



Town of Hilton Head Island Regular Design Review Board Meeting

April 9, 2019 – 1:15 p.m.
Benjamin M. Racusin Council Chambers

AGENDA

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. **Approval of Agenda**
5. **Approval of Minutes** – Meeting of March 26, 2019
6. **Old Business**
 - A. *Alteration/Addition*
 - Sunset Pavilion, DRB-000731-2019
 - McDonald's Remodel, DRB-000740-2019
7. **New Business**
 - A. *Alteration/Addition*
 - Brookdale Reroof, DRB-000734-2019
 - B. *Sign*
 - Airport, DRB-000744-2019
8. **Appearance by Citizens**
9. **Board Business**
10. **Staff Report**
11. **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
March 26, 2019 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Dale Strecker, Vice Chairman Michael Gentemann, Debbie Remke, Brian Witmer, Kyle Theodore, Cathy Foss

Board Members Absent: None

Town Council Present: Glenn Stanford

Town Staff Present: Sally Krebs, Sustainable Practices Coordinator; Nancy Stephens, Applications/Records Manager; Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Strecker 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 March 12, 2019

Vice Chairman Gentemann moved to approve the minutes of the March 12, 2019 regular meeting as corrected. Ms. Theodore seconded. The motion passed unanimously.

6. New Business

A. Alteration/Addition

- TJ Maxx, DRB-000628-2019

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 agenda package. Mr. Darnell noted that in June 2018, the DRB approved the Shelter Cove Plaza Alteration/Addition with the exception of the TJ Maxx façade. Therefore, only the TJ Maxx façade is under DRB review today. Staff recommends denial as submitted. Mr. Darnell indicated Staff does not have an issue with the direction the project is going, however, the submittal lacks detail for it to be approved. Such details include a demolition plan, dimensioned details of the proposed additions, and a landscape plan for the new landscape area.

The Board discussed the project with the applicant, including the demolition plan, colors, finishes, materials, the dimensioned details and sections of the proposed additions, and plans for the landscape, roof, and lighting.

The applicant presented statements regarding the project, described the demolition plan and colors, and shared material samples. The applicant stated that no new finishes are being proposed and all finishes are to match what is existing in the plaza. The applicant indicated that work has not started on the previously approved portion of the project. The applicant confirmed that the white band at the Whole Foods will be changed. The Board agreed with the Staff comment that dimensioned details of the proposed additions need to be provided. The Board expressed concern about colors 3 and 4 on the elevation appearing too white especially in the quantity shown and asked that color samples be provided. The applicant confirmed the brick pilaster will consist of standard running bonds and match the existing.

Some of the Board members were not in favor of the standing seam shed roof. The metal is a new design element and foreign to anything existing in the plaza. Some of the Board members did not object to the standing seam shed roof. The Board asked the applicant to provide the detail on the underside of the standing seam shed roof.

The Board indicated the proposed black color for the storefront is not in keeping with Island Character. The Board also indicated the proposed charcoal gray color for the eyebrows and the metal awning is too close to black. Therefore, the Board preferred the colors be changed to the dark bronze color as proposed for the coping. The Board indicated the new metal eyebrow should extend to the end of the new parapet wall.

The Board discussed coordinating site and landscape plans to find a balance between meeting sidewalk standards and maximizing landscaping opportunities. The Board generally supported a minimum 5' continuous sidewalk, leaving 6' to the main body, and 4' to the columns. However, the Board emphasized needing to see a landscape plan which demonstrates how that would work and identifies the plant materials. The Board made suggestions to introduce a vertical element like a Podocarpus at the columns, bushes under the windows, and layering plant materials where possible. The Board preferred landscaping against the building and the sidewalk closer to the drive aisle.

The Board inquired about the lighting plan and noted that generally façade lighting should be subdued. The Board noted that the architecture is an improvement from the previous submittal. The Board generally agreed with the Staff comments that the overall project is going in the right direction, however, the submittal lacks detail as discussed.

The application was withdrawn at the applicant's request.

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 2:05 p.m.

Submitted by: Teresa Haley, Secretary

Approved:

Dale Strecker, 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

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

Applicant/Agent Name: Joe DePauw Company: Parker Design Group|Architects
 Mailing Address: PO Box 5010 City: Hilton Head Island State: SC Zip: 29910
 Telephone: 843-785-5171 Fax: _____ E-mail: joe@pdg-architects.com
 Project Name: Sunset Pavilion Project Address: 397 Squire Pope Rd., HHI, SC 29926
 Parcel Number [PIN]: R 5 1 0 0 0 3 0 0 0 0 0 0 1 B 0 0 0 0
 Zoning District: Water-Oriented Mixed Use Overlay District(s): OCRM High Tide Line

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

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

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

Submittal Requirements for *All* projects:

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

3-26-19

DATE

March 26, 2019

Town of Hilton Head Island
Design Review Board
One Town Center Court
Hilton Head Island SC 29928

Project Narrative for the Sunset Pavilion at Skull Creek Boathouse

The attached waterfront pavilion project is located adjacent to the Skull Creek Boathouse, and it is the final component of the development plan for the for the boat house property at 397 Squire Pope Road. The structure is to occupy the Sunset Landing area where temporary tents are often erected for special events, and will provide a permanent covered gathering space along the water.

The 2,343 sq. ft. pavilion consists of 2,087 sq. ft. of sky-lit, open-air pavilion with restrooms and a small catering room. Care has been taken to organize the structure to minimize impact on the adjacent live oak clusters. The building is located beyond the 15'-0" clearance requirement for monumental live oak clusters, and utilizes a grade deck structure to reduce impact on the tree's roots. The project also replaces impervious concrete paving with a pervious parking area and a new landscape buffer.

A see-through fireplace anchors the pavilion's interior space, while creating a visual feature that addresses the waterfront. The structure consists of timber posts and exposed trusses which are a nod to the adjacent pier. The natural wood posts and galvanized roof, tie-rods and lights create a color palette consistent with the maritime surroundings, piers & pier heads, and surrounding restaurants. The weathered steel wall panels and dark painted louvers of the restroom block blend into the wooded area at the edge of the site.

Thank you for your time and consideration,



Joseph A. DePauw, AIA
Parker Design Group | Architects



SKULL CREEK
BOATHOUSE
LANDMARK WATERFRONT RESTAURANT



SKULL CREEK
GENERAL STORE



NO PARKING



Sunset Landing
SKULL CREEK
BOATHOUSE
THE BEER
GARDEN

Ice Cold
Draft Beer

A person wearing a dark jacket and a light-colored cap is walking on the left side of the parking lot.

A dark grey hatchback car is parked on the right side of the parking lot.





SINMARINABULL LP FPO

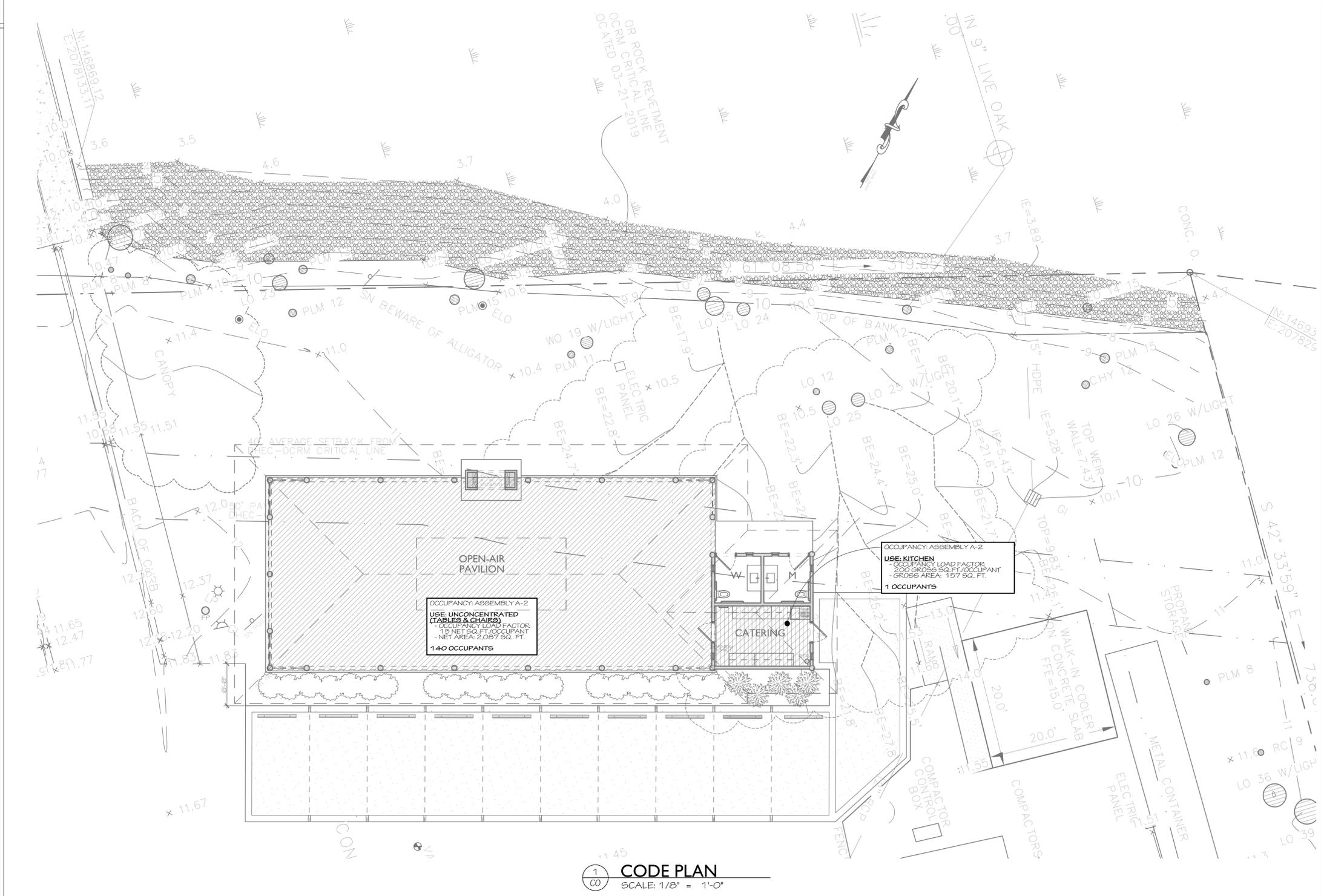
FDC

NO
OUTLET

ISLAND INFORMATION

INDEX OF DRAWINGS:

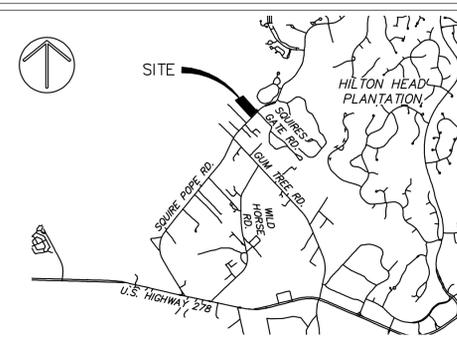
TITLE & CODE SUMMARY	2/26/19: FINAL DRB	3/26/19: FINAL DRB	3/27/19: DPR AMENDMENT	4/21/19: CRITICAL LINE REVISED
CO COVER	•	•	•	•
SITE				
S1.1 SITE & DEMO PLANS	•	•	•	•
S1.2 AVG. WETLAND SETBACK PLAN	•	•	•	•
LANDSCAPE				
L1 LANDSCAPE PLAN	•	•	•	•
ARCHITECTURAL				
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A1.2 FOUNDATION & REFLECTED CEILING PLANS	•	•	•	•
A1.2 ROOF & TREE CANOPY PLAN	•	•	•	•
A2.1 ELEVATIONS	•	•	•	•
A3.1 SECTIONS & DETAILS	•	•	•	•
SURVEY				
SURVEY	•	•	•	•



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

SUNSET PAVILION at SKULL CREEK BOATHOUSE

VICINITY MAP:



CODE SUMMARY:

DESCRIPTION OF WORK:
CONSTRUCTION OF A NEW OPEN AIR PAVILION FOR AN OUTDOOR EATING AREA. (ASSEMBLY A-2).

CONSTRUCTION:
TYPE (B) - SPRINKLERED, COMBUSTIBLE EXTERIOR WALL AND ROOF, FRAMED CONSTRUCTION, INTERIOR ELEMENTS OF A COMBUSTIBLE NATURE. ENCLOSED SPACE IS OVER A CONCRETE SLAB ON GRADE. EATING AREA IS OVER FRAMED DECK ON PIERS.

OCCUPANCY CLASSIFICATION: ASSEMBLY (A-2)
CONSTRUCTION: TYPE V-B
AUTOMATIC SPRINKLER SYSTEM NOT PROVIDED

GROSS BUILDING AREA: 2,343 SQ. FT.
TOTAL FLOOR AREA: 2,343 SQ. FT.

ALLOWABLE HEIGHT & AREA
(PER IBC TABLE 504.3 & 504.4 AND IBC EQUATION 5-1)

HEIGHT:	ALLOWABLE	ACTUAL
STORIES:	2 STORIES	1 STORIES
AREA:	24,000 SQ. FT.	2,343 SQ. FT. (NO AREA INCREASE)

OCCUPANT LOAD
(PER IBC TABLE 1004.1.2)

AREA	OCC. LOAD FACTOR	OCCUPANCY
2,087 SQ. FT.	15 NET	139 OCCUPANTS
166 SQ. FT.	200 GROSS	1 OCCUPANT
	TOTAL OCCUPANCY:	140 OCCUPANTS

TRAVEL DISTANCE
EXIT ACCESS DESIGN REQUIREMENTS PER ASSEMBLY (A-2) - SPRINKLERED

EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2)	ALLOWABLE	ACTUAL
MAX. OCC. LOAD OF SPACE W/ SINGLE EXIT (IBC 1006.2.1):	250'-0"	49
DEAD END CORRIDOR (IBC 1020.4):	20'-0"	

FIRE SEPARATION
ALL INTERIOR WALLS & CEILING FINISHES TO COMPLY WITH IBC TABLE 803.1.1

IBC TABLE 803.1.1	SPRINKLERED
GROUP	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS
A-2	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS
B	ROOMS AND ENCLOSED SPACES
C	

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES
IBC TABLE 2902.1

TOTAL OCCUPANCY FOR OVERALL AREA: 140 OCCUPANTS
ASSEMBLY (A-2) OCCUPANCY: 70 MALE 70 FEMALE

FIXTURE	REQUIRED FIXTURE RATIO		REQUIRED FIXTURES		FIXTURES PROVIDED	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
WATER CLOSETS	1 PER 75	1 PER 75	1	1	1	1
LAVATORIES	1 PER 200		1		1	
DRINKING FOUNTAINS	1 PER 100		1		1	
SERVICE SINK	1 SERVICE SINK		1		1	

RESTAURANT TO PROVIDE DRINKING WATER PER IFC 410.4
SVC SINK LOCATED IN RESTAURANT

PROJECT TEAM:

ARCHITECT:
PARKER DESIGN GROUP | ARCHITECTS
PO BOX 5010
HILTON HEAD ISLAND, SC 29938
(843) 785-5171

STRUCTURAL ENGINEER:
CRANSTON ENGINEERING
14 WESTBURY PARK WAY
SUITE 202
BLUFFTON, SC 29910
(843) 815-3191

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER:
DALON ENGINEERING
2611 SOUTHSIDE BLVD
BEAUFORT, SC 29902
(843) 271-6011



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REVISIONS

NO.	DESCRIPTION

SUNSET PAVILION at SKULL CREEK BOATHOUSE
397 Squire Pope Rd.
Hilton Head Island, SC 29928

