed by additional access easement driveway to the north, the property is beset by LC district properties on the western and eastern boundaries. The work associated with this project is isolated to the interior hardscapes, building and parking islands, leaving the perimeter plantings and buffer intact.

The existing 9,000 GFA 2-story building will be modified to meet the current needs of Beach Properties - a vacation property management company. The removal of separate building entries at the William Hilton Parkway frontage will be consolidated into a central covered entryway. At the rear of the building, the no-longer-in-use teller drive-up lane and covered vehicular access will be removed. A new first-floor 1,350 SF building addition on the rear will be used for maintenance operations and storage, while the remainder of the modified rear space will be dedicated to open space and plantings. The building will expand to approximately 10,350 GFA on a parcel allowed 13,000 GFA per the LMO. Materials and finishes will compliment or continue the existing palette found on the building. Separate enclosures for the existing HVAC units and the propane storage racks will be built to compliment the building and screen these elements. Sidewalks are to be tabby concrete with brick banding to replace the existing outdated exposed aggregate concrete walks.

The proposed hardscape and landscape will refresh the space around the building and provide safe access for visitors and employees. The removal of four (4) chinquapin oaks due to age and structure will be mitigated with the planting of five (5) live oaks per the LMO mitigation calculations, filling parking lot islands and shading the asphalt paving to remain. The existing foundation evergreen hedge will be expanded and additional planting area established outside of main entry. The rear of the building will provide additional planting area to screen building and foundation. Screening will be provided around the HVAC and propane storage enclosures. All plant material will be native or naturalized material aimed at longevity and maintainability.

In closing, the redevelopment of buildings and parcels to a viable economic use for the island and its guests supports the efforts of the Town to revitalize aging properties. The work at 862 William Hilton Parkway will support an on-island business whose goal to showcase and welcome visitors and families vacationing on Hilton Head.

Sincerely,
Brian Witmer

A handwritten signature in black ink, appearing to read 'Brian', is located below the typed name.

Attachment

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

**862 William Hilton Parkway
Beach Properties of Hilton Head
Plan Set
February 11th, 2025
DRB-000111-2025**



ADJACENT CHURCH UTILITY BUILDING - 860B W.M. HILTON PARKWAY



COLLINS REALTY BUILDING - 852 W.M. HILTON PARKWAY



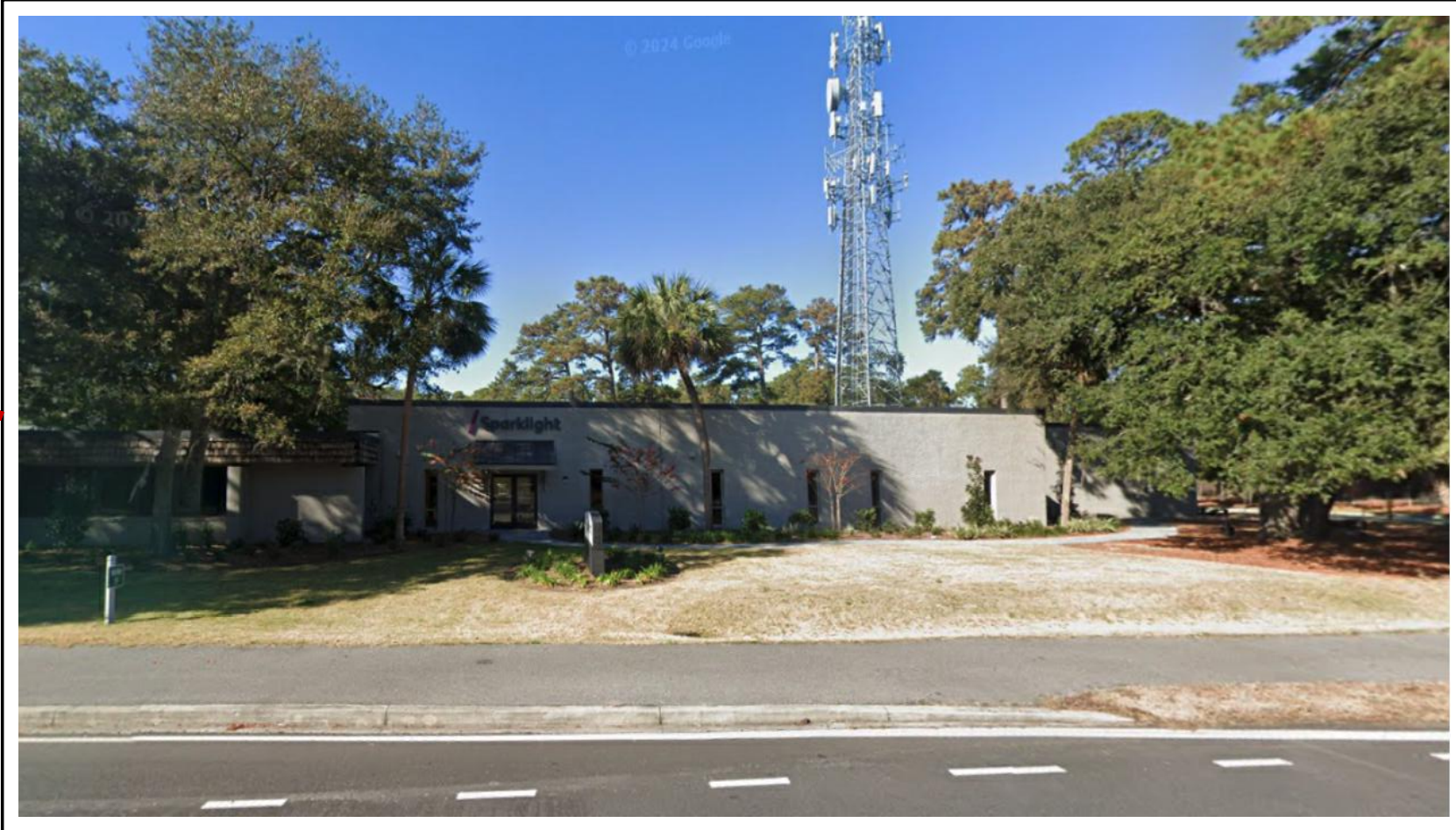
SOUTH ISLAND SQUARE - 843 W.M. HILTON PARKWAY



ADJACENT BUILDING - 870 W.M. HILTON PARKWAY



VICINITY MAP



SPARKLIGHT BUILDING - 856F W.M. HILTON PARKWAY



THE FRESH MARKET SHOPPES - 890 W.M. HILTON PARKWAY



SUBJECT BUILDING - 862 W.M. HILTON PARKWAY



SPARKLIGHT BUILDING - 856A W.M. HILTON PARKWAY

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

DATE:	JAN 28, 2025
PROJECT NO.:	24095.01
DRAWN BY:	JC
CHECKED BY:	XX

DRB SUBMITTAL
PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
ADJACENT PROPERTIES

DRAWING NUMBER
L11



EXTERIOR RENOVATIONS TO
BEACH PROPERTIES OF HILTON HEAD

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

EXTERIOR

01/27/2025



EXTERIOR RENOVATIONS TO
BEACH PROPERTIES OF HILTON HEAD

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

EXTERIOR

01/27/2025



EXTERIOR RENOVATIONS TO
BEACH PROPERTIES OF HILTON HEAD

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

EXTERIOR

01/27/2025

HBA



EXTERIOR RENOVATIONS TO
BEACH PROPERTIES OF HILTON HEAD

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

EXTERIOR

01/27/2025



EXTERIOR RENOVATIONS TO
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EXTERIOR RENOVATIONS TO
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EXTERIOR

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EXTERIOR RENOVATIONS TO
BEACH PROPERTIES OF HILTON HEAD

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

OPTION 2 - PROPANE ENCLOSURE

01/27/2025

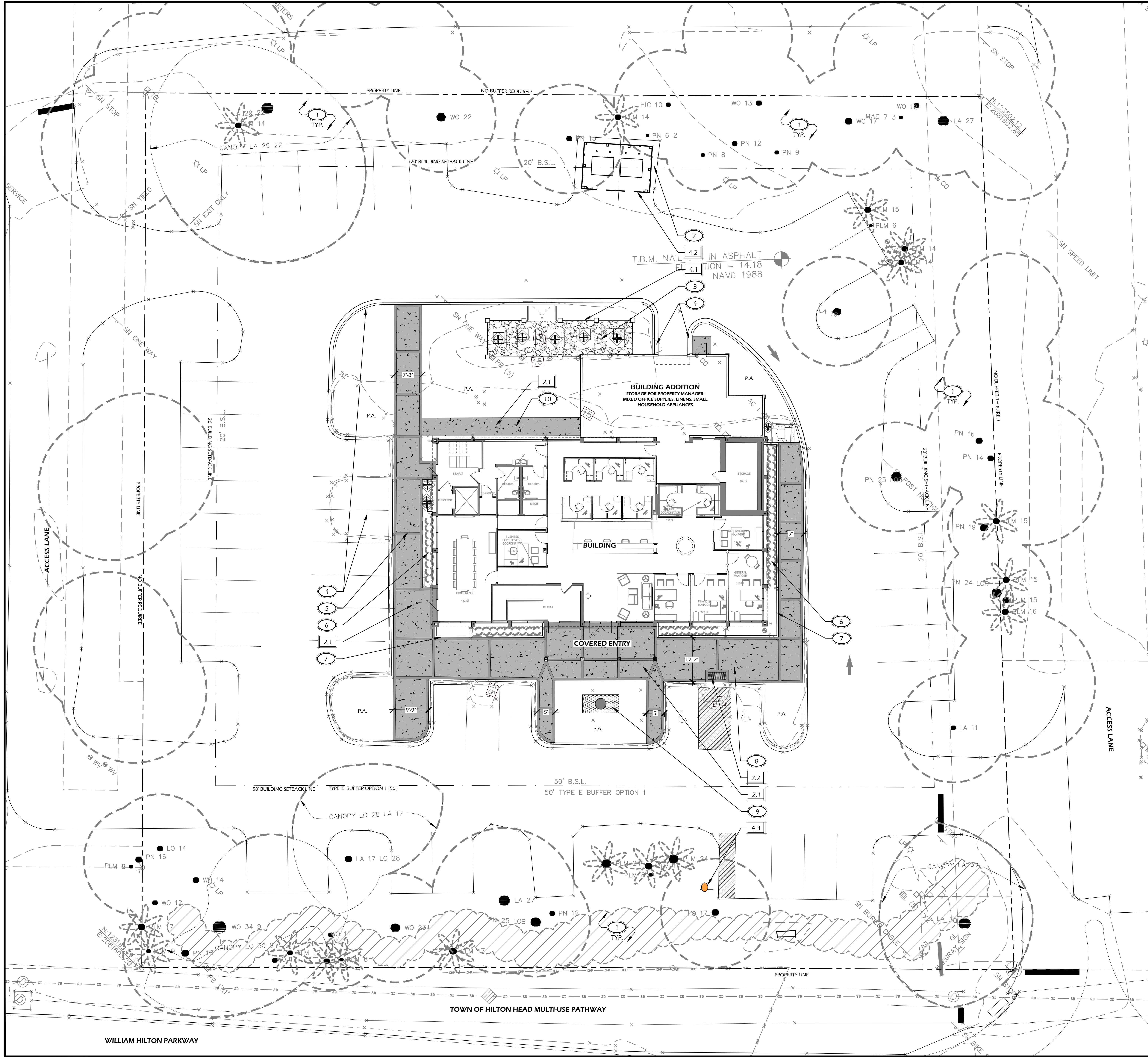


EXTERIOR RENOVATIONS TO
BEACH PROPERTIES OF HILTON HEAD

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

EXTERIOR

01/27/2025



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: 0.3 AC.	
DENSITY	
ALLOWED TOTAL DENSITY: 13,000 GFA (10,000 GFA PER ACRE)	
EXISTING BUILDING SQUARE FOOTAGE: 9,000 GFA	
PROPOSED BUILDING SQUARE FOOTAGE: 10,350 GFA	
BUILDING HEIGHT	
MAXIMUM HEIGHT ALLOWED: 45'	
PROPOSED BUILDING HEIGHT: AS EXISTING 45'	
SITE IMPERVIOUS	
MAXIMUM ALLOWED IMPERVIOUS AREA: 33,975 SF (60% OF SITE)	
CURRENT IMPERVIOUS AREA: 34,125 SF (60% OF SITE)	
PROPOSED 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 (4 ACCESSIBLE)	
PROPOSED NUMBER OF PARKING SPACES: 45 (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 / MATCHES 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	HVAC UNIT ENCLOSURE - SEE ARCHITECT'S PLANS	—
4.2	PROPANE ENCLOSURE - SEE ARCHITECT'S PLANS	—
4.3	EV CHARGING STATION - SEE ARCHITECT'S PLANS	—

- KEY SHEET REFERENCE NOTES:**
- P.A. PLANTING AREA, TYP., REFER TO PLANTING PLANS
 - 1 BUFFERS / LANDSCAPE AREAS TO REMAIN IN TACT.
 - 2 USE EXISTING ASPHALT AREA FOR PROPANE ENCLOSURE. REFER TO ARCHITECTS PLANS FOR ENCLOSURE DETAIL.
 - 3 PROVIDE GRAVEL (#57 STONE) FILL AROUND HVAC PEDESTALS WITHIN HVAC ENCLOSURE. REFER TO ARCHITECTS PLANS FOR HVAC ENCLOSURE DETAIL.
 - 4 SEE CIVIL ENGINEERS PLANS FOR CURB MODIFICATIONS.
 - 5 FINAL SIDEWALK JOINTS AND BRICK BANDING LOCATIONS TO BE COORDINATED IN FIELD. PATTERN SHOWN IS FOR DESIGN PURPOSES AND MAY NOT REFLECT FINAL LAYOUT. BANDING AND JOINTS TO COORDINATE WITH ARCHITECTURAL FEATURES OR PAVEMENT CORNERS.
 - 6 MAINTAIN EXISTING PODOCARPUS HEDGE IN PLACE.
 - 7 MODIFY AND EXPAND EXISTING LANDSCAPE CURB TO MEET DRAWINGS. NEW CURB TO MATCH EXISTING IN DIMENSION, FINISH, AND COLOR.
 - 8 SEE CIVIL ENGINEERS PLANS FOR SIDEWALK GRADES TO PROVIDE ADA ACCESS FROM ACCESSIBLE PARKING SPACES. TACTILE PAVING AREA TO BE PROVIDED WHEREVER SIDEWALK DEPRESSES TO MEET ROADWAY / PARKING LOT GRADE.
 - 9 LOCATION OF FUTURE SCULPTURE - WILL BE ADDRESSED AT TIME OF DESIGN REVIEW BOARD. GROUNDPLANE AROUND SCULPTURE WILL BE RIVER ROCK WITH METAL BORDER.
 - 10 WALKWAYS AT REAR OF BUILDING ASSOCIATED WITH BUILDING ADDITION WILL BE TABBY CONCRETE ONLY - NO BRICK BORDER.

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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"

Winter Jones-Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
509 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph: 843.797.7411

SITE DEVELOPMENT PLANS
FOR

862 WILLIAM HILTON PARKWAY

BEACH PROPERTIES BUILDING

TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

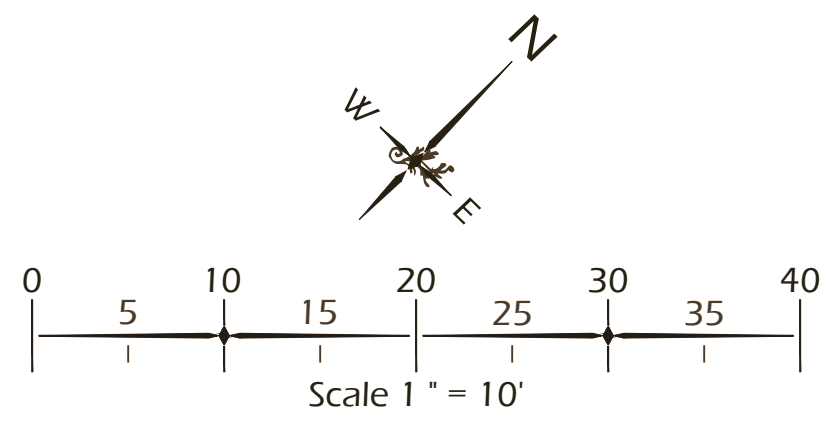
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CHECKED BY:	XX

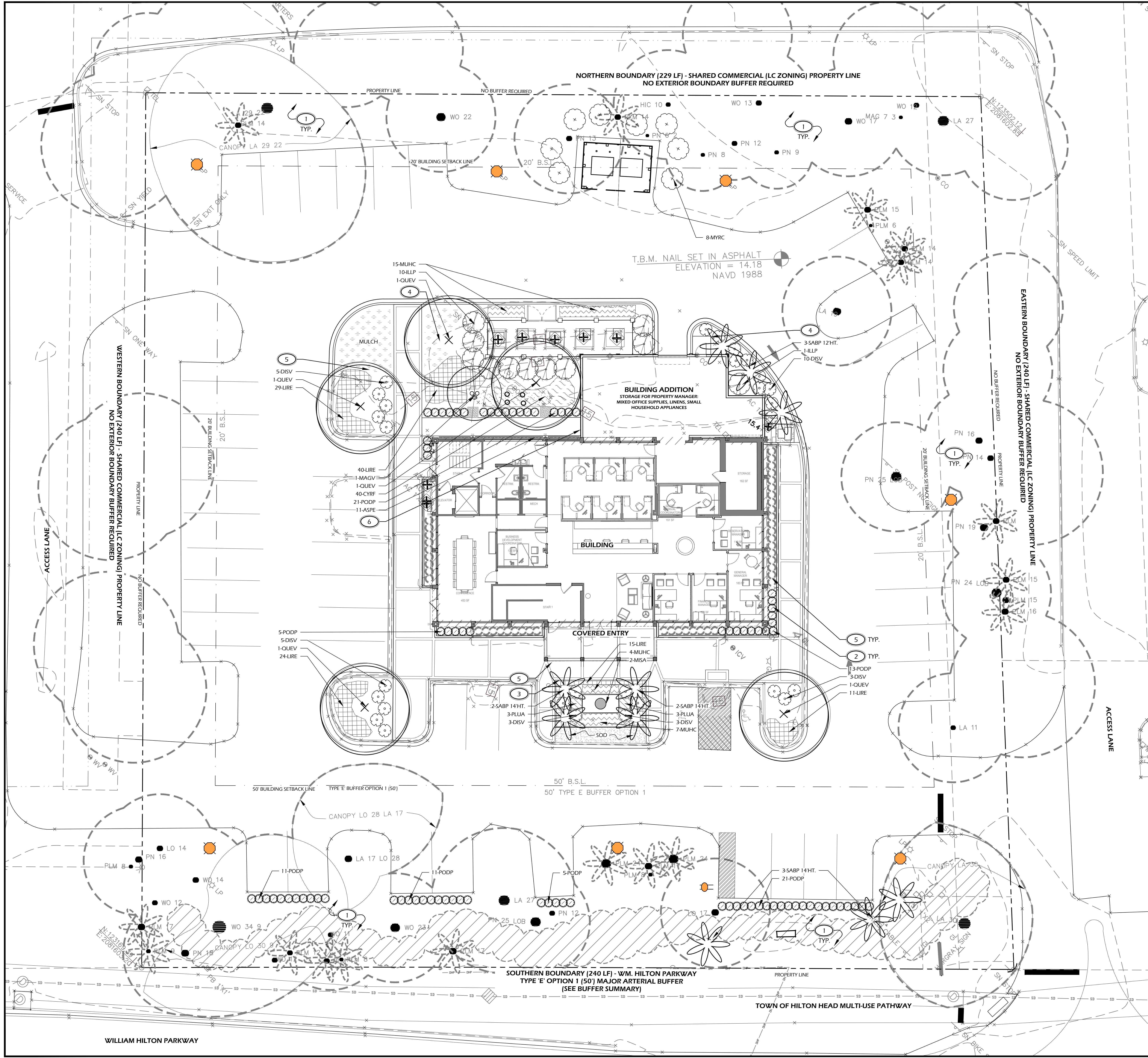
DRB SUBMITTAL
PLAN,
NOT FOR
CONSTRUCTION

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
TREES		
QUEV	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
UNDERSTORY TREES		
MAGV	Magnolia virginiana	Sweetbay Magnolia
MYRC	Myrica cerifera	Wax Myrtle
SHRUBS		
DISV	Distylium 'Vintage Jade' (PP23,128)	Vintage Jade Distylium
ILLP	Illicium parviflorum	Yellow Anise
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
ORNAMENTAL GRASSES & FERNS		
CYRF	Cyrtomium falcatum	Holly Fern
MISA	Miscanthus sinensis 'Adagio'	Dwarf Maiden Grass
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
GROUND COVERS, VINES & PERENNIALS		
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope
PLUA	Plumbago auriculata	Plumbago
SOD & MULCH		
SODSF		Empire Zoysia Sod
MULCHSF	Hardwood	Triple Shredded

- PLANTING REFERENCE NOTES:**
- EXISTING BUFFER / LANDSCAPE VEGETATION TO REMAIN.
 - NEW PODOCARPUS TO TIE AND BLEND WITH EXISTING PODOCARPUS HEDGE.
 - PALMS TO BE LOCATED IN FIELD. LAYOUT TO MATCH ON EACH SIDE OF SCULPTURE AREA.
 - LIVE OAKS AND PALMS TO BE STAKED IN FIELD PRIOR TO INSTALL TO ENSURE PROPER LOCATION.
 - PROVIDE 2" P.V.C. CONDUIT FOR IRRIGATION TO PLANTERS.
 - COORDINATE IRRIGATION CONTROLLER LOCATION WITH OWNER.

BUFFER SUMMARY:

SOUTHERN BOUNDARY (240 LF) - W/M. 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 (9 EXISTING, 3 PROPOSED)
EVERGREEN SHRUBS: 20 SHRUBS PER 100 LF - 48 SHRUBS REQUIRED (48 PROPOSED, EXISTING TO REMAIN)

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

SITE DEVELOPMENT PLANS FOR

862 WILLIAM HILTON PARKWAY

BEACH PROPERTIES BUILDING

TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: JAN 28, 2025
PROJECT NO.: 24095.01
DRAWN BY: JC
CHECKED BY: XX

DRB SUBMITTAL
PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
PLANTING PLAN

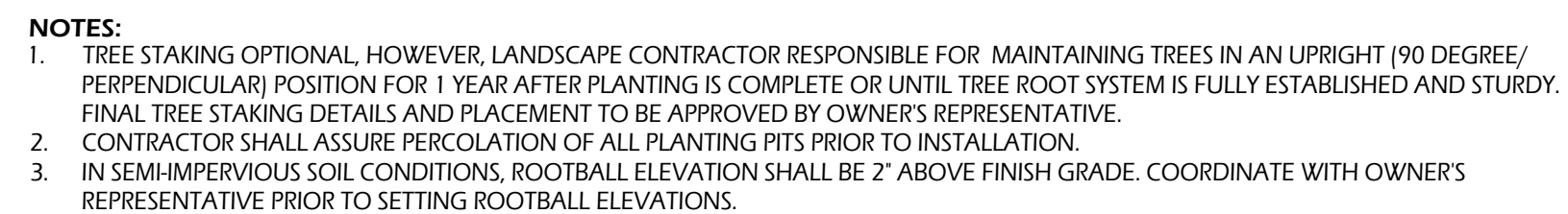
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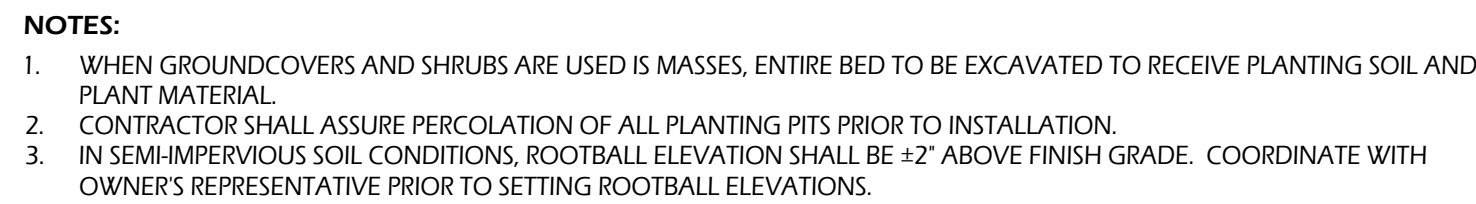
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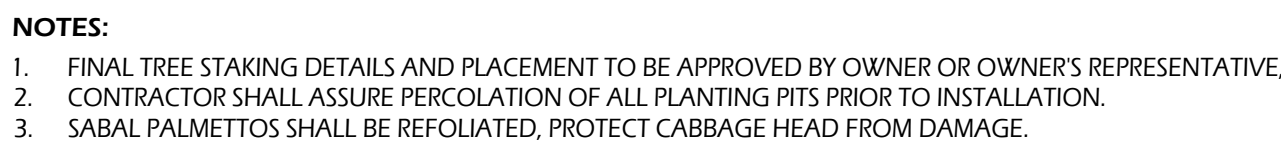
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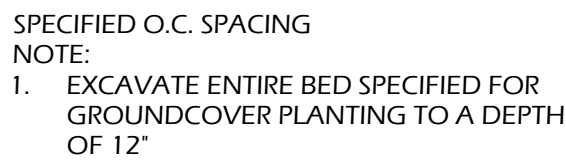
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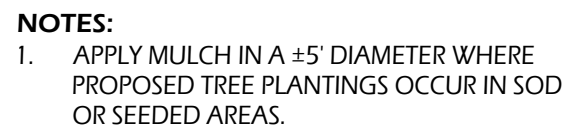


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TREES REMOVED IN MAY 2024 AS PART OF PERMIT
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SITE DEVELOPMENT PLANS
FOR
862 WILLIAM HILTON PARKWAY
BEACH PROPERTIES BUILDING
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	JAN 28, 2025
PROJECT NO.:	24095.01
DRAWN BY:	JC
CHECKED BY:	XX

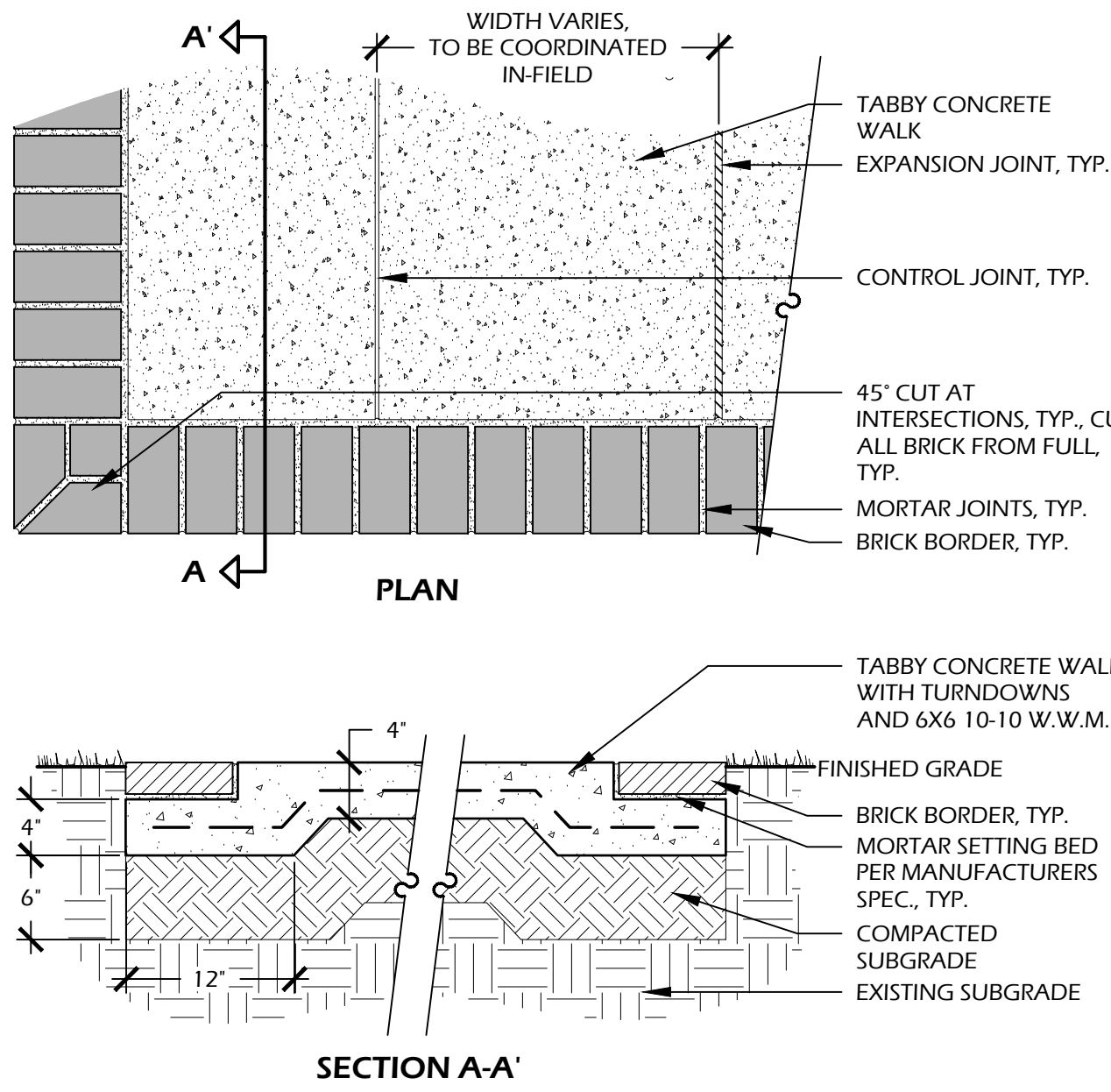
DRB SUBMITTAL
PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
**PLANT SCHEDULE AND
DETAILS**

DRAWING NUMBER

L50 1



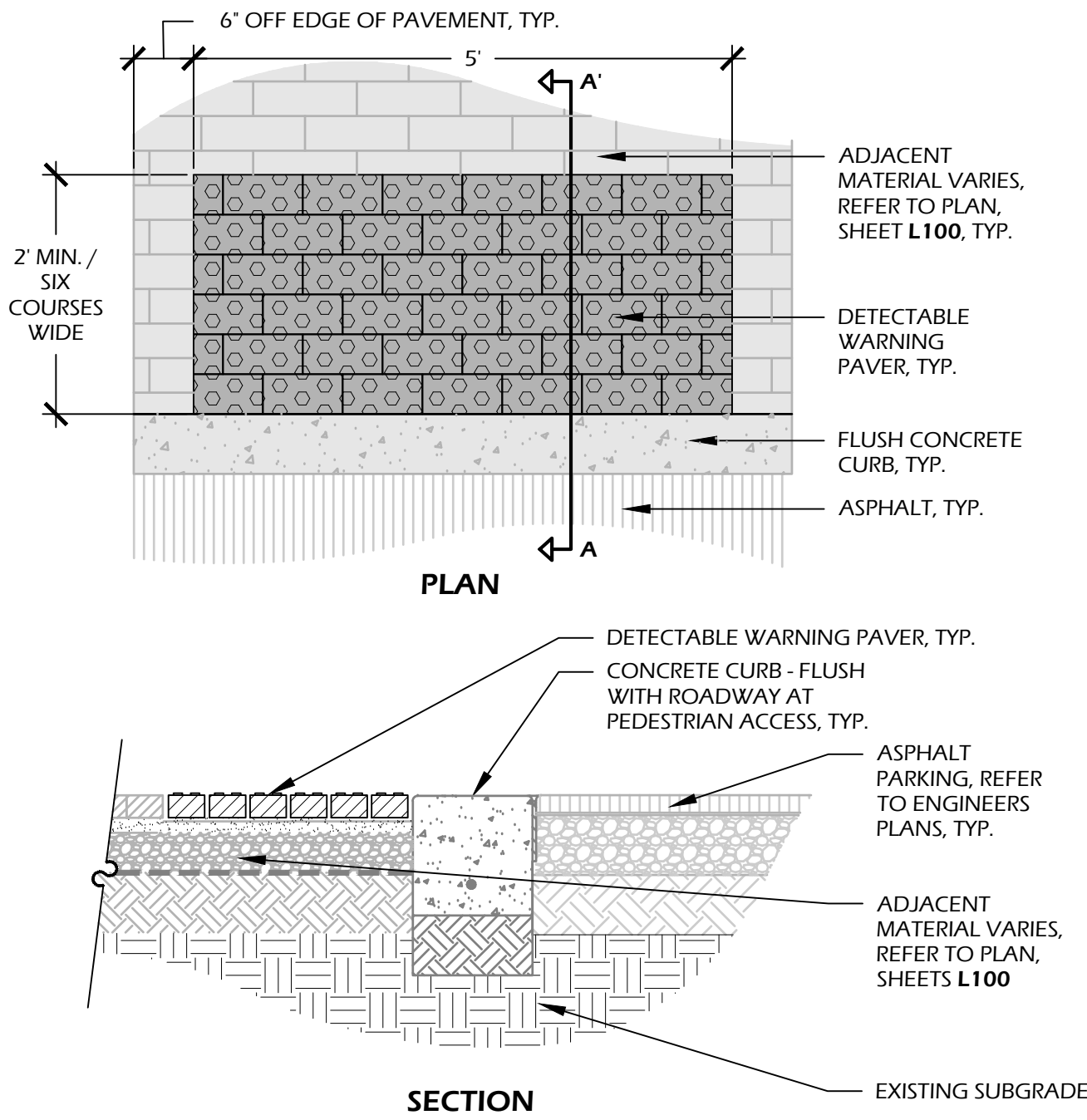
CONCRETE INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: TABBY SHELL

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: RUMBLER PAVES
COLOR: COCOA OR BLUFFS, TBD
PATTERN: SINGLE HEADER COURSE BORDER
JOINTS: 3/8" IVORY BLUFF 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 4X4" SAMPLE OF CONCRETE WITH 2 SIZES OF OYSTER SHELL FINISH FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.



BRICK MANUFACTURER INFORMATION:
MANUFACTURER: PINEHALL
BRICK: ADA TRUNCATED DOME PAVER
COLOR: CHARCOAL
PATTERN: RUNNING BOND
JOINTS: 3/8" IVORY BLUFF 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. REFER TO PLAN [SHEET L100] FOR LOCATION AND WIDTHS OF DETECTABLE WARNING PAVERS.
4. CONTRACTOR SHALL COORDINATE BORDERS, BANDING AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
6. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4X4" PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

1 // L600 TABBY CONCRETE WITH BRICK BORDERS
SCALE: 1" = 1'-0"

2 // L600 DETECTABLE PEDESTRIAN PAVING
SCALE: 3/4" = 1'-0"

SITE DEVELOPMENT PLANS
FOR

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

DATE: JAN 28, 2025
PROJECT NO.: 24095.01
DRAWN BY: JC
CHECKED BY: XX

DRB SUBMITTAL
PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS

DRAWING NUMBER
L600

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EXTERIOR RENOVATIONS TO TOWNE VACATION BEACH PROPERTIES OF HILTON HEAD

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

PERMIT REVIEW SET

SCHEDULE OF DRAWINGS

GENERAL	
G000	COVER SHEET
G001	LEGENDS AND ABBREVIATIONS
G101	CODE COMPLIANCE PLAN
STRUCTURAL	
S000	GENERAL NOTES
S001	GENERAL NOTES
S101	ENTRY CANOPY PLANS
S102	STORAGE ADDITION FOUNDATION PLANS
S103	STORAGE ADDITION ROOF FRAMING PLAN
S301	SECTIONS
S501	TYPICAL DETAILS
S502	TYPICAL DETAILS
S503	TYPICAL DETAILS
ARCHITECTURAL	
A001	PARTITION TYPES
AD101	DEMO PLAN FIRST FLOOR
AD102	DEMOLITION SECTION
A101	FIRST FLOOR NEW WORK PLAN
A102	FIRST FLOOR REFLECTED CEILING PLAN
A103	FIRST FLOOR ROOF PLAN
A201	ELEVATIONS
A301	SECTION
A302	SECTION
A303	SECTION
A601	DOOR SCHEDULE AND DETAILS
A602	STOREFRONT ELEVATION AND DETAILS
INTERIORS	
I101	FINISH SCHEDULE
MECHANICAL AND PLUMBING	
MP001	MECHANICAL & PLUMBING NOTES & LEGENDS
MP002	MECHANICAL & PLUMBING DETAILS & SCHEDULES
MPD101	FIRST FLOOR MECHANICAL & PLUMBING DEMOLITION PLAN
MP101	FIRST FLOOR MECHANICAL & PLUMBING PLAN
MP102	FIRST FLOOR ROOF MECHANICAL & PLUMBING PLAN
ELECTRICAL	
E001	ELECTRICAL NOTES AND LEGEND
E002	ELECTRICAL DETAILS
E050	ELECTRICAL SCHEDULES
ED101	EXTERIOR FIRST FLOOR POWER, LIGHTING, & SYSTEMS DEMOLITION PLAN
E101	EXTERIOR FIRST FLOOR POWER, LIGHTING, & SYSTEMS PLAN



ARCHITECT

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STURRE ENGINEERING

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Hilton Head, South Carolina 29926

Phone: (843) 929-9432

STRUCTURAL ENGINEER

BRITT, PETERS & ASSOCIATES, INC.

349 Coleman Boulevard, Suite 302

Mount Pleasant, South Carolina 29464

Phone: (843) 284-0400

PLUMBING - MECHANICAL - ELECTRICAL ENGINEER

DWG CONSULTING ENGINEERS

1009 Anna Knapp Blvd, Suite 200

Mount Pleasant, South Carolina 29464

Phone: (330) 204-9937



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BEACH PROPERTIES OF HILTON HEAD
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COVER SHEET

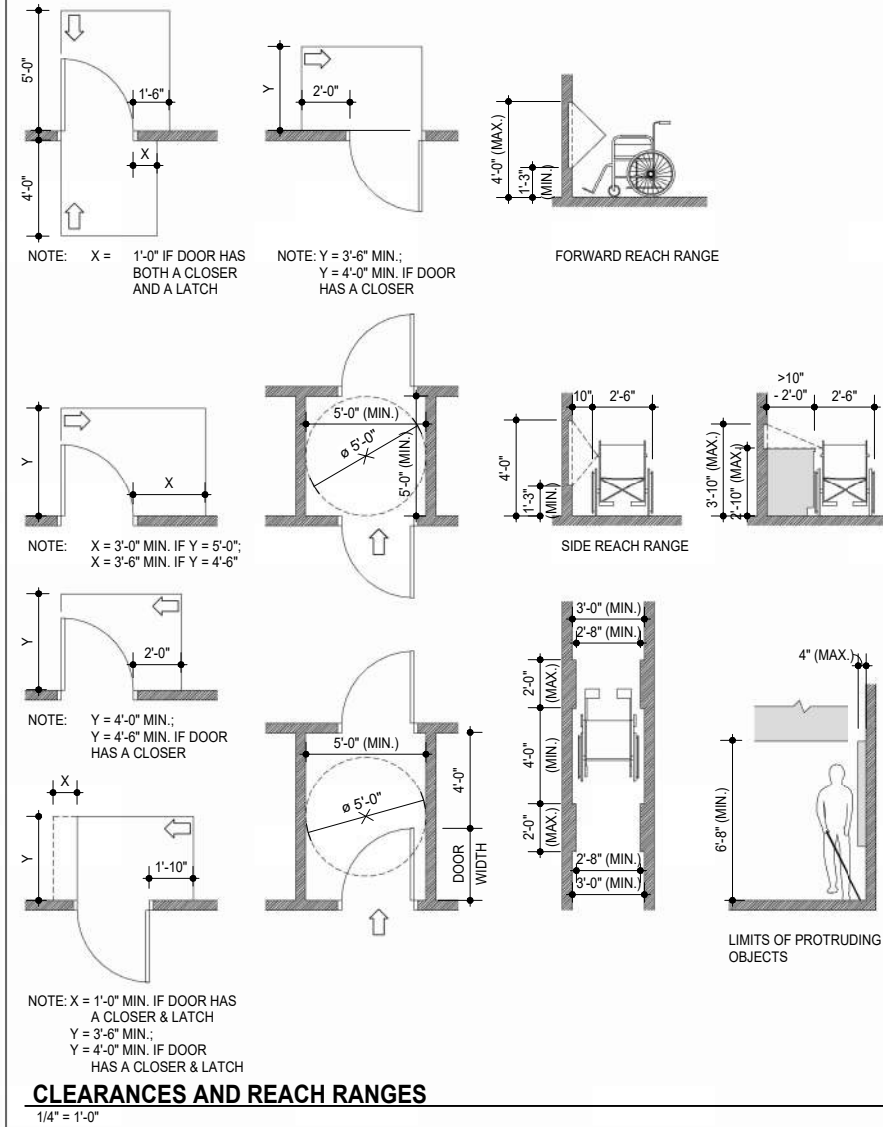
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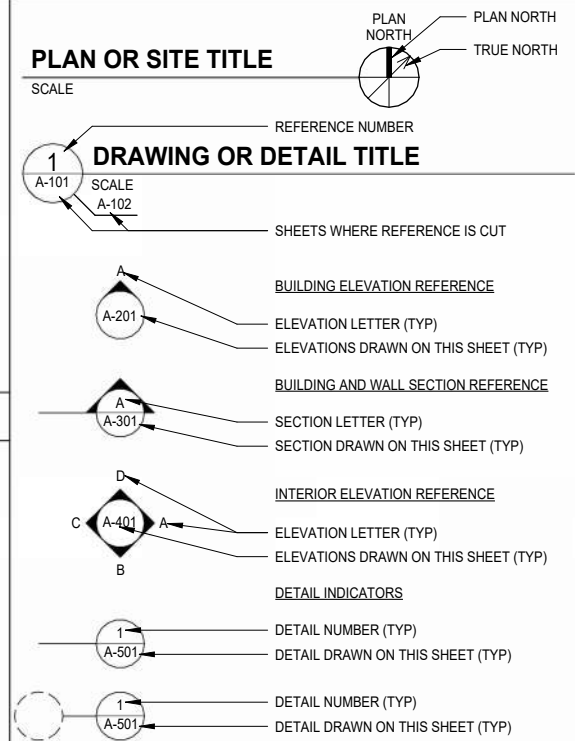
GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND SHALL COORDINATE THE WORK OF ALL TRADES. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, IN WRITING, BEFORE CONTINUING WORK.
2. UNLESS OTHERWISE INDICATED, EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF FOUNDATION WALL AND CENTERLINE OF STRUCTURAL COLUMNS. INTERIOR DIMENSIONS ARE TO FACE OF STUD AND CENTERLINE OF STRUCTURAL COLUMNS.
3. ALL BUILT IN WOOD NAILERS, BLOCKING AND PLYWOOD CONCEALED IN THE FINISHED CONSTRUCTION SHALL BE FIRE RETARDANT TREATED, UL LABEL. MEMBERS IN CONTACT WITH THE MASONRY OR CONCRETE OR CONCEALED WITHIN THE EXTERIOR WALL OR ROOF ASSEMBLIES SHALL BE EXTERIOR GRADE FIRE RETARDANT TREATED, UL LABEL PER SPECIFICATIONS.
4. SEE CIVIL DRAWINGS FOR FINISH FLOOR AND GRADE ELEVATIONS, SIDEWALK, CURBS, ETC.

ABBREVIATIONS

ADA	AMERICANS W/ DISABILITIES ACT	JBE	JOIST BEARING ELEVATION
AFF	ABOVE FINISHED FLOOR	H	HEIGHT
ACQUS	ACOUSTICAL	HM	HOLLOW METAL
ACT	ACOUSTICAL CEILING TILE	HOR	HORIZONTAL
ALUM	ALUMINUM	LVT	LUXURY VINYL TILE
APPROX	APPROXIMATELY	MANUF	MANUFACTURER
BD	BOARD	MECH	MECHANICAL
BEJ	BUILDING EXPANSION JOINT	MIN	MINIMUM
BTM	BOTTOM	MO	MASONRY OPENING
CLR	CLEAR	MTL	METAL
CO	CLEAN OUT	NIC	NOT IN CONTRACT
CONC	CONCRETE	NTS	NOT TO SCALE
COORD	COORDINATE	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OH	OPPOSITE HAND
CONT	CONTINUOUS	PLAM	PLASTIC LAMINATE
CJ	CONTROL JOINT	PNT	PAINT
D, DIA	DIAMETER	PREFAB	PREFABRICATED
DN	DOWN	REF	REFRIGERATOR
DS	DOWNSPOUT	REINF	REINFORCED
EA	EACH	RD	ROOF DRAIN
EWIC	ELECTRIC WATER COOLER	RO	ROUGH OPENING
EJ	EXPANSION JOINT	SB	SPLASH BLOCK
EFS	EXTERIOR FINISH SYSTEM	SIM	SIMILAR
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SS	SQUARE
EQ	EQUAL	SS	STAINLESS STEEL
EQUIP	EQUIPMENT	STRUCT	STRUCTURAL
EXIST	EXISTING	TERM	TERMINATE
EXT	EXTERIOR	TOS	TOP OF STEEL
FD	FLOOR DRAIN	TOM	TOP OF MASONRY
FEC	FIRE EXTINGUISHER CABINET	TYP	TYPICAL
		UON	UNLESS OTHERWISE NOTED
FRP	FIBERGLASS REINFORCED POLYESTER	VERT	VERTICAL
		VCT	VINYL COMPOSITION
FRT	FIRE RETARDANT TREATED		TILE
GA	GAUGE	W	WIDTH
GC	GENERAL CONTRACTOR	WD	WOOD
GWB	GYPNUM WALL BOARD	WSC	WOOD, SOLID CORE
GYP	GYPNUM	WH	WATER HEATER
INSUL	INSULATION		

SYMBOL LEGEND



	ROOM NAME AND NUMBER REFERENCE		HAZARDOUS MATERIAL NOTES
	DOOR NUMBER REFERENCE		REVISION MARKER
	WINDOW MARKER SEE SHEET A-XXX		
	REFERENCE HEIGHT AFF		
	NEW WORK NOTES		
	DEMOLITION WORK NOTES		

MATERIAL LEGEND

	BATT INSULATION		FINISHED WOOD
	BRICK		GRAVEL
	CONCRETE		GYPSUM BOARD OR SHEATHING
	CONCRETE MASONRY UNITS		PLYWOOD
	CONTINUOUS BLOCKING		RIGID INSULATION
	EARTH		STEEL



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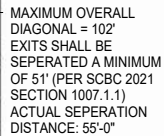
LEGENDS AND ABBREVIATIONS

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24013

G001



1/8" = 1'-0"

A. USE THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, SPECIFICATIONS, AND SHOP DRAWINGS.

B. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONTRACT DOCUMENTS AND LATEST ADDENDA, AS WELL AS SUBMITTING TO ALL SUBGOVERNMENT AGENCIES AND SUPPLIERS PRIOR TO SUBMITTING SHOP DRAWINGS.

C. DO NOT SCALE DRAWINGS OR AUTO-DIMENSION ELECTRONIC FILES. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES IN WRITING PRIOR TO FABRICATION OR CONSTRUCTION.

D. COMPARE ALL CONTRACT DRAWINGS AND REPORT ANY DISCREPANCIES BETWEEN DISCIPLINES, AND WITHIN A GIVEN DISCIPLINE, TO THE ARCHITECT AND ENGINEER PRIOR TO FABRICATION AND ERECTION.

E. IF A CONFLICT EXISTS AMONG THE STRUCTURAL DRAWINGS OR GENERAL NOTES, THE STRICTEST REQUIREMENTS, AS INDICATED BY THE ENGINEER, GOVERN.

F. COORDINATE ALL ELEVATIONS AND DIMENSIONS, INCLUDING BUT NOT LIMITED TO: OPENINGS IN WALLS AND IN ROOF AND FLOOR SLABS, WITH THE ARCHITECTURAL, PLUMBING, ELECTRICAL, AND MECHANICAL PLANS.

G. VERIFY ALL DIMENSIONS, ELEVATIONS, AND ANY OTHER EXISTING CONDITIONS. NOTIFY THE ARCHITECT AND ENGINEER OF DISCREPANCIES BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. DURING THE CONSTRUCTION PROCESS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF THE EXISTING STRUCTURE AND TO PROTECT FROM DAMAGE ANY PORTIONS THAT REMAIN. THE SHORING AND BRACING SHOWN (IF ANY) IS A PARTIAL AND SCHEMATIC REPRESENTATION OF THE ERECTION PROCEDURE TO ENSURE THE STABILITY AND SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION.

H. THE COMPLETED LATERAL-FORCE RESISTING SYSTEMS (LFRS), INCLUDING THE DIAPHRAGMS, ARE REQUIRED TO RESIST LATERAL LOADS AND PROVIDE STABILITY UNDER GRAVITY LOADS. DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING STABILITY DURING CONSTRUCTION TO MAINTAIN THE STABILITY AND SAFETY OF ALL STRUCTURAL ELEMENTS UNTIL THE LATERAL-LOAD RESISTING OR STABILITY-PROVIDING SYSTEM IS COMPLETELY INSTALLED AND THE STRUCTURE IS COMPLETELY TIED TOGETHER.

I. UNLESS NOTED OTHERWISE, DETAILS SHOWN ARE TYPICAL FOR ALL SIMILAR CONDITIONS.

J. THE ARCHITECT IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS, AS WELL AS SAFETY PRECAUTIONS AND PROGRAMS.

K. BRITT, PETERS & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, NOR FAILURE TO PERFORM WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING MEANS AND METHODS TO ENSURE STRUCTURAL INTEGRITY. MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO, STEEL/CONCRETE COATINGS, SEALANTS, CAULKED JOINTS, EXPANSION JOINTS, CONTROL JOINTS, SPALLS, AND CRACKS IN CONCRETE, AND CLEANING OF EXPOSED STRUCTURAL ELEMENTS.

A. STRUCTURAL DRAWINGS ARE BASED ON THE REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE, 2021 SOUTH CAROLINA BUILDING CODE AND THE REFERENCED SECTIONS WITHIN.

B. DEAD LOADS:

1. ROOF SYSTEMS:

a. STEEL (20 PSF TOTAL)

1. STRUCTURE 6 PSF

2. MEP 4 PSF

3. INSULATION AND ROOFING 10 PSF

C. LIVE LOADS:

1. LIVE LOADS ARE BASED ON THE MORE RESTRICTIVE OF THE UNIFORM LOAD OR THE CONCENTRATED LOAD LISTED ACTING OVER A 6.25 SQUARE FOOT AREA. LIVE LOADS HAVE BEEN REDUCED AS PRESCRIBED IN THE AFOREMENTIONED BUILDING CODE.

D. DESIGN SNOW LOADS:		
1. GROUND SNOW LOAD:	P _G	0 PSF
E. DESIGN WIND LOADS:		
1. BASIC WIND SPEED:	V _{ULT}	142 MPH (3-SEC GUST)
2. BASIC WIND SPEED:	V _{ASD}	110 MPH (3-SEC GUST)
3. RISK CATEGORY:	II	
4. WIND EXPOSURE:	B	
5. INTERNAL PRESSURE COEFF:	GC _{Pi}	±0.18
6. COMPONENTS & CLADDING WIND PRESSURES (ULTIMATE):		

WIDTH OF ZONE, $a = 5.4 \text{ FT}$	
F. SEISMIC LOADS:	
1. RISK CATEGORY:	II
2. SEISMIC IMPORTANCE FACTOR:	$I_e = 1.0$
3. SHORT PERIOD SPECTRAL RESPONSE ACCELERATION:	$S_s = 0.431 \text{ g}$
4. 1-SEC PERIOD SPECTRAL RESPONSE ACCELERATION:	$S_1 = 0.145 \text{ g}$
5. SITE CLASS:	D (ASSUMED)
6. SHORT PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION:	$S_{DS} = 0.418 \text{ g}$
7. 1-SEC PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION:	$S_1 = 0.223 \text{ g}$
8. SEISMIC DESIGN CATEGORY:	D
9. BASIC SEISMIC-FORCE RESISTING SYSTEM:	
A. ENTRY CANOPY:	STEEL SYSTEMS NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE
B. STORAGE ADDITION:	LIGHT FRAME WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
10. DESIGN BASE SHEAR:	
A. ENTRY CANOPY:	$V = 0.84 \text{ K}$
B. STORAGE ADDITION:	$V = 1.5 \text{ K}$
11. SEISMIC RESPONSE COEFFICIENT:	
A. ENTRY CANOPY:	$C_s = 0.14$
B. STORAGE ADDITION:	$C_s = 0.06$
12. RESPONSE MODIFICATION FACTOR:	
A. ENTRY CANOPY:	$R = 3$
B. STORAGE ADDITION:	$R = 6.5$
13. ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE

A. REMOVE STRUCTURE FROM TOP DOWN. DO NOT ALLOW DEBRIS TO PILE UP OR FALL ON SLABS TO REMAIN. USE PLYWOOD AND/OR OTHER MEANS TO PROTECT SLABS FROM DAMAGE. REPAIR OR REPLACE DAMAGED SLABS, BEAMS, OR OTHER COMPONENTS AS DIRECTED BY OWNER.

B. THESE DRAWINGS ARE INTENDED TO DEFINE LIMITS OF STRUCTURAL ELEMENT REMOVAL, AND PRECAUTIONS FOR PREVENTING DAMAGE TO STRUCTURE TO REMAIN. REFER ARCHITECTURAL DEMOLITION DRAWINGS FOR ADDITIONAL INFORMATION.

C. FOLLOW THESE GUIDELINES FOR STEEL MEMBER REMOVAL:

1. BOLTED CONNECTIONS MAY BE REMOVED BY WITHDRAWING BOLTS AFTER SUPPORTED MEMBERS HAVE BEEN REMOVED
2. TO PREVENT DAMAGE TO COLUMNS INTENDED TO REMAIN; DO NOT BURN OFF BEAM/GIRDER CONNECTION AT THE FACE OF THE COLUMN. OUTSTANDING LEGS OF CONNECTION ANGLES MAY BE BURNED OFF.
3. SIMILARLY, WHERE BEAMS TO BE REMOVED ARE CONNECTED TO GIRDERS OR OTHER BEAMS WHICH WILL REMAIN, DO NOT BURN OFF CORNER BEAMS AT THE FACE OF THE MEMBER TO REMAIN.

D. FIELD VERIFY ALL EXISTING CONDITIONS. SUBMIT A WRITTEN REPORT IDENTIFYING DEVIATIONS FROM THE EXISTING STRUCTURE INDICATED.

E. INSTALL TEMPORARY SHORING AND BRACING OF STRUCTURE AS REQUIRED.

F. CONTACT THE ENGINEER FOR QUESTIONABLE LOCATIONS OR SPECIAL CONDITIONS NOT INDICATED.

G. SUBMIT DETAILS AND CALCULATIONS OF SHORING, BRACING, AND REPAIR CONSTRUCTION REQUIRED, INCLUDING PHASING, STAGING, SEQUENCE. SUBMITTAL MUST BE SEEN BY A REGISTERED PROFESSIONAL ENGINEER, RETAINED BY THE CONTRACTOR. PROVIDE SUBMITTAL TO SPECIAL INSPECTION AGENCY FOR REVIEWING THE INSTALLED SHORING/BRACING, PRIOR TO PROCEEDING WITH WORK.

- A. AN ALLOWABLE BEARING CAPACITY OF 1,500 PSF HAS BEEN ASSUMED AND MUST BE CONFIRMED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
- B. ALL SOILS WORK, INCLUDING BACKFILL OF UTILITY TRENCHES AND THE VERIFICATION OF BEARING CAPACITY MUST BE UNDER THE CLOSE PERSONAL SUPERVISION AND IMMEDIATE APPROXIMITY OF UTILITY TRENCHES TO BUILDING FOUNDATION SYSTEM MUST BE AS APPROVED BY THE GEOTECHNICAL ENGINEER TO ENSURE INTEGRITY OF THE BEARING SOILS.
- C. ALL FOUNDATIONS BEAR ON UNDISTURBED EARTH OR ENGINEERED FILL AT ELEVATIONS SHOWN ON PLANS AND DETAILS. COORDINATE FINAL TOP OF FOOTING ELEVATIONS WITH THE ARCHITECTURAL ELEVATIONS, MEP DRAWINGS, AND CIVIL GRADING PLANS PRIOR TO PLACEMENT. FOUNDATION STRESS INDICATED ARE APPROXIMATE, UNLESS NOTED OTHERWISE, AND MUST BE FIELD COORDINATED. THE BOTTOM OF EXTERIOR FOUNDATION ELEVATIONS MUST BE BELOW THE FROST DEPTH ELEVATION 12 INCHES MEASURED FROM THE EXTERIOR FINISH GRADE.
- D. BEAR FLOOR SLABS ON 4 INCH MINIMUM DRAINAGE COURSE (COMPACTED STONE) UNLESS NOTED OTHERWISE IN THE GEOTECHNICAL REPORT OR DRAWINGS. PLACE THE VAPOR RETARDER BETWEEN THE DRAINAGE COURSE AND THE SLAB. VAPOR RETARDER IS ASTM E1745, CLASS B, 10 MIL UNLESS NOTED OTHERWISE. PLACE, PROTECT, AND REPAIR PER ASTM E1643 AND MANUFACTURER'S INSTRUCTIONS.
- E. IF THE FINAL FOUNDATION OF CONCRETE UNTIL ALL FOUNDATION WORK HAS BEEN COORDINATED WITH UNDERGROUND UTILITIES, NOTIFY THE ENGINEER OF ALL CONFLICTS BETWEEN FOUNDATIONS AND UTILITIES.
- F. ALL FOUNDATIONS, OR PORTIONS THEREOF BELOW GRADE, MAY BE EARTH FORMED BY NEAT EXCAVATIONS. DO NOT PLACE FOUNDATIONS, SLABS, OR OTHER CONCRETE ON FROZEN SUBGRADE OR IN STANDING WATER.
- G. CENTER ALL FOUNDATIONS ON WALLS AND/OR COLUMNS, UNLESS NOTED OTHERWISE.
- H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE TRENCHING AND PROPOSED CONSTRUCTION DEWATERING PLAN TO THE GEOTECHNICAL ENGINEER FOR REVIEW PRIOR TO EXCAVATION.
- I. DO NOT PLACE UNBALANCED BACKFILL UNLESS OTHERWISE BRACED OR SUPPORTED AGAINST OVERTURNING.

A. CONCRETE MUST CONFORM TO THE CONCRETE PROPERTIES SPECIFIED IN THE CONCRETE PROPERTIES TABLE.

B. CONCRETE MUST HAVE ALLOWABLE UNIT SHRINKAGE OF 0.045% AT 28 DAYS (SEE ASTM C157).

C. SLABS TO RECEIVE MOISTURE SENSITIVE FLOOR COVERINGS MUST HAVE MAXIMUM WATER/CEMENTitious MATERIAL RATIO OF 0.45.

D. CONCRETE CONSTRUCTION MUST CONFORM TO THE CURRENT "ACI MANUAL OF CONCRETE PRACTICE".

E. ALL CONCRETE PLACEMENT SHALL ADHERE TO APPLICABLE SECTIONS OF ACI 305 AND ACI 306 FOR HOT WEATHER/COLD WEATHER CONCRETE PLACEMENT.

F. CONCRETE MATERIALS MUST CONFORM TO THE FOLLOWING SPECIFICATIONS:

- 1. PORTLAND CEMENT: ASTM C150, TYPE I OR II
- 2. AGGREGATE (NORMAL WEIGHT): ASTM C33

G. ALL REINFORCEMENT MUST CONFORM TO THE FOLLOWING SPECIFICATIONS:

- 1. ALL REINFORCING, UNO: ASTM A615 GRADE 60
- 2. WELDED WIRE REINFORCEMENT (WWR):
 - a. SMOOTH WIRE: ASTM A1064 (65 KSI)
 - b. POLYPROPYLENE FIBRILLATED FIBER MAY BE USED TO SUBSTITUTE WWR IN SLABS ON GRADE WHEN ADDED TO CONCRETE MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND RECOMMENDED DOSAGES.

H. REINFORCEMENT DETAILING:

- 1. DETAIL AND PLACE REINFORCEMENT IN ACCORDANCE WITH ACI 315.
- 2. DEVELOPMENT AND SPLICE LENGTHS ARE IN TENSION UNLESS NOTED OTHERWISE. REFER TO THE REINFORCING BAR LAP LENGTH SCHEDULE ON THE TYPICAL DETAIL SHEETS.
- 3. LAP WWR ONE CROSSWIRE SPACING PLUS 2".
- 4. INSTALL CORNER BARS AT ALL FOOTINGS AND WALL INTERSECTIONS TO MATCH HORIZONTAL REINFORCING SIZE AND SPACING. AT INTERSECTIONS OF CONTINUOUS SPREAD FOOTINGS, EXTEND ALL BARS TO FAR SIDE OF INTERSECTING FOOTING.
- 5. INSURE AND SECURE REINFORCEMENT TO PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT. PROVIDE THE FOLLOWING CONCRETE COVER FOR REINFORCING ACI 318 SECTION 7.7 AND IBC TABLE 720.1, UNLESS SPECIFICALLY NOTED OTHERWISE:
 - a. CAST AGAINST EARTH: #5 & SMALLER 3"
 - b. EXPOSED TO WEATHER: #1 & SMALLER 1 1/2"
 - c. SLABS, WALLS, JOISTS: #1 & SMALLER 3/4"
- 6. INSTALL DOWELS TO MATCH REINFORCEMENT SIZE AND SPACING INDICATED, UNLESS NOTED OTHERWISE.

I. CAST FOUNDATION WALLS, GRADE BEAMS, AND FOOTINGS IN ALTERNATE PANELS NOT TO EXCEED 60'-0" IN LENGTH. INSTALL SHEAR KEYS AT EACH CONSTRUCTION JOINT AND LOCATED AT 1/3 POINTS OF SPANS.

J. TEMPORARILY BRACE CONCRETE WALLS AGAINST EARTH PRESSURE AND OTHER FORCES UNTIL FLOOR SLABS AND PERMANENT SUPPORTS ARE IN PLACE AND HAVE ATTAINED REQUIRED STRENGTH.

K. DO NOT USE HORIZONTAL CONSTRUCTION JOINTS IN CONCRETE POURS UNLESS SHOWN ON THE DRAWINGS. THE ENGINEER MUST APPROVE ALL DEVIATIONS OR ADDITIONAL JOINTS IN WRITING.

L. CAST SLABS AND BEAMS/JOISTS MONOLITHICALLY UNLESS NOTED OTHERWISE.

M. CHAMFER ALL PERMANENTLY EXPOSED CONCRETE EDGES 3/4" INCH, UNLESS NOTED OTHERWISE.

N. REFERENCE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATIONS OF OPENINGS AND SLEEVES IN CONCRETE WALLS AND SUPPORTED FLOORS. SPREAD REINFORCEMENT AT OPENINGS AND SLEEVES UNLESS OTHERWISE INDICATED. DO NOT CUT REINFORCEMENT.

O. SLOPE CONCRETE SLABS TO FLOOR DRAINS SHOWN ON A MECHANICAL, PLUMBING, CIVIL, AND ARCHITECTURAL DRAWINGS.

P. BOND NEW CONCRETE TO HARDENED CONCRETE WITH A STRUCTURAL ADHESIVE BONDING AGENT PER ASTM C1059. INSTALL REINFORCEMENT AS SHOWN.

Q. NO HOLES OR OPENINGS THROUGH FOUNDATION WALLS AND/OR FOOTINGS WITHOUT ENGINEER'S APPROVAL.

R. DO NOT EMBED ALUMINUM IN CONCRETE.

CONCRETE PROPERTIES TABLE NOTES:

1. MINIMUM STRENGTH AND MAXIMUM DENSITY MEASURED AT 28 DAYS.
2. NWT = NORMAL WEIGHT CONCRETE
3. DURABILITY CLASSIFICATION INDICATES CONCRETE REQUIREMENTS BY EXPOSURE CLASS, REFER TO TABLE 19.3.2.1 OF ACI 318.

HOT ROLLED STEEL BARS, PLATES, SHAPES, AND SHEET PILING MUST BE NEW STEEL CONFORMING TO ASTM A6. FABRICATE AND INSTALL STEEL IN ACCORDANCE WITH AISC 303 "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND AISC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".

B. STRUCTURAL STEEL IS AS FOLLOWS, UNLESS NOTED OTHERWISE:

1. WIDE FLANGE AND WT-SHAPES:	ASTM A992	Fy = 50 KSI
2. STEEL PIPE:	ASTM A53, GRADE B	Fy = 35 KSI
3. RECTANGULAR AND SQUARE HSS:	ASTM A500, GRADE C	Fy = 50 KSI
4. ALL OTHER STRUCTURAL STEEL:	ASTM A36	Fy = 36 KSI
5. ANCHOR RODS:	ASTM F1554, GRADE 36	
6. STIFFENER PLATES AND DOUBLER PLATES:	ASTM A572, GRADE 50	

C. CENTER COLUMNS AND BEAMS ON GRID LINES UNLESS NOTED OTHERWISE.

D. CONNECTIONS:

DESIGN ALL STEEL CONNECTIONS NOT COMPLETELY DETAILED ON THESE DRAWINGS FOR THE FACTORED LOAD AND RESISTANCE FACTOR DESIGN (LRFD) FORCES INDICATED. SUBMIT CONNECTION CALCULATIONS AND DETAILS TO THE ARCHITECTURAL PROFESSIONAL ENGINEER. CONNECTION ENGINEER MUST REVIEW STEEL SHOP DRAWINGS FOR CONNECTION SCOPE ITEMS AND SUBMIT A SEALED LETTER SUMMARIZING THE REVIEW PER AISC 303. SHOP DRAWINGS CONTAINING CONNECTIONS FOR WHICH CALCULATIONS HAVE NOT BEEN RECEIVED WILL BE RETURNED AS AN INCOMPLETE SUBMITTAL. CONNECTION ECCENTRICITY MUST BE TAKEN INTO ACCOUNT WHEN DESIGNING AND DETAILING THE CONNECTIONS. UNLESS NOTED OTHERWISE, THE CONNECTION ENGINEER SHALL DESIGN THE FOLLOWING CONNECTIONS:

- 1. BEAM SHEAR CONNECTIONS
- 2. BEAM MOMENT CONNECTIONS

E. BOLT CONNECTIONS (UNLESS OTHERWISE NOTED OR REQUIRED):

- 1. BOLTS: ASTM F3125, GRADE A325
- 2. WASHERS: ASTM F436, TYPE 1
- 3. NUTS: ASTM A563, GRADE DH
- 4. CONNECT A MINIMUM OF ONE-HALF (1/2) THE DEPTH OF THE MEMBER.
- 5. UNLESS NOTED OTHERWISE, BOLTS MAY BE TIGHTENED TO THE "SNUG TIGHT" CONDITION IN LIEU OF PRETENSIONING, EXCEPT FOR SLIP CRITICAL CONNECTIONS WHICH ARE PRETENSIONED USING CLASS A CONTACT SURFACES. USE SLIP CRITICAL CONNECTIONS FOR ALL BOLTED MOMENT CONNECTIONS. USE BEARING CONNECTIONS WITH THREADS INCLUDED AS AT OTHER CONNECTIONS.
- 6. PRETENSION ANCHOR RODS AT LATERAL-FORCE-RESISTING-SYSTEM (COLUMNS, MOMENT FRAMES, ETC.)

F. WELD CONNECTIONS (UNLESS NOTED OTHERWISE):

- 1. WELDING IN ACCORDANCE WITH AWS D1.1, "STRUCTURAL WELDING CODE - STEEL".
- 2. USE E70XX (SMAW), F7XX-EXXX (SAW), E70TS-X (GMAW), OR E7XT-X (FCAW) ELECTRODES FOR WELDING, UNLESS NOTED OTHERWISE.
- 3. SHOW ALL FIELD WELDS REQUIRED ON ERECTION DRAWINGS.
- 4. USE CONTINUOUS 1/4" FILLET WELDS UNLESS NOTED OTHERWISE.

G. CUTS INDICATED ON THE DRAWINGS, OR AS REQUIRED FOR OTHER TRADES, MUST BE MADE IN THE SHOP AND SHOWN ON THE SHOP DRAWINGS. FIELD PERFORMED HOLES OR CUTS ARE NOT PERMITTED WITHOUT ENGINEER APPROVAL.

H. IN MINIMUM 1/2" IC SHRINKAGE-RESISTANT GROUT BELOW BASE PLATES, IN ACCORDANCE WITH ASTM C107 AND A MINIMUM STRENGTH OF 6,000 PSI.

I. FABRICATE STRUCTURAL STEEL WITH ONE COAT OF SHOP PRIMER EXCEPT THE FOLLOWING MEMBERS: GALVANIZED SURFACES, SLIP CRITICAL SURFACES, SURFACES TO BE FIELD WELDED, SURFACES TO RECEIVE FIRE PROOFING, OR UNLESS NOTED OTHERWISE. COORDINATE AREAS TO BE FIREPROOFED WITH ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION.

J. GALVANIZE STRUCTURAL STEEL: ASTM A123 OR ASTM A153. GALVANIZE AFTER FABRICATION. GALVANIZE ALL EXTERIOR EXPOSED STEEL, UNLESS NOTED OTHERWISE. REPAIR DAMAGED GALVANIZED COATINGS IN ACCORDANCE WITH ASTM A780.

K. UNLESS NOTED OTHERWISE, THE TOP OF ALL STEEL COLUMNS ARE FABRICATED WITH A STEEL CAP PLATE - MINIMUM CAP PLATE DIMENSIONS MATCH COLUMN WIDTH AND DEPTH, AND MINIMUM THICKNESS OF CAP PLATE EQUALS COLUMN WEB THICKNESS (1/2" MINIMUM).

L. COORDINATE THE EXACT LOCATION AND SIZE OF ALL OPENINGS FOR MECHANICAL EQUIPMENT WITH THE MECHANICAL CONTRACTOR PRIOR TO FABRICATION.

M. REFERENCE THE ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL STEEL (IF ANY) NOT INDICATED ON THE STRUCTURAL DRAWINGS.

A. DESIGN, FABRICATE, AND ERECT STEEL DECKING PER THE STEEL DECK INSTITUTE (SDI) "DESIGN MANUAL FOR COMPOSITE DECKS, FORM DECKS, AND ROOF DECKS" AND AISI "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".

B. SPAN DECK PERPENDICULAR TO THE SUPPORTS WITH A MINIMUM OF THREE SPAN CONTINUOUS, UNLESS NOTED OTHERWISE. ATTACH STEEL DECK TO ALL SUPPORTS INDICATED.

C. INSTALL STEEL DECK WITH SUFFICIENT BEARING AT END AND INTERMEDIATE SUPPORTS TO PREVENT WEB CRIPPLING (1 1/2" AND 3", RESPECTIVELY).

D. SHORE DECKING AS REQUIRED WITH MINIMUM SHORING BEAM WIDTHS PER THE DECK MANUFACTURER'S RECOMMENDATIONS.

E. COORDINATE LOCATIONS AND DETAILS OF MECHANICAL EQUIPMENT, DECK OPENING SLEEVES, INSERTS, ETC. PRIOR TO FABRICATION. ADD STEEL SUPPORTS ON ALL SIDES OF DECK OPENINGS MEASURING GREATER THAN 12" ON ANY SIDE. SPAN SUPPORTS BETWEEN ADJACENT BEAMS OR JOISTS ON TWO SIDES, UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS. USE 1x5x5/16 ANGLES FOR SPANS EXCEEDING 6'-0" AND 1x3x3/4 ANGLES FOR SPANS LESS THAN 6'-0". COORDINATE OPENING SIZES, LOCATIONS, AND DETAILS WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.

F. INSTALL CELL CLOSURES, COLUMN CLOSURES, FINISH STRIPS, GIRDER FILLERS, POUR STOPS, AND ATTACHMENTS AS REQUIRED TO ACHIEVE A COMPLETE SYSTEM. UNLESS NOTED OTHERWISE, INSTALL POUR STOPS OF LENGTH, DEPTH, AND GAGE APPROPRIATE FOR OVERHANG AND SLAB DECK INDICATED.

G. WELD 1x3x3/16 STEEL ANGLES TO FACE OF COLUMNS TO SUPPORT FLOOR DECK WHERE DECKING IS CUT AROUND COLUMNS.

H. COMPLY WITH AWS D1.3 "STRUCTURAL WELDING CODE - SHEET STEEL" FOR DECK WELDS. USE WELDING WASHERS FOR DECK THINNER THAN 0.028 INCHES.

I. SUBMIT SEALED CALCULATIONS FOR ALTERNATE DECK FASTENERS PRIOR TO FABRICATION.

J. DO NOT CUT CONDUIT IN ELEVATED SLABS WITHOUT ENGINEER APPROVAL. CONDUIT OUTER DIAMETER CANNOT EXCEED 1/3 OF THE SLAB THICKNESS ABOVE THE DECK.

K. DO NOT SUPPORT PERMANENT LOADS SUCH AS SUSPENDED CEILINGS, LIGHT FIXTURES, DUCTS, OR OTHER UTILITIES FROM STEEL ROOF DECK.

L. WIRE BRUSH AND TOUCH-UP ALL SCARRED, ABRADED, WELDED, AND CORRODED AREAS OF ROOF DECK WITH PRIMER BEFORE APPLYING FINISHES.

M. ROOF DECK:

1. MINIMUM SECTION PROPERTIES:

DECK TYPE	DESIGN THICKNESS (IN)	FINISH	Ip*4	SECTION PROPERTIES			
				Sp (IN ² /FT)	Im*4	Sn (IN ² /FT)	Fy (KSI)
1.5B22	0.0295	PAINTED	0.155	0.186	0.183	0.192	33

2. DECK ATTACHMENT:

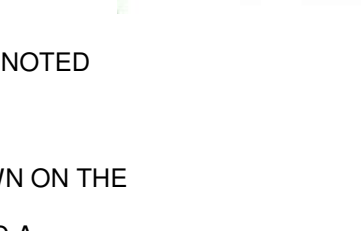
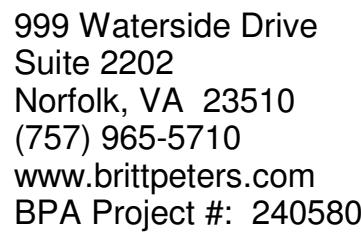
a. *SURSON STRONG-TIE STRONG-DRIVE #12-24 XL SCREW IN 3/64" PATTERN AT SUPPORTS*

2. SIMPSON STRONG-TIE STRONG-DRIVE #12-24 XL SCREW AT 12" OC AT DIAPHRAGM BOUNDARIES*

3. 3-#10 SIDELAP SCREWS PER DECK SPAN

*5/8" DIA PUDDLE WELD WHERE SUPPORT MEMBER THICKNESS EXCEEDS 3/8".

2. DECK ATTACHMENT:
 1. SIMPSON STRONG-TIE STRONG-DRIVE #12-24 XL SCREW IN 3/4" PATTERN AT SUPPORTS*
 2. SIMPSON STRONG-TIE STRONG-DRIVE #12-24 XL SCREW AT 12" OC AT DIAPHRAGM BOUNDARIES*
 3. 3-#10 SIDELAP SCREWS PER DECK SPAN
 * 5/8" DIA PUDDLE WELD WHERE SUPPORT MEMBER THICKNESS EXCEEDS 3/8".



