



# Town of Hilton Head Island Regular Design Review Board Meeting

January 8, 2019 – 1:15 p.m.  
Benjamin M. Racusin Council Chambers

## **REVISED AGENDA**

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*As a courtesy to others please turn off/silence all electronic devices during the meeting.*

1. **Call to Order**
2. **Roll Call**
3. **Freedom of Information Act Compliance**  
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
4. **Presentation of the Town's Crystal Award to Mr. Ronald Hoffman**
5. **Approval of Agenda**
6. **Approval of Minutes** – Meeting of December 11, 2018
7. **New Business**
  - A. *Alteration/Addition*
    - Monarch Magnolia, DRB-002812-2018
    - Monarch Dogwood, DRB-002813-2018
    - Island Club Reroof, DRB-002876-2018
    - McDonald's, DRB-002880-2018
    - Fishcamp Addition, DRB-002883-2018
8. **Appearance by Citizens**
9. **Staff Report**
  - A. Discussion of Overhead Lighting at Crosswalks on William Hilton Parkway
  - B. Minor Corridor Approvals
10. **Adjournment**

*Please note that a quorum of Town Council may result if four or more of their members attend this meeting.*

***Town of Hilton Head Island***  
***Minutes of the Design Review Board Meeting***  
**December 11, 2018 at 1:15 p.m.**  
**Benjamin M. Racusin Council Chambers**

**Board Members Present:** Acting Chairman Michael Gentemann, Cathy Foss, Debbie Remke, Brian Witmer, Ron Hoffman

**Board Members Excused:** Chairman Dale Strecker, Kyle Theodore

**Town Council Present:** None

**Town Staff Present:** Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant

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**1. Call to Order**

Acting Chairman Gentemann called the meeting to order at 1:15 p.m.

**2. Roll Call – See as noted above.**

**3. Freedom of Information Act Compliance**

The Town has met all Freedom of Information Act requirements for this meeting.

**4. Approval of the Agenda**

The Board approved the agenda by general consent.

**5. Approval of Minutes – Meeting of November 13, 2018**

The Board approved the minutes of the November 13, 2018 regular meeting by general consent.

**6. New Business**

*A. Alteration/Addition*

- Omni Bar, DRB-002714-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as described in the Board's packet. Mr. Darnell further noted that Staff revised condition number one of the recommendation. Staff recommends approval with the following conditions:

1. Replant a total of 4" caliper of Live Oaks to meet a prior mitigation requirement.
2. Retain the 4" mitigation oak between the proposed bar and the restrooms in its current location.

Acting Chairman Gentemann asked the applicant to come forward. The applicant thanked Mr. Darnell for his presentation.

Acting Chairman Gentemann asked the Board for comments. The Board complimented the project and agreed with the Staff comments as revised.

Mr. Witmer made a motion to approve DRB-002714-2018 with the following conditions:

1. Replant a total of 4” caliper of Live Oaks that were required under a previous mitigation.
2. Retain the 4” mitigation oak between the proposed bar and the restrooms in its current location.

Ms. Foss seconded. The motion passed with a vote of 5-0-0.

- Fishcamp Addition, DRB-002731-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board’s packet. Staff recommends denial of the application as submitted.

Acting Chairman Gentemann asked if the applicant would like to add to Staff’s narrative. The applicant thanked Mr. Darnell for his presentation. The applicant indicated that based on Staff’s recommendation of denial, the flat roof was changed to a shed roof with a larger footprint. The applicant asked the Board to consider the new proposal today.

Acting Chairman Gentemann expressed the Board generally does not accept a same-day proposal, unless the Board requests it. However, there is only one DRB meeting in December and the Board is sympathetic to the applicant wanting to move forward with the project. Acting Chairman Gentemann asked if any Board member would like to make a motion to consider the new proposal.

Mr. Hoffman moved to review the new proposal related to the roof. Mr. Witmer seconded. The motion passed with a vote of 4-0-1. Acting Chairman Gentemann abstained.

The applicant then described the new proposal related to the roof. Acting Chairman Gentemann indicated the Board does not have enough information to vote in favor of this today, however, he will allow the Board to offer comments.

The Board made comments and inquiries regarding: preference for a sloped roof; the new proposal includes expanding the patio; concern for the low roof obstructing the view for patrons inside the restaurant; the possibility of shortening the patio so the roof could be higher; details on the underside of the roof, lighting, ceiling fans, etc.; due diligence regarding certain constraints such as the OCRM and wetland buffer lines; and using the same material on the building to match.

Acting Chairman Gentemann then suggested to mirror the roof truss as shown on the rear elevation and install a roof cricket. The architecture is already established and it would keep the view for the patrons from the inside. The Board asked the applicant to submit the appropriate elevations and details for their review on this project.

The application was withdrawn at the applicant’s request.

- Java Burrito, DRB-002732-2018 (existing exterior addition)

*(Mr. Witmer recused himself from review of project DRB-002732-2018 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)*

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends denial of the application as submitted. Mr. Darnell went through the reasons for denial as described on the Staff comment sheet.

The fence was previously approved in a Minor DPR as a 7' fence around the utility yard. At the time it was approved, landscaping was not enforced. The applicant installed the fence as approved. Today, the DRB is being asked to review the roof structure. Town Staff will review the structure to make sure it meets the appropriate Building Code requirements.

Acting Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the application and answered questions presented by the Board. The applicant indicated adding landscaping in the appropriate areas, addressing pervious and impervious coverage requirements, and documenting the Code requirements.

Acting Chairman Gentemann asked the Board for comments. The Board generally agreed with adding landscaping to help soften the large structure and pervious pavers as required. The Board emphasized the proper Code documentation will need to be provided. In general, the Board members present agreed the structure is acceptable because it's the proper color and materials, and appears to be well constructed. Building Code requirements will be reviewed at the Staff level. Landscaping items can be reviewed at the Staff level. Staff suggested that if the Board decides to approve the application, then to approve it with conditions for Staff review as appropriate in order to keep the project moving forward.

Mr. Hoffman made a motion to approve DRB-002732-2018 with the following conditions:

1. Significant landscaping shall be added along the road way (Dunnagans Alley) side and the side with the HVAC unit and shall be reviewed and approved by Town Staff.
2. Pervious materials shall be added to the side with the HVAC unit. The amount of pervious materials shall be equal to or greater than the amount lost due to the roof structure.
3. The existing structure shall meet the applicable LMO, building, and wind code requirements and be reviewed by Town Staff.

Ms. Remke seconded. The motion passed with a vote of 4-0-0.

**7. Appearance by Citizens – None**

**8. Staff Report**

Mr. Darnell reported the Minor Corridor approvals since the last Board meeting.

**9. Adjournment**

The meeting was adjourned at 2:29 p.m.

Submitted by: Teresa Haley, Secretary

Approved:

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Michael Gentemann, Acting Chairman

DRAFT



**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](http://www.hiltonheadislandsc.gov)

**FOR OFFICIAL USE ONLY**  
 Date Received: 12-7-2018  
 Accepted by: N. Stephens  
 DRB #: 2813-2018  
 Meeting Date: \_\_\_\_\_

Applicant/Agent Name: Ksenija Kocan Company: S: A Industries.com  
 Mailing Address: 275 Satellite Blvd NW City: Suwanee State: GA Zip: 30024  
 Telephone: 404-567-3967 Fax: 678-377-7043 E-mail: KKocan@saindustries.com  
 Project Name: Monarch Project Address: 91 N Sec Lines Dr, HHI SC 29928  
 Parcel Number [PIN]: R Bldg 3600  
 Zoning District: \_\_\_\_\_ Overlay District(s): \_\_\_\_\_

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

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

Project Category:  
 Concept Approval – Proposed Development  
 Final Approval – Proposed Development  
 Alteration/Addition  
 Sign

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

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

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

**Additional Submittal Requirements:**

**Concept Approval – Proposed Development**

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

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

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

Context photographs of neighboring uses and architectural styles.

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

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

2813-2018

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

12/4/18  
\_\_\_\_\_  
DATE



SEA PINES PLANTATION  
ARCHITECTURAL REVIEW BOARD  
OFFICE (843) 671-5533 • FAX (843) 671-5368

2812-2018  
+ 2813-2018

Date:  
Legal Address:  
Owner:

March 1, 2016  
MONARCH  
MARRIOT

W. Thomas Parker, Jr.  
Parker Design Group  
P. O. Box 5010  
Hilton Head Island, SC 29938

The Sea Pines Architectural Review Board has approved the colors for the painting of the above captioned address.

SIDING - S/W "NANTUCKET DUNE" # 7527  
TRIM - S/W "SANDERLING" # 7513  
STUCCO - N/A  
DOORS - S/W "SANDERLING"

Thank you for your cooperation. Please post the permit while you are painting.

Sincerely,

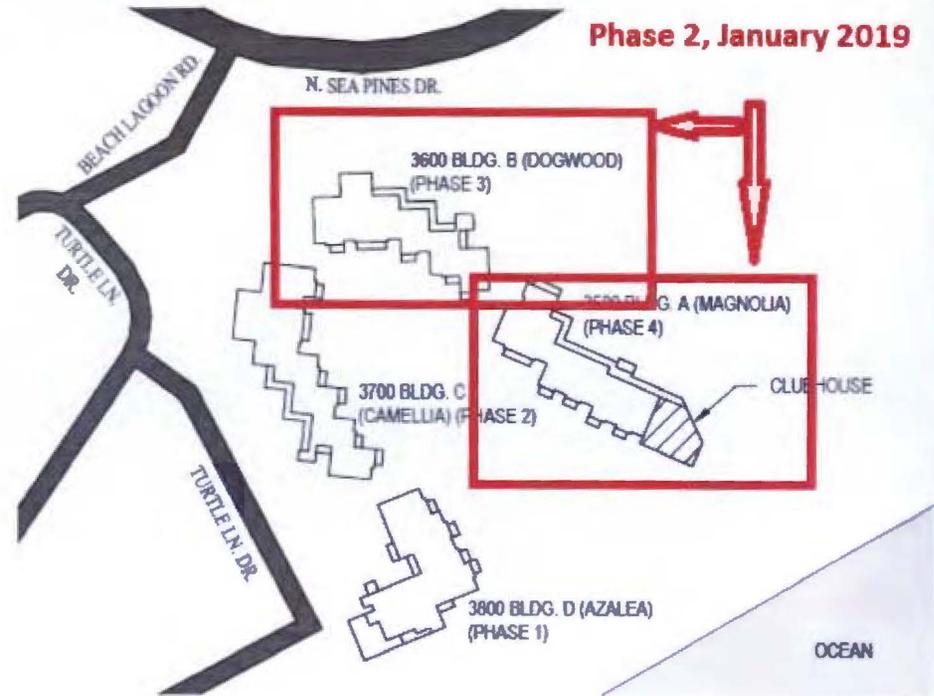
Suzanne Sherman  
Assistant Administrator

# VICINITY MAP & SITE PLAN



## VICINITY MAP

NOT TO SCALE  
Dwg.# 170281-G2002.DWG



## SITE AND PHASE PLAN

NOT TO SCALE  
Dwg.# 170281-G2002.DWG

Monarch Existing



Monarch Color Study



FOR STUDY MONARCH BUILDINGS  
PRIOTT VACATIONS WORLDWIDE

**pdc**  
ARCHITECTS

## 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: Monarch Magnolia

DRB#: DRB-002812-2018

DATE: 12/27/2018

RECOMMENDATION: Approval  Approval with Conditions  Denial   
RECOMMENDED CONDITIONS:

### ***MISC COMMENTS/QUESTIONS***

Earlier phases to repaint other buildings in the complex were approved by the DRB on Sept. 13, 2016.



**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](http://www.hiltonheadislandsc.gov)

**FOR OFFICIAL USE ONLY**  
 Date Received: 12-7-2018  
 Accepted by: N. Stephens  
 DRB #: 2813-2018  
 Meeting Date: \_\_\_\_\_

Applicant/Agent Name: Ksenija Kocan Company: S: A Industries.com  
 Mailing Address: 275 Satellite Blvd NW City: Suwanee State: GA Zip: 30024  
 Telephone: 404-567-3967 Fax: 678-377-7043 E-mail: KKocan@saindustries.com  
 Project Name: Monarch Project Address: 91 N Sec Lines Dr, HHI SC 29928  
 Parcel Number [PIN]: R Bldg 3600  
 Zoning District: \_\_\_\_\_ Overlay District(s): \_\_\_\_\_

**CORRIDOR REVIEW, MAJOR  
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2813-2018

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\_\_\_\_\_  
SIGNATURE

12/4/18  
\_\_\_\_\_  
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ARCHITECTURAL REVIEW BOARD  
OFFICE (843) 671-5533 • FAX (843) 671-5368

2812-2018  
+ 2013-2018

Date:  
Legal Address:  
Owner:

March 1, 2016  
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W. Thomas Parker, Jr.  
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P. O. Box 5010  
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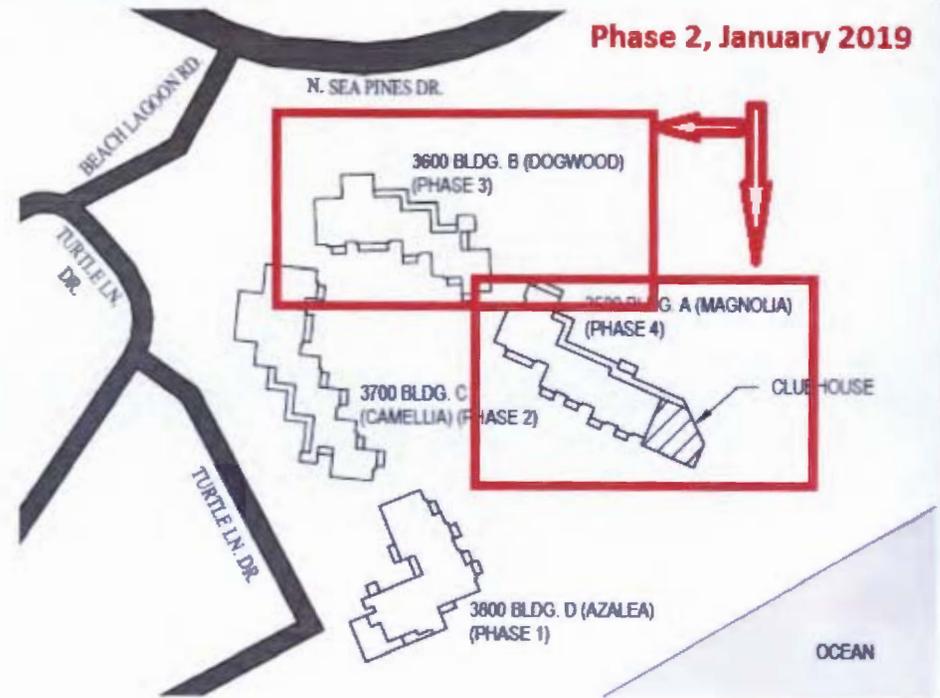
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**pdk**  
ARCHITECTS