COVER
CO

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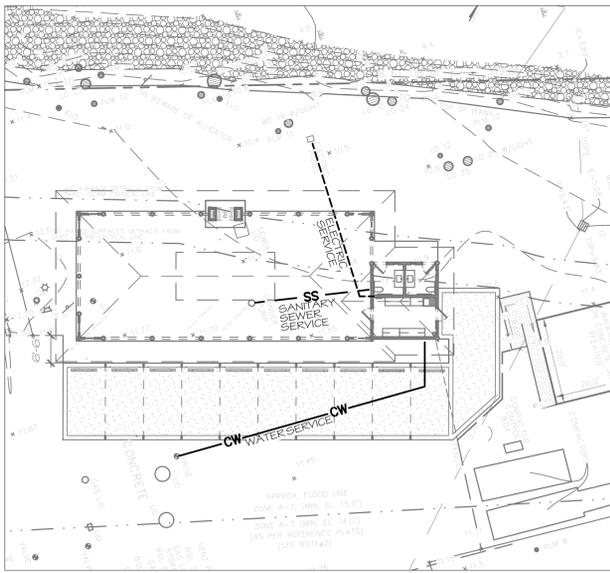
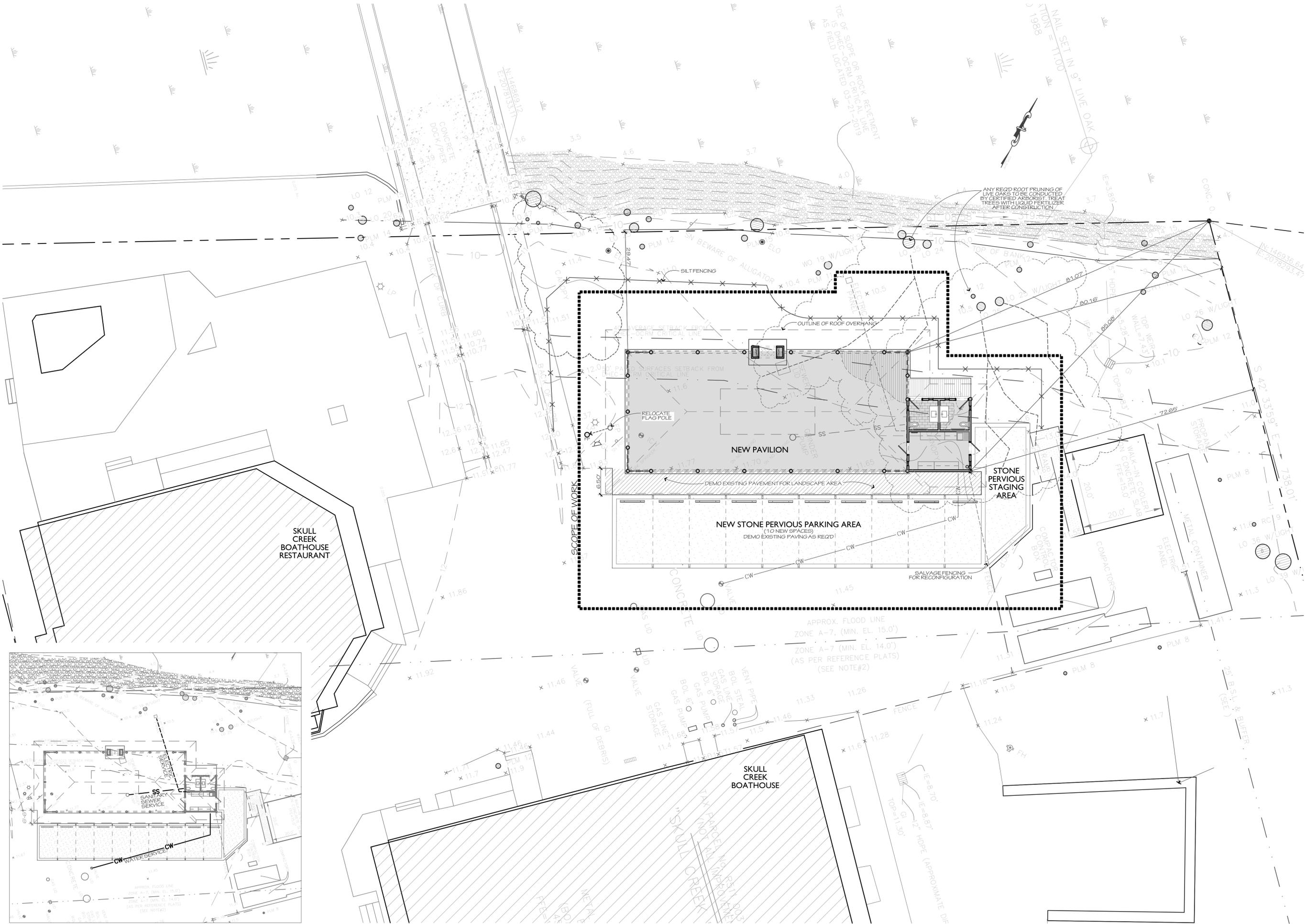
SUNSET PAVILION at SKULL CREEK BOATHOUSE
 397 Squire Pope Rd.
 Hilton Head Island, SC 29928

REVISIONS

NO.	DESCRIPTION

DRAWN BY
 JD
 CHECKED BY
 JD
 DATE OF ISSUE
 4/2/2019
 SCALE
 AS SHOWN
 JOB NO.
 1906
 SHEET

SITE & DEMO PLANS
SI.1

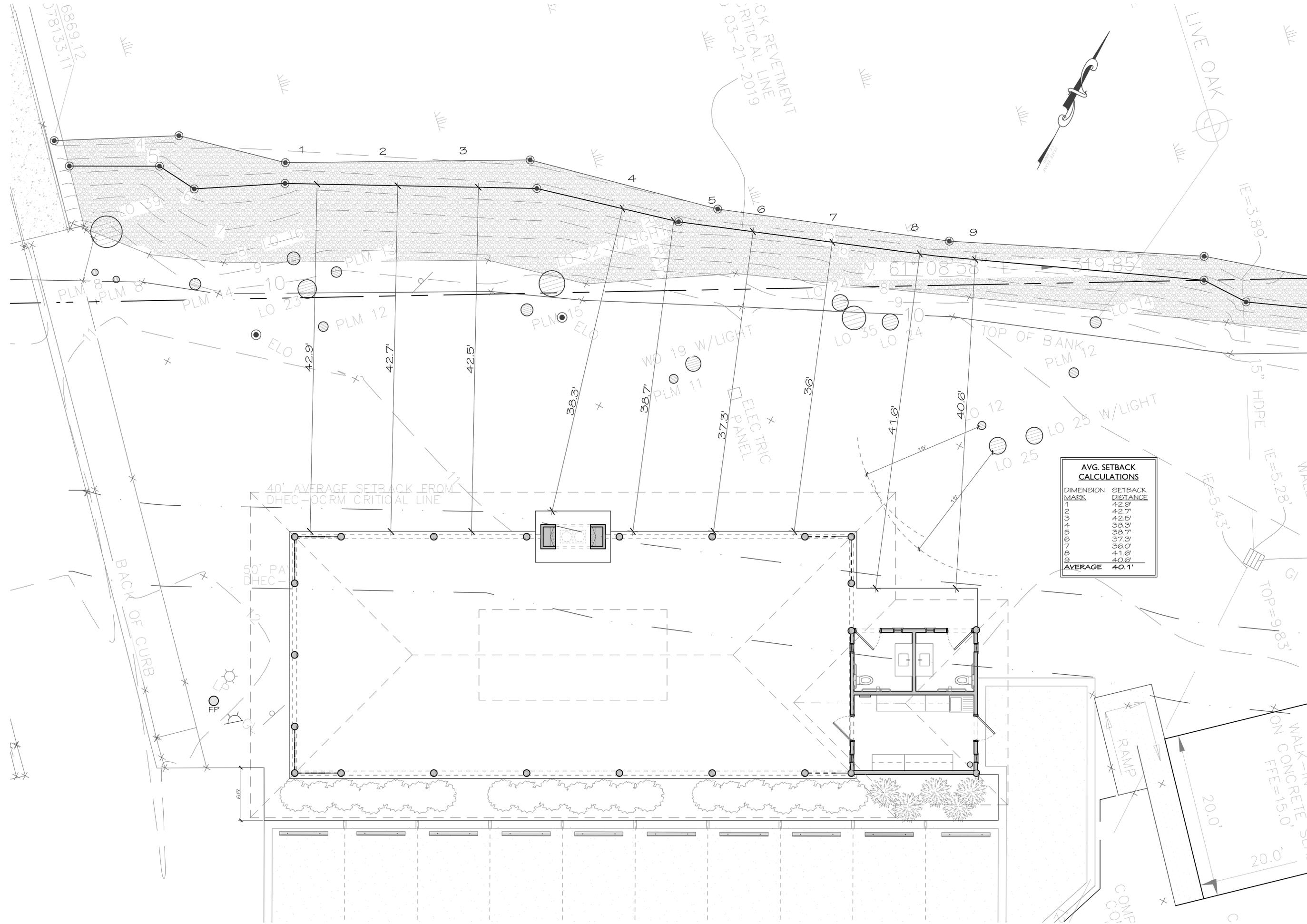


2
 51.1 **UTILITY PLAN**
 SCALE: 1" = 20'

1
 51.1 **SITE PLAN**
 SCALE: 1" = 10'

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AVG. SETBACK CALCULATIONS	
DIMENSION MARK	SETBACK DISTANCE
1	42.9'
2	42.7'
3	42.5'
4	38.3'
5	38.7'
6	37.3'
7	36.0'
8	41.6'
9	40.6'
10	40.8'
11	40.6'
AVERAGE	40.1'

SUNSET PAVILION at SKULL CREEK BOATHOUSE

 397 Squire Pope Rd.

 Hilton Head Island, SC 29928

REVISIONS	

DRAWN BY: JD

 CHECKED BY: JD

 DATE OF ISSUE: 4/2/2019

 SCALE: AS SHOWN

 JOB NO.: 1906

 SHEET:

1

 51.2

AVG. WETLAND SETBACK PLAN

 SCALE: 1" = 5'

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SUNSET PAVILION at SKULL CREEK BOATHOUSE

 397 Squire Pope Rd.

 Hilton Head Island, SC 29928

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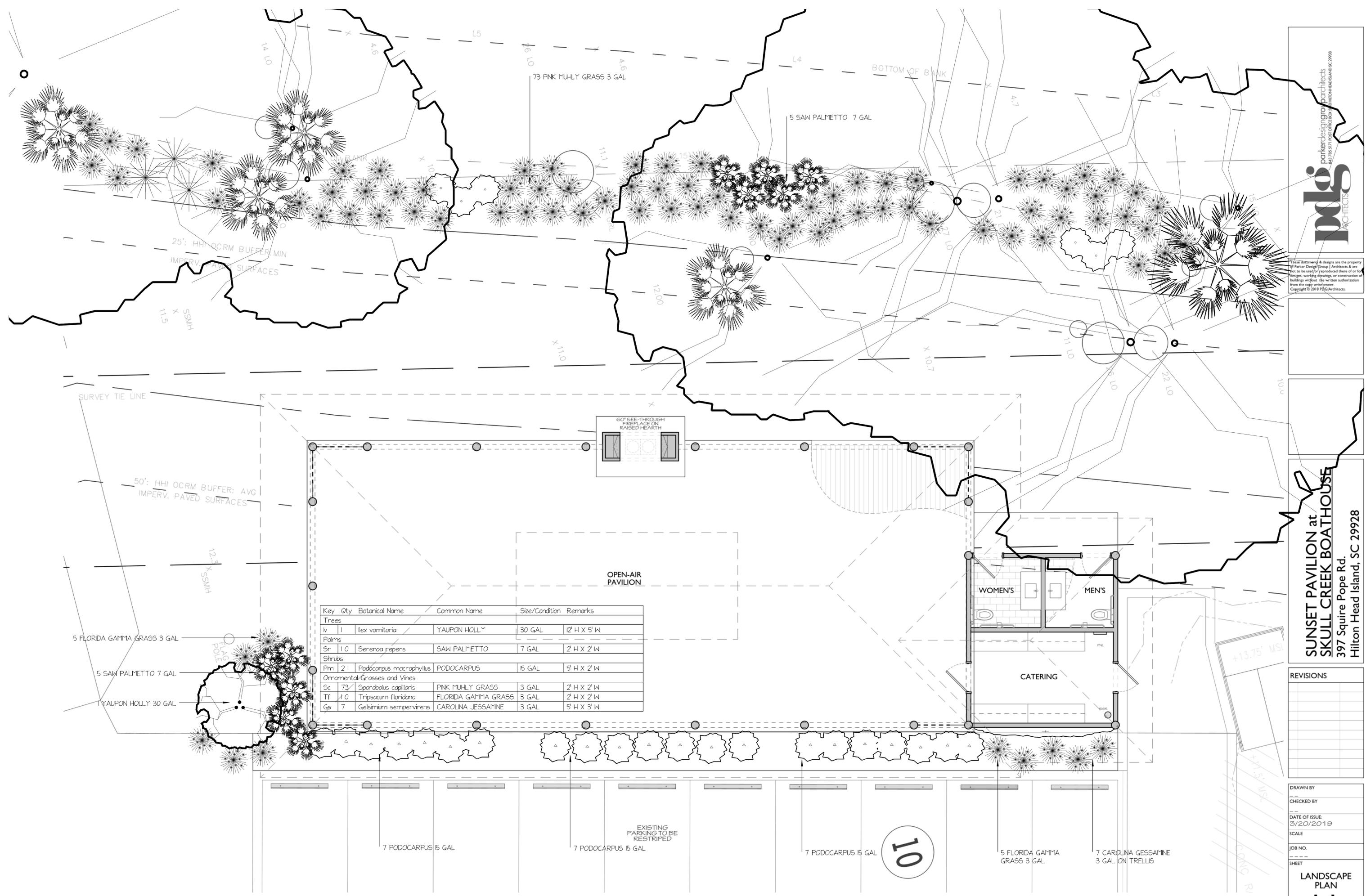
 CHECKED BY: _____

 DATE OF ISSUE: 3/20/2019

 SCALE: _____

 JOB NO.: _____

 SHEET: _____



Key	Qty	Botanical Name	Common Name	Size/Condition	Remarks
Trees					
Tv	1	Ilex vomitoria	YAUPON HOLLY	30 GAL	12' H X 5' W
Palms					
Sr	10	Serenoa repens	SAW PALMETTO	7 GAL	2' H X 2' W
Shrubs					
Pm	21	Podocarpus macrophyllus	PODOCARPUS	15 GAL	5' H X 2' W
Ornamental Grasses and Vines					
Sc	73	Sporobolus capillaris	PINK MUHLY GRASS	3 GAL	2' H X 2' W
TF	10	Tripsacum floridana	FLORIDA GAMMA GRASS	3 GAL	2' H X 2' W
Gs	7	Gelsimum sempervirens	CAROLINA JESSAMINE	3 GAL	5' H X 3' W