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TOWNE VACATION BEACH PROPERTIES OF HILTONHEAD

GENERAL NOTES

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NOTE: THIS SHEET TO BE PRINTED IN COLOR

COLD-FORMED STEEL FRAMING

- A. THE FOLLOWING COLD-FORMED STEEL FRAMING HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICAN IRON AND STEEL INSTITUTE "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" (AISI S100):
1. ROOF RAFTERS
 2. LOAD-BEARING WALLS
- B. DESIGN ALL OTHER COLD-FORMED STEEL FRAMING NOT LISTED ABOVE (NON LOAD-BEARING WALLS, CLADDING, ETC.) IN ACCORDANCE WITH AISI S100 FOR DESIGN CRITERIA AND CONDITIONS INDICATED. SUBMIT SHOP DRAWINGS AND CALCULATIONS SEALED BY A REGISTERED PROFESSIONAL ENGINEER FOR THE DESIGN OF COLD-FORMED STEEL FRAMING AND CONNECTIONS, INCLUDING DESIGN LOADINGS AND REACTIONS APPLIED TO THE SUPPORTING STRUCTURE.
- C. DETAIL MEMBERS AND CONNECTIONS FOR ALL FRAMING CONDITIONS, INCLUDING WALLS, CORNERS, HEADERS, AND JAMBS. SOME CONDITIONS MAY REQUIRE MODIFICATION OF COLD-FORMED FRAMING MEMBERS (SUCH AS NOTCHING OR REVISING SIZES) OR MULTIPLE STUDS TO SUPPORT INCREASED LOADS. CONTRACTOR COORDINATE ALL CONDITIONS, CONNECTIONS, AND DETAILS.
- D. FABRICATION AND INSTALLATION MUST BE IN ACCORDANCE WITH AISI "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" AND MANUFACTURER INSTRUCTIONS. INSTALL MANUFACTURER'S RECOMMENDED STANDARD TRACK, CLIP ANGLES, BRACING, REINFORCEMENTS, FASTENERS, AND ACCESSORIES FOR THE APPLICATIONS INDICATED AND AS NEEDED FOR A COMPLETE FRAMING SYSTEM. TEMPORARY (CONSTRUCTION) BRACING OF FRAMING MEMBERS (PRIOR TO SHEATHING INSTALLATION) IS BY THE CONTRACTOR PER AISI AND MANUFACTURER RECOMMENDATIONS.
- E. COLD-FORMED STEEL MATERIAL: ASTM A1003 STEEL SHEET WITH 600 GALV COATING CONFORMING TO ASTM A653, WITH A MINIMUM YIELD STRENGTH OF 33 KSI (USE 50 KSI FOR 54 MILS AND THICKER) UNLESS NOTED OTHERWISE.
- F. MEMBER SIZES INDICATED ARE PER THE "STEEL STUD MANUFACTURERS ASSOCIATION" (SSMA). COMPONENTS SHOWN ARE STRUCTURAL MEMBERS (33 MIL OR THICKER), UNLESS NOTED OTHERWISE. NON-STRUCTURAL MEMBERS AND DRYWALL GAGES ARE NOT PERMITTED.
- G. SCREWS ARE NON-CORROSIVE NO 8-18 (DIA=0.125") OR LARGER, UNLESS NOTED OTHERWISE. DO NOT USE STAINLESS STEEL OR COPPER-COATED FASTENERS.
- H. WELDING: AWS D1.3 "STRUCTURAL WELDING CODE-SHEET STEEL". CONSULT MANUFACTURER FOR EQUIPMENT RECOMMENDATIONS AND PROPER ELECTRODE SELECTION.
- I. INSTALL MINIMUM OF THREE (3) WALL STUDS AT CORNERS AND INTERSECTING STUD WALLS (UNLESS OTHERWISE INDICATED).
- J. PREPUNCHED HOLES CANNOT BE LOCATED WITHIN 10 INCHES FROM WALL STUD ENDS.
- K. TRACKS ARE THE SAME DEPTH AS STUDS OR JOISTS, UNLESS NOTED OTHERWISE. CONNECT TRACKS TO STUD AND/OR JOIST SUPPORTS AT 16" OC MAXIMUM, ON EACH SIDE. ALIGN WALL STUD FRAMING WITH SUPPORTED STUD/JOIST MEMBERS ABOVE.
- L. DO NOT SPLICE MEMBERS UNLESS OTHERWISE INDICATED. FASTEN MULTI-PLY MEMBERS TOGETHER USING TACK WELDS OR #10 SCREWS AT 12" OC MAXIMUM SPACING, UNLESS NOTED OTHERWISE.
- M. CROSS BRIDGING OR FULL-DEPTH BLOCKING IS REQUIRED AT ROOF JOISTS/RAFTERS NOT RECEIVING CEILING SHEATHING AND AT WALL STUDS NOT RECEIVING SHEATHING ON BOTH FACES. UNLESS NOTED OTHERWISE, MAXIMUM BRIDGING/BLOCKING SPACING IS 6'-0" OC OR AT 1/3 POINTS OF MEMBER SPAN, WHICHEVER IS LESS. COORDINATE EXTENTS OF WALL AND CEILING SHEATHING WITH THE ARCHITECTURAL DRAWINGS.
- N. CLADDING, PARTITION FRAMING, AND CONNECTIONS MUST ACCOMMODATE VERTICAL AND LATERAL DISPLACEMENT OF THE PRIMARY STRUCTURE. COMPLY WITH SSMA TECHNICAL NOTE NO 1 DATED JANUARY 2000 FOR SLIP TRACK DESIGN.
- O. FASTEN SHEATHING TO FRAMING MEMBERS PER THE WALL SHEATHING NOTES.
- P. REPAIR DAMAGED GALVANIZED COATINGS AND WELDED AREAS IN ACCORDANCE WITH ASTM A780.

WOOD SHEATHING

- A. GENERAL:
1. WOOD SHEATHING REFERS TO WOOD STRUCTURAL PANELS, OF EITHER PLYWOOD OR ORIENTED STRAND BOARD (OSB).
 2. WOOD SHEATHING IS APA-RATED SHEATHING, COMPLYING WITH PRODUCT STANDARD DOC PS1 OR DOC PS2. WOOD SHEATHING MANUFACTURER MUST BE A MEMBER OF THE AMERICAN PLYWOOD ASSOCIATION (APA).
 3. PROTECT WOOD SHEATHING FROM WEATHER AND PROVIDE FOR AIR CIRCULATION AROUND STACKS AND UNDER COVERINGS.
 4. PANELS MUST HAVE FACTORY MARKS INDICATING COMPLIANCE WITH APPLICABLE STANDARDS.
 5. THICKNESS NOT LESS THAN INDICATED, AND AS REQUIRED TO COMPLY WITH SPECIFIED REQUIREMENTS.
 6. INSTALL SHEATHING WITH THE STRENGTH DIRECTION (TYPICALLY LONG DIMENSION) PERPENDICULAR TO FRAMING AND WITH END JOINTS STAGGERED.
 7. DO NOT USE MATERIALS WITH DEFECTS IMPAIRING THE QUALITY OF SHEATHING OR PIECES TOO SMALL TO USE WITH MINIMUM NUMBER OF JOINTS. LAYOUT PANELS TO SPAN BETWEEN AT LEAST THREE SUPPORT MEMBERS.
 8. COORDINATE SHEATHING INSTALLATION WITH FLASHING AND JOINT-SEALANT INSTALLATION SO MATERIALS ARE INSTALLED IN A SEQUENCE AND MANNER PREVENTING EXTERIOR MOISTURE FROM PASSING THROUGH THE COMPLETED ASSEMBLY.
 9. DO NOT BRIDGE BUILDING EXPANSION JOINTS.
 10. WHERE EITHER 2 INCH OR 2 1/2 INCH FASTENER SPACINGS ARE SPECIFIED TO 2 INCH OR LESS FRAMING MEMBERS, THE FRAMING MEMBER AT ADJOINING PANEL EDGES MUST BE 2 1/2 INCH WIDE OR GREATER. STAGGER FASTENERS AT PANEL EDGES IN TWO LINES.
- B. PRESERVATIVE-TREATED (P.T.):
1. PRESERVATIVE TREATMENT PROCESS: AWPA U1
 - a. CATEGORY UC2 FOR INTERIOR CONSTRUCTION NOT IN CONTACT WITH GROUND.
 - b. CATEGORY UC3b FOR EXTERIOR CONSTRUCTION NOT IN CONTACT WITH GROUND.
 - c. CATEGORY UC4a FOR ITEMS IN CONTACT WITH GROUND.
 - d. CHEMICALS USED MUST BE ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION AND NOT CONTAIN ARSENIC, CHROMIUM, NOR AMMONIA-CAL COPPER ZINC ARSENATE (ACZA).
 2. MARK SHEATHING WITH APPROPRIATE CLASSIFICATION MARKING OF AN INSPECTION AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
 3. UNLESS NOTED OTHERWISE, INSTALL PT SHEATHING IN CONTACT WITH MASONRY, MORTAR, GROUT OR CONCRETE, OR, WHEN USED WITH ROOFING, FLASHING, VAPOR BARRIERS, AND WATER PROOFING.
- C. WALL SHEATHING:
1. SPAN RATING: NOT LESS THAN 32/16
 2. NOMINAL THICKNESS: NOT LESS THAN 1/2 INCH
 3. EXPOSURE AND DURABILITY CLASSIFICATION: EXPOSURE 1
 4. FASTENING METHOD, UNLESS NOTED OTHERWISE:
 - a. FASTENERS: NO 10 SCREWS
 - b. BOUNDARY EDGE SPACING: 6 INCHES OC
 - c. PANEL EDGE SPACING: 6 INCHES OC
 - d. FIELD SPACING: 12 INCHES OC
 5. REFERENCE SHEARWALL DETAILS FOR SHEARWALL SHEATHING FASTENING, BLOCKING, AND OTHER DETAILS.
- D. ROOF SHEATHING:
1. SPAN RATING: NOT LESS THAN 40/20
 2. NOMINAL THICKNESS: NOT LESS THAN 5/8 INCH
 3. EXPOSURE AND DURABILITY CLASSIFICATION: EXPOSURE 1
 4. FASTENING METHOD, UNLESS NOTED OTHERWISE:
 - a. FASTENERS: NO 8 SCREWS
 - b. BOUNDARY EDGE SPACING: 4 INCHES OC
 - c. PANEL EDGE SPACING: 6 INCHES OC
 - d. FIELD SPACING: 12 INCHES OC
 5. UNLESS NOTED OTHERWISE, INSTALL BLOCKING AT ALL SHEATHING EDGES AND FASTEN SHEATHING EDGES TO BLOCKING ACCORDING TO PANEL EDGE SPACING.
- E. FASTENERS:
1. AS A MINIMUM, FASTENING TO COMPLY WITH THE "FASTENING SCHEDULE" OF THE REFERENCED BUILDING CODE AND THE ICC-ES EVALUATION REPORT FOR FASTENERS.
 2. USE STEEL COMMON NAILS INTO WOOD FRAMING AND SCREWS INTO COLD-FORMED STEEL FRAMING, UNLESS NOTED OTHERWISE.
 3. SCREWS FOR FASTENING SHEATHING TO COLD-FORMED STEEL FRAMING: ASTM C954, EXCEPT WITH WAFER HEADS (MINIMUM HEAD DIA=0.333 INCHES) AND REAMER WINGS, LENGTH AS RECOMMENDED BY SCREW MANUFACTURER.
 4. FOR ROOF, PARAPET, AND WALL SHEATHING, USE FASTENERS WITH HOT-DIP ZINC COATING COMPLYING WITH ASTM A153 OR TYPE 304 STAINLESS STEEL.

SPECIAL INSPECTIONS AND TESTING

- A. SPECIAL INSPECTIONS AND TESTING ARE PERFORMED IN ACCORDANCE WITH IBC CHAPTER 17 AND LOCAL JURISDICTION PROVISIONS, BY AN INDEPENDENT INSPECTION AND TESTING AGENCY. THE SPECIAL INSPECTOR MUST OBSERVE AND TEST THE WORK FOR CONFORMANCE TO THE CONTRACT DOCUMENTS.
- B. THE SPECIAL INSPECTOR MUST FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OR ARCHITECT OF RECORD, AND ALL OTHER DESIGNATED INDIVIDUALS. ALL DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF NOT CORRECTED, TO THE PROPER DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
- C. THE SPECIAL INSPECTOR MUST SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK IS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, SOILS REPORT, AND APPLICABLE WORKMANSHIP OF THE BUILDING CODE.

PROTECTION OF OPENINGS

- A. GLAZED OPENINGS IN BUILDINGS LOCATED WITHIN 1 MILE OF THE COASTAL MEAN HIGH WATER LINE WHERE THE ULTIMATE DESIGN WIND SPEED VULT IS 130 OR GREATER OR IN AREAS WHERE THE ULTIMATE DESIGN WIND SPEED VULT IS 140 MPH OR GREATER MUST BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT-RESISTANT COVERING MEETING THE REQUIREMENTS OF ANSI/DASMA 115 (FOR GARAGE DOORS AND ROLLING DOORS) OR TAS 201, 202, AND 203, AAMA 506, ASTM E1996 (WITH MODIFICATIONS PER SECTION 1609.1.2 AND ASTM E 1886 REFERENCED THEREIN, OR AN APPROVED IMPACT-RESISTANT STANDARD AS FOLLOWS:
1. GLAZED OPENINGS LOCATED WITHIN 30 FEET OF GRADE MUST MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E1996.
 2. GLAZED OPENINGS LOCATED MORE THAN 30 FEET ABOVE GRADE MUST MEET THE PROVISIONS OF THE SMALL MISSILE TEST OF ASTM E1996.
- B. FOR RISK CATEGORY II BUILDINGS AND RISK CATEGORY III BUILDINGS, EXCEPT HEALTH CARE FACILITIES, THE ULTIMATE DESIGN WIND SPEED VULT MUST BE BASED ON FIGURE 1609.3(1) AND FOR RISK CATEGORY IV BUILDINGS AND RISK CATEGORY III HEALTH CARE FACILITIES, ULTIMATE DESIGN WIND SPEED VULT MUST BE BASED ON FIGURE 1609.3(2).

SUBMITTALS

- A. CONTRACTOR MUST REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING FOR REVIEW. SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW. FABRICATE AND CONSTRUCT FROM THE REVIEWED SUBMITTALS. ALLOW 10 BUSINESS DAYS FOR EACH SUBMITTAL REVIEW UNLESS AN ALTERNATE REVIEW TIME IS AGREED UPON BY ALL PARTIES. IN THE EVENT MULTIPLE SUBMITTALS ARE SUBMITTED AT THE SAME TIME, THE CONTRACTOR MUST INDICATE WHICH SUBMITTALS HAVE PRIORITY.
- B. MAINTAIN A RECORD SET OF APPROVED SHOP DRAWINGS IN THE FIELD.
- C. SUBMIT IN WRITING ANY DEVIATION FROM, ADDITION TO, SUBSTITUTION FOR, OR MODIFICATION TO, THE STRUCTURE OR ANY PART OF THE STRUCTURE DETAILED, TO THE ENGINEER FOR REVIEW. SHOP DRAWINGS SUBMITTED FOR REVIEW DO NOT CONSTITUTE "IN-WRITING" UNLESS IT IS CLEARLY NOTED SPECIFIC CHANGES ARE BEING REQUESTED.
- D. PREPARE A LIST AND SCHEDULE OF ALL STRUCTURAL SUBMITTALS PRIOR TO CONSTRUCTION.
- E. SUBMIT THE FOLLOWING SHOP DRAWINGS FOR THE ENGINEER'S REVIEW:
1. CONCRETE MIX DESIGNS
 2. REINFORCING STEEL
 3. MISCELLANEOUS STEEL
 4. METAL AND FABRIC CANOPIES - CONNECTION TO BUILDING IS BY SUPPLIER (1, 3)
 5. STRUCTURAL STEEL, SHOP, AND ERECTION DRAWINGS (1, 3)
 6. STEEL DECKING
 7. COLD-FORMED STEEL FRAMING (1, 3)
- F. SUBMIT ITEMS MARKED (1) SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED. SUBMIT ITEMS MARKED (2) FOR OWNER'S RECORD ONLY, AND WILL NOT HAVE THE ENGINEER'S SHOP DRAWING STAMP AFFIXED. SUBMIT ITEMS MARKED (3) WITH DESIGN CALCULATIONS SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED.
1. THE OMISSION FROM THE SHOP DRAWINGS OF ANY MATERIALS REQUIRED BY THE CONTRACT DOCUMENTS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING AND INSTALLING SUCH MATERIALS, REGARDLESS OF WHETHER THE SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED.
- G. THE USE OF ELECTRONIC FILES OR REPRODUCTIONS OF CONTRACT DOCUMENTS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES ACCEPTANCE OF ALL INFORMATION SHOWN HEREON AS CORRECT, AND OBLIGATES THEM TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING DUE TO ANY ERRORS THAT MAY OCCUR HEREON.



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EXTERIOR RENOVATIONS TO
TOWNE VACATION BEACH PROPERTIES OF HILTONHEAD

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

GENERAL NOTES

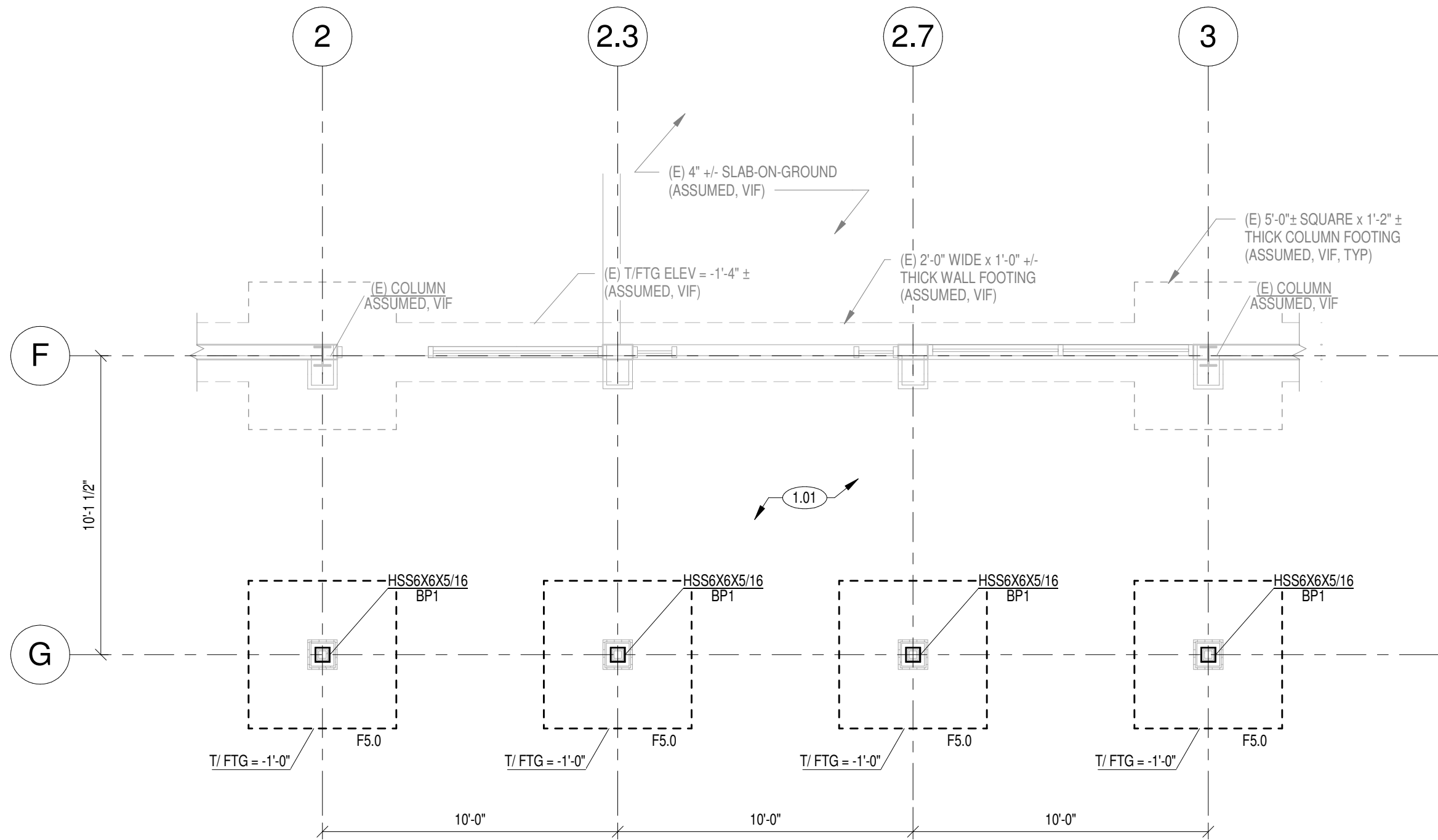
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Design/Designer Project Manager Checker/Drawn: Author



1 ENTRY CANOPY FOUNDATION PLAN

1/4" = 1'-0"

FOUNDATION PLAN NOTES

- NO RECORD DRAWINGS ARE AVAILABLE. EXISTING STRUCTURAL INFORMATION SHOWN IS BASED UPON FIELD INFORMATION AND PHOTOS PROVIDED BY THE ARCHITECT. FIELD VERIFY ALL EXISTING COMPONENT SIZES, CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION OF NEW MATERIAL. VARIOUS STRUCTURAL MEMBERS (FOOTINGS, COLUMNS, ETC.) HAVE BEEN ASSUMED. FIELD VERIFY AND CONTACT ENGINEER WITH DISCREPANCIES PRIOR TO FABRICATION OF NEW MATERIAL.
- REFERENCE THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS AND OTHER INFORMATION NOT SHOWN.

SHEET NOTE SCHEDULE - FOUNDATION PLAN - CANOPY

REF PLANS AND DETAILS FOR SHEET NOTES REQUIRED, NOT ALL NOTES APPLICABLE TO THIS SHEET

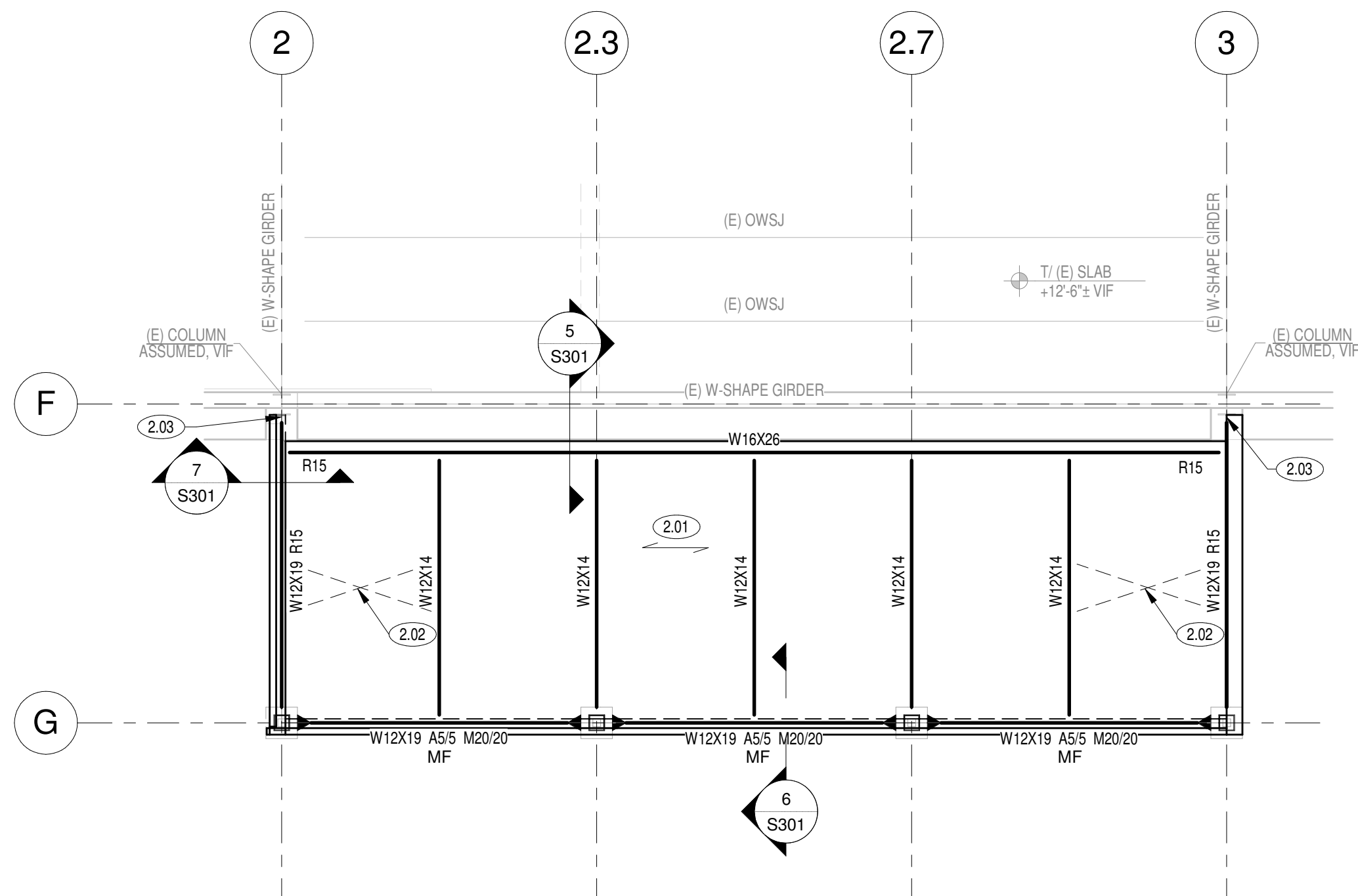
MARK	DESCRIPTION
1.01	REPLACEMENT SIDEWALK / SLAB, REF CIVIL DRAWINGS

FOUNDATION PLAN LEGEND

- ### DENOTES SHEET NOTE, REF SCHEDULE ON THIS SHEET.
- F## DENOTES FOOTING (F), REF SCHEDULE ON THIS SHEET.
- BP# DENOTES COLUMN BASE PLATE, REF SCHEDULE ON SHEET S501.
- T/ FTG = X'-X" DENOTES TOP OF FOOTING ELEVATION FROM REFERENCE ELEVATION 0'-0"
- (E) DENOTES EXISTING BUILDING ELEMENT, FIELD VERIFY
- ± DENOTES APPROXIMATE ELEVATION/DIMENSION, FIELD VERIFY
- VIF VERIFY IN FIELD

FOUNDATION SCHEDULE - FOOTINGS (F)

MARK	WIDTH "W"	LENGTH "L"	THICKNESS "T"	REINFORCING				REMARKS
				LONG "W"	SHORT "L"	LONG "W"	SHORT "L"	
F5.0	5'-0"	5'-0"	1'-4"	(9) #4	(9) #4	(9) #4	(9) #4	



2 ENTRY CANOPY FRAMING PLAN

1/4" = 1'-0"

FRAMING PLAN NOTES

- NO RECORD DRAWINGS ARE AVAILABLE. EXISTING STRUCTURAL INFORMATION SHOWN IS BASED UPON FIELD INFORMATION AND PHOTOS PROVIDED BY THE ARCHITECT. FIELD VERIFY ALL EXISTING COMPONENT SIZES, CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION OF NEW MATERIAL. VARIOUS STRUCTURAL MEMBERS (FOOTINGS, COLUMNS, ETC.) HAVE BEEN ASSUMED. FIELD VERIFY AND CONTACT ENGINEER WITH DISCREPANCIES PRIOR TO FABRICATION OF NEW MATERIAL.
- REFERENCE THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS AND OTHER INFORMATION NOT SHOWN.

SHEET NOTE SCHEDULE - FRAMING PLAN - CANOPY

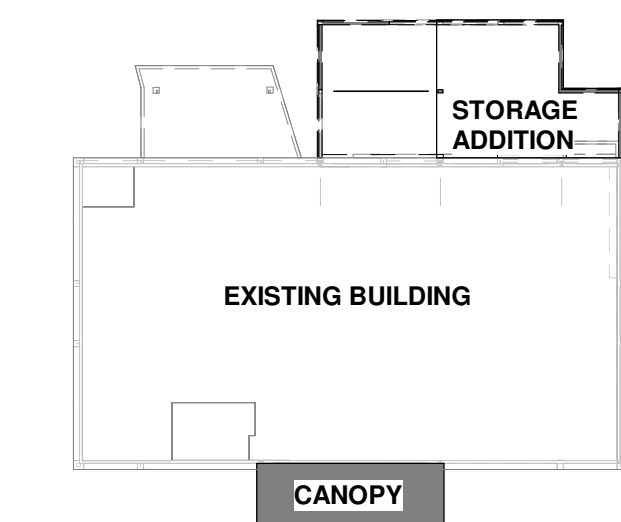
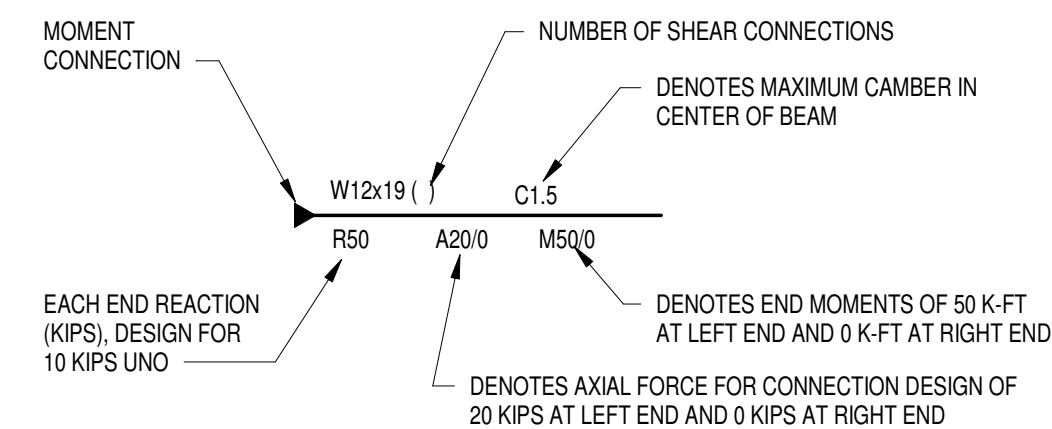
REF PLANS AND DETAILS FOR SHEET NOTES REQUIRED, NOT ALL NOTES APPLICABLE TO THIS SHEET

MARK	DESCRIPTION
2.01	ROOF DECK SPAN, REF GENERAL NOTES FOR INFORMATION AND DETAIL ON SHEET S503 FOR DECK FASTENING
2.02	L2 1/2x2 1/2x1/4 CROSS BRACING
2.03	BEAM TO EXISTING COLUMN CONNECTION BY STEEL CONNECTION ENGINEER FOR REACTION INDICATED. FOR BID PURPOSES ASSUME STEEL PL3/8 FIELD WELDED TO EXISTING COLUMN WITH 3/4" DIA BOLTS TO BEAM WEB.

FRAMING PLAN LEGEND

- ### DENOTES SHEET NOTE, REF SCHEDULE THIS SHEET
- DENOTES DECK SPAN DIRECTION
- MF DENOTES MOMENT FRAME
- (E) DENOTES EXISTING BUILDING ELEMENT, FIELD VERIFY
- ± DENOTES APPROXIMATE ELEVATION/DIMENSION, FIELD VERIFY
- VIF DENOTES VERIFY IN FIELD
- OWSJ DENOTES OPEN WEB STEEL JOIST

BEAM LEGEND



KEYPLAN - ENTRY 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.

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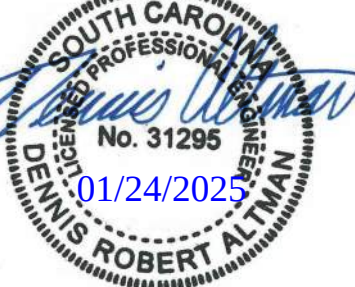


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EXTERIOR RENOVATIONS TO
TOWNE VACATION BEACH PROPERTIES OF HILTONHEAD

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

ENTRY CANOPY PLANS

PERMIT REVIEW SET

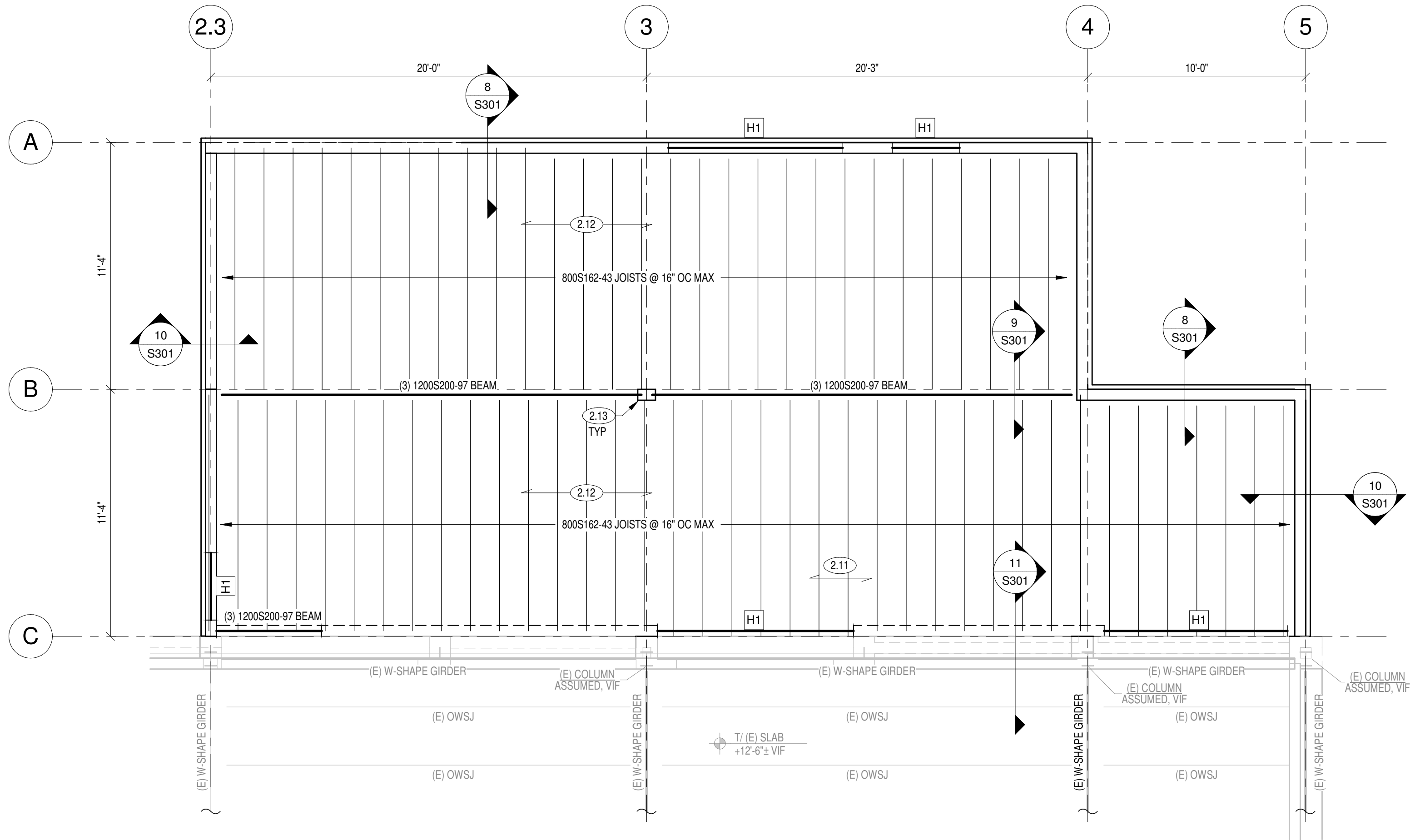
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1 STORAGE ADDITION ROOF FRAMING PLAN
1/4" = 1'-0" B.O. SHEATHING ELEVATION = +12'-0"

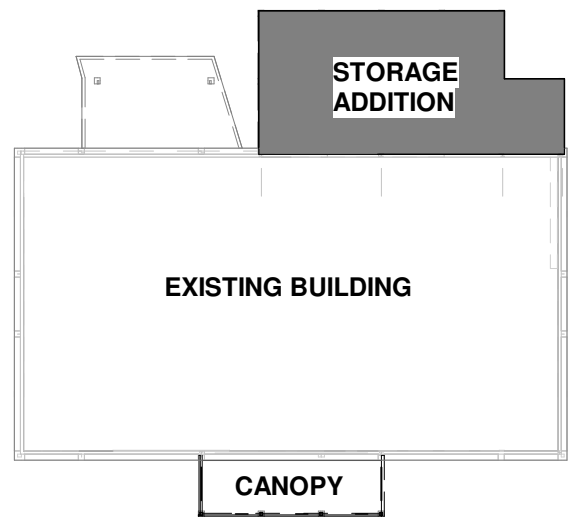
FRAMING PLAN NOTES

- NO RECORD DRAWINGS ARE AVAILABLE. EXISTING STRUCTURAL INFORMATION SHOWN IS BASED UPON FIELD INFORMATION AND PHOTOS PROVIDED BY THE ARCHITECT. FIELD VERIFY ALL EXISTING COMPONENT SIZES, CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION OF NEW MATERIAL. VARIOUS STRUCTURAL MEMBERS (FOOTINGS, COLUMNS, ETC.) HAVE BEEN ASSUMED. FIELD VERIFY AND CONTACT ENGINEER WITH DISCREPANCIES PRIOR TO FABRICATION OF NEW MATERIAL.
- REFERENCE THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS AND OTHER INFORMATION NOT SHOWN.

SHEET NOTE SCHEDULE - FRAMING PLAN - STORAGE ADD'N		###
REF PLANS AND DETAILS FOR SHEET NOTES REQUIRED, NOT ALL NOTES APPLICABLE TO THIS SHEET		
MARK	DESCRIPTION	
2.11	ROOF SHEATHING SPAN, REF GENERAL NOTES FOR INFORMATION AND FASTENING	
2.12	ADD FULL DEPTH 800S162-43 BLOCKING AT THIRD POINTS OF JOIST SPAN	
2.13	FASTEN CFS BEAM TO CFS POST WITH (2) STIFFCLIP HE-43, 50 KSI (BY TSN OR EQUIV) W/(20) #10-16 SCREWS EACH FACE OF EACH BEAM END	

FRAMING PLAN LEGEND

- ### DENOTES SHEET NOTE, REF SCHEDULE THIS SHEET
- DENOTES ROOF SHEATHING SPAN DIRECTION
- H# DENOTES HEADER BEAM, REF SCHEDULE ON SHEET SS02
- (E) DENOTES EXISTING BUILDING ELEMENT, FIELD VERIFY
- ± DENOTES APPROXIMATE ELEVATION/DIMENSION, FIELD VERIFY
- VIF DENOTES VERIFY IN FIELD
- OWSJ DENOTES OPEN WEB STEEL JOIST



KEYPLAN - STORAGE ADDITION

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.

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STORAGE ADDITION ROOF FRAMING PLAN

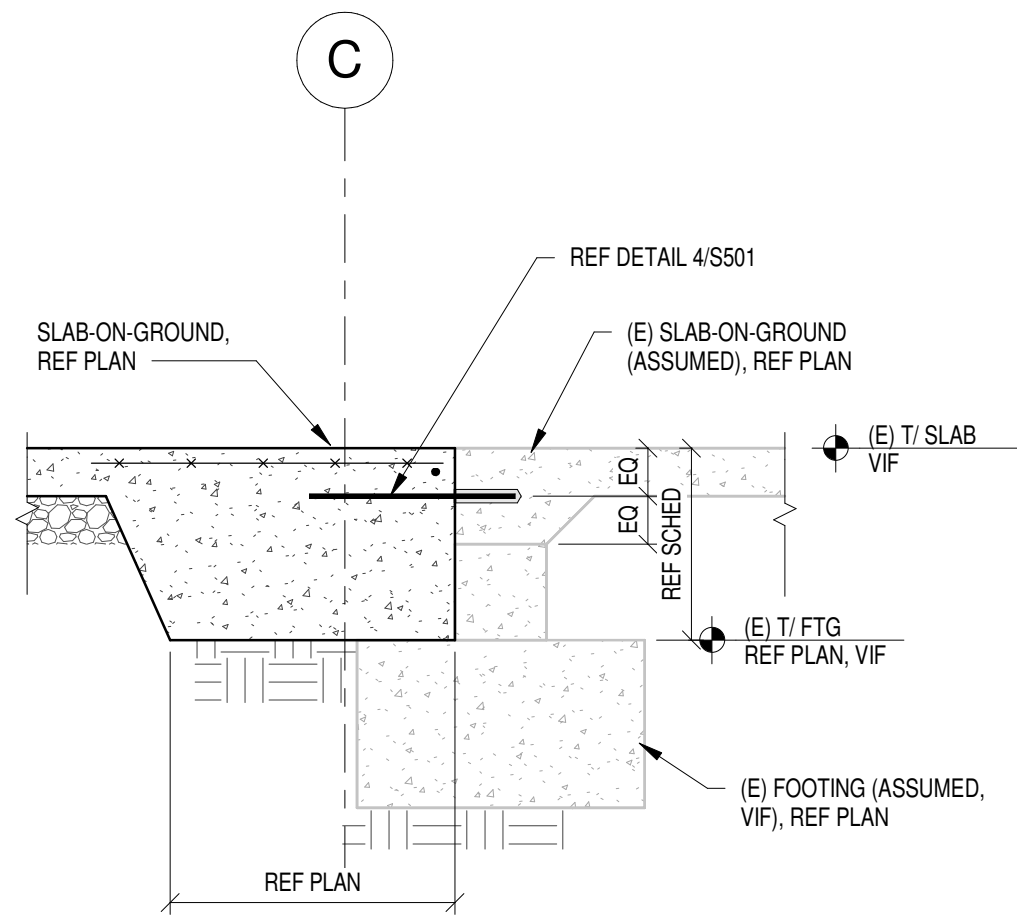
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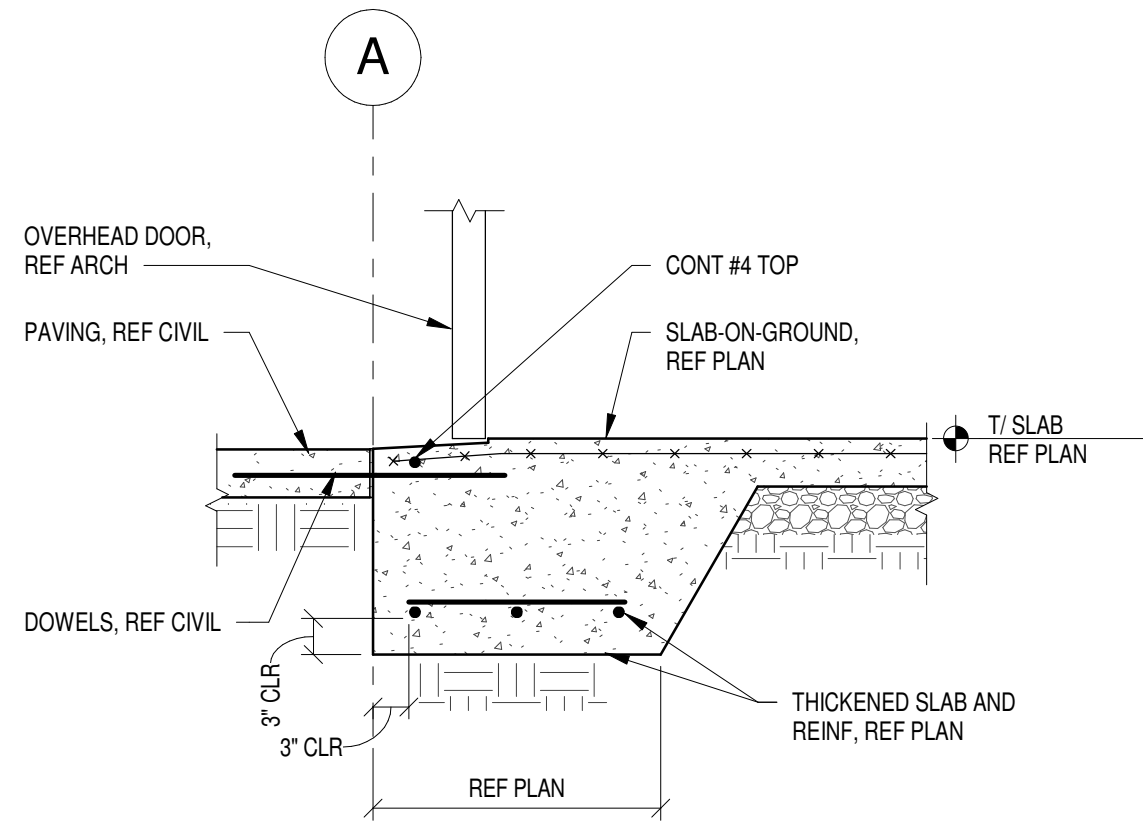
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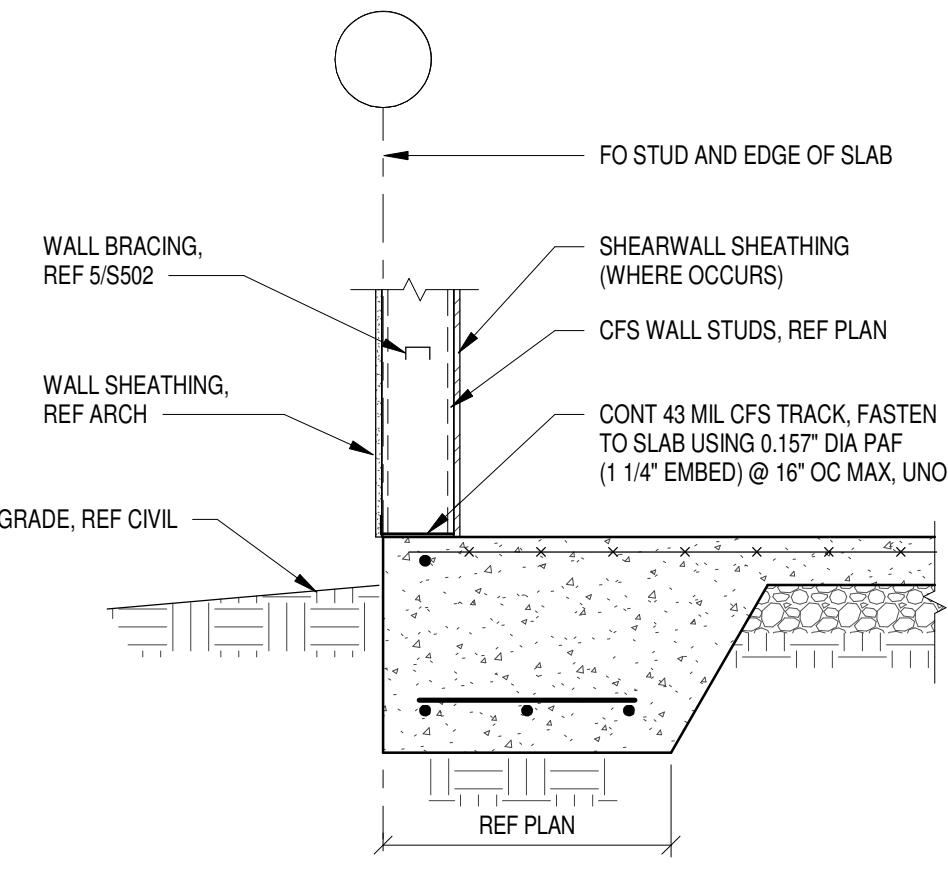
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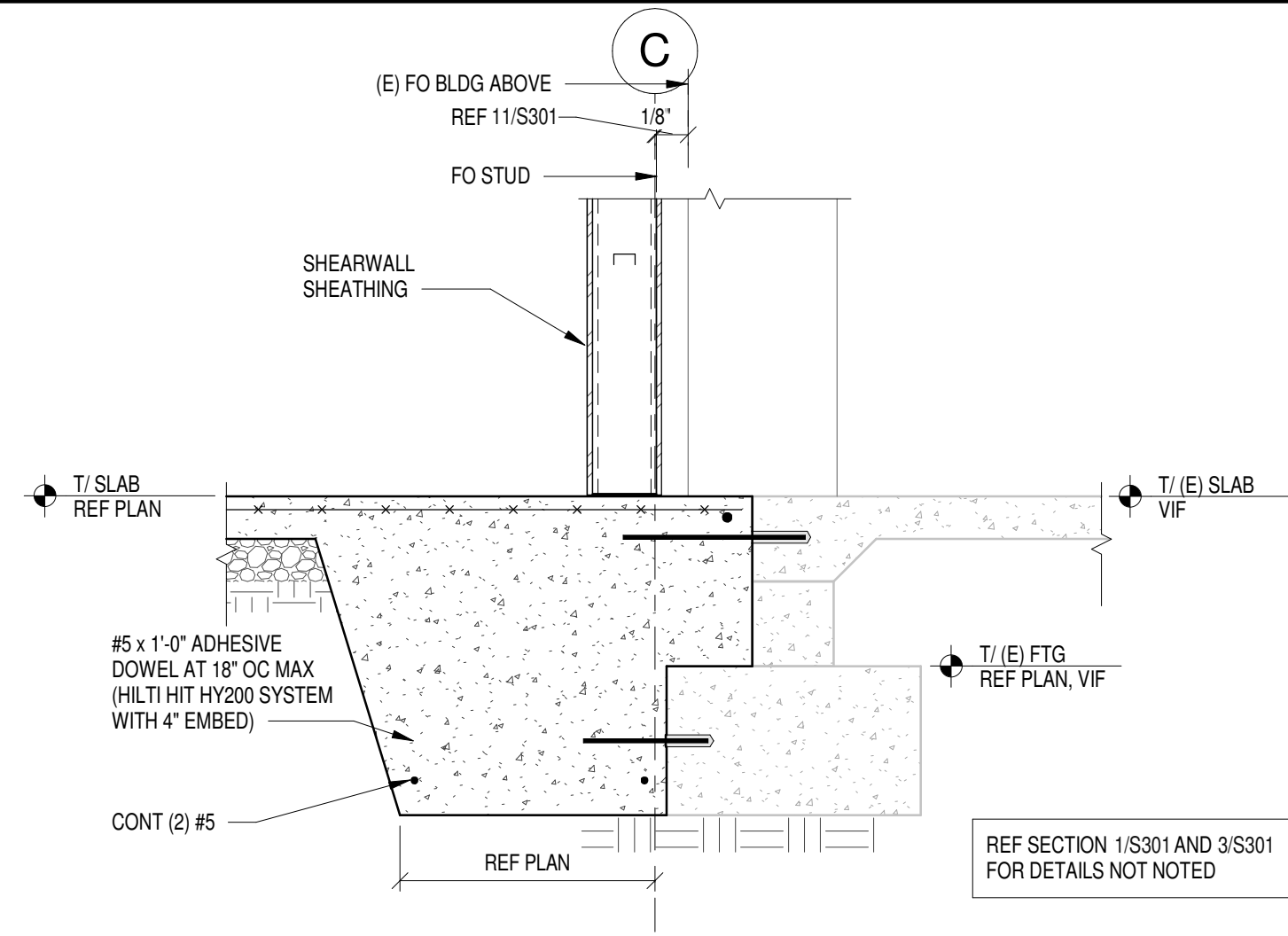
1 SECTION
3/4" = 1'-0"



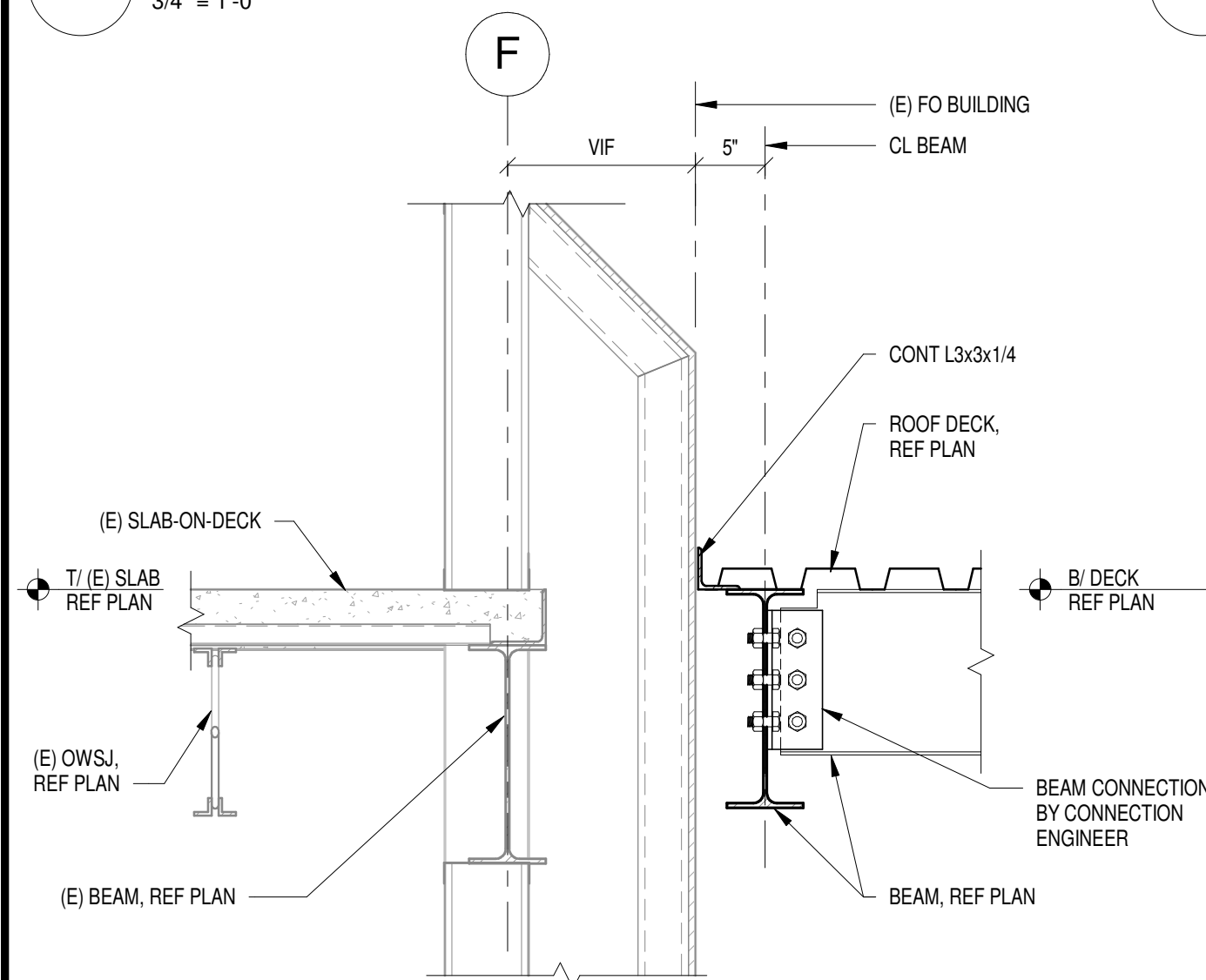
2 SECTION
3/4" = 1'-0"



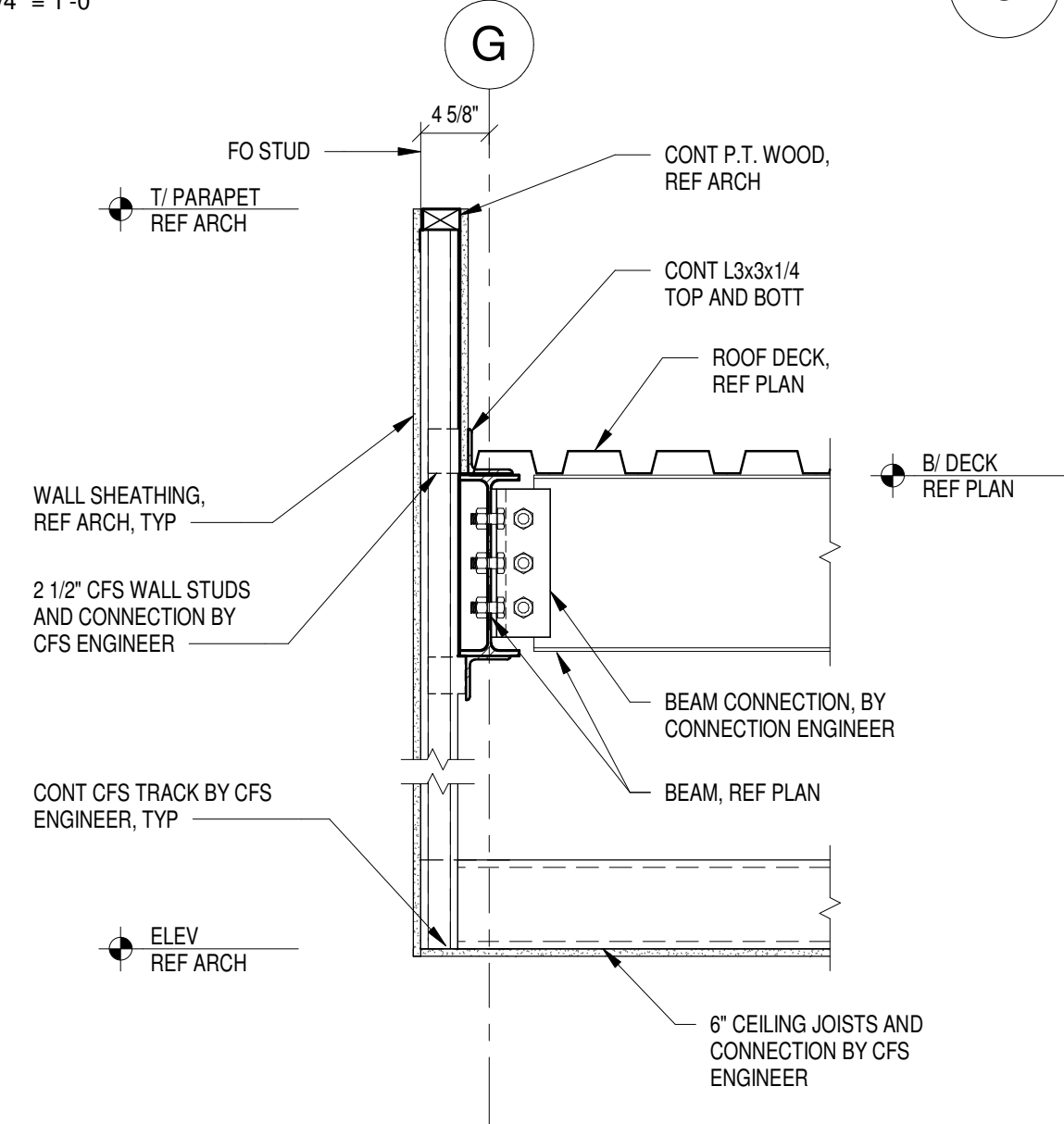
3 SECTION
3/4" = 1'-0"



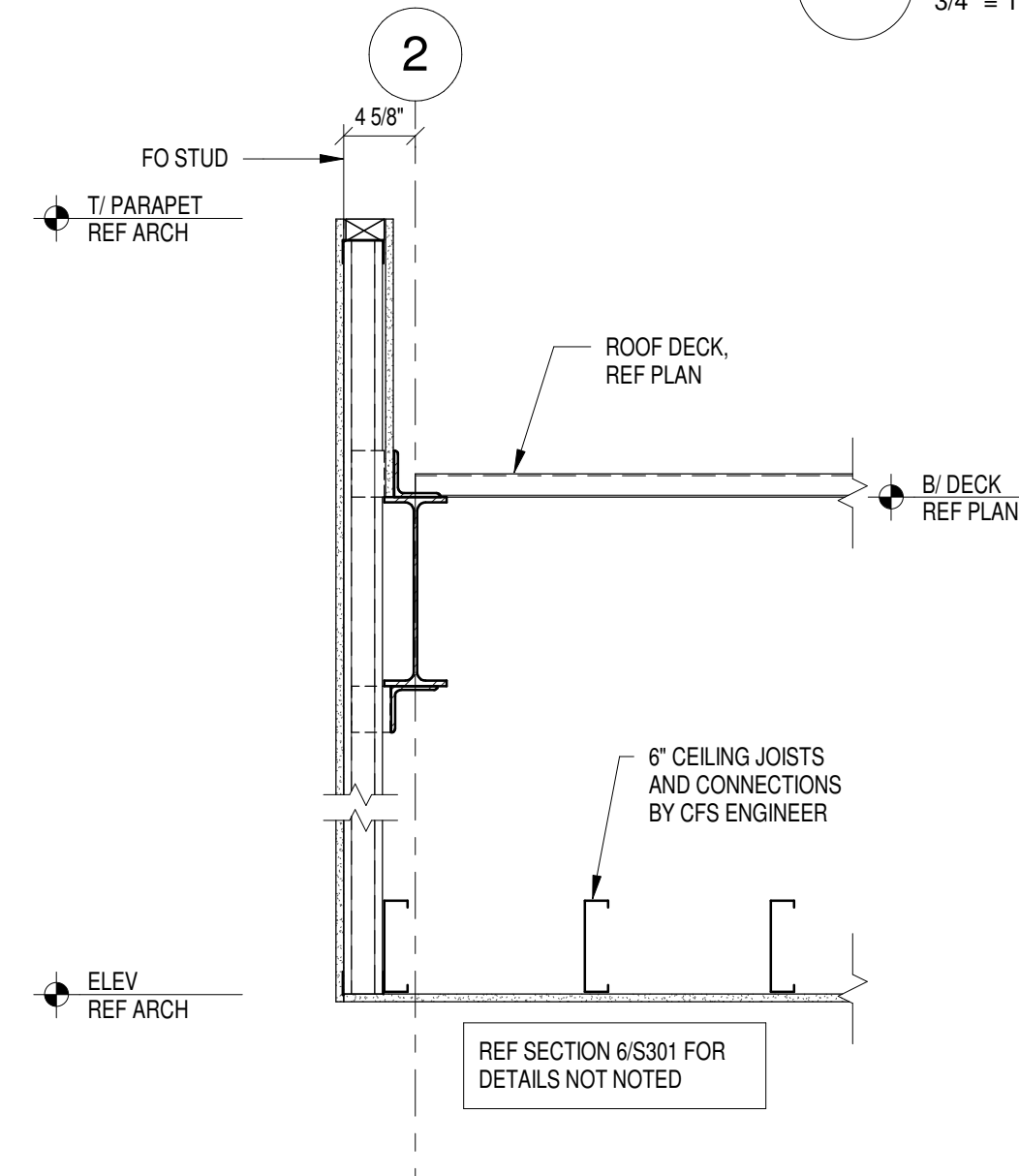
4 SECTION
3/4" = 1'-0"



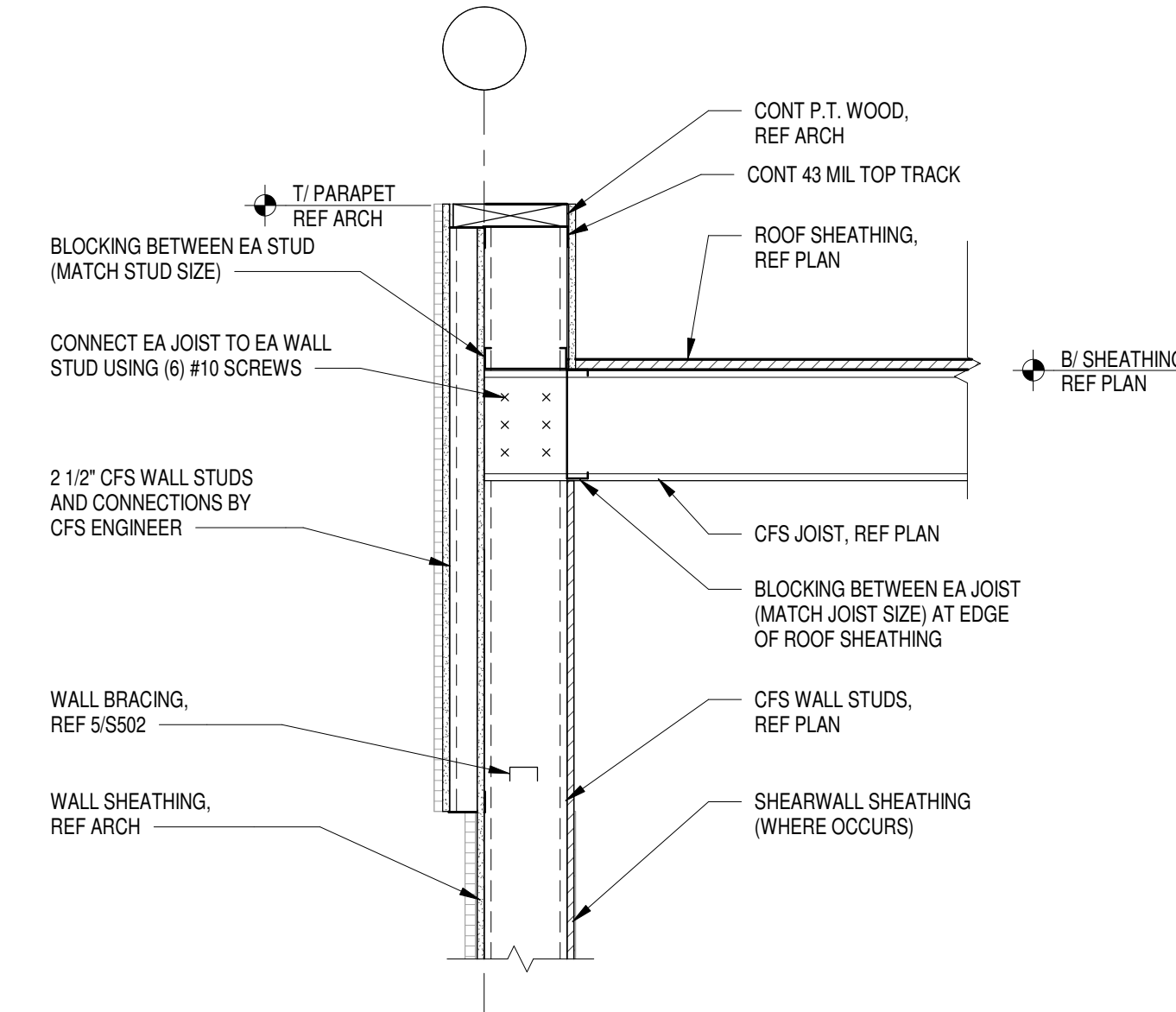
5 SECTION
1" = 1'-0"



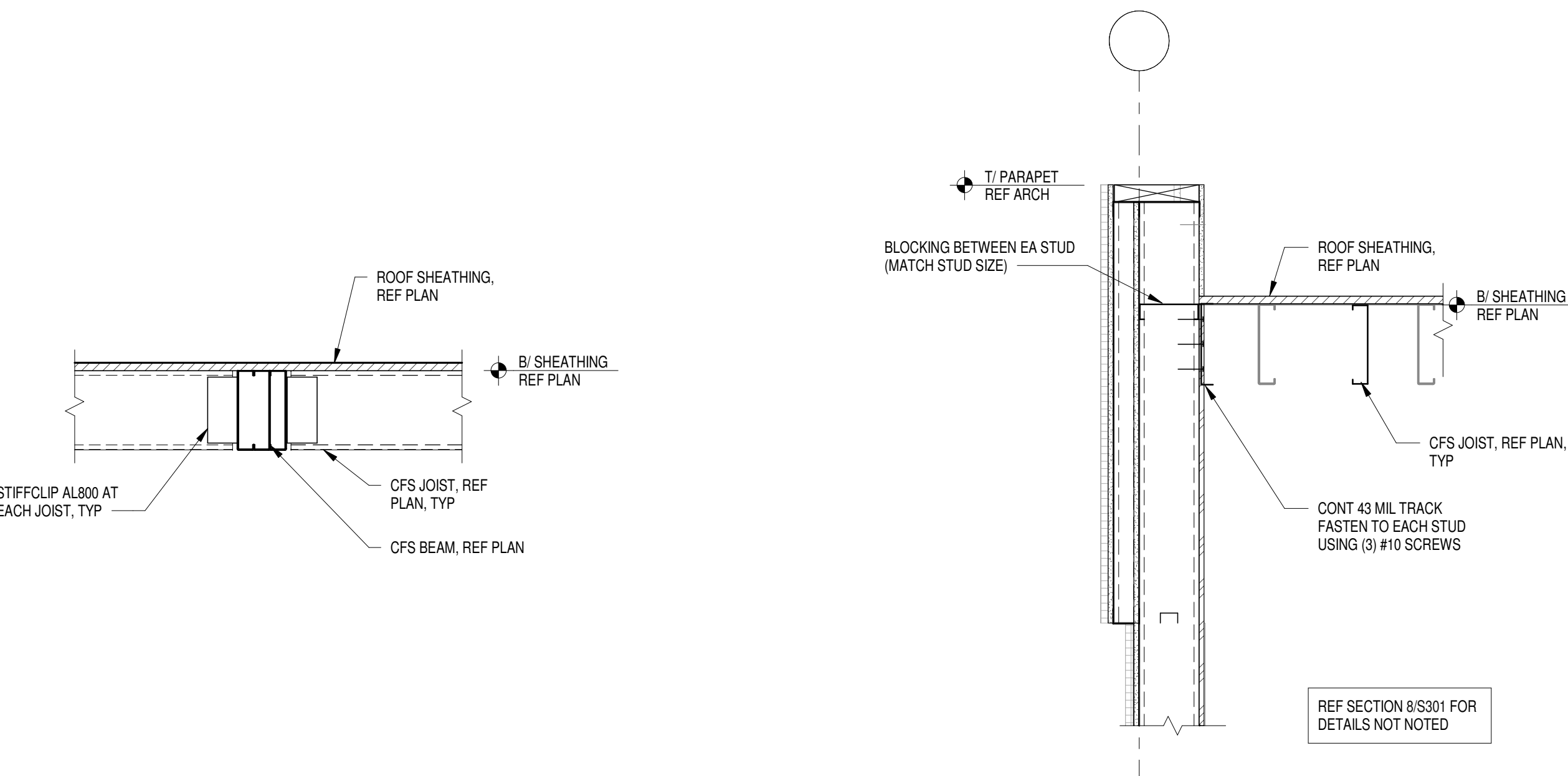
6 SECTION
1" = 1'-0"



7 SECTION
1" = 1'-0"

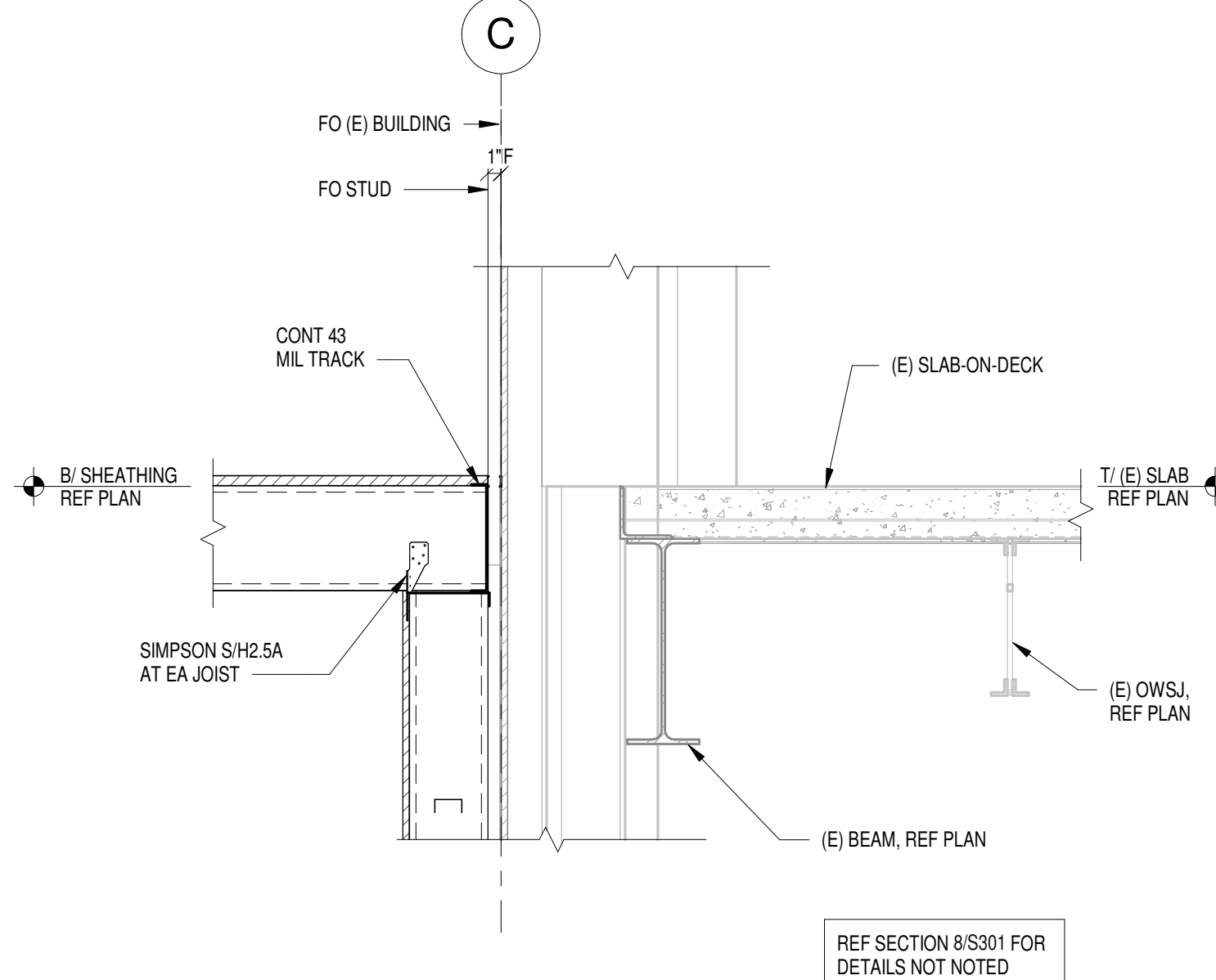


8 SECTION
1" = 1'-0"



9 SECTION
1" = 1'-0"

10 SECTION
1" = 1'-0"



11 SECTION
1" = 1'-0"

NOTE REGARDING REINF COVER REQUIREMENTS
ALL REINFORCING SHALL BE PLACED IN ACCORDANCE WITH THE MINIMUM COVER REQUIREMENTS PER ACI AS OUTLINED IN THE GENERAL NOTES. SPECIFIC BAR LOCATIONS SHOWN IN SECTIONS AND DETAILS MAY OVERRIDE BUT NOT VIOLATE THE MINIMUM COVER REQUIREMENTS.

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consulting engineers

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EXTERIOR RENOVATIONS TO
TOWNE VACATION BEACH PROPERTIES OF HILTONHEAD

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SECTIONS

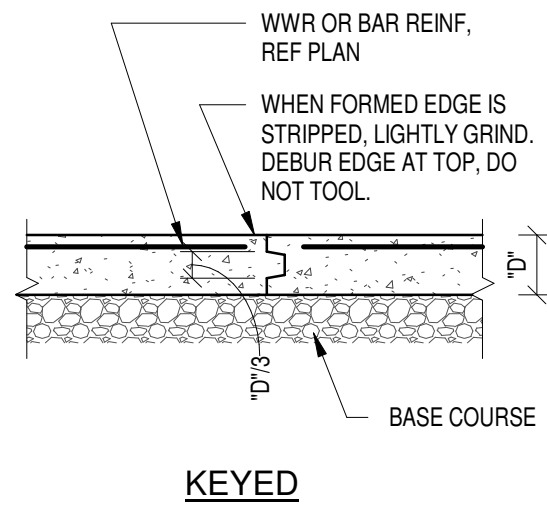
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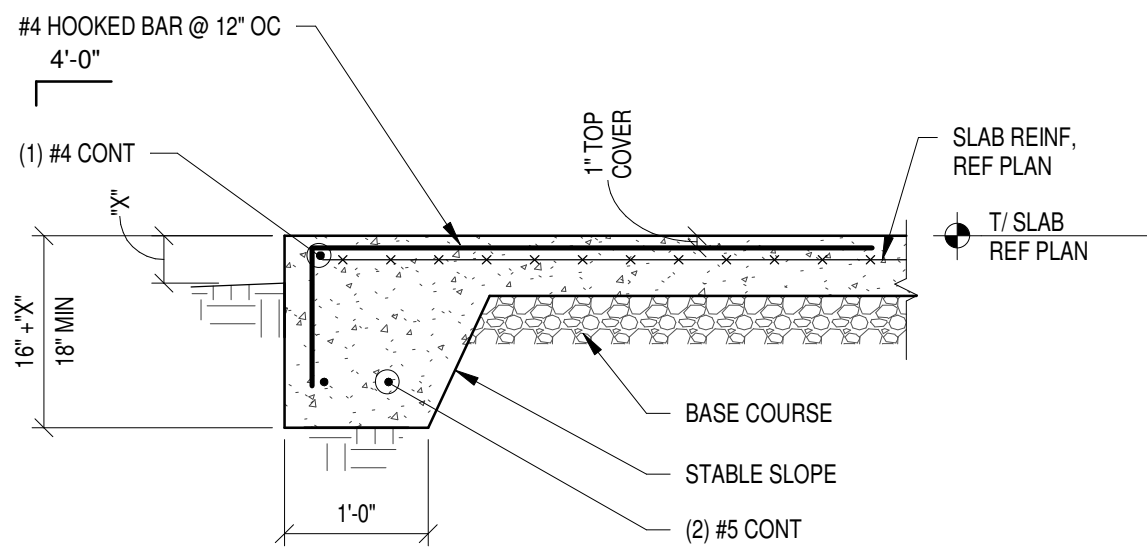
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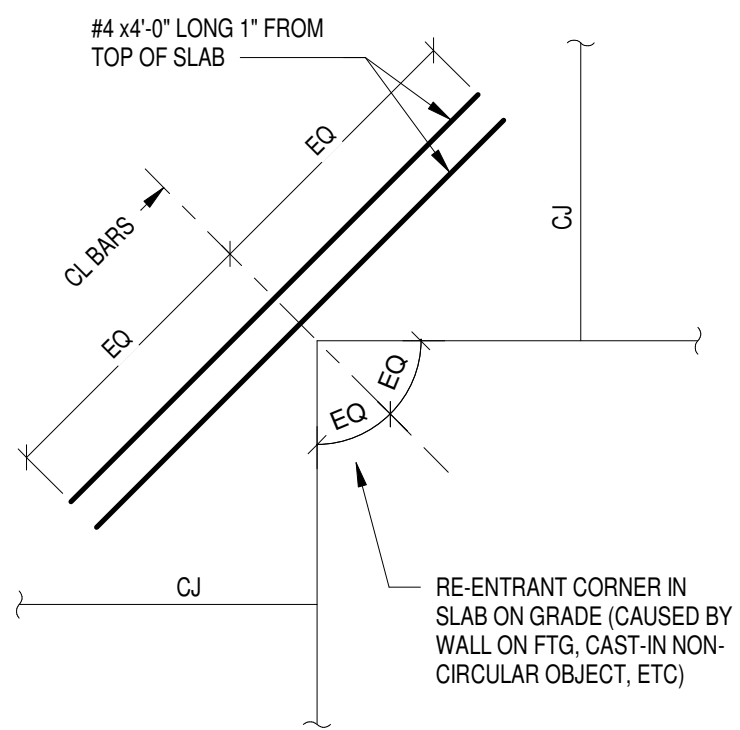
1 TYPICAL CONSTRUCTION JOINT

3/4" = 1'-0"

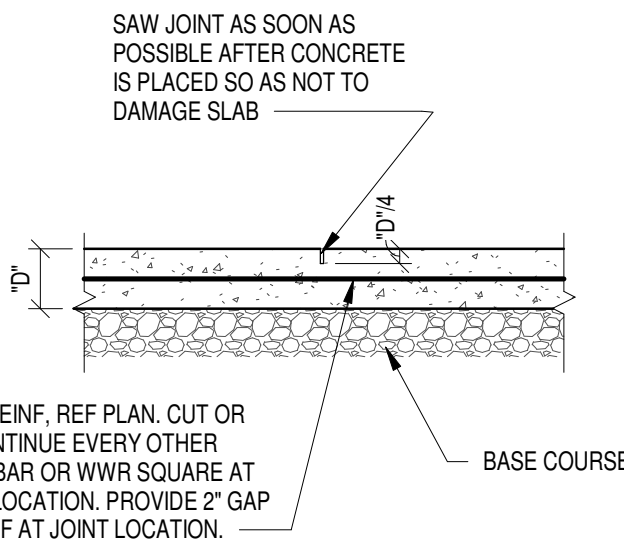


2 TYPICAL PLAN DETAIL AT RE-ENTRANT CORNER

3/4" = 1'-0"



- NOTES:
- FOR INFORMATION ON VAPOR RETARDER, REF ARCH DWGS AND SPECS.
 - IF NOT INDICATED ELSEWHERE, PROVIDE SAWCUT CONTROL JOINTS @ 12'-0" OC MAX AT 4" SLABS, 15'-0" MAX AT 5" SLABS, 18'-0" MAX AT 6" SLABS.
 - SLAB UNITS CREATED BY JOINT LAYOUTS SHALL BE AS SQUARE AS POSSIBLE AND WITH A MAXIMUM ASPECT RATIO OF 1.25 TO 1. IN ADDITION, CONTROL JOINTS SHALL BE LOCATED AT THE CORNERS OF ALL ISOLATION POCKETS.