## 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: Monarch Dogwood

DRB#: DRB-002813-2018

DATE: 12/27/2018

RECOMMENDATION: Approval  Approval with Conditions  Denial   
RECOMMENDED CONDITIONS:

### ***MISC COMMENTS/QUESTIONS***

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 Community Development Department  
 One Town Center Court  
 Hilton Head Island, SC 29928  
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**FOR OFFICIAL USE ONLY**  
 Date Received: 12-20-18  
 Accepted by: Sarah W.  
 DRB #: 002876-2018  
 Meeting Date: 1-8-19

Applicant/Agent Name: Kemberly Espino Company: MONARCH ROOFING  
 Mailing Address: 4 MATTHEW CART SATED City: HHI State: SC Zip: 29926  
 Telephone: 843-683-7003 Fax: \_\_\_\_\_ E-mail: kemberly@monarchroofing.biz  
 Project Name: ISLAND CLUB Project Address: 85 FOLLY FIELD RD  
 Parcel Number [PIN]: RS10 009 000 0011 0000  
 Zoning District: RD Overlay District(s): COD

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

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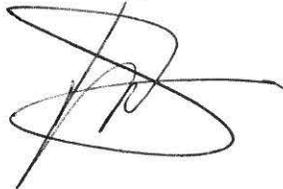
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- Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

To whom it may concern,

Monarch roofing is requesting approval to tear off existing shingles and replace with GAF Timberline Architectural HD Hunter Green Shingles.as requested by property owner.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Monarch Roofing



TOWN OF HILTON HEAD ISLAND  
COMMUNITY DEVELOPMENT DEPARTMENT  
ONE TOWN CENTER COURT  
HILTON HEAD ISLAND SC 29928  
843-341-4757 FAX 843-341-2087 or 843-842-8587

**REGISTRATION & AUTHORIZATION FOR RESIDENTIAL  
SPECIALTY, RESIDENTIAL HOMEBUILDERS  
AND GENERAL CONTRACTORS**

In an effort to protect licensed contractors and citizens of this jurisdiction from unlawful and unlicensed contractors, we have developed this form that will remain on file. Thank you for your cooperation. If you have more than one person to authorize, please fill out a form for each one.

Date 12/19/2018

Qualifier MARTIN PETTIGREW

Email emberly@monarchroofing.biz Business License # 27274

State License Type C-C State License # 121816

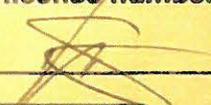
Company Name MONARCH ROOFING OF HILTON HEAD LLC

Address 4 MATTHEWS COURT SUITE D

City HILTON HEAD ISLAND State SC Zip 29928

Phone 843-683-7003 Cell \_\_\_\_\_

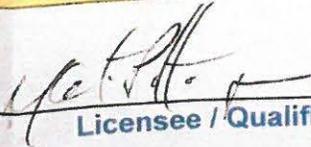
I give the following person permission to pull construction permits and sign up for online permitting/inspection scheduling under my state license number.

Print Name KEMBERLY ESPINO Signature 

Employee's Position \_\_\_\_\_

Phone 843-683-7003

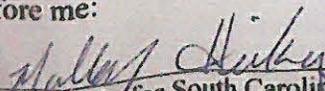
Email emberly@monarchroofing.biz



Licensee / Qualifier Signature

Date

On this 20 day of Dec, 2018, Martin Pettigrew (licensee/qualifier) personally appeared before me Mallory Hickey (notary) who stated that (s)he is the owner/GM (position) of Monarch Roofing (company), and that the instrument was signed in behalf of the said company/ corporation by authority of its board of directors and acknowledged said instrument to be its voluntary act and deed. Before me:

  
Notary Public for South Carolina

My Commission Expires: 12.18.27









MONARCH ROOFING

YOU DESERVE THE BEST

FDC













## 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: Island Club Roof

DRB#: DRB-002876-2018

DATE: 12/26/2018

RECOMMENDATION:    Approval                Approval with Conditions                Denial      
RECOMMENDED CONDITIONS:

### ***ARCHITECTURAL DESIGN***

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Select a more nature blending color that the Hunter Green shingle.

### ***MISC COMMENTS/QUESTIONS***

1. There are no green roofs in the Folly Field area.
2. A color change to the building was retro-actively approved by the DRB on Feb. 16, 2018 meaning they had already painted the building and did not get DRB approval.
3. Current roofing work is 50% complete. A stop work order was issued because they did not have a permit (including DRB approval).



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 William Peratta, GreenbergFarrow

12/20/18

\_\_\_\_\_  
DATE

December 21, 2018

Mr. Chris Darnell, RLA  
Urban Designer  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

Re McDonald's Remodel at 2 Plaza Drive

Dear Mr. Darnell:

McDonald's and its franchising partners are investing \$6 billion to modernize more than 14,000 restaurants nationwide by 2020. This restaurant is one of many that have been chosen to be remodeled as part of this program. The goal is to emphasize convenience and personalized experiences while boosting the fun-to-eat factor that the Golden Arches represent, whether the customer is dining in, using the drive thru, mobile ordering, or using a kiosk to order a meal.

The scope of the remodel includes upgrading the exterior of the building; renovating the dining room, customer service areas, and restrooms. Site improvements include adding parking, better circulation, lighting and landscaping improvements.

More detail is provided below regarding the proposed improvements contemplated by the submitted colored renderings and site plans.

### **Building Exterior Improvements**

McDonald's proposes to give the building a more updated, modern look as depicted by the colored renderings prepared by GreenbergFarrow and submitted with this application. Generally, existing roof and wall elements were maintained due to their existing conformity with nearby architecture and the Town of Hilton Head Island's building design guidelines. However, a few new elements have been introduced to provide a more modern, updated look that McDonald's is seeking as part of its remodeling efforts and branding scheme. Please note the following regarding the building's architecture:

1. The existing mansard hip roof will remain as-is to maintain the "island-like character" that currently exists. The appearance is similar to that of many other restaurants and retailers on Hilton Head Island, and complies with the Town's design guide.
2. The existing stucco siding and stone finishes on the building are proposed to remain they exist. Their tan, neutral color is fitting with the architectural them described in the Town's design guide and blends with the landscaping. The variation in materials provides visual interest.

3. The existing storefronts and trim under the roof canopy will remain, except as needed to accommodate the new brand walls.
4. A new cash booth expansion is proposed along the drive-thru as a bump-out to reduce customer wait times when using the drive-thru.
5. A new brand wall with the “M” golden arch finished with false wood Eurowest tile is proposed. The material simulates wood and per the Town’s design guide, “(t he use of wood or wood simulating materials is strongly encouraged.” The panels are approximately 6-inches in width, have a wood grain pattern that gives them the appearance of wood paneling. The grey color very closely matches Savannah Grey. This brand wall represents the corporate identity that McDonald’s is rolling out nationally as part of its new branding theme.
6. The new trellis with the canopy attached to the brand wall is also part of the new, modern corporate look that McDonald’s has adopted for its restaurants. The trellis and canopy provide a massing effect to the primary entrance to the restaurant. The entryway is on the western side of the building.

### **Building Interior Improvements**

The interior of the restaurant, including the dining room, restrooms and customer service areas will be remodeled. The kitchen will not be remodeled and will remain-as is. The floor plans included with this application show the layout of the restaurant and where the dining room, restrooms, customer service areas, and kitchen are located. The demolition plans show an area near the front of the building that will be demolished, and the floor plans show the new windows and storefront to be constructed to make the dining experience more pleasant.

The dining room will remain largely as-is, with existing tile finishes, seating, and lighting to remain. The existing wall paper may be replaced to provide a fresh look in the dining room.

The customer service area will be modernized with new digital self-order kiosks, remodeled service counters, and new digital menu boards. New, low-voltage lighting will be also be installed to complete the dining room remodel.

Restrooms will receive a facelift, too, and be given a more modern, updated look. New flooring, wall and ceiling finishes are proposed to be installed. New lavatories, commodes, and urinals, and counters will also be installed. Lastly, the restrooms will be improved so that they comply with the Americans with Disabilities Act.

### **Site Improvements**

Upgrades to existing landscaping, new LED lighting, additional parking to meet customer demand, and a bypass lane around the drive-thru are all proposed to enhance the customer experience, reduce waiting times at the drive-thru, meet customer demand for parking, and provide enhanced circulation around the site. The improvements are shown on the site plans prepared by GreenbergFarrow and include the following:

1. Landscape buffers are proposed to be added along the southern boundary line and along Dillon Road in conformance with Town of Hilton Head Island’s landscaping and buffer requirements, and as required by staff. The buffers will contain a mixture of overstory trees, understory trees, and shrubs.

2. Some of the existing trees will be removed due to the sitework. However, replacement trees will be installed. These trees, combined with the trees proposed to be planted in the buffer areas, will result in an increase of more adjusted caliper inches than presently exists.
3. An ADA-compliant pathway and sidewalk are proposed to be constructed from the front of the building to William Hilton Parkway.
4. The existing sidewalk behind the building will be reconstructed on a different alignment for employee safety when exiting the kitchen and having to cross the drive-thru lane. This walkway will also be an ADA-compliant pathway for emergency existing purposes.
5. A drive-thru bypass lane is proposed to be installed to improve circulation around the site and avoid delays and reduce congestion on site during the restaurant's peak times.
6. Along with the bypass lane, some additional parallel parking is proposed to help satisfy customer demand and the shortage of parking that currently exists at times. A landscape island is proposed to separate the parking area from the drive-thru lanes.
7. New LED light fixtures will be installed to improve site lighting and customer safety. Currently, the site and parking areas are dimly lit. The proposed lighting levels meet the Town of Hilton Head's lighting requirements and the lighting foot candle levels are shown on the submitted lighting plan.
8. Existing ADA parking spaces will be reconstructed so that they are compliant with ADA regulations.
9. New replacement trees will be installed as part of the site work in the parking areas. This will complement the landscape buffers that are proposed to be installed.

McDonald's is pleased to have the opportunity to renovate and modernize its restaurant and looks forward to providing its customers an improved dining experience for everyone.

Sincerely,



William Peratta, AICP  
GreenbergFarrow



McDonald's  
2 Plaza Drive  
Hilton Head Island, SC

# Photos



## View 1

Looking at the front of the restaurant.



## View 2

Looking at the front of the restaurant.



McDonald's  
2 Plaza Drive  
Hilton Head Island, SC

## Photos



### View 3

Another view of the front of the restaurant.



### View 4

Picture of the western elevation or entry elevation. The front of the building is to the left and the rear of the building is to the right.



McDonald's  
2 Plaza Drive  
Hilton Head Island, SC

# Photos



## View 5

Another view of the western or entry elevation looking towards the rear of the site.



## View 6

A close-up view of the storefront along the western elevation.



McDonald's  
2 Plaza Drive  
Hilton Head Island, SC

# Photos



## View 7

Looking at the drive-thru side of the building.



## View 8

Another view of the drive-thru side.



McDonald's  
2 Plaza Drive  
Hilton Head Island, SC

# Photos



## View 9

View of the rear of the building.

This space intentionally left blank

## View 10



McDonald's  
2 Plaza Drive  
Hilton Head Island, SC

# Photos



**View 11**

Whole Foods Market



**View 12**

Whole Foods Market



McDonald's  
2 Plaza Drive  
Hilton Head Island, SC

# Photos



**View 13**  
Fresh Market Shoppes



**View 14**  
Fresh Market Shoppes



McDonald's  
2 Plaza Drive  
Hilton Head Island, SC

# Photos



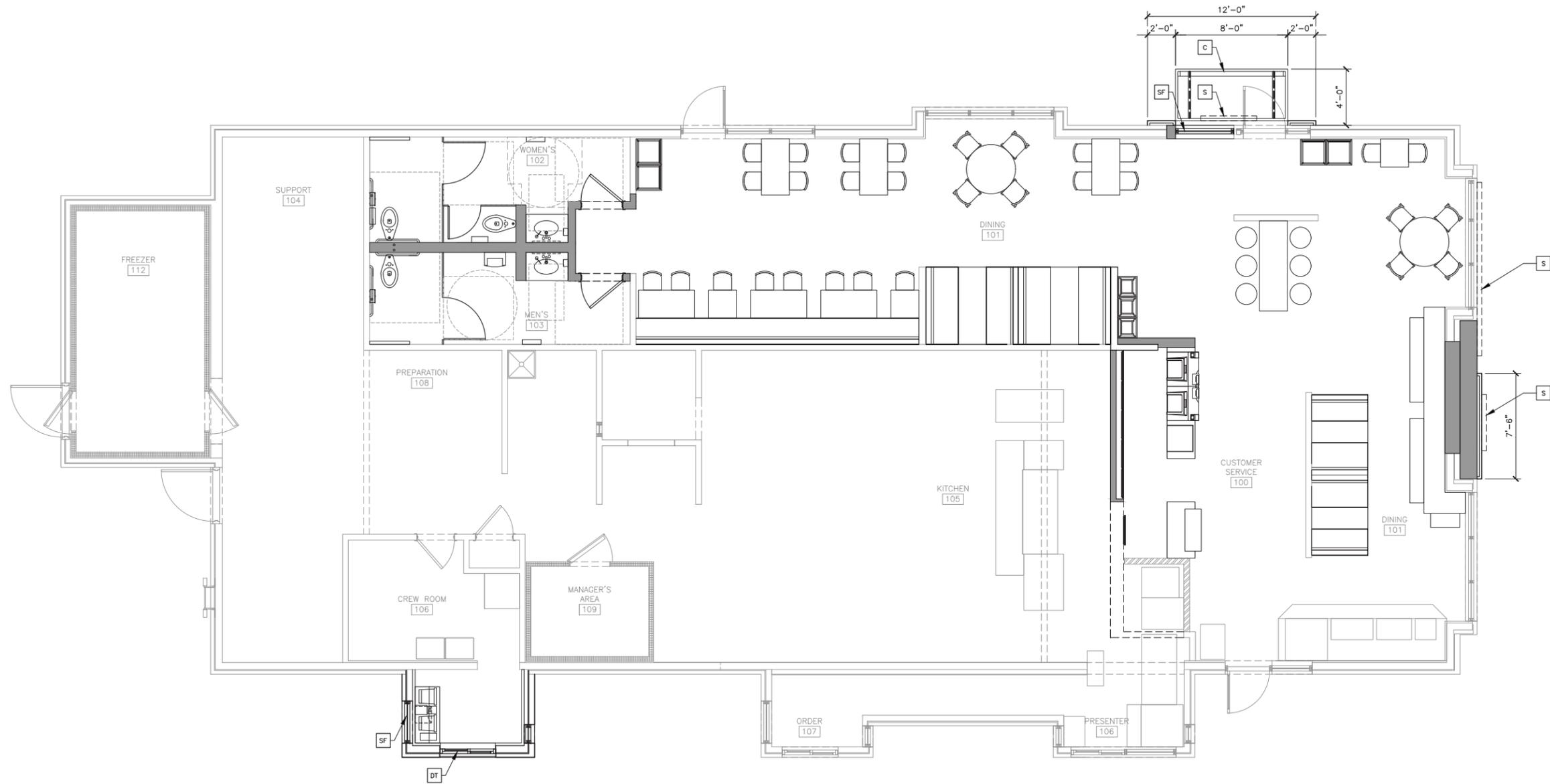
**View 15**

Photo of buildings in adjacent shopping center to the south. (Google Earth)