1 LANDSCAPE PLAN

 1.4

10

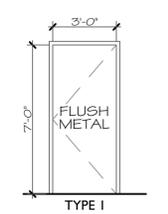
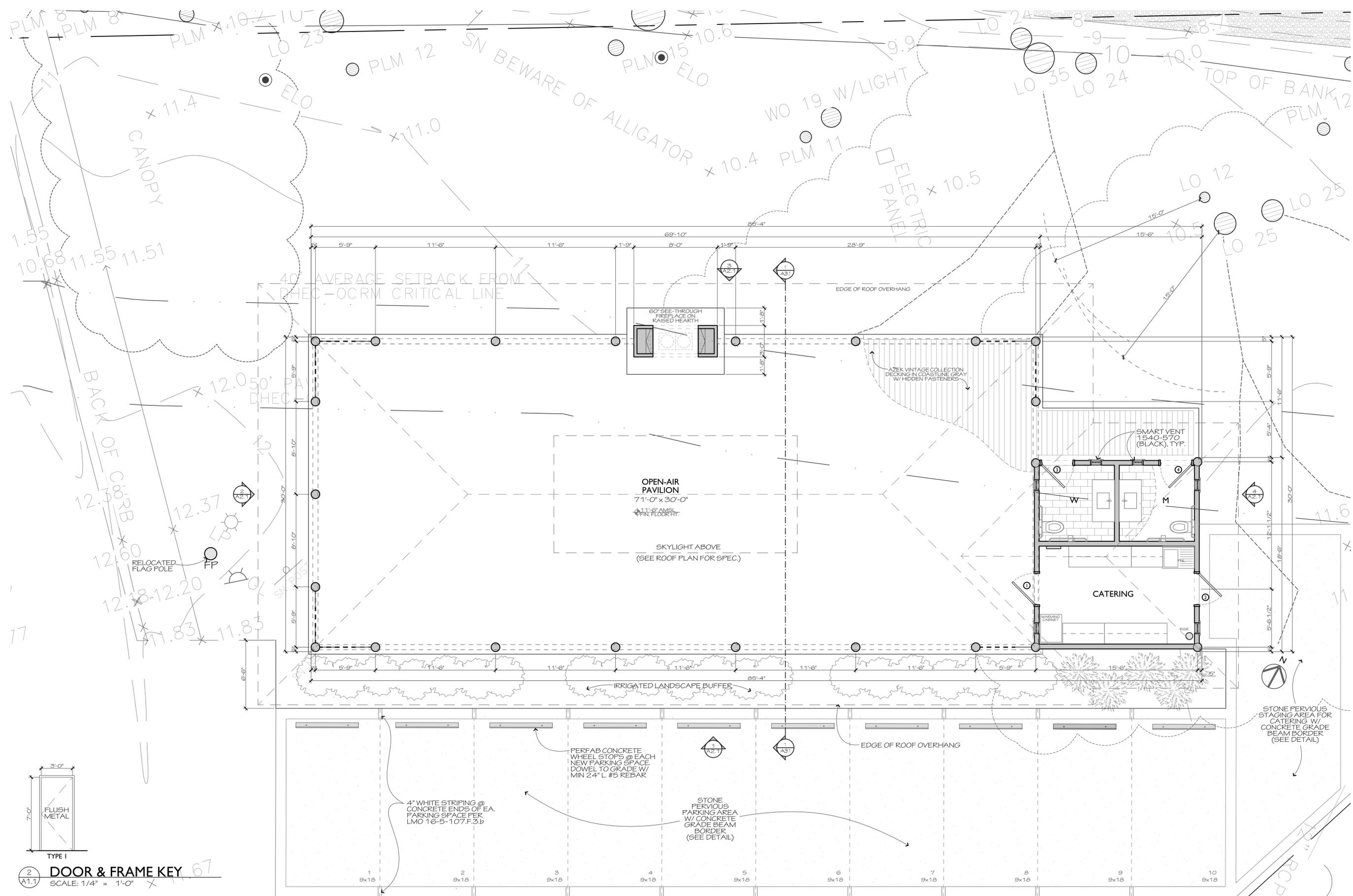
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2 DOOR & FRAME KEY
 SCALE: 1/4" = 1'-0"

DOOR & FRAME SCHEDULE

MARK	DESCRIPTION	DOOR			HARDWARE	FRAME		
		W	H	T		MAT'L/ FINISH	MAT'L	FIRE RATING
1	FLUSH DOOR	3'-0"	7'-0"	1 3/4"	1	1	METAL	N/A
2	FLUSH DOOR	3'-0"	7'-0"	1 3/4"	1	1	METAL	N/A
3	FLUSH DOOR	3'-0"	7'-0"	1 3/4"	1	2	METAL	N/A
4	FLUSH DOOR	3'-0"	7'-0"	1 3/4"	1	2	METAL	N/A

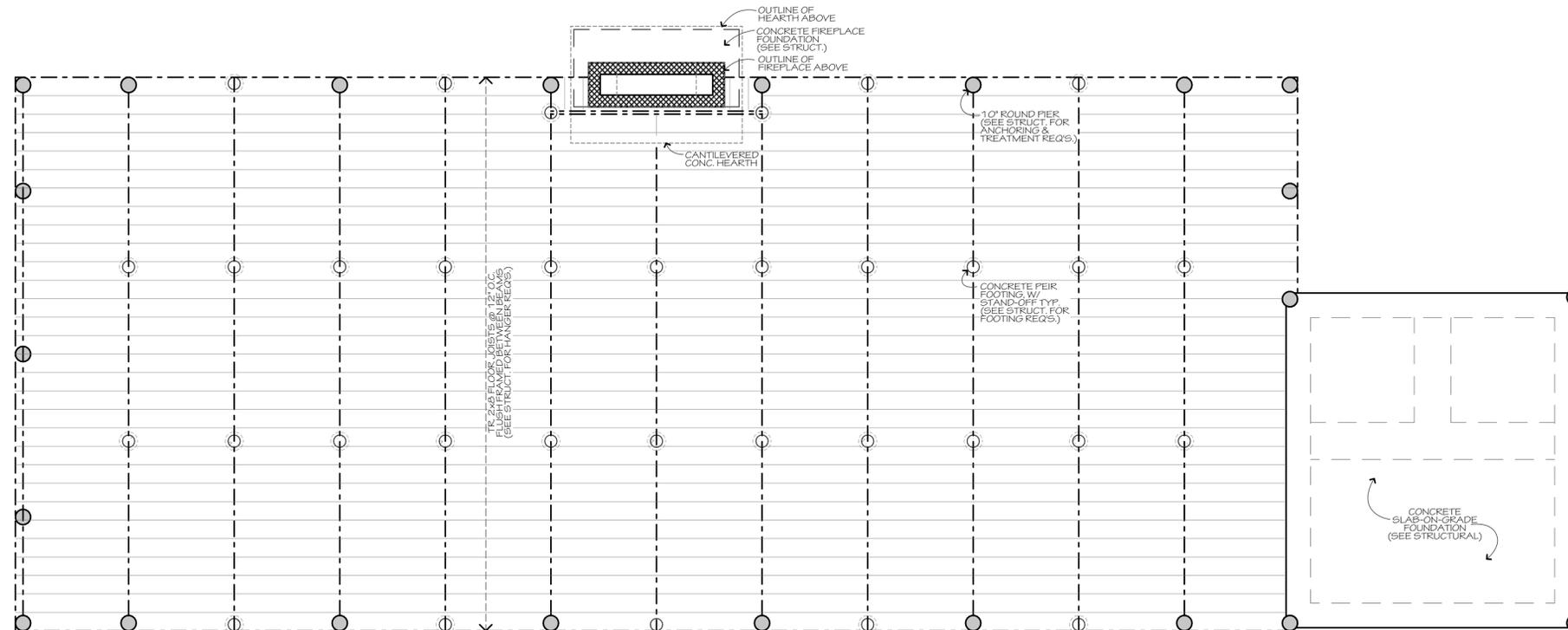
NOTES:
 1. PROVIDE PRODUCTS TO MEET OR EXCEED DESIGN PRESSURE (DP) RATINGS AS REQUIRED BY THE STRUCTURAL DESIGN CRITERIA FOR COMPONENTS & CLADDING CHART ON SHEET S1.0

NOTES:
 1. ALL FINISHES TO BE 613

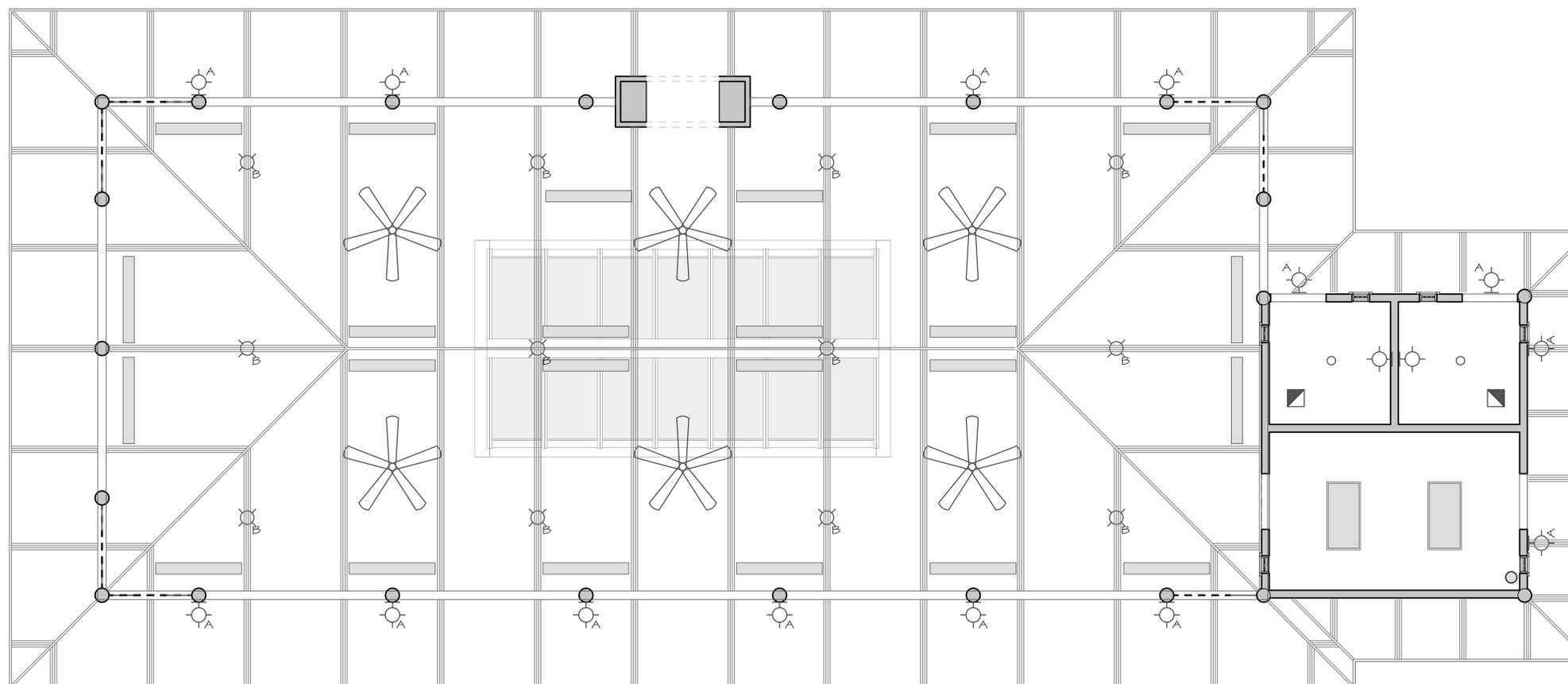
HARDWARE SCHEDULE

MARK	TYPE	MFG. NAME	MFG. NUMBER	REMARKS
1	BATHROOM LOCK	SCHLAGE	AL40PD	
2	ENTRANCE/OFFICE LOCK	SCHLAGE	AL50PD	

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



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



SYMBOL KEY

- SURFACE MOUNTED LIGHT FIXTURE
- WALL SCONCE
- PENDANT
- CAN LIGHT
- 24"x24" LED LIGHT FIXTURE
- 24"x48" LED LIGHT FIXTURE
- 24"x24" SUPPLY DIFFUSER
- 24"x24" RETURN AIR GRILLE
- 12"x12" SUPPLY DIFFUSER
- 12"x12" EXHAUST GRILLE
- CEILING FAN
- 60" ELECTRIC BAR HEATER

EXTERIOR LIGHTING SCHEDULE

MARK	MANUF.	CATALOGUE NUMBER	LAMP	MNTG	COLOR	REMARKS
A	BARN LIGHT	BLE-G-CGGF5-975-G4-975-1GG-RIB-DD-E2@	LED, 800 LM (3000K)	WALL	GALV.	
B	BARN LIGHT	BLE-C-ULA16-975-SBK-975-SBK-NA-975-RIB-NA-LED16.8-3000K	LED	PENDANT	GALV.	

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

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SUNSET PAVILION at SKULL CREEK BOATHOUSE
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 Hilton Head Island, SC 29928

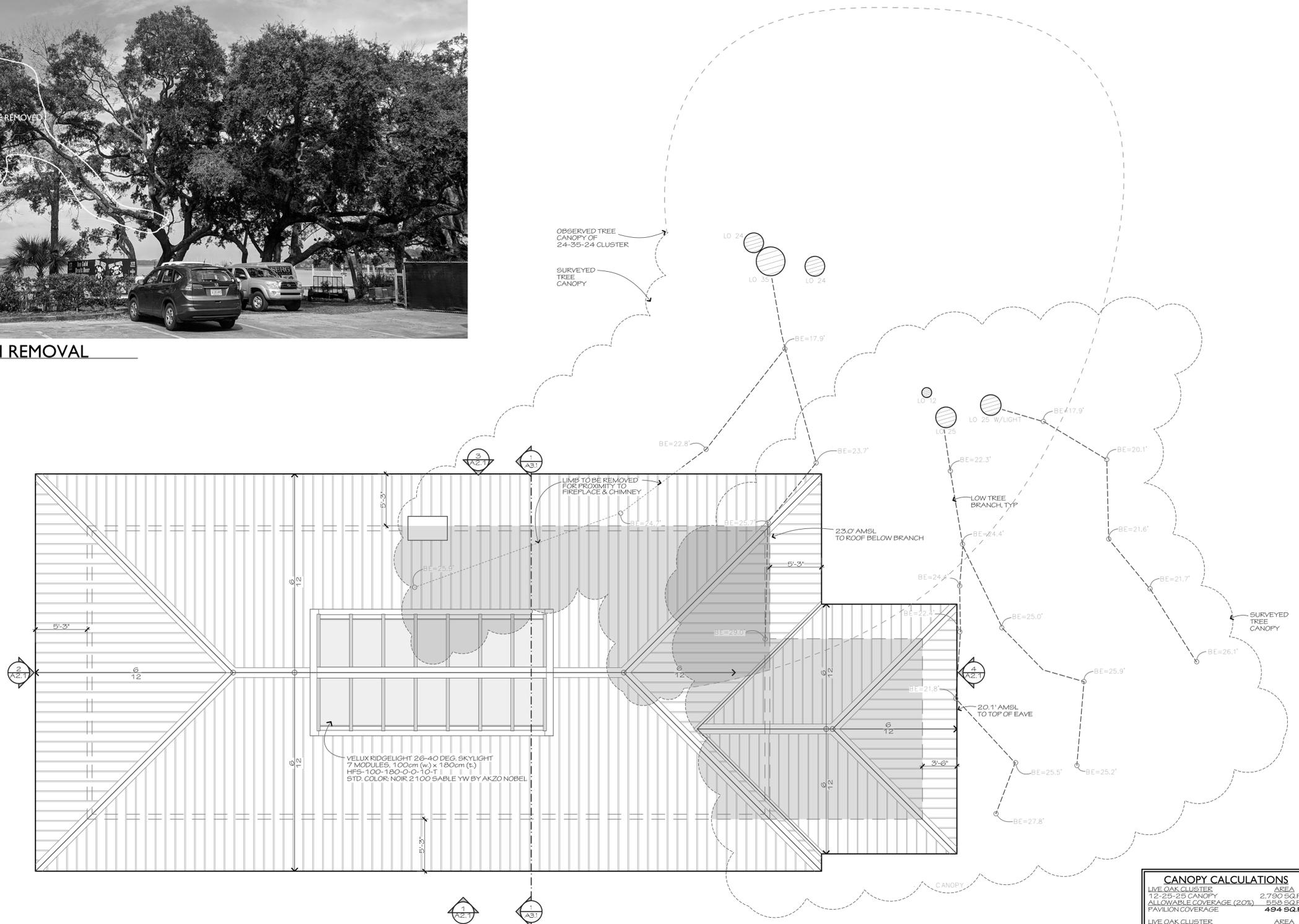
REVISIONS

NO.	DESCRIPTION

DRAWN BY: JD
 CHECKED BY: JD
 DATE OF ISSUE: 4/2/2019
 SCALE: AS SHOWN
 JOB NO: 1906
 SHEET: FOUNDATION & REFLECTED CEILING PLANS
A1.2



2
A1.3 TREE BRANCH REMOVAL
SCALE: 1:2.08



1
A1.3 ROOF PLAN
SCALE: 3/16" = 1'-0"

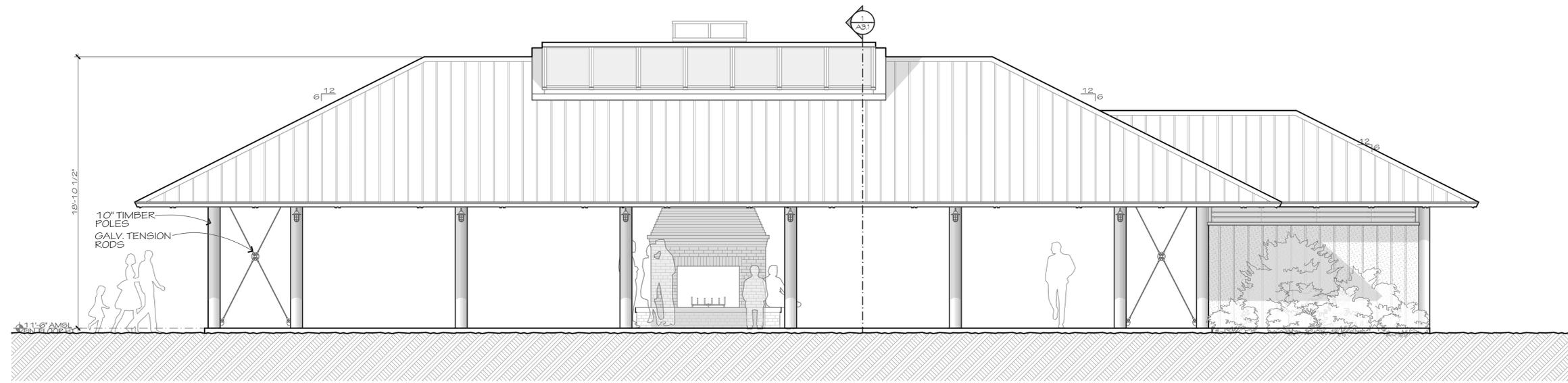
CANOPY CALCULATIONS	
LIVE OAK CLUSTERS	AREA
12-25-25 CANOPY	2,730 SQ.FT.
ALLOWABLE COVERAGE (20%)	558 SQ.FT.
PAVILION COVERAGE	494 SQ.FT.
LIVE OAK CLUSTERS	AREA
24-35-24 CANOPY	3,214 SQ.FT.
ALLOWABLE COVERAGE (20%)	643 SQ.FT.
PAVILION COVERAGE	532 SQ.FT.