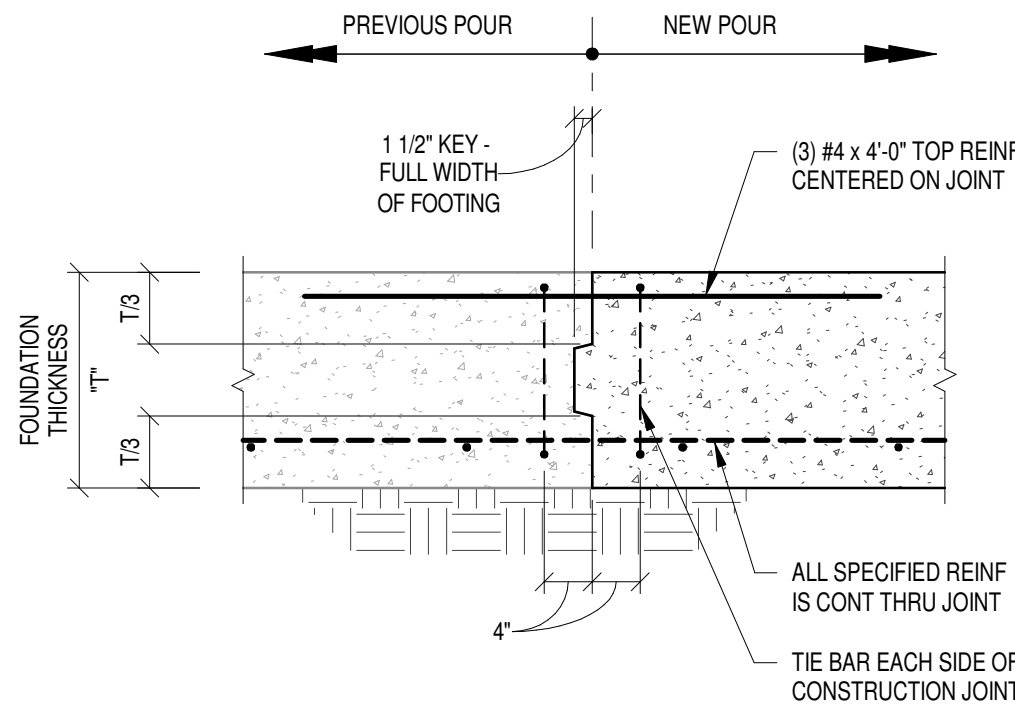


3 TYPICAL SAWCUT CONTROL JOINT

3/4" = 1'-0"

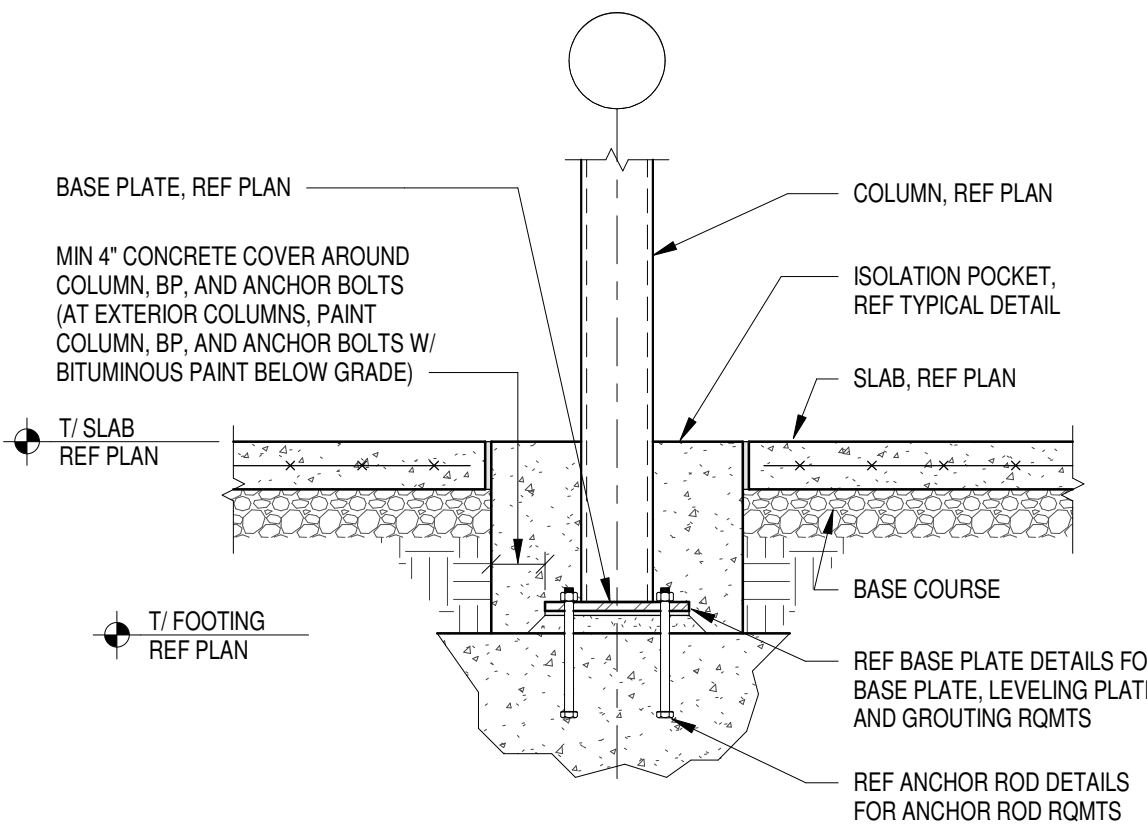
4 NEW SLAB ON GRADE TO EXISTING

3/4" = 1'-0"



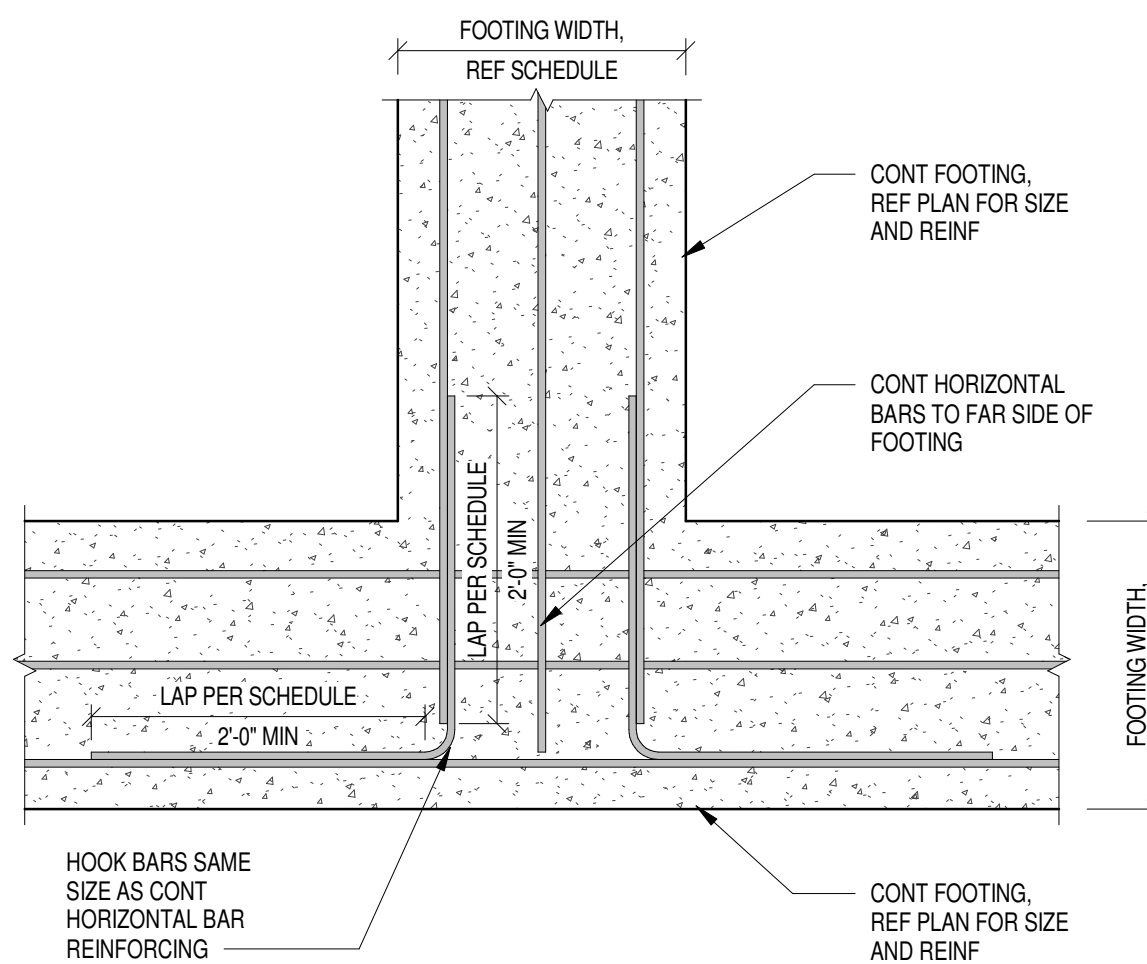
5 TYPICAL TURNDOWN

3/4" = 1'-0"



6 TYPICAL STEEL COLUMN ISOLATION POCKET SECTION

3/4" = 1'-0"



7 TYPICAL PENETRATION THRU FOOTING

3/4" = 1'-0"

8 CONCRETE FOOTING CONSTRUCTION JOINT

3/4" = 1'-0"

9 TYPICAL FOOTING CORNER REINFORCING DETAIL

3/4" = 1'-0"

REINFORCING BAR LAP LENGTH SCHEDULE (CLASS B)				
GRADE 60 STEEL				
NORMAL WEIGHT CONCRETE STRENGTH				
BAR	3000 PSI	4000 PSI	5000 PSI	7000 PSI
#3	21"	18"	17"	14"
#4	28"	25"	22"	19"
#5	36"	31"	28"	23"
#6	43"	37"	33"	28"
#7	62"	54"	48"	41"
#8	71"	62"	55"	47"
#9	80"	70"	62"	53"
#10	90"	78"	70"	59"
#11	100"	87"	78"	66"

- LAP SCHEDULE NOTES:
- LENGTH SHOWN CONFORM TO NON-SEISMIC PROVISIONS OF ACI 318 FOR UNCOATED BARS ENCLOSED BY PROPERLY SPACED TIES OR STIRRUPS
 - LENGTH IN TABLE SHALL BE FACTORED FOR THE FOLLOWING CONDITIONS
 - HORIZONTAL BARS MORE THAN 12" ABOVE BOTTOM OF CAST MEMBER: 1.3xTABLE LENGTH
 - LIGHT WEIGHT CONCRETE: 1.3xTABLE LENGTH
 - BAR CLEAR SPACING SHALL BE NO LESS THAN ONE BAR DIAMETER AND/OR BAR CLEAR COVER LESS THAN ONE BAR DIAMETER: 1.5xTABLE LENGTH
 - WHERE MORE THAN ONE CONDITION APPLIES, ALL APPLICABLE FACTORS SHALL BE APPLIED TO LENGTH INDICATED IN TABLE
 - GRADE 60 STEEL: 1.15x TABLE LENGTH (E.G.N. VERIFY)
 - THIS TABLE SHALL APPLY UNLESS SPECIFICALLY NOTED, DETAILED OR SCHEDULED OTHERWISE
 - UNLESS NOTED OTHERWISE ALL REINFORCING BARS SHALL LAP AROUND CORNERS

12 REINF BAR LAP LENGTH SCHEDULE

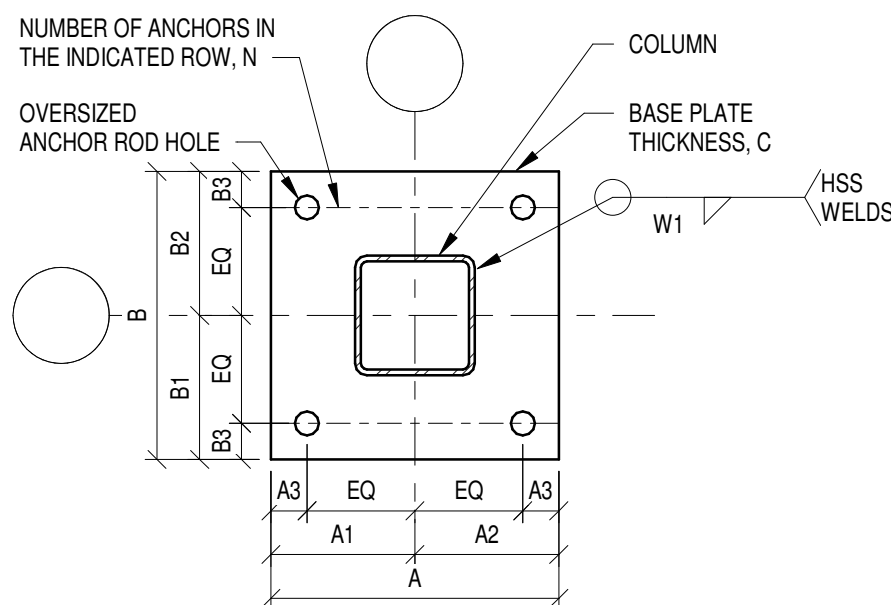
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BASE PLATE (BP) SCHEDULE													
MARK	PLATE SIZE (IN)			PLATE AND HOLE LOCATION (IN)						WELD	ANCHOR RODS		REMARKS
	A	B	C	A1	A2	A3	B1	B2	B3	W1	AR TYPE	N	
BP1	12	12	3/4	EQ	EQ	1 1/2	EQ	EQ	1 1/2	1/4	(4) AR1	2	

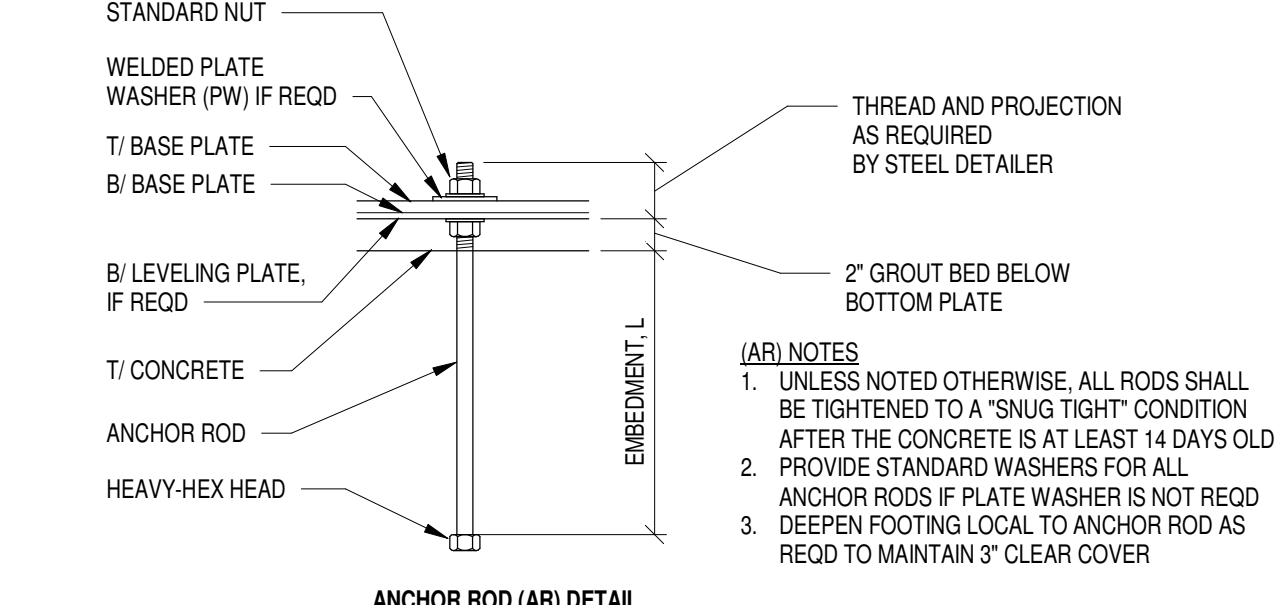
11 BASE PLATE DETAILS

1 1/2" = 1'-0"



10 TYPICAL FOOTING INTERSECTION REINFORCING INTERSECTION

3/4" = 1'-0"



ANCHOR ROD (AR) SCHEDULE				
MARK	DESCRIPTION	EMBEDMENT (L)	PLATE WASHER (PW)	REMARKS
AR1	3/4" DIA F1554 GR36	9"	PL 1/2x2 1/4x0'-2 1/4"	



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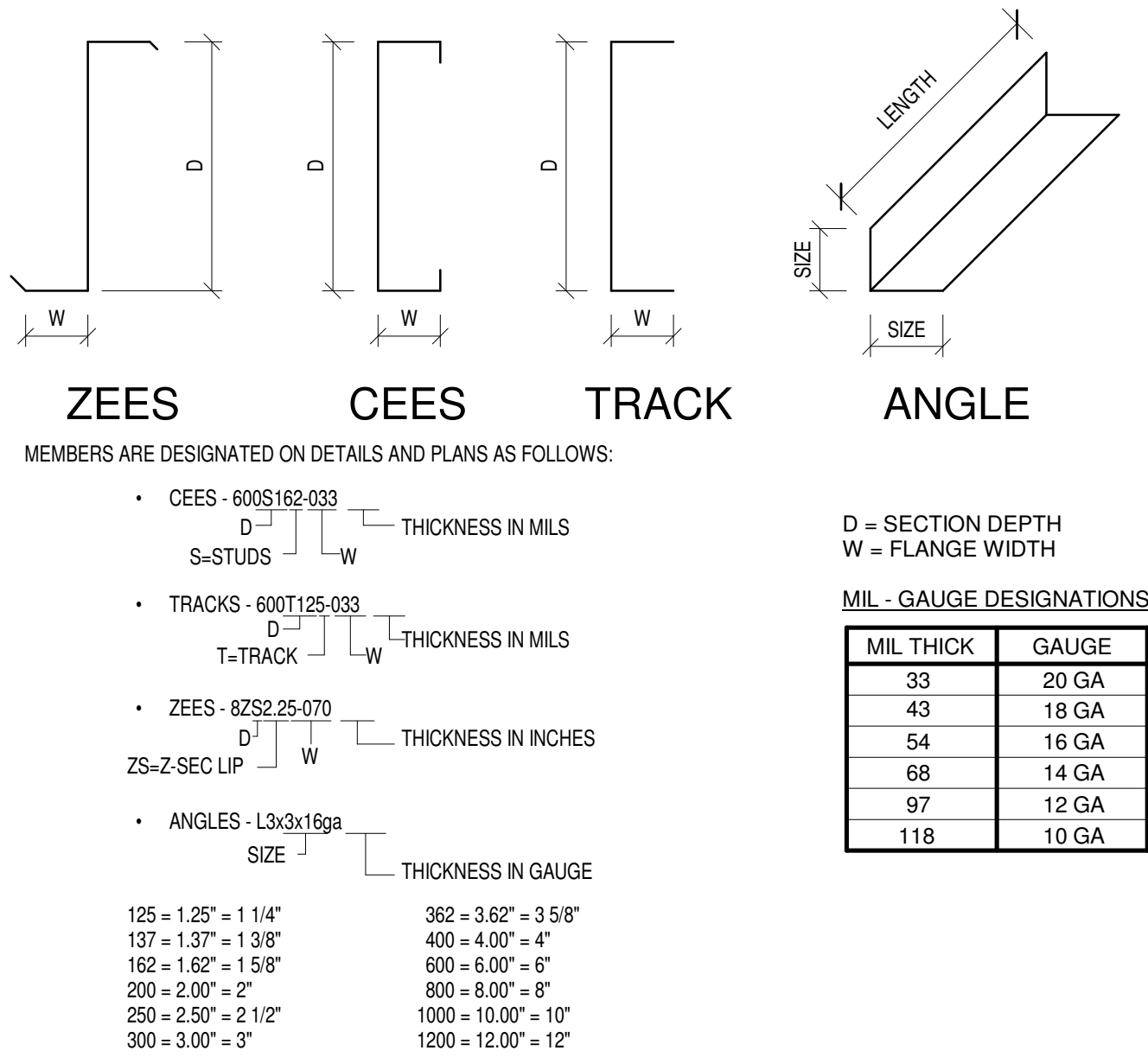
TYPICAL DETAILS

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S501	

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CFS HEADER SCHEDULE									#
CALLOUT	HEADER SIZE	HEADER LAYOUT	JAMB SIZE	JAMB LAYOUT	HEADER CONN	SILL SIZE	SILL CONN	T/ STUD CONN	B/ STUD CONN
H1	(2) 600S200-43 w/ (2) 600T125-33	BOXED	(2) 600S200-54	BACK TO BACK	HE-43 (50 KSI)	--	--	STIFF CLIP AL600	STIFF CLIP AL600

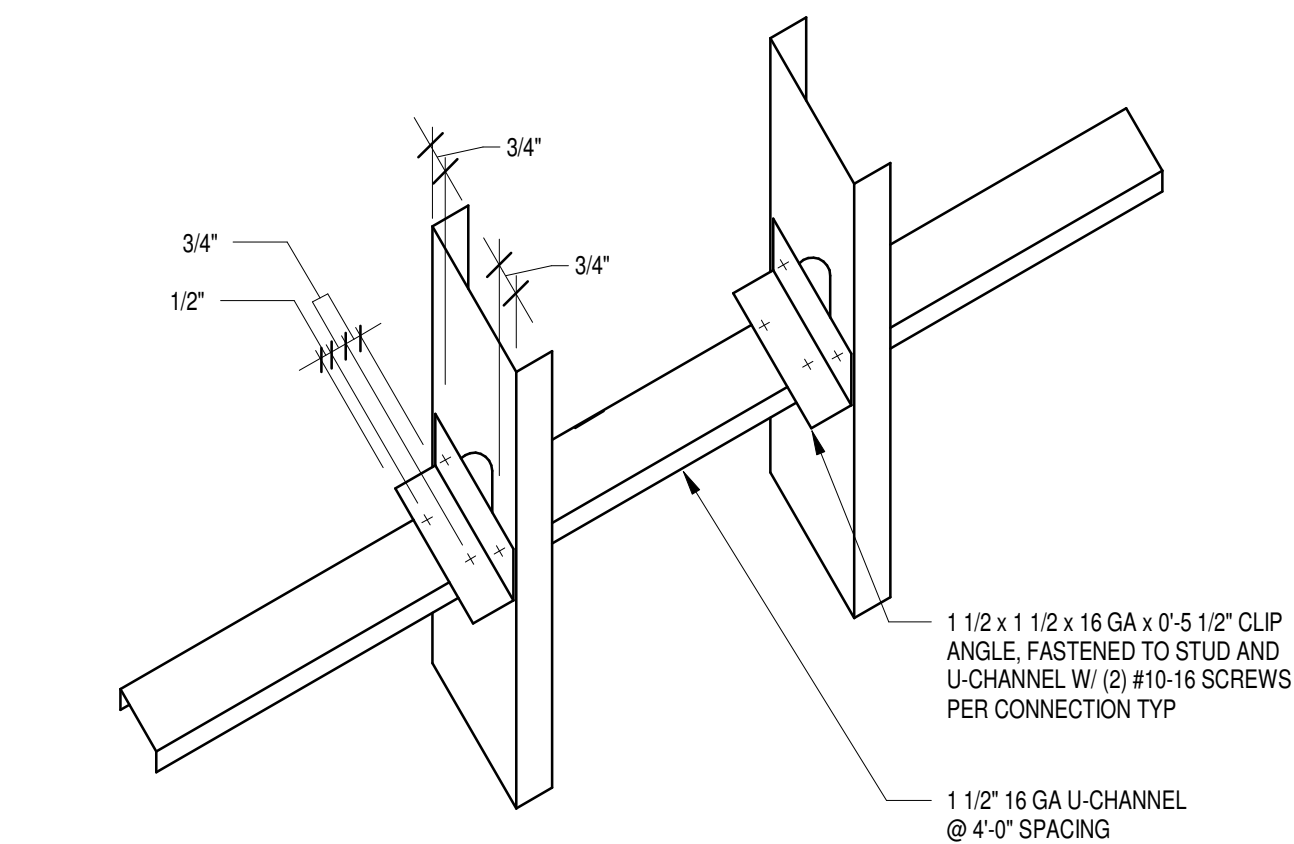


3 CFS MEMBER DESIGNATION LEGEND

3/4" = 1'-0"

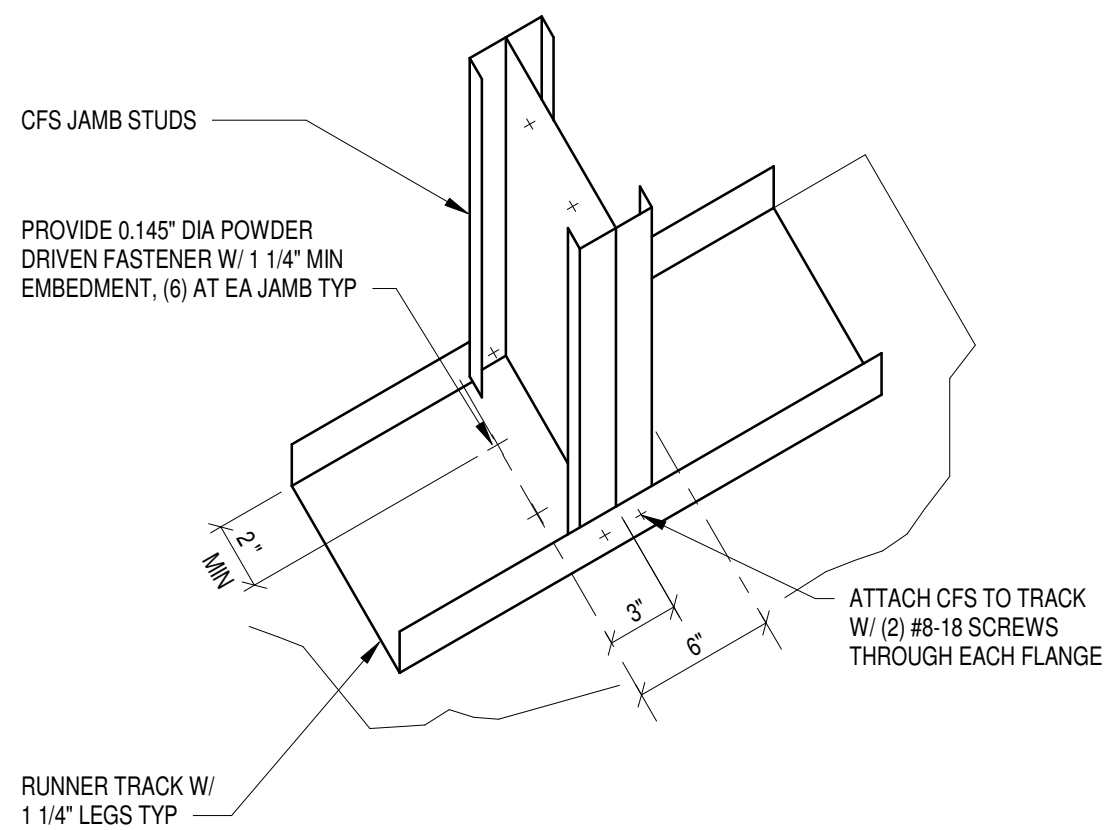
4 TYPICAL SILL TO JAMB CONNECTION

3/4" = 1'-0"



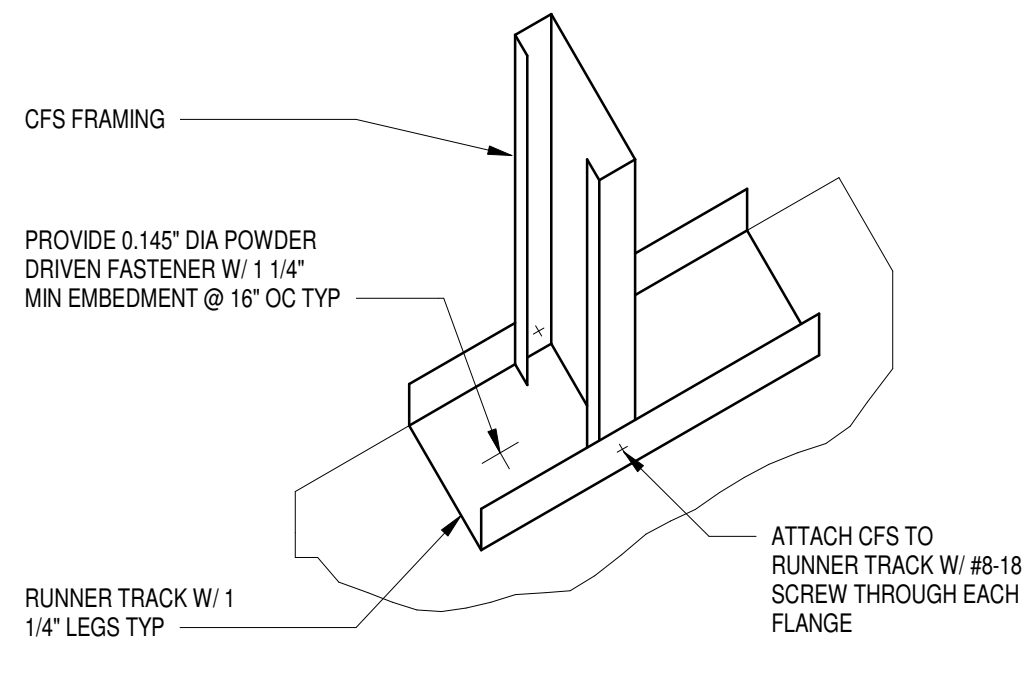
5 LATERAL BRIDGING

3/4" = 1'-0"



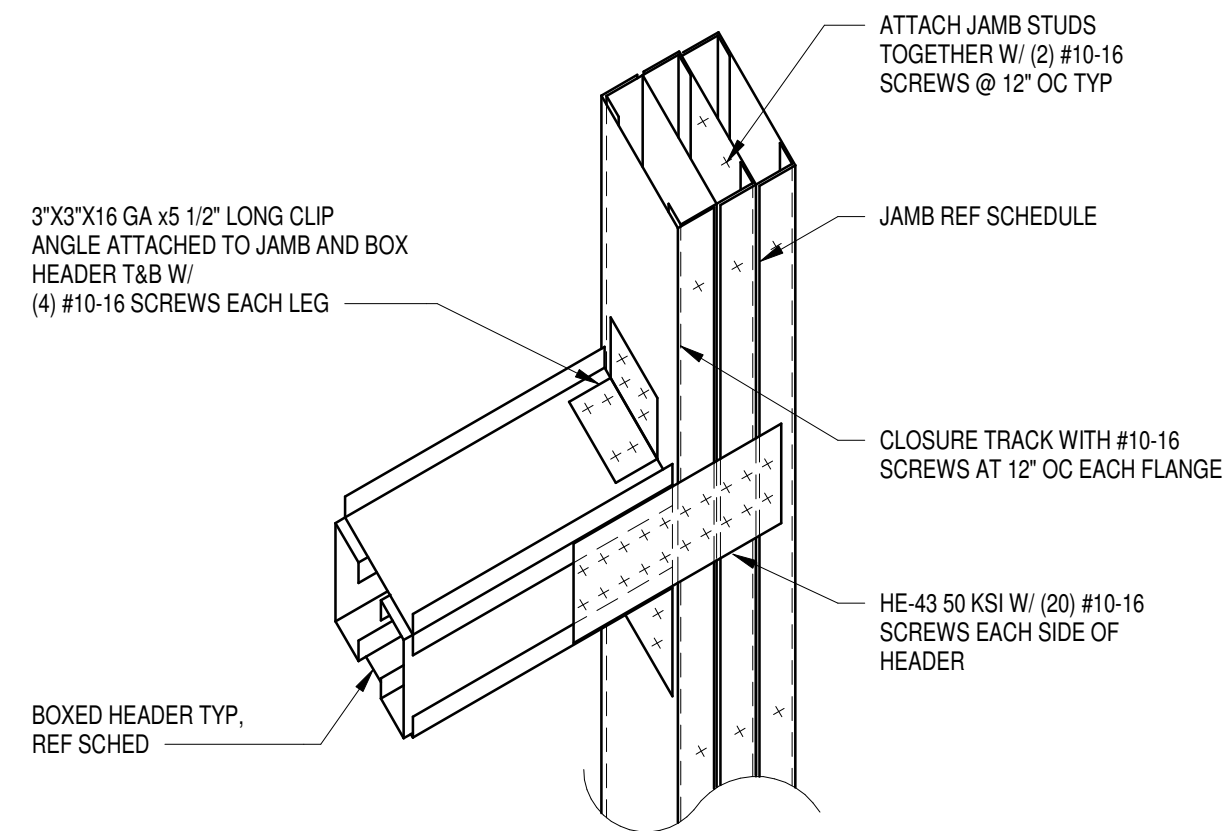
6 ANCHORAGE AT JAMBS

3/4" = 1'-0"



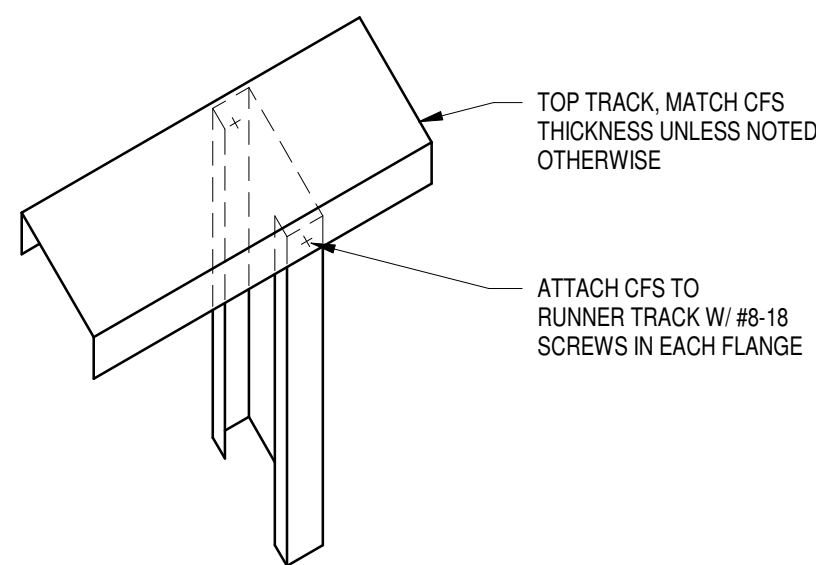
7 RUNNER TRACK ANCHORAGE

3/4" = 1'-0"



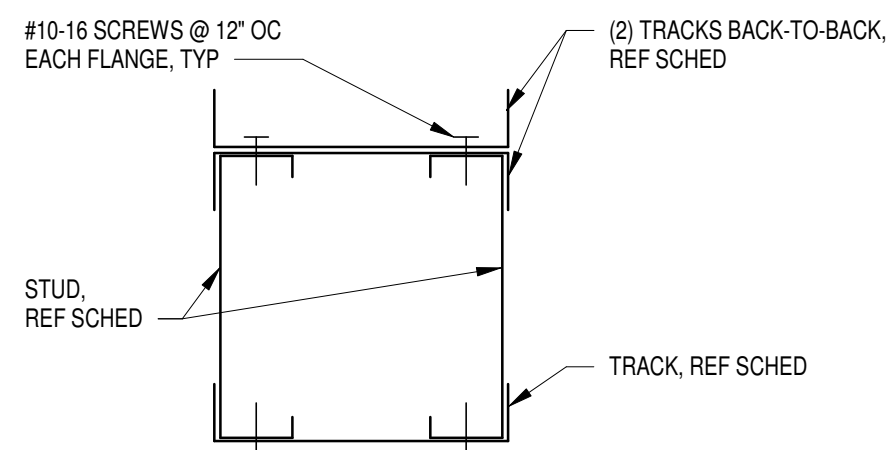
9 HEADER TO JAMB CONNECTION

3/4" = 1'-0"



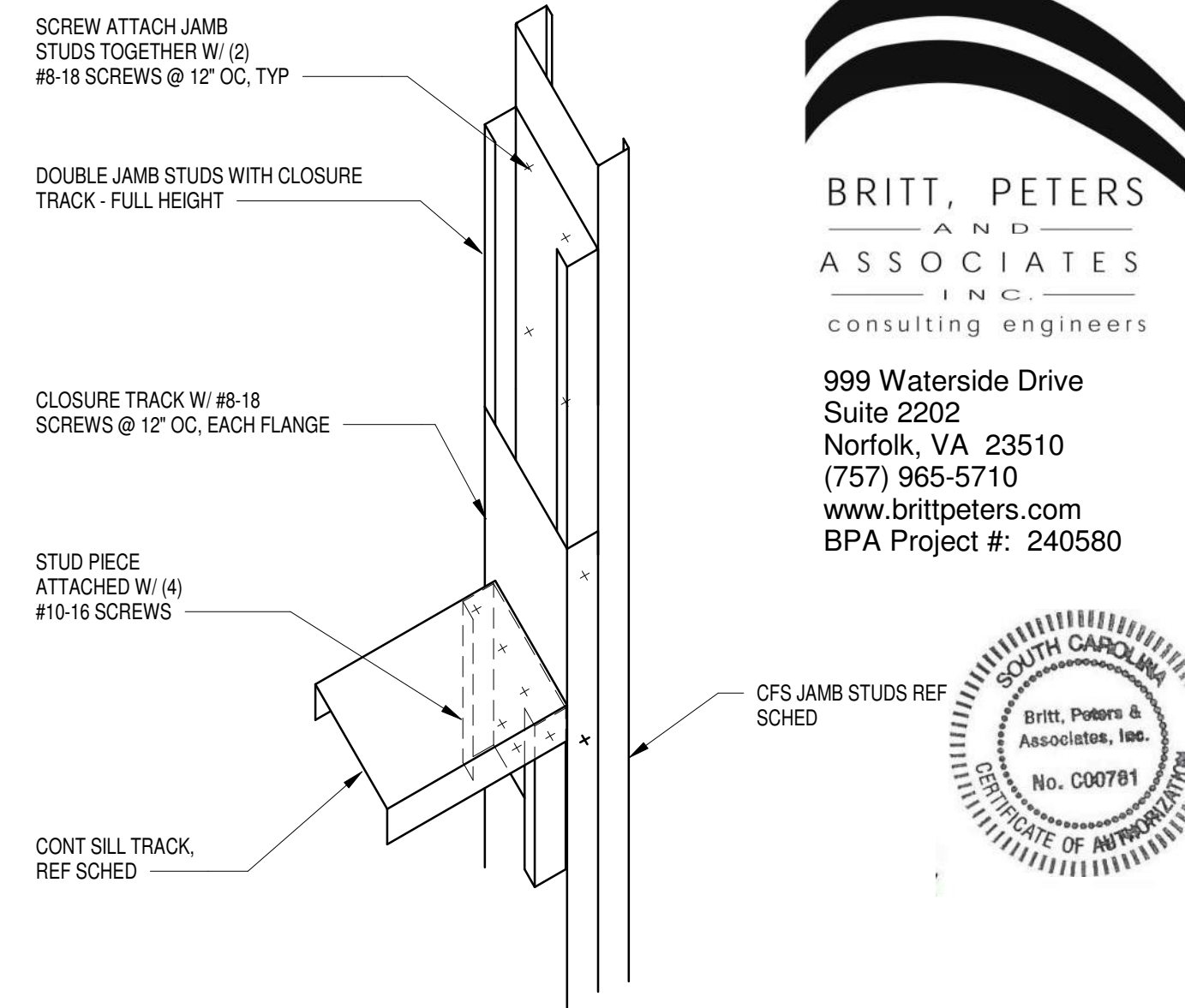
10 STUD TO TOP TRACK CONNECTION

3/4" = 1'-0"



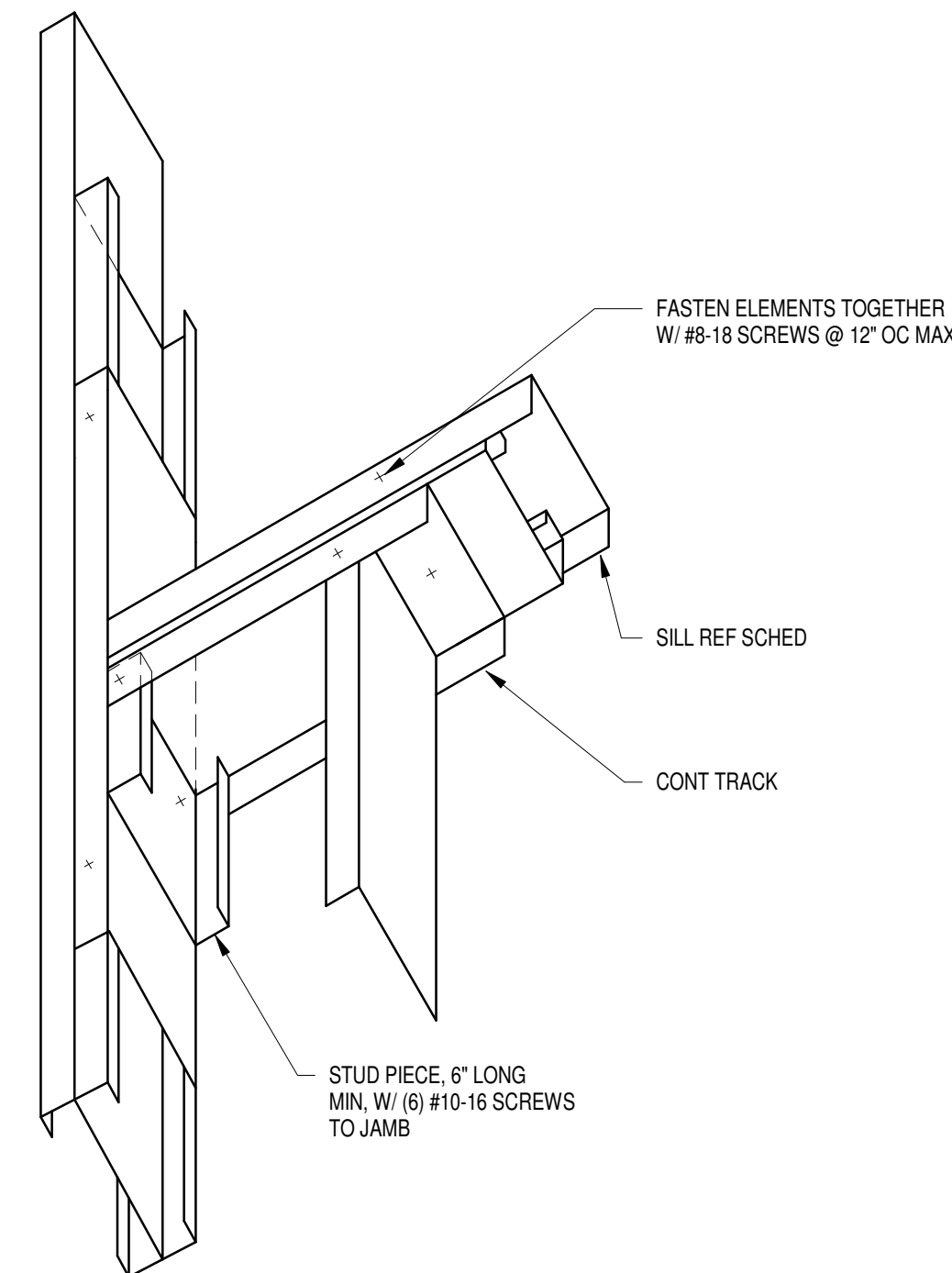
11 BOXED HEADER DETAIL

3" = 1'-0"



8 BUILT UP SILL

3/4" = 1'-0"



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ARCHITECTURE
INTERIOR DESIGN

ONE COLUMBUS CENTER, SUITE 1000
VIRGINIA BEACH, VIRGINIA 23462

01/24/2025

BRITT, PETERS & ASSOCIATES, INC.

NO. 31295

01/24/2025

ROBERT ALMA

PERMIT REVIEW SET

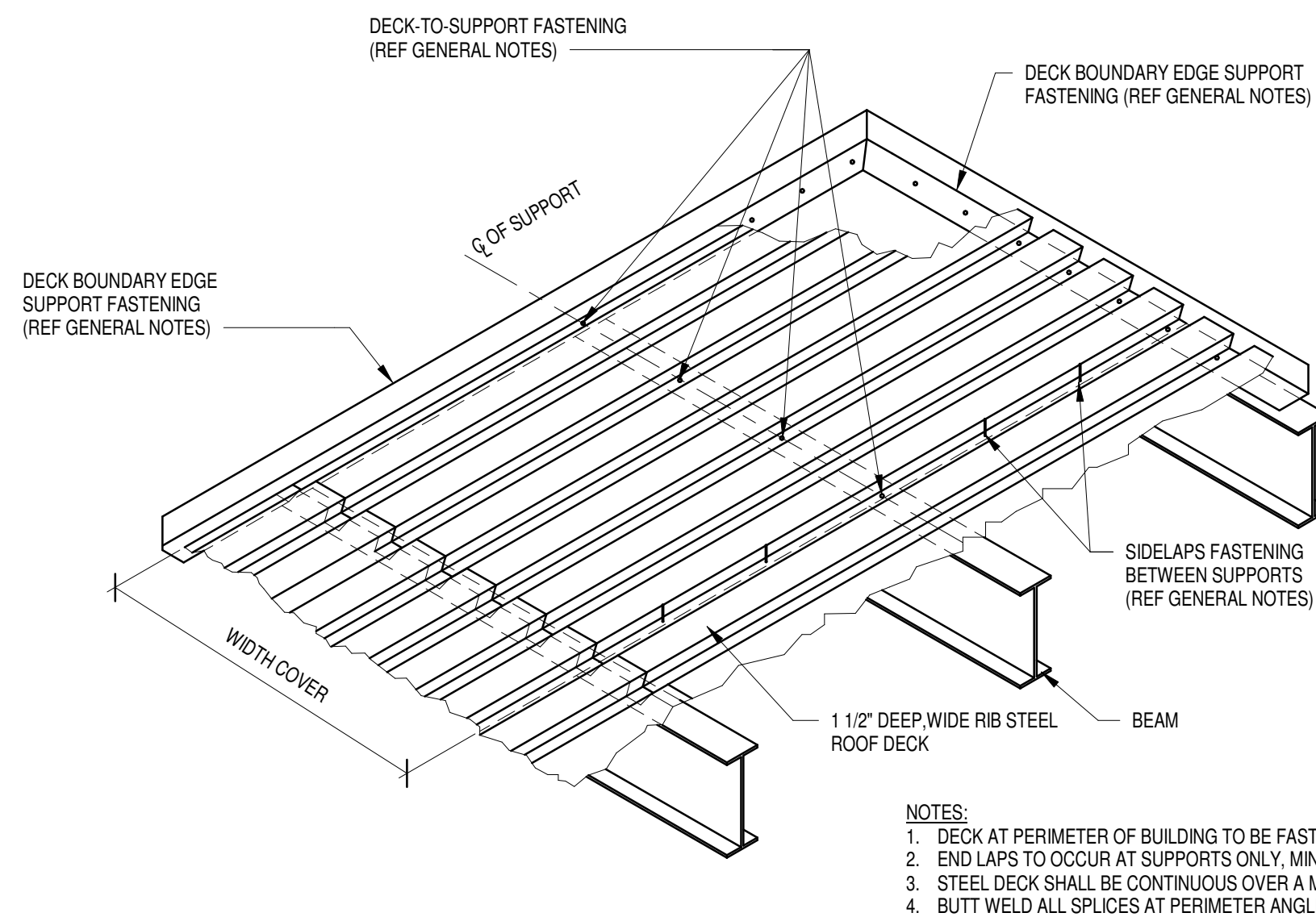
EXTERIOR RENOVATIONS TO
TOWNE VACATION BEACH PROPERTIES OF HILTONHEAD
862 WILLIAM HILTON PKWY, HILTON HEAD, SOUTH CAROLINA, 29928

TYPICAL DETAILS

24013

S502

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TOWNE VACATION BEACH PROPERTIES OF HILTONHEAD

TYPICAL DETAILS

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2401'

S503

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PROVIDE DIAGONAL BRACING AT 8'-0" OC, AND AT EACH SIDE OF ALL OPENINGS AND AS REQUIRED FOR STABILITY

CEILING AS SCHEDULED

SOUND ATTENUATION INSULATION

METAL STUDS

5/8" GWB

WALL FINISH AS SCHEDULED

BASE AS SCHEDULED

ACOUSTICAL SEALANT CONTINUOUS EACH SIDE

POWDER ACTUATED FASTENER, TYP

LINE OF FLOOR

PLAN VIEW

BOTTOM OF DECK

ACOUSTICAL SEALANT CONTINUOUS AT UNDERSIDE OF STRUCTURE

PROVIDE TOP TRACK W/ 2" LONG LEGS, MAINTAIN 3/4" CLEAR BELOW DECK, TYP

FILL ALL VOIDS AT TOP OF PARTITION WITH BATT INSULATION

CEILING AS SCHEDULED

METAL STUDS

5/8" GWB

SOUND ATTENUATION INSULATION

WALL FINISH AS SCHEDULED

BASE AS SCHEDULED

POWDER ACTUATED FASTENER, TYP

ACOUSTICAL SEALANT CONTINUOUS EACH SIDE

LINE OF FLOOR

PLAN VIEW

TYPE	WIDTH	STUD SIZE	MAX STUD SPACING	INSUL	STC	FIRE RATING	UL #	NOTES	TYPE COLOR
A1	4 1/4"	3 5/8"	16" OC	-	-		-	1	

NOTES

1. 5/8" GWB ONE SIDE ONLY

PARTITION TYPE **A**

BOTTOM OF DECK

ACOUSTICAL SEALANT CONTINUOUS AT UNDERSIDE OF STRUCTURE

PROVIDE TOP TRACK W/ 2" LONG LEGS, MAINTAIN 3/4" CLEAR BELOW DECK, TYP

FILL ALL VOIDS AT TOP OF PARTITION WITH BATT INSULATION

CEILING AS SCHEDULED

METAL STUDS

5/8" GWB

SOUND ATTENUATION INSULATION

WALL FINISH AS SCHEDULED

BASE AS SCHEDULED

POWDER ACTUATED FASTENER, TYP

ACOUSTICAL SEALANT CONTINUOUS EACH SIDE

LINE OF FLOOR

PLAN VIEW

TYPE	WIDTH	STUD SIZE	MAX STUD SPACING	INSUL	STC	FIRE RATING	UL #	NOTES	TYPE COLOR
B1	4 7/8"	3 5/8"	16" OC	-	40		-		

PARTITION TYPE **B**

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ONE COLUMBUS CENTER, SUITE 1000
VIRGINIA BEACH, VIRGINIA 23462

HBA
ARCHITECTURE
INTERIOR DESIGN
No. 121057

STATE OF SOUTH CAROLINA
VIRGINIA BEACH, VA
No. 11639
1.24.25
REGISTERED ARCHITECT

PERMIT REVIEW SET

EXTERIOR RENOVATIONS TO
TOWNE VACATION
BEACH PROPERTIES OF HILTON HEAD

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

PARTITION TYPES

PERMIT REVIEW SET

01/27/2025

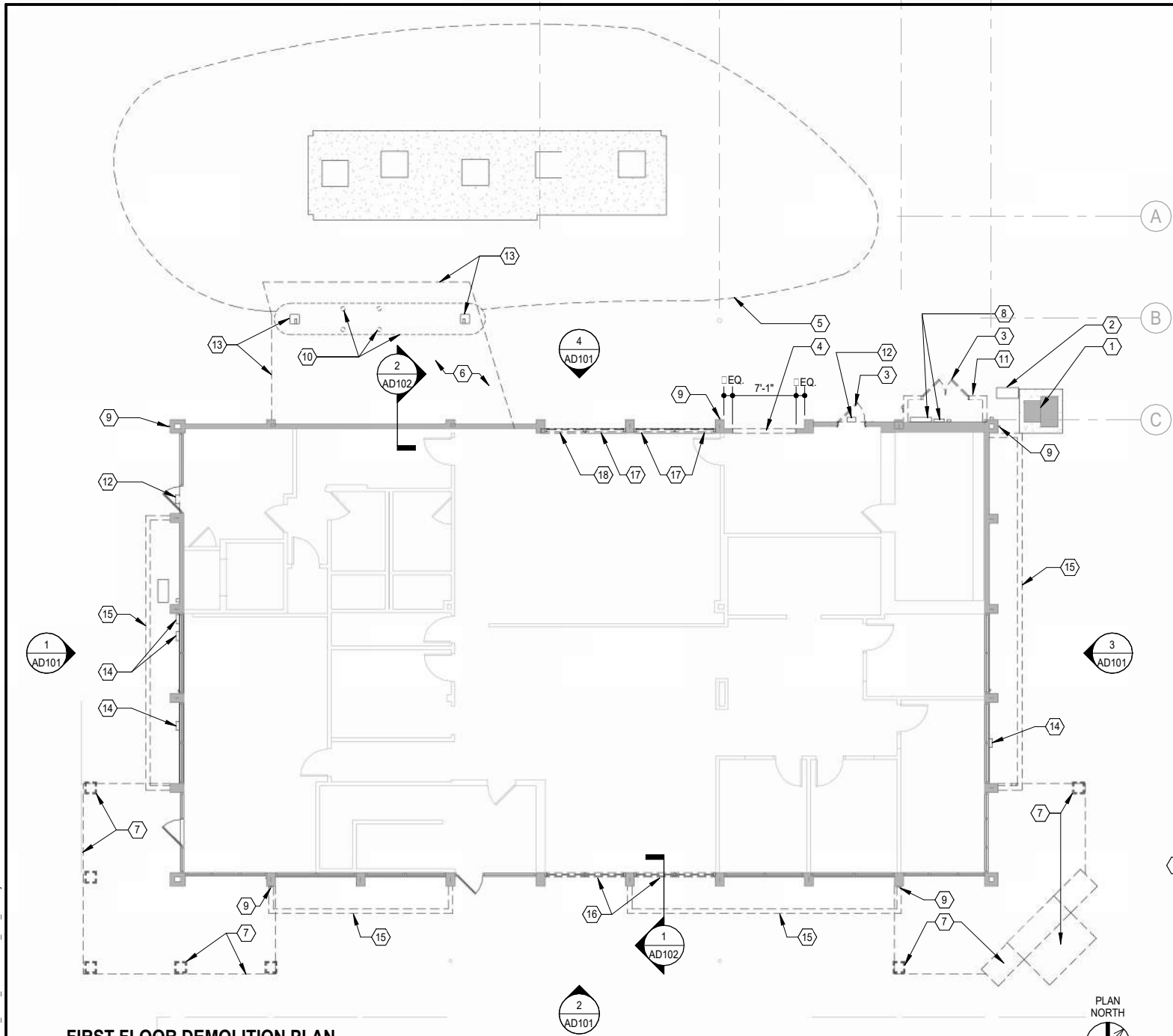
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A001

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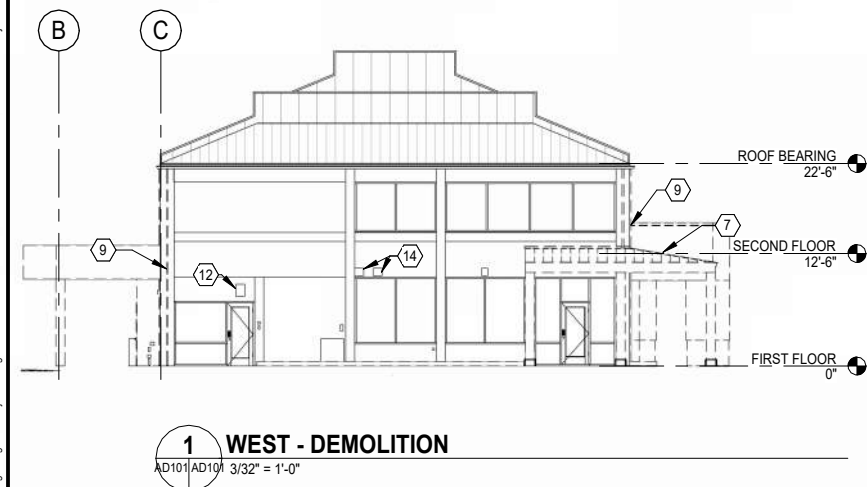
Page 89 of 216

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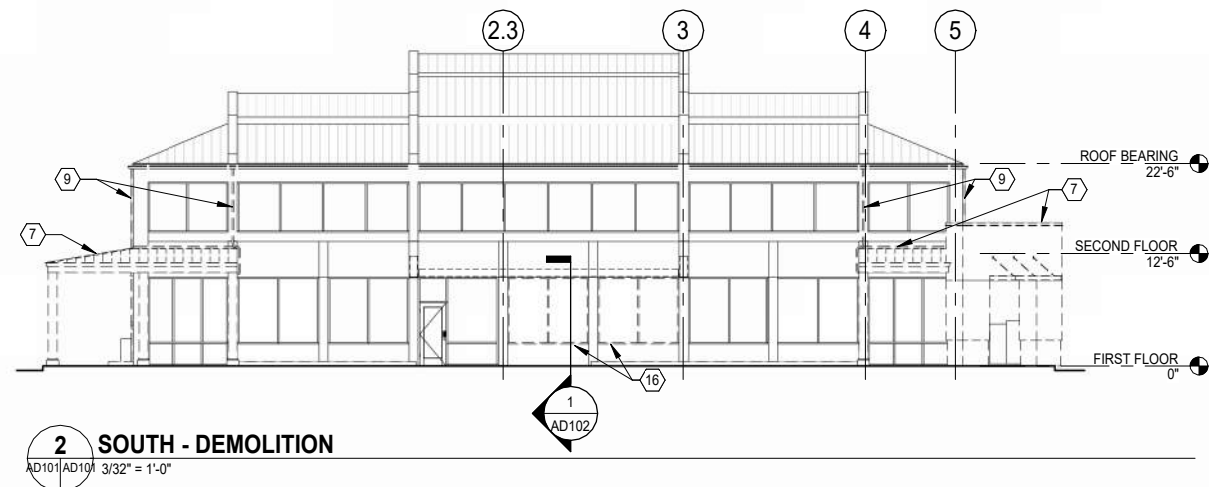
FIRST FLOOR DEMOLITION PLAN

1/8" = 1'-0"



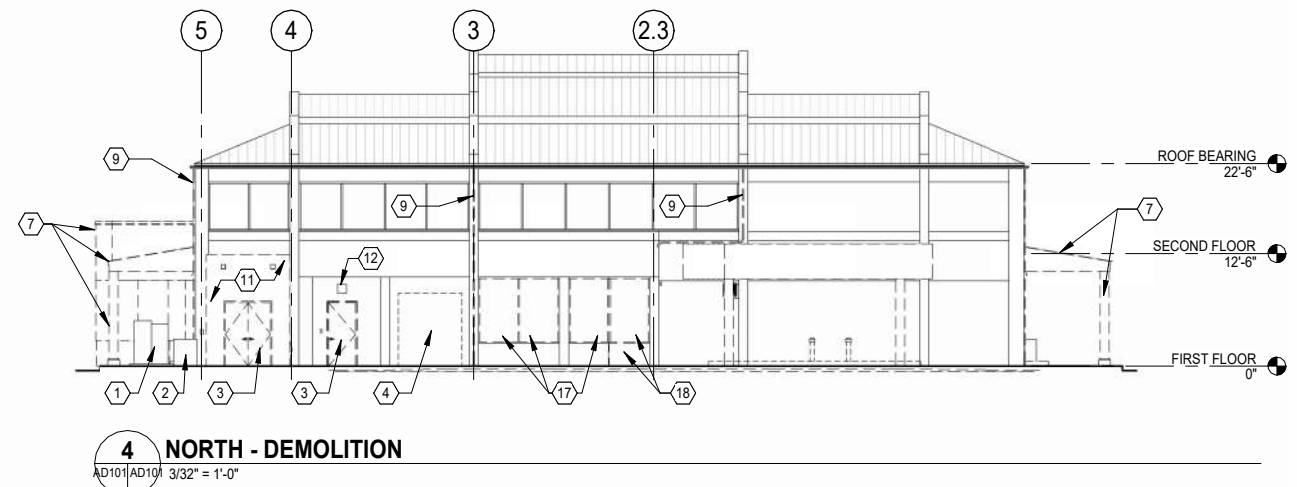
1 WEST - DEMOLITION

AD101|AD101 3/32" = 1'-0"



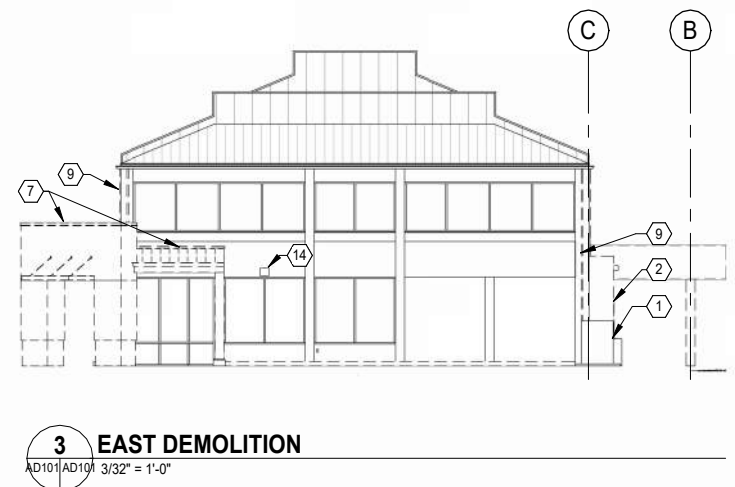
2 SOUTH - DEMOLITION

AD101|AD101 3/32" = 1'-0"



4 NORTH - DEMOLITION

AD101|AD101 3/32" = 1'-0"



3 EAST DEMOLITION

AD101|AD101 3/32" = 1'-0"

DEMOLITION NOTES

- EXISTING TRANSFORMER TO REMAIN.
- EXISTING MINI SPLIT UNIT TO REMAIN. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
- REMOVE EXISTING HOLLOW METAL DOOR(S), FRAME AND HARDWARE COMPLETE.
- REMOVE PORTION OF EXISTING WALL FOR NEW CASED OPENING - COORDINATE WITH NEW WORK PLAN.
- REMOVE EXISTING WOOD TIMBERS, REFER TO CIVIL DRAWINGS.
- REFER TO CIVIL DRAWINGS FOR EXTENT OF PAVEMENT REMOVED.
- REMOVE EXISTING CANOPY, COLUMNS AND STRUCTURE COMPLETE. COORDINATE WITH STRUCTURAL. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. PREPARE EXISTING TO REMAIN TO RECEIVE INFILL AND NEW FINISH.
- EXISTING ELECTRICAL PANELS TO REMAIN. REFER TO ELECTRICAL DRAWINGS.
- REMOVE EXISTING DOWNSPOUTS AND STRAPS COMPLETE.
- REMOVE EXISTING CONCRETE ISLAND AND (4) BOLLARDS COMPLETE.
- REMOVE EXISTING ELECTRICAL ROOM COMPLETE INCLUDING WALLS, ROOF STRUCTURE AND CONCRETE SLAB COMPLETE. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL REQUIREMENTS.
- REMOVE EXISTING WALL MOUNTED LIGHT FIXTURES, SALVAGE FOR REINSTALLATION AFTER NEW FINISH HAS BEEN APPLIED TO EXISTING STUCCO. REFER TO ELECTRICAL DRAWINGS.
- REMOVE EXISTING DRIVE-THRU CANOPY, COLUMNS AND STRUCTURE COMPLETE. COORDINATE WITH STRUCTURAL. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. PREPARE EXISTING TO REMAIN TO RECEIVE INFILL AND NEW FINISH.
- REMOVE EXISTING VENTS, SALVAGE FOR REINSTALLATION AFTER NEW FINISH HAS BEEN APPLIED TO EXTERIOR STUCCO.
- REMOVE EXISTING CONCRETE PLANTING CURBS COMPLETE.
- REMOVE EXISTING STOREFRONT COMPLETE. REMOVE EXISTING KNEE WALL BELOW STOREFRONT DOWN TO TOP OF SLAB AND FROM COLUMN TO COLUMN. PREPARE FOR NEW STOREFRONT.
- REMOVE EXISTING STOREFRONT COMPLETE. PREPARE OPENING AS REQUIRED TO ACCEPT NEW METAL STUD AND GWB INFILL.
- REMOVE EXISTING STOREFRONT AND WALL CONSTRUCTION COMPLETE AS REQUIRED BY NEW WALL OPENING.

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ONE COLUMBUS CENTER, SUITE 1000
VIRGINIA BEACH, VIRGINIA 23462

**SOUTH CAROLINA
ARCHITECTURE
INTERIOR DESIGN
No. 131057**

**STATE OF SOUTH CAROLINA
VIRGINIA BEACH, VA
No. 11639
1.2.25
REGISTERED ARCHITECT**

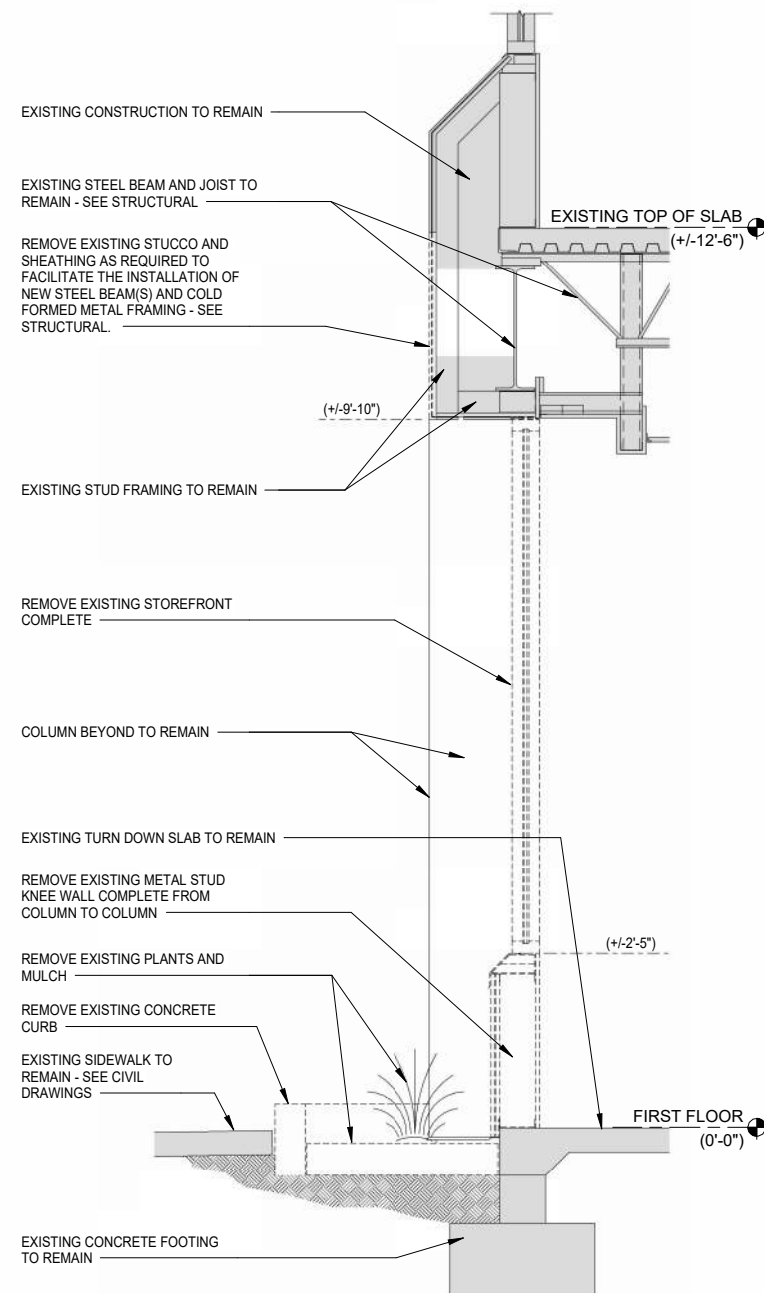
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EXTERIOR RENOVATIONS TO
**TOWNE VACATION
BEACH PROPERTIES OF HILTON HEAD**
862 WILLIAM HILTON PKWY., HILTON HEAD, SOUTH CAROLINA, 29928

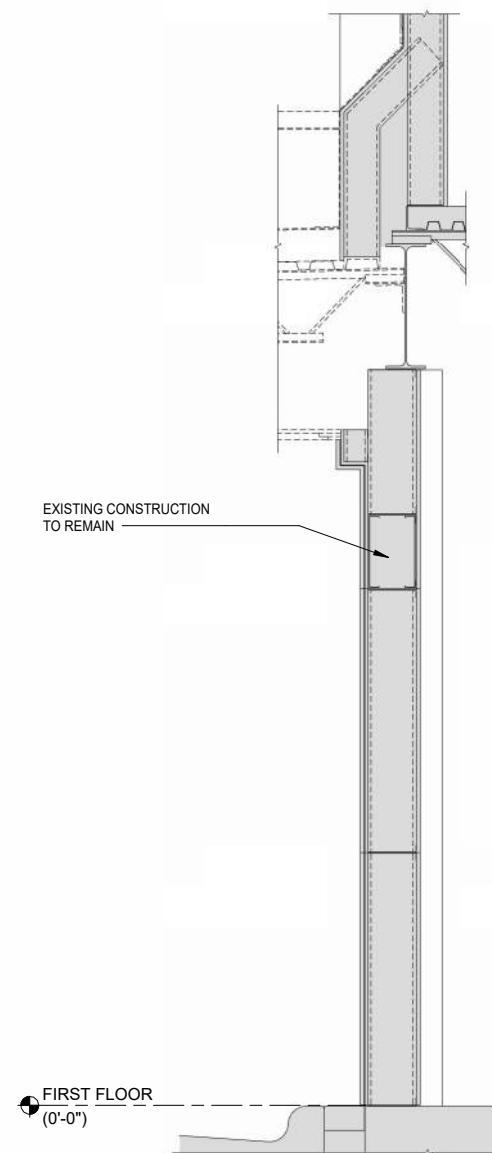
DEMO PLAN FIRST FLOOR

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AD101



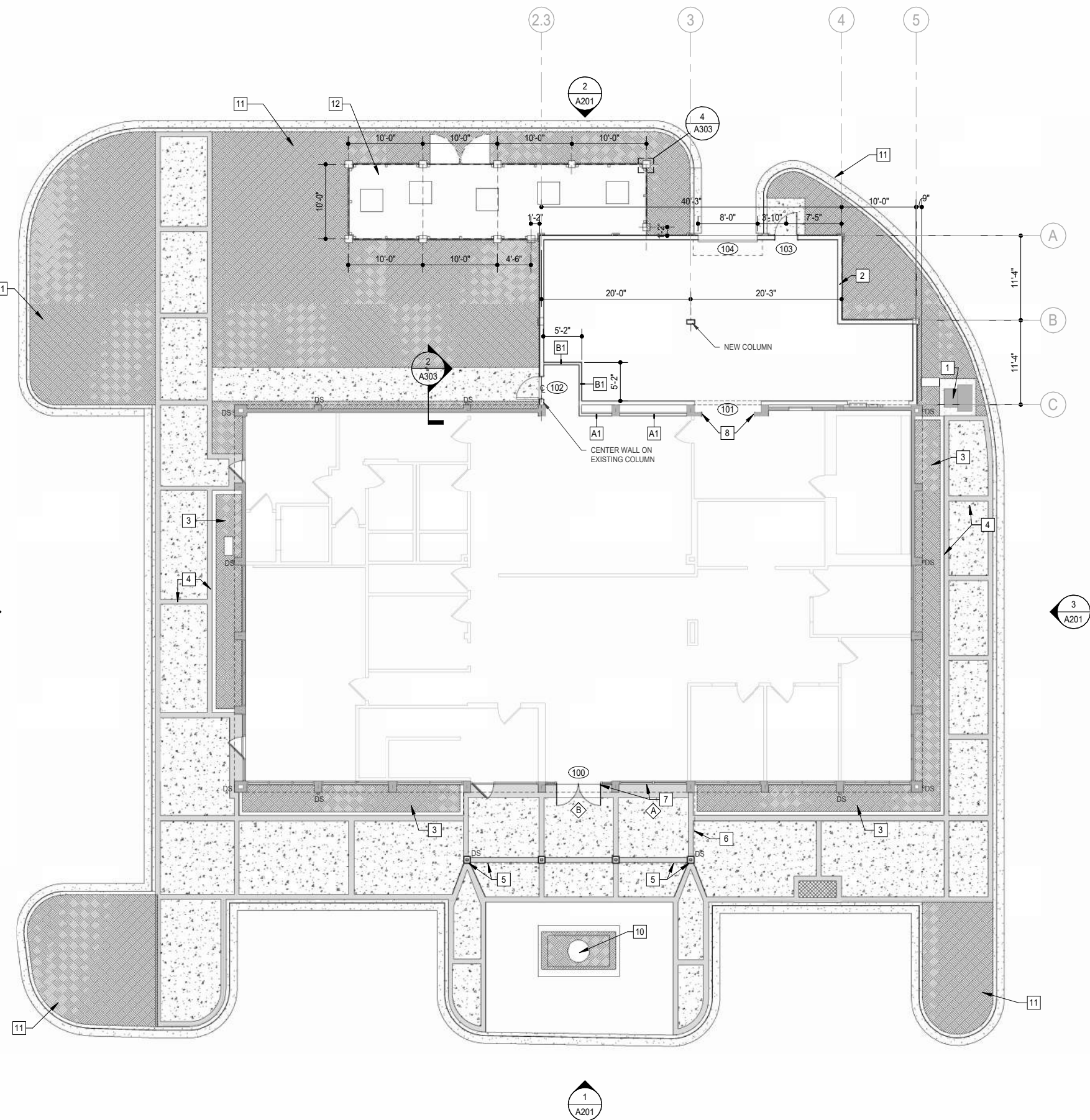
1 DEMOLITION SECTION
AD101|AD102 3/4" = 1'-0"



2 DEMOLITION SECTION

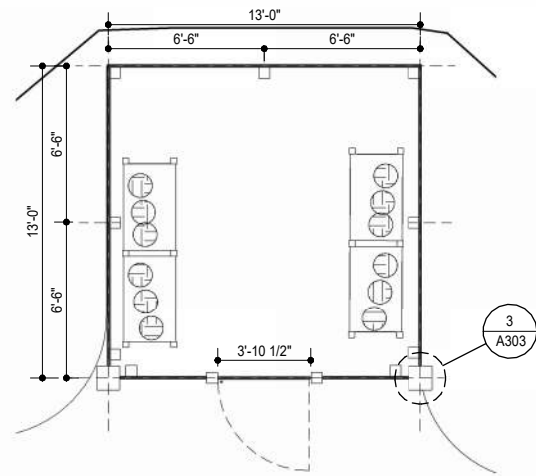
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4
A201

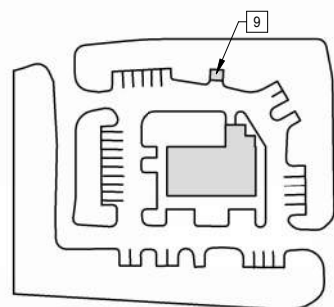


FIRST FLOOR - NEW WORK PLAN
1/8" = 1'-0"

NEW WORK NOTES	
1	EXISTING TRANSFORMER TO REMAIN - PROTECT DURING CONSTRUCTION WORK
2	NEW ADDITION - SEE SECTIONS.
3	PLANTER BED - SEE LANDSCAPE DRAWINGS
4	NEW TABBY CONCRETE SIDEWALK WITH BRICK PAVER EDGING
5	NEW ENTRY CANOPY
6	ALIGN FACE OF CANOPY WITH EXISTING FACE OF COLUMN
7	NEW STOREFRONT AND ENTRY DOORS
8	NEW CASED OPENING
9	NEW PROPANE ENCLOSURE
10	DRY FOUNTAIN WITH SCULPTURE.
11	LANDSCAPE AREAS - SEE LANDSCAPE DRAWINGS.
12	NEW HVAC ENCLOSURE



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



KEY PLAN

HBA

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

SOUTH CAROLINA
HBA
ARCHITECTURE
INTERIOR DESIGN
No. 121057
CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA
VIRGINIA BEACH, VA
No. 11639
1.2.25
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EXTERIOR RENOVATIONS TO
TOWNE VACATION
BEACH PROPERTIES OF HILTON HEAD
862 WILLIAM HILTON PKWY., HILTON HEAD, SOUTH CAROLINA, 29928
FIRST FLOOR NEW WORK PLAN

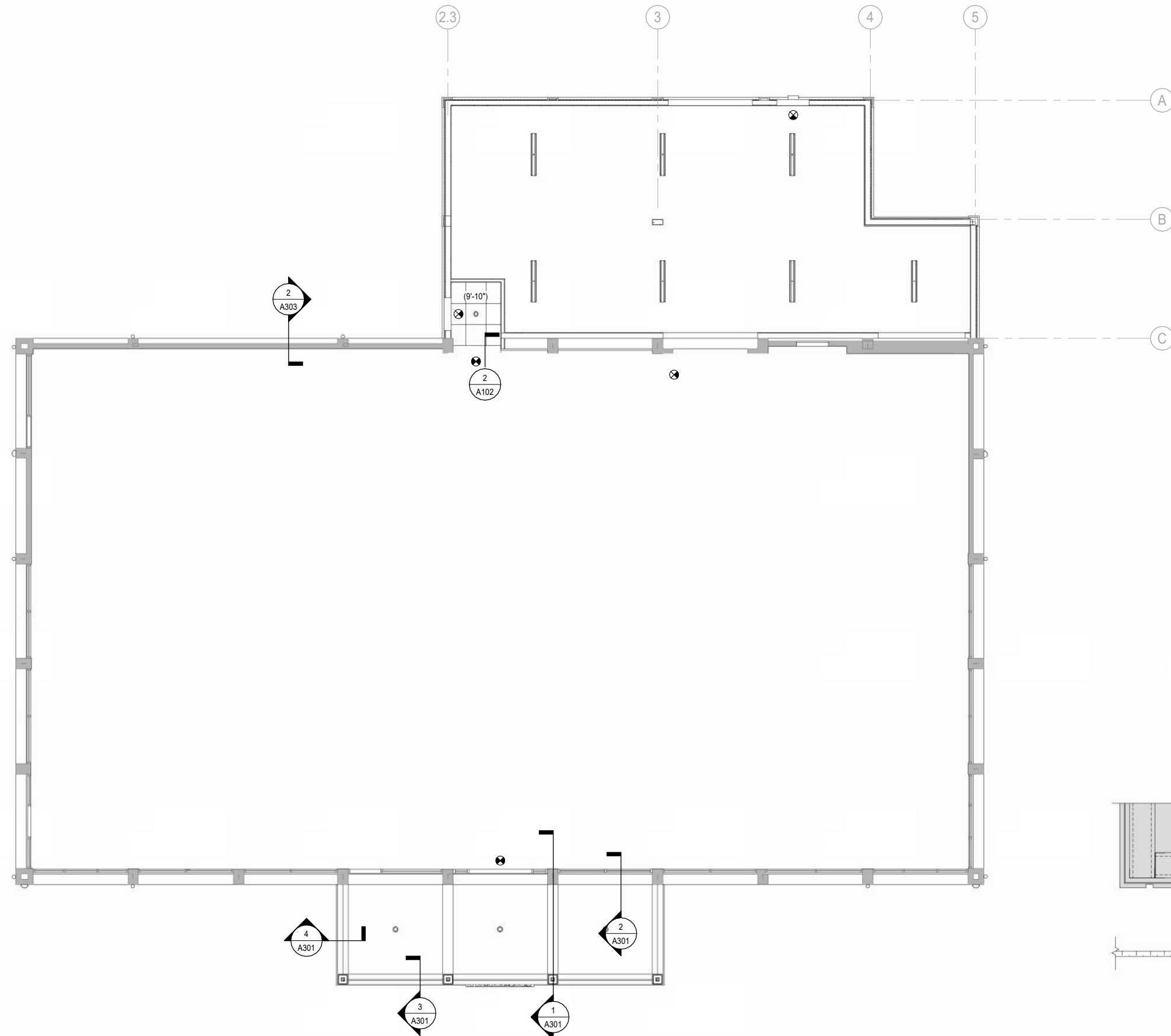
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A101

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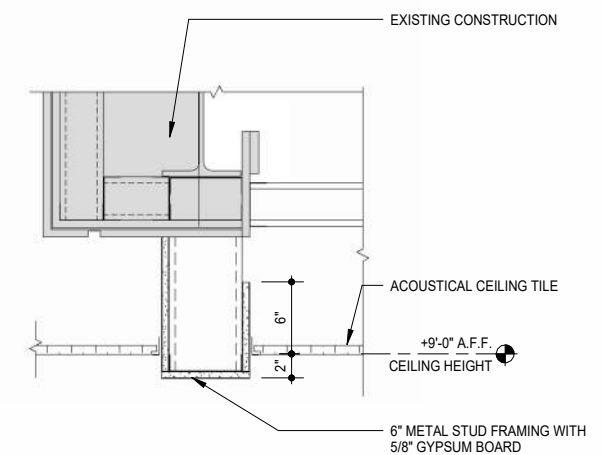
FIRST FLOOR RCP
3/16" = 1'-0"

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

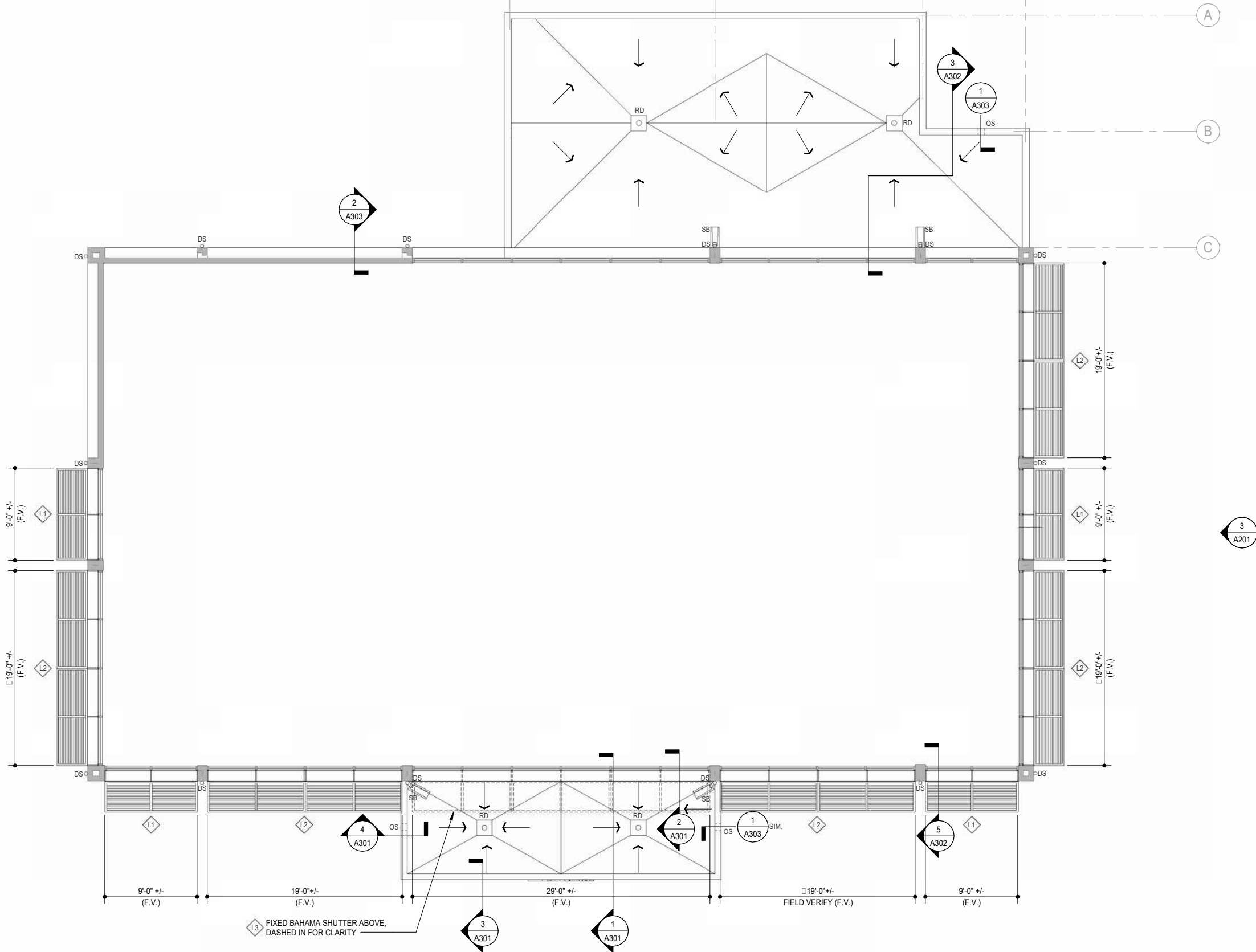
GENERAL CEILING NOTES

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 DIMENSIONS 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.