**View 16**

Another image of the shopping center to the south. (Google Earth)



**Greenberg Farrow**  
 21 S. Evergreen Ave. Suite 200  
 ARLINGTON HTS., IL 60004  
 T: 847.788.9200 F: 847.788.9238

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PREPARED FOR:  
**McDonald's USA, LLC**  
 21 S. Evergreen Ave. Suite 200  
 ARLINGTON HTS., IL 60004  
 T: 847.788.9200 F: 847.788.9238

**McDonald's USA, LLC**  
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 T: 847.788.9200 F: 847.788.9238

CF PROJECT NO. 20180608.0

1 FLOOR PLAN  
 A1.0 1/4" = 1'-0"

**GENERAL NOTES**

1. SEE SHEET A3.0 FOR EXTERIOR WALL ASSEMBLY TYPES.
2. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
3. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
4. GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FORREST PERMA-SIGN 1-800-214-8765 9292 1ST ST., BOX 588 www.forrestpermasigns.com NEW ROCHELLE, NY 10802

**SYMBOL LEGEND**

- ⑦ DOOR TAG - SEE DOOR SCHEDULE
- X KEY NOTE

**KEY NOTES**

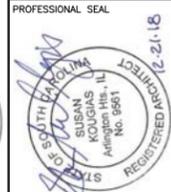
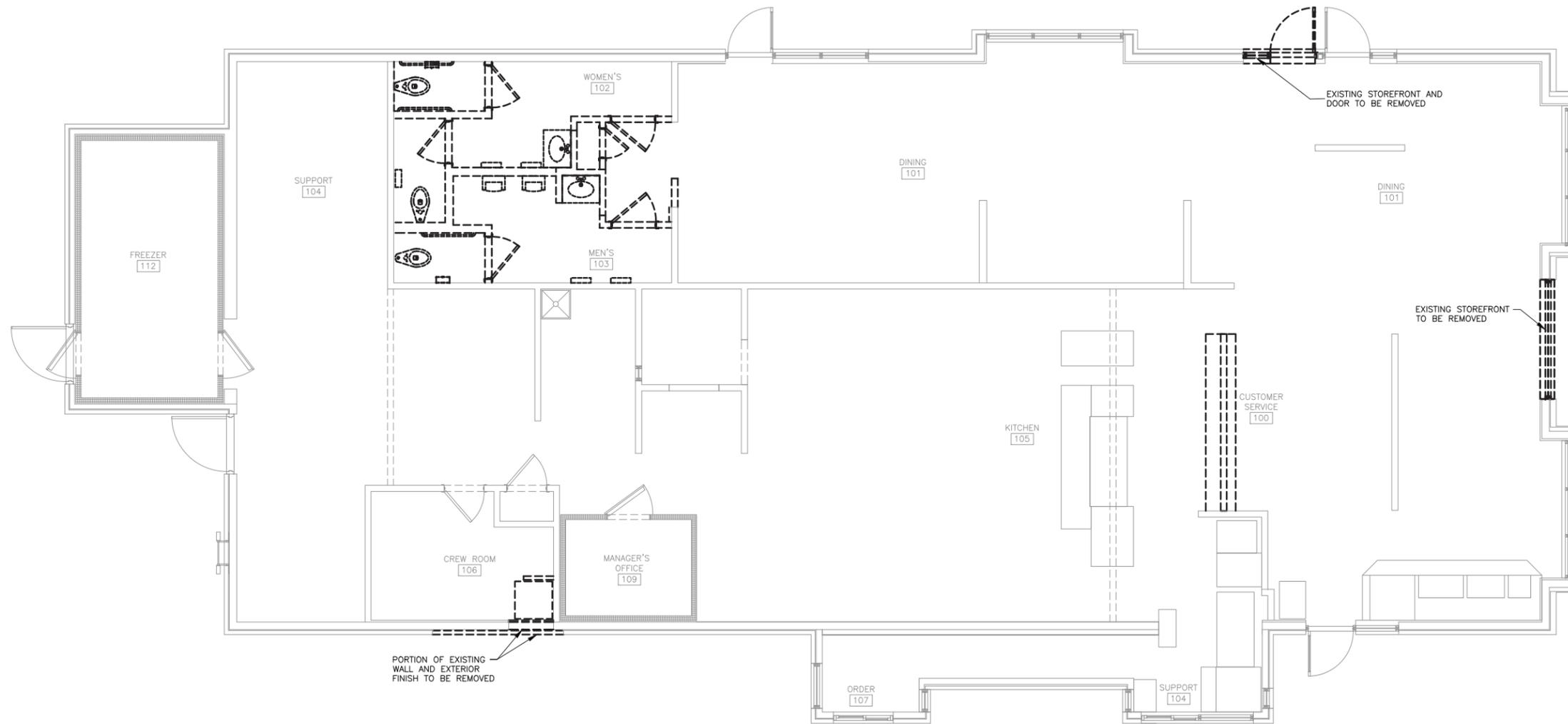
- C NEW ALUMINUM CANOPY FASCIA SYSTEM ABOVE - SEE SHEET A3.0 FOR NOTES - SEE ROOF PLAN FOR DIMENSIONS
- DT CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD PROJECT MANAGER
- L NEW WALL SCONCE FIXTURE. SEE ELEVATIONS & ELECTRICAL FOR UP/DOWN & COLOR.
- RL ROOF LADDER (EXISTING)
- S NEW SIGNAGE - BY OTHERS - SEE ELEVATIONS
- SF NEW STOREFRONT SYSTEM - SEE SHEET A3.0 FOR NOTES - SEE ELEVATIONS
- T NEW ALUMINUM TRELLIS SYSTEM ABOVE - SEE SHEET A3.0 FOR NOTES - SEE ROOF PLAN FOR DIMENSIONS

NO.	DATE	BY	DESCRIPTION
09/19/18	DATE	NP	EXTERIOR & CASH BOOTH BRAND REVIEW
09/19/18	DATE	BY	DESCRIPTION

1  
D1.0

**DEMOLITION FLOOR PLAN**

1/4" = 1'-0"

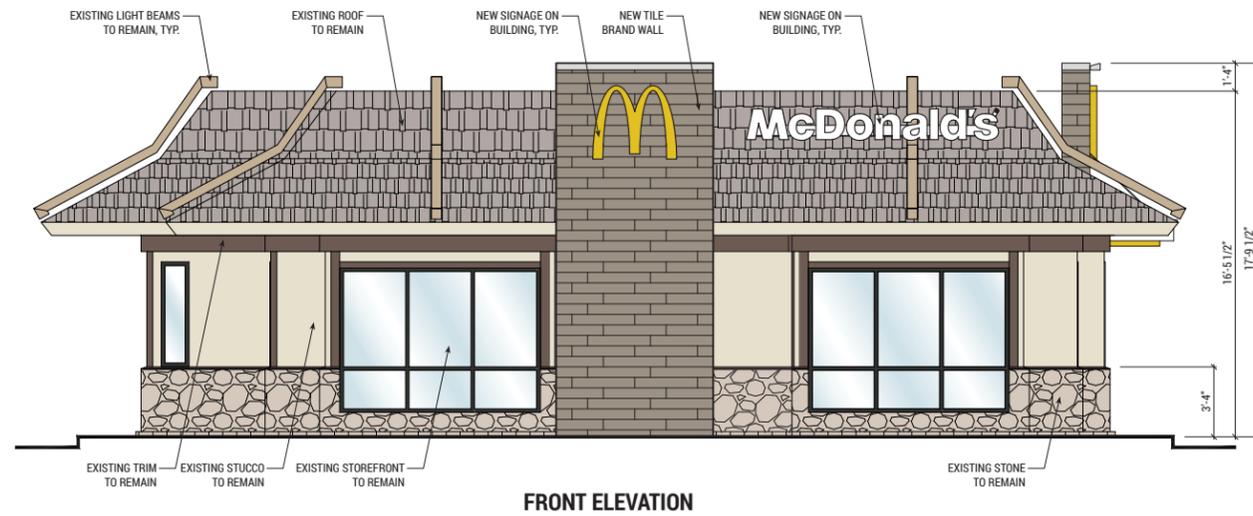


**Greenberg Farrow**  
 21 S. Evergreen Ave. Suite 200  
 Arlington Hts., IL 60004  
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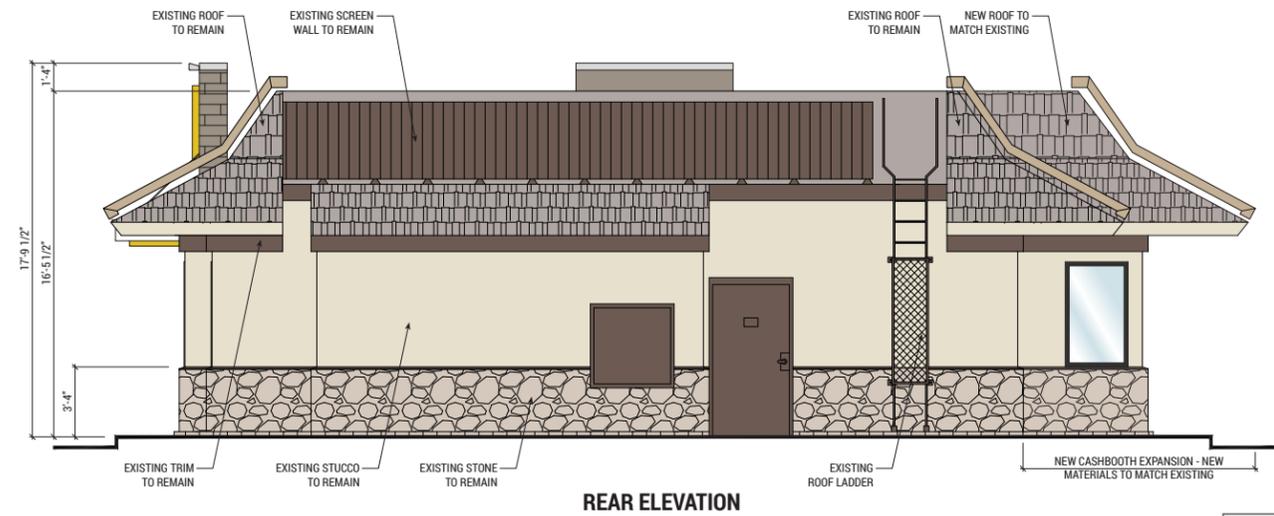
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<b>SHEET NO.</b>	<b>D1.0</b>
<b>TITLE</b>	2017 MRP 2.0 CORE 16 EXTERIOR - 39-89/84
<b>DESCRIPTION</b>	EXISTING 8" CMU BEARING WALLS STEEL ROOF TRUSS FRAMING
<b>DATE ISSUED</b>	07/12/18
<b>REVIEWED BY</b>	NP
<b>STD ISSUE DATE</b>	APR 2018
<b>DRAWN BY</b>	AL
<b>PREPARED FOR:</b>	McDonald's USA, LLC
<b>PROJECT NO.</b>	20180608.0
<b>DATE</b>	09/19/18
<b>REVISION</b>	EXTERIOR & CASH BOOTH BRAND REVIEW
<b>BY</b>	

SEE SK1.1 FOR MORE INFORMATION ON FRONT COUNTER AREA



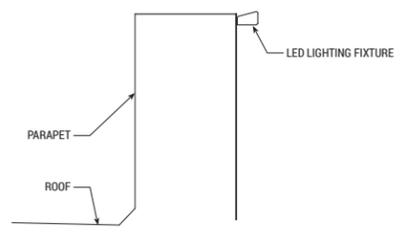
FRONT ELEVATION



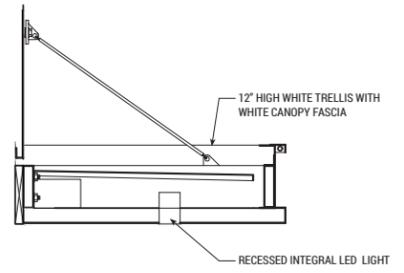
REAR ELEVATION



ENTRY ELEVATION



BRAND WALL PARAPET LIGHTING DETAIL



CANOPY LIGHTING DETAIL



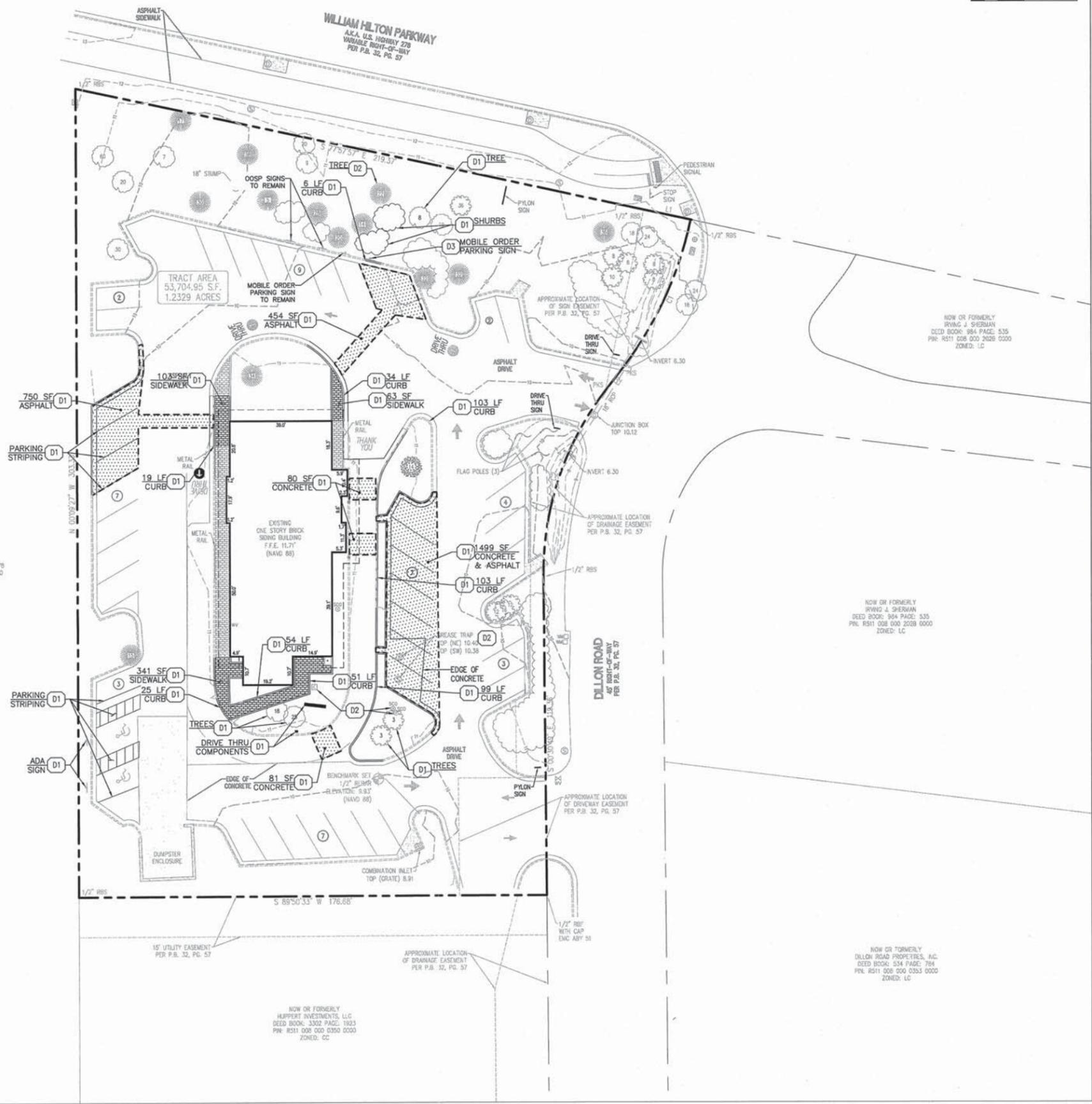
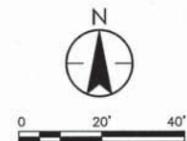
DRIVE THRU ELEVATION