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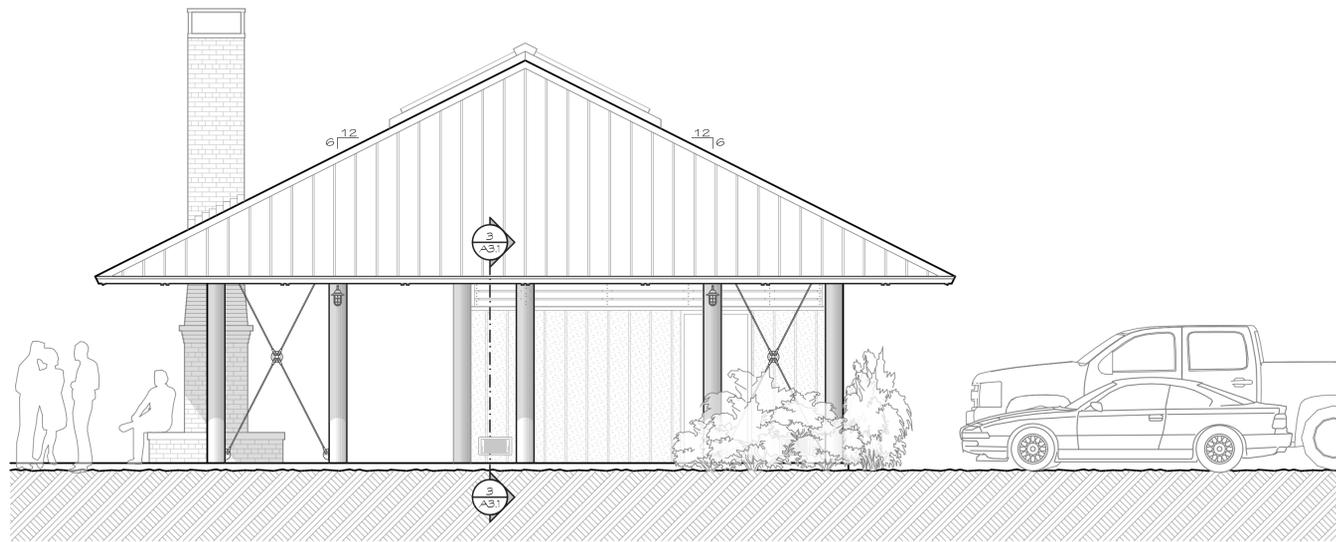
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 Hilton Head Island, SC 29928

REVISIONS	

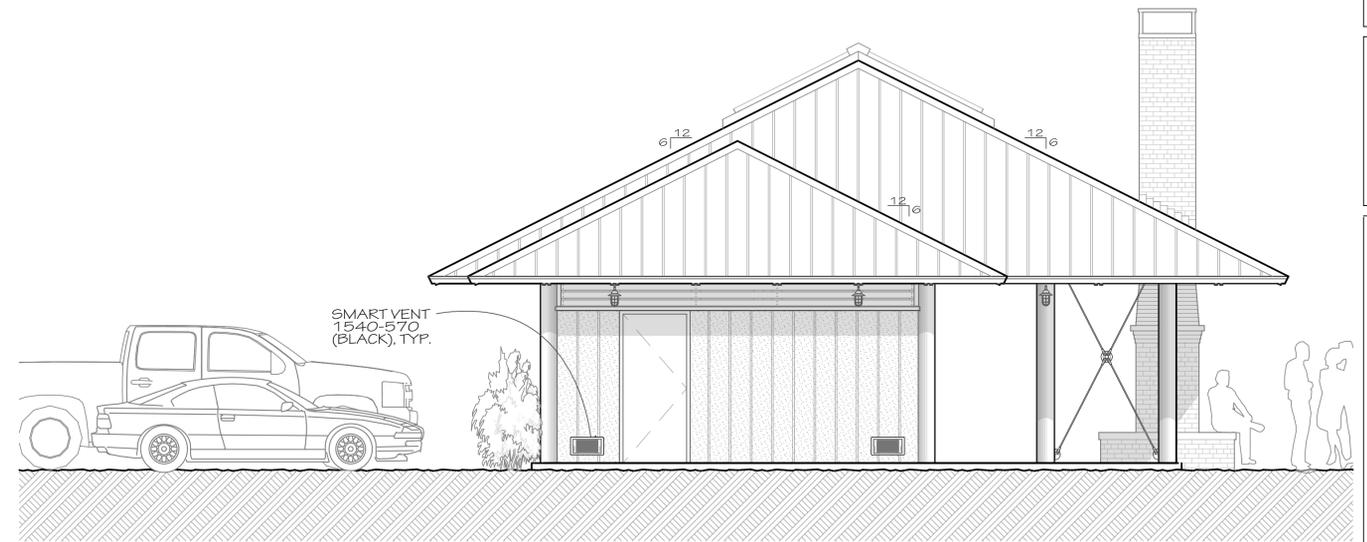
DRAWN BY
 JD
 CHECKED BY
 JD
 DATE OF ISSUE
 4/2/2019
 SCALE
 AS SHOWN
 JOB NO.
 1906
 SHEET



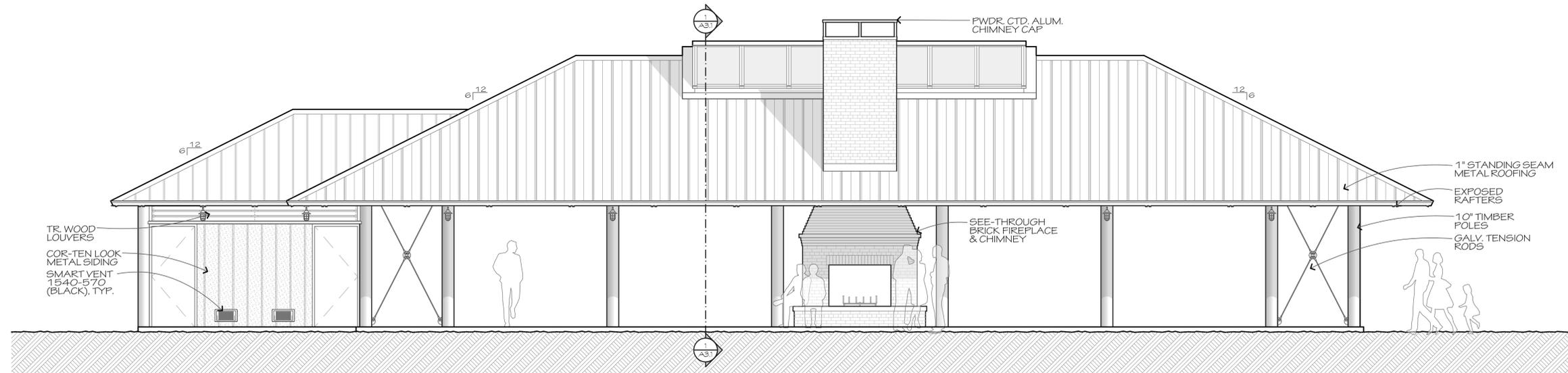
1 FRONT (PARKING LOT) ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT (RESTAURANT) ELEVATION
SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



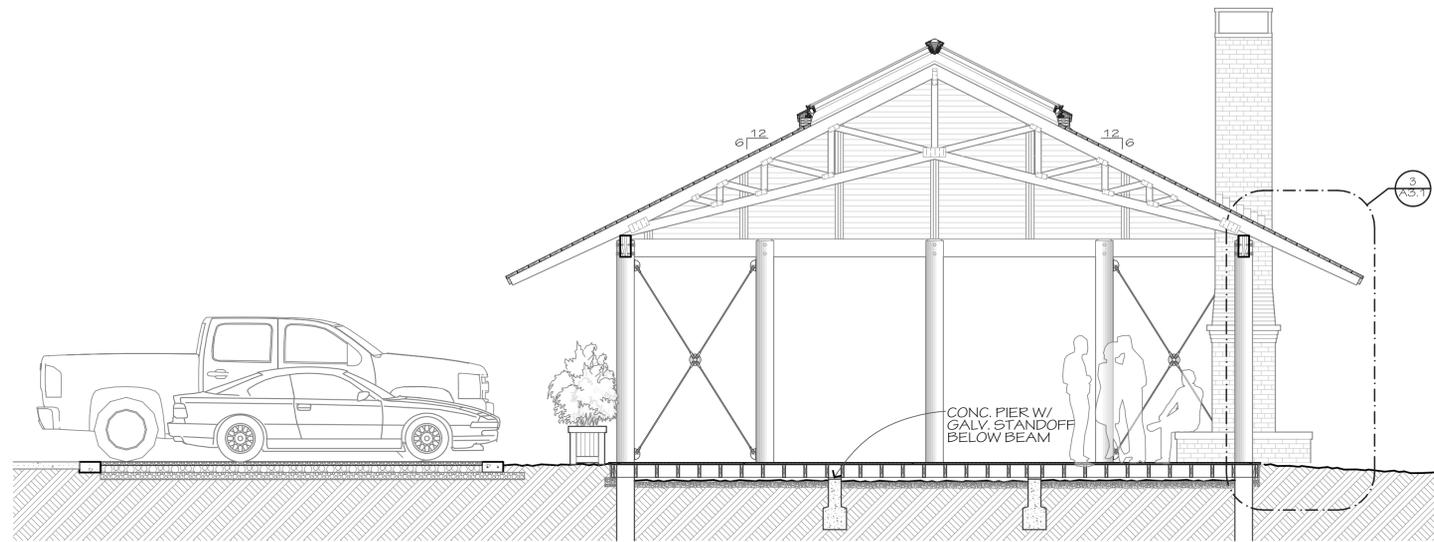
3 REAR (WATER) ELEVATION
SCALE: 1/4" = 1'-0"

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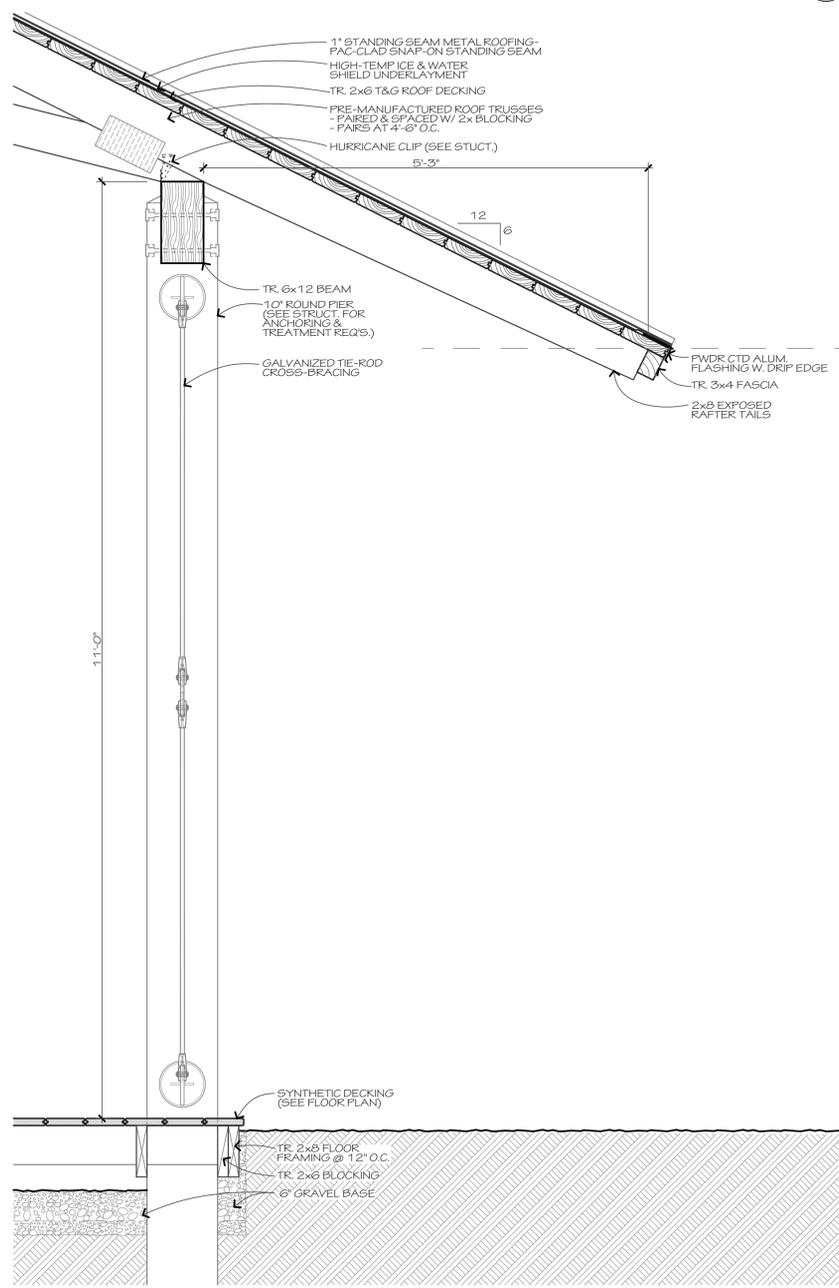
REVISIONS	