2 SOFFIT DETAIL 2
A102/A102 1 1/2" = 1'-0"

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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
SB	CONCRETE SPLASH BLOCK
DS	4" DIAMETER 16 OZ. COPPER DOWNSPOUT

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**ARCHITECTURE
INTERIOR DESIGN**

ONE COLUMBUS CENTER, SUITE 1000
VIRGINIA BEACH, VIRGINIA 23462

SOUTH CAROLINA

HBA
ARCHITECTURE
INTERIOR DESIGN
No. 121057
CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA

Virginia Beach, VA
No. 11639
1.24.25
REGISTERED ARCHITECT

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EXTERIOR RENOVATIONS TO
TOWNE VACATION
BEACH PROPERTIES OF HILTON HEAD

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

FIRST FLOOR ROOF PLAN

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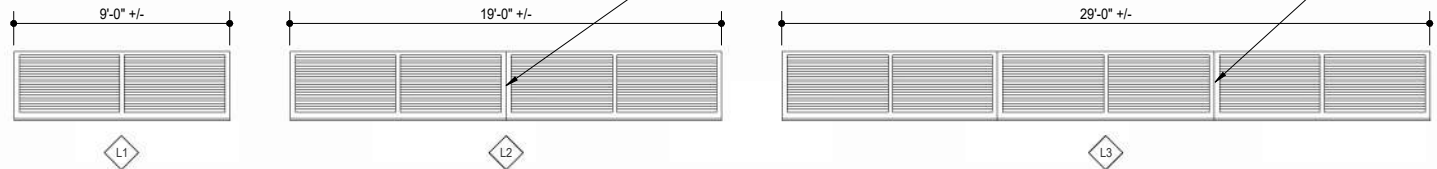
24013

A103

SECOND FLOOR NEW WORK AND FIRST FLOOR ROOF PLAN

3/16" = 1'-0"

CENTER BRACKETS ON CENTERLINE OF EXISTING ALUMINUM STOREFRONT BEYOND, TYP.



FIXED BAHAME SHUTTER

1/4" = 1'-0"

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

NEW WORK NOTES - ELEVATIONS

1	PROVIDE ALUMINUM FRAME AWNING SYSTEM. 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	REPLACE, PATCH, AND REPAIR MISSING PORTION OF EXISTING WALL AFTER REMOVING EXISTING CANOPY.
8	PROVIDE 4" DIAMETER 16 OZ. COPPER DOWNSPOUT W/ (2) COPPER STRAPS MIN.
9	REPLACE, PATCH, AND REPAIR MISSING PORTION OF EXISTING HALF ROUND COPPER GUTTER, MATCH EXISTING.



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

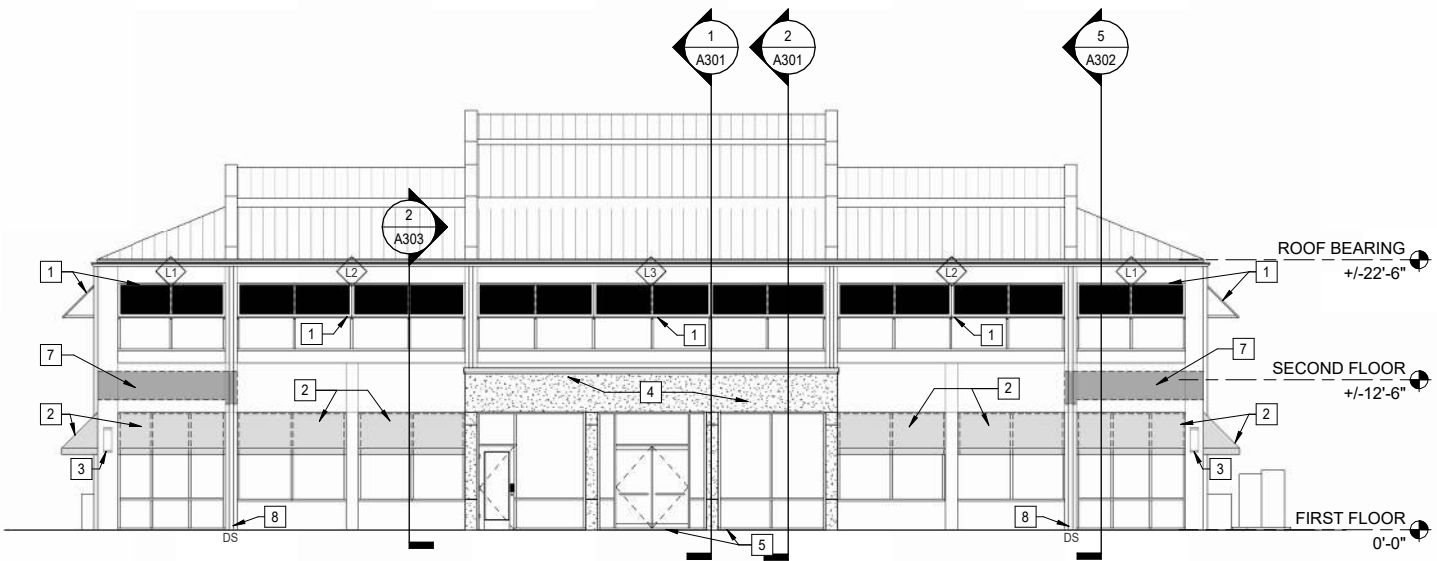


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EXTERIOR RENOVATIONS TO
**TOWNE VACATION
BEACH PROPERTIES OF HILTON HEAD**
862 WILLIAM HILTON PKWY., HILTON HEAD, SOUTH CAROLINA, 29928
ELEVATIONS

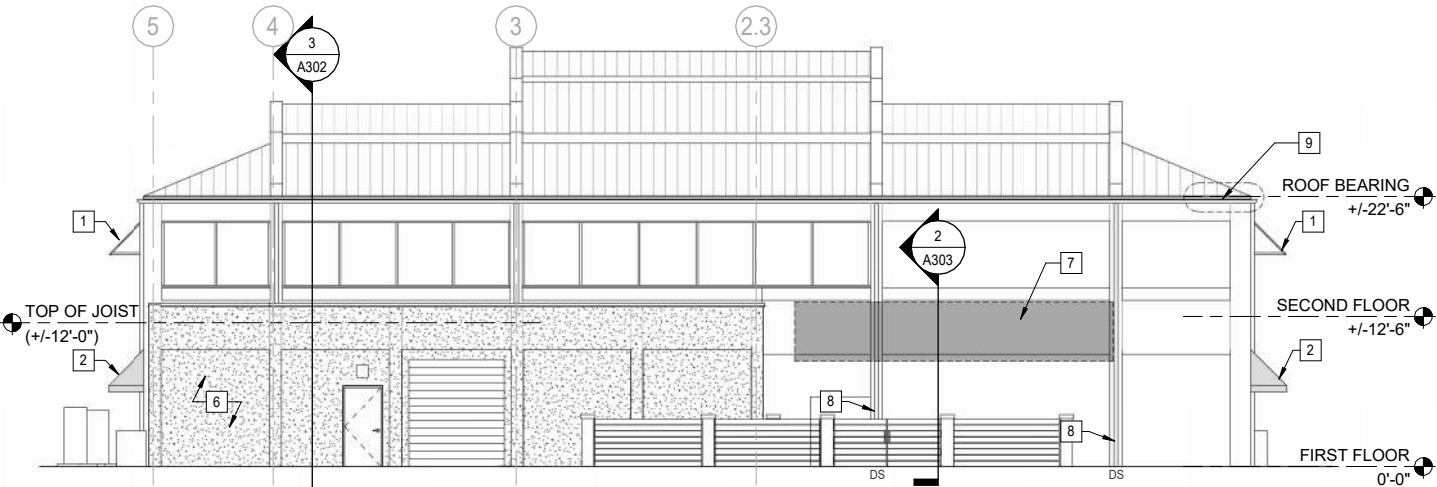
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A201



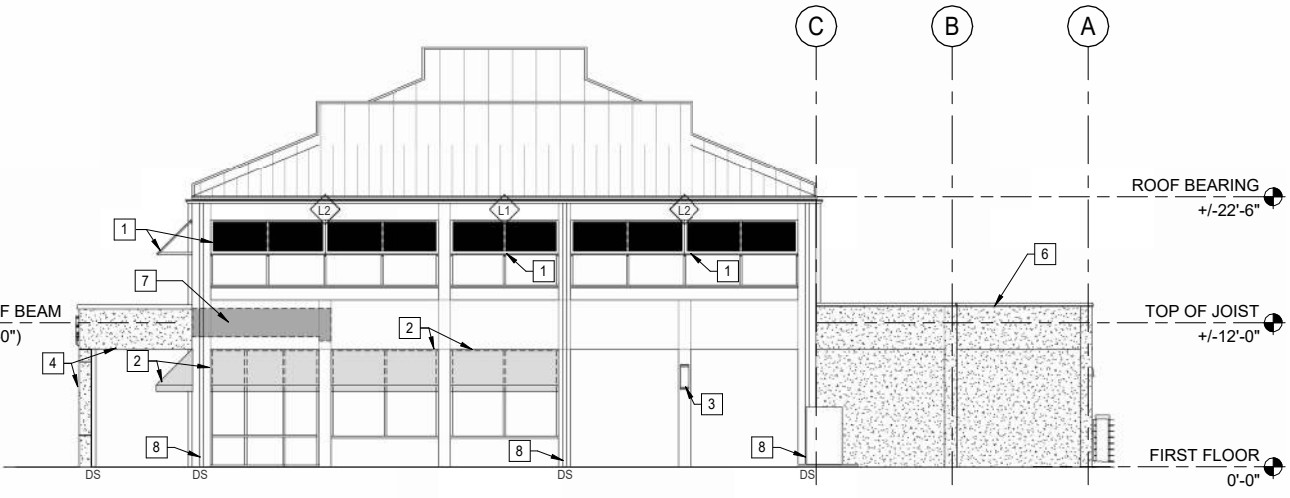
1 SOUTH - NEW WORK

A101/A201 1/8" = 1'-0"



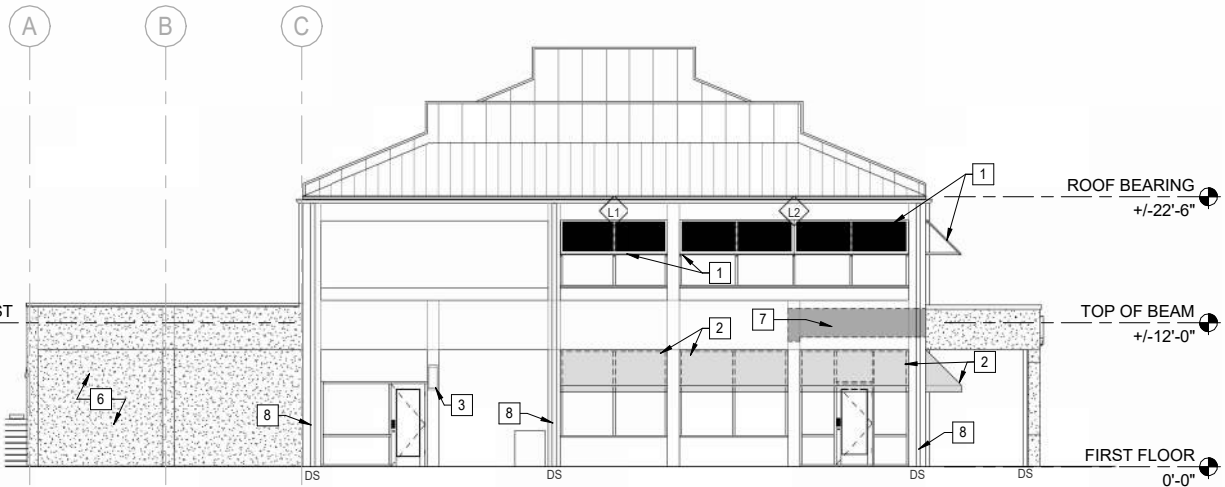
2 NORTH - NEW WORK

A101/A201 1/8" = 1'-0"



3 EAST - NEW WORK

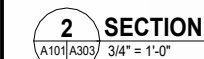
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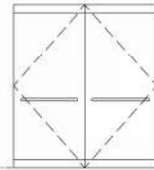
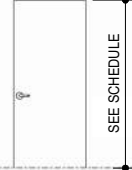
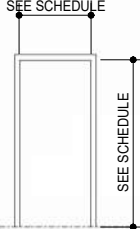


4 WEST - NEW WORK

A101/A201 1/8" = 1'-0"

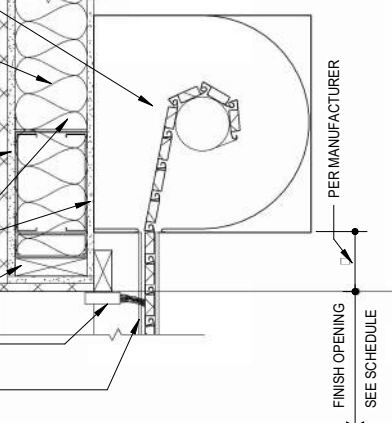
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DOOR TYPES			FRAME TYPES			DOOR SCHEDULE																					
 TYPE A FRAMELESS GLASS STOREFRONT DOOR			 TYPE B FLUSH PANEL HOLLOW METAL FRAME DOOR			 TYPE C OVERHEAD COILING DOOR			 F-1 HOLLOW METAL FRAME - PAINTED			DOOR NUMBER	SINGLE OR PAIR	DOOR						FRAME			FIRE RATING	ELEC. HW	HARDWARE SET	REMARKS	EGRESS CAPACITY
			SIZE			TYPE	MATERIAL	GLAZING	MATERIAL	DETAILS																	
			WIDTH PANEL 1	HEIGHT	THICKNESS					HEAD	JAMB			SILL													
FIRST FLOOR																											
100	PR	3'-0"	6'-10"	1/2"	A	GL		GL-1		-				6/A601	6/A601		5/A602								356		
101	S	7'-0"	7'-0"	1 3/4"	-					HM				6/A601	6/A601										566		
102	S	3'-0"	7'-0"	1 3/4"	B	HM				HM				6/A601	6/A601										170		
103	S	3'-0"	6'-8"	1 3/4"	B	HM				HM				6/A601	6/A601										170		
104	S	8'-0"	9'-0"	2"	C	AL				-				1/A601	2/A601	3/A601											
ABBREVIATIONS																											
WD	WOOD							GL		1/2" CLEAR TEMPERED GLASS																	
WSC	WOOD SOLID CORE																										
HM	HOLLOW METAL																										
AL	ALUMINUM																										
EX	EXISTING																										
DOOR DETAILS																											

DOOR DETAILS

OVERHEAD COILING DOOR



GLASS FIBER BATT INSULATION - R21

EXTERIOR STUCCO WALL COVERING BACKED W/ AIR AND WATER-RESISTIVE BARRIER AND DRAINAGE MAT

5/8" GLASS-MATT GYPSUM WALL SHEATHING

6" COLD FORMED METAL FRAMING - SEE STRUCTURAL

5/8" GYPSUM WALLBOARD

2X FIRE-RETARDANT TREATED WOOD BLOCKING

LINTEL BRUSH SEAL

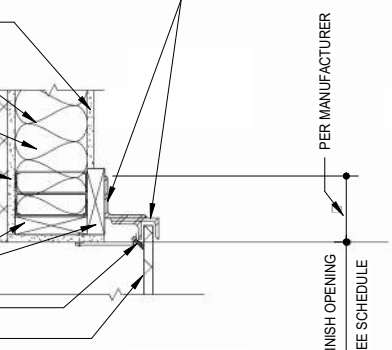
OVERHEAD COILING DOOR GUIDE BEYOND

PER MANUFACTURER

FINISH OPENING SEE SCHEDULE

1 HEAD
A601 1 1/2" = 1'-0"

OVERHEAD COILING DOOR TRACK ANGLES



5/8" GYPSUM WALLBOARD

GLASS FIBER BATT INSULATION - R21

6" COLD FORMED METAL FRAMING - SEE STRUCTURAL

5/8" GLASS-MATT GYPSUM WALL SHEATHING

EXTERIOR STUCCO WALL COVERING BACKED W/ AIR AND WATER-RESISTIVE BARRIER AND DRAINAGE MAT

2X FIRE-RETARDANT TREATED WOOD BLOCKING

DOUBLE BRUSH SEAL

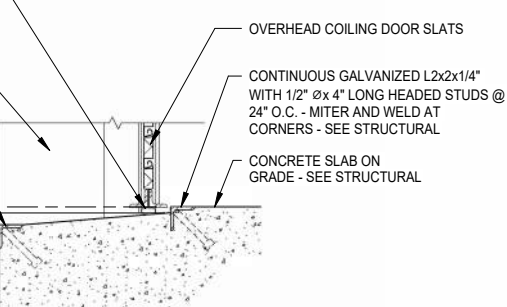
OVERHEAD COILING DOOR SLATS

PER MANUFACTURER

FINISH OPENING SEE SCHEDULE

2 JAMB
A601 1 1/2" = 1'-0"

BOTTOM ASTRAGAL W/ BOTTOM SEAL



EXTERIOR STUCCO WALL COVERING BACKED W/ AIR AND WATER-RESISTIVE BARRIER AND DRAINAGE MAT

CONTINUOUS GALVANIZED L2x2x1/4" WITH 1/2" Øx 4" LONG HEADED STUDS @ 24" O.C. - SEE STRUCTURAL

PAVING - SEE CIVIL DRAWING

FIRST FLOOR (0'-0")

1" 1/2"

BITUMINOUS DAMPPROOFING

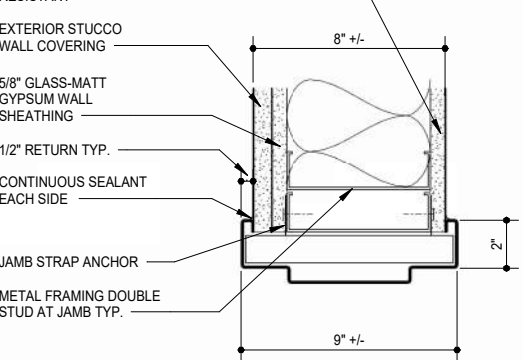
OVERHEAD COILING DOOR SLATS

CONTINUOUS GALVANIZED L2x2x1/4" WITH 1/2" Øx 4" LONG HEADED STUDS @ 24" O.C. - SEE STRUCTURAL

CONCRETE SLAB ON GRADE - SEE STRUCTURAL

3 SILL
A601 1 1/2" = 1'-0"

5/8" GYPSUM WALLBOARD ABUSE RESISTANT



EXTERIOR STUCCO WALL COVERING

5/8" GLASS-MATT GYPSUM WALL SHEATHING

1/2" RETURN TYP.

CONTINUOUS SEALANT EACH SIDE

JAMB STRAP ANCHOR

METAL FRAMING DOUBLE STUD AT JAMB TYP.

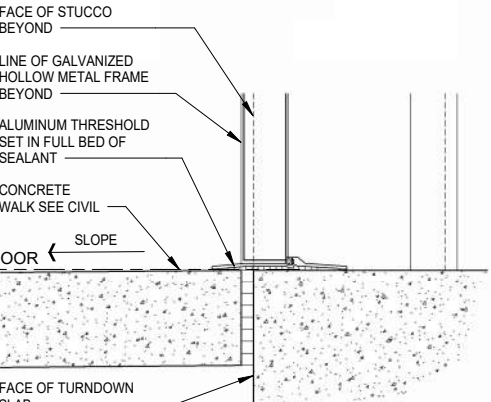
8" +/-

9" +/-

2"

4 JAMB (HEAD SIMLAR)
A601 3" = 1'-0"

FACE OF STUCCO BEYOND



LINE OF GALVANIZED HOLLOW METAL FRAME BEYOND

ALUMINUM THRESHOLD SET IN FULL BED OF SEALANT

CONCRETE WALK SEE CIVIL

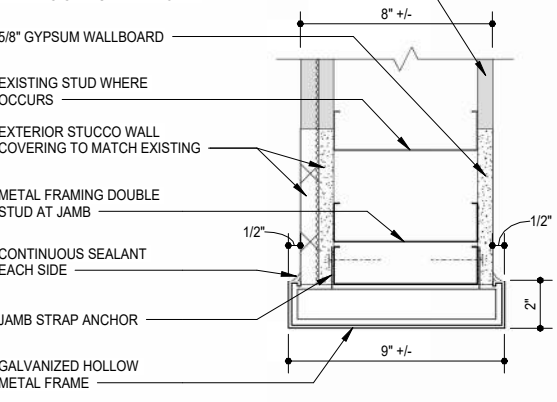
SLOPE

FIRST FLOOR (0'-0")

FACE OF TURNDOWN SLAB

5 SILL
A601 3" = 1'-0"

EXISTING GYPSUM WALLBOARD



5/8" GYPSUM WALLBOARD

EXISTING STUD WHERE OCCURS

EXTERIOR STUCCO WALL COVERING TO MATCH EXISTING

METAL FRAMING DOUBLE STUD AT JAMB

CONTINUOUS SEALANT EACH SIDE

JAMB STRAP ANCHOR

GALVANIZED HOLLOW METAL FRAME

8" +/-

9" +/-

1/2"

2"

6 JAMB (HEAD SIMLAR)
A601 3" = 1'-0"

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



STATE OF SOUTH CAROLINA
VIRGINIA BEACH, VA
No. 11639
1.2.25
REGISTERED ARCHITECT

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

DOOR SCHEDULE AND DETAILS

01/27/2025

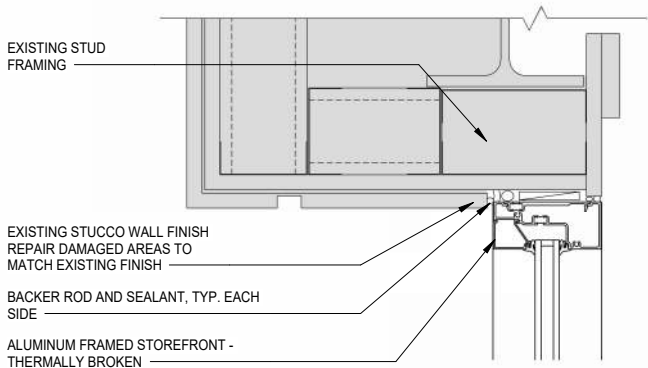
PERMIT REVIEW SET

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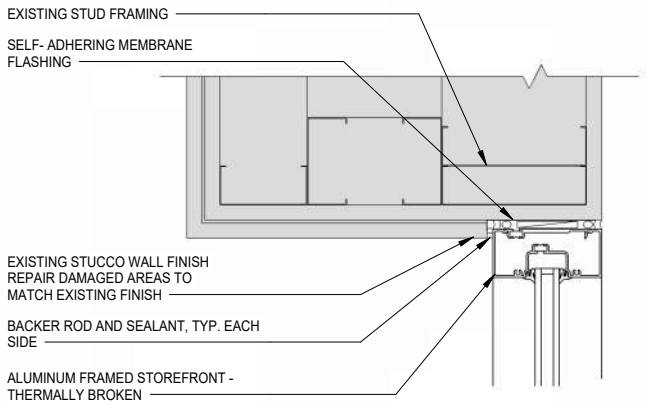
A601

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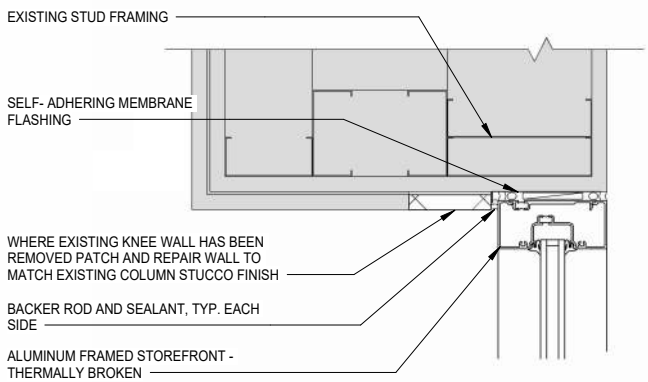
Design: Designer Project Manager: Checked/Drawn: Author: 1/27/2025 4:50:08 PM C:\Users\jrananth\Documents\T3_Vacation_Hilton_Head_Exterior_R04_ananth\K28Y3.rvt



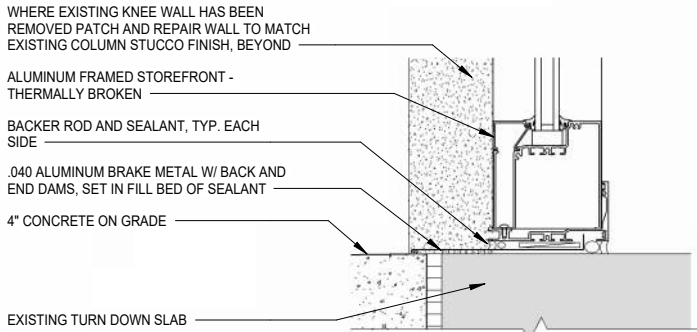
1 HEAD DETAIL
A602 A602 3" = 1'-0"



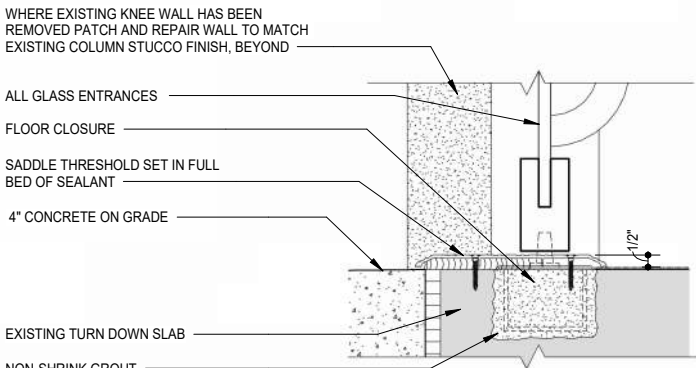
2 JAMB DETAIL
A602 A602 3" = 1'-0"



3 JAMB DETAIL
A602 A602 3" = 1'-0"



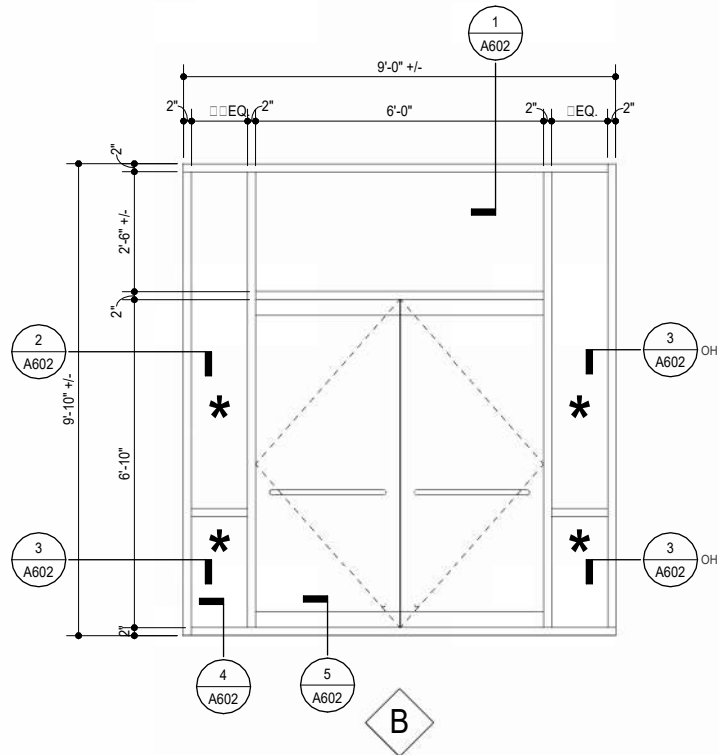
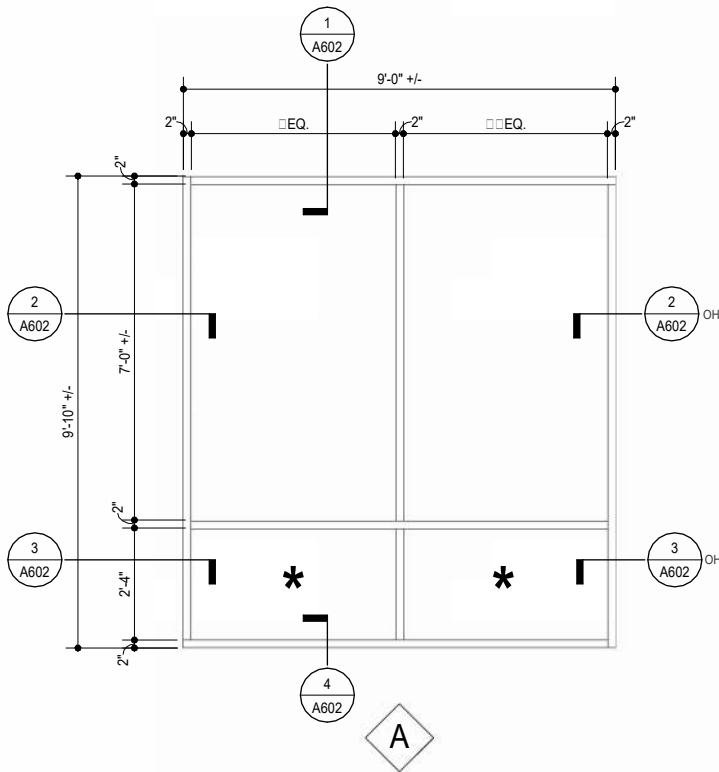
4 SILL DETAIL
A602 A602 3" = 1'-0"



5 SILL DETAIL
A602 A602 3" = 1'-0"

STOREFRONT NOTES

- 1" INSULATING GLASS - TINTED (UNLESS OTHERWISE NOTED).
- * INDICATE SAFETY TEMPERED GLASS.
- OVERALL WINDOW DIMENSIONS ARE ROUGH OPENINGS.
- ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD PRIOR TO FABRICATION.



ARCHITECTURE
INTERIOR DESIGN
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VIRGINIA BEACH, VIRGINIA 23462



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TOWNE VACATION
BEACH PROPERTIES OF HILTON HEAD
862 WILLIAM HILTON PKWY, HILTON HEAD, SOUTH CAROLINA, 29928
STOREFRONT ELEVATION AND DETAILS

01/27/2025
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A602



FIRST FLOOR FINISH PLAN

$$1/8'' = 1'-0''$$

FINISH LEGEND							
TAG	DESCRIPTION	MANUFACTURER	COLLECTION	STYLE	COLOR	INSTALL METHOD	COMMENTS
BASE							
BS-1	VINYL BASE	TARKETT	JOHNSONITE BASEWORKS	BASEWORKS 4" COVE	BLUE INTENSITY		
CEILING							
ACT-1	ACOUSTIC CEILING TILE TYPE 1						
FLOORING							
CPT-3	CARPET TILE	SHAW CONTRACT	POETIC FORM	GILDED TILE, 5T619	QUARTZ COPPER 18105	MONOLITHIC	REFER TO FINISH PLAN FOR INSTALLATION DIRECTION
VCT-1	VINYL COMPOSITION TILE	TARKETT	VINYL COMPOSITION TILE	VCT II	509 PEWTER	BRICK	ADDITIONAL WEAR LAYER TO BE APPLIED. REFER TO MANUFACTURERS RECOMMENDED PRODUCT.
PAINT							
PNT-1	FIELD PAINT	BENJAMIN MOORE		2145-70	COTTON BALLS		
PNT-2	ACCENT PAINT	BENJAMIN MOORE		2131-50	NIMBUS GRAY		

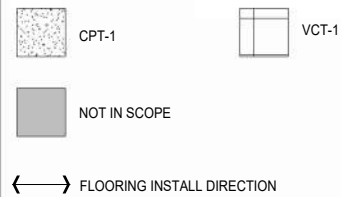
GENERAL FINISH NOTES

1. THE ROOM FINISH SCHEDULE INDICATES ONLY THE BASIC OR PREDOMINANT SURFACE FINISHES OF EACH SPACE. REFER TO THE FULL FINISH LEGEND, PLAN KEYNOTES, DETAILS, AND SPECIFICATIONS FOR THE FULL RANGE AND EXTENT OF ALL FINISHES REQUIRED TO COMPLETE THE WORK FOR EACH SPACE.
2. CONTRACTOR TO HOLD REINSTALLATION MEETING WITH HBA, PRIOR TO COMMENCING FLOORING INSTALLATION.
3. ALL VINYL WALL BASE TO BE ORDERED AND INSTALLED AS A ROLL. PRE-CUT VINYL BASE WILL NOT BE ACCEPTED.
4. ALL DOOR FRAMES AND NEW DOORS TO BE PAINTED PNT-1
5. REFER TO PLAN FOR ALL FLOORING INSTALLATION DIRECTIONS.
6. IF ANY WALLCOVERING IS PROVIDED, FINISH WALL AS REQUIRED TO ACCEPT NEW WALLCOVERING. CONTINUOUS PIECE FROM SLAB TO CEILING. BOOKMATCH PATTERN. TUCK CORNER TAPED AND MUDDED. PROVIDED AND INSTALLED BY DRYWALL CONTRACTOR.

FINISH PLAN NOTES

- | | |
|---|--------------|
| 1 | Plan Note #1 |
| 2 | Plan Note #1 |

FINISH KEY



FINISH ABBREVIATIONS

ACT - ACOUSTIC CEILING TILE
BS - BASE
CPT - CARPET TILE
VCT- VINYL COMPOSITE TILE
PNT- PAINT

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
FIRST FLOOR					
123	VESTIBULE	CPT-3	BS-1	PNT-1, PNT-2	ACT-1
124	STORAGE	VCT-1	BS-1	PNT-1	-



**ARCHITECTURE
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VIRGINIA BEACH, VIRGINIA 23462

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EXTERIOR RENOVATIONS TO

EXTERIOR RENOVATIONS TO
TOWNE VACATION
BEACH PROPERTIES OF HILTON HEAD

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

FINISH SCHEDULE

01/27/2025

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MECHANICAL & PLUMBING SYSTEMS
SEISMIC AND WIND REQUIREMENTS

PER IBC-2021/ASCE 7-16

- A. PER THE 2021 INTERNATIONAL BUILDING CODE, MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT AND COMPONENTS, INCLUDING THEIR SUPPORTS AND ATTACHMENTS, SHALL BE DESIGNED FOR SEISMIC FORCES IN ACCORDANCE WITH CHAPTER 13 OF ASCE 7-16.
- B. EXTERIOR EQUIPMENT (INCLUDING ROOF CURBS, RAILS, SUPPORTS) EXPOSED TO WIND SHALL BE DESIGNED AND INSTALLED TO RESIST THE WIND PRESSURES DETERMINED IN ACCORDANCE WITH CHAPTER 26 TO 29 OF ASCE 7-16.
- C. WHERE DESIGN FOR SEISMIC AND WIND LOADS IS REQUIRED, THE MORE DEMANDING FORCE MUST BE USED.
- D. REFERENCE THE STRUCTURAL DRAWINGS FOR SITE SPECIFIC INFORMATION ON SEISMIC DESIGN CATEGORY, WIND SPEEDS, ETC.
- E. USE THE TABLE BELOW TO DETERMINE SEISMIC RESTRAINT REQUIREMENTS FOR EACH COMPONENT.
- F. FOR ALL COMPONENTS REQUIRING SEISMIC RESTRAINT, THE COMPONENT SUPPORTS AND ATTACHMENTS SHALL BE DESIGNED BY A REGISTERED DESIGN PROFESSIONAL REGISTERED IN THE STATE THE JOB IS LOCATED. SUBMITTALS MUST INCLUDE STAMPED AND SIGNED DRAWINGS AND CALCULATIONS.
- G. WHERE SEISMIC RESTRAINT IS REQUIRED, HOUSEKEEPING PADS NEEDED FOR THE INSTALLATION OF EQUIPMENT UNDER THIS CONTRACT MUST BE DESIGNED BY THE SEISMIC ENGINEER. DO NOT POUR ANY HOUSEKEEPING PADS PRIOR TO THE RECEIPT OF THE APPROVED SEISMIC SUBMITTAL..
- H. SEISMIC RESTRAINTS FOR DUCTWORK, PIPING, CONDUIT, CABLE TRAYS AND BUS DUCT MUST BE SHOWN ON LAYOUT DRAWINGS SHOWING SPECIFIC RESTRAINT LOCATIONS ALONG WITH ACCOMPANYING DETAILS AND CALCULATIONS.

MECHANICAL COMPONENT IMPORTANCE FACTOR (Ip) DESIGNATION

Ip = 1.0		Ip = 1.5	
• ALL HVAC COMPONENTS EXCEPT AS NOTED IN Ip=1.5			

SEISMIC DESIGN CATEGORIES D,E,F

COMPONENT IMPORTANCE FACTOR (Ip)				
1.0				
1.5				
COMPONENT IDENTIFICATION	SEISMIC RESTRAINT REQUIREMENT	NOTES	SEISMIC RESTRAINT REQUIREMENT	NOTES
ROOF MOUNTED	RESTRAIN ALL	1	RESTRAIN ALL	-
FLOOR MOUNTED	RESTRAIN ALL	1, 2	RESTRAIN ALL	-
WALL MOUNTED	RESTRAIN ALL	1, 2	RESTRAIN ALL	-
COMPONENT SUPPORTS	RESTRAIN ALL	1	RESTRAIN ALL	-
SUSPENDED EQUIPMENT	INLINE W/ DUCT	RESTRAIN IF >75 LBS PROVIDE FLEX. CONN.	3	RESTRAIN IF >75 LBS PROVIDE FLEX. CONN.
	NOT INLINE W/ DUCT/PIPE	RESTRAIN ALL	1	RESTRAIN ALL
SUSPENDED DUCTILE PIPING (STEEL, ALUMINUM, COPPER, ETC.)		>3"	4	>1"
SUSPENDED NON-DUCTILE PIPING (CAST IRON, PLASTIC, CERAMIC)		RESTRAIN ALL	4	RESTRAIN ALL
SUSPENDED PIPE ON TRAPEZE		RESTRAIN IF ANY PIPE ON TRAPEZE > 3" RESTRAIN IF TOTAL WEIGHT OF PIPES ON TRAPEZE > 10 LBS/FT	4	RESTRAIN IF ANY PIPE ON TRAPEZE > 1" RESTRAIN IF TOTAL WEIGHT OF PIPES ON TRAPEZE > 10 LBS/FT
DUCTWORK		6 SQ.FT. AND LARGER AND ≥ 17 LBS/FT	4,5	6 SQ.FT. AND LARGER AND ≥ 17 LBS/FT
MULTIPLE DUCTS ON TRAPEZE		RESTRAIN IF TOTAL WEIGHT OF DUCTS ON TRAPEZE > 10 LBS/FT	4,5	RESTRAIN IF TOTAL WEIGHT OF DUCTS ON TRAPEZE > 10 LBS/FT
COMPONENT CERTIFICATION		NOT REQUIRED	-	REQUIRED

- NOTES:
1. EQUIPMENT 20 LBS. OR LESS IS EXEMPT IF THE COMPONENT IS POSITIVELY ATTACHED TO THE STRUCTURE AND FLEXIBLE CONNECTIONS ARE PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING, AND CONDUIT.
2. RESTRAINTS ARE NOT REQUIRED IF THE COMPONENT WEIGHS 400 LBS. OR LESS, IS MOUNTED WITH THE CENTER OF MASS LOCATED AT 4 FT. OR LESS ABOVE A FLOOR, IS POSITIVELY ATTACHED TO THE STRUCTURE AND HAS FLEXIBLE CONNECTIONS BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING, AND CONDUIT.
3. FLEXIBLE CONNECTIONS REQUIRED FOR PIPE CONNECTIONS ONLY.
4. RESTRAINT IS NOT REQUIRED IF THE PIPING / DUCTWORK IS SUPPORTED BY HANGERS AND EACH HANGER IN THE PIPING RUN IS 12 IN. OR LESS IN LENGTH FROM THE TOP OF THE PIPE TO THE SUPPORTING STRUCTURE. WHERE PIPES ARE SUPPORTED ON A TRAPEZE, THE TRAPEZE SHALL BE SUPPORTED BY HANGERS HAVING A LENGTH OF 12 IN. OR LESS. WHERE ROD HANGERS ARE USED, THEY SHALL BE EQUIPPED WITH SWIVELS, EYE NUTS OR OTHER DEVICES TO PREVENT BENDING IN THE ROD.
5. ALL DUCTWORK , REGARDLESS OF SIZE, DESIGNED TO CARRY TOXIC, HIGHLY TOXIC, OR EXPLOSIVE GASES OR USED FOR SMOKE CONTROL MUST BE RESTRAINED.
6. COMPONENT CERTIFICATION MUST BE SUPPLIED BY THE EQUIPMENT MANUFACTURER AT TIME OF SUBMITTAL FOR REVIEW BY ENGINEER OF RECORD.

HVAC LINE TYPE LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING COMPONENT		COMPONENT TO BE DEMOLISHED
	NEW COMPONENT		

GENERAL MECHANICAL NOTES

1. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT AND LOCATION OF EQUIPMENT, DUCTWORK, PIPING, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE MECHANICAL INSTALLATION W/ THE STRUCTURE AND OTHER TRADES AND SHALL PROVIDE ADDITIONAL OFFSETS AND FITTINGS AS NECESSARY.
2. COORDINATE WORK WITH AUTHORITY HAVING JURISDICTION AND OBTAIN ALL PERMITS AND INSPECTIONS.
3. PROVIDE OWNER WITH CERTIFICATES OF FINAL INSPECTION AND ACCEPTANCE FROM AUTHORITY HAVING JURISDICTION.
4. THE HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS SHALL COMPLY WITH THE THE CODES LISTED ON THIS SHEET AS WELL AS ALL LOCAL CODE OFFICIAL REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN CODES, THE MOST STRINGENT SHALL ALWAYS GOVERN.
5. THE CONTRACTOR SHALL CHECK AND VERIFY ALL CLEARANCES PRIOR TO FABRICATION OR INSTALLATION OF EQUIPMENT, DUCTWORK, AND PIPING SYSTEMS. WHERE CONDITIONS REQUIRE A CHANGE IN DUCT OR PIPE ROUTING, NOTIFY THE ARCHITECT FOR AN ACCEPTABLE ALTERNATIVE METHOD. AVOID ROUTING DUCTWORK DIRECTLY OVER LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MTD. DEVICES. LOCATE ALL MECHANICAL EQUIPMENT SO THAT FILTERS AND COMPONENTS REQUIRING ACCESS (SERVICE AND MAINTENANCE) ARE FULLY ACCESSIBLE.
6. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS WITH PRESCRIBED CLEARANCES FOR SERVICE AND MAINTENANCE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF RECOMMENDED CLEARANCES ARE NOT POSSIBLE BEFORE INSTALLING EQUIPMENT.
7. ALL ROTATING MECHANICAL EQUIPMENT SHALL BE PROVIDED WITH VIBRATION ISOLATION. PROVIDE FLEXIBLE NEOPRENE DUCT CONNECTORS BETWEEN DUCTWORK AND ISOLATED MECHANICAL EQUIPMENT.
8. THE CONTRACTOR SHALL FIRESTOP ALL PENETRATIONS OF FIRE RATED WALLS/FLOORS/CEILINGS BY DUCTWORK PIPING, ETC., WITH U.L. LISTED FIRE STOPPING MATERIAL TO MAINTAIN FIRE RATING OF THE BARRIER.
9. SEISMIC PROTECTION OF EQUIPMENT, DUCTWORK, PIPING AND UTILITIES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16 OF THE INTERNATIONAL BUILDING CODE, 2021 EDITION. ALL SEISMIC RESTRAINT AND BRACING SHALL BE SUBSTANTIATED BY MANUFACTURER'S SUBMITTALS PER THE SPECIFICATIONS. FOR ADDITIONAL INFORMATION, SEE "MECHANICAL SYSTEMS SEISMIC AND WIND REQUIREMENTS" ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF SEISMIC BRACING DEVICES WITH THE OWNER'S SEISMIC SPECIAL INSPECTOR. PROVIDE A MINIMUM OF SEVEN DAYS ADVANCE NOTICE OF INSTALLATION.
10. BALANCE ALL AIR DISTRIBUTION DEVICES, EXHAUST FANS, AND OUTSIDE AIR QUANTITIES AS SCHEDULED OR SHOWN ON THE DRAWINGS. PROVIDE MARKERS AT ALL DAMPER LOCATIONS SHOWING FULL OPEN/CLOSED POSITIONS AND DAMPER SETTING FOR REQUIRED AIRFLOW. PROVIDE FINAL TEST AND BALANCE REPORT ALONG W/ SCHEMATIC DRAWINGS SHOWING DIFFUSER LOCATION W/ DESIGN AND ACTUAL CFM. THE DIFFUSER TAGS ON THE DRAWINGS SHALL CORRESPOND TO THE DIFFUSER TAGS ON THE REPORT. THIS REPORT SHALL BE SUBMITTED BEFORE THE FINAL INSPECTION IS PERFORMED. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
11. ALL CONTROL WIRING, CONDUIT AND CONTROLS ACCESSORIES NECESSARY TO IMPLEMENT THE OUTLINED SEQUENCES OF OPERATION SHALL BE PROVIDED BY THE CONTROLS CONTRACTOR.
12. WIND LOAD PROTECTION OF ROOF MOUNTED EQUIPMENT AND DUCTWORK SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16 OF THE INTERNATIONAL BUILDING CODE. ALL WIND LOAD RESTRAINT AND BRACING SHALL BE SUBSTANTIATED BY MANUFACTURER'S SUBMITTALS PER THE SPECIFICATIONS.
13. ALL EXPOSED PIPING AND DUCTWORK SHALL BE PAINTED. COORDINATE W/ ARCHITECTURAL PLANS/SPECIFICATIONS FOR EXPOSED LOCATIONS AND PAINTING REQUIREMENTS.
14. SEE ARCHITECTURAL DOCUMENTS FOR ROOF PENETRATION AND FLASHING REQUIREMENTS.
15. WHERE "APPROXIMATELY" IS USED TO DEFINE INSTALLATION LOCATIONS, CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES TO VERIFY THERE ARE NO CONFLICTS PRIOR TO INSTALLATION AT DIMENSION LISTED.

GENERAL PLUMBING NOTES

1. PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A COMPLETE PLUMBING SYSTEM.
2. DO NOT SCALE DRAWINGS. OBTAIN ROUGH-IN DIMENSIONS FROM ARCHITECTURAL DRAWINGS OR FROM MANUFACTURERS PRINTED INSTRUCTIONS AND RECOMMENDATIONS ONLY.
3. COORDINATE PLUMBING SYSTEMS WITH ALL TRADES TO AVOID CONFLICTS PRIOR TO INSTALLATION OF PLUMBING COMPONENTS.
4. OBTAIN ALL PERMITS AND INSPECTIONS FROM AUTHORITY HAVING JURISDICTION. THIS INCLUDES ALL FEES THAT MAY BE REQUIRED.
5. PROVIDE OWNER WITH CERTIFICATES OF FINAL INSPECTION FROM AUTHORITY HAVING JURISDICTION.
6. WHENEVER THE WORD "PROVIDE" IS USED, IT SHALL MEAN FURNISH AND INSTALL COMPLETE AND READY FOR USE.
7. UNLESS OTHERWISE SHOWN OR NOTED, ALL PIPING SHALL BE RUN CONCEALED IN WALLS, CHASES AND/OR ABOVE CEILINGS.
8. ALL SUSPENDED PIPING SHALL BE SUPPORTED FROM BUILDING STRUCTURAL MEMBERS. IN NO CASE SHALL PIPING BE SUSPENDED FROM FLOOR OR ROOF DECK.
9. WHERE PIPES PENETRATE FIRE RATED ASSEMBLIES, SEAL OPENING AROUND PIPES WITH U.L. LISTED FIRE STOPPING MATERIAL TO MAINTAIN THE FIRE RATING OF THE ASSEMBLY.
10. PROVIDE INSULATION FOR PIPING COLLECTING CONDENSATE DRAIN.
11. PROVIDE HANGERS AND SUPPORTS WITHIN 12" OF EACH HORIZONTAL ELBOW FOR SANITARY AND VENT PIPING.
12. ALL CONNECTIONS TO, OR SHUTDOWN OF, EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER TO PROVIDE MINIMAL INTERFERENCE WITH THEIR OPERATIONS AND DOWNTIME OF THE SYSTEM.
13. AREAS OF WORK EXIST FOR THE PROJECT WHICH WERE NOT ACCESSIBLE OR PROVIDED LIMITED ACCESS DURING DESIGN. AS SUCH, CONTRACTOR SHALL VERIFY ALL UTILITIES IN AREA OF WORK INCLUDING LOCATION AND INVERT ELEVATION BEFORE DEMOLITION OF ANY SERVICE. ANY PIPING NOT SHOWN SHALL BE IDENTIFIED AND THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED AS SOON AS POSSIBLE. NO PIPING REWORK SHALL BE COMMENCED WITHOUT COORDINATION OF BOTH ARCHITECT AND ENGINEER.
14. IN AREAS WHERE THE EXISTING CEILINGS ARE NOT SLATED TO BE REPLACED, THE CONTRACTOR SHALL WORK THROUGH THE EXISTING CEILING (SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR AREA OF WORK). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY DAMAGED TILE OR GRID THAT IS A RESULT OF THEIR WORK.
15. UNLESS OTHERWISE NOTED, WHERE EXISTING PIPING MUST BE DEMOLISHED, REMOVE ALL PIPING BACK TO THE MAIN AND CAP WITHIN ONE AND A HALF PIPE DIAMETERS NOT TO EXCEED 3 INCHES. DO NOT ABANDON DEAD LEG PIPING IN DOMESTIC WATER SYSTEMS.

HAMMER ARRESTOR SCHEDULE

UNIT I.D.	PDI UNIT	FIXTURE UNIT	MANUFACTURER
HA	A	1-11	JOSAM 75000 OR EQUIVALENT ZURN, SMITH
HA	B	12-32	JOSAM 75000 OR EQUIVALENT ZURN, SMITH
HA	C	33-60	JOSAM 75000 OR EQUIVALENT ZURN, SMITH
HA	D	61-113	JOSAM 75000 OR EQUIVALENT ZURN, SMITH
HA	E	114-154	JOSAM 75000 OR EQUIVALENT ZURN, SMITH

MECHANICAL CODES & STANDARDS
(WITH ALL SOUTH CAROLINA MODIFICATIONS)

CODE	DESCRIPTION
IBC (2021)	INTERNATIONAL BUILDING CODE
IECC (2009)	INTERNATIONAL ENERGY CONSERVATION CODE
IMC (2021)	INTERNATIONAL MECHANICAL CODE
NFPA 90A (2021)	STANDARD FOR THE INSTALLATION AIR-CONDITIONING & VENTILATING SYSTEMS

PLUMBING CODES & STANDARDS
(WITH ALL SOUTH CAROLINA MODIFICATIONS)

CODE	DESCRIPTION
IBC (2021)	INTERNATIONAL BUILDING CODE
IECC (2009)	INTERNATIONAL ENERGY CONSERVATION CODE
IPC (2021)	INTERNATIONAL PLUMBING CODE

PLUMBING ABBREVIATIONS

ABBR	DESCRIPTION
A/C	ABOVE CEILING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
BFP	BACKFLOW PREVENTER
BTU	BRITISH THERMAL UNIT
BV	ISOLATION VALVE
BWV	BACKWATER VALVE
C	DOMESTIC COLD WATER SUPPLY
DIA	DIAMETER
F/A	FROM ABOVE
FCO	FLOOR CLEANOUT
FPM	FEET PER MINUTE
FT	FEET
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HA	HAMMER ARRESTOR
HB	HOSE BIBB
IN	INCHES
IN WG	INCHES WATER GUAGE
OF	SECONDARY STORM
OFO	OVERFLOW OUTLET
PC	PLUMBING CONTRACTOR
S	SANITARY/WASTE PIPING
ST	STORM
TP	TRAP PRIMER
U/G	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
V	VENT PIPING
VAC	VACUUM
VTR	VENT THRU ROOF
WCO	WALL CLEANOUT

MECHANICAL ABBREVIATIONS

ABBR	DESCRIPTION
(E)	EXISTING
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
APD	AIR PRESSURE DROP
BHP	BRAKE HORSE POWER
BOD	BASIS OF DESIGN
BOP	BOTTOM OF PIPE
C	DOMESTIC COLD WATER SUPPLY
CFM	CUBIC FEET PER MINUTE
CU	CONDENSING UNIT
DB	DECIBELS
DCW	DOMESTIC COLD WATER
DIA	DIAMETER
DRN	DRAIN
EC	ELECTRICAL CONTRACTOR
EH	ELECTRIC HEATER
ESP	EXTERNAL STATIC PRESSURE
FD	FIRE DAMPER
FPM	FEET PER MINUTE
FRPM	FAN ROTATIONS PER MINUTE
FT	FEET
GPM	GALLONS PER MINUTE
HP	HEAT PUMP
HP	HORSEPOWER
IN	INCHES
LAT	LEAVING AIR TEMPERATURE
MBH	THOUSANDS OF BTU'S PER HOUR
MC	MECHANICAL CONTRACTOR
MD	MANUAL DAMPER
NC	NOISE CRITERIA
OF	OVER FLOW
PC	PLUMBING CONTRACTOR
PD	PRESSURE DROP
PS	PIPE SUPPORT
RA	RETURN AIR
REFR	REFRIGERANT
RH	RELATIVE HUMIDITY
RPM	ROTATIONS PER MINUTE
SA	SUPPLY AIR
SF	SUPPLY FAN
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
VNT	VENT
W/	WITH
°F	DEGREES FAHRENHEIT

HVAC SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	THERMOSTAT		CONDENSING UNIT
	HUMIDISTAT		CONNECTION TO EXISTING SYSTEM
	CO2 SENSOR		DEMOLITION EXTENT
	EQUIPMENT CLEARANCE		MANUAL DAMPER

PLUMBING SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	BACKFLOW PREVENTER		CONNECTION TO EXISTING SYSTEM
	FLOW CONTROL		CONTROL VALVE
	PRESSURE REDUCING VALVE		BALANCING VALVE
	SWING CHECK VALVE		ISOLATION VALVE
	PLUG VALVE		SOLENOID VALVE
	PIPE UP		PIPE DOWN
	PIPE REDUCER		PIPE STRAIGHT TEE
	PIPE TEE DOWN		FLOOR CLEANOUT
	HOSE BIBB - EXTERIOR		FLOOR DRAIN
	VENT THRU ROOF		TRAP PRIMER

PLUMBING PIPING LEGEND

	SANITARY AND WASTE PIPING
	VENT PIPING
	DOMESTIC COLD WATER PIPING
	STORM PIPING
	SECONDARY STORM PIPING



BEACH PROPERTIES OF HILTON HEAD

MECHANICAL & PLUMBING NOTES & LEGENDS

TOWNE VACATION

862 WILLIAM HILTON PKWY., HILTON HEAD, SC 29928

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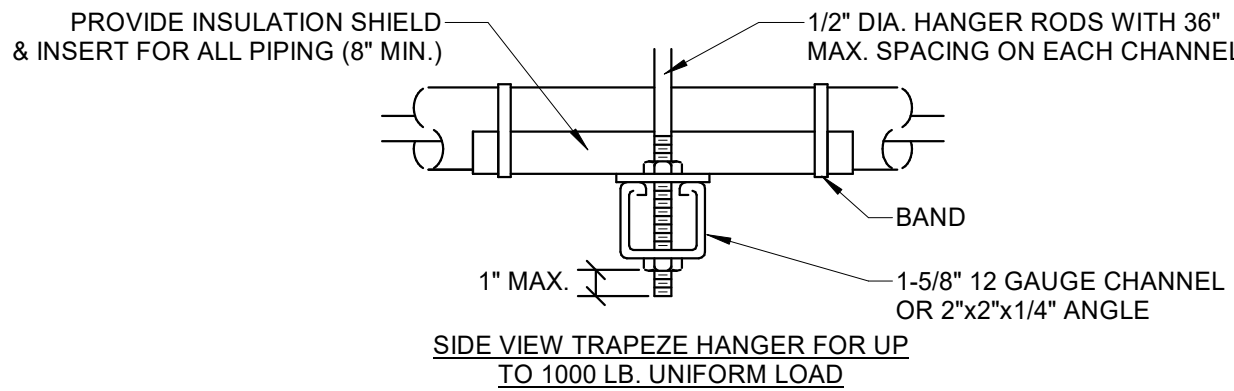
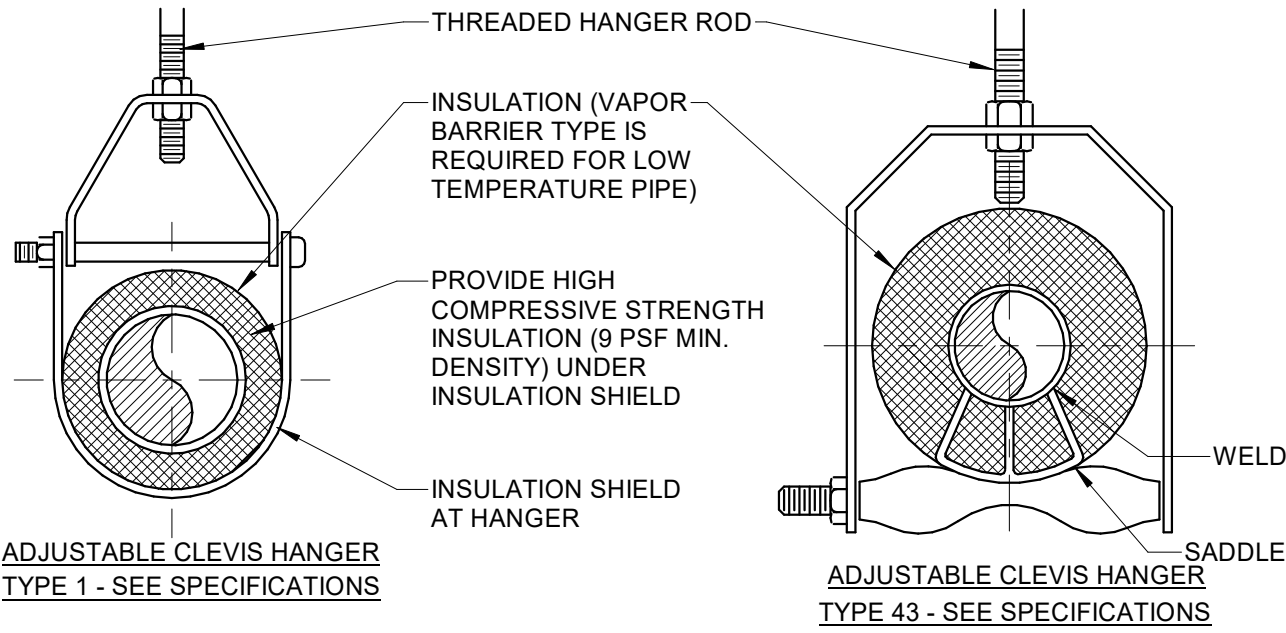


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MP001

MAXIMUM PIPE/TUBING SUPPORT SPACING												
NOM. SIZE	IN.	THRU 3/4	1	1 1/4	1 1/2	2	2 1/2	3	4	5	6	8
PIPE	FT.	7	7	7	9	10	11	12	14	16	17	19
TUBING	FT.	5 FT	6	7	8	8	9	10	12	13	14	16
NOTE: FOR TRAPEZE HANGER TAKE SPACING OF SMALLEST SIZE ON TRAPEZE.												

NOTE: FOR TRAPEZE HANGER TAKE SPACING OF SMALLEST SIZE ON TRAPEZE.

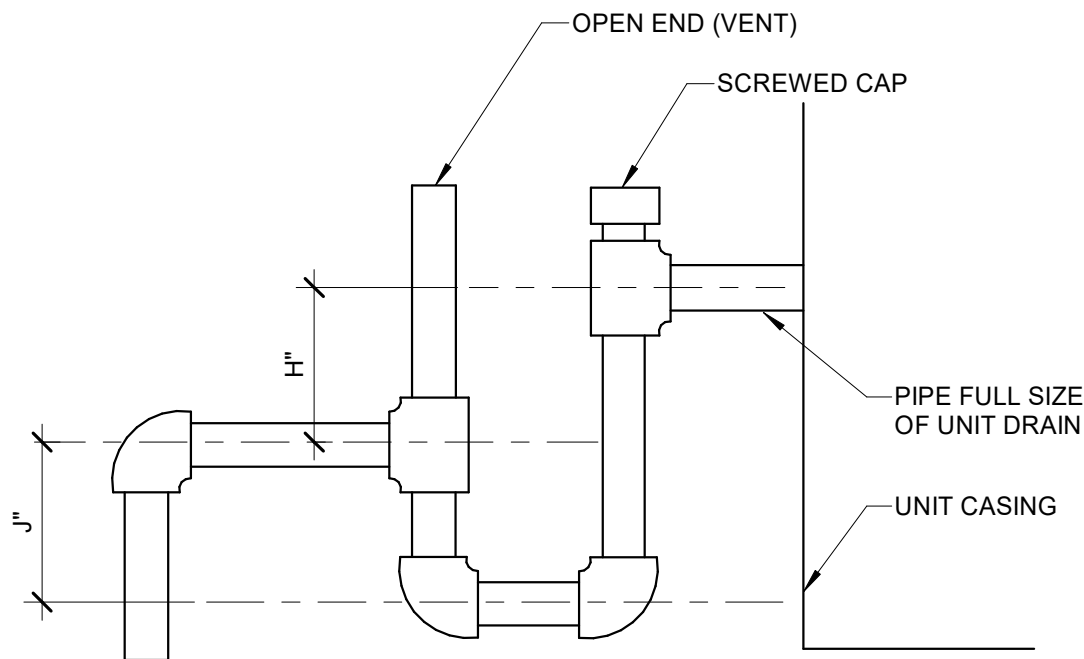


- NOTE:
- SEE SPECIFICATIONS FOR DETAILED HANGER REQUIREMENTS.

1

MECHANICAL PIPE SUPPORT DETAIL

MP002 NOT TO SCALE

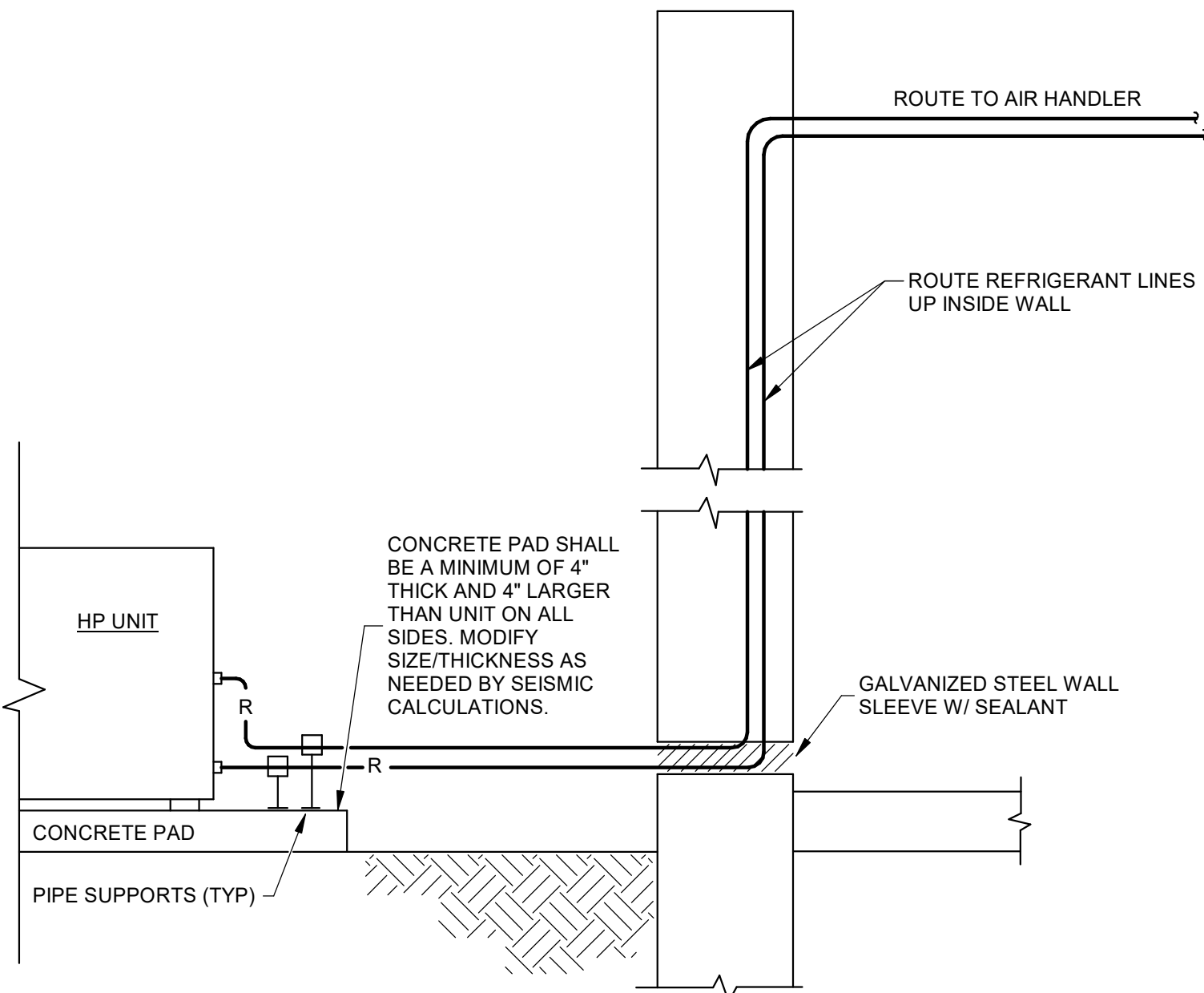


- NOTES:
- LOCATE TRAPS SO AS TO BE ACCESSIBLE FOR CLEANING.
 - "RUNNING" TYPE TRAPS SHALL BE UNACCEPTABLE.
 - H = TOTAL STATIC FAN PRESSURE (CONFIRM TSP WITH EQUIPMENT PROVIDED).
 - J = $H/2$ (MINIMUM)

2

CONDENSATE DRAIN TRAP INSTALLATION DETAIL

MP002 NOT TO SCALE



- NOTES:
- ALL PIPING SHALL BE HARD DRAWN COPPER TUBING WITH SOLDERED JOINTS.
 - REFRIGERANT LINES OUTDOORS SHALL BE ROUTED ABOVE GROUND AND WRAPPED WITH ALUMINUM METAL JACKET.

3

HEAT PUMP INSTALLATION DETAIL

MP002 NOT TO SCALE

PLUMBING FIXTURE SCHEDULE

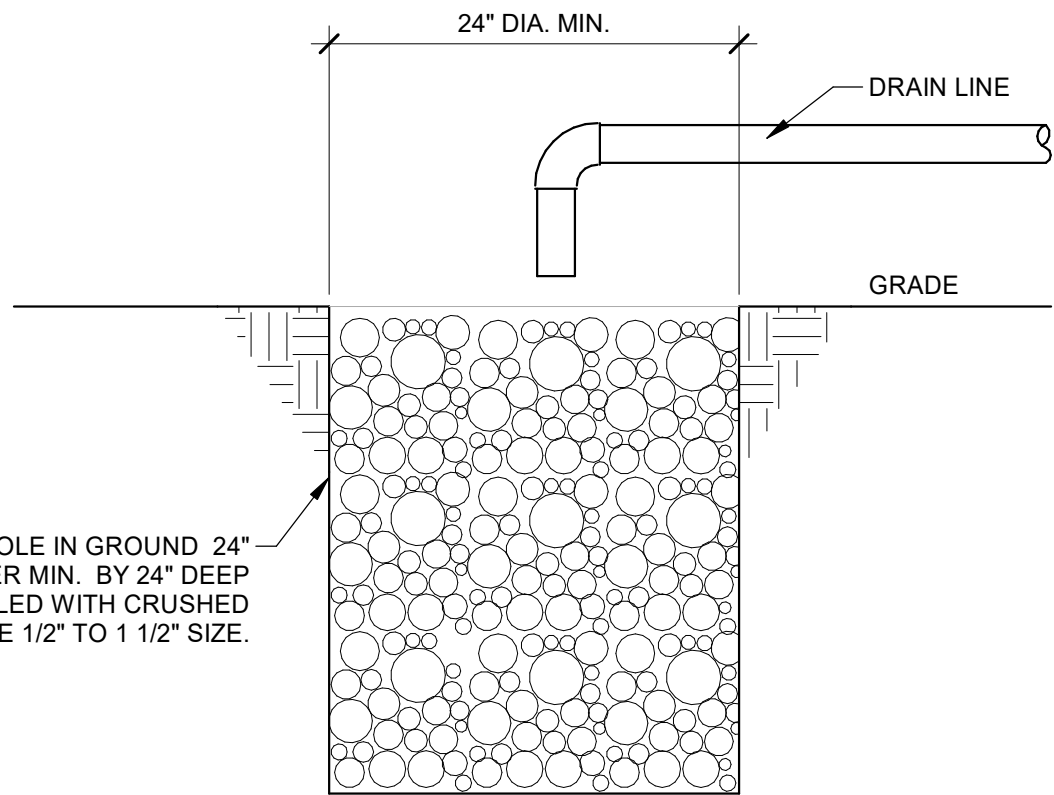
MARK	FIXTURE TYPE	FIXTURE DESCRIPTION	HOT WATER	COLD WATER	WASTE	VENT	BASIS OF DESIGN	MODEL
EHB	HOSE BIBB - EXTERIOR	BRONZE QUARTER TURN, NON-FREEZE, AUTOMATIC DRAINING HYDRANT WITH STAINLESS STEEL FACE, HOSE CONNECTION, INTEGRAL VACUUM BREAKER AND DUAL CHECK VALVE. WHEEL HANDLE AND STAINLESS STEEL BOX WITH COVER OPENING.	---	3/4"	---	---	ZURN	Z1320XL
RD-1	ROOF DRAIN	15 INCH DIAMETER MAIN ROOF DRAIN WITH LOW SILHOUETTE DOME.	---	---	3"	---	ZURN	Z100

- NOTES:
- PROVIDE ANGLE STOPS, VALVES, SUPPLY TUBING, GRID STRAINERS, ADA OFFSET DRAINS, REMOVABLE P-TRAPS, ESCUTCHEON PLATES, DECK PLATES, CARRIERS, ETC. FOR A COMPLETE INSTALLATION.
 - PROVIDE ALL REQUIRED ACCESSORIES AND OPTIONS FOR COMPLETE DRAIN INSTALLATIONS. REFER TO ARCHITECTURAL DETAILS FOR ADDITIONAL INFORMATION ON ROOF CONSTRUCTION.
 - SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF FIXTURES.