EXTERIOR FINISH SCHEDULE COLOR SCHEME: 'CRAFTSMAN'	
BUILDING ITEMS	DESCRIPTION
MASONRY FINISH	EXISTING STONE MASONRY TO REMAIN NEW STONE MASONRY TO MATCH ADJACENT EXISTING
FALSE WOOD TILE VENEER AT BRAND WALL	EUROWEST EWOOD COLLECTION: R9 GREY; SIZE: 6"x36" 1/4" RUNNING BOND WATERPROOFING SETTING MATERIAL AND GROUT: BY MAPEI GROUT COLOR: MAPEI - 02 PEWTER GROUT WIDTH: 1/8" TO 3/16"
MOVEMENT JOINT	DILEX BWB100GS BY SCHLUTER SYSTEMS COLOR: BLACK
OUTSIDE CORNER STRIPS	RONDEC R0100TSDA BY SCHLUTER SYSTEMS ALUMINUM; HEIGHT: 10MM COLOR: DARK ANTHRACITE
WHITE TRELLIS w/ WHITE CANOPY FASCIA	12" HIGH WITH INFILL PANELS BY TRELLIS VENDOR; FASCIA WITH INTEGRATED LED LIGHT BY SIGNAGE VENDOR INSTALLED BY TRELLIS VENDOR
MANSARD ROOF	EXISTING ROOF TO REMAIN NEW TO MATCH ADJACENT EXISTING ROOM
LIGHT BEAMS	EXISTING LIGHT BEAMS TO REMAIN
FASCIA BAND	EXISTING FASCIA BAND TO REMAIN NEW FASCIA BAND TO MATCH ADJACENT EXISTING
STOREFRONT	NEW STOREFRONT TO MATCH EXISTING BLACK ANODIZED STOREFRONT



# SITE DEMOLITION & SOIL EROSION / SEDIMENTATION CONTROL PLAN

SCALE 1" = 20'



## DEMOLITION AND SOIL EROSION CONTROL NOTES

- CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR BEING FAMILIAR WITH THE PROVISIONS AND REQUIREMENTS CONTAINED IN THE CITY STANDARD SPECIFICATIONS, OSHA AND EROSION CONTROL TECHNOLOGY COUNCIL (ECTC) STANDARD SPECIFICATIONS. CONTRACTOR SHALL HAVE A COPY AVAILABLE AT THE JOB SITE AT ALL TIMES.
- THE DISTURBANCE AREA ON THIS SITE IS APPROXIMATELY XXXXXX S.F. (XXX AC.). APPROXIMATELY XXXXXX S.F. (XXX AC.) IS PROPOSED TO BE NEW IMPERVIOUS SURFACE.
- PROTECT ADJACENT PROPERTIES, ANY IDENTIFIED ENDANGERED OR THREATENED SPECIES OR CRITICAL HABITAT, ANY IDENTIFIED CULTURAL OR HISTORICAL RESOURCES, AND RECEIVING WATER RESOURCES FROM EROSION AND SEDIMENT DAMAGE DURING FINAL STABILIZATION. A CONCRETE WASHOUT AREA SHALL BE PROVIDED ON SITE WITH THE LOCATION TO BE DETERMINED WITH PERIODIC CHECKING TO ENSURE MUD DOES NOT GET TRACKED ONTO THE PUBLIC RIGHT OF WAY; ADD ADDITIONAL STONE AS NECESSARY AND CLEARLY SIGNED.
- TEMPORARY SESC MEASURES SHALL INCLUDE, BUT NOT LIMITED TOO, SILT FENCE, TREE PROTECTION FENCE, STORM SEWER INLET PROTECTION, MUD MAT CONSTRUCTION ENTRANCE, AND A CHECK DAM ON THE DOWNSTREAM SIDE OF THE DITCH. ALL MEASURES SHALL BE CHECKED REGULARLY TO ENSURE PROPER FUNCTIONING.
- PERMANENT SESC MEASURES SHALL INCLUDE, BUT NOT LIMITED TOO, CURB AND GUTTER, GRASS SEED AND MULCH.
- ANY DISTURBED AREA THAT IS LEFT FOR 5 DAYS OR MORE MUST BE SOWN WITH TEMPORARY SEED.
- ANY DISTURBED AREA THAT IS LEFT FOR 30 DAYS OR MORE MUST BE SOWN WITH PERMANENT SEED.
- ANY SLOPES GREATER THAN 1 ON 3 SHALL BE STABILIZED WITH BONDED FIBER MATRIX, MULCH BLANKET OR APPROVED EQUAL TO REDUCE EROSION POTENTIAL.
- EXISTING PAVEMENT SHALL BE LEFT IN PLACE FOR DRAINAGE UNTIL REMOVAL IS REQUIRED OR IS NO LONGER DETRIMENTAL TO WORK.
- PROTECT EXISTING STRUCTURES AND OTHER ELEMENTS THAT ARE NOT TO BE REMOVED. INLET PROTECTION SHALL BE INSTALLED ON EXISTING AND PROPOSED STORM STRUCTURES UNTIL REMOVAL.
- MINIMIZE PRODUCTION OF DUST DUE TO DEMOLITION OPERATIONS; DO NOT USE WATER IF THAT WILL RESULT IN ICE, FLOODING, SEDIMENTATION OF PUBLIC WATERWAYS OR STORM SEWERS, OR OTHER POLLUTION.
- REMOVAL/CLEAN-UP OF ALL DEBRIS ON OR NEAR PUBLIC AREAS SHALL BE DONE DAILY TO ENSURE SAFETY AND MAINTAIN A CLEAN WORKING ENVIRONMENT.
- CONTRACTOR SHALL ELIMINATE OR MINIMIZE NON-STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE TO STORM DRAINS AND OTHER WATER BODIES IN A MANNER THAT MINIMIZES TO THE MAXIMUM EXTENT PRACTICABLE, ANY POLLUTANTS ENTERING, DIRECTLY OR INDIRECTLY INTO THE STORM WATER SYSTEM AND/OR GROUND WATER. THE CONTRACTOR SHALL ENSURE THAT NO CONSTRUCTION MATERIALS (E.G. CLEANING FRESH CONCRETE FROM EQUIPMENT) ARE CONVEYED INTO THE STORM DRAIN SYSTEM. CONTRACTOR SHALL MEET THE REQUIREMENTS OF DISCHARGING TO A PUBLIC STORM DRAINAGE SYSTEM AS REQUIRED TO ENSURE COMPLIANCE BY THE CITY WITH ALL STATE AND FEDERAL LAWS AND REGULATIONS RELATED TO STORM WATER.
- IF HAZARDOUS MATERIALS ARE DISCOVERED DURING REMOVAL OPERATIONS, STOP WORK AND NOTIFY ARCHITECT AND OWNER; HAZARDOUS MATERIALS INCLUDE REGULATED ASBESTOS CONTAINING MATERIALS, LEAD, PCB'S, AND MERCURY. ALL MATERIALS THAT COULD CAUSE WATER POLLUTION SHALL BE STORED AND USED IN A MANNER THAT WILL NOT ACCRUE ANY POLLUTION. ALL DISCARDED MATERIAL AND ANY ACCIDENTAL SPILLS SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL SITE.
- REMOVAL OF ANY TREE OR FENCE WITHIN THE PUBLIC RIGHT-OF-WAY MAY REQUIRE A PERMIT. CONFIRM WITH AUTHORITY HAVING JURISDICTION.
- IF ANY CONSTRUCTION ACTIVITIES OCCUR ON AN ADJACENT NEIGHBOR'S PROPERTY, INCLUDING BUT NOT LIMITED TO GRADING OR STORM DRAINAGE WORK, MCDONALD'S SHALL PROVIDE A RIGHT-OF-ENTRY SIGNED BY THE OWNER OF RECORD OF THE AFFECTED PROPERTY PRIOR TO APPROVAL OF THESE IMPROVEMENT PLANS.
- ALL MATERIAL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE THE DISCONNECT OF ALL UTILITIES PRIOR TO ANY WORK.

## DEMOLITION KEY NOTES

- D1 EXISTING TO BE REMOVED
- D2 EXISTING TO REMAIN
- D3 EXISTING TO BE RELOCATED

## EROSION CONTROL DETAILS

- SDP SILT DIKE ON PAVEMENT

## DEMOLITION LEGEND



PREPARED FOR: **McDonald's USA, LLC**  
 1400 W. PEACHTREE ST. NW SUITE 200  
 ATLANTA, GA 30309  
 PHONE: (404) 801-8000  
 FAX: (404) 561-3970

NO.	DATE	REV	DATE	DESCRIPTION	BY
1	12/21/18	0	10/31/18	CITY SUBMITTAL SET	DS
				CIVIL SET	DS

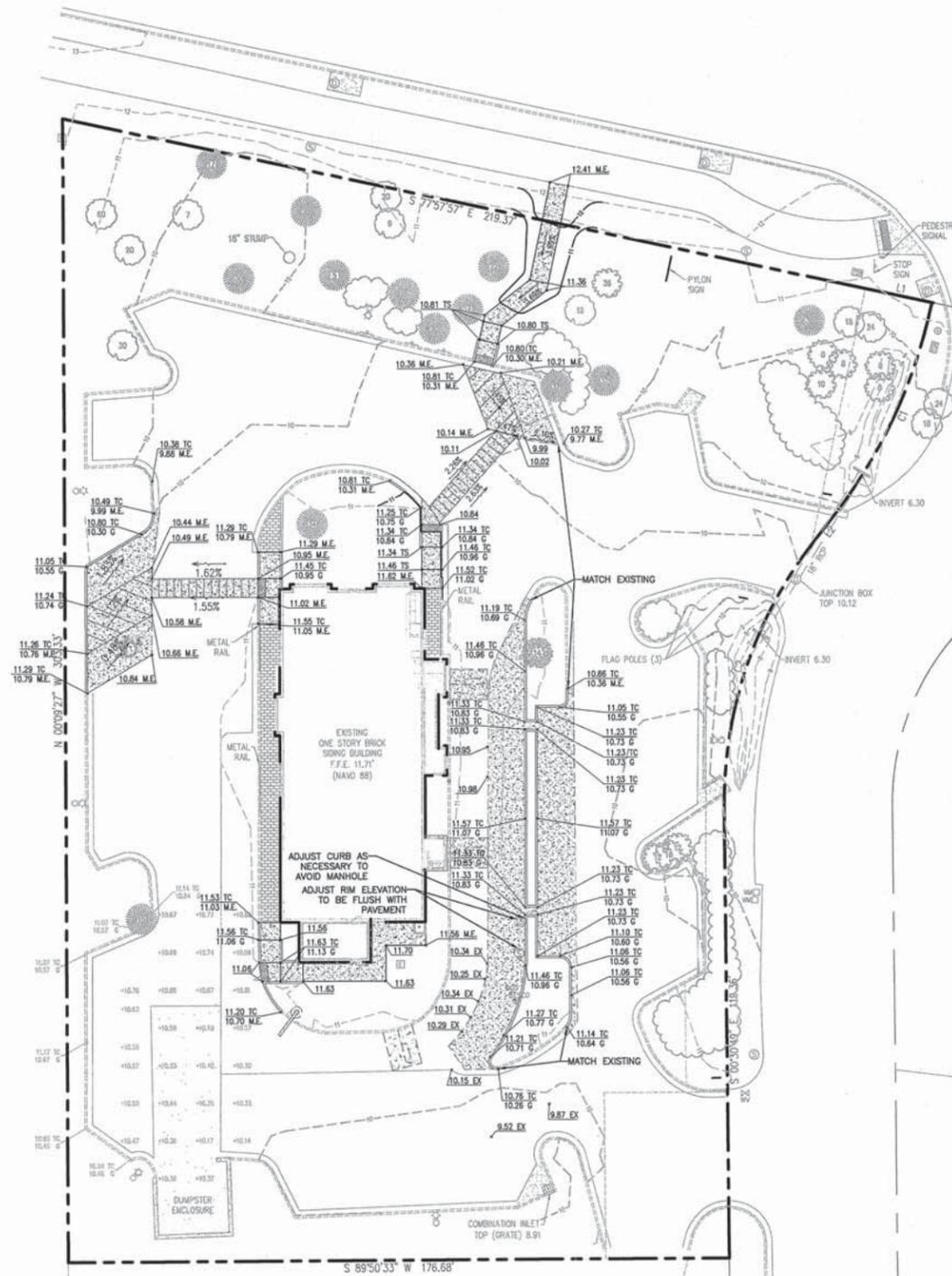
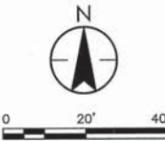
  

SOUTH CAROLINA PROFESSIONAL ARCHITECT No. 18106 DEC 1 2018	PREPARED BY: <b>Greberg Farrow</b> 1400 W. PEACHTREE ST. NW SUITE 200 ATLANTA, GA 30309 PHONE: (404) 801-8000 FAX: (404) 561-3970
PREPARED FOR: <b>McDonald's USA, LLC</b> These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced in any form without the prior written consent of McDonald's USA, LLC. Use of these drawings on any other project is strictly prohibited. Use of the drawings on this specific site in conjunction with its issue date and one not suitable for use on a different site or at a later time. The contractor shall be responsible for obtaining all necessary permits and approvals for the project. The contractor shall be responsible for the accuracy of the information provided in the contract documents for reuse on another project is not authorized.	DRAWN BY: DS STD ISSUE DATE: 12/21/18 REVIEWED BY: CB DATE ISSUED: 12/21/18
TITLE: <b>McDONALD'S HILTON HEAD ISLAND, SC REMODEL</b> DESCRIPTION:	SITE ADDRESS: 2 PLAZA DR. HILTON HEAD ISLAND, SC 29926 SITE ID: 39-0088
SHEET NO. <b>C2.0</b> SITE DEMO. & S.E.S.C.	