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4/2/2019
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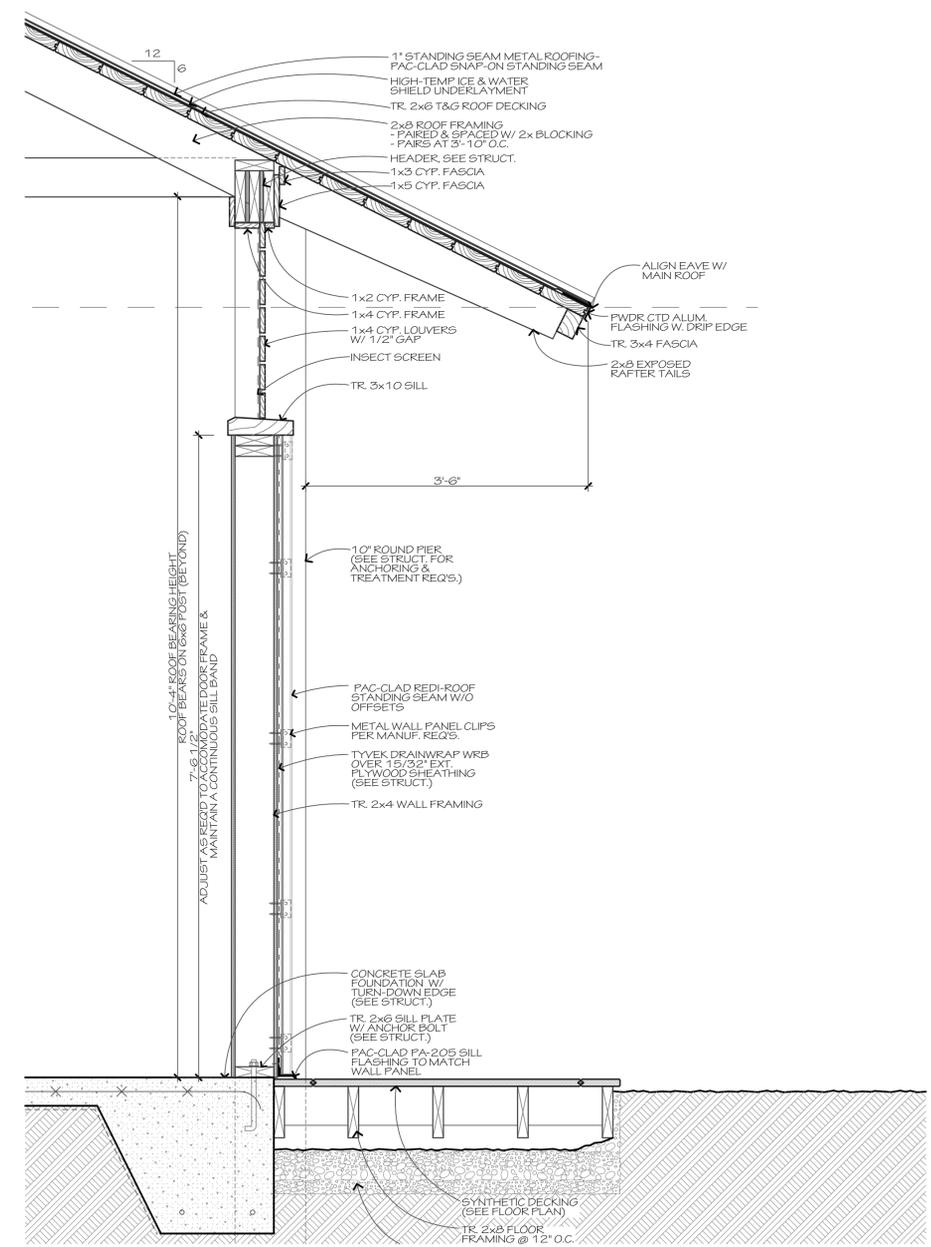
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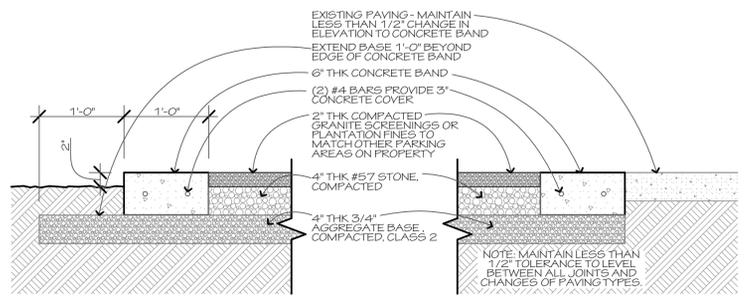
1 PAVILION SECTION
 SCALE: 1/4" = 1'-0"



3 PAVILION DETAIL
 SCALE: 1" = 1'-0"



2 WALL DETAIL
 SCALE: 1" = 1'-0"



4 PERVIOUS PARKING DETAIL
 SCALE: 1" = 1'-0"

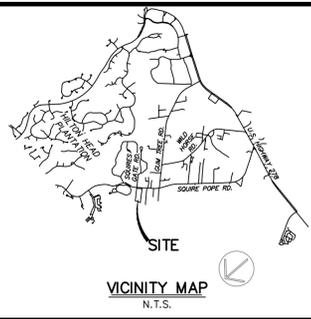
**SUNSET PAVILION at
 SKULL CREEK BOATHOUSE**
 397 Squire Pope Rd.
 Hilton Head Island, SC 29928

REVISIONS

NO.	DESCRIPTION

DRAWN BY
 JD
 CHECKED BY
 JD
 DATE OF ISSUE
 4/2/2019
 SCALE
 AS SHOWN
 JOB NO.
 1906
 SHEET

**SECTIONS &
 DETAILS
 A3.1**



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

SIGNATURE _____ DATE _____
THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

- LEGEND:**
TREE SIZES ARE INCHES IN DIAMETER
- CONC. O. CONCRETE MONUMENT, OLD (FOUND)
 - I.O. IRON PIPE, OLD (FOUND)
 - I.N. IRON REBAR, NEW (SET)
 - CHY CHERRY
 - LO LIVE OAK
 - PLM PALMETTO
 - RC RED CEDAR
 - WO WATER OAK
 - AC ACRE
 - BE BOTTOM SIDE OF BRANCH ELEVATION
 - BOL BOLLARD
 - B.S.L. BUILDING SETBACK LINE
 - DHEC DEPARTMENT OF HEALTH & ENVIRONMENTAL CONTROL
 - ELO ELECTRIC OUTLET
 - FFE FINISHED FLOOR ELEVATION
 - FH FIRE HYDRANT
 - FP FLAG POLE
 - GI GRATE INLET
 - QL GROUND LIGHT
 - IE INVERT ELEVATION
 - ICV IRRIGATION CONTROL VALVE
 - NTS NOT TO SCALE
 - N/F NOW OR FORMERLY
 - OCRM OCEAN & COASTAL RESOURCE MANAGEMENT
 - R/W RIGHT OF WAY
 - SN SIGN
 - TBM TEMPORARY BENCH MARK
 - CIP CAST IRON PIPE
 - CMP CORRUGATED METAL PIPE
 - CPP CORRUGATED PLASTIC PIPE
 - DIP DUCTILE IRON PIPE
 - HDPE HIGH DENSITY POLYETHYLENE
 - RCP REINFORCED CONCRETE PIPE
 - FENCE LINE
 - SD STORM DRAIN LINE

LINE	LENGTH	BEARING
L1	27.17'	S67°18'38"W
L2	5.86'	S88°48'16"W
L3	33.38'	S66°49'29"W
L4	18.04'	S74°50'22"W
L5	31.22'	S62°49'28"W
L6	11.27'	S58°14'38"W
L7	5.15'	N85°17'01"W
L8	11.17'	S61°45'04"W

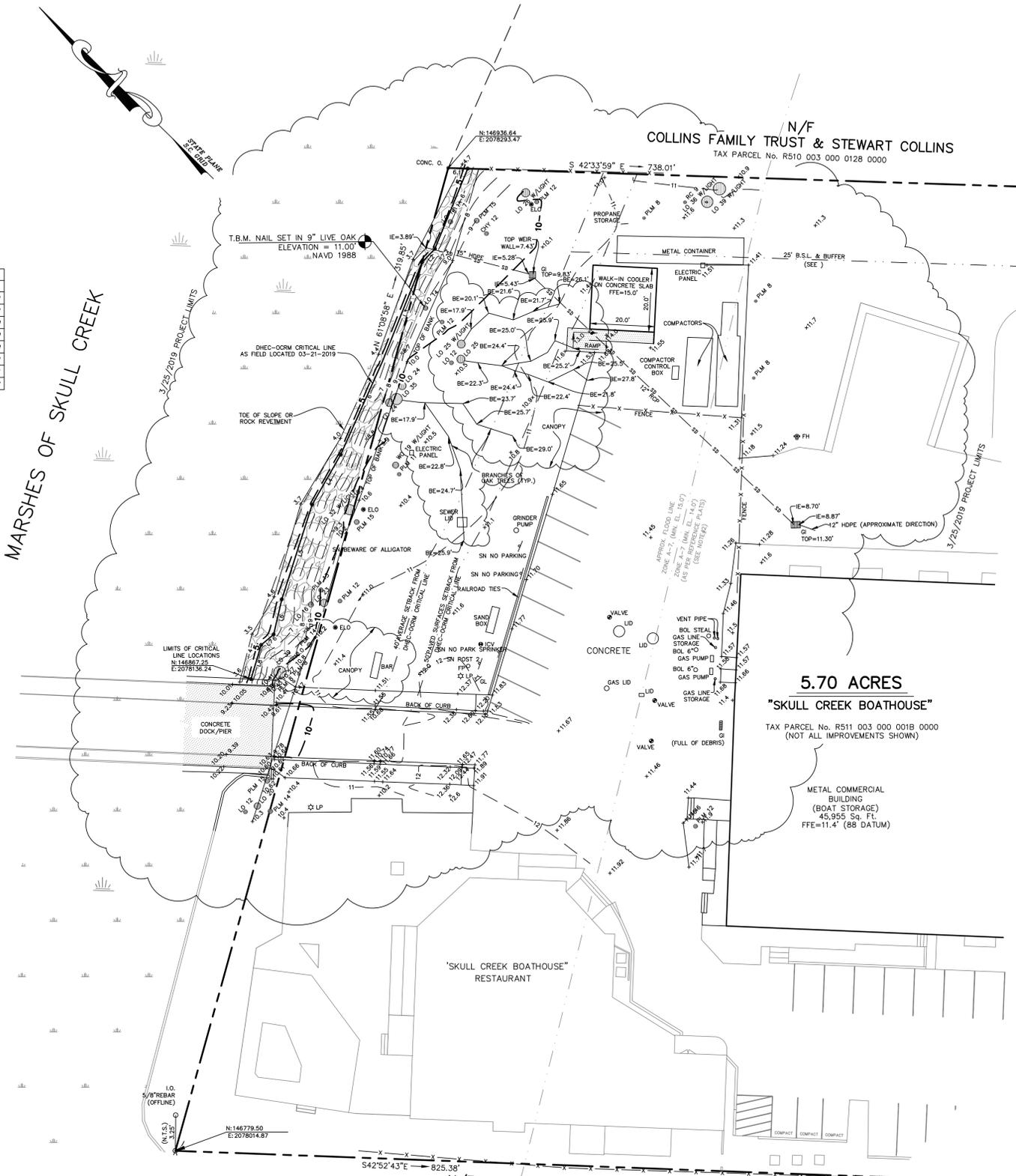
SPECIAL NOTE:
THE PURPOSE OF THIS SURVEY IS TO UPDATE THE ASBUILT, TREE, TOPOGRAPHIC AND DHEC-OCRM CRITICAL LINE LOCATION WITHIN THE MARCH 25, 2019 PROJECT LIMITS AREA ONLY. ALL OTHER INFORMATION SHOWN OUTSIDE OF PROJECT LIMITS WERE TAKEN FROM VARIOUS REFERENCE PLATS AND WERE NOT UPDATED AT THIS TIME.

NOTES

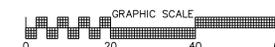
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
- AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE A-9 & A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 2-D, COMMUNITY NO. 450250, MAP DATED 02/29/86, BASE ELEVATION 15.0' & 14.0'. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT. FLOOD ZONE LINES SHOWN WERE SCALED FROM FEMA FLOOD MAP.
- BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY. THE SETBACKS AND BUFFERS SHOWN ARE PER THE TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT AND THE TOWN OF HILTON HEAD ISLAND LMO.
- UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN AND ARE APPROXIMATE. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.
- NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- SURVEYING CONSULTANTS CERTIFIES TO THE TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
- HORIZONTAL DATUM IS BASED ON NAD83 AND VERTICAL DATUM IS BASED NAVD 88.
- STATE PLANE COORDINATES WERE ESTABLISHED FROM REFERENCE PLAT #5 BY SURVEYING CONSULTANTS.

REFERENCE PLAT:

- AN ASBUILT PLAT OF 7.01 ACRES, CARMINE'S RESTAURANT, SQUIRE POPE ROAD, TAX PARCEL No. 500-3-1, DATED: 10/24/1995, BY: MATTHEW M. CRAWFORD, S.C.R.L.S. NO. 9756 RECORDED: P.B. 60, PG. 182, DATE: 06/06/1997.
- AN ASBUILT & TOPOGRAPHIC SURVEY OF PHASE 1 (a), 1 (b), 4, 5, AND FUTURE PHASES, BLUEWATER MARINA DRIVE, A SECTION OF BLUEWATER RESORT & MARINA, DATE: 02/25/2008, LAST REVISED: 07/17/2014, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 139, PG. 35, DATE: 07/31/2014.
- A BOUNDARY, TREE & TOPOGRAPHIC SURVEY OF PARCEL 11-A, PARCEL 11-C, PARCEL 11-D, PARCEL 11-E, PARCEL 11-F, PARCEL 12 AND PARCEL 12A OF THE SALTY FARE HORIZONTAL PROPERTY REGIME, A SECTION OF HILTON HEAD PLANTATION, DATE: 02/24/2014, BY: WILLIAM H. GRAY, JR, S.C.R.L.S. NO. 22744.
- A BOUNDARY PLAT OF TAX PARCEL NO. 510-3-1B, SQUIRE POPE ROAD, HILTON HEAD ISLAND, DATED: 10/11/2001, BY: DONALD R. COOK, S.C.R.L.S. NO. 19010, RECORDED: P.B. 83, PG. 85, DATE: 10/31/01.
- AN ASBUILT & TOPOGRAPHIC SURVEY OF 6.937 AC., HUDSON ROAD, TAX PARCEL NO. R511-003-000-0001-0000, FORMERLY KNOWN AS CHART HOUSE RESTAURANT, DATE: 10/19/2017, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.



PREPARED FOR: HILTON HEAD BOATHOUSE LLC
ADDRESS: #397 SQUIRE POPE ROAD/SKULL CREEK
TAX PARCEL I.D. NO. R511-003-000-001B-0000



PARTIAL ASBUILT
TREE & TOPOGRAPHIC
SURVEY OF
SKULL CREEK BOATHOUSE
5.70 Ac., #397 SQUIRE POPE ROAD
TAX PARCEL No.
R511-003-000-001B-0000
TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
SCALE: 1" = 20' DATE: 03/25/2019 JOB NO: SC85097H
REVISED: 03/28/2019; UPDATED CRITICAL LINE LOCATION & SETBACKS PER DHEC-OCRM

SG SURVEYING CONSULTANTS
17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 828-2775
www.SurveyingConsultants.com
Email: SC@SurveyingConsultants.com
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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: Sunset Pavilion

DRB#: DRB-000731-2019

DATE: 03/27/2019

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. The roofing material shall be a standing seam metal in a bronze color.
2. Note on the plans that the podocarpus will be irrigated or provide alternative for Staff approval.

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"/>	Standing seam metal roof should be a bronze color or recede when viewed from the water.

LANDSCAPE DESIGN

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"/>	
Landscape is designed so that it may be maintained in its natural shape and size	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	How is podocarpus watered? Provide irrigation plan or other option. Irrigation will need to be in-place at C of C. Staff would prefer a "natural" solution.
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Relocate any planting within 6' or more of the trunks of existing trees.

MISC COMMENTS/QUESTIONS

1. Sheet A3.1 details still reference a 5v crimp.



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: William Peratta Company: GreenbergFarrow
 Mailing Address: 1430 W. Peachtree St. NW, Suite 200 City: Atlanta State: GA Zip: 30309
 Telephone: 678-427-5138 Fax: _____ E-mail: wperatta@greenbergfarrow.com
 Project Name: McDonald's Remodel Project Address: 2 Plaza Drive
 Parcel Number [PIN]: R 511-008-000-202C-0000
 Zoning District: CC Community Commercial Overlay District(s): Corridor Overlay District

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

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

Project Category:
 _____ Concept Approval – Proposed Development
 _____ Final Approval – Proposed Development

_____ x Alteration/Addition
 _____ Sign

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

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

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

_____ Context photographs of neighboring uses and architectural styles.

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

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

Additional Submittal Requirements:

Final Approval – Proposed Development

- 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.

3/26/19

SIGNATURE William Peratta, GreenbergFarrow

DATE

March 26, 2019

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 – Design Review Board

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, a drive-thru bypass lane for better circulation, upgraded site lighting, and landscaping improvements.

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

Building Exterior Improvements

McDonald's proposes to upgrade the building façade and give it a more updated, modern look as depicted by the colored renderings submitted with this application. The Town of Hilton Head Island's building design guidelines were consulted in the design process, with neutral colors proposed. Please note the following regarding the building's proposed architecture:

1. As part of McDonald's remodeling efforts and branding scheme, the existing mansard roof and light beams will be removed. A new parapet wall will be constructed in their place along with the McDonald's Brand Wall as depicted on the elevations. The existing roof will remain in place.
2. A new brand wall with the "M" golden arches finished with false wood Eurowest tile is proposed. The material simulates wood and as 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, and 36-inches in length. Three colors are proposed for the DRB to choose from (if the DRB has a preference): oak (McDonald's preference), blonde, or grey. The grey very closely matches the Savannah Grey that is proposed for the base of the building in place of the existing stone. If the Design Review Board has a preferred color, please let us know.