MULTI-ZONE DUCTLESS MINI-SPLIT SYSTEM SCHEDULE

TAG		MAXIMUM AIRFLOW CFM	COOLING CAPACITY @ 95°F OA		HEATING CAPACITY @ 47°F OA		MINIMUM EFF @ AHRI COND	BASIS OF DESIGN	INDOOR MODEL	OUTDOOR MODEL
INDOOR	OUTDOOR		INDOOR UNIT NOMINAL MBH	OUTDOOR UNIT NOMINAL MBH	INDOOR UNIT NOMINAL MBH	OUTDOOR UNIT NOMINAL MBH				
MS-1	HP-1	400	12	22	14.4	25	20 SEER	MITSUBISHI	MSZ-GX12NL	MXZ-3D24NL
MS-2	HP-1	400	12	22	14.4	25	20 SEER	MITSUBISHI	MSZ-GX12NL	MXZ-3D24NL

- NOTES:
- SEE ELECTRICAL FOR VOLTAGE REQUIREMENTS AND DISCONNECT MEANS.
 - PROVIDE EACH UNIT WITH A WALL MOUNTED THERMOSTAT.
 - PROVIDE SEISMIC RESTRAINTS AND COASTAL COIL COATING ON THE OUTDOOR UNIT.

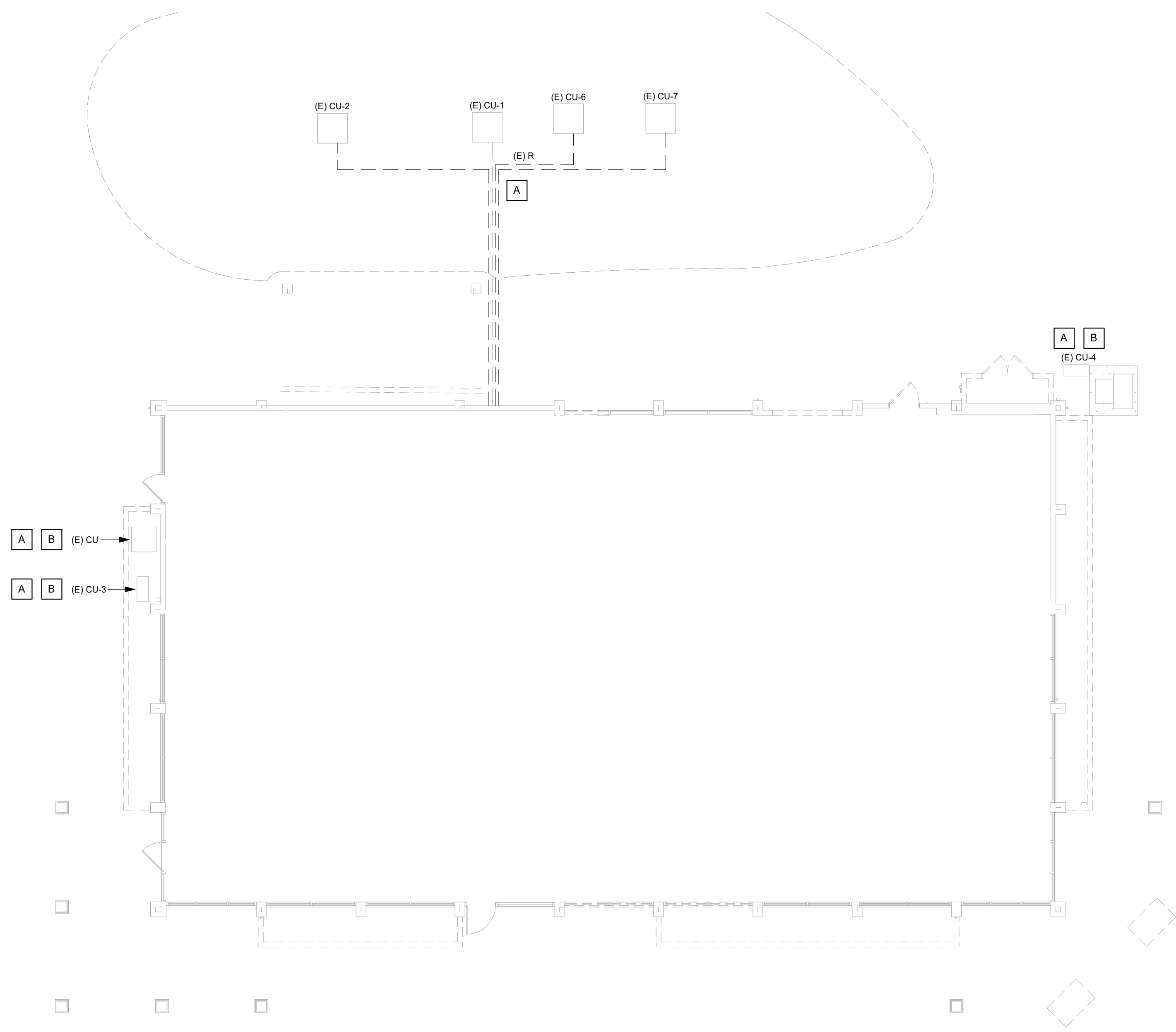


- NOTES:
- COVER WITH LANDSCAPE AFTER INSPECTION IS COMPLETED.
 - CONTRACTOR SHALL VERIFY THAT THE CONDENSATE DRAIN LINE IS IN WORKING ORDER BY RUNNING WATER DOWN THRU THE DRAIN LINE FROM THE POINT OF THE COIL CONNECTION.
 - DRAIN PAN DRAIN LINE SHALL TERMINATE 6" ABOVE FINISHED GRADE OVER TOP OF THE DRAIN PIT.

4

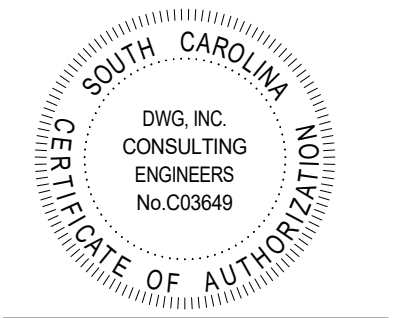
CONDENSATE DRAIN PIT DETAIL

MP002 NOT TO SCALE



DEMOLITION KEYNOTES

- A** PUMP DOWN AND RECOVER REFRIGERANT FOR RE-USE. DEMOLISH EXISTING REFRIGERANT PIPING FROM EXISTING CONDENSING UNITS TO ASSOCIATED EXISTING INDOOR UNITS.
- B** EXISTING UNITS TO BE SALVAGED AND PROPERLY STORED FOR RELOCATION DURING RENOVATION.



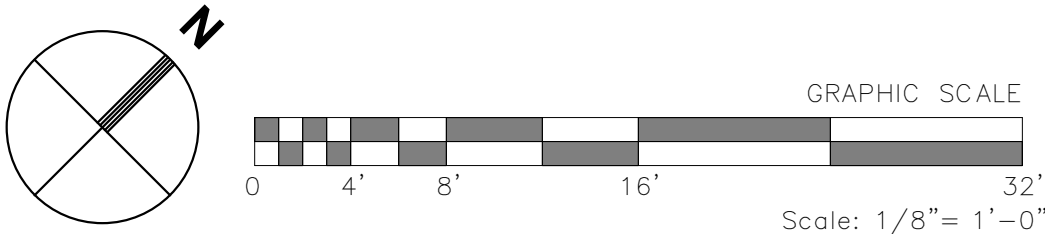
GENERAL NOTES

TOWNE VACATION
BEACH PROPERTIES OF HILTON HEAD
862 WILLIAM HILTON PKWY, HILTON HEAD, SC 29928
FIRST FLOOR MECHANICAL & PLUMBING
DEMOLITION PLAN

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1 FIRST FLOOR MECHANICAL & PLUMBING DEMOLITION PLAN
MPD101 SCALE: 1/8" = 1'-0"

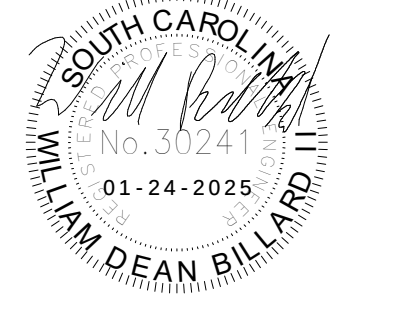
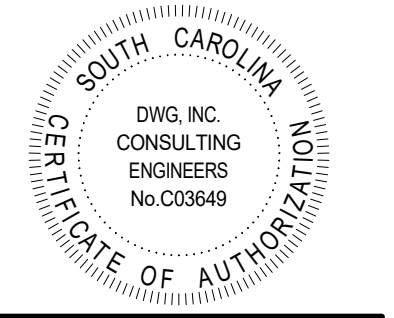


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MPD101

RENOVATION KEYNOTES

- 1. ROUTE NEW REFRIGERANT PIPING ABOVE GROUND WITH FLEXIBLE ELASTOMERIC INSULATION AND ALUMINUM JACKET TO THE EXTERIOR OF THE BUILDING. ROUTE NEW REFRIGERANT PIPING FROM EXISTING CONDENSING UNITS TO ASSOCIATED EXISTING INDOOR UNITS. RECHARGE NEW REFRIGERANT LINES AND EXISTING UNITS. INSTALL NEW REFRIGERANT LINES PER MANUFACTURER'S INSTRUCTIONS. SEE HEAT PUMP INSTALLATION DETAIL FOR MORE INFORMATION.
- 2. CONNECT NEW 3/4"C TO NEAREST EXISTING MAIN DOMESTIC COLD WATER LINE SIZED 1" OR LARGER.
- 3. 3" STORM DRAINAGE PIPING CONNECTED TO ROOF DRAINS ABOVE. SLOPE HORIZONTAL PIPING 1/8" PER FOOT.
- 4. RELOCATE EXISTING CONDENSING UNIT TO THIS LOCATION. MAINTAIN MANUFACTURER RECOMMENDED CLEARANCES.
- 5. 4" STORM DRAINAGE TO TURN OUT BELOW GRADE AND OUT FACE OF CURB.
- 6. PROVIDE CONDENSATE DRAIN PIT IN THIS LOCATION. SEE CONDENSATE DRAIN PIT DETAIL FOR MORE INFORMATION.



GENERAL NOTES

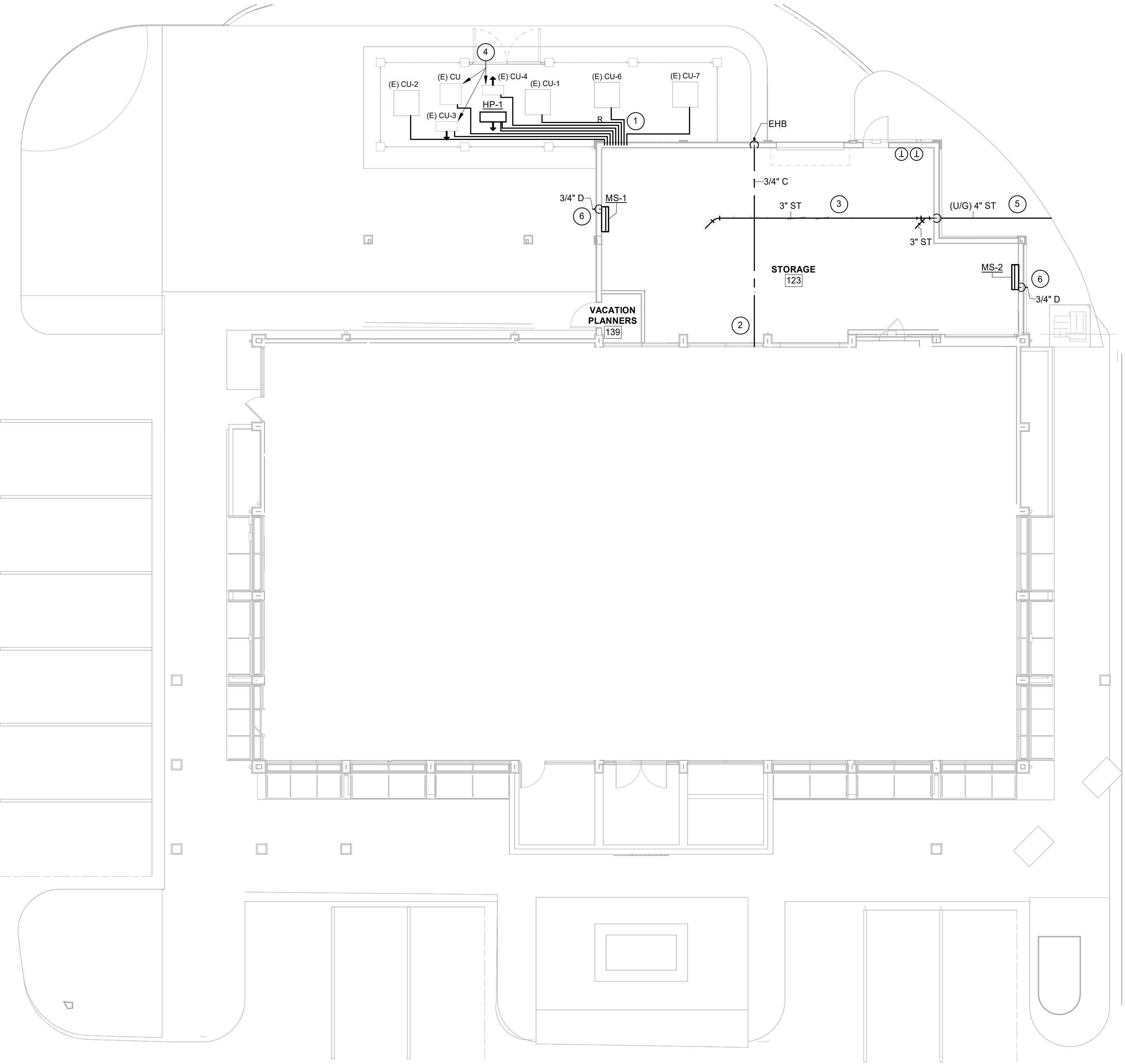
- 1. DIRECT OUTDOOR UNIT'S AIR DISCHARGE PLAN NORTH AND SOUTH AWAY FROM OTHER OUTDOOR UNIT'S AIR INTAKE, AS SHOWN BY ARROWS ON DRAWINGS.

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FIRST FLOOR MECHANICAL & PLUMBING
PLAN

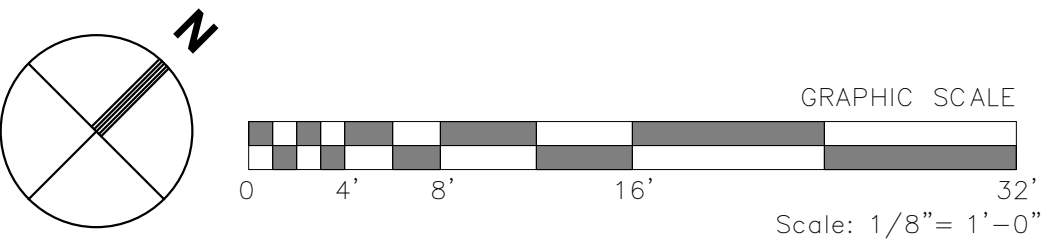
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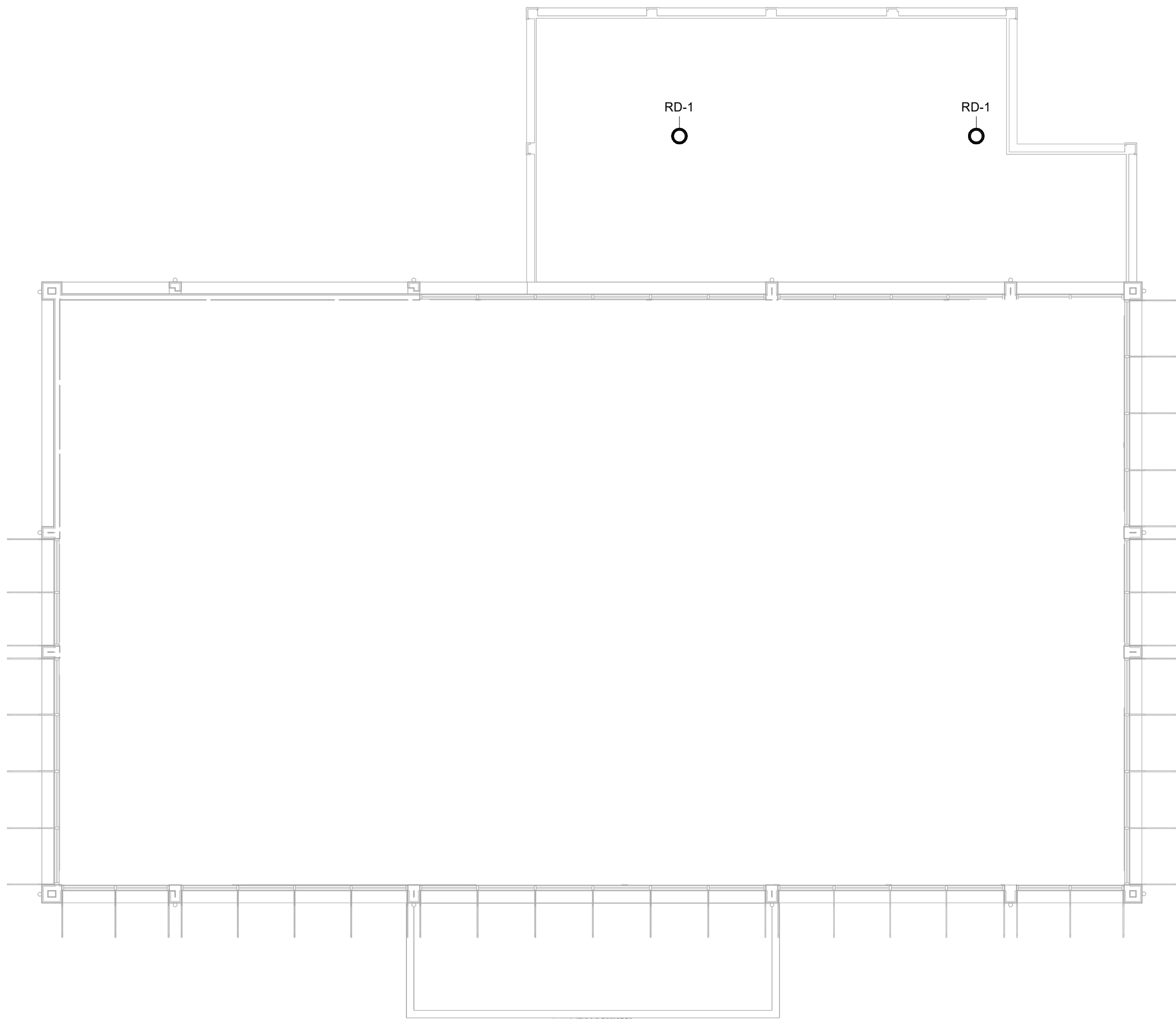
MP101



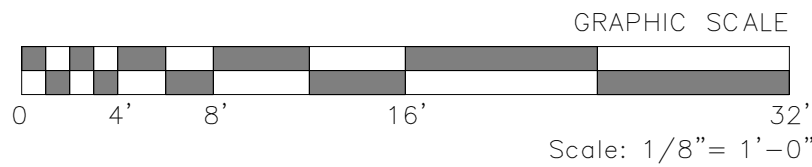
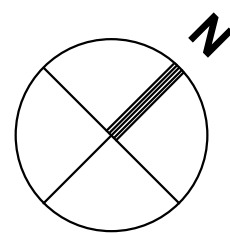
1 FIRST FLOOR MECHANICAL & PLUMBING PLAN
MP101 SCALE: 1/8" = 1'-0"



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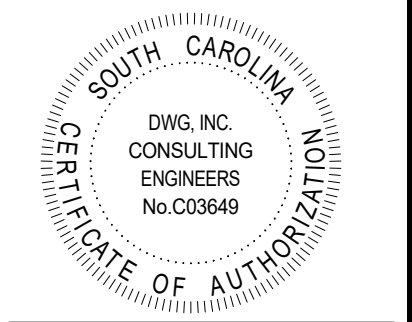


1 FIRST FLOOR ROOF MECHANICAL & PLUMBING PLAN
MP102 SCALE: 1/8" = 1'-0"



RENOVATION KEYNOTES

GENERAL NOTES



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FIRST FLOOR ROOF MECHANICAL &
PLUMBING PLAN

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MP102

GENERAL EXISTING CONDITION NOTES

1. AREAS OF WORK EXIST FOR THIS PROJECT WHICH WERE NOT ACCESSIBLE OR HAD LIMITED ACCESS DURING DESIGN. AS SUCH, CONTRACTOR SHALL VERIFY ALL UTILITIES IN AREA OF WORK BEFORE DEMOLITION OF ANY SERVICE. ANY ELECTRICAL COMPONENTS NOT SHOWN SHALL BE IDENTIFIED AND THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED AS SOON AS POSSIBLE. NO ELECTRICAL REWORK SHALL BE COMMENCED WITHOUT COORDINATION OF BOTH ARCHITECT AND ENGINEER. WHERE INFORMATION SHOWN ON THESE DRAWINGS CONFLICTS WITH VERIFIED FIELD CONDITIONS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER.
2. IN AREAS WHERE THE EXISTING CEILINGS ARE NOT SLATED TO BE REPLACED, THE CONTRACTOR SHALL WORK THROUGH THE EXISTING CEILINGS (SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR AREA OF WORK). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY DAMAGED TILE OR GRID THAT IS A RESULT OF THEIR WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A FIRESTOP SYSTEM IN ALL PENETRATIONS OF FIRE-RATED FLOORS AND WALLS CREATED BY THE REMOVAL OF EXISTING ELECTRICAL CONDUIT OR CABLES, AS WELL AS THOSE CREATED BY NEWLY INSTALLED CONDUITS AND SLEEVES.

GENERAL DEMOLITION NOTES

1. ALL ELECTRICAL EQUIPMENT TO BE REMOVED SHALL REMAIN THE PROPERTY OF THE OWNER. THE CONTRACTOR SHALL NOT DISPOSE OF ANY MATERIALS UNTIL RELEASED BY THE OWNER'S PROJECT MANAGER. MATERIALS THAT THE OWNER'S PROJECT MANAGER CHOOSES TO RETAIN SHALL BE DELIVERED BY THE CONTRACTOR TO A LOCATION DESIGNATED BY THE PROJECT MANAGER. ALL OTHER MATERIALS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR.

GENERAL ELECTRICAL NOTES

1. BRANCH CIRCUIT WIRING FOR 20A CIRCUITS SHALL BE SIZED PER WIRE SIZING CHART. WHERE CONDUCTOR AND RACEWAY SIZE ARE SHOWN AT HOMERUN, SUCH SIZE SHALL BE USED FOR THE ENTIRE CIRCUIT. EXCEPTION: FINAL CONNECTION TO DEVICES IN OUTLET BOXES IS NOT REQUIRED TO BE LARGER THAN #12.
2. PRIOR TO ROUGH-IN, COORDINATE THE LOCATION AND MOUNTING HEIGHT OF ALL WALL MOUNTED DEVICES WITH THE ARCHITECTURAL INTERIOR ELEVATIONS AND MILLWORK SHOP DRAWINGS. IN THE EVENT OF A CONFLICT, NOTIFY THE ARCHITECT. MINOR ADJUSTMENTS IN DEVICE LOCATION, SUCH AS 5'-0" IN ANY DIRECTION, SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER. UNDERCABINET LIGHT FIXTURES, RECEPTACLES AND OTHER DEVICES TO BE MOUNTED INSIDE CABINETS SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO ROUGH IN TO CONFIRM THE EXACT LOCATION OF FIXTURES AND DEVICES.
3. OUTLET BOXES FOR SWITCHES, RECEPTACLES, ETC. MOUNTED ON OPPOSITE SIDES OF PARTITIONS SHALL NOT BE MOUNTED IN THE SAME WALL CAVITY. SEPARATE WALL PENETRATIONS BY MOUNTING ON OPPOSITE SIDES OF WALL STUDS OR OTHER VERTICAL STRUCTURAL MEMBERS IN THE WALL.
4. RACEWAYS SHALL BE INSTALLED CONCEALED IN NEW WALL CONSTRUCTION, ABOVE CEILINGS, BELOW FLOOR AND IN OTHER CAVITIES TO THE GREATEST EXTENT POSSIBLE. EXPOSED RACEWAYS MAY BE USED IN UNFINISHED SPACES, WHERE EXPLICITLY NOTED ON PLANS AND WHERE APPROVED BY THE ARCHITECT AND ENGINEER. LAY OUT EXPOSED RACEWAYS TO MINIMIZE THE NUMBER OF VERTICAL RUNS.
5. FEEDER CONDUITS, BRANCH CIRCUITS AND CABLE TRAY ROUTING SHALL COMPLY WITH DETAILS ON DRAWINGS AND SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES BEFORE AND DURING CONSTRUCTION. COORDINATE THE ROUTING OF UNDERGROUND CONDUCTORS/CONDUITS WITH STRUCTURAL FOOTINGS OF BUILDING. FEEDER CONDUITS AND BRANCH CIRCUITS SHALL BE ROUTED OVERHEAD UNLESS PRIOR APPROVAL HAS BEEN GRANTED BY THE ARCHITECT AND ENGINEER.
6. THE USE OF MC CABLE IS ALLOWED ABOVE ACCESSIBLE CEILINGS AND IN STUD CONSTRUCTION ONLY. HOMERUNS TO PANEL SHALL BE WIRE IN RACEWAY ONLY, MC CABLE IS NOT ACCEPTABLE FOR HOMERUNS. MC CABLE IS ONLY ACCEPTABLE FOR 20A BRANCH CIRCUITS.
7. WHEREVER THE WORD "PROVIDE" IS USED ON THE ELECTRICAL DRAWINGS, IT SHALL BE INFERRED TO MEAN "FURNISH AND INSTALL", UNLESS NOTED OTHERWISE.
8. THE ARRANGEMENT, GROUPING, AND ROUTING OF BRANCH CIRCUITS SHALL BE PROVIDED AT THE CONTRACTOR'S DISCRETION IN ACCORDANCE WITH GENERALLY ACCEPTED PRACTICE FOR ELECTRICAL WORK, THE NATIONAL ELECTRICAL CODE REQUIREMENTS, LOCAL ORDINANCES, AND THE FOLLOWING: 1 - A COMMON NEUTRAL MAY BE INSTALLED IN A HOMERUN FOR 2 OR 3 BRANCH CIRCUITS ONLY IF A MEANS TO SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT OF ORIGIN IS PROVIDED PER NEC 210.4.B. 2 - MULTIPLE SINGLE-POLE BRANCH CIRCUITS (UP TO 3 HOTS, 3 NEUTRALS AND 1 GROUND) RATED FOR 30A OR LESS MAY BE PULLED INTO A SINGLE RACEWAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING THE RACEWAYS AND DE-RATING CONDUCTORS PER NEC 310.15. 3 - A GROUND CONDUCTOR SHALL BE PROVIDED IN ALL RACEWAYS UNLESS NOTED OTHERWISE.

GENERAL LIGHTING NOTES

1. SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR THE EXACT LOCATION OF ALL CEILING MOUNTED LIGHTING FIXTURES. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING DETAILS OF LIGHT FIXTURE TO ACOUSTICAL CEILING SYSTEM AND STRUCTURE.
2. EXACT LOCATIONS OF LIGHTING FIXTURES IN MECHANICAL SPACES SHALL BE DETERMINED IN THE FIELD. DO NOT SUPPORT FIXTURES FROM DUCT OR PIPING. PROVIDE CHAIN OR TRAPEZE-TYPE HANGERS WHERE FIXTURES CANNOT BE MOUNTED DIRECTLY TO CEILING.
3. LIGHTING FIXTURE CATALOG NUMBERS ARE INDICATIVE OF THE STYLE OF FIXTURE REQUIRED. CONTRACTOR SHALL PROVIDE FIXTURES WITH THE PROPER TRIM, VOLTAGE AND OPTIONS NECESSARY FOR INSTALLATION.
4. DOUBLE-FACED EXIT FIXTURES SHALL BE OF THE SAME MANUFACTURER AND SERIES AS THE SINGLE-FACED EXIT FIXTURES.
5. REGARDLESS OF CATALOG NUMBER INDICATED IN SCHEDULE, PROVIDE BATTERY BACK-UP FOR ALL FIXTURES INDICATED ON THE DRAWINGS TO BE EMERGENCY TYPE.
6. REGARDLESS OF HOW NOTED ON PLANS, ALL EMERGENCY LIGHTING FIXTURES INDICATED IN PRIVATE SPACES SHALL BE WIRED SO AS TO BE SWITCHED "ON/OFF" WITHOUT OPERATING THE EMERGENCY BATTERY BACK-UP. EMERGENCY LIGHTING FIXTURES INDICATED AS A NIGHT LIGHT SHALL BE WIRED AHEAD OF LOCAL SWITCH AND SHALL NOT BE SWITCHED. EMERGENCY BATTERY BACK-UP SHALL NOT BE ACTIVATED UNLESS A LOSS OF NORMAL BUILDING POWER OCCURS.
7. REGARDLESS OF CATALOG NUMBER INDICATED IN SCHEDULE, ALL EXIT SIGNS AND EMERGENCY LIGHTING UNITS SHALL BE PROVIDED WITH BATTERY BACK-UP, SHALL BE WIRED AHEAD OF LOCAL SWITCH, AND SHALL NOT BE SWITCHED.

GENERAL HVAC CONTROLS CONDUIT NOTES

1. PROVIDE CONDUIT FOR HVAC CONTROL CIRCUITS AS REQUIRED TO INTERCONNECT HVAC UNIT TO CONTROL CIRCUITS. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR AND CONTROLS PROVIDER TO DETERMINE SCOPE OF CONDUITS REQUIRED FOR HVAC CONTROLS. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL REQUIRED CONDUIT. COORDINATE POINTS OF CONNECTION WITH DIVISION 23. PROVIDE PULL CORD IN ALL EMPTY CONDUITS. SEE MECHANICAL PLANS FOR EXACT LOCATIONS OF ALL HVAC EQUIPMENT (AHU, HP, CU, RTU, DUCT SMOKE DETECTORS, VAV, FCU, THERMOSTATS, ETC).

ELECTRICAL ABBREVIATIONS

ABBR	DESCRIPTION
(D)	DEMOLISH
(E)	EXISTING
(R)	RELOCATED EXISTING
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
BFC	BELOW FINISHED CEILING
BOD	BOTTOM OF DEVICE
cd	CANDELA
CLG	CEILING
FACP	FIRE ALARM CONTROL PANEL
GFCI	GROUND-FAULT CIRCUIT-INTERRUPTING
GP	GENERAL PURPOSE
HP	HEAT PUMP
J-BOX	JUNCTION BOX
KW	KILOWATTS
LCS	LIGHTING CONTROL SYSTEM
MCGB	MAIN COMMUNICATIONS GROUNDING BUSBAR
NEC	NATIONAL ELECTRICAL CODE
NFDS	NON-FUSED DISCONNECT SWITCH
OC	ON CENTER
SPD	SURGE PROTECTION DEVICE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
W/	WITH
WP	WEATHERPROOF
XFMR	TRANSFORMER
CONTROL PANELS	DESCRIPTION
FACP	FIRE ALARM CONTROL PANEL
LCP	LIGHTING CONTROL PANEL
JUNCTION BOX/SWITCH	DESCRIPTION
OHD	OVERHEAD DOOR
LIGHT SWITCH	DESCRIPTION
OS	OCCUPANCY SENSOR
RECEPTACLE	DESCRIPTION
WP	WEATHERPROOF

LIGHTING SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	LIGHT FIXTURE (TYPICAL ALL DIMENSIONS)	\$	LIGHT SWITCH, SINGLE POLE
	LIGHT FIXTURE (SHADING INDICATES EMERGENCY, TYPICAL ALL LIGHTING SYMBOLS)	\$ ^a	LIGHT SWITCH, LOWERCASE LETTER INDICATES SWITCHLEG
	LIGHT FIXTURE (TYPICAL ALL DIMENSIONS)	Ⓞ	OCCUPANCY SENSOR (CEILING MOUNTED)
	EXIT SIGN, SINGLE SIDED (ARROWS INDICATE CHEVRON DIRECTION)	Ⓥ	VACANCY SENSOR (CEILING MOUNTED)

POWER AND TELECOMMUNICATIONS SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE	Ⓣ	THERMOSTAT (WALL MOUNTED, ROUGH-IN ONLY)
	"X" INDICATES RECEPTACLE TYPE		SURGE PROTECTION DEVICE
	GFCI DUPLEX RECEPTACLE		PANELBOARD - BRANCH, FLUSH MOUNTED
	JUNCTION BOX (WALL MOUNTED)		TRANSFORMER
	"X" INDICATES JUNCTION BOX TYPE		
	CONTROL SWITCH, "X" INDICATES SWITCH TYPE		
	PANELBOARD - DISTRIBUTION, SURFACE MOUNTED		

SYSTEMS SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SMOKE DETECTOR (CEILING MOUNTED)		FIRE ALARM PULL STATION
	CONTROL PANEL, "X" INDICATES TYPE		FIRE ALARM STROBE NOTIFICATION APPLIANCE (WALL MOUNTED)
	FIRE ALARM STROBE NOTIFICATION APPLIANCE (CEILING MOUNTED)		FIRE ALARM HORN/STROBE NOTIFICATION APPLIANCE (WALL MOUNTED)
	FIRE ALARM HORN/STROBE NOTIFICATION APPLIANCE (CEILING MOUNTED)		

ELECTRICAL CODES & STANDARDS
(WITH ALL SOUTH CAROLINA MODIFICATIONS)

CODE	DESCRIPTION
IBC (2021)	INTERNATIONAL BUILDING CODE
IECC (2009)	INTERNATIONAL ENERGY CONSERVATION CODE
IFC (2021)	INTERNATIONAL FIRE CODE
NFPA 70 (2020)	NATIONAL ELECTRICAL CODE
NFPA 72 (2019)	NATIONAL FIRE ALARM AND SIGNALING CODE

EQUIPMENT CONNECTION SCHEDULE

UNIT I.D.	VOLTS	# OF POLES	LOAD (VA)	BRANCH CIRCUIT WIRING	DISCONNECT / STARTER	NOTES
EXISTING HVAC UNITS						
(E) CU	208 V	3	6198	3-#10, 1-#10 IN 3/4"C	NFDS: 30A / 3P / NEMA 3R	2
(E) CU-1	208 V	3	10809	3-#8, 1-#10 IN 3/4"C	NFDS: 60A / 3P / NEMA 3R	2
(E) CU-2	208 V	3	10809	3-#8, 1-#10 IN 3/4"C	NFDS: 60A / 3P / NEMA 3R	2
(E) CU-3	208 V	2	3162	2-#10, 1-#10 IN 3/4"C	NFDS: 30A / 2P / NEMA 3R	2
(E) CU-4	208 V	2	1831	2-#12, 1-#12 IN 3/4"C	NFDS: 30A / 2P / NEMA 3R	2
(E) CU-6	208 V	3	10809	3-#8, 1-#10 IN 3/4"C	NFDS: 60A / 3P / NEMA 3R	2
(E) CU-7	208 V	3	10809	3-#8, 1-#10 IN 3/4"C	NFDS: 60A / 3P / NEMA 3R	2
MINI-SPLIT SYSTEM INDOOR UNIT						
MS-1	208 V	2	0	2-#12, 1-#12(G) IN 1/2"C	MOTOR-RATED TOGGLE SWITCH	1
MS-2	208 V	2	0	2-#12, 1-#12(G) IN 1/2"C	MOTOR-RATED TOGGLE SWITCH	1
MINI-SPLIT SYSTEM OUTDOOR UNIT						
HP-1	208 V	2	3162	2-#10, 1-#10(G) IN 3/4"C	NFDS: 30A / 2P / NEMA 3R	2
OVERHEAD DOOR						
OHD-1	208 V	2	1000	2-#12, 1-#12(G) IN 3/4"C	NFDS: 30A / 2P / NEMA 1	

EQUIPMENT CONNECTION SCHEDULE NOTES:

1. INDOOR UNIT (MS-1) SHALL BE POWERED FROM OUTDOOR UNIT (HP-1).
2. REFER TO 'HVAC YARD DISCONNECT SUPPORT DETAIL' FOR DISCONNECT MOUNTING DETAILS.

LINE LEGEND

SYMBOL	DESCRIPTION
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	DEMOLISH

WIRE SIZING CHART
20 AMP BRANCH CIRCUITS

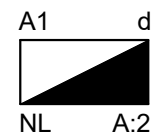
DISTANCE, 120V	MINIMUM WIRE SIZE
0 - 90 FEET	#12 AWG
90 - 230 FEET	#10 AWG
230 - 446 FEET	#8 AWG

LIGHT FIXTURE SCHEDULE

FIXTURE SPECIFICATIONS				LAMPING			ELECTRICAL		FIXTURE MOUNTING	NOTES
TYPE	FIXTURE DESCRIPTION	MANUFACTURER	CAT. #	LAMP TYPE	TOTAL LUMENS	COLOR TEMP.	LOAD (VA)	VOLTS		
D1	6" DOWNLIGHT	LITHONIA	LDN6 30/15 L06 WR LD TRW MVOLT GZ10	LED	1500	3000 K	18	120 V	RECESSED IN SOFFIT	
D1E	6" DOWNLIGHT W/ EM BATTERY BACKUP	LITHONIA	LDN6 30/15 L06 WR LD TRW MVOLT GZ10 E10WCP	LED	1500	3000 K	18	120 V	RECESSED IN SOFFIT	
J1	4' STRIP	LITHONIA	CLX L48 SEF WDL MVOLT GZ1 40K 80CRI	LED	5000	4000 K	32	120 V	SUSPENDED AT 10' AFF	
J1E	4' STRIP W/ EM BATTERY BACKUP	LITHONIA	CLX L48 SEF WDL MVOLT GZ1 40K 80CRI E10W	LED	5000	4000 K	32	120 V	SUSPENDED AT 10' AFF	
SC	EXTERIOR WALL MOUNTED ARCHITECTURAL FIXTURE	COOPER	673-25-WP-L3/840-UNV-MB-2HTB	LED	2000	3000 K	20	120 V	EXTERIOR WALL MOUNTED	
W1E	WALLPACK W/ EM BATTERY BACKUP	LITHONIA	DDBXD	LED	1550	3000 K	11	120 V	EXTERIOR WALL MOUNTED	
X2	CEILING MOUNTED DUAL-FACED EXIT SIGN	CHLORIDE BY SIGNIFY	ER45VXL2RM	LED	--	--	6	120 V	SURFACE MOUNTED ON CEILING	
X3	WALL MOUNTED SINGLE-FACED EXIT SIGN	CHLORIDE BY SIGNIFY	ER45VXLW1RM	LED	--	--	6	120 V	WALL MOUNTED	

LIGHT FIXTURE PLAN KEY

SHADING INDICATES EMERGENCY FIXTURE [POWERED BY GENERATOR] [SUPPLIED WITH EMERGENCY BATTERY BACKUP].



A1 = UPPERCASE LETTER / NUMBER INDICATE FIXTURE TYPE
d = LOWERCASE LETTER INDICATES SWITCH IDENTIFICATION
NL = INDICATES NON-SWITCHED "NIGHT LIGHT"
A:2 = DESIGNATES PANEL NAME; CIRCUIT NUMBER

ALL EMERGENCY FIXTURES INDICATED ON PLAN CONTAIN EMERGENCY BATTERY BACKUP. ALL EMERGENCY BACKUP FIXTURES REQUIRE AN EXTRA CONSTANT POWER CONDUCTOR TO BE CONNECTED TO THE EMERGENCY BACKUP FOR CHARGING. THIS CONDUCTOR MUST NOT BE CONTROLLED BY ANY LIGHTING SYSTEM OR HAVE POWER INTERRUPTED AT ANY TIME. "NL" FIXTURES SHALL HAVE ABSOLUTELY NO LIGHTING CONTROL AND SHALL BE OPERATIONAL AT ALL TIMES.

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ELECTRICAL NOTES & LEGENDS

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E001

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ELECTRICAL SYSTEMS
SEISMIC REQUIREMENTS

PER IBC-2021/ASCE 7-16

- A. PER THE 2021 INTERNATIONAL BUILDING CODE, MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT AND COMPONENTS, INCLUDING THEIR SUPPORTS AND ATTACHMENTS, SHALL BE DESIGNED FOR SEISMIC FORCES IN ACCORDANCE WITH CHAPTER 13 OF ASCE 7-16.
- B. EXTERIOR EQUIPMENT (INCLUDING ROOF CURBS, RAILS, SUPPORTS) EXPOSED TO WIND SHALL BE DESIGNED AND INSTALLED TO RESIST THE WIND PRESSURES DETERMINED IN ACCORDANCE WITH CHAPTER 26 TO 29 OF ASCE 7-16.
- C. WHERE DESIGN FOR SEISMIC AND WIND LOADS IS REQUIRED, THE MORE DEMANDING FORCE MUST BE USED.
- D. REFERENCE THE STRUCTURAL DRAWINGS FOR SITE SPECIFIC INFORMATION ON SEISMIC DESIGN CATEGORY, WIND SPEEDS, ETC.
- E. USE THE TABLE BELOW TO DETERMINE SEISMIC RESTRAINT REQUIREMENTS FOR EACH COMPONENT.
- F. FOR ALL COMPONENTS REQUIRING SEISMIC RESTRAINT, THE COMPONENT SUPPORTS AND ATTACHMENTS SHALL BE DESIGNED BY A REGISTERED DESIGN PROFESSIONAL REGISTERED IN THE STATE THE JOB IS LOCATED. SUBMITTALS MUST INCLUDE STAMPED AND SIGNED DRAWINGS AND CALCULATIONS.
- G. WHERE SEISMIC RESTRAINT IS REQUIRED, HOUSEKEEPING PADS NEEDED FOR THE INSTALLATION OF EQUIPMENT UNDER THIS CONTRACT MUST BE DESIGNED BY THE SEISMIC ENGINEER. DO NOT POUR ANY HOUSEKEEPING PADS PRIOR TO THE RECEIPT OF THE APPROVED SEISMIC SUBMITTAL.
- H. SEISMIC RESTRAINTS FOR DUCTWORK, PIPING, CONDUIT, CABLE TRAYS AND BUS DUCT MUST BE SHOWN ON LAYOUT DRAWINGS SHOWING SPECIFIC RESTRAINT LOCATIONS ALONG WITH ACCOMPANYING DETAILS AND CALCULATIONS.

ELECTRICAL COMPONENT IMPORTANCE FACTOR (Ip) DESIGNATION

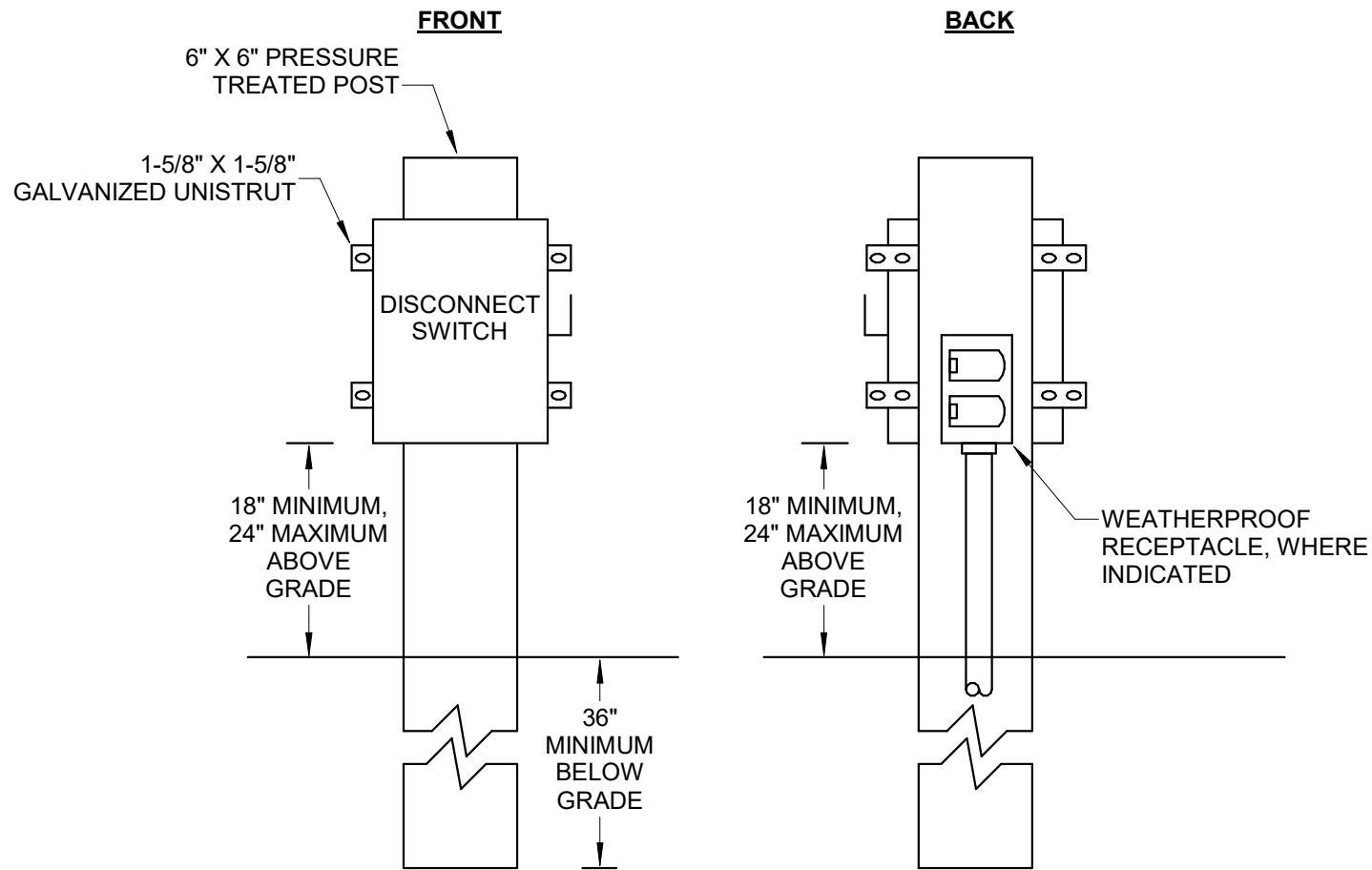
Ip = 1.0	Ip = 1.5
• ALL ASSOCIATED ELECTRICAL WORK UNLESS NOTED OTHERWISE	• EMERGENCY LIGHTS • EXIT LIGHTS • FIRE ALARM

SEISMIC DESIGN CATEGORIES D,E,F

COMPONENT IDENTIFICATION	COMPONENT IMPORTANCE FACTOR (Ip)			
	1.0		1.5	
	SEISMIC RESTRAINT REQUIREMENT	NOTES	SEISMIC RESTRAINT REQUIREMENT	NOTES
ROOF MOUNTED	RESTRAIN ALL	1	RESTRAIN ALL	-
FLOOR MOUNTED	RESTRAIN ALL	1,2	RESTRAIN ALL	-
WALL MOUNTED	RESTRAIN ALL	1,2	RESTRAIN ALL	-
COMPONENT SUPPORTS	RESTRAIN ALL	1	RESTRAIN ALL	-
SUSPENDED EQUIPMENT	RESTRAIN ALL	1	RESTRAIN ALL	-
SINGLE CONDUIT	RESTRAIN IF ≥ 2.5"	3	RESTRAIN IF ≥ 2.5"	3
COMPONENT CERTIFICATION	NOT REQUIRED	-	REQUIRED	5
PENDANT, LAY-IN AND CAN LIGHTS	REQUIRED	4	REQUIRED	4

NOTES:

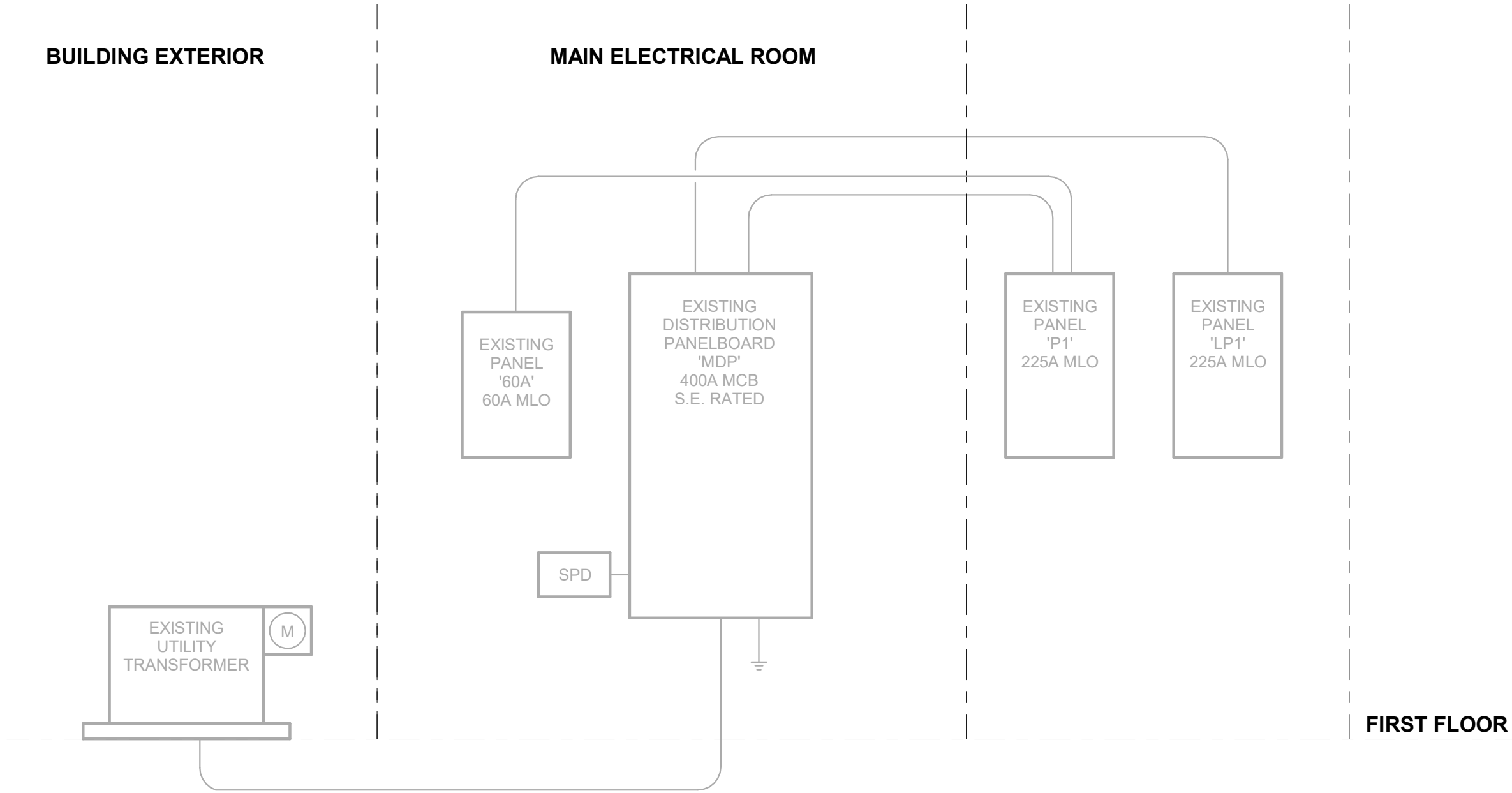
- EQUIPMENT 20 LBS. OR LESS IS EXEMPT IF THE COMPONENT IS POSITIVELY ATTACHED TO THE STRUCTURE AND FLEXIBLE CONNECTIONS ARE PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING AND CONDUIT.
- RESTRAINTS ARE NOT REQUIRED IF THE COMPONENT WEIGHS 400 LBS. OR LESS, IS MOUNTED WITH THE CENTER MASS AT 4' OR LESS ABOVE A FLOOR, IS POSITIVELY ATTACHED TO THE STRUCTURE, AND HAS FLEXIBLE CONNECTIONS BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING AND CONDUIT.
- RESTRAINT IS NOT REQUIRED IF THE CONDUIT IS SUPPORTED BY HANGERS AND EACH HANGER IN THE RUN IS 12" IN. OR LESS IN LENGTH FROM THE TOP OF THE PIPE TO THE SUPPORTING STRUCTURE. WHERE PIPES ARE SUPPORTED ON A TRAPEZE, THE TRAPEZE SHALL BE SUPPORTED BY HANGERS HAVING A LENGTH OF 12" IN. OR LESS. WHERE ROD HANGERS ARE USED, THEY SHALL BE EQUIPPED WITH SWIVELS, EYE NUTS OR OTHER DEVICES TO PREVENT BENDING IN THE ROD.
- THE RESTRAINT OF PENDANT, LAY-IN AND CAN LIGHTS IS ADDRESSED IN ASTM C636 AND E580.
- COMPONENT CERTIFICATION MUST BE SUPPLIED BY THE EQUIPMENT MANUFACTURER AT TIME OF SUBMITTAL FOR REVIEW BY ENGINEER OF RECORD.



2 HVAC YARD DISCONNECT SUPPORT DETAIL
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BUILDING EXTERIOR

MAIN ELECTRICAL ROOM



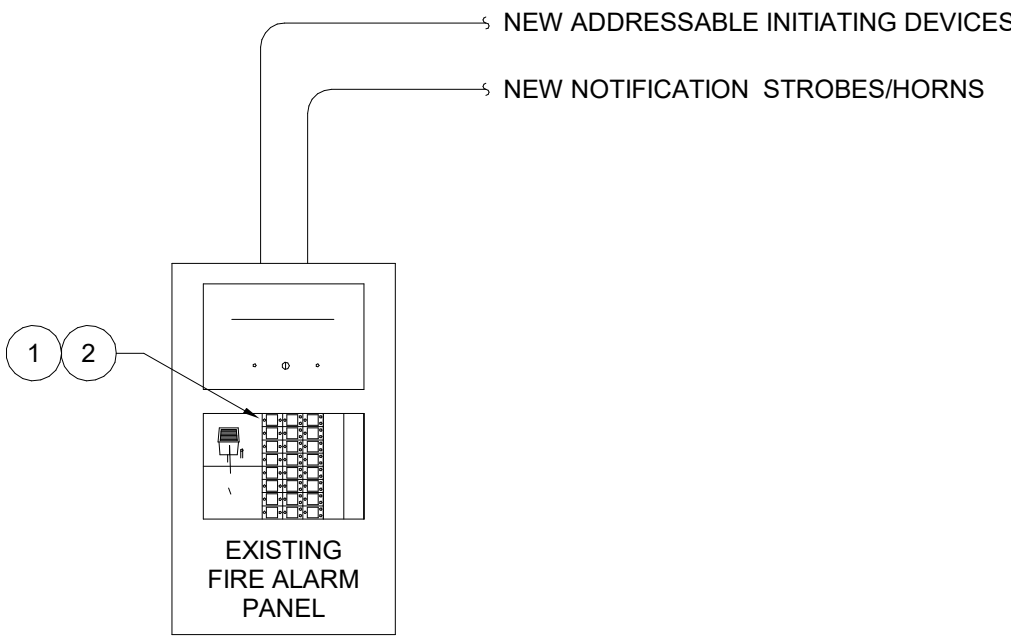
1 EXISTING ONE-LINE DIAGRAM
E002 NOT TO SCALE

FIRE ALARM SINGLE-LINE NOTES

- EXISTING FIRE ALARM PANEL SHALL REMAIN. NEW ADDRESSABLE INITIATING DEVICES AND NOTIFICATION DEVICES SHALL BE INTERCONNECTED WITH EXISTING SYSTEM. EXISTING SYSTEM IS SERVED BY AN ADEMCO CONTROL PANEL. VERIFY EXACT MODEL OF ADEMCO CONTROL PANEL ON-SITE.
- PROVIDE ALL REQUIRED PROGRAMMING, MODIFICATIONS, SOFTWARE, AND HARDWARE AS REQUIRED AT THE EXISTING FIRE ALARM SYSTEM. FIRE ALARM SYSTEM SHALL BE TESTED AND RECERTIFIED BEFORE PROJECT COMPLETION.

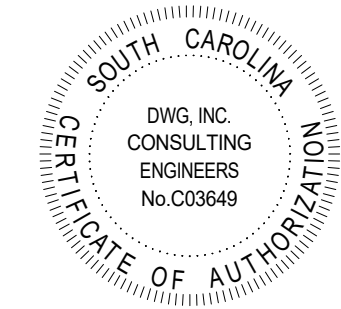
FIRE ALARM SYSTEM GENERAL NOTES

- SEE FLOOR PLANS FOR INTENDED COVERAGE OF FIRE ALARM SYSTEM.
- THE FOLLOWING SHALL OCCUR UPON ACTIVATION OF ANY INITIATING DEVICE:
 - SOUND ALL AUDIBLE DEVICES (HORNS, BELLS, ETC.) AND FLASH ALL VISUAL DEVICES (STROBES) THROUGHOUT THE ENTIRE FACILITY.
 - ALERT A CENTRAL STATION ALARM REPORTING SERVICE VIA DIGITAL COMMUNICATOR AND LEASED TELEPHONE LINES.
 - CLOSE ALL SMOKE DOORS THROUGHOUT THE FACILITY.
 - STOP OR START AHU'S OR FANS.
 - INDICATE BY ZONE WITH AUDIO/VISUAL SIGNAL AT FACP AND ALL REMOTE ANNUNCIATORS.
- INITIATING DEVICES SHALL BE SMOKE DETECTORS, DUCT-MOUNTED SMOKE DETECTORS, HEAT DETECTORS, AND MANUAL PULL STATIONS.
- SYSTEM TROUBLE (OPEN WIRING, SHORTED WIRING, OR GROUND FAULTS) SHALL BE ANNUNCIATED BOTH AUDIBLY AND VISUALLY AT THE FACP AND AT ALL ANNUNCIATORS. THE FIRE ALARM CONTRACTOR SHALL COORDINATE WITH THE OWNER AND LOCAL FIRE MARSHAL REGARDING THE REQUIRED NOTIFICATION ZONING REQUIREMENTS AND PROVIDE 2-HOUR RATED CABLE/CONDUIT ASSEMBLY FOR EACH REQUIRED ZONE. ALL SYSTEM WIRING SHALL BE CLASS B, NO T-TAPPING IS PERMITTED.
- PROVIDE BATTERY AND VOLTAGE DROP CALCULATIONS THAT INCLUDE ALL EXISTING AND NEW DEVICES AND APPLIANCES INSTALLED IN SYSTEM AND SUBMIT TO ENGINEER.
- THE LOCATION OF THE BRANCH CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT THE CONTROL UNIT. THIS INFORMATION SHALL INCLUDE THE PANELBOARD AND CIRCUIT BREAKER SERVING THE FACP, AS WELL AS THE ROOM WHERE THE PANELBOARD IS LOCATED.
- FIRE ALARM SYSTEM CONTROL EQUIPMENT, ALARM INITIATING DEVICES, POWER SOURCES, MUNICIPAL OR REMOTE STATION SIGNALING APPARATUS, AND REMOTE ANNUNCIATION/CONTROL PANELS SHALL BE UNDERWRITER'S LABORATORIES LISTED FOR THE INSTALLED APPLICATION.



3 PARTIAL FIRE ALARM RISER DIAGRAM
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PANEL SCHEDULE NOTES

* PROVIDE NEW CIRCUIT BREAKER MANUFACTURED AND UL LISTED FOR INSTALLATION IN EXISTING PANELBOARD. MATCH EXISTING CIRCUIT BREAKER AIC RATING.

** REUSE EXISTING CIRCUIT BREAKER.

PANEL SCHEDULE KEY		
	MDP	P1
		LP1
		60A

EXISTING DISTRIBUTION PANELBOARD SCHEDULE							
NAME: MDP			VOLTS: 120/208 Wye		A.I.C. RATING: 25,000		
LOCATION: STORAGE 123			PHASES: 3		MAINS RATING: 400 A		
SOURCE:			WIRES: 4		MAINS TYPE: MAIN CIRCUIT BREAKER		
MOUNTING: SURFACE			ENCLOSURE: TYPE 1				
CKT NO.	CIRCUIT DESCRIPTION		POLES	TRIP RATING	A	B	C
1,2,3	CU-1 (E)		3	45 A	3603	3603	3603
4,5,6	CU-2 (E)		3	45 A	3603	3603	3603
7,8,9	CU-6 (E)		3	45 A	3603	3603	3603
10,11,12	CU-7 (E)		3	45 A	3603	3603	3603
13,14,15	EXISTING		3	45 A	0	0	0
16,17,18	P1 (E)		3	100 A	4147	5227	2296
19,20,21	LP1 (E)		3	100 A	0	1581	1581
22,23,24	P2 (E)		3	100 A	0	0	0
25,26,27	LP2 (E)		3	100 A	0	0	0
28,29,30	SPARE (E)		3	150 A	0	0	0
31							
32							
33							
34							
35							
36							
37							
38							
39							
40							
41							
42							
TOTAL CONNECTED PHASE LOAD:					18559	21220	18289
TOTAL PHASE AMPS:					155 A	177 A	152 A
TOTAL CONNECTED LOAD:					58068		
TOTAL AMPS:					161 A		

EXISTING PANELBOARD SCHEDULE										
PANEL NAME: P1				VOLTS: 120/208 Wye				A.I.C. RATING: 10,000		
LOCATION: CORRIDOR 108				PHASES: 3				MAINS RATING: 100 A		
SOURCE: MDP				WIRES: 4				MAINS TYPE: MAIN CIRCUIT BREAKER		
MOUNTING: RECESSED				ENCLOSURE: TYPE 1				PANELBOARD TYPE: SQUARE-D NQOD		
CKT NO.	CIRCUIT DESIGNATION	TRIP	POLES	A	B	C	POLES	TRIP	CIRCUIT DESIGNATION	CKT NO.
1	PHASE 1	20 A	1	0 VA / 2070 VA			3	30 A	CU (E)	2
3	PHASE 1	20 A	1		0 VA / 2070 VA					4
5	PHASE 1	20 A	1			0 VA / 2070 VA				6
7	EXISTING	20 A	1	0 VA / 0 VA			1	20 A	PHASE 1	8
9	PHASE 1	20 A	1		0 VA / 0 VA		1	20 A	EXISTING	10
11	PHASE 1	20 A	1			0 VA / 0 VA	1	20 A	PHASE 1	12
13	FACP (E)	20 A	1	0 VA / 0 VA			1	20 A	PHASE 1	14
15	PHASE 1	20 A	1		0 VA / 0 VA		1	20 A	PHASE 1	16
17	PHASE 1	20 A	1			0 VA / 0 VA	1	20 A	PHASE 1	18
19	EXISTING	20 A	1	0 VA / 0 VA			1	20 A	EXISTING	20
21	EXISTING	20 A	1		0 VA / 0 VA		1	20 A	EXISTING	22
23	PHASE 1	20 A	1			0 VA / 0 VA	1	20 A	PHASE 1	24
25	EXISTING	20 A	1	0 VA / 1580 VA			2	25 A	HP-1 *	26
27	REC-STORAGE-CONVENIENCE **	20 A	1		1080 VA / 1580 VA					28
29	60A PANEL (E)	60 A	2			0 VA / 0 VA	1	20 A	PHASE 1	30
31					0 VA / 0 VA			1	20 A	PHASE 1
33	SPARE	60 A	2		0 VA / 0 VA		1	20 A	PHASE 1	34
35						0 VA / 0 VA	1	20 A	PHASE 1	36
37	OHD-1 *	20 A	2	500 VA / 0 VA			1	20 A	PHASE 1	38
39	LTG-STORAGE **	20 A	1		500 VA / 0 VA		1	20 A	EXISTING	40
41						230 VA / 0 VA	1	20 A	EXISTING	42
TOTAL PHASE LOAD:				4147 VA	5227 VA	2296 VA				
TOTAL PHASE CURRENT:				37 A	46 A	19 A				
PANEL TOTALS										
TOTAL CONNECTED LOAD: 11670 VA										
TOTAL CONNECTED CURRENT: 32 A										

EXISTING PANELBOARD SCHEDULE										
PANEL NAME: LP1				VOLTS: 120/208 Wye				A.I.C. RATING: 10,000		
LOCATION: CORRIDOR 108				PHASES: 3				MAINS RATING: 100 A		
SOURCE: MDP				WIRES: 4				MAINS TYPE: MAIN CIRCUIT BREAKER		
MOUNTING: RECESSED				ENCLOSURE: TYPE 1						
CKT NO.	CIRCUIT DESIGNATION	TRIP	POLES	A	B	C	POLES	TRIP	CIRCUIT DESIGNATION	CKT NO.
1	EXISTING	20 A	1	0 VA / 0 VA			1	20 A	EXISTING	2
3	EXISTING	20 A	1		0 VA / 0 VA		1	20 A	EXISTING	4
5	EXISTING	20 A	1			0 VA / 0 VA	1	20 A	EXISTING	6
7	EXISTING	20 A	1	0 VA / 0 VA			1	20 A	EXISTING	8
9	EXISTING	20 A	1		0 VA / 0 VA		1	20 A	EXISTING	10
11	EXISTING	20 A	1			0 VA / 0 VA	1	20 A	EXISTING	12
13	EXISTING	20 A	1	0 VA / 0 VA			1	20 A	EXISTING	14
15	EXISTING	20 A	1		0 VA / 0 VA		1	20 A	EXISTING	16
17	EXISTING	20 A	1			0 VA / 0 VA	1	20 A	EXISTING	18
19	EXISTING	20 A	1	0 VA / 0 VA			1	20 A	EXISTING	20
21	EXISTING	20 A	1		0 VA / 0 VA		1	20 A	EXISTING	22
23	EXISTING	20 A	1			0 VA / 0 VA	1	20 A	EXISTING	24
25	EXISTING	20 A	1	0 VA / 0 VA			1	20 A	EXISTING	26
27	EXISTING	20 A	1		0 VA / 0 VA		1	20 A	EXISTING	28
29	EXISTING	20 A	1			0 VA / 0 VA	1	20 A	EXISTING	30
31	EXISTING	20 A	1	0 VA / 0 VA			1	20 A	EXISTING	32
33	EXISTING	20 A	1		0 VA / 0 VA		1	20 A	EXISTING	34
35	EXISTING	20 A	1			0 VA / 0 VA	1	20 A	EXISTING	36
37	EXISTING	20 A	1	0 VA / 0 VA			1	20 A	EXISTING	38
39	CU-3 (E)	20 A	2		1580 VA / 0 VA		1	20 A	EXISTING	40
41						1580 VA / 0 VA	1	20 A	EXISTING	42
TOTAL PHASE LOAD:				0 VA	1581 VA	1581 VA				
TOTAL PHASE CURRENT:				0 A	15 A	15 A				
PANEL TOTALS										
TOTAL CONNECTED LOAD: 3162 VA										
TOTAL CONNECTED CURRENT: 9 A										

EXISTING PANELBOARD SCHEDULE									
PANEL NAME: 60A				VOLTS: 120/208 Single			A.I.C. RATING: 10,000		
LOCATION: STORAGE 123				PHASES: 1			MAINS RATING: 60 A		
SOURCE:				WIRES: 3			MAINS TYPE: MAIN CIRCUIT BREAKER		
MOUNTING: SURFACE				ENCLOSURE: TYPE 1			PANELBOARD TYPE: SQUARE-D QO LOADCENTER		
CKT NO.	CIRCUIT DESIGNATION	TRIP	POLES	A	B	POLES	TRIP	CIRCUIT DESIGNATION	CKT NO.
1	EXISTING	20 A	1	0 VA / 0 VA		1	20 A	EXISTING	2
3	EXISTING	20 A	1		0 VA / 0 VA	1	20 A	EXISTING	4
5	CU-4 (E)	20 A	2	920 VA / 360 VA		1	20 A	REC-STORAGE ROOF *	6
7					920 VA / 0 VA				8
9									10
11									12
13									14
15									16
17									18
19									20
21									22
23									24
TOTAL PHASE LOAD:				1276 VA	916 VA				
TOTAL PHASE CURRENT:				12 A	9 A				
PANEL TOTALS									
TOTAL CONNECTED LOAD: 2191 VA									
TOTAL CONNECTED CURRENT: 11 A									

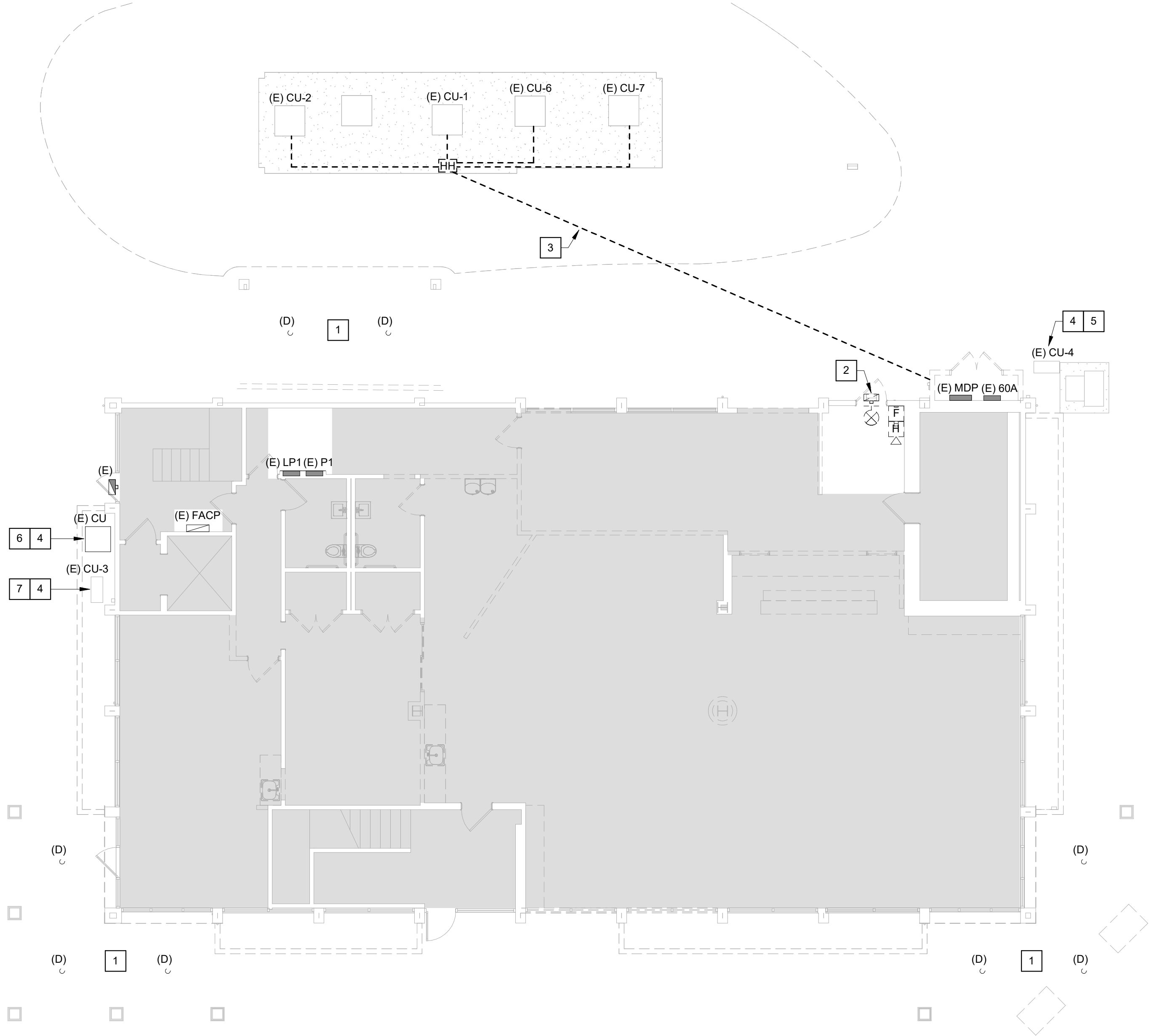


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ELECTRICAL SCHEDULES

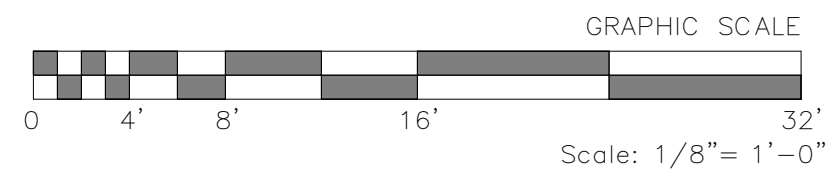
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E050



1 EXTERIOR FIRST FLOOR POWER LIGHTING & SYSTEMS DEMOLITION PLAN
ED101 SCALE: 1/8" = 1'-0"

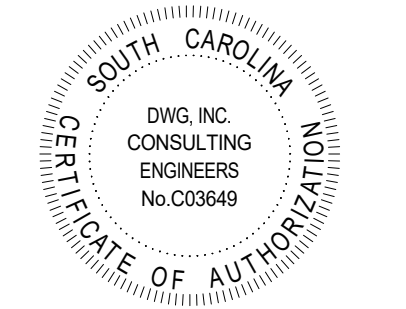


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DEMOLITION KEYNOTES

- 1 EXISTING EXTERIOR OVERHANG STRUCTURES SHALL BE DEMOLISHED ALONG WITH THE EXISTING EXTERIOR CAN LIGHTS INSTALLED IN THE OVERHANG STRUCTURES. EXISTING CONDUIT AND WIRE SHALL BE DEMOLISHED BACK TO THE BUILDING INTERIOR AND SHALL BE SUPPORTED, CAPPED, AND PREPARED FOR EXTENSION TO NEW EXTERIOR BUILDING MOUNTED LIGHT FIXTURES TO BE INSTALLED DURING THE RENOVATION PHASE.
- 2 EXISTING EGRESS LIGHT FIXTURE SHALL BE REMOVED AND STORED FOR REINSTALLATION DURING THE RENOVATION PHASE.
- 3 EXISTING UNDERGROUND CONDUIT AND WIRE FEEDING HEAT PUMP UNITS IN THE YARD SHALL BE DEMOLISHED BACK TO PANEL 'MDP'.
- 4 EXISTING UNITS SHALL BE RELOCATED TO THE HVAC YARD DURING THE RENOVATION PHASE. EXISTING DISCONNECTS, WIRE, AND CONDUIT SHALL BE DEMOLISHED BACK TO THE SOURCE PANEL. EXISTING CIRCUIT BREAKERS SHALL REMAIN FOR REUSE.
- 5 EXISTING UNIT 'CU-4' IS FED FROM AN EXISTING CIRCUIT BREAKER IN PANEL '60A'.
- 6 EXISTING UNIT 'CU' IS FED FROM AN EXISTING CIRCUIT BREAKER IN PANEL 'P1'.
- 7 EXISTING UNIT 'CU-3' IS FED FROM AN EXISTING CIRCUIT BREAKER IN PANEL 'LP1'.

GENERAL NOTES

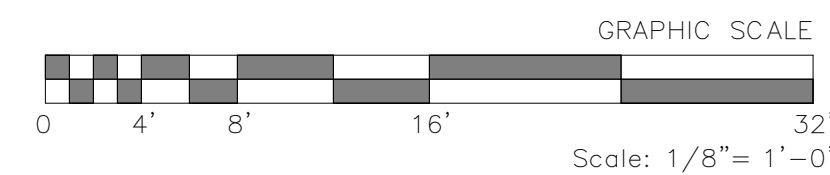


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EXTERIOR FIRST FLOOR POWER, LIGHTING
& SYSTEMS DEMOLITION PLAN

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BEACH PROPERTIES OF HILTON HEAD

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EXTERIOR FIRST FLOOR POWER, LIGHTING
& SYSTEMS PLAN





ARC1 LED

Architectural Wall Luminaire



Catalog
Number

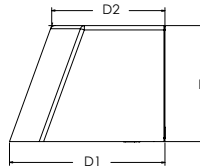
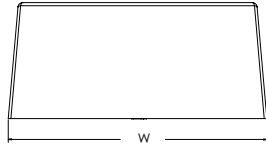
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 6.5"
Depth (D2): 4.75"
Height: 5"
Width: 11"
Weight: 7 lbs
(without options)



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC1 LED	P1 1,500 Lumens	30K 3000K	MVOLT	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ¹	DDBXD Dark bronze
	P2 2,000 Lumens	40K 4000K	347 ¹	PE Button type photocell for dusk-to-dawn operation	DBLXD Black
	P3 3,000 Lumens	50K 5000K		DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ²	DNAXD Natural aluminum
				SPD6KV 6kV surge protection	DWHXD White
				FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100% ²	DSSXD Sandstone
				LDS18 18" Fixture leads	DDBTXD Textured dark bronze
					DBLBXD Textured black
					DNATXD Textured natural aluminum
					DWHGXD Textured white
					DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WSBBW DDBXD U

Surface - mounted back box (specify finish)

NOTES

- 347V not available with E4WH.
- FAO not available with DMG.