**PROPOSED GRADING PLAN**

SCALE 1" = 20'



**GENERAL NOTES**

1. ALL PARKING LOT IMPROVEMENTS SHALL MATCH SURROUNDING EXISTING GRADES.
2. ALL EXISTING PAVEMENT EDGES SHALL BE PROTECTED DURING CONSTRUCTION UNTIL NEW/FINAL PAVEMENT IS INSTALLED.
3. THE CONTRACTOR SHALL NOTIFY MCDONALDS CONSTRUCTION MANAGER IF EXISTING GRADES DO NOT MATCH THOSE SHOWN ON THIS PLAN AND SHALL NOT PROCEED UNTIL GIVEN APPROVAL BY MCDONALDS CONSTRUCTION MANAGER.
4. CONTRACTOR SHALL PROVIDE A COMPACTION AN/OR CORE SAMPLE UPON REQUEST BY MCDONALDS CONSTRUCTION MANAGER. IF SAMPLES COMPLY MCDONALDS SHALL PAY FOR THE EXPENSE, IF THE SAMPLES DO NOT COMPLY THE CONTRACTOR IS RESPONSIBLE FOR THE EXPENSE.

**PROPOSED**

- PROPOSED CONCRETE CURB AND GUTTER
- DRAINAGE SLOPE AND DIRECTION
- x SPOT ELEVATIONS:
  - XXXX TC TOP OF CURB
  - XXXX G GUTTER
  - XXXX EX EXISTING ELEVATION



**EXISTING LEGEND**

- EXISTING BUILDING
- LAND LOT LINE (LL)
- PROPERTY LINE
- UTILITY POLE (UP), OVERHEAD LINES & OUT
- FIBER OPTIC CABLE
- TREE LINE
- SANITARY SEWER MANHOLE
- SANITARY CLEAN-OUT (SCO)
- SANITARY SEWER STUB OUT
- TELEPHONE MANHOLE/PEDestal
- STORM DRAIN PIPE WITH HEADWALL
- DOUBLE-WING CATCH BASIN
- SINGLE-WING CATCH BASIN
- JUNCTION BOX (JB)
- DROP OR CURB INLET (DI OR CI)
- FENCE
- DRAINAGE DITCH OR SWALE
- EXISTING 10 FOOT CONTOUR
- EXISTING 2 FOOT CONTOUR
- DIRECTION OF SURFACE FLOW
- RECORDED DATA
- PARKING SPACE COUNT
- LIGHT POLE (LP)
- ELECTRICAL TRANSFORMER BOX
- ELECTRICAL METER
- ELECTRICAL STUB OUT
- UNKNOWN UTILITY STUB OUT
- WATER STUB OUT
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- WATER METER
- GAS METER
- MONITORING WELL
- POST INDICATOR VALVE
- MAILBOX
- STREET SIGN
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- BACKFLOW PREVENTER
- FIRE DEPT. CONNECTION
- FIBER OPTIC BOX
- IRRIGATION CONTROL VALVE
- DRAINAGE MANHOLE
- RIGHT-OF-WAY
- RTF REBAR PIN FOUND
- OTF OPEN TOP PIPE FOUND
- CTF CRAMP TOP PIPE FOUND
- CMF CONCRETE MONUMENT FOUND
- BOF BRASS DISK FOUND
- AXF AXLE FOUND
- RBS REBAR PIN SET
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONC. PIPE
- HOPE HIGH-DENSITY POLYETHYLENE PIPE
- DP DUCTILE IRON PIPE

REV	DATE	DESCRIPTION
1	12/21/18	CITY SUBMITTAL SET
0	10/31/18	CIVIL SET
DS		
DS		
BY		



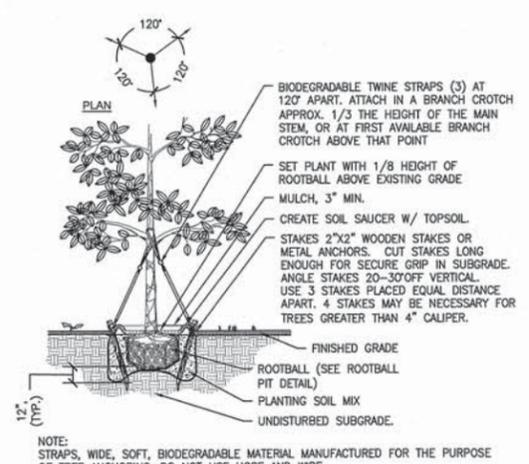
DEC 21 2018

**GreenbergFarrow**  
 1430 W. PRACHTREE ST., NW SUITE 200  
 ATLANTA, GA 30309  
 TEL: (404) 601 9700  
 FAX: (404) 601 9700

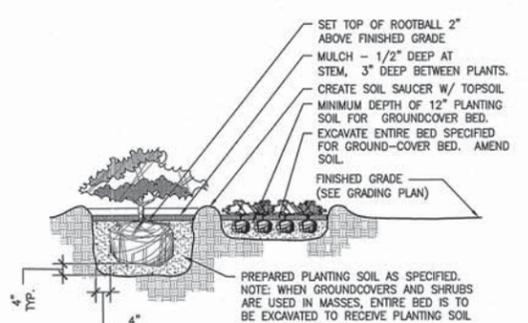
PREPARED FOR:  
**McDonald's USA, LLC**  
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TITLE	DATE	BY
McDONALD'S HILTON HEAD ISLAND, SC	12/21/18	DS
REMODEL		DS
DESCRIPTION		BY
SHEET NO. <b>C4.0</b>		
GRADING PLAN		

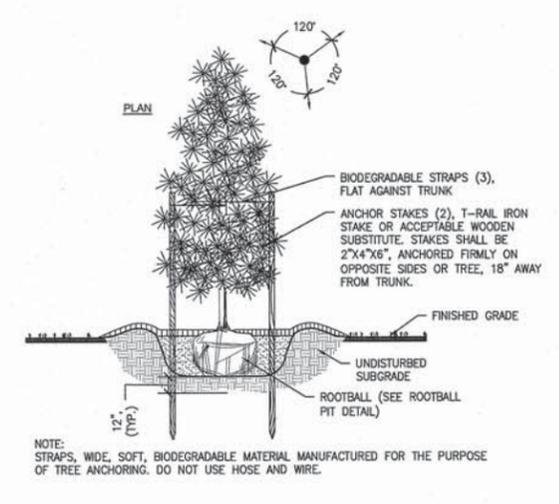




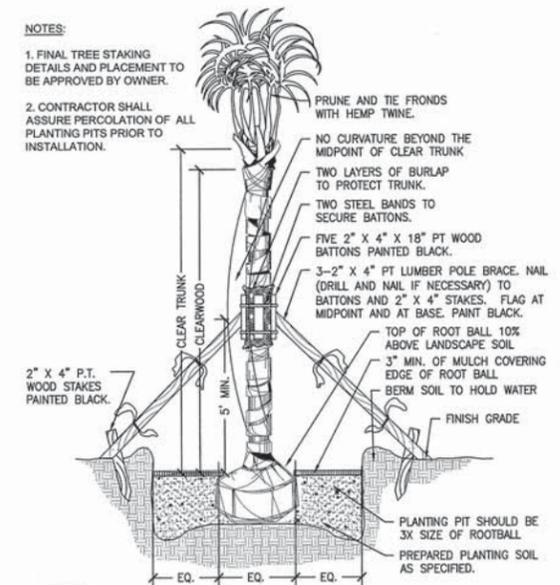
**1 DECIDUOUS TREE STAKING**  
SCALE: NTS



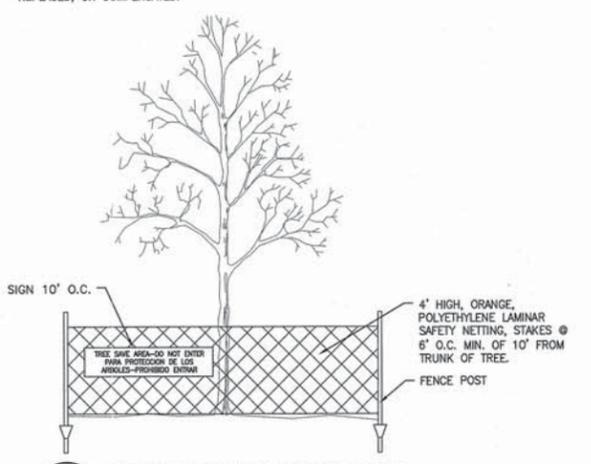
**2 SHRUB PLANTING**  
SCALE: NTS



**3 EVERGREEN TREE PLANTING**  
SCALE: N.T.S.



**4 PALM PLANTING**  
SCALE: NTS



**5 TREE PROTECTION DETAIL**  
SCALE: NTS

- TREE PROTECTION NOTES:**
- ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF DEMOLITION/CONSTRUCTION WITH TEMPORARY FENCING. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO COORDINATE WITH LANDSCAPE CONTRACTOR.
  - TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING). CLEARING SHALL BE DONE BY HAND.
  - ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED WITH A CLEAN CUT FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL IMMEDIATELY. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
  - PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIP LINES, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
  - TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
  - DAMAGE TO TREES OR ANY NATURAL RESOURCE DUE TO CONTRACTOR'S NEGLIGENCE DURING THE CONSTRUCTION PHASE SHALL BE APPRAISED BY THE OWNERS REPRESENTATIVE AND ORDERED REPAIRED, REPLACED, OR COMPENSATED.

- FERTILIZATION SCHEDULE**
- ALL PLANT MATERIAL SHALL BE FERTILIZED UPON INSTALLATION BUT PRIOR TO MULCHING. PLANT MATERIAL ADJACENT TO OPEN BODIES OF WATER SHALL BE MULCHED IMMEDIATELY FOLLOWING FERTILIZATION TO REDUCE TRANSLLOCATION OF THE GRANULES.
  - FERTILIZER SHALL BE SCOTT'S OSMOCOTE 'CLASSIC' 19-6-12 IN THE TWELVE(12) MONTH RELEASE FORMULATION. CONTRACTOR MAY USE THE STANDARD OR LO-START MIXES DEPENDING ON THE LEVEL OF EXISTING FERTILIZER FROM PLANT NURSERY APPLICATIONS.
  - EACH CONTAINERIZED PLANT SHALL RECEIVE FERTILIZATION AT THE RATES SHOWN FOR EACH CONTAINER SIZE. ONE (1) CUP EQUALS TWO HUNDRED EIGHTY (280) GRAMS OF SCOTT'S OSMOCOTE 'CLASSIC' 19-6-12 FERTILIZER.
- | CONTAINER SIZE       | PLANTS PER CUP    |
|----------------------|-------------------|
| 1 GALLON CONTAINER   | 15 PLANTS PER CUP |
| 3 GALLON CONTAINER   | 1/4 CUP           |
| 7 GALLON CONTAINER   | 1/2 CUP           |
| 15 GALLON CONTAINER  | 3/4 CUP           |
| 25 GALLON CONTAINER  | 1-1/2 CUPS        |
| 30 GALLON CONTAINER  | 1-3/4 CUPS        |
| 45 GALLON CONTAINER  | 2-1/4 CUPS        |
| 65 GALLON CONTAINER  | 2-1/4 CUPS        |
| 100 GALLON CONTAINER | 3 CUPS            |
- EACH BALLED AND BURLAPPED PLANT SHALL RECEIVE ONE HALF (0.5) CUP OF SCOTT'S OSMOCOTE 'CLASSIC' 19-6-12 IN THE TWELVE (12) MONTH RELEASE FORMULATION FOR EVERY CALIPER INCH OF TRUNK. ONE (1) CUP EQUALS TWO HUNDRED EIGHTY (280) GRAMS OF OSMOCOTE 'CLASSIC' 19-6-12 FERTILIZER.
  - SCOTT'S OSMOCOTE 'CLASSIC' 19-6-12 IN THE TWELVE (12) MONTH RELEASE FORMULATION SHALL BE APPLIED TO SODDED OR SEEDED AREAS AT A RATE OF TEN (10) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
  - SCOTT'S OSMOCOTE 'PLUS' 15-9-12 IN THE TWELVE (12) MONTH RELEASE FORMULATION SHALL BE APPLIED TO PALMS AT A RATE OF FIVE (5) CUPS PER ONE HUNDRED (100) SQUARE FEET OF PALM CANOPY. ONE (1) CUP EQUALS TWO HUNDRED FIFTY (250) GRAMS OF OSMOCOTE 'PLUS' 15-9-12 FERTILIZER. IF DRIFLINE OF PALM EXTENDS INTO LAWN OR OTHER UNCONTROLLED SHRUB/GROUND COVER AREAS, THE PALM FERTILIZER SHALL BE THE ONLY FERTILIZER APPLIED TO THE AREA UNDER THE DRIFLINE OF THE PALM.
- OPTIONAL FERTILIZATION TECHNIQUES**
- THE CONTRACTOR MAY SUBSTITUTE SCOTT'S AGRIFORM 20-10-5 PLANTING TABLETS, PLUS MINOR FOR FERTILIZATION OF TREES, AND LARGE CONTAINERS. THE APPLICATION RATE SHALL BE THREE (3) TWENTY-ONE (21) GRAM TABLETS PER INCH OF CALIPER. USE MANUFACTURER'S RECOMMENDATIONS FOR PALM FERTILIZER TABLET APPLICATION RATE. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF THE ELECTION TO USE FERTILIZER TABLETS PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.
  - SODDED OR SEEDED AREAS OVER ONE HALF (0.5) ACRE MAY BE FERTILIZED (AT CONTRACTOR'S CHOICE) WITH A QUICK RELEASE GRANULAR FERTILIZER WITH THE FORMULATION THAT DELIVERS THREE AND ONE HALF (3.5) POUNDS OF NITROGEN, ONE HALF (0.5) POUND OF PHOSPHATE AND ONE AND ONE HALF (1.5) POUNDS OF POTASH PER ONE THOUSAND (1000) SQUARE FEET.
  - PALMS MAY BE FERTILIZED (AT CONTRACTOR'S CHOICE) WITH FLORIKAN 8-2-12 PLUS MAGNESIUM UNDER ENTIRE DRIP LINE OF PALM. THE APPLICATION RATE TO BE FIFTEEN (15) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