3. The existing stone at the base of the building will be removed. A Savannah Gray brick wainscot is proposed in its place around the base of the building.
4. The existing stucco siding on the building is proposed to remain. The tan, neutral color is fitting with the architectural theme described in the Town's design guide and blends with the site's landscaping.
5. 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.
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 and faces the parking lot.
7. The proposed metal screen on the rear of the building (proposed to screen the roof-top units from view) will be painted to match the colors used on 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 and improve the ambience.

The 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 Plaza Dr. 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 and will exceed the amount required by code. Large canopy trees will be planted at a 4-inch caliper size per DRB's request instead of the more typical 2-inch size.

3. The large pine tree in the island in front of the store will remain and will be planted with groundcovers including jasmine, azalea, and dwarf wax myrtle.
4. An ADA-compliant pathway and sidewalk are proposed to be constructed from the front of the building to William Hilton Parkway.
5. 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.
6. 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.
7. 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.
8. 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.
9. Existing ADA parking spaces will be reconstructed so that they are compliant with ADA regulations.
10. The site will be re-mulched with fresh pine straw.

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.

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)



McDonald's
2 Plaza Drive
Hilton Head Island, SC

Photos



View 17
CVS
85 Matthews Drive



View 18
CVS
85 Matthews Drive



McDonald's
2 Plaza Drive
Hilton Head Island, SC

Photos



View 19
CVS
85 Matthews Drive



View 20
CVS
85 Matthews Drive



McDonald's
2 Plaza Drive
Hilton Head Island, SC

Photos



View 21

Wells Fargo
75 Matthews Dr.



View 22

Wells Fargo
75 Matthews Dr.



McDonald's
2 Plaza Drive
Hilton Head Island, SC

Photos



View 23
Sea Turtle Marketplace



View 24
Sea Turtle Marketplace



McDonald's
2 Plaza Drive
Hilton Head Island, SC

Photos



View 25
Sea Turtle Marketplace



View 26
Sea Turtle Marketplace



McDonald's
2 Plaza Drive
Hilton Head Island, SC

Photos



View 27
Sea Turtle Marketplace



View 28
Sea Turtle Marketplace



McDonald's
2 Plaza Drive
Hilton Head Island, SC

Photos



View 29
Sea Turtle Marketplace



View 30
Sea Turtle Marketplace



McDonald's
2 Plaza Drive
Hilton Head Island, SC

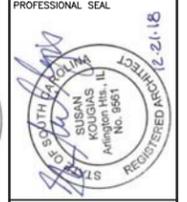
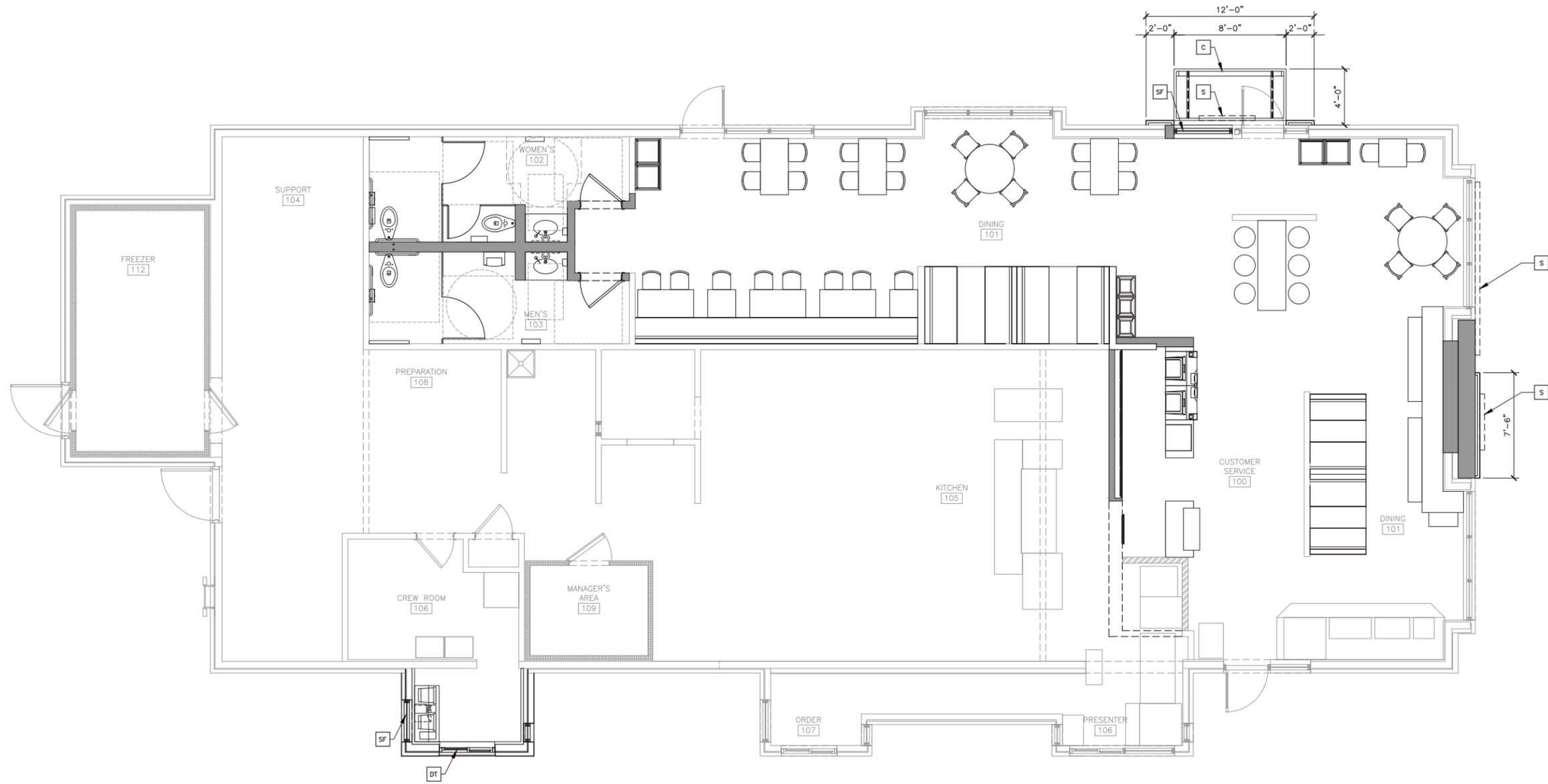
Photos



View 31
Sea Turtle Marketplace



View 32
Sea Turtle Marketplace



Greenberg Farrow
 21 S. Evergreen Ave. Suite 200
 Arlington Heights, IL 60004
 t: 847.788.9200 f: 847.788.9238

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DRAWN BY AL STD ISSUE DATE APR 2018 REVIEWED BY NP DATE ISSUED 07/12/18	TITLE 2017 MRP 2.0 CORE 16 EXTERIOR - 39-89/84 DESCRIPTION EXISTING 8" CMU BEARING WALLS STEEL ROOF TRUSS FRAMING CORE 16 DESIGN SITE ID SITE ADDRESS 390098 2 PLAZA DRIVE	HILTON HEAD ISLAND, SC 29926
PREPARED FOR: McDonald's USA, LLC	PROJECT NO. 20180608.0	REV. DATE DESCRIPTION 09/19/18 EXTERIOR & CASH BOOTH BRAND REVIEW BY

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

GENERAL NOTES

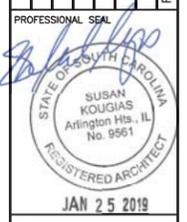
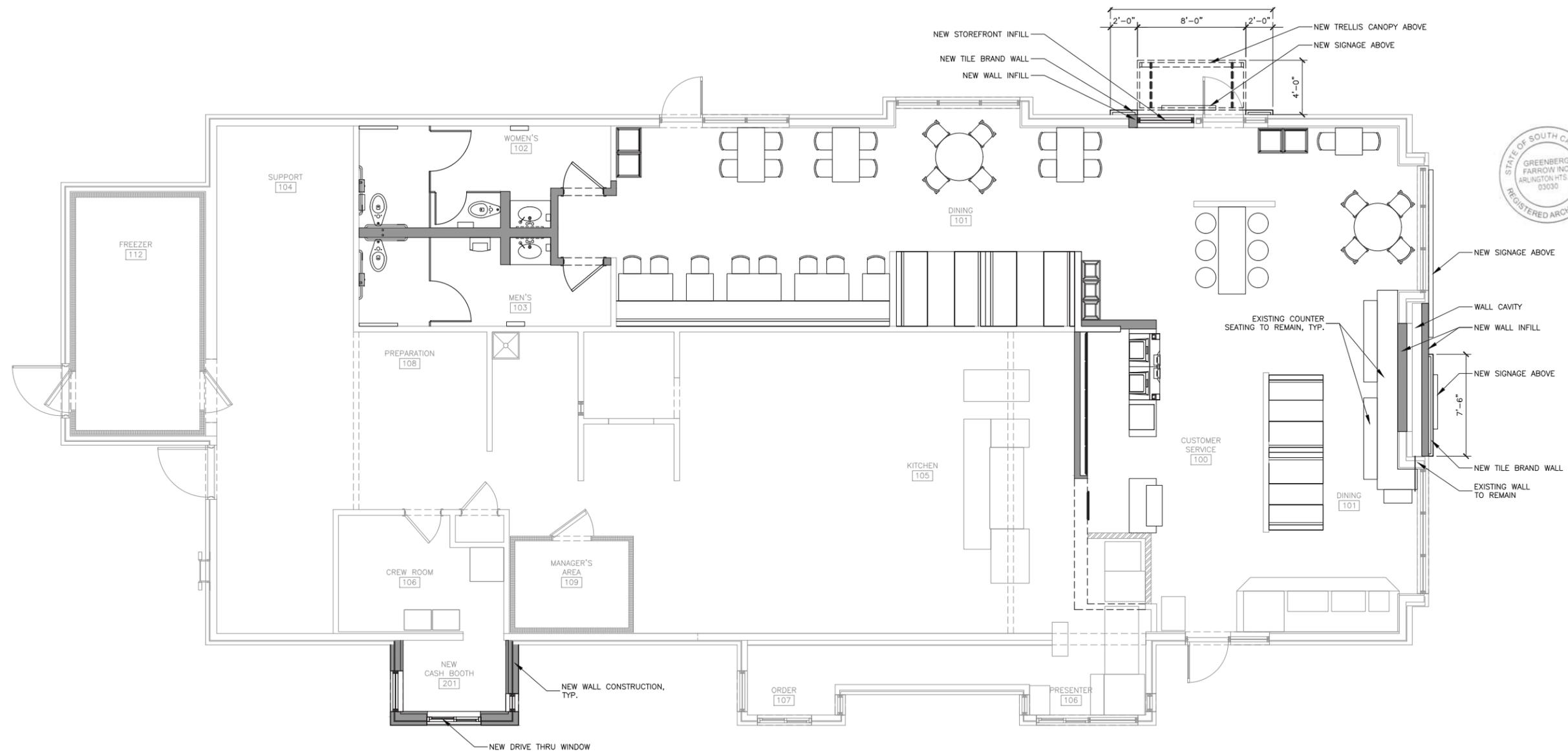
- SEE SHEET A3.0 FOR EXTERIOR WALL ASSEMBLY TYPES.
- SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
- SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
- GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FORREST 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

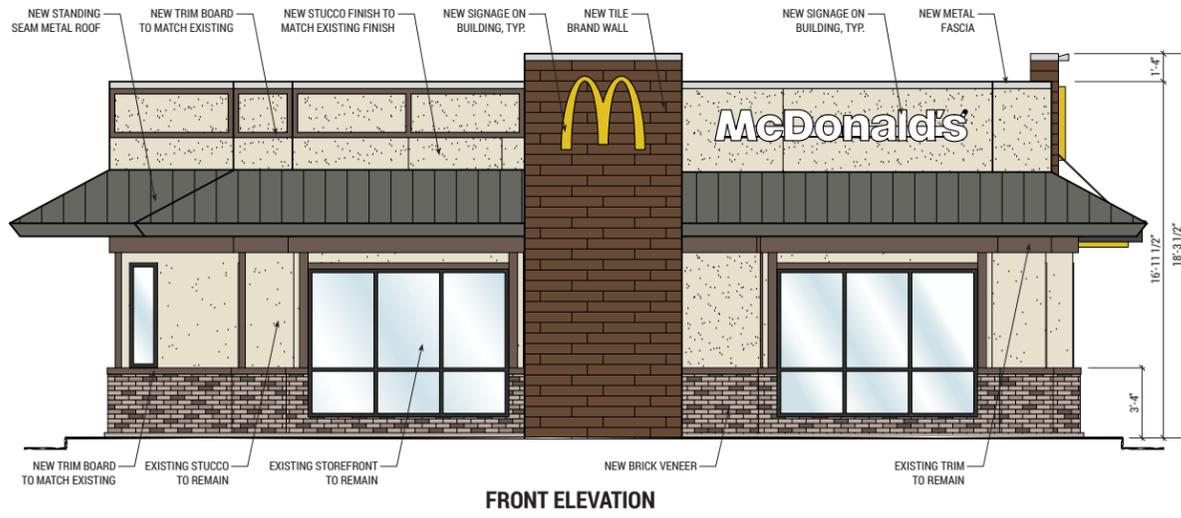


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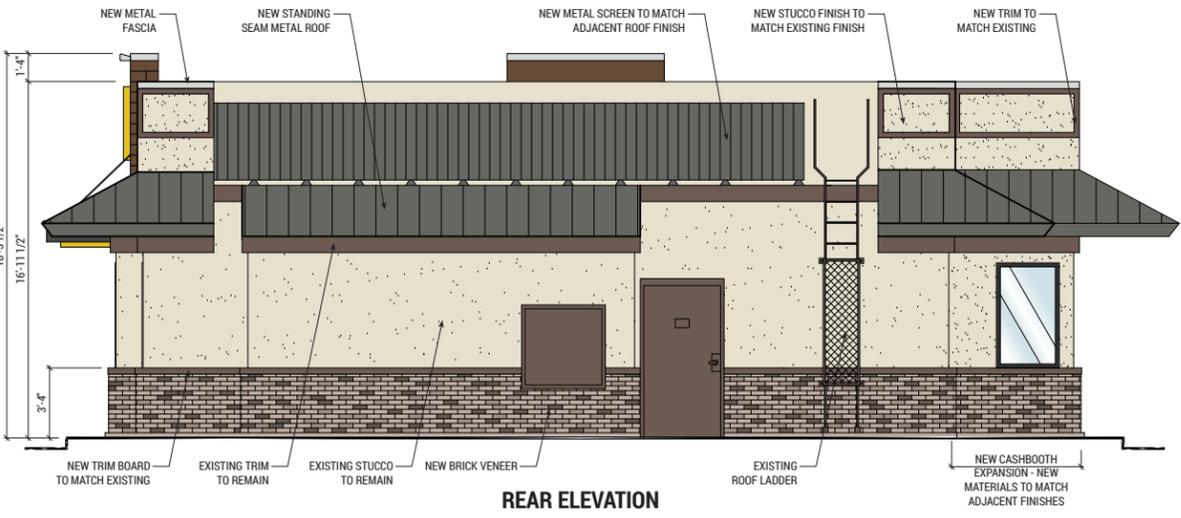
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SHEET NO.	390098
	A1.0
TITLE	2017 MRP 2.0 CORE 16 EXTERIOR - 39-89/84
DESCRIPTION	EXISTING 8" CMU BEARING WALLS WOOD ROOF TRUSS FRAMING
DATE	06/10/2018
REVIEWED BY	MD
DATE ISSUED	06/10/2018
DRAWN BY	RM
STD ISSUE DATE	AGU 2018
DATE	06/10/2018
PROJECT NO.	20180608.0
PROJECT NAME	HILTON HEAD ISLAND, SC 29926
DATE	12/21/18
REV	01/25/19
REVIEW BOARD SUBMITTAL	NP
REVIEW BOARD SUBMITTAL	NP
DESCRIPTION	BY