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ARC1 LED
Rev. 08/27/24

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,376	127	0	0	0	1,454	134	0	0	0	1,464	135	0	0	0
P2	17W	2,035	121	1	0	1	2,151	128	1	0	1	2,165	129	1	0	1
P3	25W	2,859	117	1	0	1	3,021	123	1	0	1	3,041	124	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.111	0.061	0.053	0.047	0.045
P2	17W	0.139	0.081	0.071	0.063	0.060
P3	25W	0.208	0.122	0.108	0.097	0.081

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	620

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

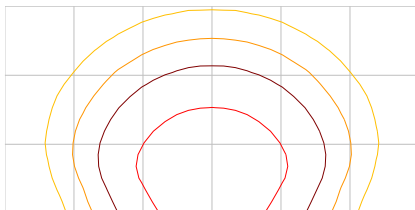
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	0.97	>0.96	>0.95	>0.91

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc



MH = 10ft
Grid = 10ft x 10ft

ARC1 LED P3 40K



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ARC1 LED
Rev. 08/27/24

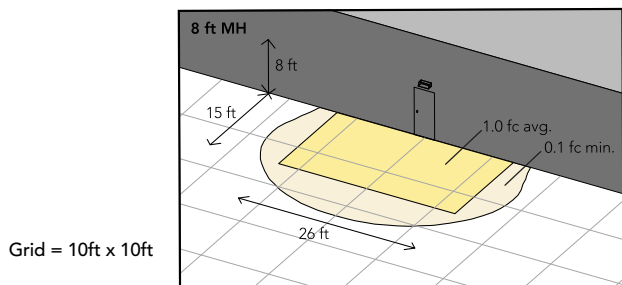
Emergency Egress Options

Emergency Battery Backup

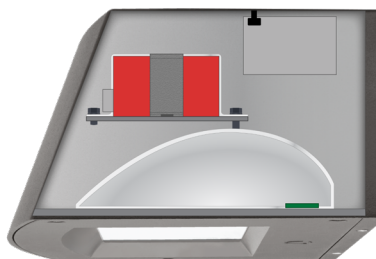
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode.



ARC1 LED 40K MVOLT E4WH



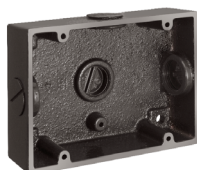
Self-contained solution for clean aesthetic

Mounting, Options & Accessories



E4WH – 4W Emergency Battery Backup

D = 6.5"
H = 5"
W = 11"



BBW – Standard Back Box

D = 1.5"
H = 4"
W = 5.5"

For surface conduit applications.
3/4" conduit entry holes.

FEATURES & SPECIFICATIONS

INTENDED USE

The clean architectural shape of the ARC LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The die-cast aluminum housing and door act as heat sinks to optimize thermal transfer from the light engine and driver to promote long-life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long-life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

INSTALLATION

The universal wall plate, supplied with the luminaire, fits multiple size junction boxes and supports the luminaire during wiring for easy installation. Built-in wet location wiring compartment on the luminaire to accommodate wiring connections for where there is no junction box. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International DarkSky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. Rated for -40°C minimum ambient.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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ARC1 LED
Rev. 08/27/24

Shaper

DESCRIPTION

673-W and 673-WP Luminous wall scone features 6 standard finishes, 3 decorative trim bar options and is ADA compliant.

- Wall Luminous Vanity Luminaire
- Painted solid aluminum w/ extruded white acrylic panel
- Universal circular strap for a standard 4" J-box or plaster ring
- UL and CUL approved for interior and damp locations

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Material

Painted or plated solid aluminum with a 1/8" matte white extruded acrylic panel, open top and bottom end caps, with acrylic inserts. Luminous top and bottom for LED.

Finishes

ALP (Aluminum Paint)
MW (Matte White)
MB (Matte Black)
GRM (Graphite Metallic)
DP (Dark Platinum)
BM (Bronze Metallic)
CC (Custom Color – Specify)

For Custom Color contact factory for quotation.

LED

16": L3:2000 nominal lumens at max 20W
25": L3:2000 nominal lumens at max 20W
37": L4:3000 nominal lumens at max 29W

Driver

LED system coupled with electronic driver to deliver optimal performance. Electronic drivers are available for 120-277V applications. A 0-10V dimming control is standard on all models. Standard integral class 2 driver 29W max., 0-10V dimming.

Installation

Supplied with a universal circle

strap for a standard 4" J-box or round or octagonal plaster ring. Horizontal or vertical mount. Shaper 673-W luminaires are designed for interior installations only. Shaper 673-WP are listed for wet location. Battery must be remote mounted in an interior location at a 5ft max distance.

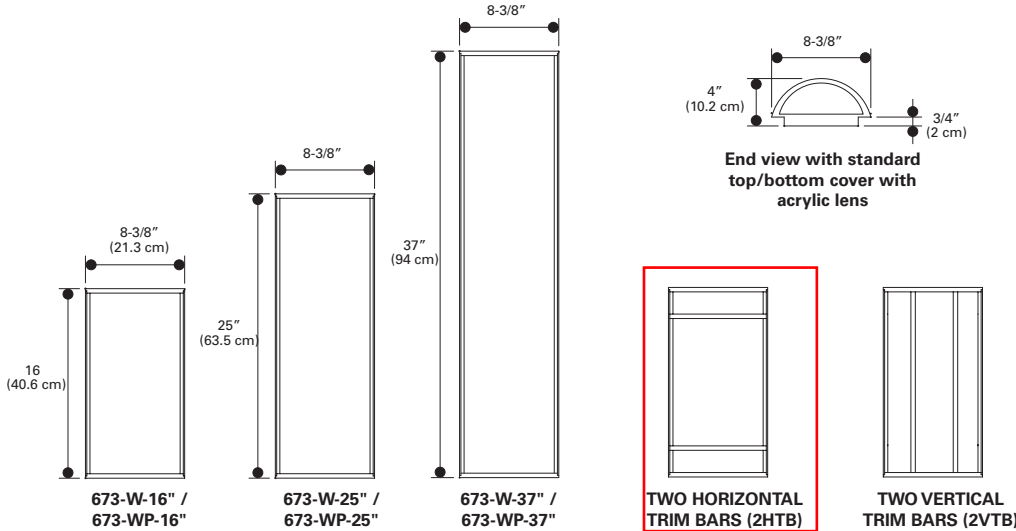
Compliance

Shaper 673-W is U.L. and C.U.L approved for indoor and damp location. Shaper 673-WP is listed for wet location. ADA compliant, except with proud trim options.

Warranty

5 year limited warranty on LED components.

DIMENSIONS



673-W SERIES 673-WP SERIES

Height: 16"

- Lumen Output Source Lumens: L3:2000
- Wattage: 20W
- Color Rendering: CRI 83+
- Correlated Color Temperature: 4000K, 3500K, 3000K, 2700K
- Rated Life of Lamp (hrs): 50,000
- Dimming: 0-10V

Height: 25"

- Lumen Output Source Lumens: L3:2000
- Wattage: 20W
- Color Rendering: CRI 83+
- Correlated Color Temperature: 4000K, 3500K, 3000K, 2700K
- Rated Life of Lamp (hrs): 50,000
- Dimming: 0-10V

Height: 37"

- Lumen Output Source Lumens: L4:3000
- Wattage: 29W
- Color Rendering: CRI 83+
- Correlated Color Temperature: 4000K, 3500K, 3000K, 2700K
- Rated Life of Lamp (hrs): 50,000
- Dimming: 0-10V

ORDERING INFORMATION

Sample Number: 673-16-W-L3/827-UNV-ALP-RBP

Series	Size	Mounting Type	LED Lamp			LED Voltage	Finish	Options
673 = Luminous Half Cylinder	16=16"	W = Interior Wall	16"	25"	37"	UNV = (120-277V)	ALP=Aluminum Paint MW=Matte White MB =Matte Black DP = Dark Platinum GRM=Graphite Metallic BM=Bronze Metallic CC =Custom Color - Contact factory for quotation	2VTB=Two Vertical Trim Bars
	25=25"	WP = Exterior Wall	L3/827	L3/827	L4/827			2HTB=Two Horizontal Trim Bars
	37=37"		L3/830	L3/830	L4/830			2VTB/2HTB=Two Vertical Trim Bars/ Two Horizontal Trim Bars
			L3/835	L3/835	L4/835			2VTB/PC=Two Vertical Trim Bars with Perforated Center
			L3/840	L3/840	L4/840			BC = Closed Bottom Cover RBP =Remote Battery Pack

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. L70/60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. Drivers are RoHS compliant

GOVERNMENT PROCUREMENT — BAA — Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA — Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed.

Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

PERFORMANCE DATA

LDN6 3500K AR LSS 80CRI			
Nominal Lumens	Lumens	Wattage	Lm/W
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

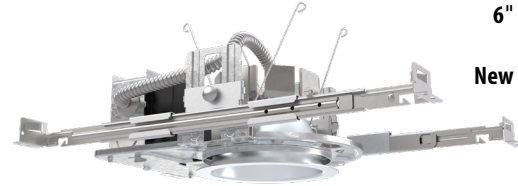
Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.



Catalog Number
Notes
Type

LDN6 STATIC WHITE



**6" Open and Wallwash LED
Non-IC
New Construction Downlight**

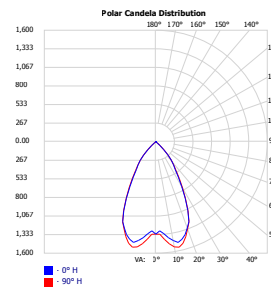


Open Trim

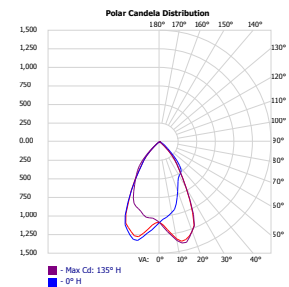


Wallwash Trim

DISTRIBUTIONS



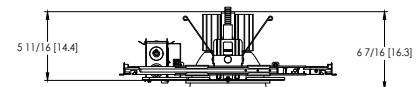
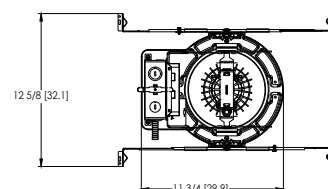
Open



Wallwash

DIMENSIONS

LDN6 500-3000 Lumens



Aperture: Ø 6-1/4" [15.9]
Ceiling Cutout: Ø 7-1/8" [18.1] Self-flanged
Overlap Trim: Ø 7-1/2" [19.1]

See page 4 for other fixture dimensions

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 L06 AR LSS MVOLT EZ10

LDN6							
Series	Color temperature	Lumens ‡	Trim Style	Trim Color	Trim Finish	Flange Color ‡	Voltage
LDN6 6" round	27/ 2700K 30/ 3000K 35/ 3500K 40/ 4000K 50/ 5000K	05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens 40 4000 lumens 50 5000 lumens	L06 Downlight LW6 Wallwash	AR Clear WR ‡ White BR ‡ Black TCPC ‡ Custom painted trim TRALTBD ‡ RAL painted trim	LSS Semi-specular LD Matte diffuse LS Specular	TRW White painted flange TRBL Black painted flange FCPC Custom painted flange only FRALTBD RAL painted flange only	MVOLT Multi-volt 120 120V 277 277V 347 ‡ 347V

Driver	Emergency ‡	Control Input ‡	Options
GZ10 0-10V driver dims to 10%	(blank) No Emergency Needed	(blank) No Control Input Needed	HAO ‡ High ambient option (40°C)
GZ1 0-10V driver dims to 1%	EL Battery pack (10W constant power), non-T20 compliant, integral test switch	JOT Wireless room control with "Just One Touch" pairing	CP ‡ Chicago Plenum
D10 Minimum dimming 10% driver for use with JOT	ELR Battery pack (10W constant power), non-T20 compliant, remote test switch	NPP16D nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).	RRL___ RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
D1 Minimum dimming 1% driver for use with JOT	ELSD Self-diagnostic battery pack (10W constant power), non-T20 compliant, integral test switch	NPP16DER nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.	BAA Buy America(n) Act and/or Build America Buy America Qualified
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1% eldoLED DALI SOLDRIIVE dim to dark	ELRSD Self-diagnostic battery pack (10W constant power), non-T20 compliant, remote test switch	NPS80EZ nLight® dimming pack controls 0-10V eldoLED drivers (EZ1).	90CRI High CRI (90+)
EDAB eldoLED DALI SOLDRIIVE dim to dark	E10WCP Battery pack (10W constant power), T20 compliant, integral test switch	NPS80EZER nLight® dimming pack controls 0-10V eldoLED drivers (EZ1). ER controls fixtures on emergency circuit.	SF ‡ Single fuse
	E10WCPR Battery pack (10W constant power), T20 compliant, remote test switch	N80 nLight™ Lumen Compensation	
	E10WRSTAR Emergency battery pack, 10W with remote test switch and Iota STAR technology	NLTAIR2 nLight® Air enabled	
		NLTAIRER2 nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options	
		NLTAIREM2 nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.	

‡ Option Value Ordering Restrictions

Option value	Restriction
Lumens	Overall height varies based on lumen package; refer to dimensional chart.
WR, BR	Not available with finishes.
347	Not available with emergency options.
SF	Must specify voltage 120V or 277V.
TRW, TRBL	Available with clear (AR) reflector only.
EL, ELR, ELSD, ELRSD, E10WCP, E10WCPR	12.5" of plenum depth or top access required for battery pack maintenance.
NPP16D, NPP16DER, NPS80EZ, NPS80EZER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed. See UL 924 Sequence of Operation table.
N80	Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ1 drivers.
NLTAIR, NLTAIR2, NLTAIRER2, NLTAIREM2	Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options. not recommended for metal ceiling installations.
HAO	Fixture height is 6.5" for all lumen packages with HAO.
CP	Must specify voltage for 3000lm and above. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.
JOT	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
Reloc® Options	Refer to RRL specification sheet on acuitybrands.com for further details.
RRLAE	Commercial fixtures should disconnect the TSPL before unplugging the RRL so it does not go into discharge mode.
RRLC12S	RRLC12S option is to be used with the OnePass OCU, OCS, OD, OFC and OD for 0-24V integrated single-circuit or 0-10V low voltage controls applications. Not available with integral dimming sensors.
TRALTBD, FRALTBD	RALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options.
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details
E10WRSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, AL03 & AL04 w/DALI, OR 2000-4500 lumens w/JOT. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch

Accessories: Order as separate catalog number.

EAC ISSM 375	Compact interruptible emergency AC power system	SCA6 Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D
EAC ISSM 125	Compact interruptible emergency AC power system	
GRA68 JZ	Oversized trim ring with 8" outside diameter	



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

(Maximum order quantity for design select lead times is 112.)

Emergency Battery Pack Options - Field Installable

Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter / 2 Hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A+	10W	90	1200	Title 20, Self Diagnostic
ILBLP CP15 HE SD A+	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic
ILBHI CP10 HE SD A+	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
ILBHI CP15 HE SD A+	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

All the above are UL Listed products that are certified for field install external/remote to the fixture.

*Minimum delivered lumen output to assist in product selection for increased fixture mounting height.

The CP10 delivered emergency illumination outperforms legacy 1400 lumen fluorescent emergency ballast.

Please contact us at techsupport@iotaengineering.com for any Emergency Battery related questions.

PHOTOMETRY

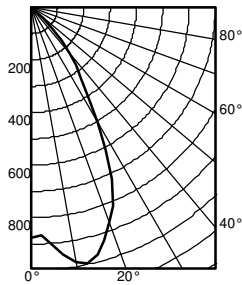
Distribution Curve

Distribution Data

Output Data

Illuminance Data at 30" Above Floor for
a Single Luminaire

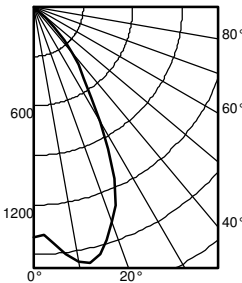
LDN6 35/10 L06AR, input watts: 10.44, delivered lumens: 987.10, LM/W = 94.54, spacing criterion at 0= 1.02, test no. ISF 30716P262.



Ave	Lumens	Zone	Lumens	% Lamp
0	876	0° - 30°	680.7	69.0
5	905	0° - 40°	895.0	90.7
15	971	0° - 60°	986.0	99.9
25	720	0° - 90°	987.0	100.0
35	330	90° - 120°	0.0	0.0
45	110	90° - 130°	0.0	0.0
55	1	90° - 150°	0.0	0.0
65	1	90° - 180°	0.0	0.0
75	0	0° - 180°	987.0	*100.0
85	0			
90	0			

Initial FC					
50% beam - 54.5° 10% beam - 82.2°					
Mounting Height	Center Beam	Diameter	FC	Diameter	FC
8.0	29.0	5.7	14.5	9.6	2.9
10.0	15.6	7.7	7.8	13.1	1.6
12.0	9.7	9.8	4.9	16.6	1.0
14.0	6.6	11.8	3.3	20.1	0.7
16.0	4.8	13.9	2.4	23.6	0.5

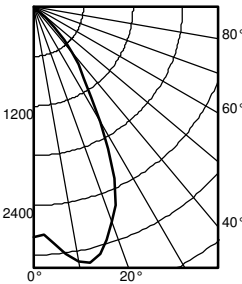
LDN6 35/15 L06AR, input watts: 17.52, delivered lumens: 1572.9, LM/W = 89.77, spacing criterion at 0= 1.02, test no. ISF 30716P265.



Ave	Lumens	Zone	Lumens	% Lamp
0	1396	0° - 30°	1084.6	69.0
5	1442	0° - 40°	1426.2	90.7
15	1547	0° - 60°	1571.3	99.9
25	1147	0° - 90°	1572.9	100.0
35	526	90° - 120°	0.0	0.0
45	176	90° - 130°	0.0	0.0
55	2	90° - 150°	0.0	0.0
65	1	90° - 180°	0.0	0.0
75	1	0° - 180°	1572.9	*100.0
85	0			
90	0			

Initial FC					
50% beam - 54.5° 10% beam - 82.2°					
Mounting Height	Center Beam	Diameter	FC	Diameter	FC
8.0	46.2	5.7	23.1	9.6	4.6
10.0	24.8	7.7	12.4	13.1	2.5
12.0	15.5	9.8	7.7	16.6	1.5
14.0	10.6	11.8	5.3	20.1	1.1
16.0	7.7	13.9	3.8	23.6	0.8

LDN6 35/30 L06AR, input watts: 34.75, delivered lumens: 3138.5, LM/W = 90.31, spacing criterion at 0= 1.02, test no. ISF 30716P274.



Ave	Lumens	Zone	Lumens	% Lamp
0	2786	0° - 30°	2164.3	69.0
5	2877	0° - 40°	2845.9	90.7
15	3087	0° - 60°	3135.3	99.9
25	2289	0° - 90°	3138.5	100.0
35	1049	90° - 120°	0.0	0.0
45	350	90° - 130°	0.0	0.0
55	5	90° - 150°	0.0	0.0
65	2	90° - 180°	0.0	0.0
75	1	0° - 180°	3138.5	*100.0
85	0			
90	0			

Initial FC					
50% beam - 54.5° 10% beam - 82.2°					
Mounting Height	Center Beam	Diameter	FC	Diameter	FC
8.0	92.1	5.7	46.1	9.6	9.2
10.0	49.5	7.7	24.8	13.1	5.0
12.0	30.9	9.8	15.4	16.6	3.1
14.0	21.1	11.8	10.5	20.1	2.1
16.0	15.3	13.9	7.6	23.6	1.5

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

$$\text{Delivered Lumens} = 1.25 \times P \times \text{LPW}$$

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at Designlight Consortium.

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

LUMEN OUTPUT MULTIPLIERS - FINISH

	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

LUMEN OUTPUT MULTIPLIERS - CRI

80	1.0
90	0.874

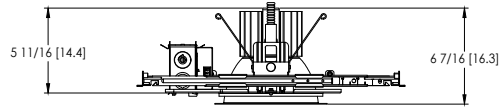
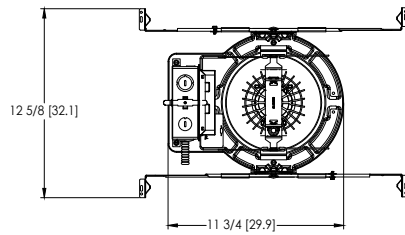
LUMEN OUTPUT MULTIPLIERS - CCT

	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

LDN6

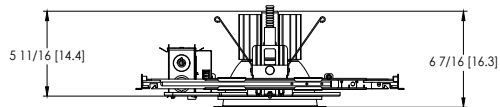
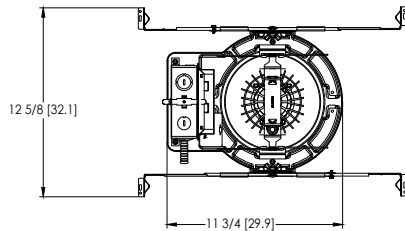
* All dimensions are inches (centimeters) unless otherwise noted.

LDN6 500-3000 Lumens



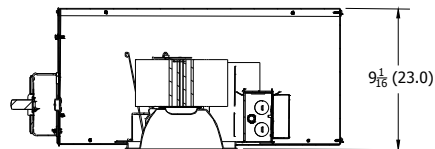
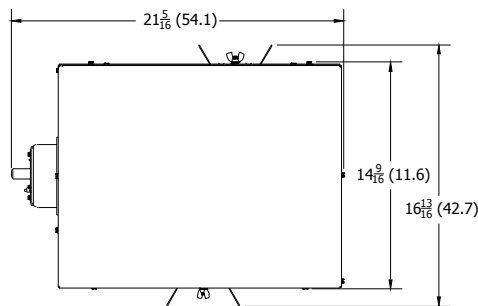
Aperture: $\varnothing$ 6-1/4" [15.9]
Ceiling Cutout: $\varnothing$ 7-1/8" [18.1] Self-flanged
Overlap Trim: $\varnothing$ 7-1/2" [19.1]

LDN6 4000-5000 Lumens



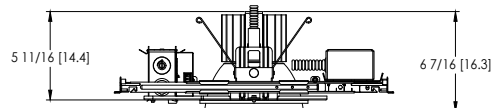
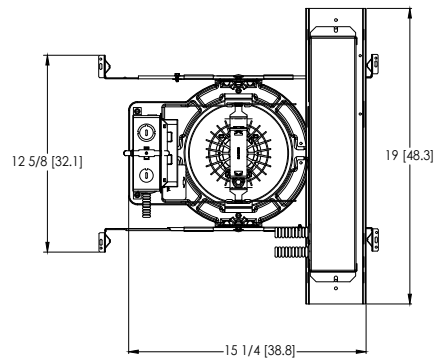
Marked Spacing: 24" x 24" x 10"
Aperture: $\varnothing$ 6-1/4" [15.9]
Ceiling Cutout: $\varnothing$ 7-1/8" [18.1] Self-flanged
Overlap Trim: $\varnothing$ 7-1/2" [19.1]

LDN6 CP



Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap Trim: 7-1/2 (19.1)

LDN6 EL



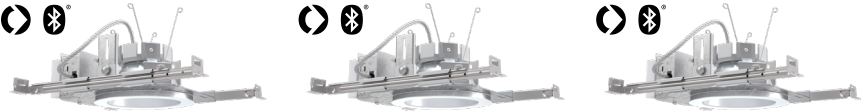
Marked Spacing above 3000lm: 24" x 24" x 10"
Aperture: $\varnothing$ 6-1/4" [15.9]
Ceiling Cutout: $\varnothing$ 7-1/8" [18.1] Self-flanged
Overlap Trim: $\varnothing$ 7-1/2" [19.1]

ADDITIONAL DATA



The Sensor Switch JOT enabled solution offers a wireless, app-free approach to single room lighting control. JOT enabled products use Bluetooth® Low Energy (BLE) technology to enable wireless dimming and switching.

Diagram



LDN6 Series



Sensor Switch
WSXA JOT

- 1. **Power:** Install JOT enabled fixtures and controls as instructed.
- 2. **Pair:** Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
- 3. **Play:** Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.

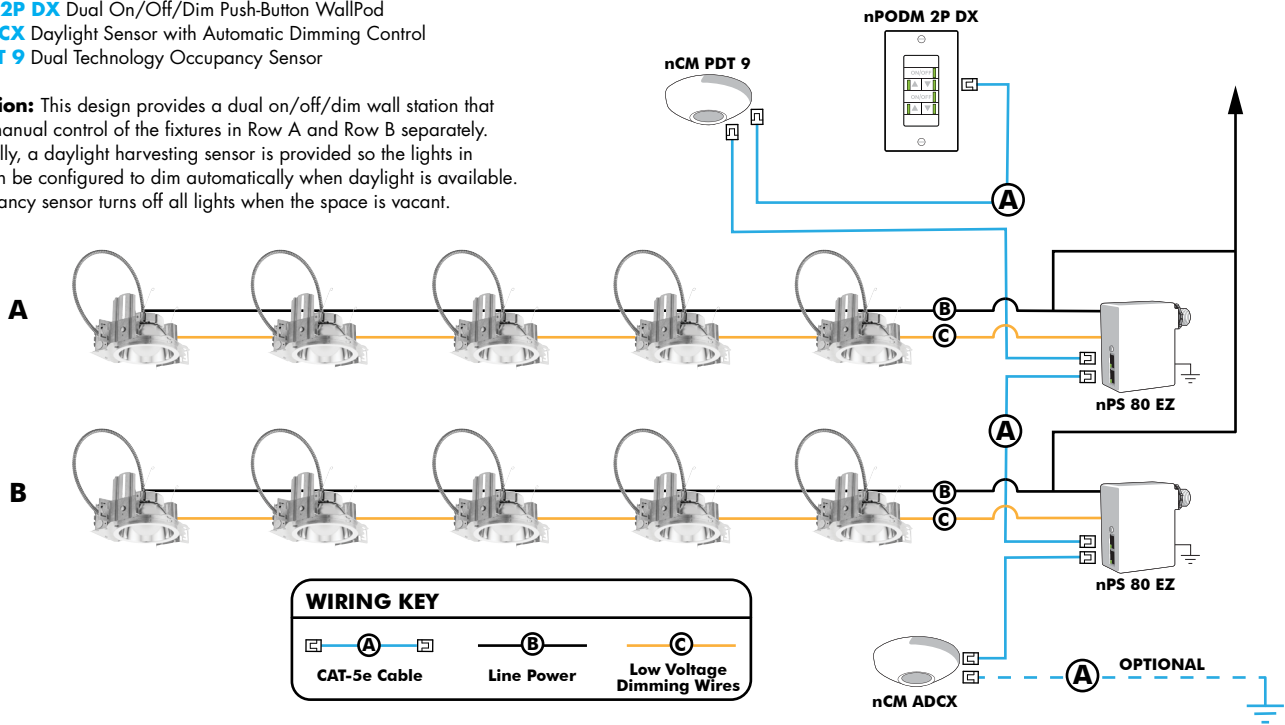
COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DVTV	
	Diva® DVSCTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis OA2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALI.net Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

EXAMPLE

Group Fixture Control*
*Appiication diagram applies for fixtures with eldoLED drivers only.

- nPS 80 EZ Dimming/Control Pack (qty: 2 required)
- nPODM 2P DX Dual On/Off/Dim Push-Button WallPod
- nCM ADCX Daylight Sensor with Automatic Dimming Control
- nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



Choose Wall Controls

nLight offers multiple styles of wall controls - each with varying features and user experience.



Push-Button Wallpod
Traditional tactile buttons and LED user feedback



Graphic Wallpod
Full color touch screen provides a sophisticated look and feel

nLight® Wired Controls Accessories:			
Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlight for complete listing of nLight controls.			
WallPod Stations	Model number	Occupancy sensors	Model Number
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model Number	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model Number
		10', CAT5 10FT	CAT5 10FT J1
		15, CAT5 15FT	CAT5 15FT J1

nLight® AIR Control Accessories: <i>Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair.</i>	
Wall switches	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH ¹

Notes

- 1 Can only be ordered with the RES7Z zone control sensor version.

UL924 Sequence of Operation

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



Simple as 1,2,3

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome





RSX2 LED Area Luminaire

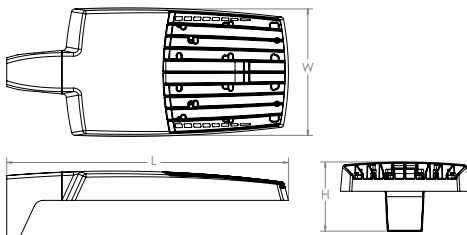


Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft²@0°):	0.69 ft² (0.06 m²)
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight: (SPA mount)	30.0 lbs (13.6 kg)



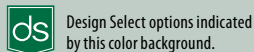
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details



Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED					
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) ²	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) ³	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) ⁴	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	(use specific voltage for options as noted)	IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶
	P5		R4S Type 4 Short		WBA Wall bracket ¹
	P6		R5 Type 5 Wide ¹		WBASC Wall bracket with surface conduit box
			R5S Type 5 Short ¹		AASP Adjustable tilt arm square pole mounting ⁶
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting ⁶
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket ⁶
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options		Finish
Shipped Installed		DDBXD Dark Bronze
HS House-side shield ⁷	Shipped Installed *Standalone and Networked Sensors/Controls (factory default settings, see table page 9) NLTAIR2 PIRHN nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor ^{9, 13, 14, 15} BAA Buy America(n) Act and/or Build America Buy America Qualified CCE Coastal Construction ¹⁶ *Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted. Shipped Separately (requires some field assembly) EGS External glare shield ⁷ EGFV External glare full visor (360° around light aperture) ⁷ BS Bird spikes ¹⁷	DBLXD Black
PE Photocontrol, button style ^{8,9}		DNAXD Natural Aluminum
PER7 Seven-wire twist-lock receptacle only (no controls) ^{9, 10, 11}		DWHXD White
SF Single fuse (120, 277, 347) ⁵		DBBTXD Textured Dark Bronze
DF Double fuse (208, 240, 480) ⁵		DBLBXD Textured Black
SPD20KV 20KV Surge pack (10KV standard)		DNATXD Textured Natural Aluminum
FAO Field adjustable output ⁹		DWHGXD Textured White
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ⁹		
DS Dual switching ^{9,12}		



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Lithonia RSX2 Area LED
Rev. 01/28/25
Page 1 of 9

Ordering Information

Accessories

Ordered and shipped separately.

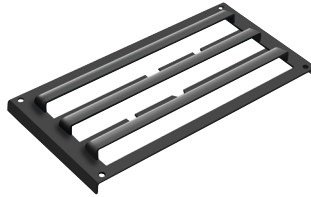
RSX2HS	RSX2 House side shield (includes 2 shields)
RSX2EGS (FINISH) U	External glare shield (specify finish)
RSX2HSAFRR (FINISH) U	RSX2 House side shields for AFR rotated optics (includes 2 shields)
RSX2EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSGB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁸
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁸
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁸
DSHORT SBK U	Shorting cap ¹⁸

NOTES

- Any Type 5 distribution, is not available with WBA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- XVOLT driver not available with P1. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Maximum tilt is 90° above horizontal.
- It may be ordered as an accessory.
- Requires MVOLT or 347V.
- Two or more of the following options cannot be combined including PE, DMG, PER7, FAO, DS and NLTAIR2 PIRHN. Exception: PE and FAO can be combined; also PE and DMG can be combined.
- Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped

- as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P5 and P6.
- Must be ordered with PIRHN.
- Requires MVOLT or HVOLT.
- Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
- CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

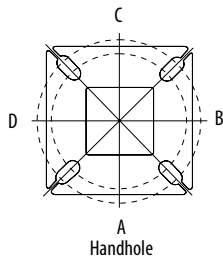


External 360 Full Visor

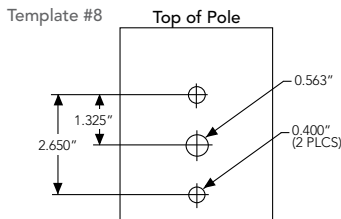
Pole/Mounting Information

Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

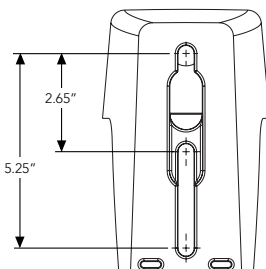
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX2 - Luminaire EPA

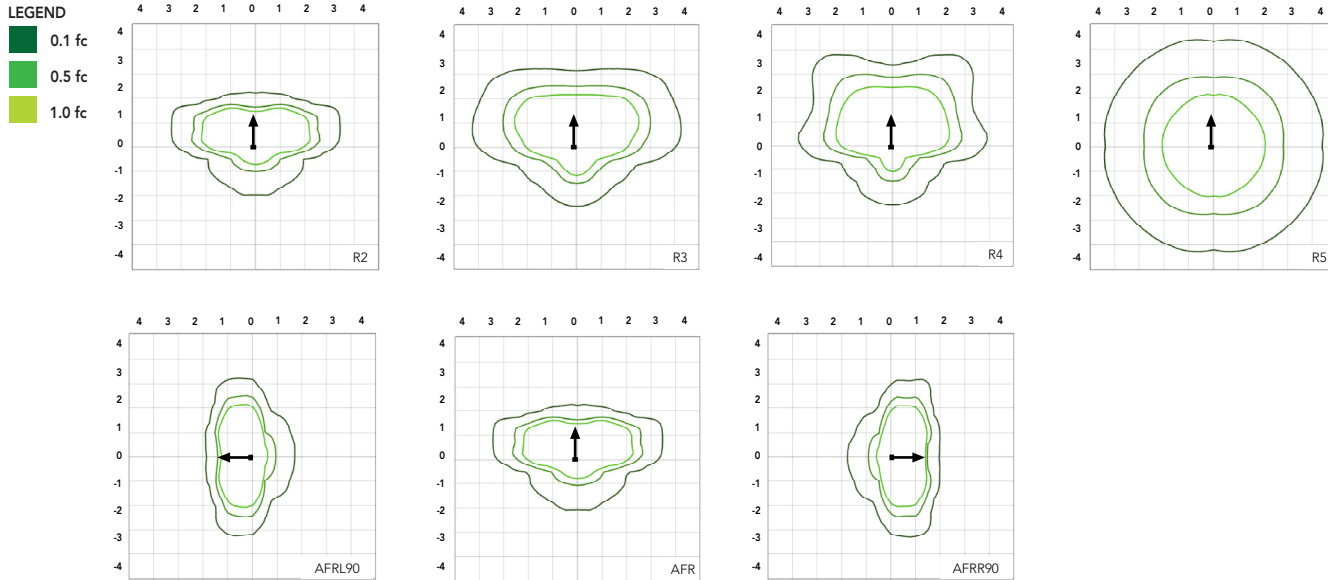
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0 °	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
RPA - Round Pole Adaptor		0.74	1.27	1.37	1.9	1.71	2.49	1.42	2.16	2.84
MA - Mast Arm Adaptor		0.61	1.14	1.11	1.64	1.45	2.23	1.29	1.9	2.58
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0 °	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
	10°	0.53	1.06	1.05	1.58	1.37	2.08	1.06	1.59	2.12
	20°	0.52	1.02	1.03	1.52	1.33	2.02	1.03	1.55	2.07
	30°	0.64	1.11	1.18	1.63	1.45	2.21	1.27	1.91	2.54
	40°	0.81	1.21	1.35	1.74	1.65	2.39	1.62	2.43	3.23
	45°	0.91	1.25	1.5	1.81	1.75	2.48	1.82	2.73	3.64
	50°	1.34	1.83	2.17	2.61	2.56	3.62	2.68	4.02	5.36
	60°	2.2	2.97	3.57	4.24	4.17	5.89	4.41	6.61	8.82
	70°	2.86	4.13	4.7	5.89	5.71	8.21	5.71	8.57	11.42
	80°	3.4	5.13	5.67	7.34	7.09	10.21	6.79	10.19	13.59
90°	3.85	5.96	6.55	8.58	8.31	11.88	7.70	11.56	15.41	

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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Lithonia RSX2 Area LED
Rev. 01/28/25
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Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

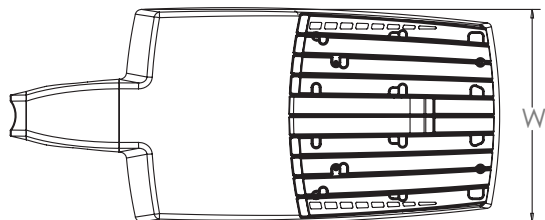
Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	71W	R2	10,040	2	0	1	139	11,031	2	0	1	153	11,031	2	0	1	153
		R3	10,005	2	0	2	141	10,992	2	0	2	155	10,992	2	0	2	155
		R3S	10,271	2	0	2	143	11,285	2	0	2	157	11,285	2	0	2	157
		R4	10,136	2	0	2	143	11,136	2	0	2	157	11,136	2	0	2	157
		R4S	9,779	2	0	2	138	10,744	2	0	2	151	10,744	2	0	2	151
		R5	10,271	4	0	2	145	11,285	4	0	2	159	11,285	4	0	2	159
		R5S	10,544	3	0	1	149	11,585	3	0	2	163	11,585	3	0	2	163
		AFR	10,026	2	0	1	141	11,016	2	0	1	155	11,016	2	0	1	155
		AFRR90	10,122	3	0	2	140	11,121	3	0	2	154	11,121	3	0	2	154
		AFRL90	10,164	3	0	2	141	11,167	3	0	2	155	11,167	3	0	2	155
P2	111W	R2	15,712	2	0	2	138	17,263	2	0	2	151	17,263	2	0	2	151
		R3	15,657	2	0	3	141	17,202	3	0	3	155	17,202	3	0	3	155
		R3S	16,075	2	0	2	141	17,661	2	0	2	155	17,661	2	0	2	155
		R4	15,862	2	0	3	143	17,427	2	0	3	157	17,427	2	0	3	157
		R4S	15,304	2	0	2	138	16,815	2	0	2	151	16,815	2	0	2	151
		R5	16,075	4	0	2	145	17,661	5	0	3	159	17,661	5	0	3	159
		R5S	16,502	4	0	2	149	18,130	4	0	2	163	18,130	4	0	2	163
		AFR	15,691	2	0	2	141	17,240	2	0	2	155	17,240	2	0	2	155
		AFRR90	15,841	3	0	3	139	17,404	4	0	3	153	17,404	4	0	3	153
		AFRL90	15,907	3	0	3	139	17,477	4	0	3	153	17,477	4	0	3	153
P3	147W	R2	19,855	3	0	2	132	21,814	3	0	2	145	21,814	3	0	2	145
		R3	19,785	3	0	3	135	21,737	3	0	4	148	21,737	3	0	4	148
		R3S	20,312	3	0	3	135	22,317	3	0	3	149	22,317	3	0	3	149
		R4	20,044	3	0	3	136	22,022	3	0	4	150	22,022	3	0	4	150
		R4S	19,339	3	0	3	132	21,247	3	0	3	145	21,247	3	0	3	145
		R5	20,313	5	0	3	138	22,317	5	0	3	152	22,317	5	0	3	152
		R5S	20,852	4	0	2	142	22,910	4	0	2	156	22,910	4	0	2	156
		AFR	19,828	3	0	2	135	21,785	3	0	2	148	21,785	3	0	2	148
		AFRR90	20,017	4	0	3	133	21,992	4	0	3	147	21,992	4	0	3	147
		AFRL90	20,101	4	0	3	134	22,084	4	0	3	147	22,084	4	0	3	147
P4	187W	R2	22,836	3	0	2	120	25,090	3	0	2	132	25,090	3	0	2	132
		R3	22,756	3	0	4	122	25,002	3	0	4	134	25,002	3	0	4	134
		R3S	23,363	3	0	3	123	25,668	3	0	3	135	25,668	3	0	3	135
		R4	23,054	3	0	4	123	25,329	3	0	4	135	25,329	3	0	4	135
		R4S	22,243	3	0	3	119	25,059	3	0	3	134	25,059	3	0	3	134
		R5	23,363	5	0	3	125	25,669	5	0	4	137	25,669	5	0	4	137
		R5S	23,983	4	0	2	128	26,350	4	0	2	141	26,350	4	0	2	141
		AFR	22,806	3	0	2	122	25,056	3	0	2	134	25,056	3	0	2	134
		AFRR90	23,023	4	0	3	121	25,295	4	0	3	133	25,295	4	0	3	133
		AFRL90	23,120	4	0	3	122	25,401	4	0	3	134	25,401	4	0	3	134
P5	210W	R2	26,141	3	0	2	122	28,721	3	0	2	135	28,721	3	0	2	135
		R3	26,049	3	0	4	124	28,620	3	0	4	136	28,620	3	0	4	136
		R3S	26,744	3	0	3	125	29,383	3	0	4	138	29,383	3	0	4	138
		R4	26,390	3	0	4	126	28,994	3	0	4	138	28,994	3	0	4	138
		R4S	25,462	3	0	3	121	27,974	3	0	3	133	27,974	3	0	3	133
		R5	26,744	5	0	4	127	29,383	5	0	4	140	29,383	5	0	4	140
		R5S	27,454	4	0	2	131	30,163	4	0	2	144	30,163	4	0	2	144
		AFR	26,106	3	0	2	124	28,682	3	0	2	137	28,682	3	0	2	137
		AFRR90	26,354	4	0	3	123	28,955	5	0	3	136	28,955	5	0	3	136
		AFRL90	26,465	4	0	3	124	29,077	5	0	3	136	29,077	5	0	3	136
P6	244W	R2	27,646	3	0	2	112	30,374	3	0	2	123	30,374	3	0	2	123
		R3	27,549	3	0	4	113	30,267	3	0	4	124	30,267	3	0	4	124
		R3S	28,283	3	0	3	115	31,075	3	0	4	126	31,075	3	0	4	126
		R4	27,909	3	0	4	114	30,663	3	0	4	126	30,663	3	0	4	126
		R4S	26,928	3	0	3	110	29,585	3	0	3	121	29,585	3	0	3	121
		R5	28,284	5	0	4	116	31,075	5	0	4	127	31,075	5	0	4	127
		R5S	29,035	4	0	2	119	31,900	5	0	3	131	31,900	5	0	3	131
		AFR	27,608	3	0	2	112	30,332	3	0	2	123	30,332	3	0	2	123
		AFRR90	27,872	4	0	3	113	30,622	5	0	3	124	30,622	5	0	3	124
		AFRL90	27,989	4	0	3	113	30,751	5	0	3	125	30,751	5	0	3	125

Dimensions & Weights

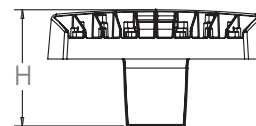
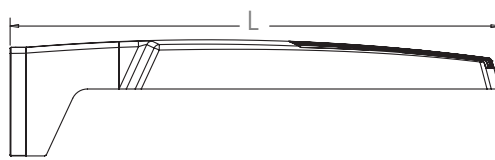
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	30 lbs
RPA	32 lbs
MA	30 lbs
WBA	33 lbs
WBASC	36 lbs
IS	33 lbs
AASP	33 lbs
AARP	35 lbs
AAWB	36 lbs
AAWSC	39 lbs

RSX2 with Round Pole Adapter (RPA)



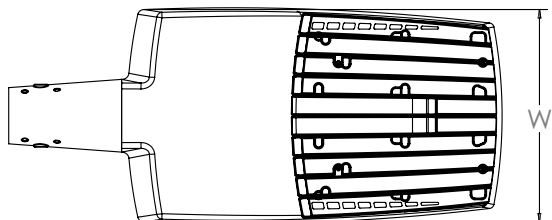
Length: 30.3" (77.0 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.3 cm) Arm



Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX2 with Mast Arm Adapter (MA)



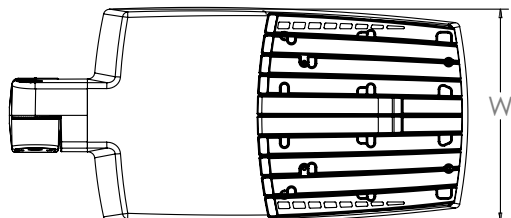
Length: 30.6" (77.7 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 3.5" (8.9 cm) Arm



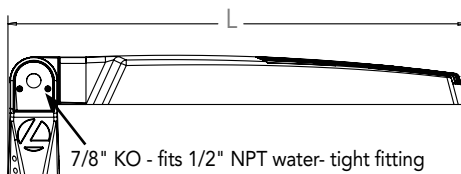
7/16" locking thru bolt/nut provided



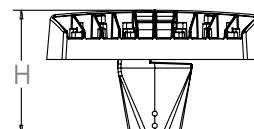
RSX2 with Adjustable Slipfitter (IS)



Length: 28.3" (71.9 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm

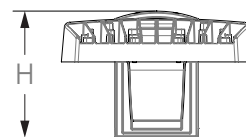
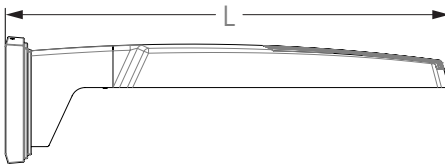
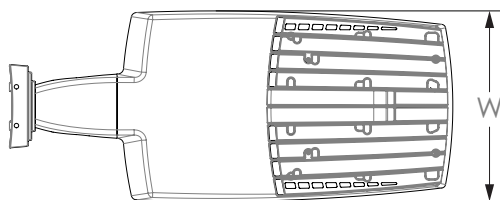


7/8" KO - fits 1/2" NPT water-tight fitting



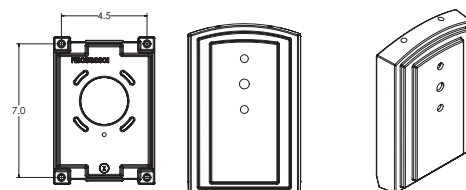
Dimensions

RSX2 with Wall Bracket (WBA)

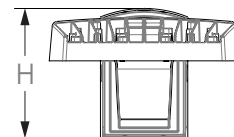
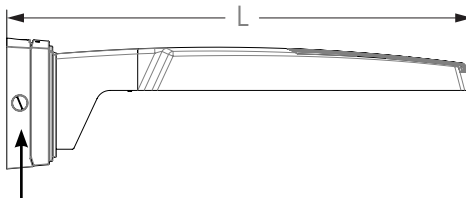
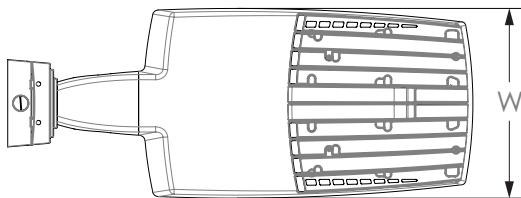


Length: 31.2" (79.2 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



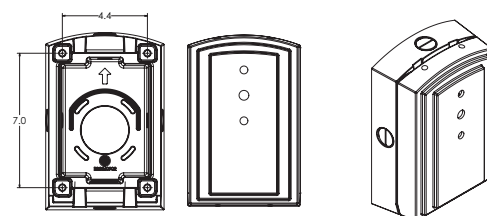
RSX2 with Wall Bracket with Surface Conduit Box (WBASC)



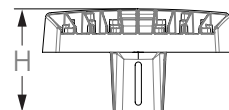
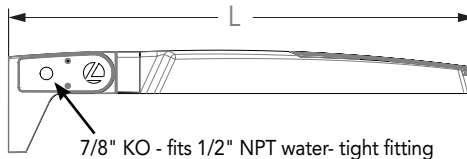
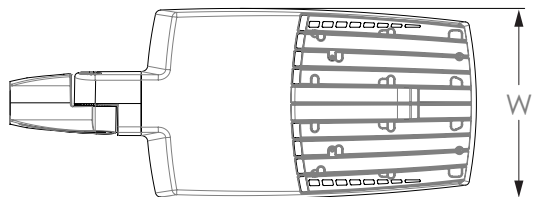
3/4" NPT taps with plugs - Qty (4) provided

Length: 32.8" (83.3 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

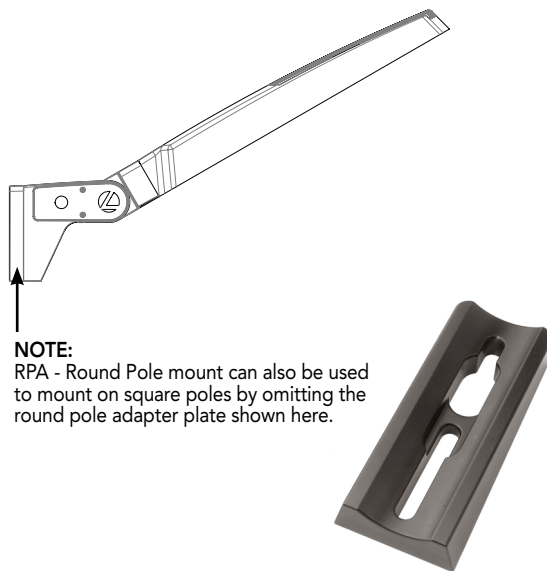
Surface Conduit Box (SCB) Mounting Detail



RSX2 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 32.8" (83.3 cm) **AASP**
 33.8" (85.9 cm) **AARP**
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.2 cm) Arm

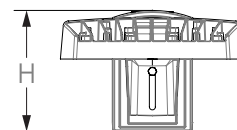
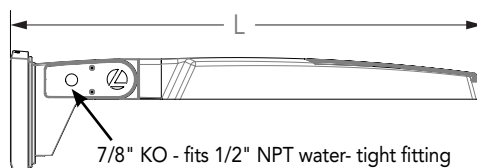
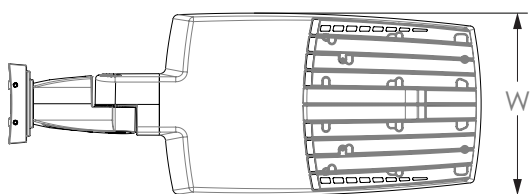


NOTE:
 RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

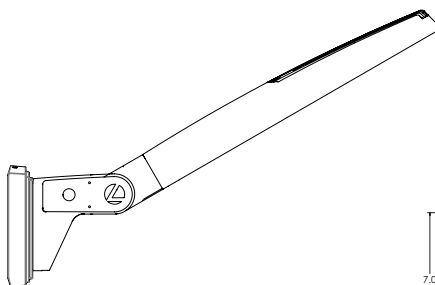
Notes

AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.
 AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

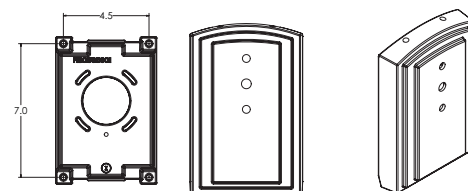
RSX2 with Adjustable Tilt Arm with Wall Bracket (AAWB)



Length: 34.7" (88.0 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

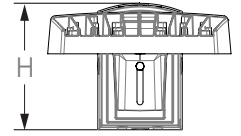
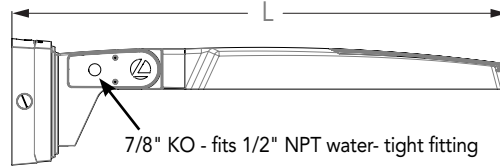
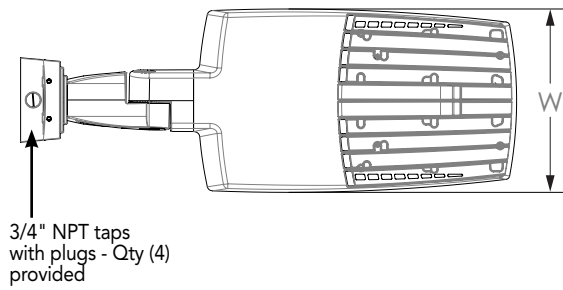


Wall Bracket (WBA) Mounting Detail

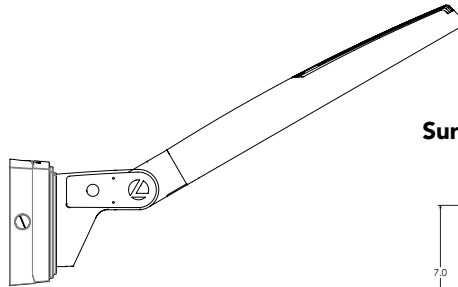


Dimensions

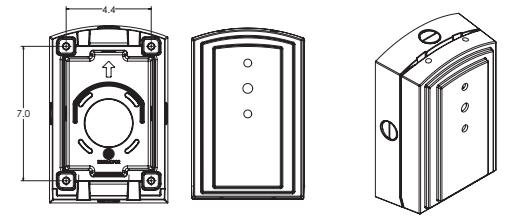
RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



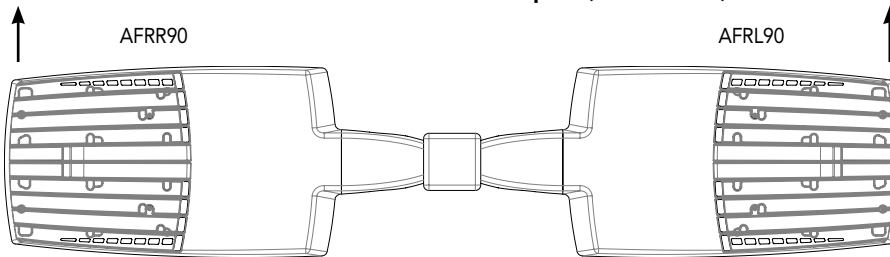
Length: 36.2" (91.9 cm)
Width: 13.4" (40.0 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm



Surface Conduit Box (SCB) Mounting Detail

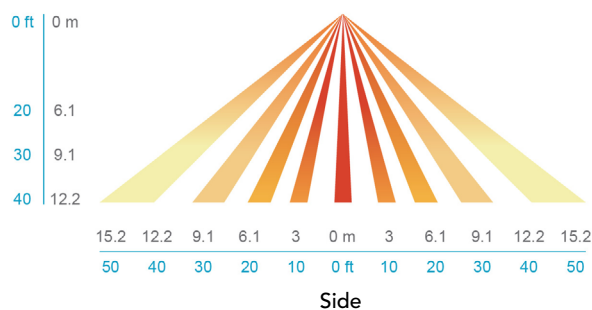
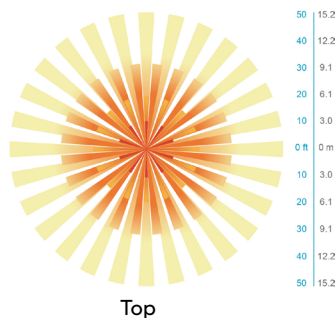
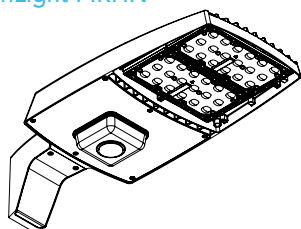


Automotive Front Row - Rotated Optics (AFRL90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

NLTAIR2 PIRHN nLight Sensor Coverage Pattern nLight PIRHN



Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX2 delivers 11,000 to 31,000 lumens and is ideal for replacing 250W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION AND DESIGN

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. Vibration rated per ANSI C136.31: 3G Mountings: Include SPA, RPA, MA, IS, AASP, AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warranted not to crack or peel.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row) and AFR rotated AFR90 and ARFL90.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times apply.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. US Patent No. D882, 146S

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations. BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

**862 William Hilton Parkway
Beach Properties of Hilton Head
Staff Comments
February 11th, 2025
DRB-000111-2025**

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: 862 William Hilton Parkway
Beach Properties of Hilton Head

DRB-000111-2024

DATE: 2/11/2025

CATEGORY: Alterations and Additions

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	☒	☐	☐	The proposal is to construct an addition to the rear of the existing building with exterior refurbishing of the entire building, and site with new landscaping.
Dimensioned Details and of Sections	☒	☐	☐	
Detail Illustrating Connection to Existing Structure	☒	☐	☐	
New Building Details Match Existing Building Details	☐	☐	☒	The proposed design will have a significant exterior façade change that will continue along with the proposed addition.

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	☒	☐	☐	The applicant has provided a Materials Board.
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	Details are provided in this submittal.
Utilities and equipment are concealed from view	☒	☐	☐	Details are provided in this submittal.
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	Lighting specs and details are provided in this submittal.
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	Accessory elements are provided in this submittal.

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	A landscaping plan is provided in this submittal.
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

1. Staff recommends approval of the conceptual submittal with the following conditions to be provided prior to the Final submittal:
 - a. Call out the ARC1 LED Architectural Wall Luminaire on sheet A201.
 - b. Indicate where the RSX2 LED Area Luminaire will be located on the plan. All lights shall have a cap of 3500k lumens.
2. Any additional information as required by the Board.

35 Office Park Road
Alteration and Additions
February 11, 2025
DRB-001144-2024



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: Brent Roinson, AIA Company: Brent Robinson Architect, LLC
Mailing Address: 774 Boyd Creek Dr City: Ridgeland State: SC Zip: 29936
Telephone: 843-252-0833 Fax: _____ E-mail: brent@brentrobinsonarchitect.com
Project Name: One Hot Mamas - Plaza Park Project Address: 35 Office Park Rd, Ste #2, Hilton Head Island, SC
Parcel Number [PIN]: R 5 5 2 0 1 4 0 0 0 0 9 3 4 0 0 0 0
Zoning District: Sea Pines Commercial Overlay District(s): SPC

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

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

Project Category:

_____ Concept Approval – Proposed Development

☒ Final Approval – Proposed Development

☒ Alteration/Addition

_____ Sign

Submittal Requirements for **All** projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

_____ A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

_____ A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.

_____ Context photographs of neighboring uses and architectural styles.

_____ Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.

_____ Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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

Brent A. Robinson
SIGNATURE

01-14-2025
DATE

35 Office Park Road One Hot Mamas Project Narrative



Brent Robinson Architect, LLC
774 Boyd Creek Dr
Ridgeland, SC 29936

P 843-252-0833
E brent@brentrobinsonarchitect.com

Project Narrative

Issued August 12th, 2024

Client Information:

One Hot Mamas – Park Plaza
35 Office Park Rd Suite #2
Hilton Head Island, SC 29928

Project Narrative

The Architect has completed as-built drawings needed for construction documentation and a proposed new layout based on the Owner provided program with necessary modifications as required to meet current codes. The work consists of the following:

- Convert the existing Nectar Restaurant into the relocated One Hot Mamas. Exterior Work to entail repainting of the whole building and new signage. The only architectural change to the main restaurant's exterior will be the addition of a smoker near the kitchens rear access, which we plan on screening with the similar detail to the proposed bench seating.
- Marley's Shrimp and Burger Shack will be converted to Hilton Head Surf Shack Grille. Modification to the building includes the addition of a few columns and a low slope metal roof that will provide additional cover over the existing patio space. Minor siding changes to the entry side and below the bar are preferred, using reclaimed wood to accent the brand image of the Surf Shack. The entire building will be repainted and proposed signage will be changed once approved. The existing wood terrace will be raised to the same height as the current concrete terrace. A bench will be added around the perimeter to help with fall protection and allow seating closer to the edge to maximize the outdoor seating capacity. The same decking will be re-installed over new framing. Three existing planters are planned for removal as well as the palms currently planted in them. The void will be filled in to match the patio finish and will be used for additional seating. Windows and Doors on three sides will be replaced with larger openings with roll down counter shutters (for security). The Hilton Head Surf Shack will serve as fresh take to a walk up bar and outdoor dining option for the Residents and Vistors of Hilton Head Island.
- We have provided a look book with the preferred colors and branding images.

35 Office Park Road
Alteration and Additions
August 27, 2024
Comments and Responses
DRB-001144-2024



Brent Robinson Architect, LLC
774 Boyd Creek Dr
Ridgeland, SC 29936

P 843-252-0833
E brent@brentrobinsonarchitect.com

Town of HHI DRB – Comment Response Letter

Issued Jan 29th, 2025

Client Information:

One Hot Mamas
Park Plaza Shopping Center
35 Office Park Rd Suite #2
Hilton Head Island, SC 29928

RE: DRB-000699-2024

To Whom it may concern,

We have addressed the comments from our Conceptual DRB review (dated 5/14/2024) as follows:

1. Submit a utility plan that indicates the location of equipment and the screening of it. **See arch drawings.**
2. Provide a 11" x 17" Material / Color board. **Provided**
3. Lighting Plan
4. Landscape Plan. **See landscape plan**
5. Roof Plan. **See provided**
6. Prominent building architectural details, as needed. **See provided.**
7. Final floor plans and elevation drawings. **See arch drawings.**
8. Incorporate signage into elevations and renderings. **See provided**
9. Break in bench included.
10. Landscaping plants that show what is existing vs. new. **See landscape plan**
11. Detail provided of photo-op pig. **Pig will be removed.**
12. Include lighting cuts and heaters. **See provided.**
13. Study lighting selections. **Existing lights to remain, new recessed can lights to match existing.**
14. Clarify extent of reclaimed lumber locations and extents. **See arch drawings.**
15. Potentials to integrate lights into bench studied. **None at this time.**
16. Color of roll down shutters studied. Glass roll down windows have been substituted. Proposed color is match Chanticleer SW2912
17. No black will be approved provide other colors. **Will comply**
18. Study fire ledge. **Removed.**
19. Study site circulation. **See arch drawings. Circulation to be maintained and clear to existing points of egress.**
20. Provide detail of smoker as far as how it will be strained. **No longer part of this scope.**
21. Study spacing on facades for lighting **no new lighting on the facades are proposed. Existing to remain but be repainted.**

We appreciate your time and look forward to the meeting. If there are any questions or additional information needed please let me know.

Thanks,

Brent A Robinson
Brent A Robinson, AIA
Architect

35 Office Park Road
Plan Set
February 11, 2025
DRB-001144-2024

FINAL HHI DRB REVIEW 01-14-25

ONE HOT MAMAS- PARK PLAZA UPFIT

Park Plaza Shopping Center
35 Office Park Rd Suite #2
Hilton Head Island, SC 29928

OWNER/OWNERS REP

SERG RESTAURANT GROUP

PO BOX 23791
HILTON HEAD ISLAND SC 29925

CONTACT:
ANTHONY ARCURI
o: 843.384.7838
email: ta@sergroup.com

ARCHITECT

BRENT ROBINSON ARCHITECT, LLC
LIC #: 101629 (Firm), 10046 (Individual)

774 BOYD CREEK DR
RIDGELAND, SC 29936

CONTACT:
BRENT ROBINSON, AIA, NCARB
o: 843-252-0833
email: brent@brentrobinsonarchitect.com

CONTRACTOR

K COMPANY BUILDERS
LIC#: 95335

151 BURNT CHURCH RD
BLUFFTON SC 29910

CONTACT:
BILL DETORRE
o: 843-706-3919
email: bigdollarb@aol.com

INTERIOR DESIGN

KELLY CARON DESIGNS
LIC#: 23310 (NCIDQ)

5778 Guilford Pl, Bluffton, SC 29910

CONTACT:
JENNA SMABY
o: 843.815.4737
email: jenna@kellycarondesigns.com

GENERAL NOTES	DRAWING INDEX	SQUARE FOOTAGE SUMMARY	PROJECT DATA																																																																				
1. ARCHITECT IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THESE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE. THE ABOVE NAMED COMPANY AND ARCHITECT OF RECORD ARE NOT LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE. 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWINGS AND NOT SCALED FROM DRAWINGS, THE ARCHITECT SHALL FURNISH ANY MISSING DIMENSIONS UPON REQUEST. 3. ALL WORK SHALL CONFORM TO PREVAILING CODES, ORDINANCES AND REQUIREMENTS, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION AND SHALL PAY ALL APPLICABLE FEES. 4. EXISTING CONDITIONS AND ACTUAL FIELD CONDITIONS MAY VARY FROM INDICATIONS ON DRAWINGS, ALL NEW WORK RELATED TO OR AFFECTED BY EXISTING CONDITIONS SHALL BE MODIFIED TO ACHIEVE THE INTENT OF THE DRAWINGS (COORDINATE WITH ARCHITECT AND OWNER). THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER AND THE ARCHITECT BEFORE PROCEEDING WITH DIRECTLY AFFECTED DEMOLITION OR CONSTRUCTION. 5. THE CONTRACTOR SHALL SURVEY PROJECT SITE BEFORE BEGINNING ANY WORK TO VERIFY EXISTING CONDITIONS, REPORT ANY DISCREPANCIES TO OWNER AND ARCHITECT BEFORE BEGINNING WORK. 6. PRIOR TO ANY NEW WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY UNFORESEEN EXISTING CONDITIONS IN NEED OF REPAIR OR WHICH MAY CAUSE DAMAGE TO THE NEW WORK. THE CONTRACTOR SHALL NOTIFY AND ALLOW SUFFICIENT TIME FOR THE OWNER AND ARCHITECT TO INSPECT THE CONDITION OF THE EXPOSED WORK PRIOR TO INSTALLING NEW CONSTRUCTION. 7. INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVINIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK, EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS. 8. ALL ITEMS ON PLANS, ELEVATIONS AND DETAILS FOR NEW CONSTRUCTION SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.	<table><thead><tr><th colspan="2">ARCHITECTURAL</th><th colspan="2">STRUCTURAL</th></tr><tr><th>Sheet Number</th><th>Sheet Name</th><th>Sheet Number</th><th>Sheet Name</th></tr></thead><tbody><tr><td>A000</td><td>COVER</td><td></td><td></td></tr><tr><td>A100</td><td>EXISTING PHOTOS</td><td></td><td></td></tr><tr><td>A101</td><td>SITE PLAN</td><td></td><td></td></tr><tr><td>A201</td><td>FLOOR PLAN</td><td></td><td></td></tr><tr><td>A202</td><td>ROOF PLAN</td><td></td><td></td></tr><tr><td>A300</td><td>ELEVATIONS</td><td></td><td></td></tr><tr><td>A301</td><td>ELEVATIONS</td><td></td><td></td></tr><tr><td>A302</td><td>ELEVATIONS</td><td></td><td></td></tr><tr><td>A303</td><td>ELEVATIONS</td><td></td><td></td></tr><tr><td>A304</td><td>EXTERIOR FINISHES</td><td></td><td></td></tr><tr><td>A305</td><td>PERSPECTIVES</td><td></td><td></td></tr><tr><td>A306</td><td>PERSPECTIVES</td><td></td><td></td></tr><tr><td>A400</td><td>DOOR SCHEDULE & ARCHITECTURAL DETAILS</td><td></td><td></td></tr><tr><td>AB201</td><td>ASBUILT FLOOR PLAN</td><td></td><td></td></tr><tr><td>D201</td><td>DEMO PLAN</td><td></td><td></td></tr></tbody></table>	ARCHITECTURAL		STRUCTURAL		Sheet Number	Sheet Name	Sheet Number	Sheet Name	A000	COVER			A100	EXISTING PHOTOS			A101	SITE PLAN			A201	FLOOR PLAN			A202	ROOF PLAN			A300	ELEVATIONS			A301	ELEVATIONS			A302	ELEVATIONS			A303	ELEVATIONS			A304	EXTERIOR FINISHES			A305	PERSPECTIVES			A306	PERSPECTIVES			A400	DOOR SCHEDULE & ARCHITECTURAL DETAILS			AB201	ASBUILT FLOOR PLAN			D201	DEMO PLAN			SQUARE FOOTAGE SUMMARY EXISTING STRUCTURE +/-1,146 SF APPLICABLE CODES CODE REFERENCES: 2021 International Residential Code2021 International Fire Code2021 International Plumbing Code2021 International Mechanical Code2021 International Fuel Gas Code2009 International Energy Code2017 ANSI A 117.1 (Accessibility Code)2021 National Electric Code	NAME OF PROJECT: ONE HOT MAMAS PARK PLAZA TENANT UPFIT ADDRESS: Park Plaza Shopping Center35 Office Park Rd Suite #2Hilton Head Island, SC 29928 PROPOSED USE: COMMERCIAL OWNER / CONTACT PERSON: BILL DETORRE, K COMPANY BUILDERS CODE ENFORCEMENT JURISDICTION: TOWN OF HILTON HEAD BUILDING DATA: OCCUPANCY CLASSIFICATION: ASSEMBLY A-2 MIXED OCCUPANCY: Yes No CONSTRUCTION TYPE: I-A I-B II-A II-B III-B III-A IV V-A V-B Type N/A MIXED CONSTRUCTION: Yes No SPRINKLERED: Yes No FIRE DISTRICT: Yes No MEZZANINE: Yes No HIGH RISE: Yes No BUILDING HEIGHT: EXISTING NO STORIES: 1.0 UNITS: 1 OFFICES: 1 RESTROOMS: 2 FLOOD ZONE: X BASE FLOOD ELEV: N/A TYPE OF SEWAGE: SEWER FRAME TYPE: MASONRY/WOOD
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SEAL

SEAL

ONE HOT MAMAS
PARK PLAZA UPFIT
PARK PLAZA SHOPPING CENTER
35 OFFICE PARK RD SUITE #2
HILTON HEAD ISLAND, SC 29928

NO REVISIONS

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PROJECT NO. 24018

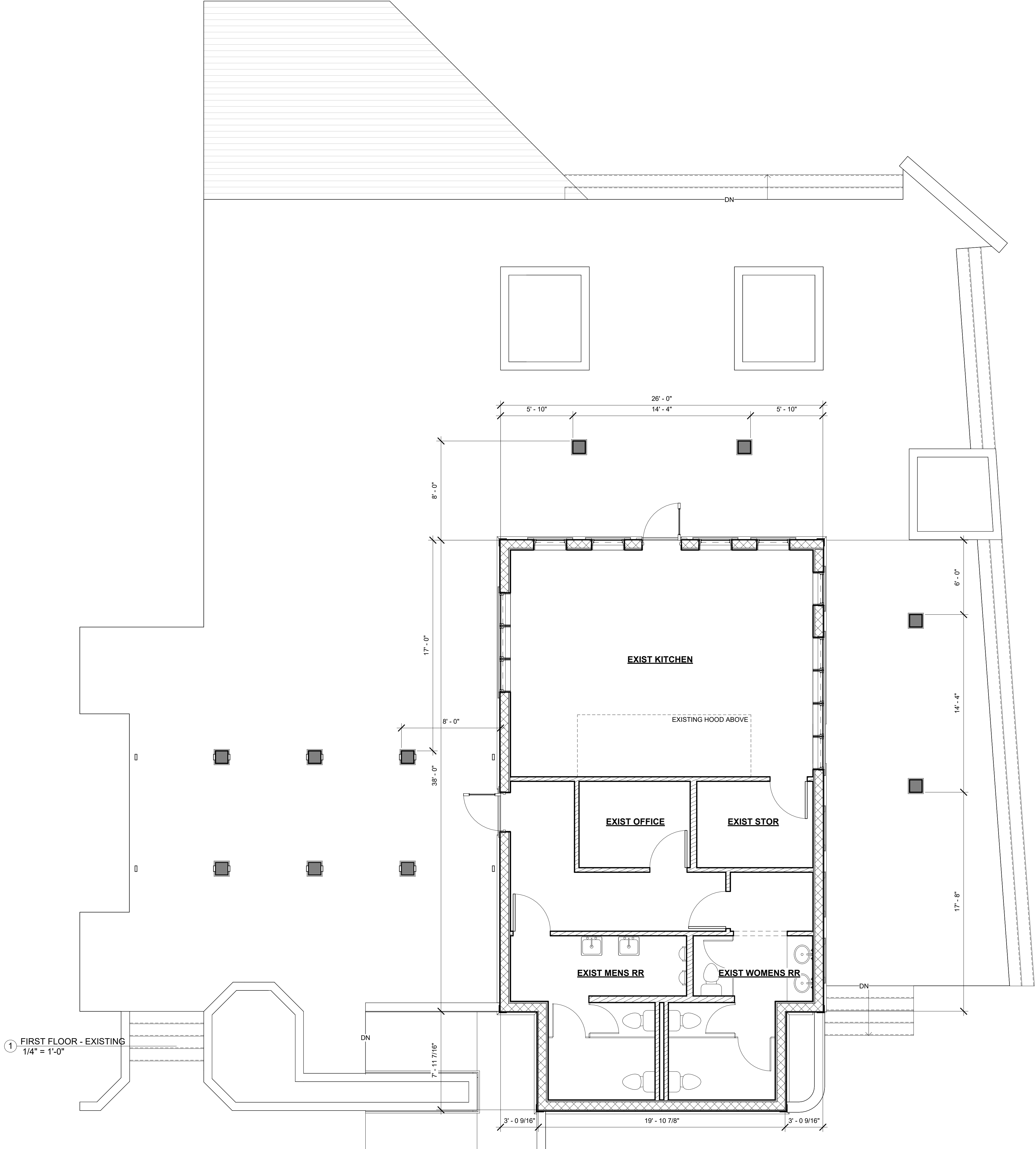
DATE 01/14/2025

DRAWN BY B.ROBINSON

CHECKED BY B.ROBINSON

SHEET NO. A000

COVER



SEAL

SEAL

ONE HOT MAMAS
PARK PLAZA UPFIT
PARK PLAZA SHOPPING CENTER
35 OFFICE PARK RD SUITE #2
HILTON HEAD ISLAND, SC 29928

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PROJECT NO. 24018

DATE 01/14/2025

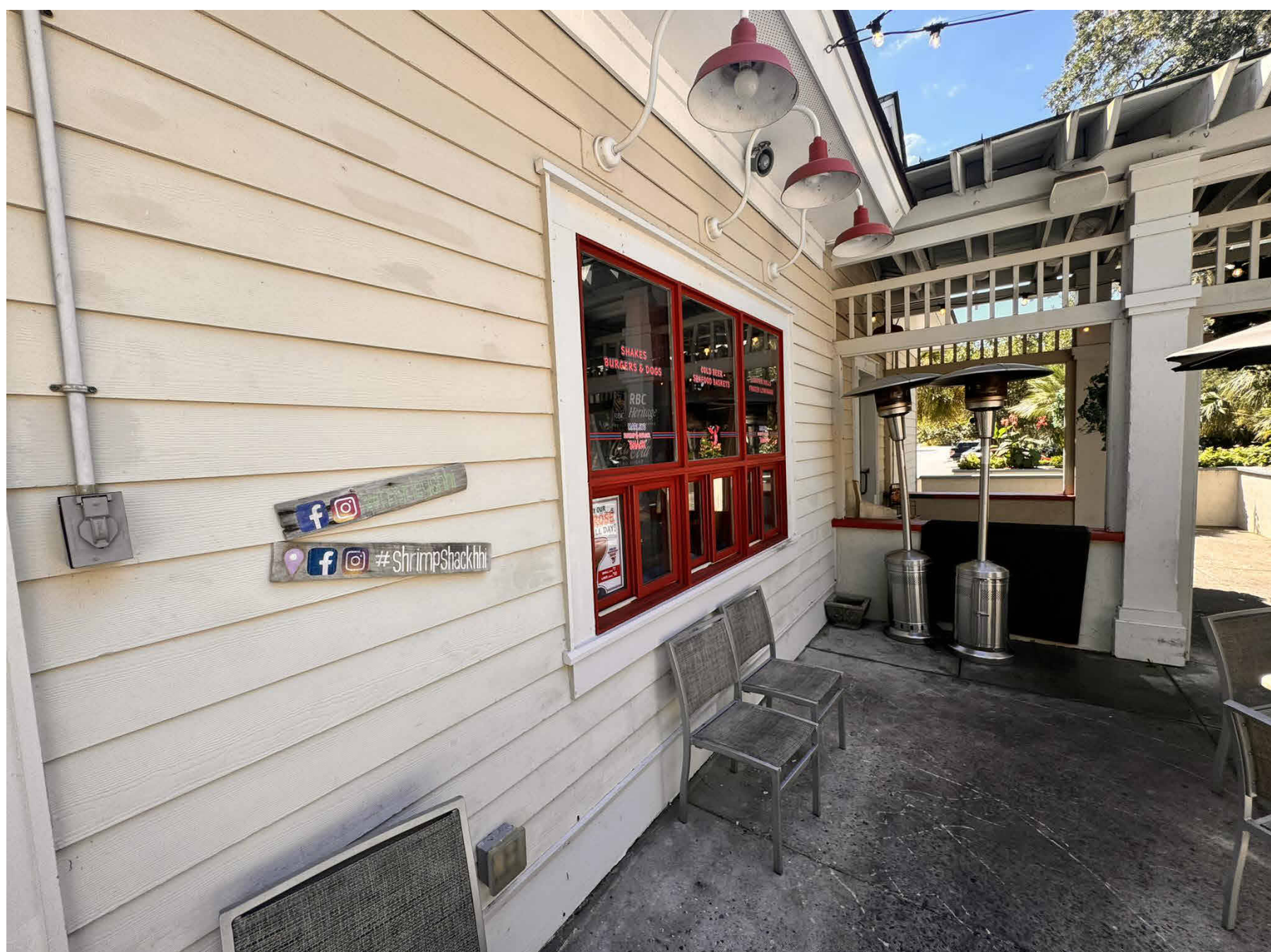
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CHECKED BY B.ROBINSON

SHEET NO.