- GENERAL LANDSCAPE NOTES**
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1 AS AMENDED).
  - TREE CALIPER MEASUREMENTS SHALL BE TAKEN AT SIX (6) INCHES ABOVE NATURAL GRADE. MEASUREMENTS FOR TREES OVER FOUR (4) INCHES OF CALIPER SHALL BE TAKEN AT TWELVE (12) ABOVE NATURAL GRADE. DIAMETER BREST HEIGHT (DBH) MEASUREMENTS TO BE TAKEN AT 4.5 FEET ABOVE NATURAL GRADE.
  - THE PLANT MATERIAL SCHEDULE INCLUDED WITH THE PLANS IS PROVIDED ONLY FOR THE CONTRACTOR'S CONVENIENCE; IT SHALL NOT BE CONSTRUED AS TO CONFLICT OR PREDOMINATE OVER THE PLANS.
  - IN THE EVENT OF DISCREPANCIES IN THE QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE/BID FORM AND THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL BID THE QUANTITY SHOWN ON THE PLANT MATERIAL SCHEDULE/BID FORM AND PROVIDE A NOTE AS TO THE QUANTITY SHOWN ON THE PLANS.
  - IF A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS EXISTS, THE PLANS SHALL PREDOMINATE AND BE CONSIDERED THE CONTROLLING DOCUMENT.
  - CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PLANT 'VARIETY' WHEN SPECIFIED. PLANTS SPECIFIED BY GENUS AND SPECIES ALONE SHALL NOT REQUIRE DOCUMENTATION.
  - ALL MATERIALS SHALL BE INSTALLED AS SPECIFIED ON THE PLANS. IF MATERIAL AND LABOR DO NOT ADHERE TO THE DETAILS AND SPECIFICATIONS, THEY WILL BE REJECTED BY THE LANDSCAPE ARCHITECT. REJECTED MATERIALS WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.
  - ALL NECESSARY PERMITS ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR FOR WORK SHOWN ON THE PLANS (UNLESS OTHERWISE SPECIFICALLY STATED IN THE SPECIFICATIONS OR BID DOCUMENTS).
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND PROTECTION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL SHOWN ON THE PLANS THAT CONFLICT WITH THE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - THE OWNER OR OWNERS REPRESENTATIVE SHALL PROVIDE SITE GRADING TO WITHIN 0.1 FOOT OF FINISH GRADE. THE CONTRACTOR SHALL PROVIDE FINE GRADING TO PRODUCE A POSITIVE DRAINAGE CONDITION ON THE SITE. SURFACE WATER SHALL BE DIRECTED TO ENGINEERED DRAINAGE STRUCTURES/SWALES WITH SMOOTH GRADING TRANSITIONS. DEBRIS LARGER THAN 1.5 INCHES SHALL BE REMOVED FROM SURFACE OF LANDSCAPE BEDS AND SODDED AREAS.
  - ALL PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED IN THE HIGHEST STANDARD OF WORKMANSHIP AND IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS. PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE IS GRANTED BY THE OWNER.
  - ALL B&B TREES SHALL HAVE STRINGS, TWINE OR ROPE REMOVED FROM THE TOP OF THE BASKET. ALL FLAGGING TAPE, IDENTIFICATION TAGS, AND OTHER OBJECTS SHALL BE REMOVED FROM THE PLANT MATERIAL PRIOR TO CALLING FOR A SUBSTANTIAL COMPLETION INSPECTION.
  - THE CONTRACTOR SHALL REMOVE EXISTING VEGETATION NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLANS. USE OF HERBICIDE SHALL BE IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS AND SUPERVISED BY LICENSED APPLICATORS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS TO REMOVE EXISTING VEGETATION AND RESPONSIBLE TO ENSURE THAT RE-GROWTH DOES NOT OCCUR.
  - THE CONTRACTOR SHALL KEEP A NEAT AND ORDERLY JOB SITE. PAVED SURFACES NECESSARY FOR EGRESS SHALL BE KEPT CLEAR OF DEBRIS. DEBRIS GENERATED BY THE WORK SHOWN ON THE PLANS SHALL BE REMOVED FROM THE SITE.
  - SOD SHALL BE LAID WITH TIGHT JOINTS. SODDED AREAS SHALL BE ROLLED WITHIN THREE DAYS AFTER INSTALLATION. CONTRACTOR SHALL APPLY PROPER IRRIGATION WATER QUANTITIES PRIOR TO ROLLING TO INSURE PROPER SOIL/ROOT CONTACT BUT NOT PRODUCE INDENTATIONS FROM PEDESTRIANS.
  - ALL QUESTIONS CONCERNING THE PLANS, DETAILS, OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT, (404.601.4000).
  - THERE SHALL BE A 3' MINIMUM CLEARANCE FROM LANDSCAPE PLANT TO THE EDGE OF THE METERS LESS THAN 3' AND 10' CLEARANCE FOR METERS 3' AND LARGER.
  - THERE SHALL BE A 7.5' MINIMUM CLEARANCE FROM THE FRONT AND BOTH SIDES AND 4' FROM THE BACK FOR ALL FIRE HYDRANTS.
  - NO TREES SHALL BE PLANTED WITHIN 10' OF ANY COUNTY MAINTAINED WATER OR SEWER MAIN.

DATE	12/21/18	REVISION	0	DATE	10/31/18	DESCRIPTION	BY
CITY SUBMITTAL SET							DS
CIVIL SET							DS

STATE OF SOUTH CAROLINA  
REGISTERED LANDSCAPE ARCHITECT  
LSA 1358  
PREPARED BY: **GreenbergFarrow**  
1430 W. TEACHERS ST., SUITE 200  
ATLANTA, GA 30309  
PHONE: (404) 601 4000  
FAX: (404) 601 9970  
12/21/18

PREPARED FOR: **McDonald's USA, LLC**  
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization in connection with the lease sale and are not available for use on a different site or at a later time. Use of these drawings for reference or reuse on another project is not authorized. The contract documents for reuse on another project is not authorized.

DRAWN BY: DS  
DATE: 12/21/18  
REVIEWED BY: CB  
DATE ISSUED: 12/21/18

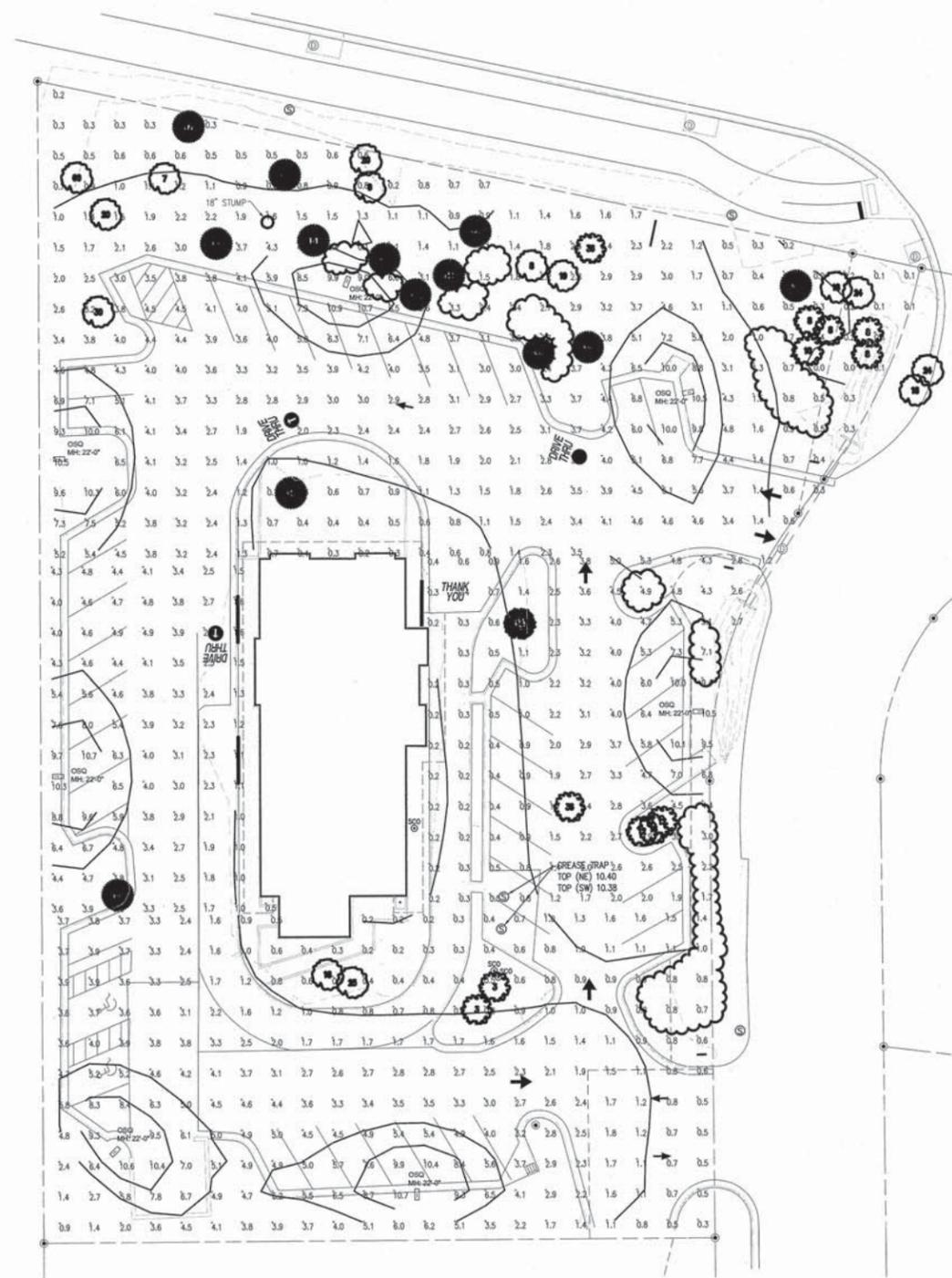
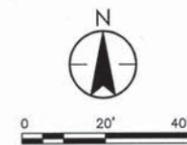
TITLE: **McDONALD'S HILTON HEAD ISLAND, SC REMODEL**  
DESCRIPTION: TREE PROTECTION AND REPLACEMENT

SHEET NO. **L1.0**

SITE ADDRESS: 2 PLAZA DR. HILTON HEAD ISLAND, SC 29928  
39-0088

PROPOSED PHOTOMETRIC PLAN

SCALE 1" = 20'



SCHEDULE & SUMMARY

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Description
	7	OSQ	SINGLE	N.A.	OSQ-HD-A-10x-36-40L-50K-UL

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
McDonald's East Parking	Illuminance	Fc	2.61	10.5	0.2	13.05
McDonald's North Parking	Illuminance	Fc	2.91	10.9	0.2	14.55
McDonald's South Parking	Illuminance	Fc	2.90	10.7	0.2	14.50
McDonald's West Parking	Illuminance	Fc	3.90	10.7	0.5	21.40

CUT SHEET

**OSQ Series**  
OSQ™ High Output LED Street/Landscape Lighting Case, Flush/Recessed Technology

**Product Description**  
OSQ™ High Output LED Street/Landscape Lighting Case, Flush/Recessed Technology. This luminaire is designed for use in street, landscape, and architectural applications. It features a high-output LED light source and a durable, weather-resistant housing.

**Product Specifications**

Model	Power (W)	Output (lm)	Beam Angle (deg)	Height (ft)	Mounting
OSQ-HD-A-10x-36-40L-50K-UL	100	10,000	120	10	Flush/Recessed

**OSQ™ High Output LED Street/Landscape Lighting Case, Flush/Recessed Technology**

**Product Specifications**

Model	Power (W)	Output (lm)	Beam Angle (deg)	Height (ft)	Mounting
OSQ-HD-A-10x-36-40L-50K-UL	100	10,000	120	10	Flush/Recessed

**OSQ™ High Output LED Street/Landscape Lighting Case, Flush/Recessed Technology**

**Product Specifications**

Model	Power (W)	Output (lm)	Beam Angle (deg)	Height (ft)	Mounting
OSQ-HD-A-10x-36-40L-50K-UL	100	10,000	120	10	Flush/Recessed



Greenberg Farrow ARCHITECTURE INCORPORATED No. 011484

McDonald's USA, LLC

McDonald's HILTON HEAD ISLAND, SC REMODEL DESCRIPTION

PH1.0 SITE PHOTOMETRIC PLAN

DATE ISSUED: 10/31/18

REVIEWED BY: CB

STANDARD ISSUE DATE: 10/31/18

DRAWN BY: DS

DATE: 10/31/18

DESCRIPTION: CIVIL SET

DATE: 10/31/18

BY: DS

## 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: McDonald's Remodel

DRB#: DRB-002880-2018

DATE: 12/26/2018

RECOMMENDATION:    Approval                Approval with Conditions                Denial      
RECOMMENDED CONDITIONS:

<b><i>ARCHITECTURAL DESIGN</i></b>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drawing should specify LED temperatures less than 3000K (2700K preferred) on the new parapet wall and the new canopy. Light temperature should also match the existing light beams.
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff is curious how the new wood tile "Brand Wall" will coordinate with the existing color scheme. Please provide a color board that includes existing colors and finishes for review at the meeting.