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



FRONT ELEVATION



REAR ELEVATION



GREY BRAND WALL OPTION

BLONDE BRAND WALL OPTION



ENTRY ELEVATION



DRIVE THRU ELEVATION

EXTERIOR FINISH SCHEDULE	
COLOR SCHEME: 'CRAFTSMAN'	
BUILDING ITEMS	DESCRIPTION
FALSE WOOD TILE VENEER AT BRAND WALL (OAK OPTION)	EUROWEST EWOOD COLLECTION: R9 OAK; SIZE: 6"X36" 1/4" RUNNING BOND WATERPROOFING SETTING MATERIAL AND GROUT: BY MAPEI GROUT COLOR: MAPEI - 04 BAHAMA BEIGE GROUT WIDTH: 1/8" TO 3/16"
FALSE WOOD TILE VENEER AT BRAND WALL (GREY OPTION)	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"
FALSE WOOD TILE VENEER AT BRAND WALL (BLONDE OPTION)	EUROWEST EWOOD COLLECTION: BLONDE; 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"
CHARCOAL TRELLIS w/ CHARCOAL CANOPY FASCIA	12" HIGH WITH INFILL PANELS BY TRELLIS VENDOR; FASCIA WITH INTEGRATED LED LIGHT BY SIGNAGE VENDOR INSTALLED BY TRELLIS VENDOR
METAL ROOF	STANDING SEAM METAL ROOF BY ENGLERT COLOR: CHARCOAL GRAY
STUCCO	EXISTING STUCCO TO REMAIN NEW STUCCO PAINTED BENJAMIN MOORE "OCTOBER SKY" 2162-70 TO MATCH EXISTING
FASCIA BAND	EXISTING FASCIA BAND TO REMAIN NEW FASCIA BAND TO MATCH ADJACENT EXISTING
SHUTTER	MID AMERICA STRAIGHT TOP ALL LOUVER SHUTTER - L6 COLOR: FEDERAL BROWN OR APPROVED EQUAL
STOREFRONT	NEW STOREFRONT TO MATCH EXISTING BLACK ANODIZED STOREFRONT
BRICK VENEER	AUTHENTIC BRICK BY MERIDIAN BRICK COLOR: SAVANNAH GRAY
METAL FASCIA	PRE-FABRICATED METAL FASCIA COLOR: CITYSCAPE

NEW TPO ROOFING OVER NEW 1/2" EXTERIOR GRADE WALL SHEATHING. TIE INTO EXISTING ROOFING PER MANUFACTURER'S RECOMMENDATIONS. RUN UP NEW WALL FRAMING AND PARAPET, AND UNDER COPING

NEW 6"x9" VENT HOLES @ 48" O.C.

EXISTING CEILING

EXISTING SILL TO REMAIN

NEW INTERIOR FINISHES. REFER TO DECOR PACKAGE. COORDINATE WITH PROJECT MANAGER

1
A3.0

SLOPE

T/ PARAPET BLOCKING
ELEV. +16'-11 1/2"

TRIM BOARD, REFER TO ELEVATION

EXISTING MANSARD TRUSS TO REMAIN. MODIFY TRUSS AS REQUIRED FOR NEW PARAPET INSTALLATION

6
A3.1

EXISTING ROOF DECK, INSULATION AND FRAMING TO REMAIN. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION

EXISTING STOREFRONT TO REMAIN.

NEW FLASHING AT SILL TO MATCH EXISTING OVER NEW FACE BOARD

EXISTING CMU & STONE TO REMAIN

NEW THIN BRICK VENEER

EXISTING FOOTING AND FOUNDATION SEE CIVIL DRAWINGS FOR DETAILS

NEW WALL ASSEMBLY 3
SEE SHEET A3.0 AND ELEVATIONS FOR ADDITIONAL INFORMATION

EXISTING WALL ASSEMBLY 1
SEE SHEET A3.0 AND ELEVATIONS FOR ADDITIONAL INFORMATION

EXISTING WALL ASSEMBLY 2
SEE SHEET A3.0 AND ELEVATIONS FOR ADDITIONAL INFORMATION

6
A3.0

WALL SECTION - BRAND WALL

3/8" = 1'-0"



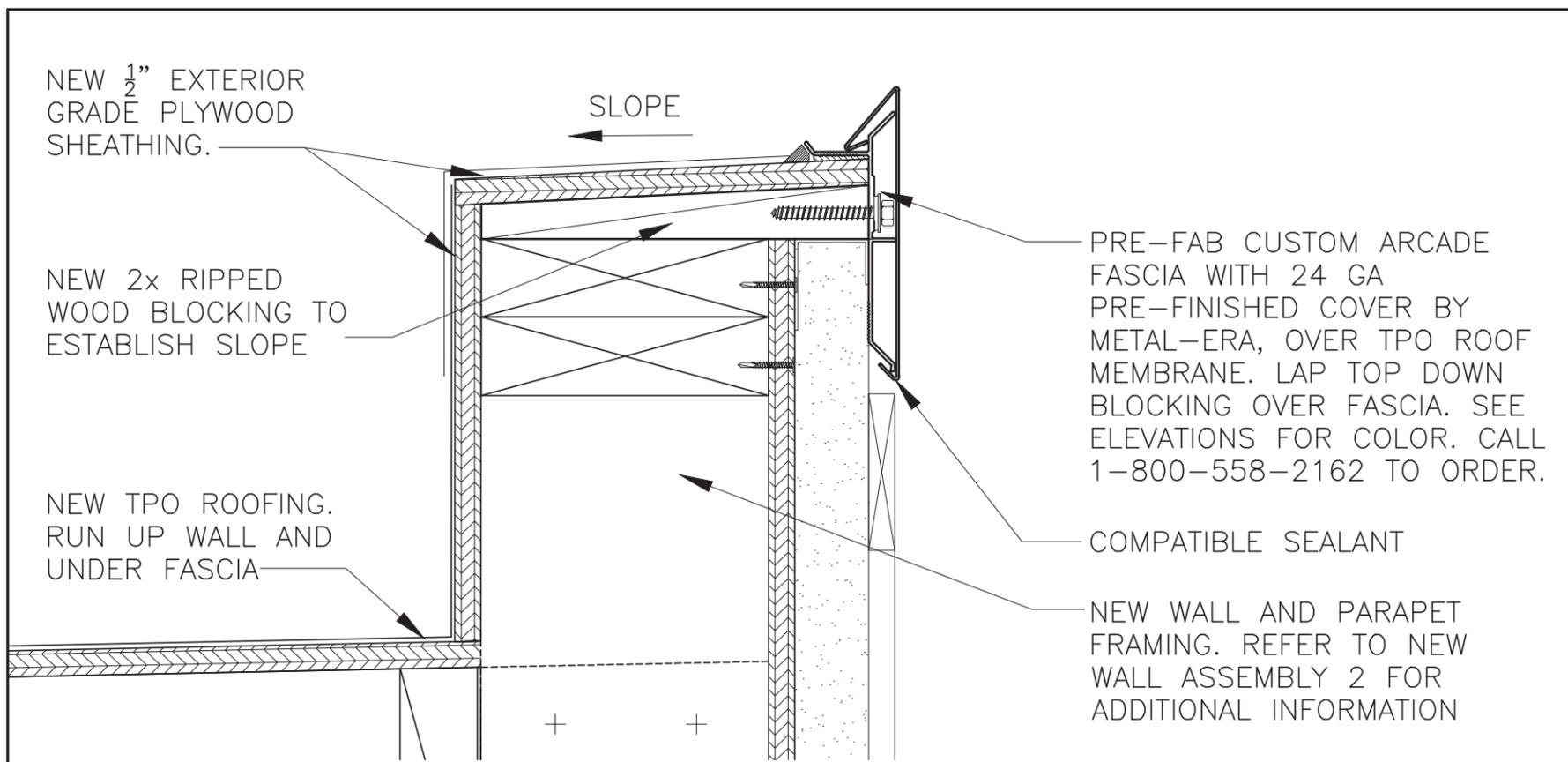
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McDonald's USA, LLC

McDONALD'S

390098
HILTON HEAD ISLAND, SC
GF PROJECT #20180608.0



1
A3.0

DETAIL - FASCIA @ PARAPET

3" = 1'-0"

EXISTING EXTERIOR WALL ASSEMBLY 1

FROM EXTERIOR TO INTERIOR

1. STUCCO
2. 8" CMU VENEER

NEW EXTERIOR WALL ASSEMBLY 2

FROM EXTERIOR TO INTERIOR

1. THIN BRICK VENEER SYSTEM: "AUTHINTIC BRICK" BY MERIDIAN BRICK OR EQUAL.
SYSTEMS INCLUDES:
 - A. THIN BRICK VENEER W/ RAKED JOINTS
 - B. THINSET
 - C. LIQUID APPLIED AIR & WATER BARRIER
 - D. CEMENT BOARD
 - E. STARTER TRACK/FLASHING
 - F. HOUSE WRAP
 - G. 1/2" EXTERIOR GRADE PLYWOOD
2. EXISTING STONE VENEER
3. EXISTING 8" CMU

NEW EXTERIOR WALL ASSEMBLY 3

FROM EXTERIOR TO INTERIOR

1. 7/8" CEMENTITIOUS STUCCO VENEER ON EXPANDED MTL. LATH OVER WEEP SCREED. PERMEABLE BUILDING WRAP OVER EXTERIOR GRADE PLYWOOD. INSTALL PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS
2. 2X WOOD STUD FRAMING. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. R-19 BATT INSULATION WHERE NOTED ON DRAWINGS



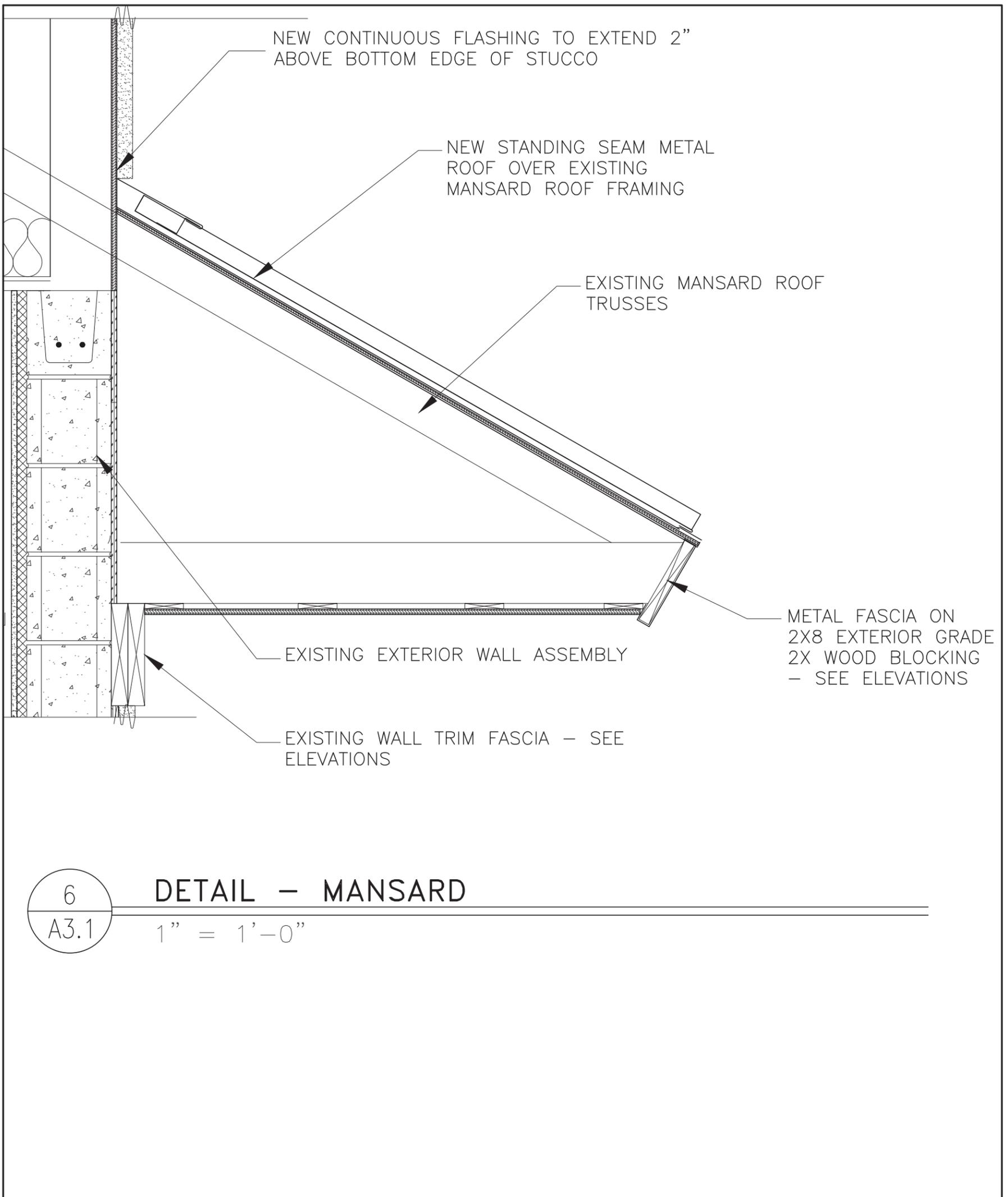
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McDonald's USA, LLC

McDONALD'S

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GF PROJECT #20180608.0



SINGLE 55"

Modular Range

Hot-dipped galvanized frame

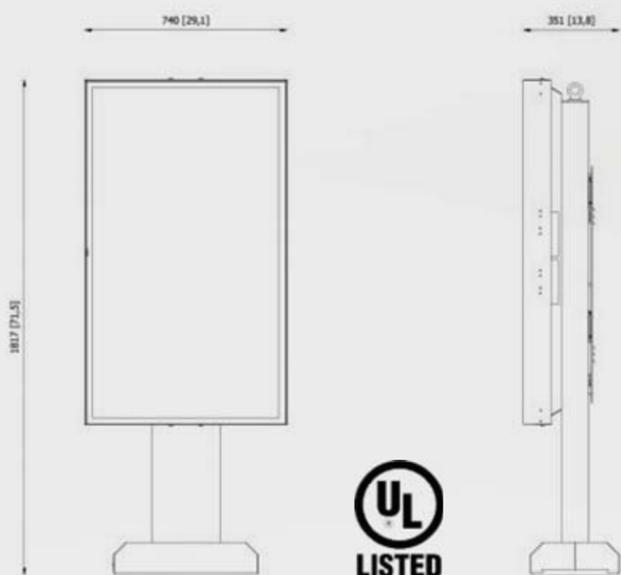
Aluminum panels

Modular Mounting Structure

Allows for various screen sizes with panel/mount replacement

Option for crane in or manual 2 person assembly

Currently designed for the Samsung OHF panel but mounting hardware can be modified for alternate screen specifications in future



For enquiries and further information on our range of products please visit www.coatesgroup.com



DOUBLE 55"