AB201

ASBUILT
FLOOR PLAN



SEAL

SEAL

ONE HOT MAMAS
PARK PLAZA UPFIT
PARK PLAZA SHOPPING CENTER
35 OFFICE PARK RD SUITE #2
HILTON HEAD ISLAND, SC 29928

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DATE 01/14/2025

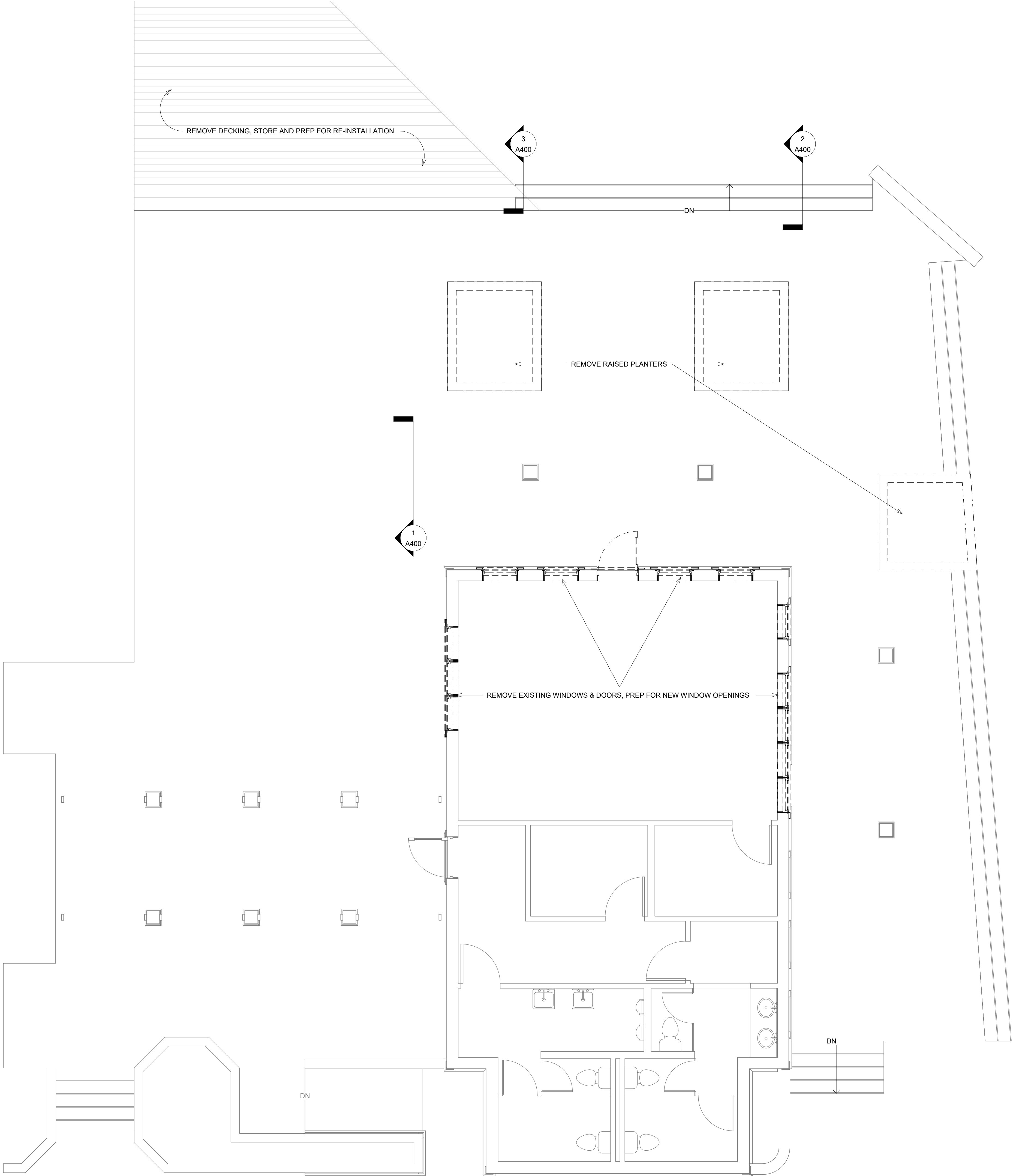
DRAWN BY Author

CHECKED BY Checker

SHEET NO.

A100

EXISTING
PHOTOS



1 FIRST FLOOR - DEMO
1/4" = 1'-0"



SEAL

SEAL

ONE HOT MAMAS
PARK PLAZA UPFIT
PARK PLAZA SHOPPING CENTER
35 OFFICE PARK RD SUITE #2
HILTON HEAD ISLAND, SC 29928

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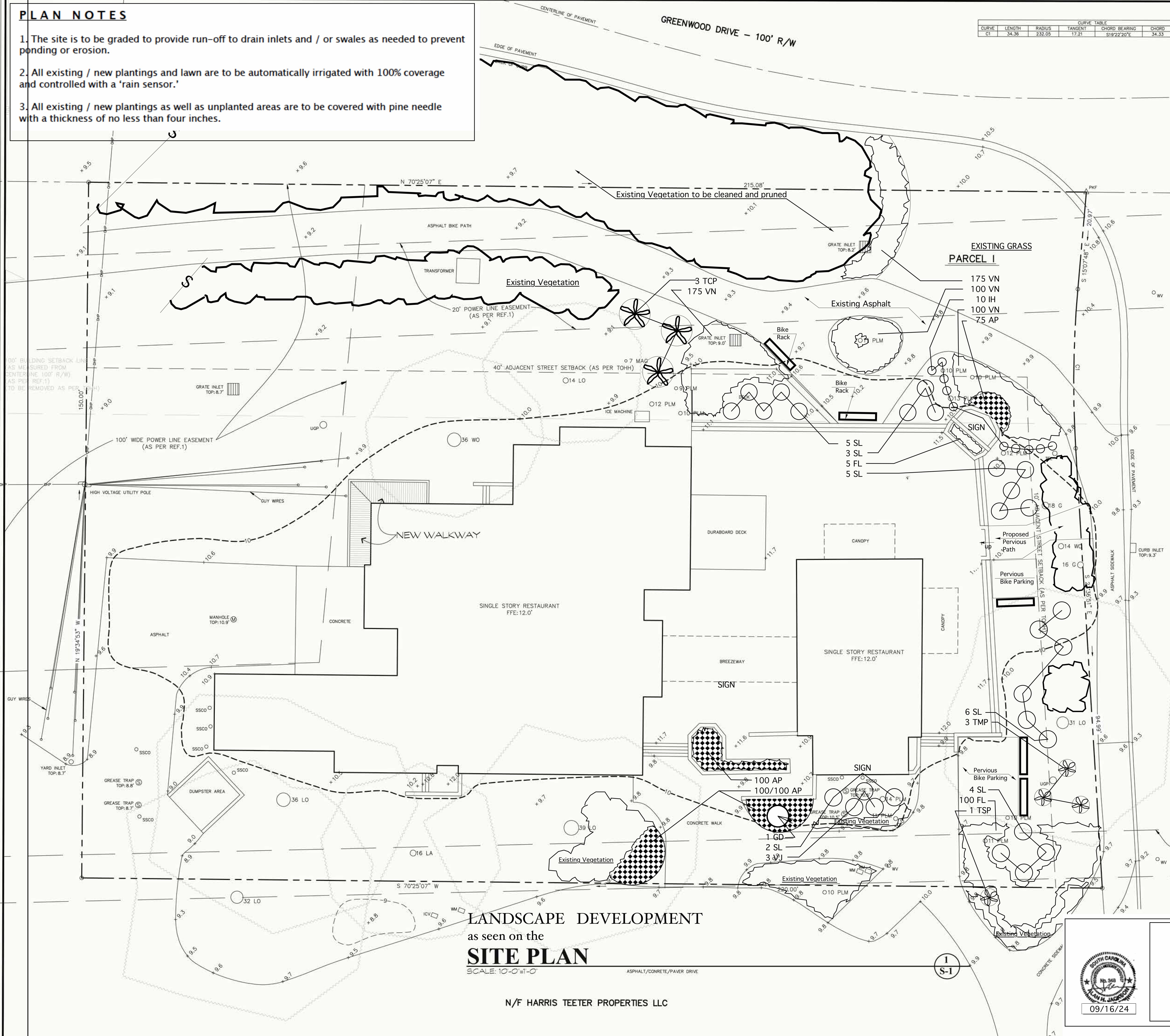
SHEET NO.

D201

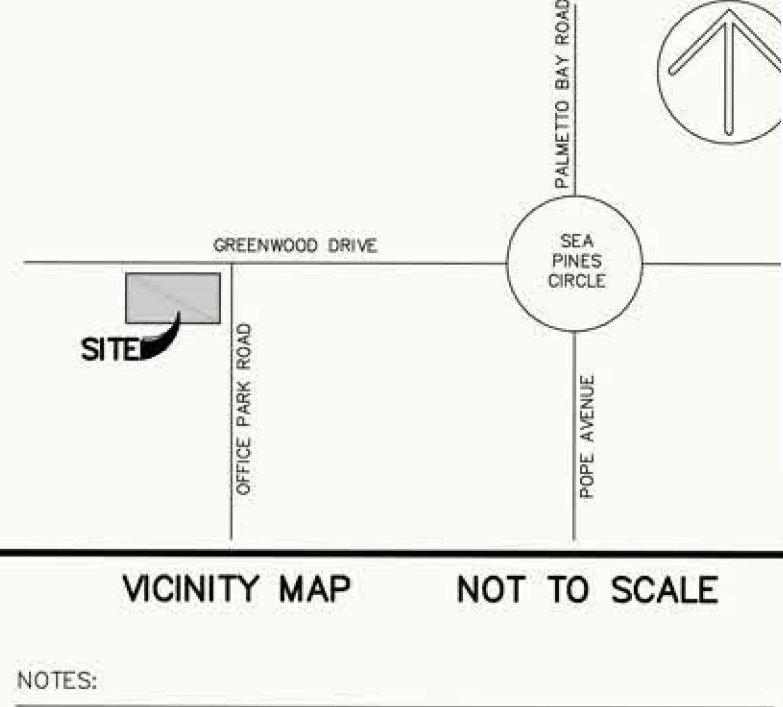
DEMO PLAN

PLAN NOTES

1. The site is to be graded to provide run-off to drain inlets and / or swales as needed to prevent ponding or erosion.
2. All existing / new plantings and lawn are to be automatically irrigated with 100% coverage and controlled with a 'rain sensor.'
3. All existing / new plantings as well as unplanted areas are to be covered with pine needle with a thickness of no less than four inches.

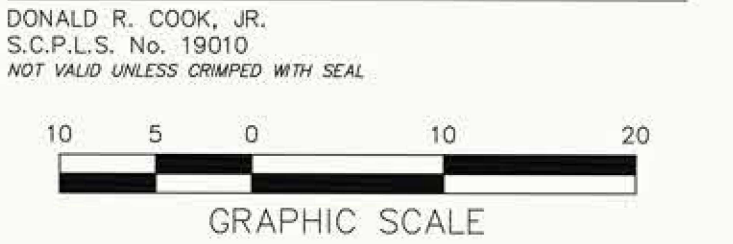


CURVE		CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	34.36	232.05	17.21	S19°22'20"E	34.33	8°29'02"



PLANT LIST

SYMBOL / NAME	QUANTITY	SIZE HEIGHT/WIDTH
AP • Annuals / Perennials	375	1'-1.5' / 1'-1.5'
FL • Flax Lily	105	1'-1.5' / 1'-1.5'
GD • Gardenia	1	3.5'-4' / 2.5'-3'
IH • Inkberry Holly	10	1.5'-2' / 1'-1.5'
SL • Split Leaf Philodendron	25	2.5'-3' / 3'-3.5'
TCP • Transplanted Cocos Palm	3	4'-5' / 4'-5'
TMP • Transplanted Med. Palm	3	3.5'-4' / 2.5'-3'
TSP • Transplanted Sago Palm	1	2.5'-3' / 3'-3.5'
VJ • Vintage Jade	3	2.5'-3' / 3'-3.5'
VN • Big Leaf Periwinkle	550	1'-1.5' / 1'-1.5'



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AN ABSULT, TREE & TOPOGRAPHIC SURVEY OF
PARCEL 1
OFFICE PARK ROAD

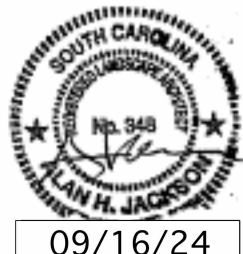
TMS R552 014 000 0934 0000
TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY,
SOUTH CAROLINA

PREPARED FOR:
MARLEYS HOLDINGS, LLC

Jackson & Small Associates
Landscape Architecture

Alan H. Jackson IIc
Island Postal Center
13 Bow Circle PMB 209
Hilton Head Island, SC 29928
8433383017 AJax16@mac.com

Michael S. Small IIc
PO Box 1788
Tybee Island, GA 31328
9127041118
MichaelSmall.asla@gmail.com



ONE HOT MAMAS
PARK PLAZA UPFIT
PARK PLAZA SHOPPING CENTER
35 OFFICE PARK RD SUITE #2
HILTON HEAD ISLAND, SC 29928

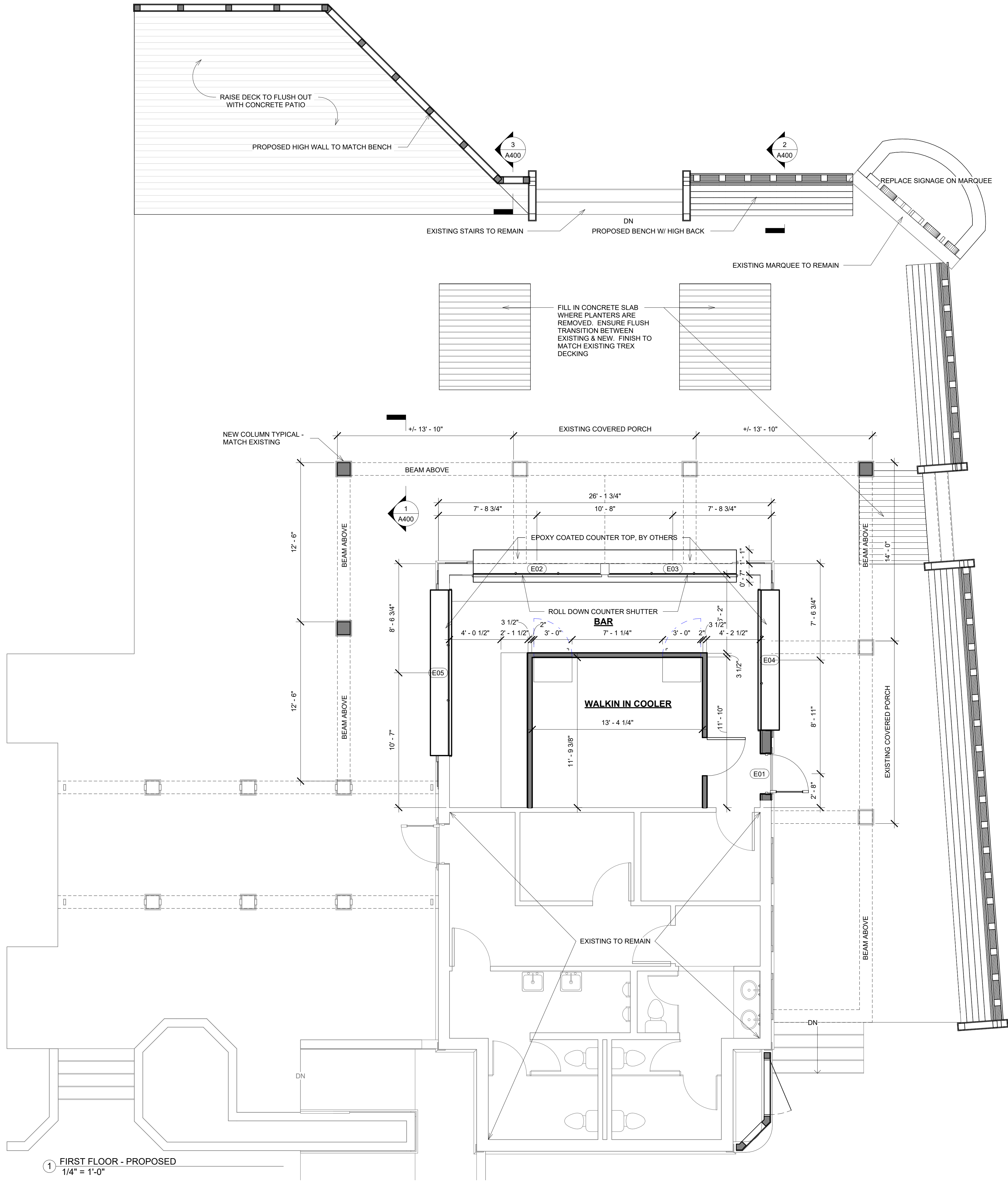
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SHEET NO.

A101
SITE PLAN

LANDSCAPE DEVELOPMENT
as seen on the
SITE PLAN
SCALE: 10'-0" ± 1'-0"

N/F HARRIS TEETER PROPERTIES LLC



SEAL

SEAL

ONE HOT MAMAS
PARK PLAZA UPFIT
PARK PLAZA SHOPPING CENTER
35 OFFICE PARK RD SUITE #2
HILTON HEAD ISLAND, SC 29928

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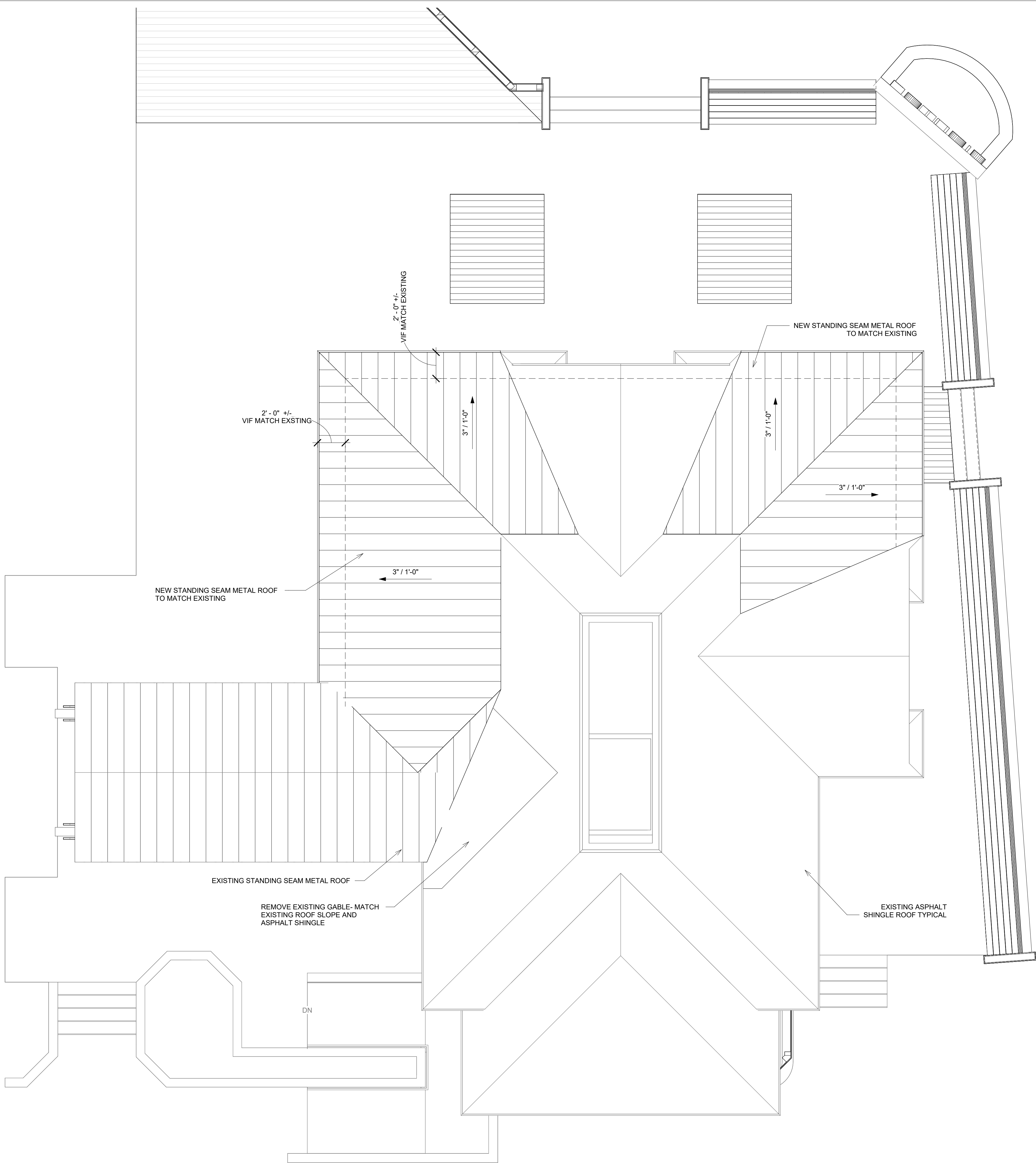
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SHEET NO.

A201

FLOOR PLAN



① ROOF PLAN
1/4" = 1'-0"



SEAL

SEAL

ONE HOT MAMAS
PARK PLAZA UPFIT
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35 OFFICE PARK RD SUITE #2
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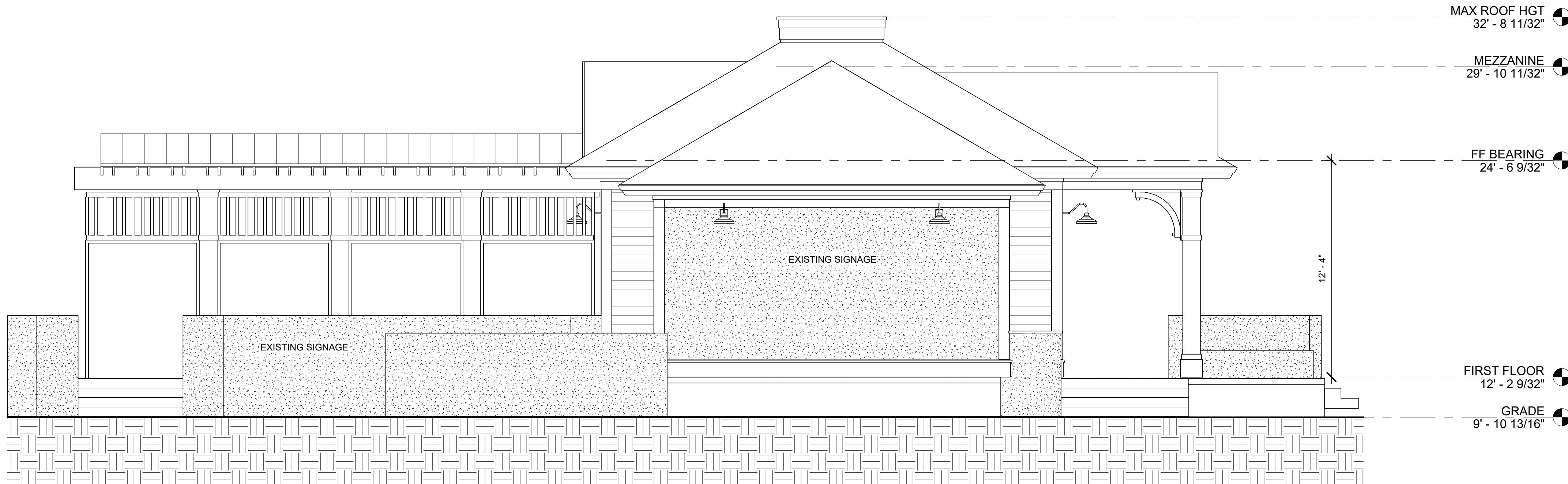
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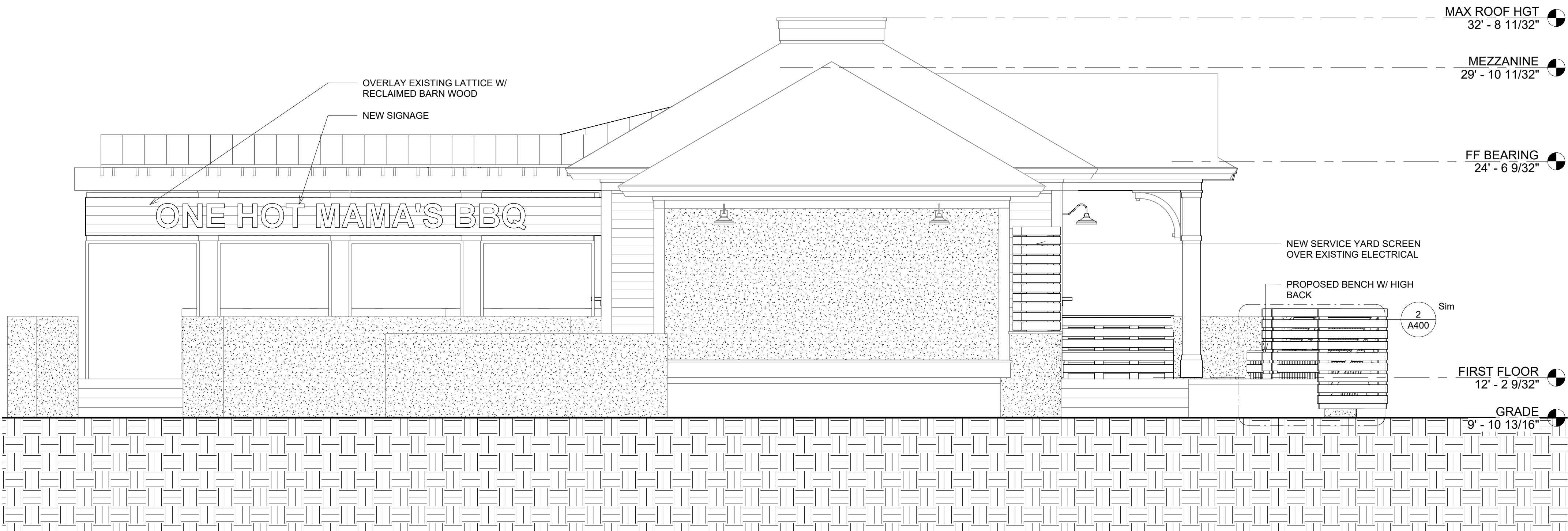
SHEET NO.

A202

ROOF PLAN



② AS-BUILT FRONT ELEVATION
1/4" = 1'-0"



① PROPOSED FRONT ELEVATION
1/4" = 1'-0"



SEAL

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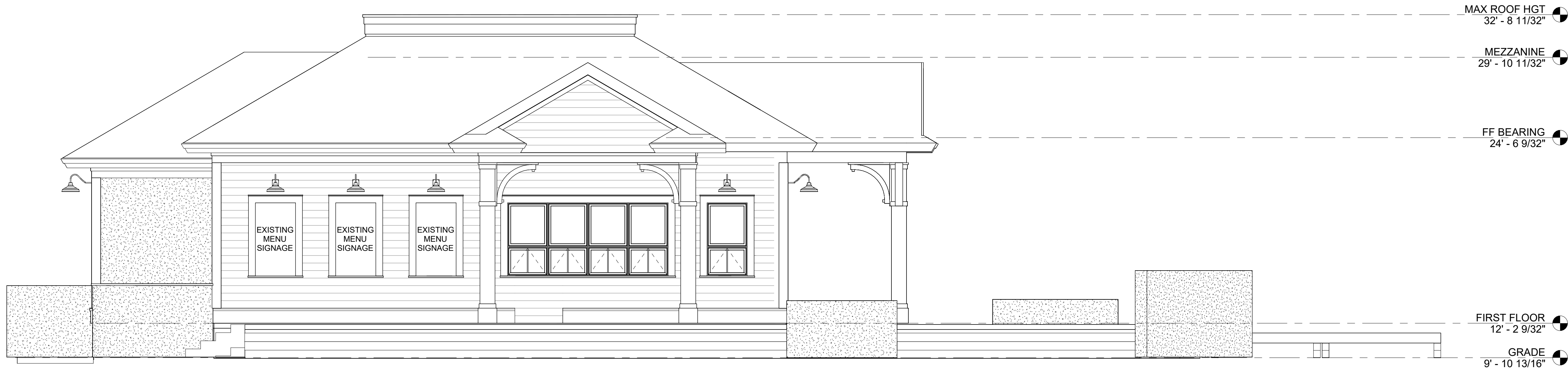
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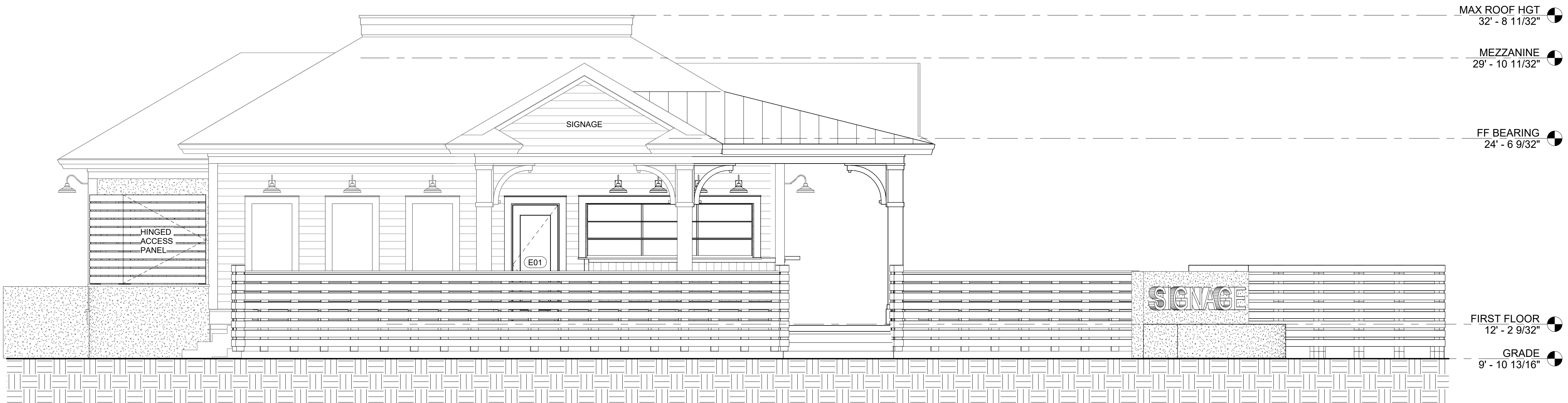
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SHEET NO.

A300
ELEVATIONS



1 AS-BUILT RIGHT ELEVATION
1/4" = 1'-0"



2 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

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PROJECT NO.

24018

DATE

01/14/2025

DRAWN BY

T.SMITH

CHECKED BY

B.ROBINSON

SHEET NO.

A301

ELEVATIONS

SEAL

SEAL

ONE HOT MAMAS
PARK PLAZA UPFIT
PARK PLAZA SHOPPING CENTER
35 OFFICE PARK RD SUITE #2
HILTON HEAD ISLAND, SC 29928

NO REVISIONS

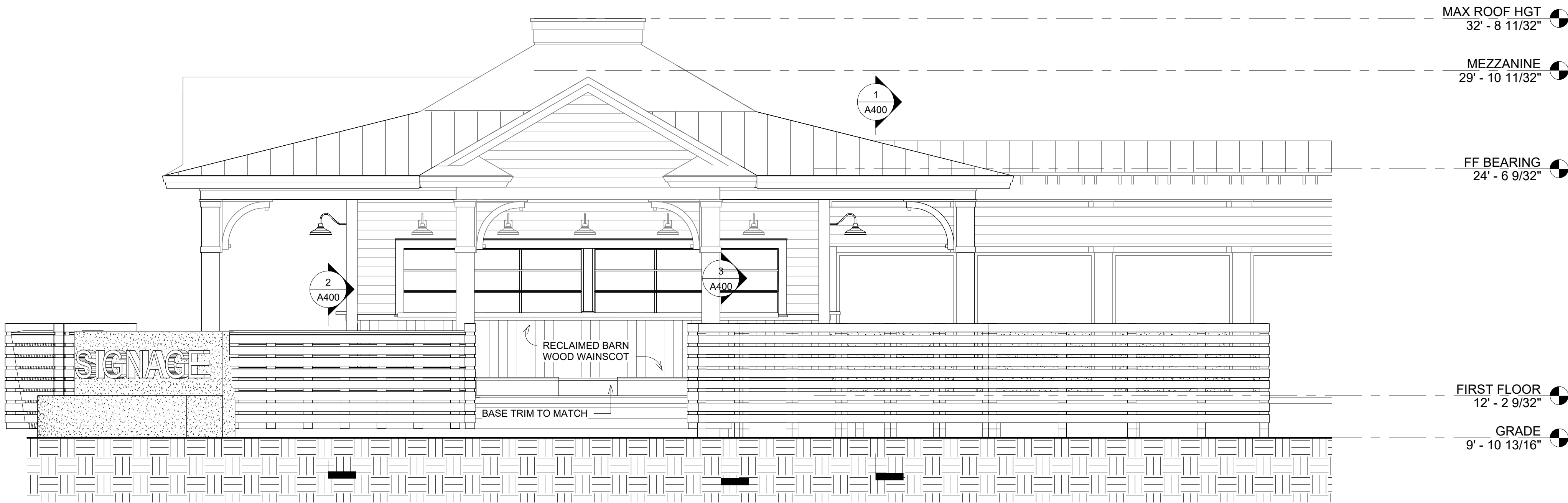
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DATE 01/14/2025
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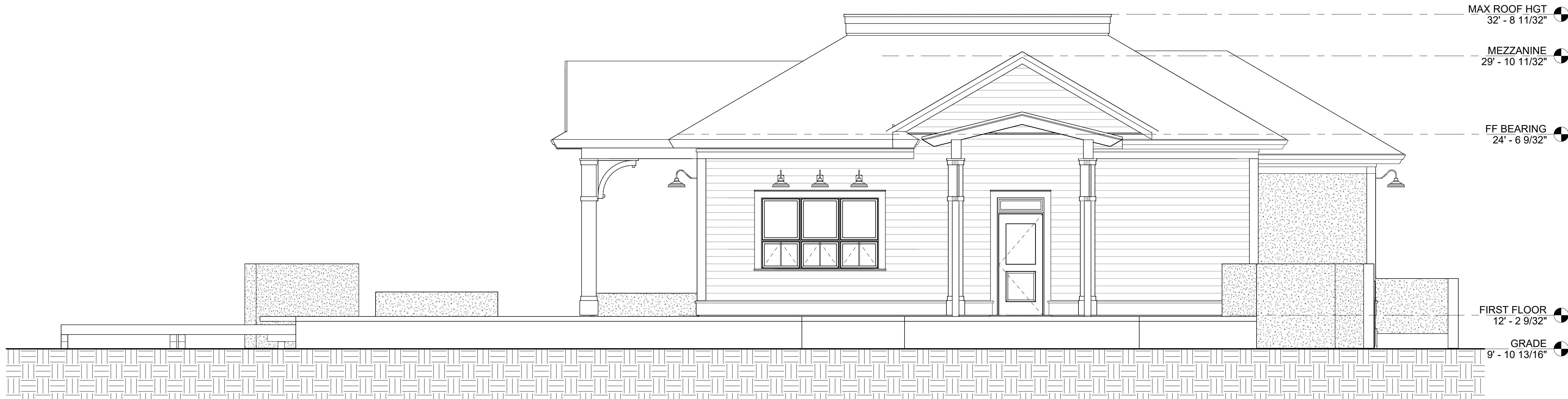
A302
ELEVATIONS



2 AS-BUILT REAR ELEVATION
1/4" = 1'-0"



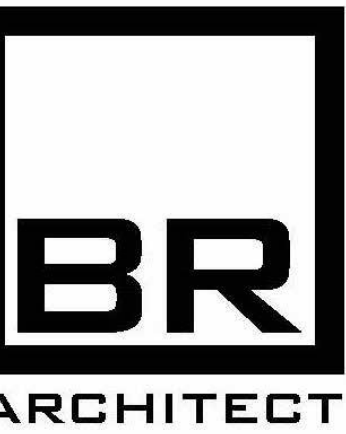
1 PROPOSED REAR ELEVATION
1/4" = 1'-0"



① AS-BUILT LEFT ELEVATION
1/4" = 1'-0"



② PROPOSED LEFT ELEVATION
1/4" = 1'-0"



SEAL

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ONE HOT MAMAS
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PROJECT NO.

24018

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Author

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SHEET NO.

A303

ELEVATIONS



SEAL

SEAL

ONE HOT MAMAS
PARK PLAZA UPFIT
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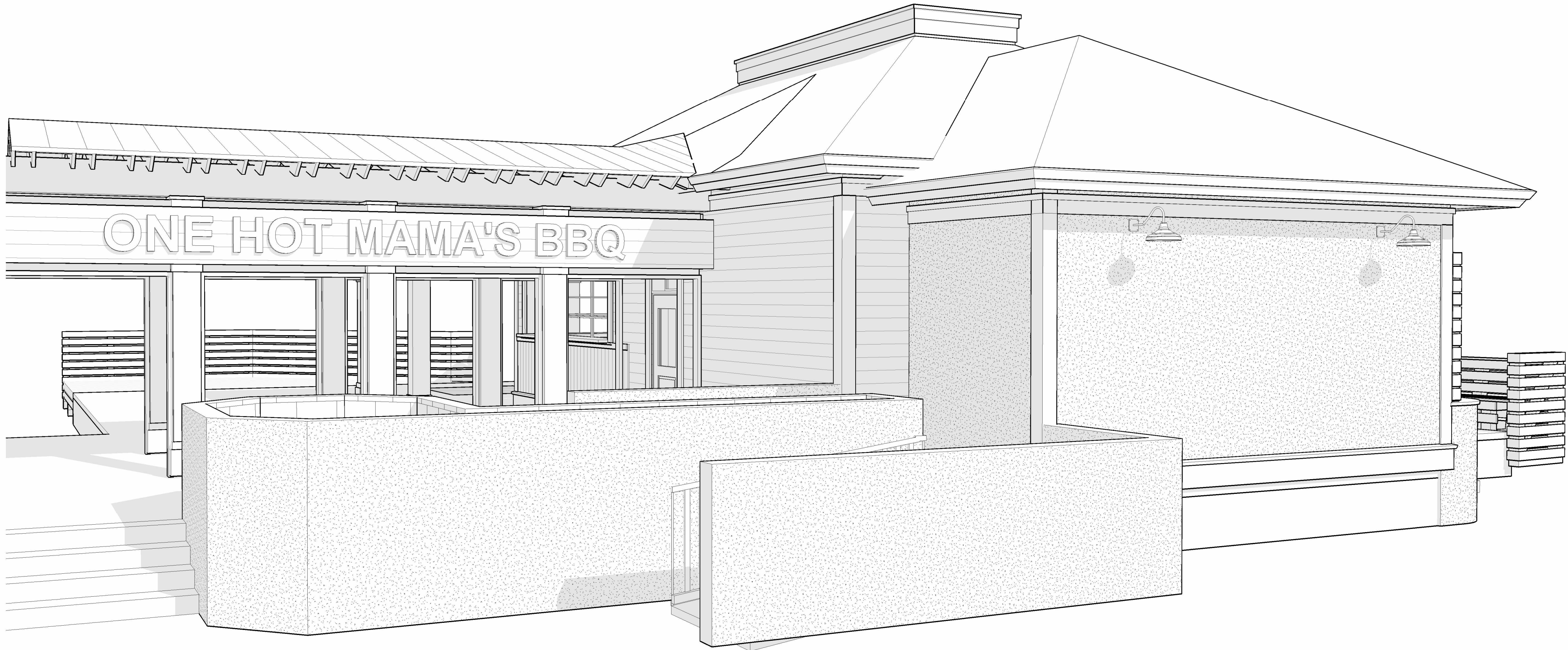
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A304

EXTERIOR
FINISHES



② 3D PERSPECTIVE AT DRIVE



① 3D PERSPECTIVE AT PATIO



SEAL

SEAL

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SHEET NO.

A305

PERSPECTIVES



1 3D PERSPECTIVE AT 248 ENTRANCE



2 3D PERSPECTIVE @ INTERIOR
COURTYARD



SEAL

SEAL

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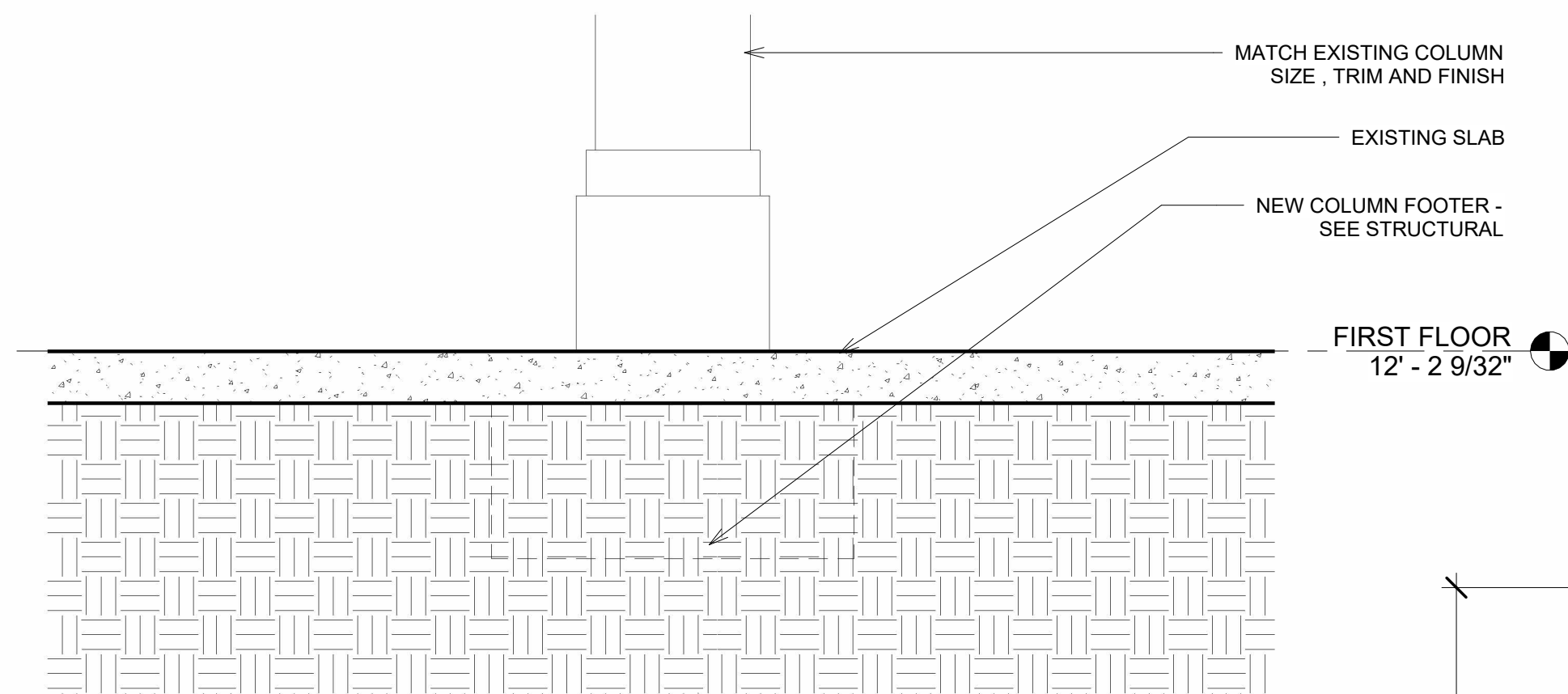
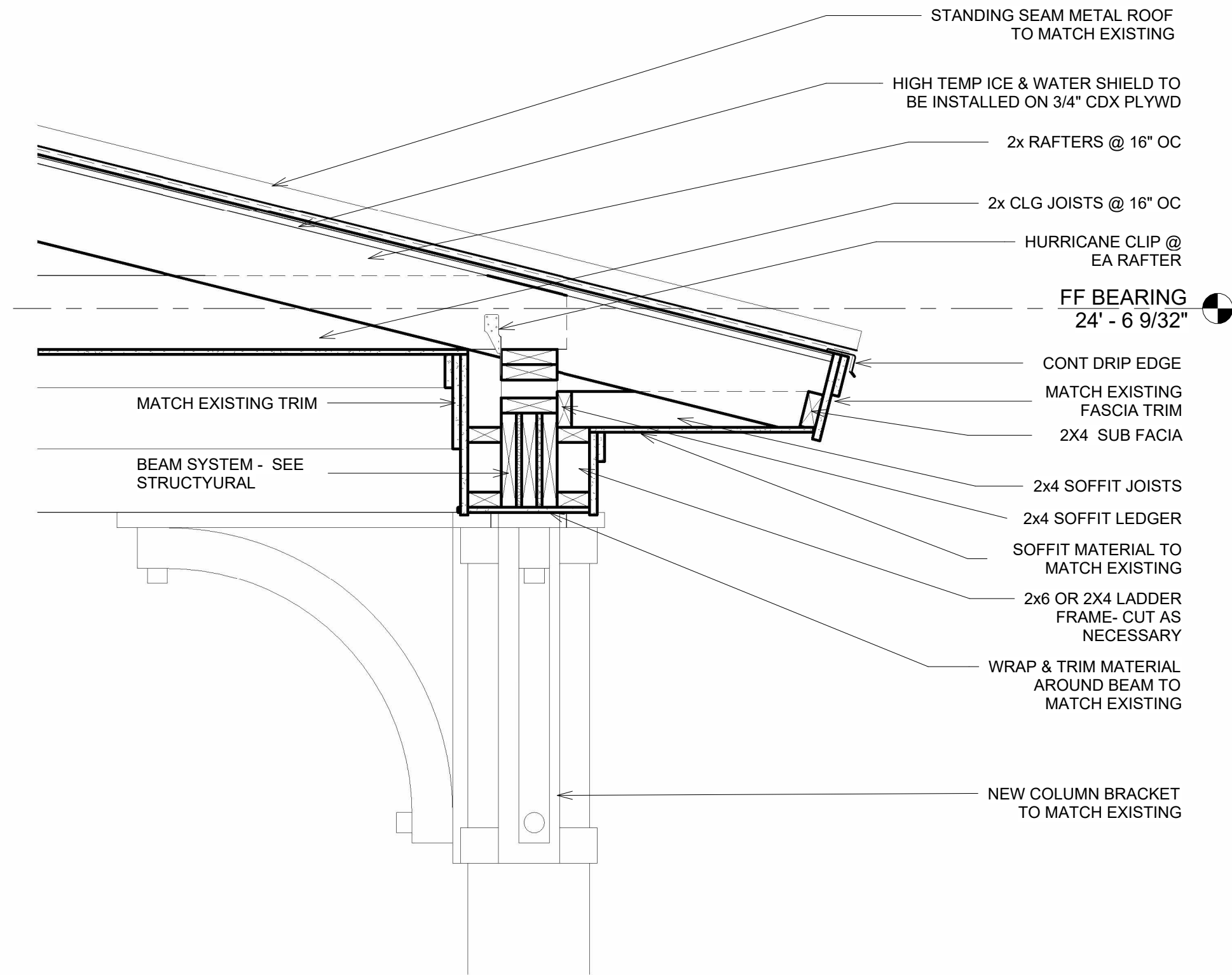
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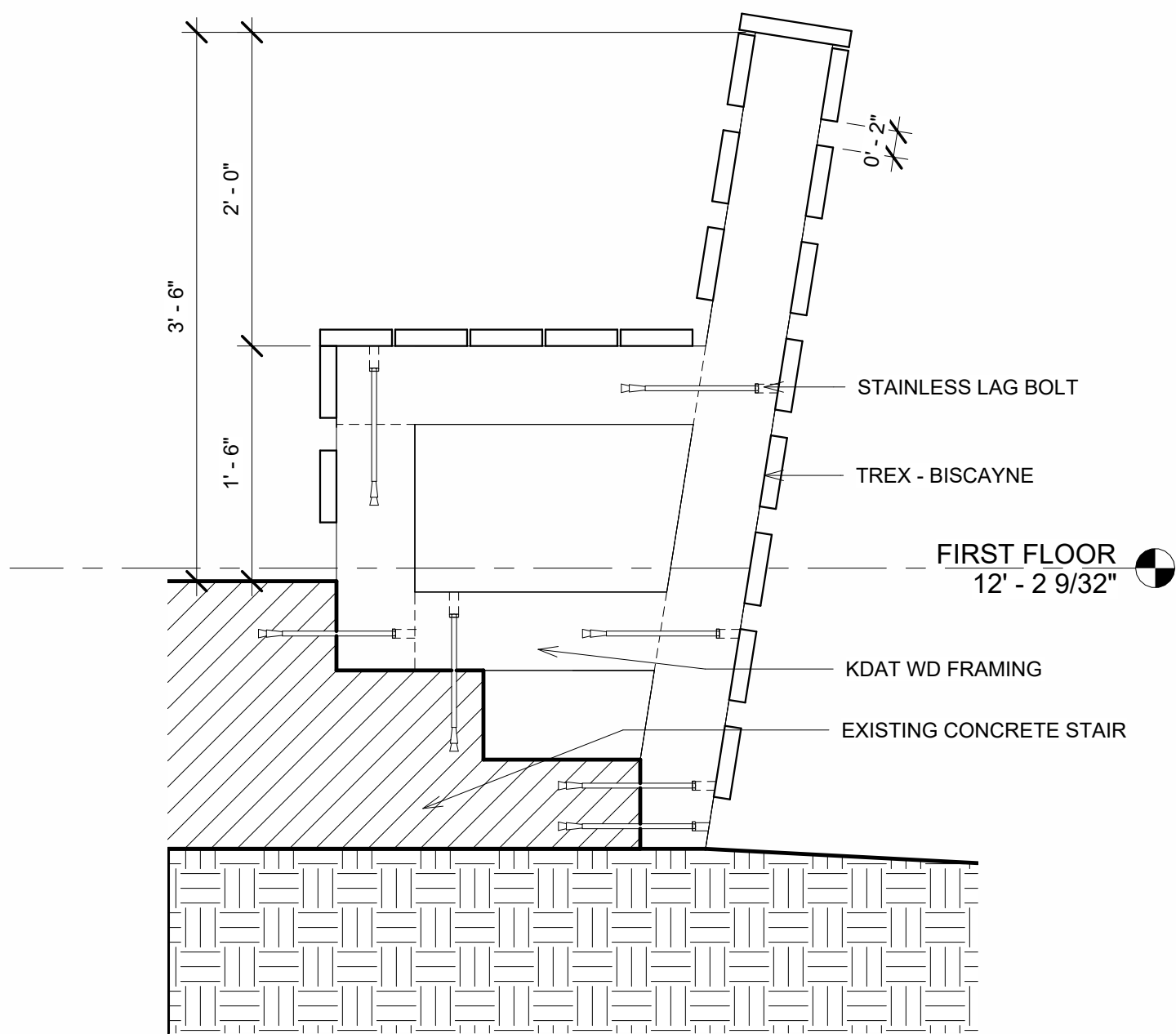
SHEET NO.

A306

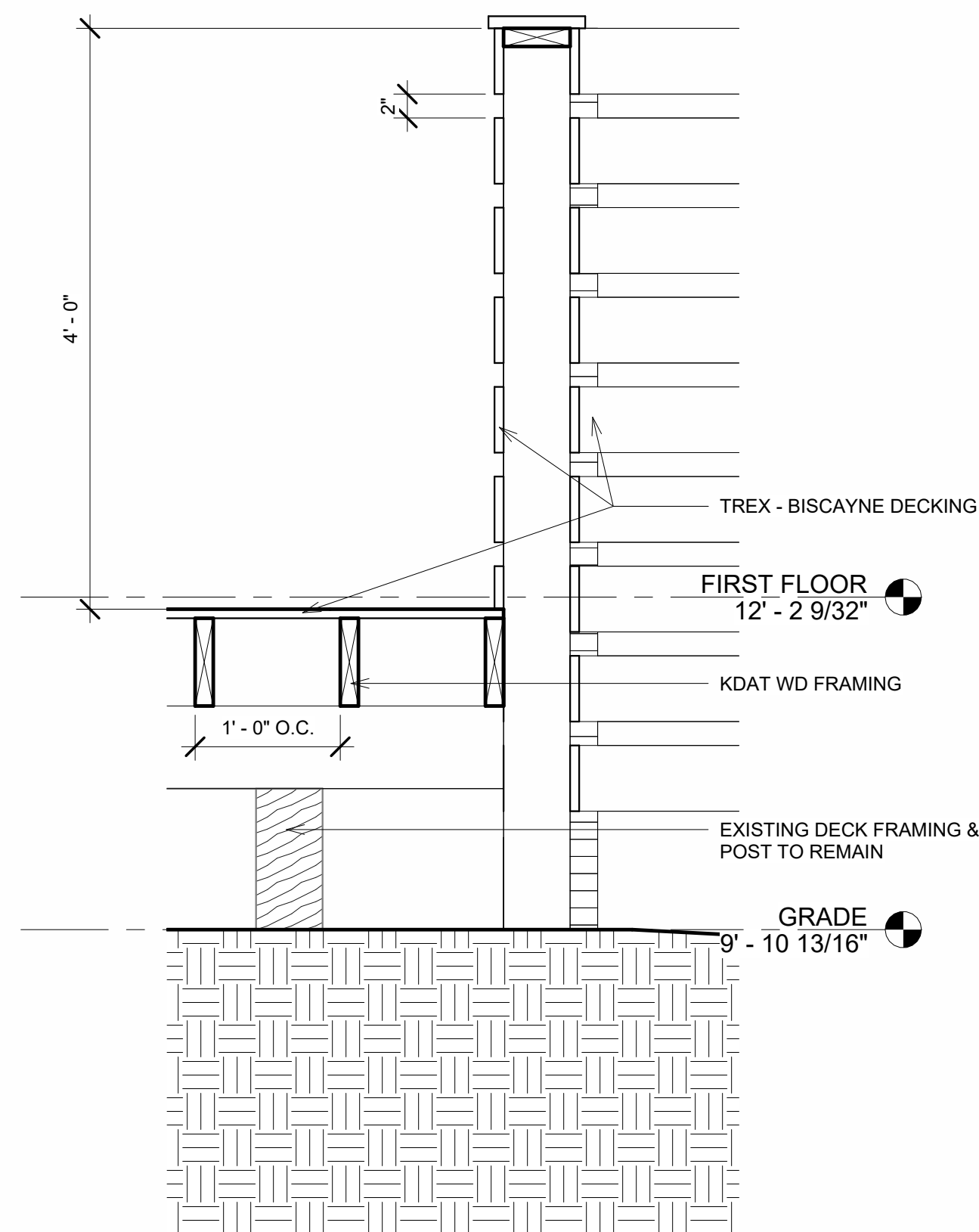
PERSPECTIVES



1 COLUMN & EAVES DETAIL
1" = 1'-0"

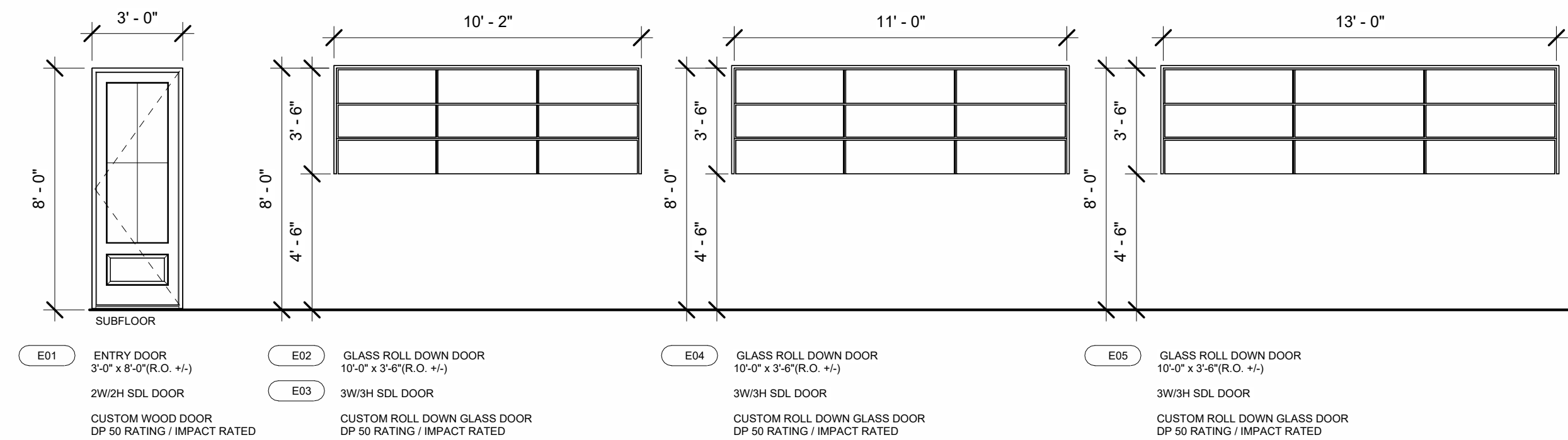


2 BENCH DETAIL
1" = 1'-0"



3 SERVICE YARD FENCE DETAIL
1" = 1'-0"

Door Schedule				
Mark	Type Comments	Width	Height	Comments
08		3' - 0"	7' - 0"	
E01	FRENCH ENTRY DOOR WITH HALF GLASS	3' - 2 3/16"	8' - 1 1/16"	SEE ELEVATIONS
E02	ROLL DOWN GLASS DOOR	10' - 0"	3' - 6"	
E03	ROLL DOWN GLASS DOOR	10' - 0"	3' - 6"	
E04	ROLL DOWN GLASS DOOR	11' - 0"	3' - 6"	
E05	ROLL DOWN GLASS DOOR	13' - 0"	3' - 6"	



DOOR SCHEDULE NOTES:

- PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANT GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION 1609.2 OF THE 2021 INTERNATIONAL BUILDING CODE. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.
- DESIGN PRESSURE TO BE DP50 RATING OR APPROVED EQUAL BY G.C./STRUCTURAL ENGINEER AND SHOULD COMPLY W/ ALL APPLICABLE BUILDING CODES & REGULATORY REQUIREMENTS.
- U VALUE AND SHGC TO COMPLY W/ ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS. ASSUME MAXIMUM U VALUE OF 0.83 FOR ENTRY DOORS AND MAXIMUM SHGC VALUE OF 0.4 PER IECC TABLE C402.4.
- G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS.
- G.C. TO PREPARE OPENINGS PER ASTM E2112-07.
- IF SUBSTITUTIONS ARE MADE TO UNIT SIZES IN THE FIELD, THE G.C./OWNER SHOULD COORDINATE ROUGH OPENING SIZES WITH MANUFACTURERS SPECIFICATIONS.
- ALL FLUSH WOOD DOORS SHALL BE SOLID CORE 5 OR 7 STAVE CONSTRUCTION WITH GRADE 'A' FACES MATCHING, SPECIES TO BE SELECTED BY OWNER.
- KEY ALL DOORS TO OWNER'S REQUIREMENTS. CONDUCT PREINSTALLATION CONFERENCE WITH OWNER TO DETERMINE KEYING & SECURITY REQUIREMENTS. COORDINATE ACCESS CONTROL WITH OWNER.
- ALL DOOR OPENING HARDWARE & THRESHOLDS TO BE 2010 ADA COMPLIANT.

DOOR ELEVATIONS
1/4" = 1'-0"



SEAL

SEAL

ONE HOT MAMAS
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PARK PLAZA SHOPPING CENTER
35 OFFICE PARK RD SUITE #2
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SHEET NO.

A400

DOOR
SCHEDULE &
ARCHITECTURAL
DETAILS



SIDING
WOOD SIDING TO MATCH KIND FOR KIND
MATCH EXISTING
DRIFT OF MIST - SW 9166



ROOF
STANDING SEAM METAL
4M METALS OR EQ
REGAL RED



DOORS
VINYL / FIBERGLAS
THERMA-TRU OR EQ
IRON ORE - SW 7069



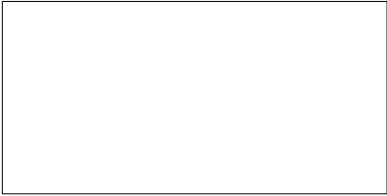
TRIM
PT WD TO MATCH
CHANTICLEER - SW 2912



WINDOWS
ALUMINUM ROLL DOWN
MANUF TBD
CHANTICLEER - SW 2912



SCREENS/BENCHES
PT WD W/ TREX COMPOSITE DECK
WOODLAND BROWN



EXISTING WALL LIGHTS
TO REMAIN & REFINISH
OSAGE ORANGE SW6890



COLUMNS
WD BOX COLUMN TO
MATCH EXISTING
DRIFT OF MIST - SW 9166



ONE HOT MAMAS
Park Plaza Shopping Center
35 Office Park Rd Suite #2
Hilton Head Island, SC 29928

COLOR BOARD

Project number	24028	CB
Date	01/29/2025	
Drawn by	B. ROBINSON	
Checked by	B. ROBINSON	



4.9 (12)

[Write a review](#)

330 ft. Patio Stringer - (165) Suspended Medium Base Sockets

Black Wire - 24 in. Socket Spacing - No End Plugs - PLT PremiumSpec PLT-305127





PLT-305133

330 ft. Pati
M₁

1925(<https://1132.1000pulbs.com/product/113948>)(<https://305.125.1000pulbs.com/product/113948>)(<https://7.005.1000pulbs.com/product/113948>)

\$231.69 ea.

Page 163 of 216

SJTW Wire: This **SJTW** wire coating is made from thermoplastic vinyl and is weather approved and rated for up to 300 volts

Want to see how commercial-grade PLT PremiumSpec patio lights compare to similar products from other brands? Read our [Ultimate Patio Light String Showdown \(https://blog.1000bulbs.com/the-ultimate-patio-light-string-showdown\)](https://blog.1000bulbs.com/the-ultimate-patio-light-string-showdown) blog series.

Brochures & Spec Sheets

 [PLT-305127 Installation Instructions \(https://a89b8e4143ca50438f09-7c1706ba3fabeeda794725d88e4f5e57.ssl.cf2.rackcdn.com/spec_sheets/files/000/082/542/original/plt-305127-installation.pdf?1721148423\)](https://a89b8e4143ca50438f09-7c1706ba3fabeeda794725d88e4f5e57.ssl.cf2.rackcdn.com/spec_sheets/files/000/082/542/original/plt-305127-installation.pdf?1721148423)

Product Attributes

Brand	PLT PremiumSpec
MPN (Part No.)	PLT-305127
UPC	814934026032
Lighting Technology	Incandescent/LED
Wire Color	Black
Wire Gauge	14 AWG
Maximum Wattage	1800 Watt
Voltage	120
Bulbs Included	No
Connection	No End Plugs
Total String Length	330 ft.

Lead Length	1 ft.
Tail Length	12 in.
Mounting	Suspended
Number of Sockets	165
Socket Type	Medium (E26)
Operating Temp	-22 Deg. to 104 Deg. F

Socket Spacing

24 in.

Wire Type

SJTW

Warranty

3-Year Limited

Case Quantity

1

Additional Videos

Reviews



WD3 - Dual Element 3000 Watt Electric Patio Heater by Infratech

Specs

Family/Collection:	WD-Series
Length:	33"
Height:	8.19"
Depth/Extension:	6"
Weight:	14 lbs
Heating Area:	49 Sq. Ft.
Fuel Source:	Electric
Infrared Heat Technology:	Medium Wave
Minimum Mounting Height:	84"
Maximum Mounting Height:	96"
Installation Sheet:	https://images.belamiecommerce.com/supplier/infratech/specsheets
Standard Wattage:	3000 Watts
Finish:	Grey, Copper, Stainless Steel, White, Almond, Beige, Biscuit, Black, Bronze
Installation Options:	Wall Ceiling
Voltage Rating:	480 V, 208 V, 240 V, 277 V
Amperage:	6.25 amps, 14.42 amps, 10.83 amps, 12.5 amps
Material:	Steel
Can be Recessed:	Yes
Mounting Options:	Wall Mount, Post Mount, Recessed
IPX Rating:	IPX4
Application:	Commercial/Residential
Warranty:	3 Years
Made In:	USA
Mounting Brackets Included:	Yes

Style and Option 1

Style:	
Item #:	WD30480
Price:	\$810.00





W4 - Single Element - 4000 Watt Electric Patio Heater by Infratech

Specs

Family/Collection:	W-Series
Length:	61.25"
Height:	8.19"
Depth/Extension:	9"
Weight:	20 lbs
Heating Area:	100 Sq. Ft.
Fuel Source:	Electric
Infrared Heat Technology:	Medium Wave
Minimum Mounting Height:	96"
Maximum Mounting Height:	120"
Installation Sheet:	https://images.belamiecommerce.com/supplier/infratech/specsheets
Standard Wattage:	4000 Watts
Finish:	Almond, Beige, Biscuit, Black, Bronze, Copper, Grey, Stainless Steel, White
Installation Options:	Wall Ceiling
Voltage Rating:	480 V, 208 V, 240 V, 277 V
Amperage:	14.44 amps, 16.67 amps, 19.23 amps, 8.33 amps
Material:	Steel
Can be Recessed:	Yes
Mounting Options:	Wall Mount, Post Mount, Recessed
IPX Rating:	IPX4
Application:	Commercial/Residential
Warranty:	3 Years
Made In:	USA
Mounting Brackets Included:	Yes

Style and Option 1

Style:	
Item #:	W40480
Price:	\$826.00



How Can W...

Let's Chat

**One Hot Mamas Restaurant
35 Office Park Road
Staff Comments
February 11, 2025
DRB-001144-2024**

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: 35 Office Park Road Suite #2

DRB-001144-2024

DATE: 2/11/2025

CATEGORY: Alterations and Additions - 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	☐	☒	☐	Earth tones must be chosen as the predominant colors. Consideration must be given to the compatibility of colors with those existing in the vicinity.
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	☒	☐	☐	
The 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

1. Staff recommends approval of the final submittal with the following conditions:
 - a. Earth tones must be chosen as the predominant colors. Consideration must be given to the compatibility of colors with those existing in the vicinity. Staff recommends revision of the color scheme.
 - b. Provide an exterior lighting plan with the proposed spec identified and include the string lighting layout.
 - c. All lighting shall be non-reflective and emit no more 3500k lumens on each façade combined.
 - d. Provide dimensions, colors, and materials of the façade sign and the monument sign.

2. Any additional information as required by the Board.

**120 Arrow Road
Atlantic Laundry
Alteration and Additions
February 11, 2025
DRB-000616-2024**



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: MICHAEL VACCARO Company: VACCARO ARCHITECTURE, INC.
Mailing Address: 31 OGLETHORPE LANE City: HILTON HEAD ISLAND State: SC Zip: 29926
Telephone: 843-290-3076 Fax: _____ E-mail: mike@vaccaroarchitecture.com
Project Name: 120 AROW ROAD Project Address: 120 AROW ROAD
Parcel Number [PIN]: R 552 015 000 0111 0000 _____
Zoning District: LC Overlay District(s): ROW-ART

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

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

Project Category:

_____ Concept Approval – Proposed Development
_____ ☒ Final Approval – Proposed Development

☒ Alteration/Addition
_____ Sign

Submittal Requirements for **All** projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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

SIGNATURE 

~~9/6/2024~~ 01/19/25
DATE

**120 Arrow Road
Atlantic Laundry
Sea Pines ARB Approval
February 11, 2025
DRB-000616-2024**

RE: 120 Arrow Road

From: Sam Bennett (sbennett@csaseapines.com)

To: mike@vaccaroarchitecture.com; afera@erghhi.com

Date: Tuesday, January 14, 2025 at 08:34 AM EST

Good morning the Sea Pines Commercial Architectural Review Board approved this design yesterday. Please let us know if you need anything else. Thanks Sam



Sam Bennett
President
Sea Pines Community Services Associates, Inc.
175 Greenwood Drive
Hilton Head Island, SC 29928
(o) 843-671-7810

www.SeaPinesLiving.com
www.Facebook.com/SeaPinesLiving

Confidentiality Notice:

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From: MICHAEL A. VACCARO <mike@vaccaroarchitecture.com>
Sent: Wednesday, January 8, 2025 10:33 PM
To: Andrew Fera <afera@erghhi.com>; Sam Bennett <sbennett@csaseapines.com>
Subject: Fw: 120 Arrow Road

fyi please see below...

Michael A. Vaccaro, AIA, NCARB

President

VACCARO ARCHITECTURE, INC.

 843.290.3076

 mike@VACCAROarchitecture.com

 VaccaroArchitecture.com

Notice: My email has changed for all types of communication. Please update my new email in your contact list.

New Email: mike@VACCAROarchitecture.com

Sincerely,

Mike Vaccaro

----- Forwarded Message -----

From: MICHAEL A. VACCARO <mike@vaccaroarchitecture.com>

To: Joan Berger <joan@csaseapines.com>

Sent: Monday, September 9, 2024 at 09:49:23 PM EDT

Subject: 120 Arrow Road

Dear Joan,

Please see the links below for the 120 Arrow Road project we discussed a few weeks ago.

Architectural drawings:

<https://www.dropbox.com/scl/fi/kcgrgdg4jmd1979pytfnn/Atlantic-Laundry-2024-0904.pdf?rlkey=p0wyoaenkyvlkeb089y47tfe3&dl=0>

landscape drawings:

https://www.dropbox.com/scl/fi/c70zwmpnw93wtqeybgst2/01-24038-120-Arrow-Road-Landscape-Plan_8-28-24.pdf?rlkey=hir60k46i6k5av99yj4lvkp3w&dl=0

color board:

<https://www.dropbox.com/scl/fi/9ws1c8423lgne0nhg2p6a/atlantic-laundry-Color-and-material-List.pdf?rlkey=7fk2vcuu14xcya631gjr4us8&dl=0>

Best regards,

Mike

Michael A. Vaccaro, AIA, NCARB

President

VACCARO ARCHITECTURE, INC.

 843.290.3076

 mike@VACCAROarchitecture.com

 VaccaroArchitecture.com

Notice: My email has changed for all types of communication. Please update my new email in your contact list.

New Email: mike@VACCAROarchitecture.com

Sincerely,

Mike Vaccaro

**120 Arrow Road
Atlantic Laundry
Comment response based on the
September 24, 2024 Submittal
February 11, 2025
DRB-000616-2024**

Dear Melissa,

Thank you very much for your input on this project. In response to your email and the 9/24 comments, I offer the following updated packet.

1. Please see the attached for:

- a. Sea Pines letter.
- b. downspout detail
- c. lighting detail

2. The dumpster screening will match the existing

3. Material will all be in a satin finish - no gloss

4. The green roof areas will be painted to match - existing color board is still valid except sheen comment has now been addressed.

5. The roof replacement is not a part of this submission as far as I know.

6. Please see the attached updated application.

7. We are not going to pursue the tree removal on this project, so there will be no need to include an arborist report and/or mitigation requirements.

8. See the attached for final plans (no changes were requested to the design on 9/24, so plans have not changed - only additional details have been provided)

Please see the attached.

Best regards,

Mike

Michael A. Vaccaro, AIA, NCARB

President

VACCARO ARCHITECTURE, INC.

📞 843.290.3076

✉ mike@VACCAROarchitecture.com

🌐 VaccaroArchitecture.com

New Email: mike@VACCAROarchitecture.com

Sincerely,

Mike Vaccaro

**120 Arrow Road
Atlantic Laundry
Site Visit Photos
February 11, 2025
DRB-000616-2024**



















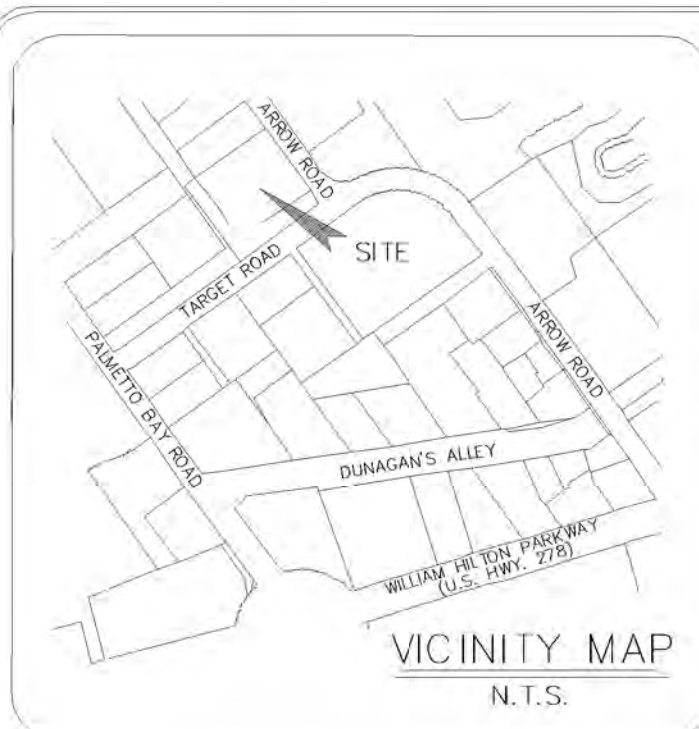








**120 Arrow Road
Atlantic Laundry
Plan Set
February 11, 2025
DRB-000616-2024**



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

R552 015 000 0015 0000
RP: PALMETTO BAY LLC
800 EAST CANAL ST STE 1900
RICHMOND VA 23219

R552 015 000 0102 0000
PALMETTO BAY LODGES LLC
800 EAST CANAL STREET SUITE 1900
RICHMOND VA 23219

LEGEND & SYMBOLS:

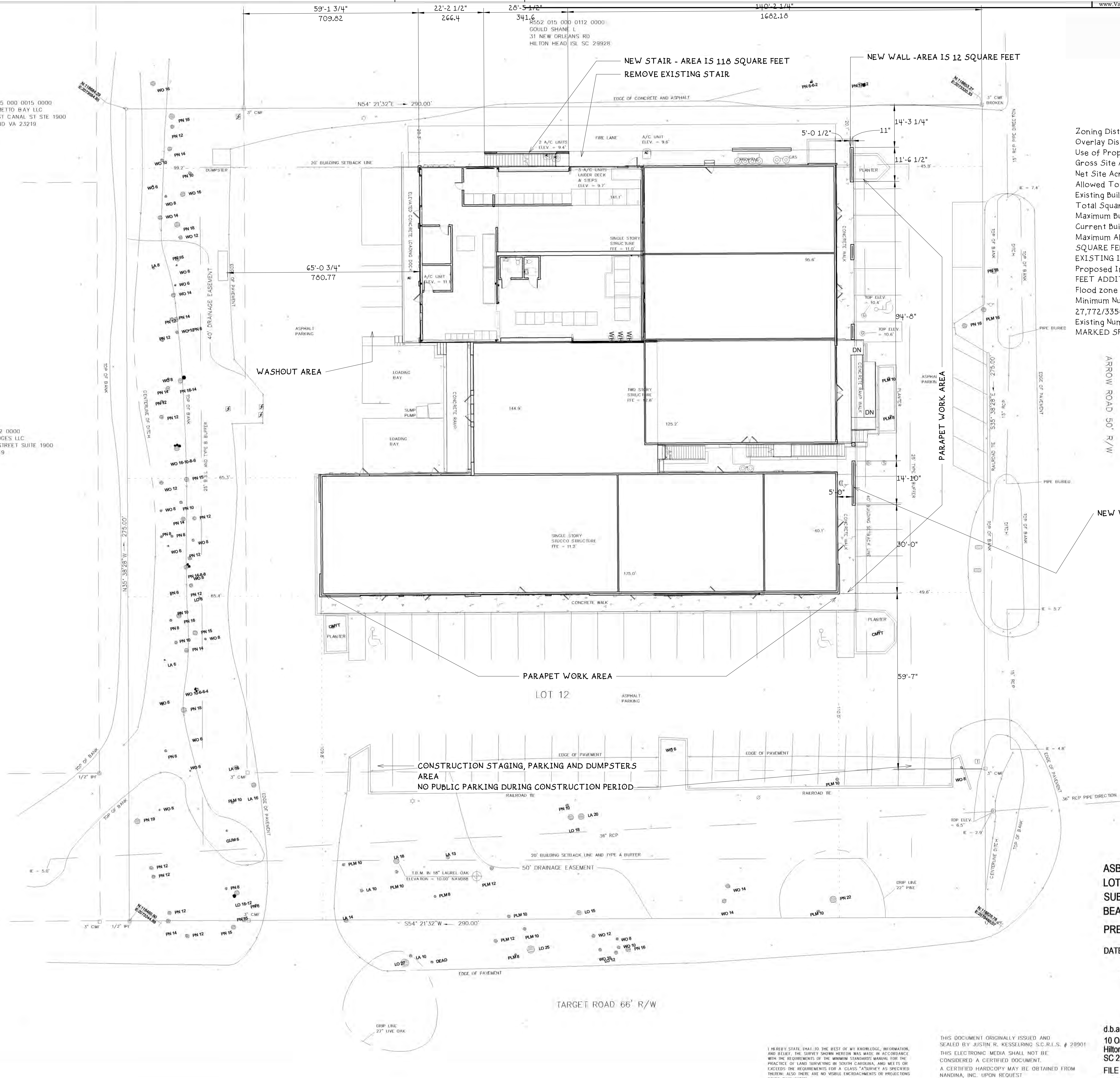
SPOT ELEVATION	3" CMF
CONTOUR	1/2" IPF
1/2" IRON PIN FOUND	TBM
TEMPORARY BENCH MARK	IF
INVERT ELEVATION	RCP
FINISHED FLOOR ELEVATION	LO
REINFORCED CONCRETE PIPE	LA
LIVE OAK	CUM
LAUREL OAK	PN
SWEET GUM	PLM
PINE	WO
WATER OAK	E
ELECTRIC TRANSFORMER	IT
TELEPHONE SERVICE	WM
WATER METER	SM
SANITARY MANHOLE	FI
STORM MANHOLE	UT
FIRE HYDRANT	SGN
UTILITY POLE	LP
SIGN	CT
LIGHT POLE	CL
GREASE TRAP	CU
CLEANOUT	A/C UNIT

REFERENCE PLAT

- 1) A PLAT OF PALMETTO BAY ROAD COMMERCIAL SUBDIVISION COMPOSITE, A SECTION OF THE LANDS OF SEA PINES PLANTATION CO. HILTON HEAD ISLAND, SOUTH CAROLINA, COUNTY OF BEAUFORT, DRAWN: 4/29/74, LAST REVISED: 4/14/79, RECORDED IN BOOK 33, PAGE 227, DATED: 6/2/86, RMC. BEAUFORT COUNTY, SC BY: JERRY L. RICHARDSON S.C.R.L.S. #4784
- 2) A BOUNDARY RECONFIGURATION SURVEY OF LOT 12, PALMETTO BAY ROAD COMMERCIAL SUBDIVISION, HILTON HEAD ISLAND, BEAUFORT COUNTY, DRAWN: 5/14/07, RECORDED IN BOOK 120, PAGE 92, DATED 6/11/07, ROD. BEAUFORT COUNTY, SC BY: MARK R. RENEW S.C.R.L.S. # 25437
- 3) ASBUILT SURVEY OF: LOT 12, PALMETTO BAY ROAD COMMERCIAL SUBDIVISION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DRAWN: 8/23/2023, RECORDING INFORMATION NOT FOUND, RY: JUSTIN R. KESSELRING S.C.R.L.S. # 29901

PROPERTY AREA = 1.83 AC. 79,750 S.F.
ADDRESS: 120 ARROW ROAD
DISTRICT: 552, MAP: 15, PARCEL: 111

THIS PROPERTY LIES IN F.E.M.A. ZONE X & X SHADED
BASE FLOOD ELEVATION = N/A
COMMUNITY NO. 450250, PANEL: 0442G, DATED: 3/23/2021



Zoning District - LC
Overlay District - COR OVERLAY DISTRICT
Use of Property - COMMERCIAL The use is Shopping Center
Gross Site Acres - 1.83
Net Site Acres (gross acres-tidal wetlands) 1.83
Allowed Total Density 1.63*10,000 = 16,300
Existing Building Square Footage - 27,772
Total Square Footage - 27,772
Maximum Building Height Allowed 45 FEET
Current Building Height 32 FEET
Maximum Allowed Impervious Area and percentage -60%, (47,650 SQUARE FEET)
EXISTING IMPERVIOUS AREA = 57,692 SQ. FEET
Proposed Impervious area and percentage- 0 ADDITIONAL SQUARE FEET ADDITIONAL TO EXISTING
Flood zone - X & X SHADED
Minimum Number of Parking Spaces Required (1 per every 335 GFA)
27,772/335= 83 SPACES REQUIRED
Existing Number of Parking Spaces on Site - APPROXIMATELY 64 MARKED SPACES AND 19 UNMARKED SPACES = 83 SPACES

A RESIDENCE FOR:

ATLANTIC LAUNDRY

VACCARO

ARCHITECTURE, INC.