<b><i>LANDSCAPE DESIGN</i></b>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> <li>1. Photinia (Red Tip) is not native and suffers from disease. A better plant should be selected (consider; Compact Inkberry, Dwarf Yaupon Holly or Dwarf Wax Myrtle)</li> <li>2. Carolina Ash suffers from disease and is probably not the best selection for a parking</li> </ol>

				lot landscape island. A better plant should be selected (consider; Live Oak, Bald Cypress, Pignut Hickory, Longleaf Pine). 3. Screen the dumpster enclosure.
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add planting / ground cover to the landscape island in front of the building.
Preserves a variety of existing native trees and shrubs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Why are the 18" and 25" at the menu board being removed? Consider maintaining them.
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add canopy trees (consider; Live Oak, Bald Cypress, Pignut Hickory, Longleaf Pine) to the landscape islands where none exist: 1. across the drive-thru isles from the menu board instead of Fringetree 2. opposite back entrance 3. right side of back entrance instead of Dahoon Holly 4. at dumpster enclosure 5. left side of front entrance 6. opposite the building front entrance (landscape island is empty)
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The planting plan lacks groundcovers and or smaller shrubs. Will the area be mulched?
Proposed groundcovers are evergreen species with low maintenance needs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See above

<b>MISC COMMENTS/QUESTIONS</b>	
1. Parking light specifications are not legible.	
2. It appears there is light trespass beyond the property line. Provide shielding on the light fixtures to prevent light trespass per the ordinance.	
3. Coordinate light pole locations with proposed canopy tree locations (opposite the building front entrance)	
4. White on proposed canopy should better coordinate with the building color scheme. (suggest to match storefront)	



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](http://www.hiltonheadislandsc.gov)

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: MICHAEL KRONIMUS Company: KRA ARCHITECTURE + DESIGN  
 Mailing Address: PO BOX 2047 City: BLUFFTON State: SC Zip: 29910  
 Telephone: 843 815 2021 Fax: N/A E-mail: mwk@krasc.com  
 Project Name: FISHCAMP ON BROAD CREEK Project Address: 11 SIMMONS ROAD HHI, SC  
 Parcel Number [PIN]: R510 011 000 0007 0000 29925  
 Zoning District: WATER ORIENTED MIXED USE Overlay District(s): \_\_\_\_\_

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

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

Project Category:  
 Concept Approval – Proposed Development  
 Final Approval – Proposed Development  
 Alteration/Addition  
 Sign

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:  
**Concept Approval – Proposed Development**

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

Additional Submittal Requirements:

**Final Approval – Proposed Development**

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

Additional Submittal Requirements:

**Alterations/Additions**

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

Additional Submittal Requirements:

**Signs**

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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

  
\_\_\_\_\_  
SIGNATURE

11/27/18  
\_\_\_\_\_  
DATE

November 27, 2018

Mr. Chris Darnell  
Planning Department  
Town of Hilton Head  
Hilton Head, South Carolina

RE: Fishcamp Addition

Chris

Please accept this application as our client is looking to construct a simple canopy system over the existing outdoor patio. The patio will remain in place as is constructed, along with the landscaping. This will be a new metal canopy to match the colors of the existing structure. Please let me know if you have any questions?

Sincerely,



Michael Kronimus  
KRA architecture + design









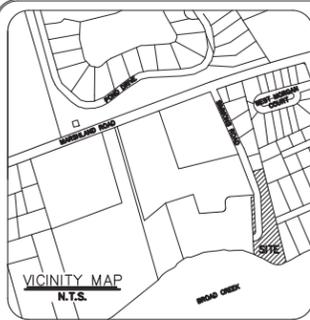




ZUDY  
BUNNY BOULEVARD  
PLIABILITY

Game Ball





OTTER HOLE SUBDIVISION

LOT 20

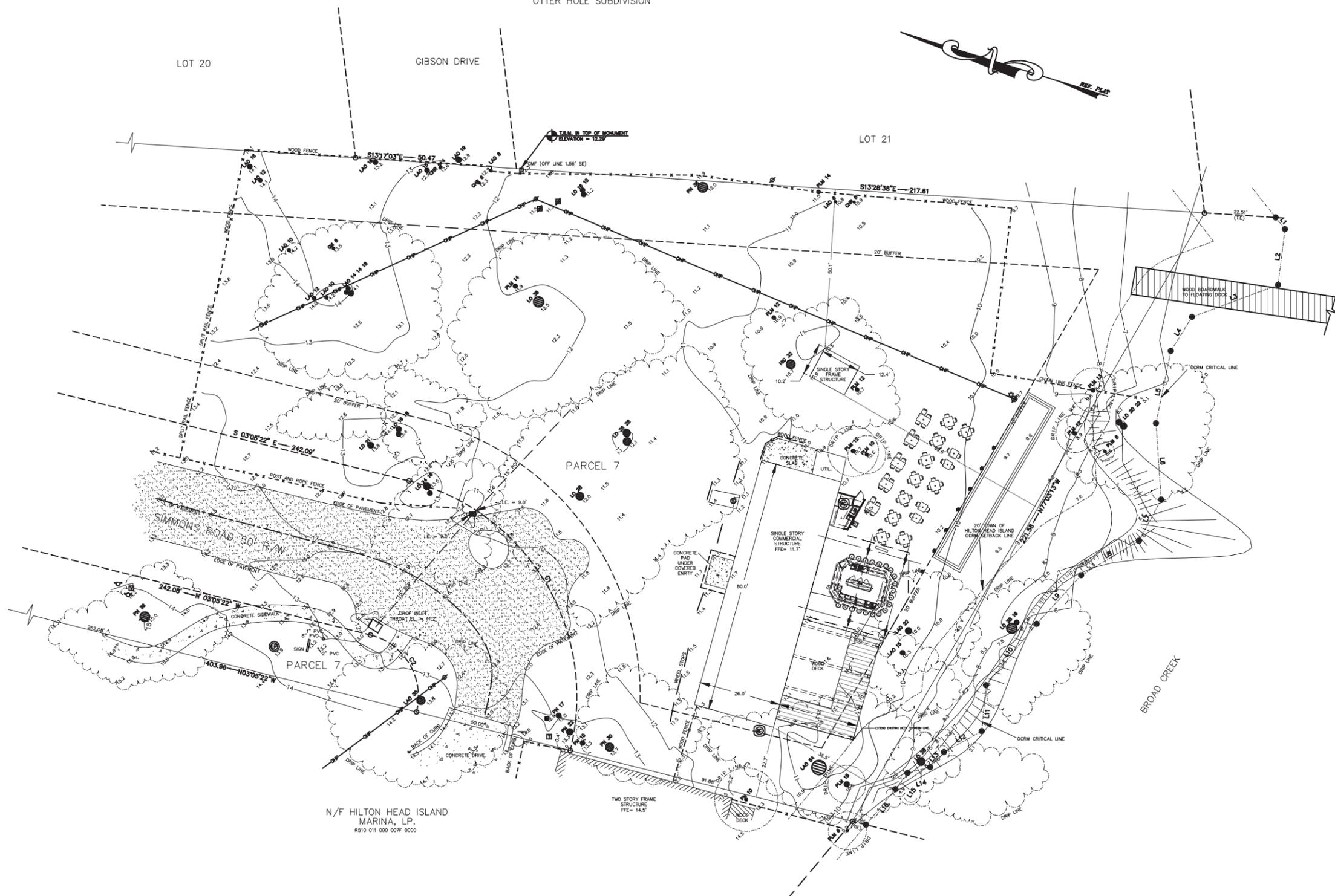
GIBSON DRIVE

LOT 21



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	109.96	70.00	98.99	S41°54'34" W 90°00'00"
C2	31.41	20.00	28.28	N41°54'38" E 89°58'58"

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.68	S 34°15'40" W
L2	17.72	S 79°57'45" W
L3	28.97	N 37°52'19" W
L4	12.65	N 78°12'59" W
L5	23.25	S 84°28'49" W
L6	24.07	S 68°56'37" W
L7	14.76	N 78°47'14" W
L8	21.24	N 47°52'01" W
L9	20.78	N 64°40'45" W
L10	25.11	N 67°28'25" W
L11	14.55	S 78°09'21" W
L12	13.62	N 48°14'00" W
L13	6.44	N 64°33'46" W
L14	7.35	N 31°22'32" W
L15	8.40	N 70°54'42" W
L16	14.71	N 67°29'40" W



N/F HILTON HEAD ISLAND MARINA, LP.  
8510 011 000 0077 0000

SYMBOLS

- TREE SIZES ARE INCHES IN DIAMETER
- SPOT ELEVATION
  - CONTOUR
  - TEMPORARY BENCH MARK
  - FINISHED FLOOR ELEVATION
  - POLYVINYL CHLORIDE
  - REINFORCED CONCRETE PIPE
  - LIVE OAK
  - LAUREL OAK
  - PINE
  - PALM
  - GUM
  - CHR HICKORY
  - ELECTRIC SERVICE
  - ELECTRIC TRANSFORMER
  - TELEPHONE SERVICE
  - TELEVISION SERVICE
  - VALVE BOX
  - SANITARY MANHOLE
  - FIRE HYDRANT
  - UTILITY POLE
  - SIGN
  - LIGHT POLE
  - 3" CONCRETE MONUMENT FOUND
  - CATCH BASIN
  - AC UNIT
  - LP TANK (UNDERGROUND)
  - WETLAND FLAG

REFERENCE PLAT

1) PLAT - 17.844 ACRES, MUDDY CREEK PLANTATION, HILTON HEAD ISLAND, S.C. FOR CHARLES SIMMONS DRAWN: APRIL 1976  
RECORDED IN BOOK 24, PAGE 115  
ROD: BEAUFORT COUNTY, SC  
BY: E.H. FRIESLEBEN S.C.R.L.S. # 4624

ADDRESS:

DISTRICT: 510, MAP: 11, PARCEL: 7

THIS PROPERTY LIES IN F.E.M.A. ZONE A7  
BASE FLOOD ELEVATION = 14.0'  
COMMUNITY NO. 450250, PANEL 0007D, DATED: 9/29/86

NOTES:

- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
- 2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM SEA ISLAND LAND SURVEY, LLC. 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 LOCAL.
- 5) VERTICAL DATUM IS NGVD29.
- 6) CONTOUR INTERVAL IS 1'
- 7) BUILDING SETBACKS AND BUFFERS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
- 8) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 9) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
- 10) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

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



NOT VALID UNLESS EMBOSSED

ASBUILT, TREE AND TOPOGRAPHIC SURVEY OF:  
SIMMONS FAMILY HOLDINGS DOCK.

A PORTION OF PARCEL 7,  
SIMMONS ROAD, HILTON HEAD ISLAND,  
BEAUFORT COUNTY, SOUTH CAROLINA

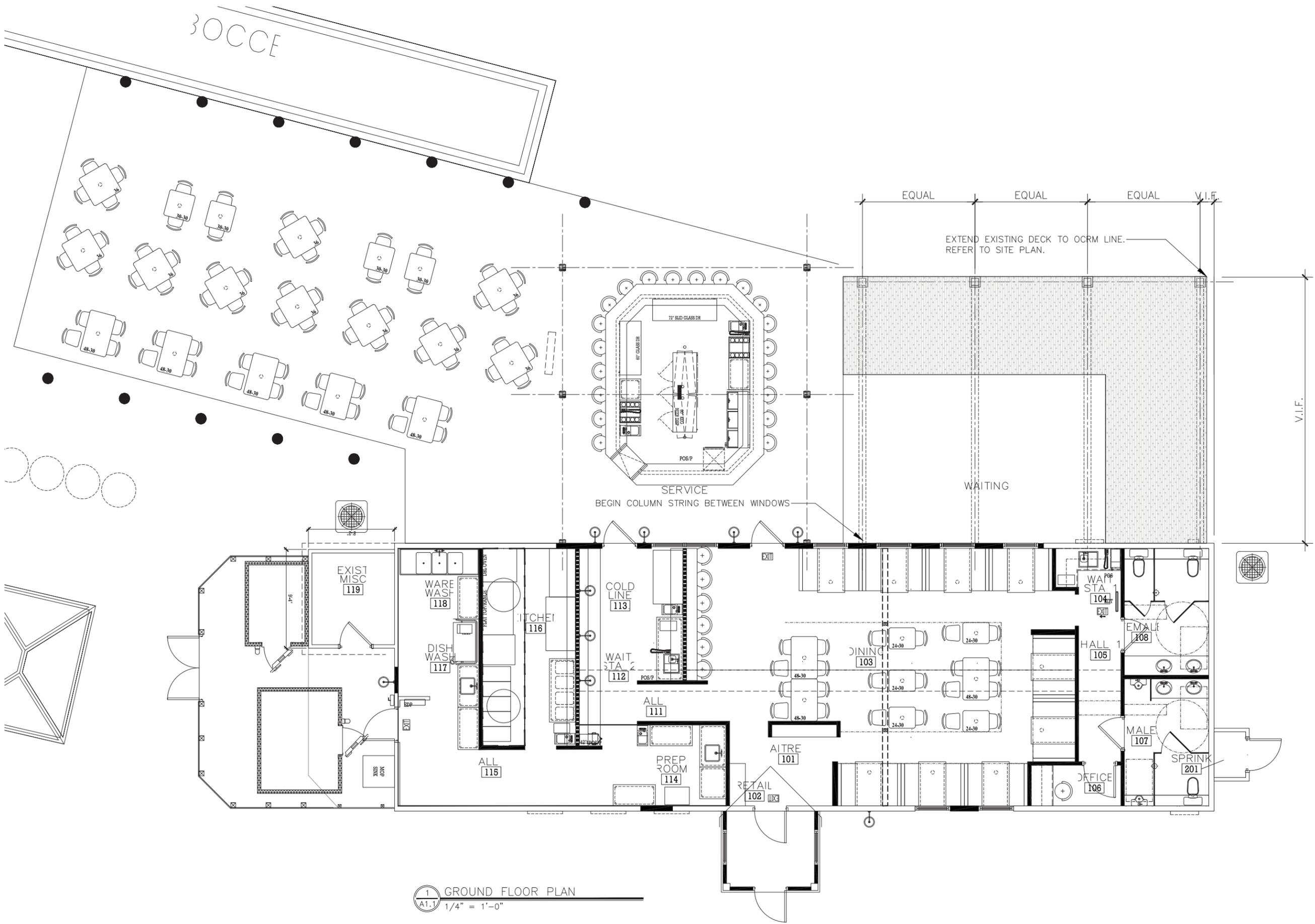
PREPARED FOR:  
SIMMONS FAMILY HOLDINGS, LLC

DATE : 09/02/15

SCALE : 1" = 16'

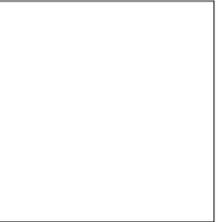


**SIS** Sea Island Land Survey, LLC.  
4D Mathews Court, Hilton Head Island, SC 29926  
Tel (843) 681-3248  
Fax (843) 689-3871  
E-mail: sis@sprynet.com  
FILE No : 02350/10 DWG No : 5-1657



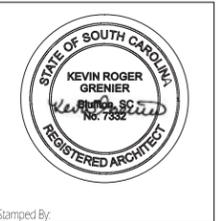
1 GROUND FLOOR PLAN  
 A1.1 1/4" = 1'-0"

**Improvements to:**  
**FISHCAMP**  
*on Bread Creek*  
 11 Simmons Road  
 Hilton Head Island, SC 29925  
 PIN R510 011 000 0007 0000



KRA architecture + design

t 843.815.2021  
 www.krasc.com  
 KRA architecture + design  
 PO Box 2047, 7 Johnson Way  
 Bluffton, SC 29910



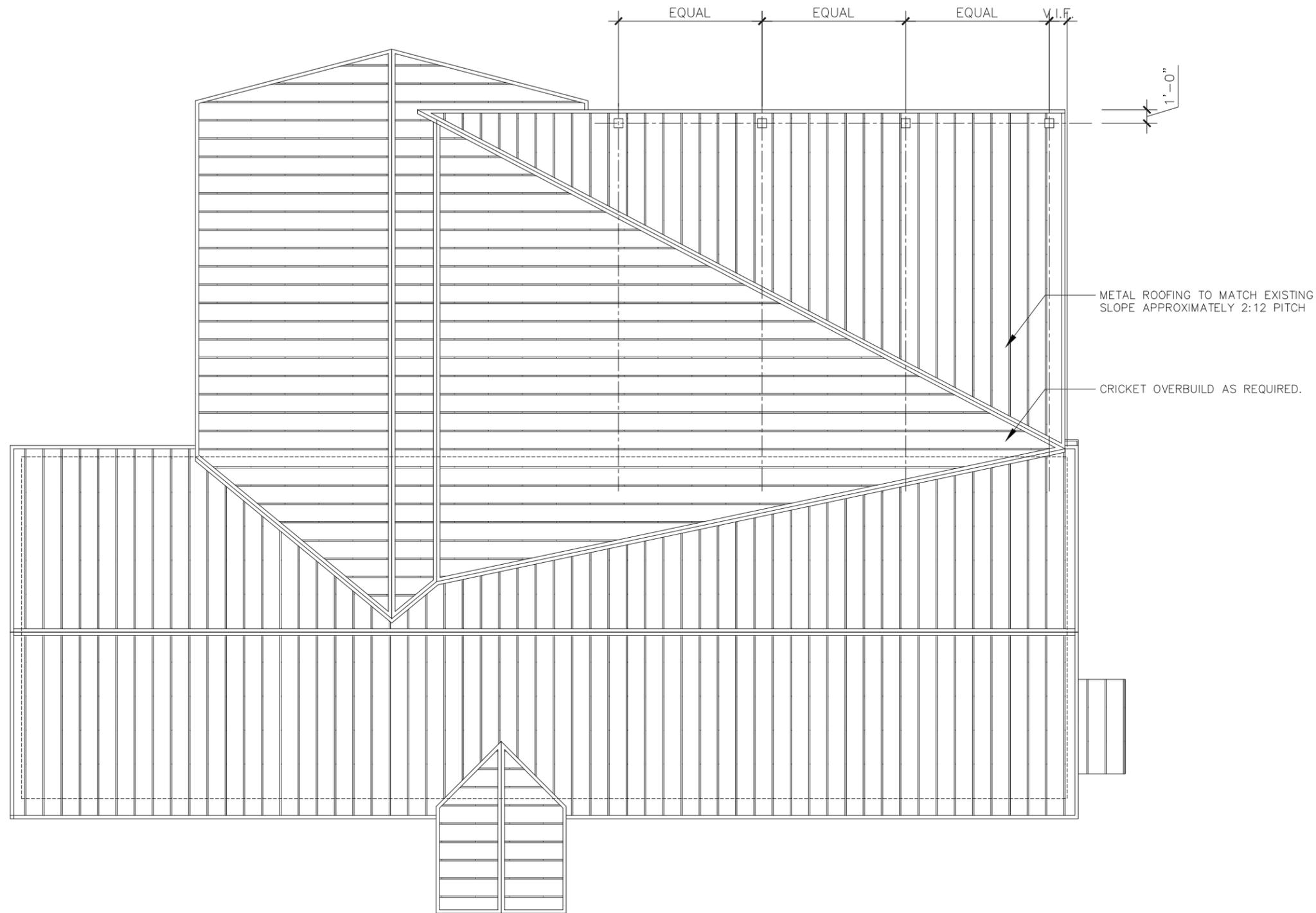
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 Drawn By: KRG  
 Checked By: MWK  
 Date: 12.20.18

Revisions


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 Drawing Title:

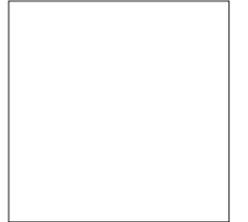
PROPOSED  
 FLOOR PLAN

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



1 ROOF PLAN  
 A1.2 1/4" = 1'-0"

**Improvements to:**  
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*on Bread Creek*  
 11 Simmons Road  
 Hilton Head Island, SC 29925  
 PIN R510 011 000 0007 0000



**KRA**  
 KRA architecture + design  
 t 843.815.2021  
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 Bluffton, SC 29910



Stamped By:  
 Drawn By: KRG  
 Checked By: MWK  
 Date: 12.20.18

Revisions

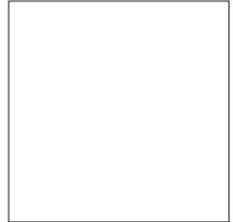

Project No. 18161  
 File Name:  
 Drawing Title:

**PROPOSED  
 ROOF PLAN**

Sheet No. **A1.2**  
 Scale:

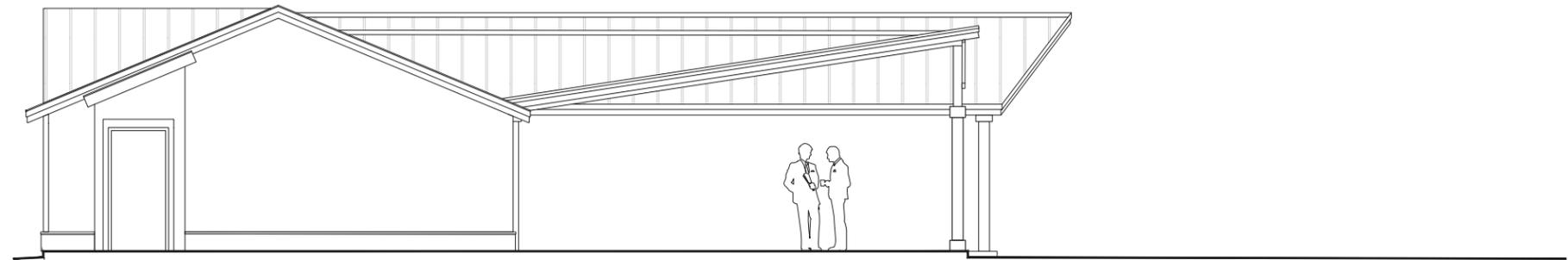
**Improvements to:**  
**FISHCAMP**  
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11 Simmons Road  
 Hilton Head Island, SC 29925  
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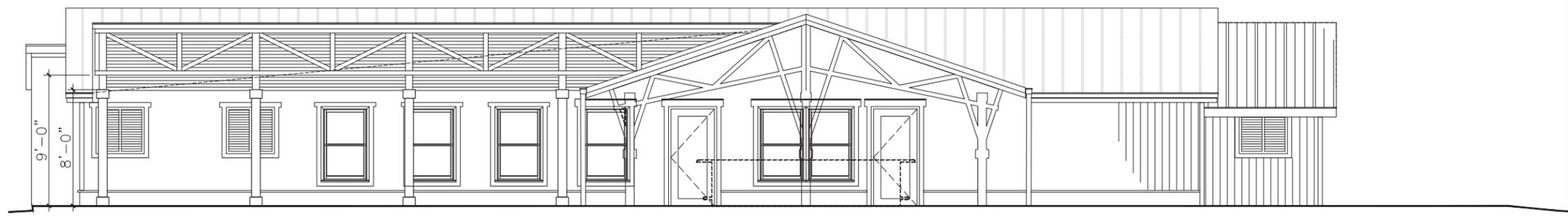


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 Bluffton, SC 29910



2 SIDE ELEVATION  
 A2.0 1/4" = 1'-0"



1 REAR ELEVATION  
 A2.0 1/4" = 1'-0"



Stamped By:  
 Drawn By: KRG  
 Checked By: MWK  
 Date: 12.20.18

Revisions

No.	Description

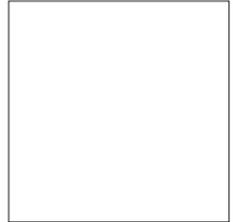
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 File Name:  
 Drawing Title:

PROPOSED ELEVATIONS

Sheet No. **A2.0**  
 Scale:

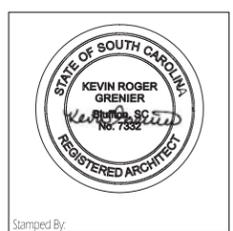
**Improvements to:**  
**FISHCAMP**  
*on Bread Creek*

11 Simmons Road  
 Hilton Head Island, SC 29925  
 PIN R510 011 000 0007 0000



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 KRA architecture + design  
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 Bluffton, SC 29910



Stamped By: \_\_\_\_\_  
 Drawn By: KRG  
 Checked By: MWK  
 Date: 12.20.18

Revisions


Project No. 18161  
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 Drawing Title: \_\_\_\_\_

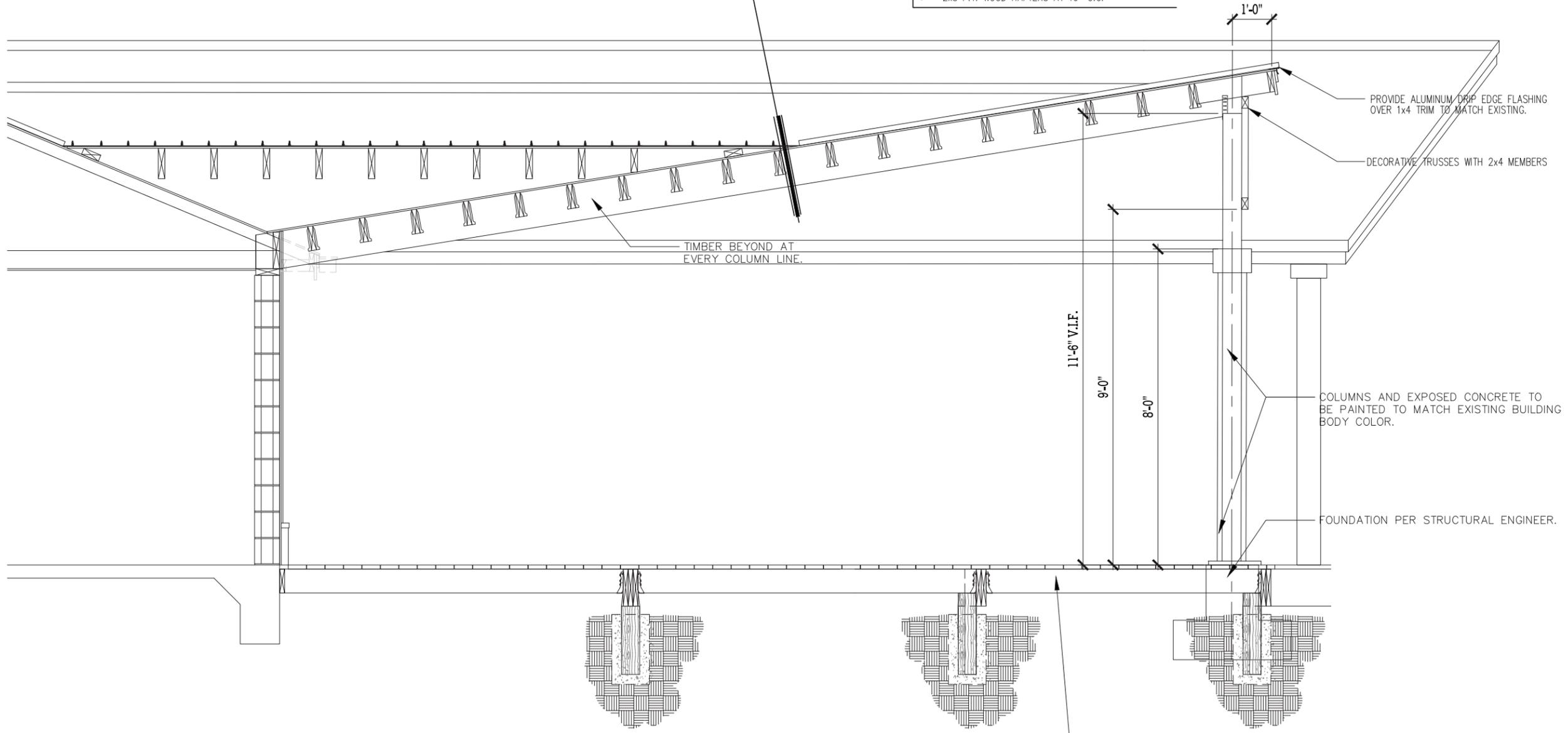
**PROPOSED SECTION**

Sheet No. **A3.0**

Scale: \_\_\_\_\_

**TYPICAL ROOF/CEILING ASSEMBLY**

- METAL ROOFING TO MATCH
- (2) LAYERS OF TITANIUM OR EQUAL WATER BARRIER ATTACHED WITH TAB NAILS PER CODE.
- T&G WOOD SHEATHING MEETING 2015 IRC WIND LOAD STANDARDS AND LOCAL CODES FOR BEARING CONDITIONS.
- 2x8 P.T. WOOD RAFTERS AT 16" O.C.



1 SECTION THROUGH CANOPY  
 A3.0 3/4" = 1'-0"

## 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: Fishcamp Addition

DRB#: DRB-002883-2018

DATE: 12/26/2018

RECOMMENDATION:    Approval                Approval with Conditions                Denial      
RECOMMENDED CONDITIONS:

<b><i>APPLICATION MATERIAL</i></b>				
<b>DRB REQUIREMENTS</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Dimensioned Details and of Sections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Details and sections are too conceptual. It is not clear that the proposed columns are wood.
Detail Illustrating Connection to Existing Structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Too conceptual
New Building Details Match Existing Building Details	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consider another roof ridge / gable parallel to the gable over the bar.

<b><i>ARCHITECTURAL DESIGN</i></b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Has a strong roof form with enough variety to provide visual interest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architecture and building system should relate to the existing structure. The reverse shed roof looks foreign to the structure. Consider a gable parallel to the bar gable.
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	While a roof pitch of 6/12 is not required, given the size of the addition, matching the existing pitch or providing any discernable pitch is preferable.
Overhangs are sufficient for the façade height.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical lines should be concealed. Add notes to

				plans to specify.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a lighting plan.
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cut sheets for ceiling fans and or light fixtures will need to be provided.

<b><i>MISC COMMENTS/QUESTIONS</i></b>
---------------------------------------

- |  |
|--|
| 1. Any temporary seasonal enclosure system for the bar and new covered patio will need to be approved.   |
| 2. Any railing system at the deck edge should be included in the plans.  |
| 3. To obtain a building permit, the structure shall be anchored to resist wind loads per IBC 2015 and ASCE 7-10. Design required to be stamped by a SC registered architect or engineer. Will this affect the aesthetics of the structure? |
| 4. Any pruning of existing trees must be done to ISA standards and approved under a HHI Natural Resource Request. Provide a study of the adjacent tree for conflicts with the structure and note pruning requirements on plan.             |
| 5. This project requires a Minor DPR approval.   |
| 6. This project was withdrawn during the Dec. 11, 2018 DRB meeting.  |