843.290.3076

email: mikevaccaro7@yahoo.com

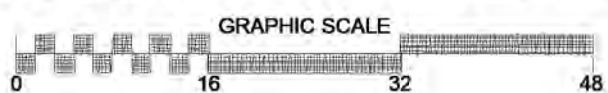
A001

SITE PLAN

PRINT DATE
1/29/2025 9:27:07 PM

ASBUILT, TREE AND TOPOGRAPHIC SURVEY OF:
LOT 12, PALMETTO BAY ROAD COMMERCIAL
SUBDIVISION, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR: ATLANTIC BEST CLEANING, LLC

DATE : 2/12/2024 SCALE : 1" = 16'



d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1,
Hilton Head Island,
SC 29926
File No : 07065.5
Copyright © BY NANDINA, INC.
CAD, CG, FLD, DB

Tel (843) 681-3248
E-mail: admin@nandinainc.com
DWG No. : 2-07065.5

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTING OTHER THAN SHOWN.

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY JUSTIN R. KESSELRING S.C.R.L.S. # 29901
THIS ELECTRONIC MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.
A CERTIFIED HARD COPY MAY BE OBTAINED FROM NANDINA, INC. UPON REQUEST.

144'-9 1/2"
1737.44

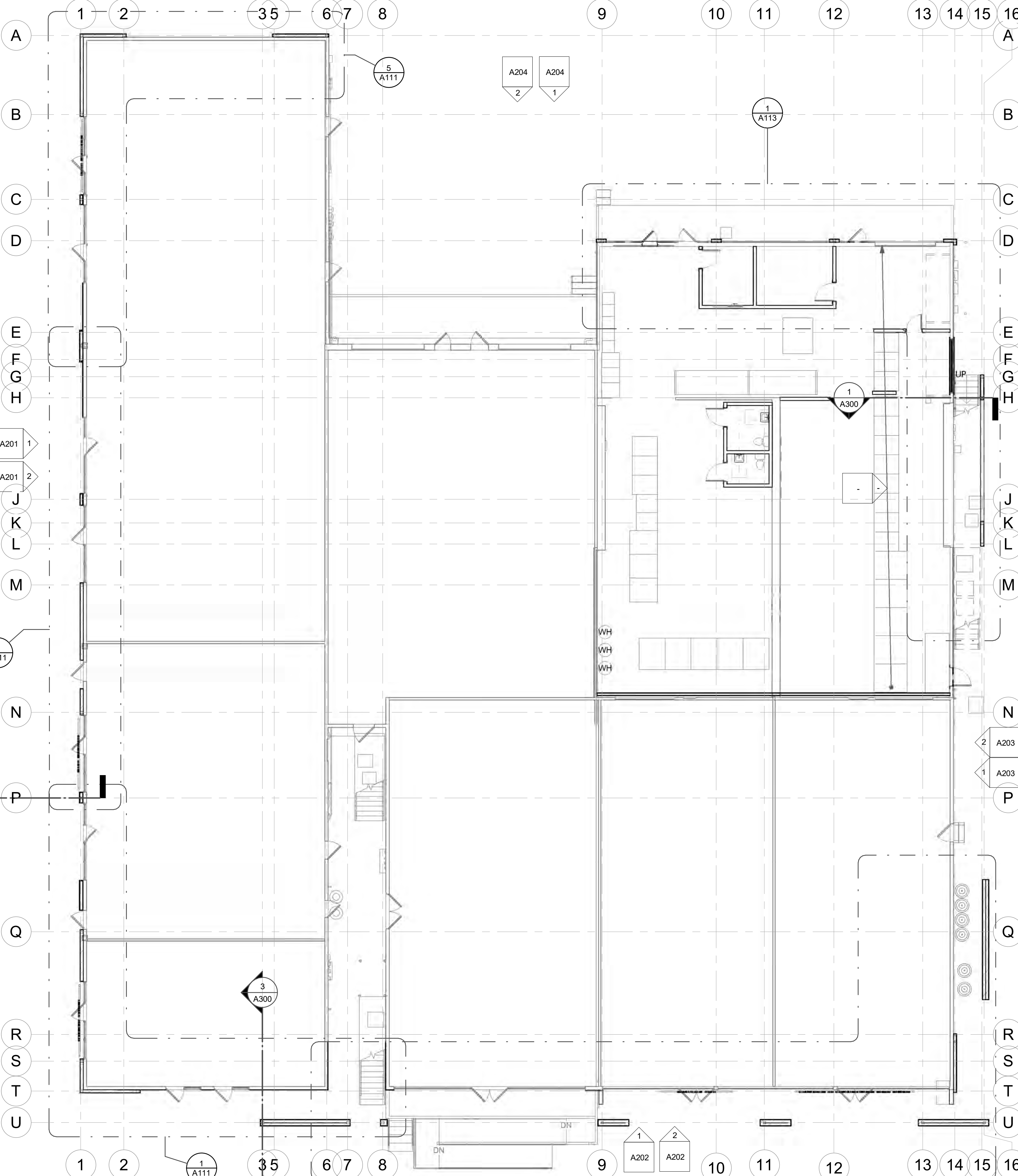
166'-2 1/2"
2250.52

REMOVE EXISTING STAIR

NOTE: UNLESS OTHERWISE NOTED, DEMO IS LIMITED TO EXTERIOR BUILDING "SKIN" AND AREAS ADJACENT TO EXISTING FOUNDATION AS REQUIRED FOR NEW SPOT FOOTINGS, SEE NEW PLANS FOR LOCATIONS.

FIRST FLOOR DEMO

1" = 10'-0"



FIRST FLOOR NEW

1" = 10'-0"

NOTES:
1. THIS PROJECT IS AN EXTERIOR ONLY RENOVATION OF THE WALL SURFACING AND PARAPETS
2. REFER TO ENLARGED PLANS ON FOLLOWING SHEETS FOR DIMENSIONS AND DETAILS

FOR:
ATLANTIC LAUNDRY
120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29926

VACCARO
ARCHITECTURE, INC.

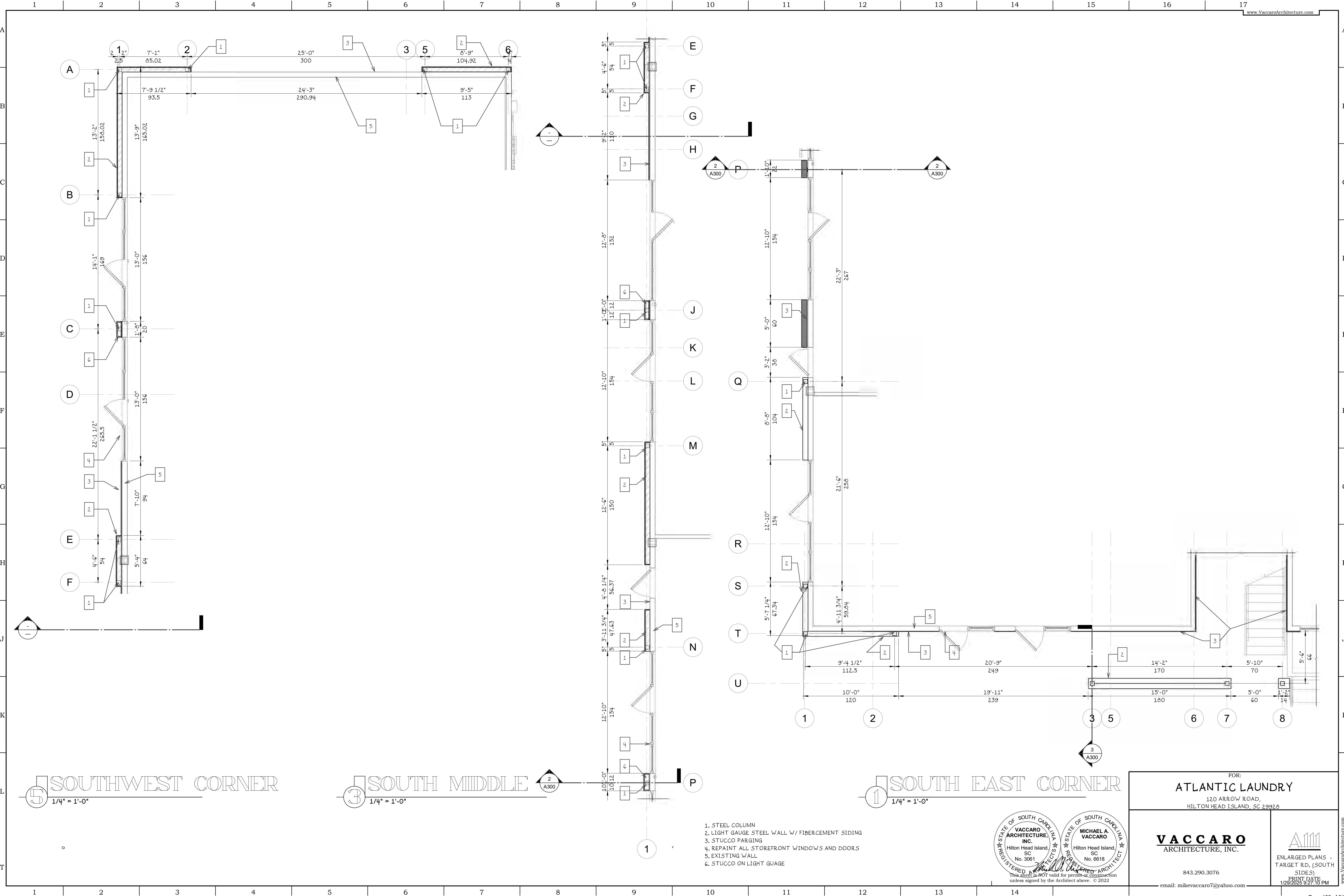
843.290.3076

email: mikevaccaro7@yahoo.com

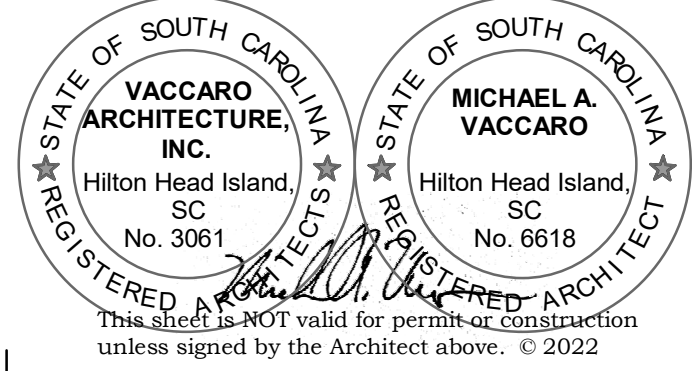
A101
FIRST FLOOR PLAN

PRINT DATE
1/29/2023 9:27:08 PM

This sheet is NOT valid for permit or construction unless signed by the Architect above. © 2022



- 1. STEEL COLUMN
- 2. LIGHT GAUGE STEEL WALL W/ FIBERCEMENT SIDING
- 3. STUCCO PARGING
- 4. REPAINT ALL STOREFRONT WINDOWS AND DOORS
- 5. EXISTING WALL
- 6. STUCCO ON LIGHT GAUGE

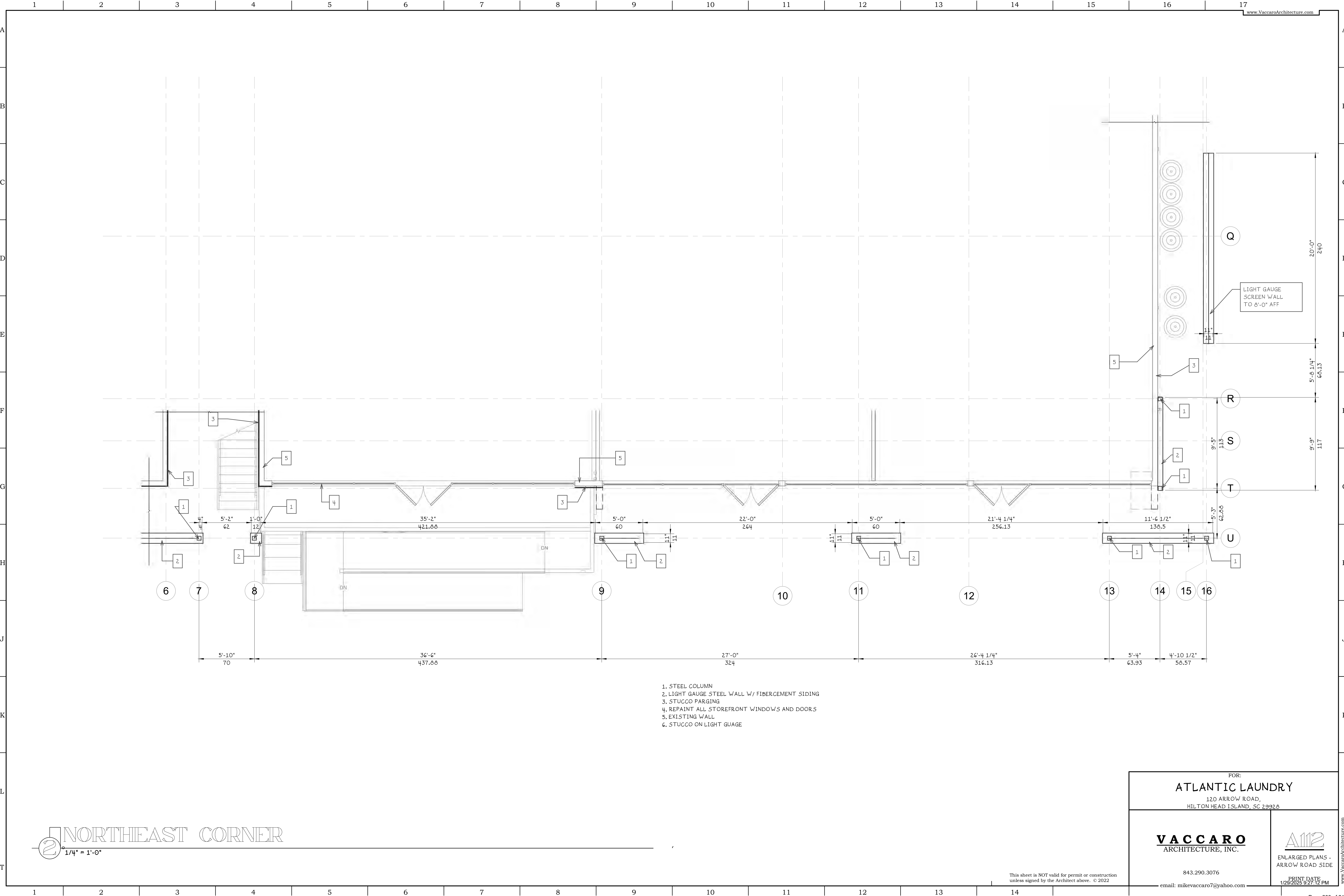


FOR:
ATLANTIC LAUNDRY
120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29926

VACCARO
ARCHITECTURE, INC.

843.290.3076
email: mikevaccaro7@yahoo.com

A111
ENLARGED PLANS -
TARGET RD. (SOUTH
SIDES)
PRINT DATE
1/29/2023 9:27:10 PM



- 1. STEEL COLUMN
- 2. LIGHT GAUGE STEEL WALL W/ FIBERCEMENT SIDING
- 3. STUCCO PARING
- 4. REPAINT ALL STOREFRONT WINDOWS AND DOORS
- 5. EXISTING WALL
- 6. STUCCO ON LIGHT GAUGE

2 NORTHWEST CORNER
1/4" = 1'-0"

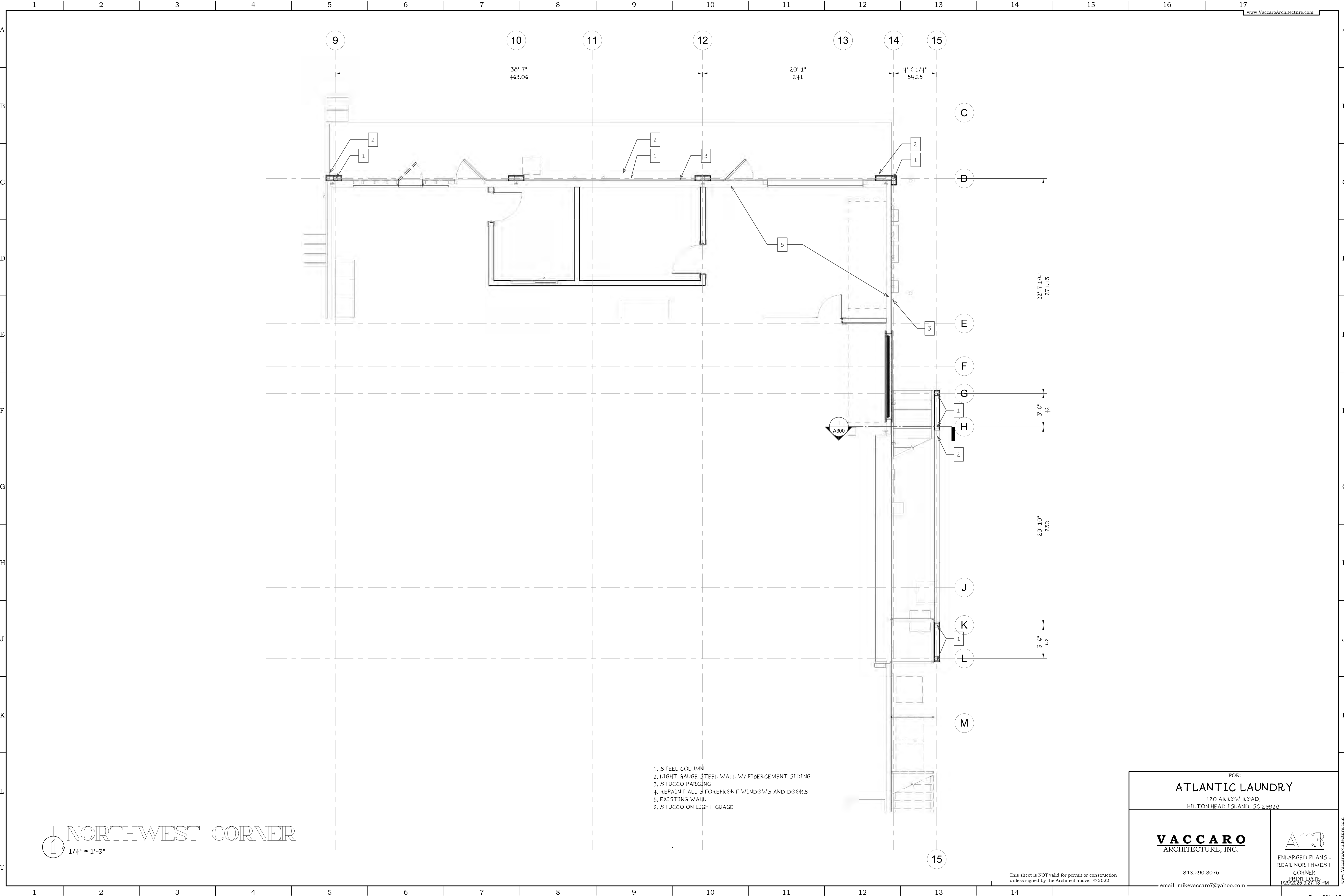
FOR:
ATLANTIC LAUNDRY
120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29928

VACCARO
ARCHITECTURE, INC.

843.290.3076
email: mikevaccaro7@yahoo.com

A112
ENLARGED PLANS -
ARROW ROAD SIDE
PRINT DATE
1/29/2023 9:27:12 PM

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- 1. STEEL COLUMN
- 2. LIGHT GAUGE STEEL WALL W/ FIBERCEMENT SIDING
- 3. STUCCO PARGING
- 4. REPAINT ALL STOREFRONT WINDOWS AND DOORS
- 5. EXISTING WALL
- 6. STUCCO ON LIGHT GUAGE

1 NORTHWEST CORNER
1/4" = 1'-0"

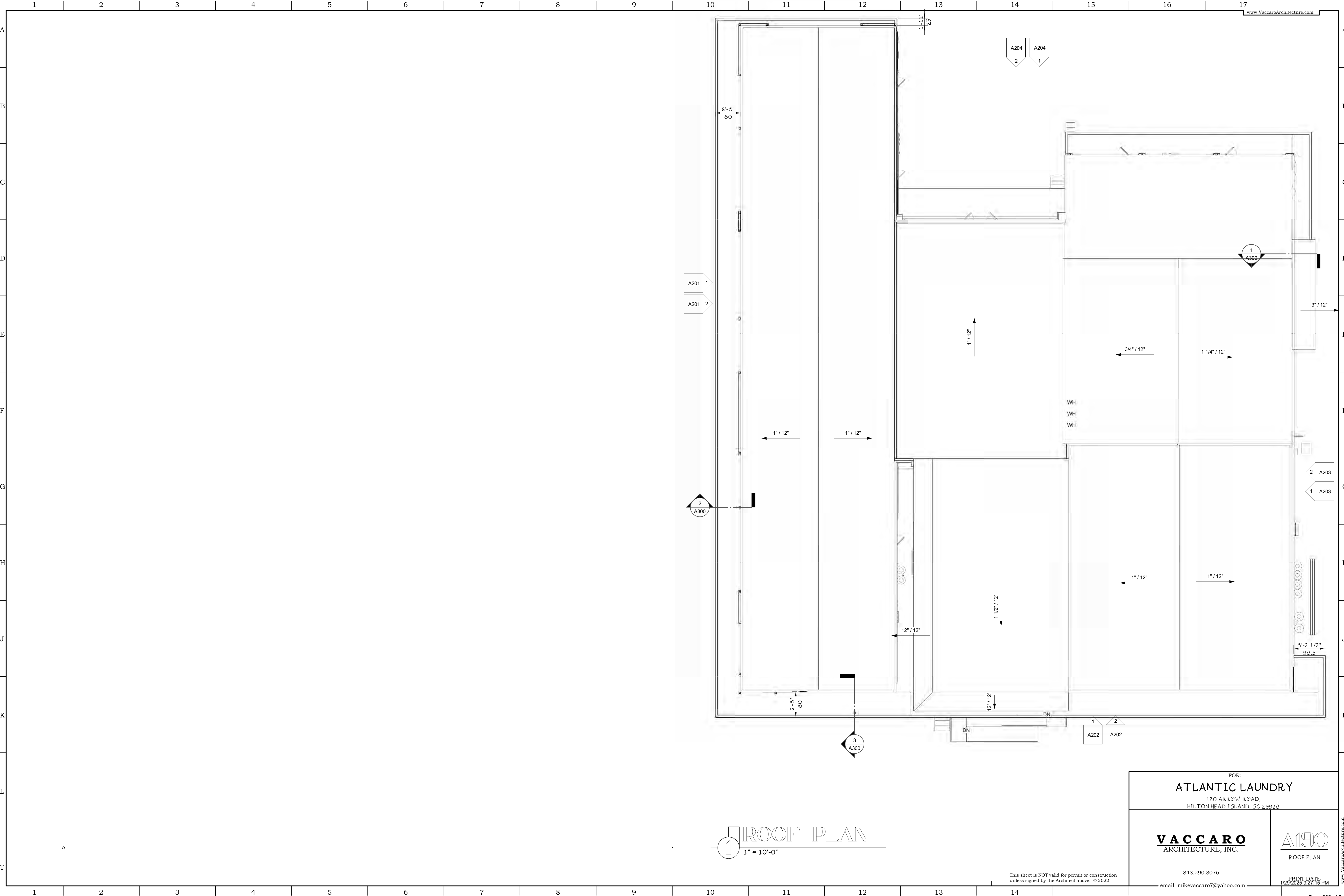
FOR:
ATLANTIC LAUNDRY
120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29926

VACCARO
ARCHITECTURE, INC.

843.290.3076
email: mikevaccaro7@yahoo.com

A113
ENLARGED PLANS -
REAR NORTHWEST
CORNER
PRINT DATE
1/29/2023 9:27:13 PM

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unless signed by the Architect above. © 2022



1 ROOF PLAN
1" = 10'-0"

FOR:
ATLANTIC LAUNDRY
120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29928

VACCARO
ARCHITECTURE, INC.

843.290.3076
email: mikevacaro7@yahoo.com

A190
ROOF PLAN

PRINT DATE
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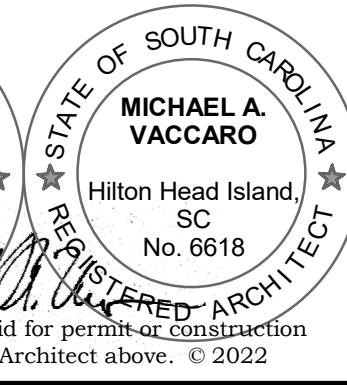
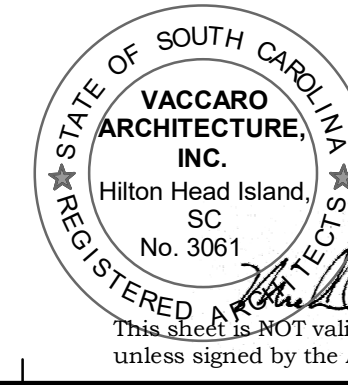
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1 SOUTHEAST EXISTING
1/8" = 1'-0"



2 SOUTHEAST NEW
1/8" = 1'-0"



FOR:
ATLANTIC LAUNDRY
120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29928

VACCARO
ARCHITECTURE, INC.

843.290.3076

email: mikevaccaro7@yahoo.com

A201
Elevations

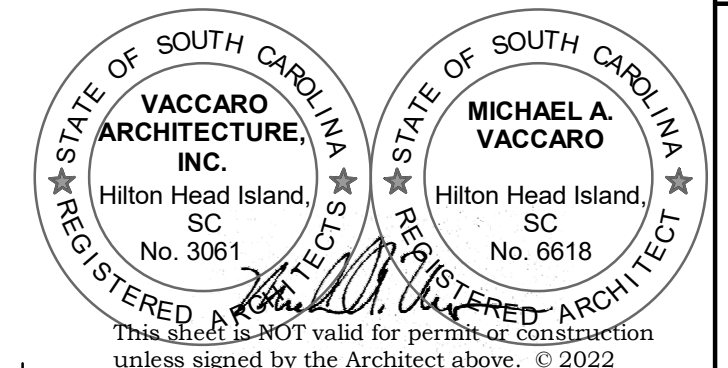
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2 NORTHEAST EXISTING
1/8" = 1'-0"



1 NORTHEAST NEW
1/8" = 1'-0"



FOR: ATLANTIC LAUNDRY 120 ARROW ROAD, HILTON HEAD ISLAND, SC 29926	
VACCARO ARCHITECTURE, INC. 843.290.3076 email: mikevaccaro7@yahoo.com	A202 Elevations PRINT DATE 1/29/2023 9:27:36 PM

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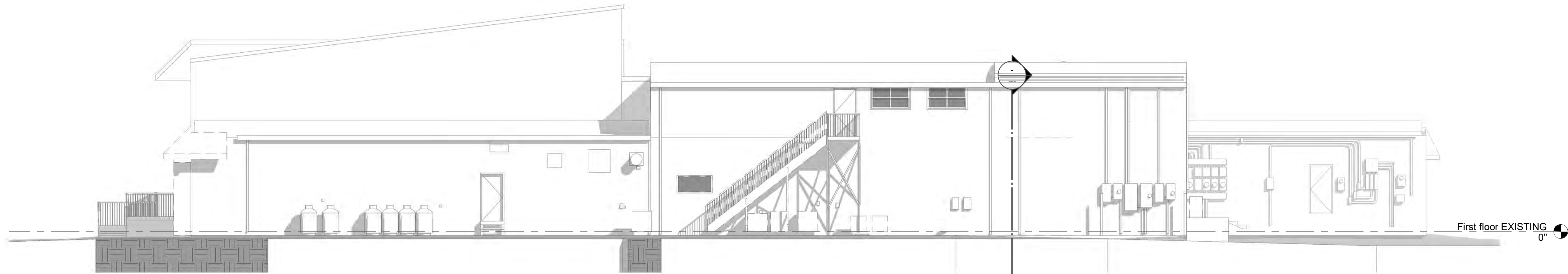
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2 NORTHWEST EXISTING
1/8" = 1'-0"



1 NORTHWEST NEW
1/8" = 1'-0"

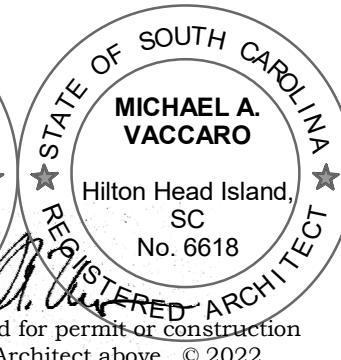
First floor EXISTING
0"

PARAPET
16'-2"

b.o. o.h.
12'-0"

First LAUNDRY
2'-2"

First floor EXISTING
0"



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FOR:
ATLANTIC LAUNDRY

120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29926

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843.290.3076

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A203
Elevations

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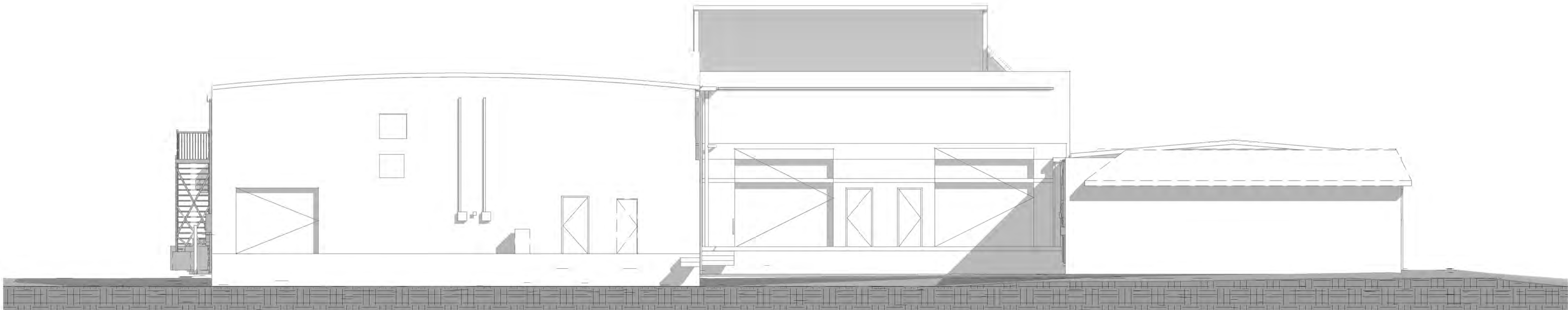
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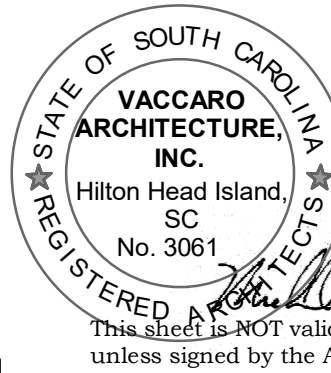


2 SOUTHWEST EXISTING
1/8" = 1'-0"



PARAPET
16'-2"
b.o. o.h.
12'-0"

1 SOUTHWEST NEW
1/8" = 1'-0"



FOR:
ATLANTIC LAUNDRY
120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29928

VACCARO
ARCHITECTURE, INC.

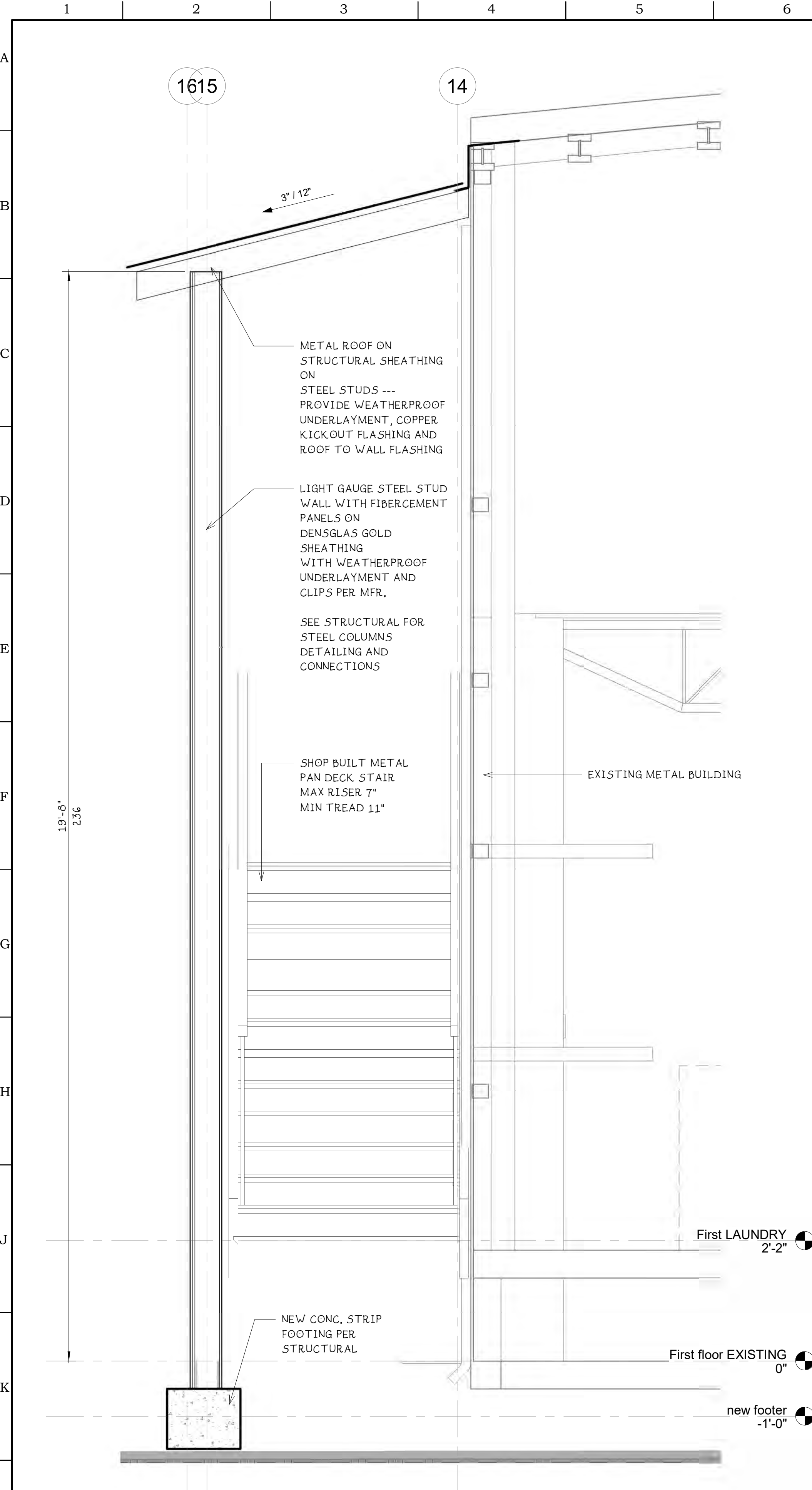
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email: mikevaccaro7@yahoo.com

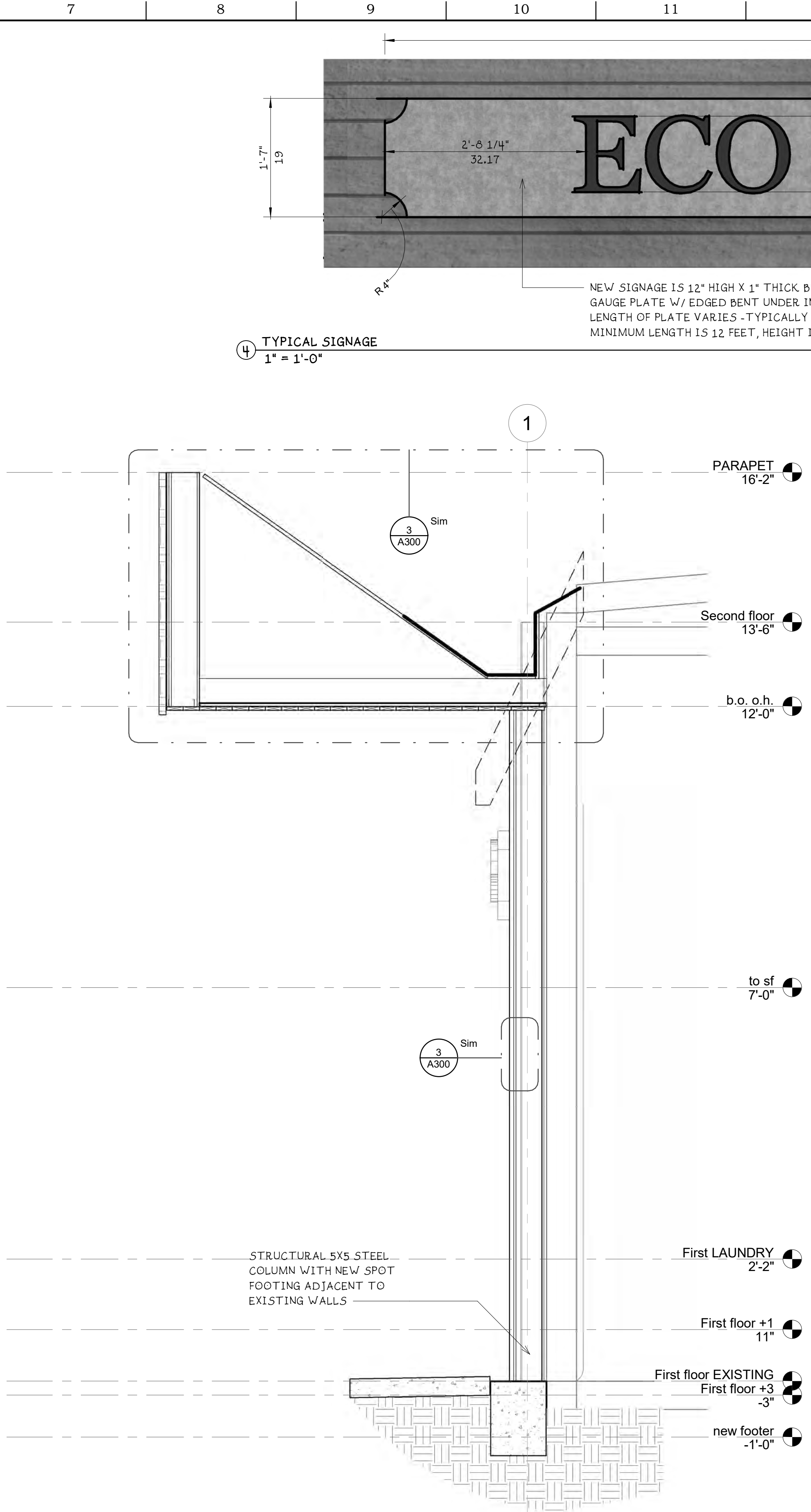
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Elevations

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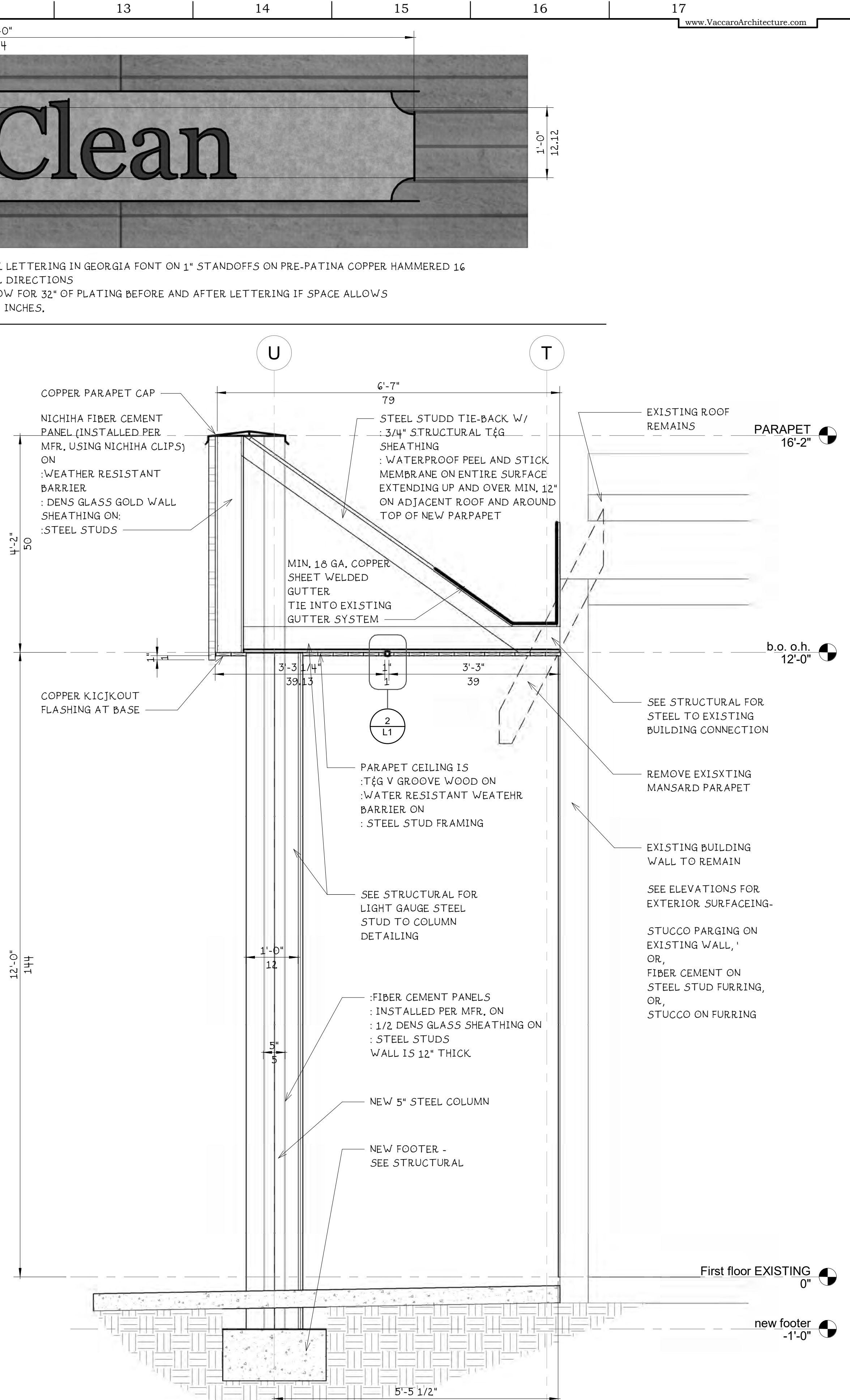
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① EXTERIOR STAIR WALL SECTION
3/4" = 1'-0"

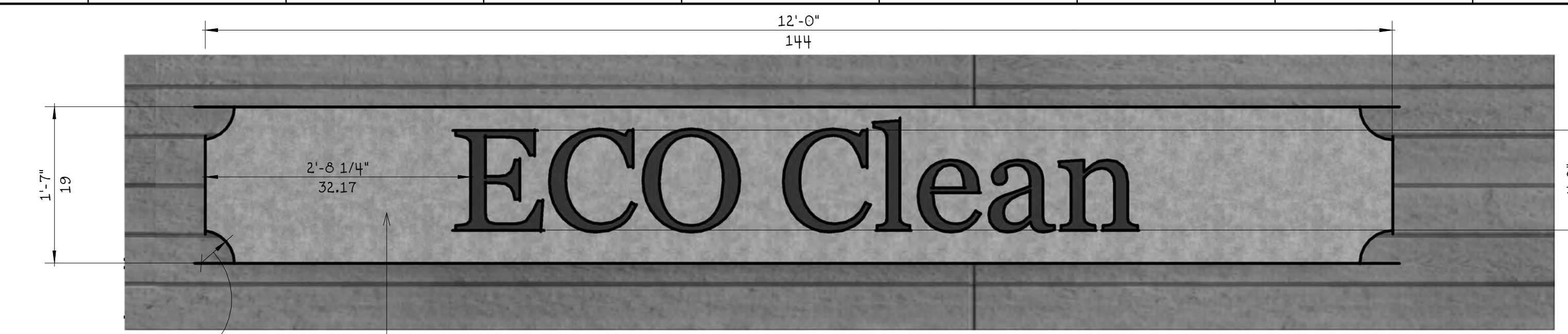


② NEW PARAPET SECTION
3/4" = 1'-0"



③ NEW SECTION AT PARAPET WALLS
3/4" = 1'-0"

④ TYPICAL SIGNAGE
1" = 1'-0"



FOR:
ATLANTIC LAUNDRY
120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29926

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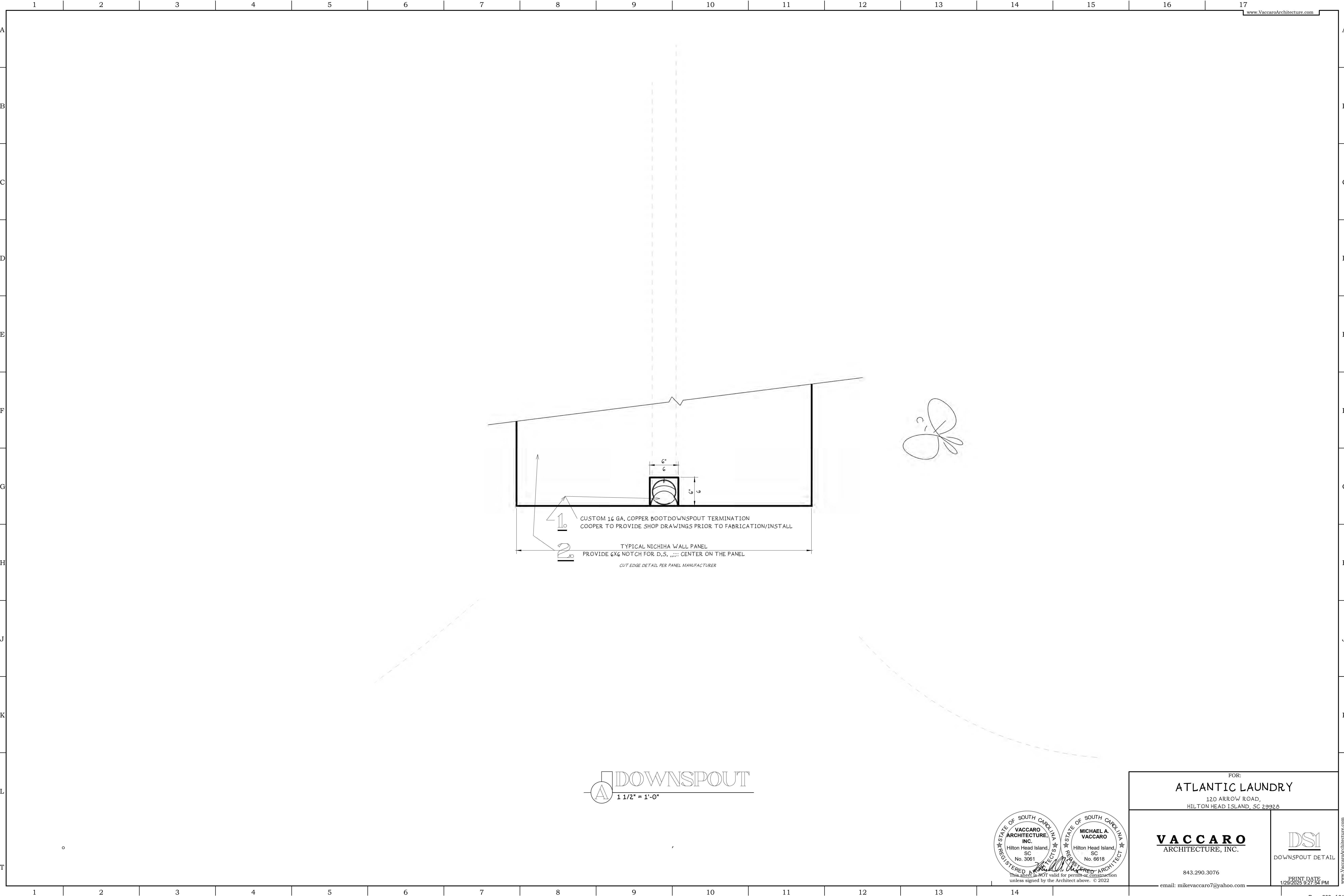
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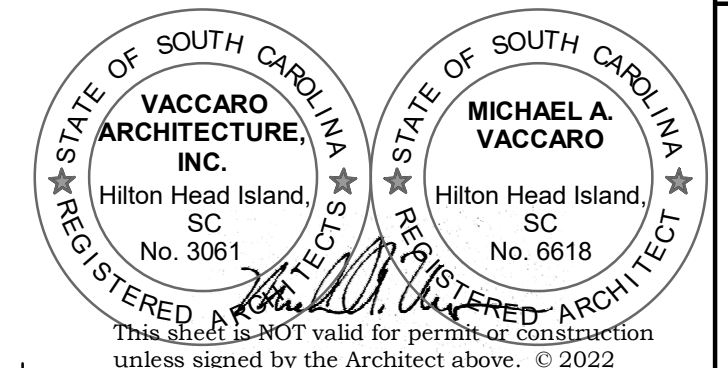
A300
SECTIONS

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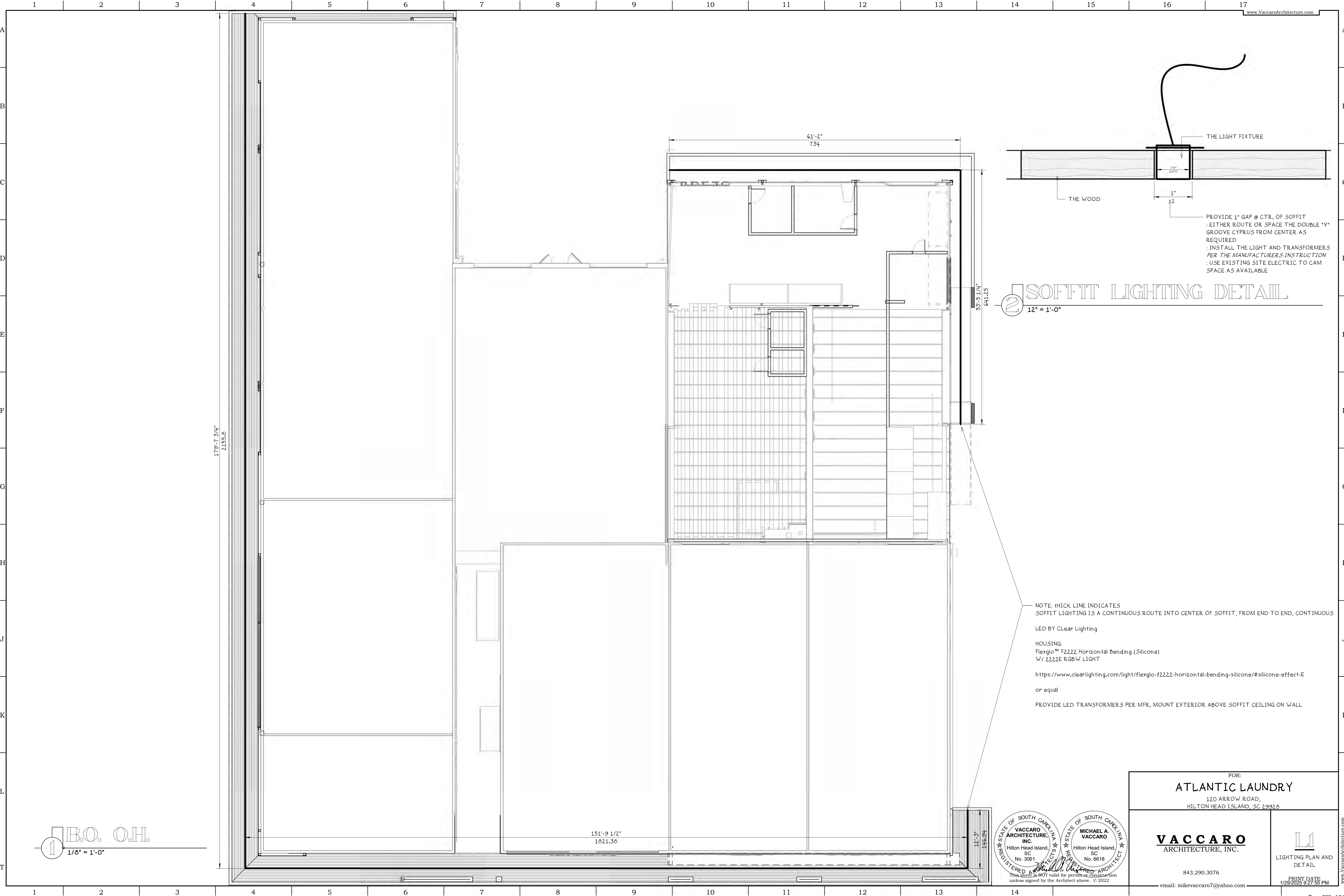
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DOWNSPOUT
1 1/2" = 1'-0"



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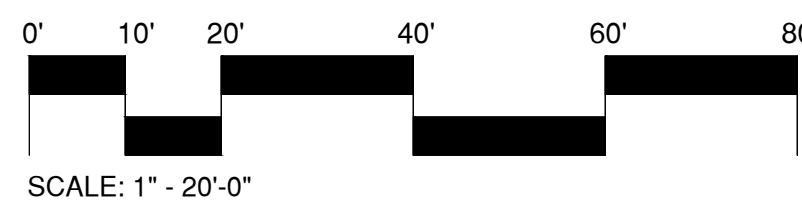


1 B.O. O.H.
1/8" = 1'-0"

NOTE: THICK LINE INDICATES
SOFFIT LIGHTING IS A CONTINUOUS ROUTE INTO CENTER OF SOFFIT, FROM END TO END, CONTINUOUS
LED BY CLea Lighting
HOUSING:
Flexglo™ F2222 Horizontal Bending (Silicone)
W/ 2222E RGBW LIGHT
<https://www.clearlighting.com/light/flexglo-f2222-horizontal-bending-silicone/#silicone-effect-E>
or equal
PROVIDE LED TRANSFORMERS PER MFR, MOUNT EXTERIOR ABOVE SOFFIT CEILING ON WALL

STATE OF SOUTH CAROLINA
VACCARO
ARCHITECTURE, INC.
Hilton Head Island, SC
No. 3061
REGISTERED ARCHITECT
STATE OF SOUTH CAROLINA
MICHAEL A. VACCARO
Hilton Head Island, SC
No. 6618
REGISTERED ARCHITECT
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FOR:
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120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29928
VACCARO
ARCHITECTURE, INC.
843.290.3076
email: mikevaccaro7@yahoo.com
LIGHTING PLAN AND
DETAIL
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SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY Nandina
FILE 2-07065.5 E.DWG, DATED February, 12, 2024.

120 ARROW ROAD
Hilton Head Island, SC, 29928

SHEET
NUMBER
L-100

G:\Projects-HH\Commercial\10 Arrow Road Elite Resort\Production\03 Work CDs\01-24038-100-Landscape.dwg Monday, February 03, 2025 Printed By: David McAllister
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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	REMARKS
SHRUBS							
ALZV	11	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	3 gal	18"-24"	18"-24"	Full in pot
ILVO	8	Ilex vomitoria	Upright Yaupon Holly	15 gal	36"-42"	30"-36"	Full to ground
ILVS	12	Ilex vomitoria 'Stokes Dwarf'	Stokes Dwarf Yaupon Holly	3 gal	18"-24"	18"-24"	Full in pot
LOCH	12	Loropetalum chinense	Chinese Fringe Flower	7 gal	14"-18"	18"-24"	Full in pot
MYCE	7	Myrica cerifera	Wax Myrtle	7 gal	30"-36"	30"-36"	Full pot
SERE	13	Serenoa repens	Saw Palmetto	7 gal	30"-36"	24"-30"	

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
GROUND COVERS								
DIAT	166	Dianella tasmanica 'Variegata'	Flax Lily	1 gal	16"-18"	16"-18"	24" o.c.	Full in pot
DIVE	25	Dietes vegeta	African Iris	1 gal	18-24"	12"-18"	36" o.c.	Full in pot
DRER	61	Dryopteris erythrosora 'Brilliance'	Autumn Fern	3 gal	18-24"	18"-24"	24" o.c.	Full in pot
LIMS	210	Liriope muscari 'Super Blue'	Super Blue Liriope	3 gal	36"	24"-30"	24" o.c.	Full in pot
MUCA	108	Muhlenbergia capillaris	Pink Muhly Grass	3 gal	12" - 18"	12" - 18"	42" o.c.	Full in pot

TURF GRASS								
SOD	3,172 sf	Zoysia x 'Empire'	Empire Zoysia	sod				

LANDSCAPE NOTES:

- THE OWNER'S REP. SHALL APPROVE ALL PLANT SUBSTITUTIONS PRIOR TO PURCHASE OR INSTALLATION.
- PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES FOR THE CONTRACTOR'S CONVENIENCE ONLY. ITS ACCURACY IS NOT GUARANTEED. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFF USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
- WARRANT EXTERIOR PLANTS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE, OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
- CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED. DO NOT MAKE SUBSTITUTIONS. IF THERE ARE DIFFICULTIES LOCATING PLANT MATERIAL AS SPECIFIED, CONTACT LANDSCAPE ARCHITECT OR OWNER'S REP. PRIOR TO BIDDING.
- THE CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER'S REPRESENTATIVE TO ESTABLISH A PLANTING SCHEDULE THAT PRIORITIZES THE PLANTING OF ALL TREES AND LAWN AREAS.
- ALL PLANT MATERIAL SHALL HAVE A WELL FORMED HEAD WITH THE MINIMUM CALIPER, HEIGHT, SPREAD AS SHOWN IN THE PLANT SCHEDULE. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNERS REPRESENTATIVE BEFORE, DURING AND AFTER INSTALLATION.
- ALL PLANTING TECHNIQUES SHALL CONFORM TO APPROVED INDUSTRY STANDARDS.
- PLANTS BED TO BE FINE GRADED, CONSIST OF HAND RAKED SMOOTH, FREE OF ROCKS, ROOTS, AND OTHER DEBRIS, ALL AREAS TO RECEIVE LANDSCAPE PLANTING, INCLUDING LAWN AREAS IF APPLICABLE, AND/OR PINE STRAW MULCH.
- ALL PLANT BEDS SHALL BE MULCHED WITH PINESTRAW MULCH TO A DEPTH OF 4".
- ALL PLANT BEDS TO RECEIVE PRE-EMERGENT TREATMENT PRIOR TO MULCHING, SUBMIT PRODUCT INFORMATION FOR APPROVAL.
- ALL LAWN AREAS AND PLANT BEDS TO BE FERTILIZED WITH A TIMED RELEASE FERTILIZER.
- NOTIFY OWNER'S REP. OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. OWNER'S REP. SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".
- REPLACE ANY PLANT MATERIAL INTENDED TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION.
- MAINTAIN PLANT BEDS FREE OF WEEDS & DEBRIS DURING THE CONSTRUCTION PERIOD.

IRRIGATION NOTES:

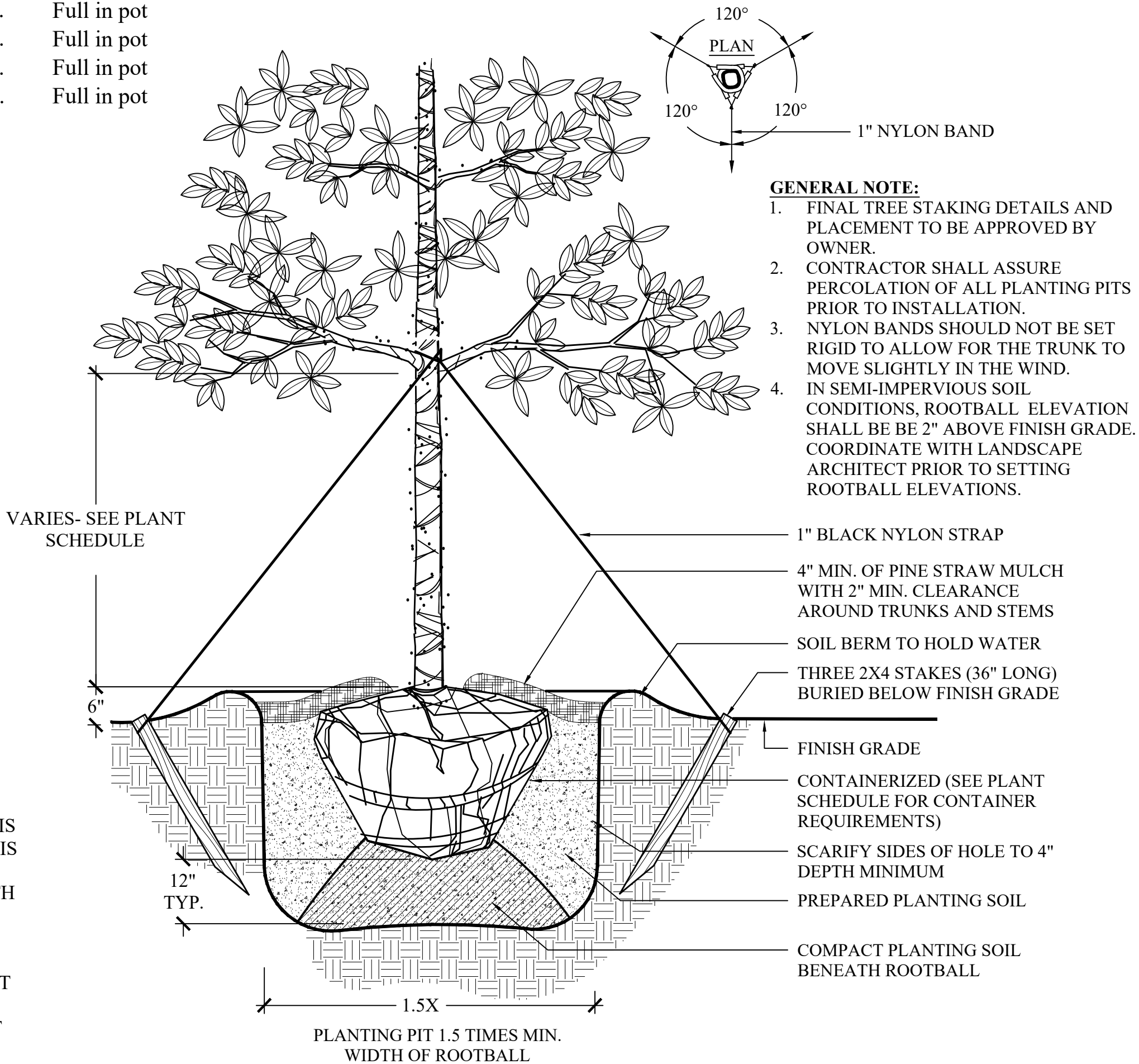
- CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM SHALL INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, BACK-FLOW & CONTROLLER. THE INSTALLED SYSTEM SHALL PROVIDE 100% COVERAGE OF ALL SOD AND PLANTING BEDS. COORDINATE WITH OWNER TO DETERMINE WATER SOURCE CONNECTION POINT AND CONTROLLER LOCATION.
- CONTRACTOR TO SUBMIT AS-BUILT PLAN OF IRRIGATION LAYOUT AT PROJECT CLOSE - OUT.

GRADING NOTES:

- CONTRACTOR TO PERFORM FINE GRADING WITHIN ALL TURF AND PLANT BEDS. FINE GRADING SHALL CONSIST OF A HAND RAKED, SMOOTH SOIL FREE OF ROCKS, ROOTS, AND DEBRIS.

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES.
- NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE A MODIFICATION TO THE PLANS. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".
- ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

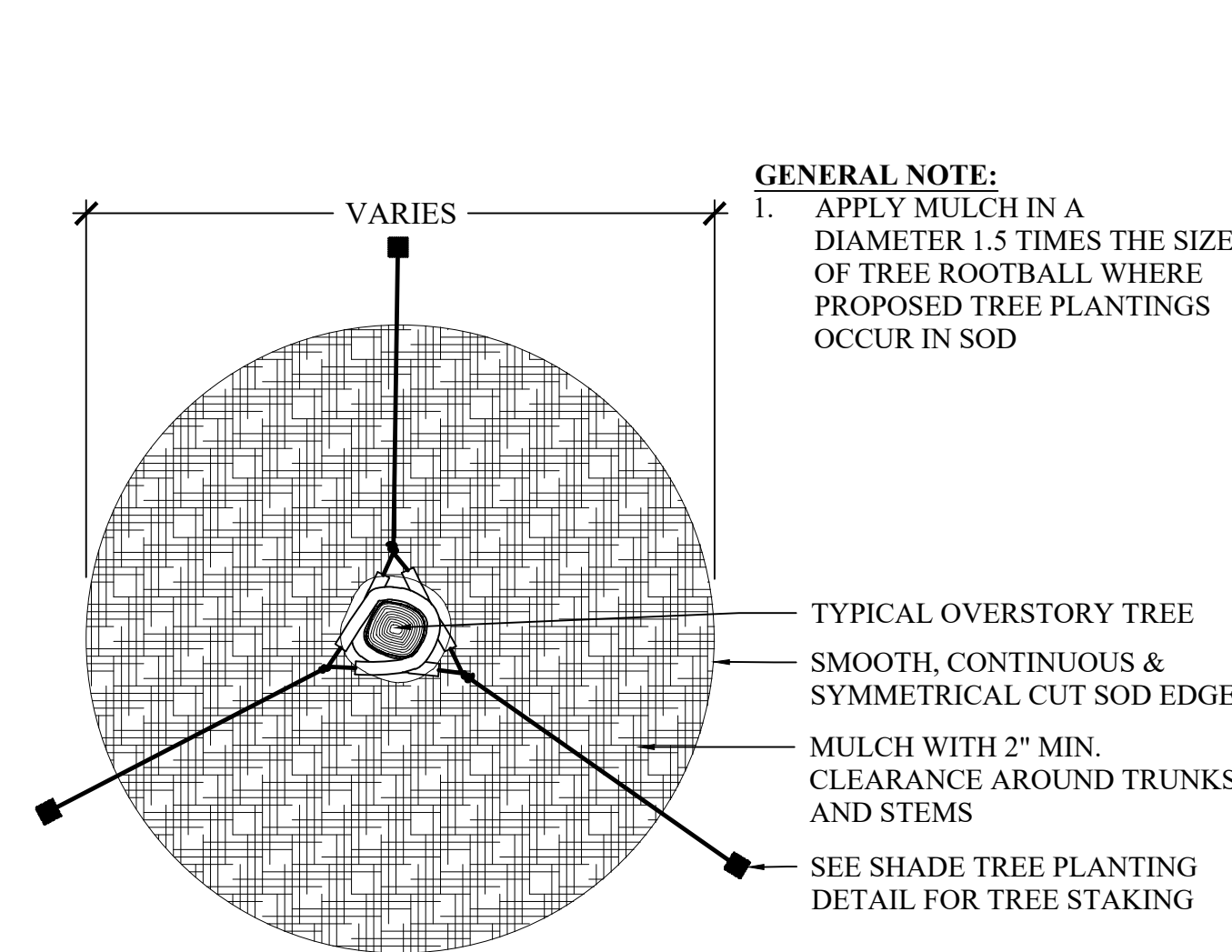


1 OVERSTORY TREE
L101 SCALE: NTS

GENERAL NOTE:

- AT PLANT BEDS, ENTIRE BED TO BE FILLED TO RECEIVE PLANTING SOIL AMENDMENT AND PLANT MATERIAL.
-

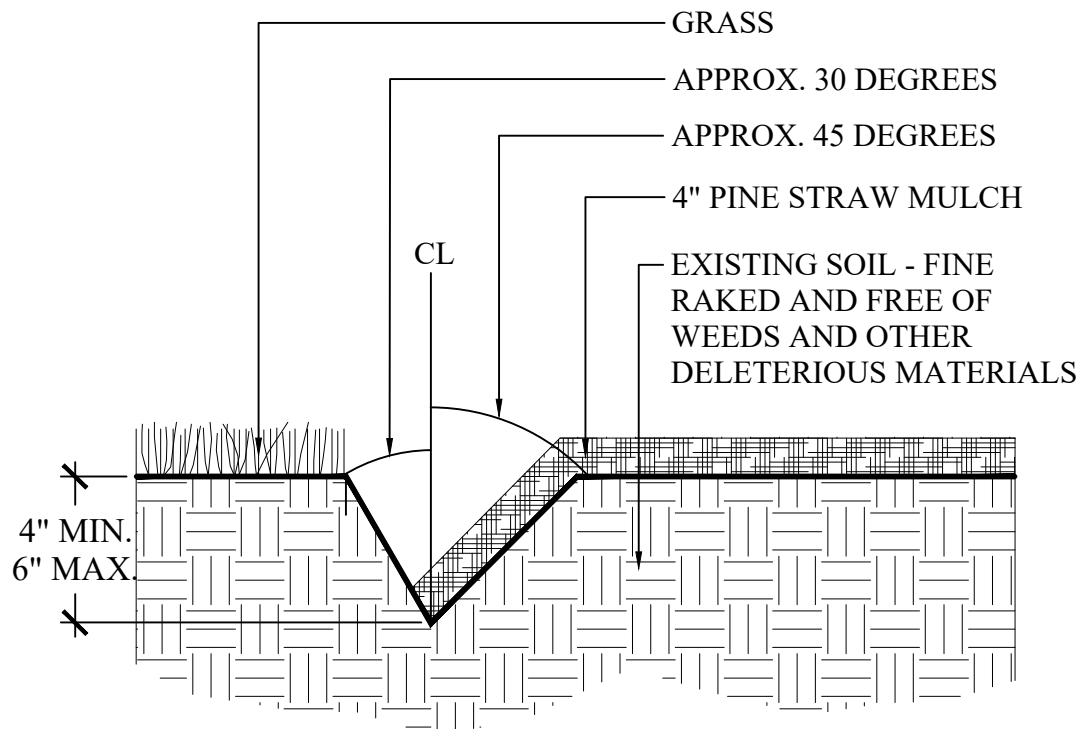
4 SHRUB PLANTING
L101 SCALE: NTS



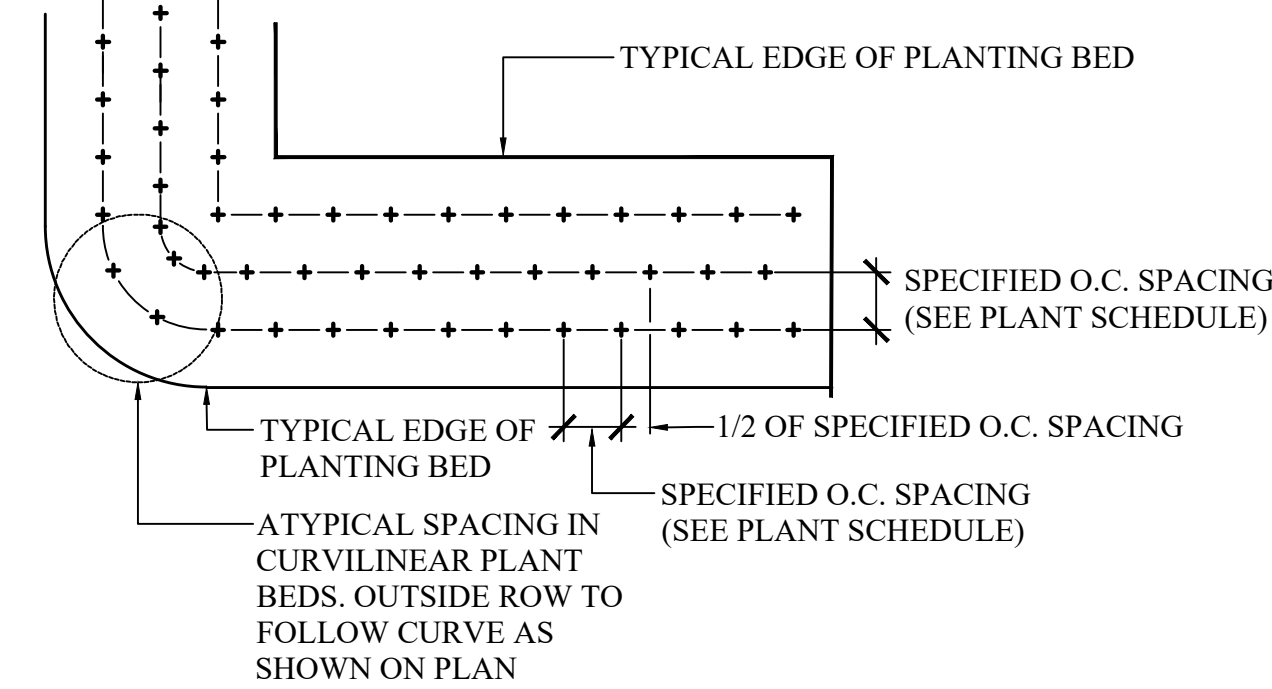
2 MULCH TREE RING
L101 SCALE: NTS

GENERAL NOTE:

- EXCAVATE TRENCH BY HAND WITH SPADE
- ADD EXCESS SOIL TO ADJACENT PLANT BED AFTER PULLING BACK EXISTING MULCH, RAKE SOIL AND SMOOTH BEFORE MULCHING.



3 LANDSCAPE BED EDGE
L101 SCALE: NTS



5 PLANT SPACING
L101 SCALE: NTS

GENERAL NOTE:

- APPLY MULCH IN A DIAMETER 1.5 TIMES THE SIZE OF TREE ROOTBALL WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD

TYPICAL OVERSTORY TREE
SMOOTH, CONTINUOUS & SYMMETRICAL CUT SOD EDGE
MULCH WITH 2" MIN. CLEARANCE AROUND TRUNKS AND STEMS
SEE SHADE TREE PLANTING DETAIL FOR TREE STAKING

ATLANTIC LAUNDRY

120 ARROW ROAD
Hilton Head Island, SC. 29928

PROFESSIONAL SEAL:

DRAWN BY:
CM
CHECKED BY:
DM

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#	REVISION	DATE	BY

DATE
09-26-2024
PROJECT NUMBER
01-24038
SHEET TITLE

Details &
Notes

SHEET
NUMBER
L-101

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LANDSCAPE ARCHITECTURE
LAND PLANNING



7 Lafayette Place | Hilton Head Island, SC 29926
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VACCARO
ARCHITECTURE, INC.

ATLANTIC LAUNDRY
COLOR & MATERIAL SELECTIONS

PARAPET
NICHIHA MOTHER OF PEARL



STUCCO
HARDCOAT STUCCO OVER STEEL STUDS/SHEATHING
MASTER WALL LUNAR



WALL PANELS BELOW SOFFIT:
NICHIHA VINTAGE WOOD



**120 Arrow Road
Atlantic Laundry
Staff Comments
February 11, 2025
DRB-000616-2024**

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: 120 Arrow Road – Atlantic Laundry

DRB-000616-2024

DATE: 8/27/2024

CATEGORY: Alterations and Additions - 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	☐	☐	☒	Utilities are being painted to blend into the building.
Decorative lighting is limited and low wattage and adds to the visual character	☐	☐	☒	No exterior lighting is being proposed.
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	☒	☐	☐	
The 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
1. Staff recommends approval of the final submittal for 120 Arrow Road with the following condition to be provided:
2. Any additional information as required by the Board.