Modular Range

Hot-dipped galvanized frame

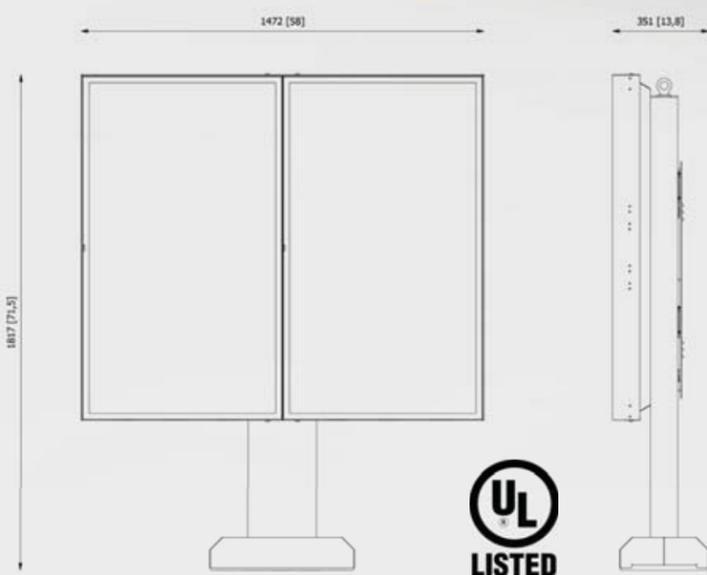
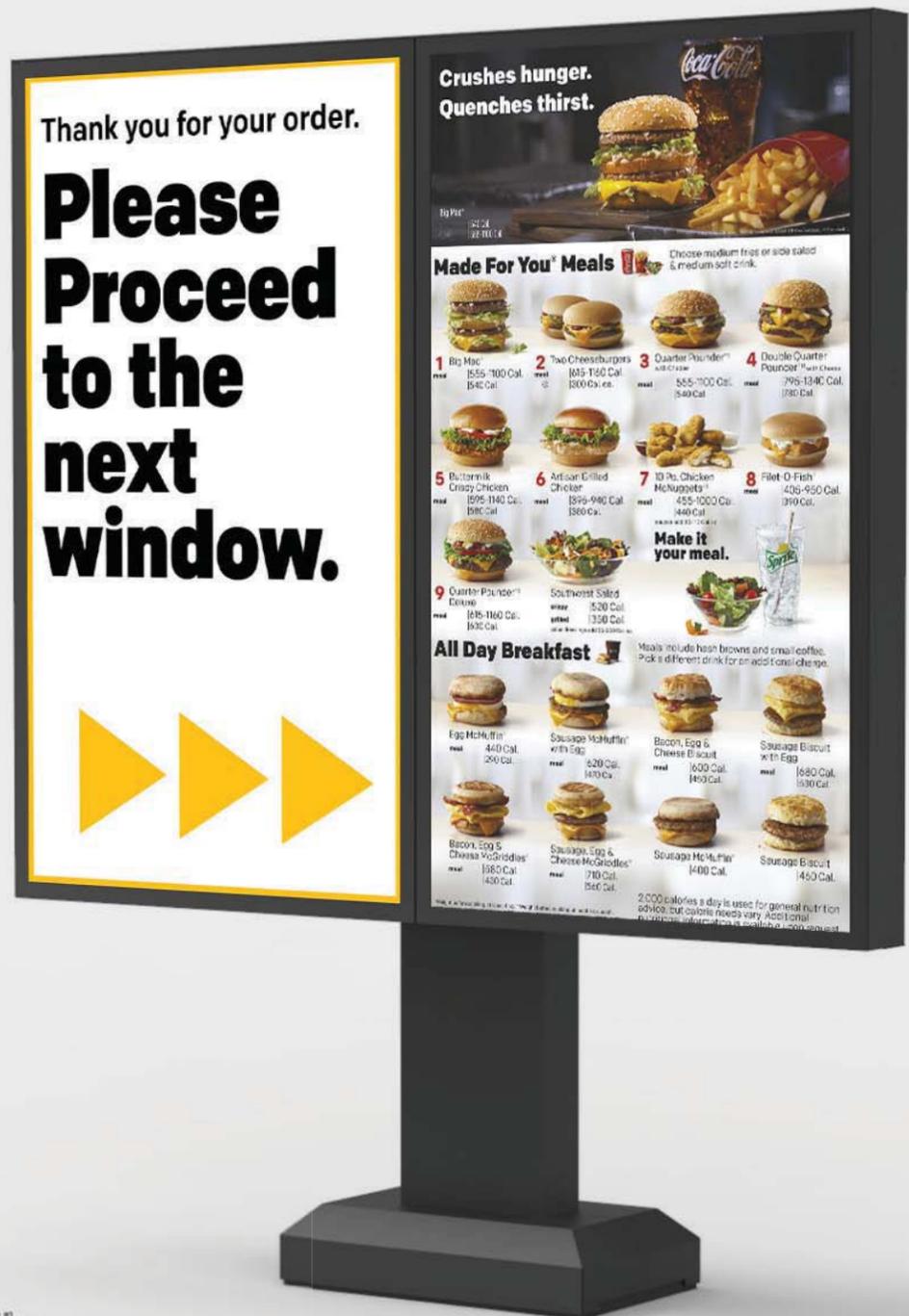
Aluminum panels

Modular Mounting Structure

Allows for various screen sizes with panel/mount replacement

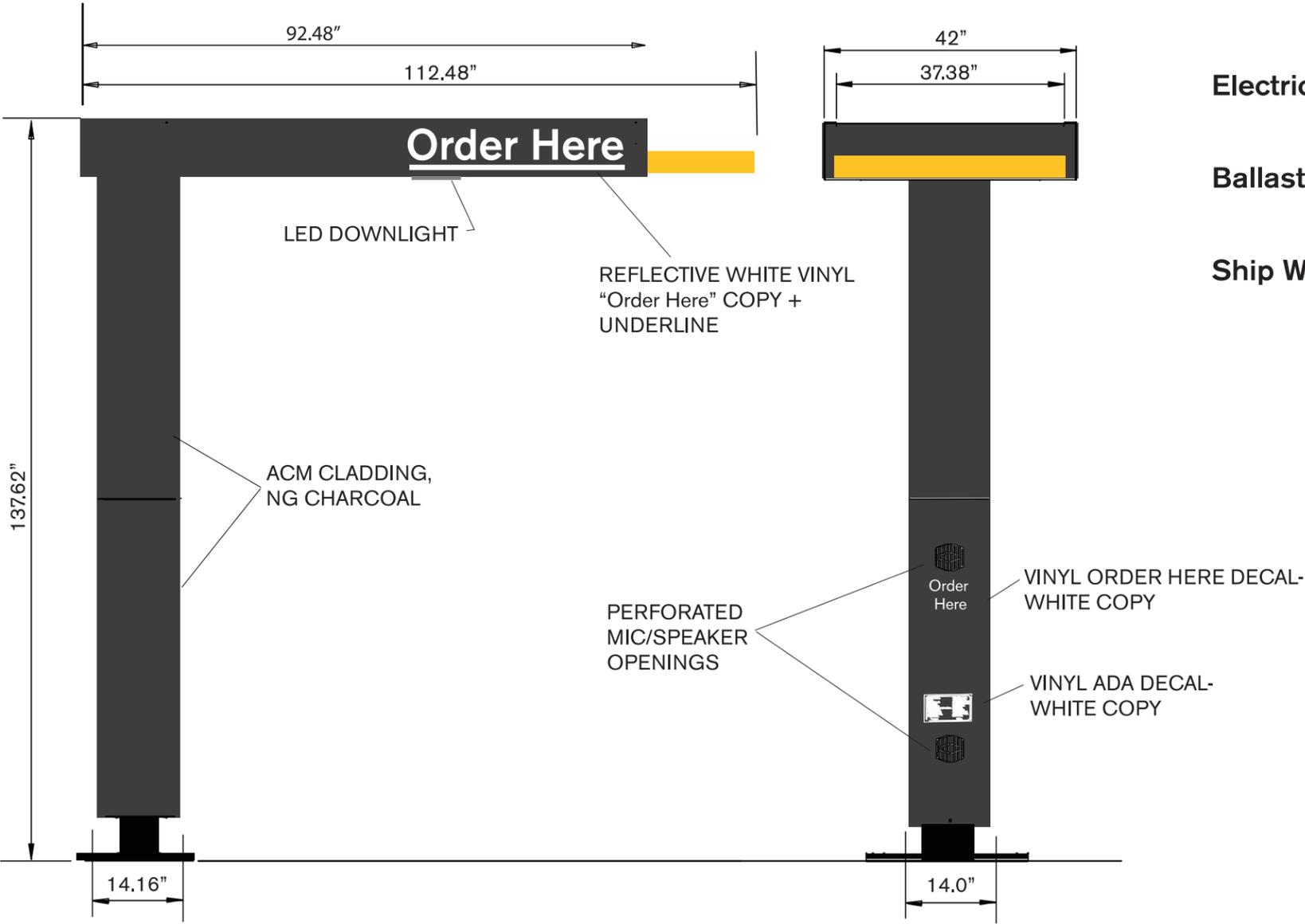
Option for crane in or manual 2 person assembly

Currently designed for the Samsung OHF panel but mounting hardware can be modified for alternate screen specifications in future



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Slim Springboard Canopy w/Audio Only - Yellow



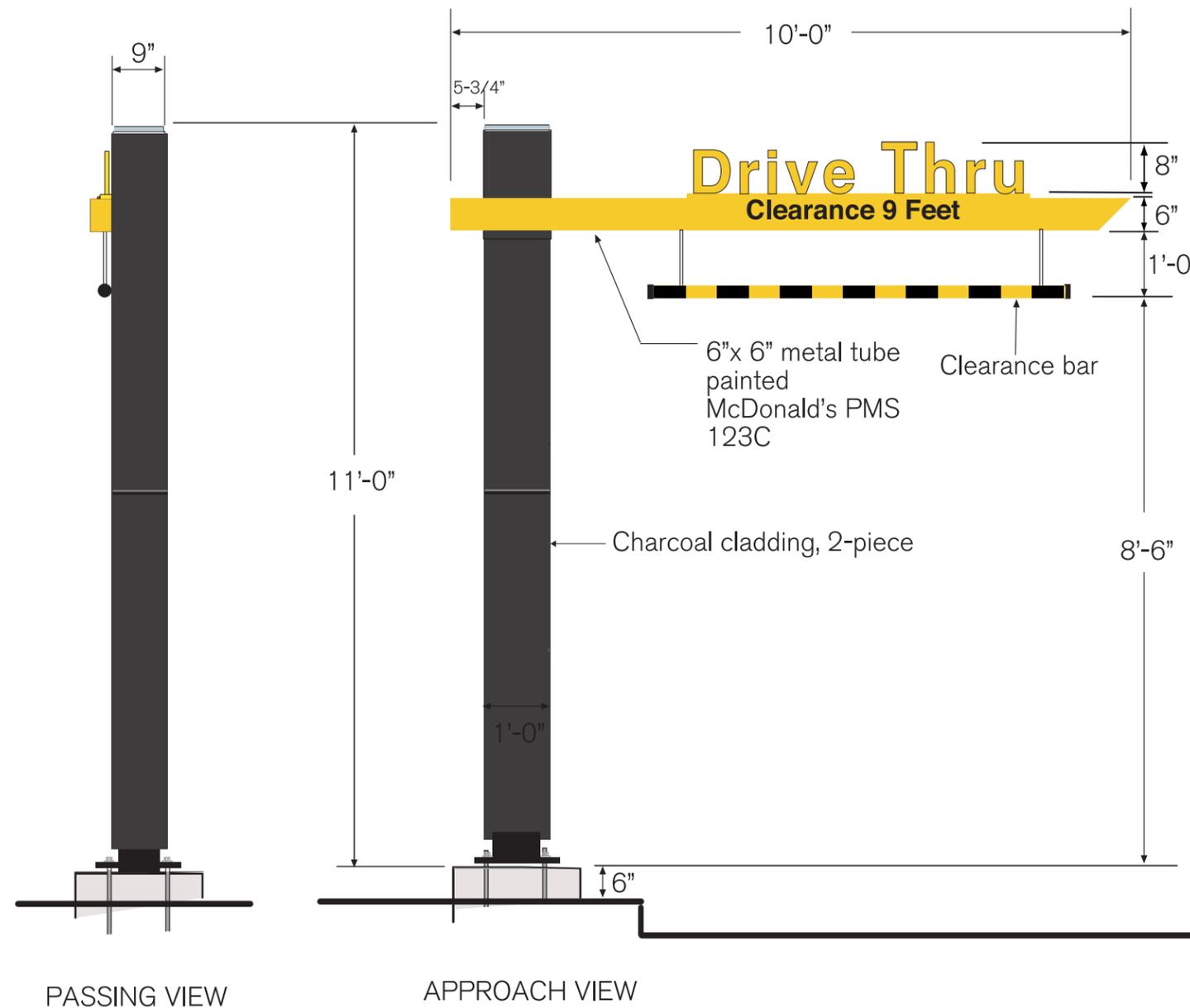
Illumination: LED Downlighting

Electrical: 1.5 Amps 120 volt, 60 Hz

Ballast:

Ship Weight:

Welcome Point Gateway - Charcoal 2PC



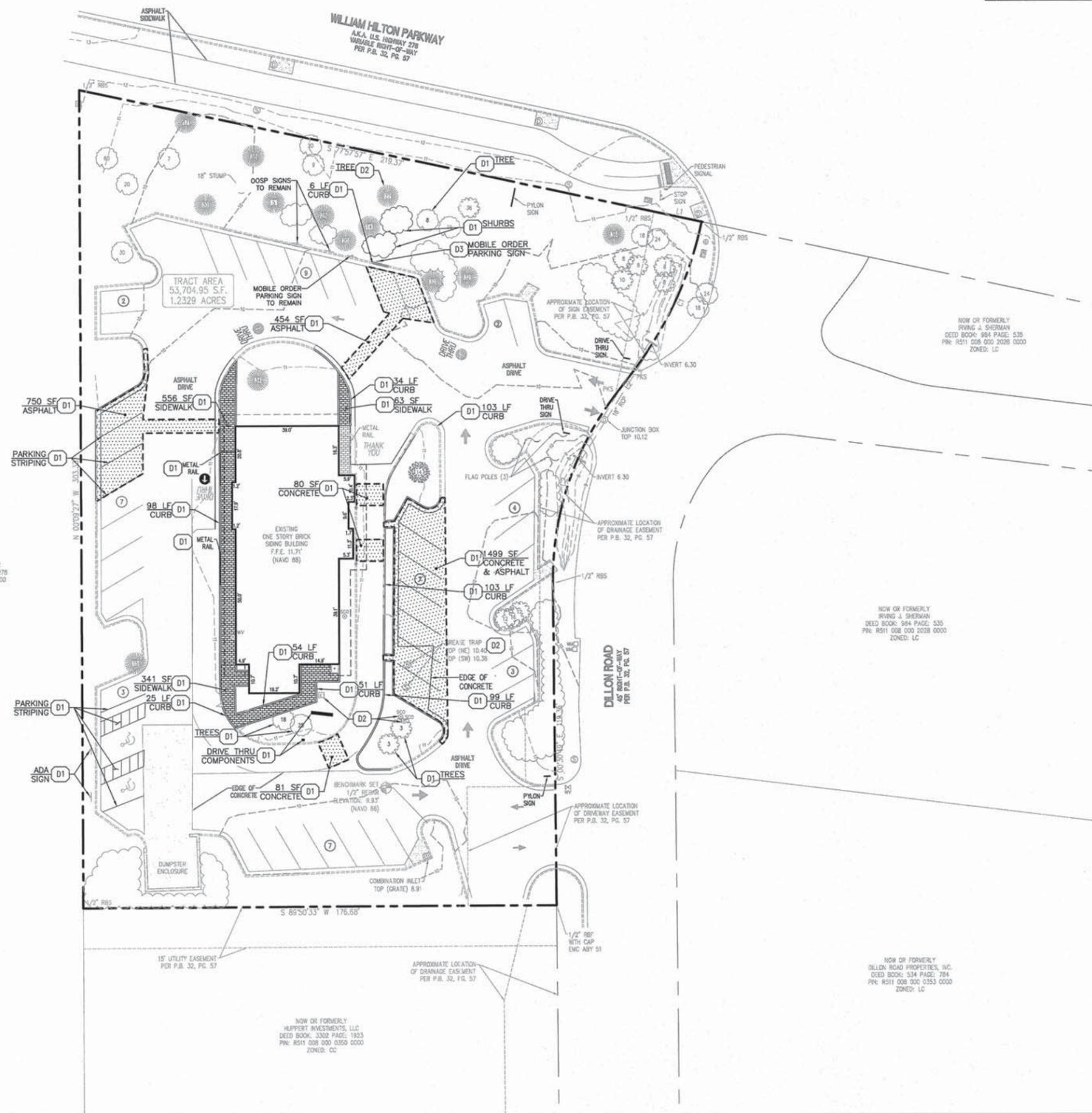
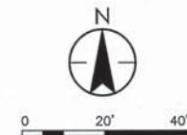
Illumination: N/A

Ship Weight: 790 lbs.

- Other:**
- Non-illuminated clearance sign with spring loaded break away clearance arm.
 - Adjustable bang bar.

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 EQUIVALENT 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



DS	DS	DS	BY
2	01/16/19	REPLACE SIDEWALK	
1	12/21/18	CITY SUBMITTAL SET	
0	10/31/18	CIVIL SET	
REV	DATE	DESCRIPTION	



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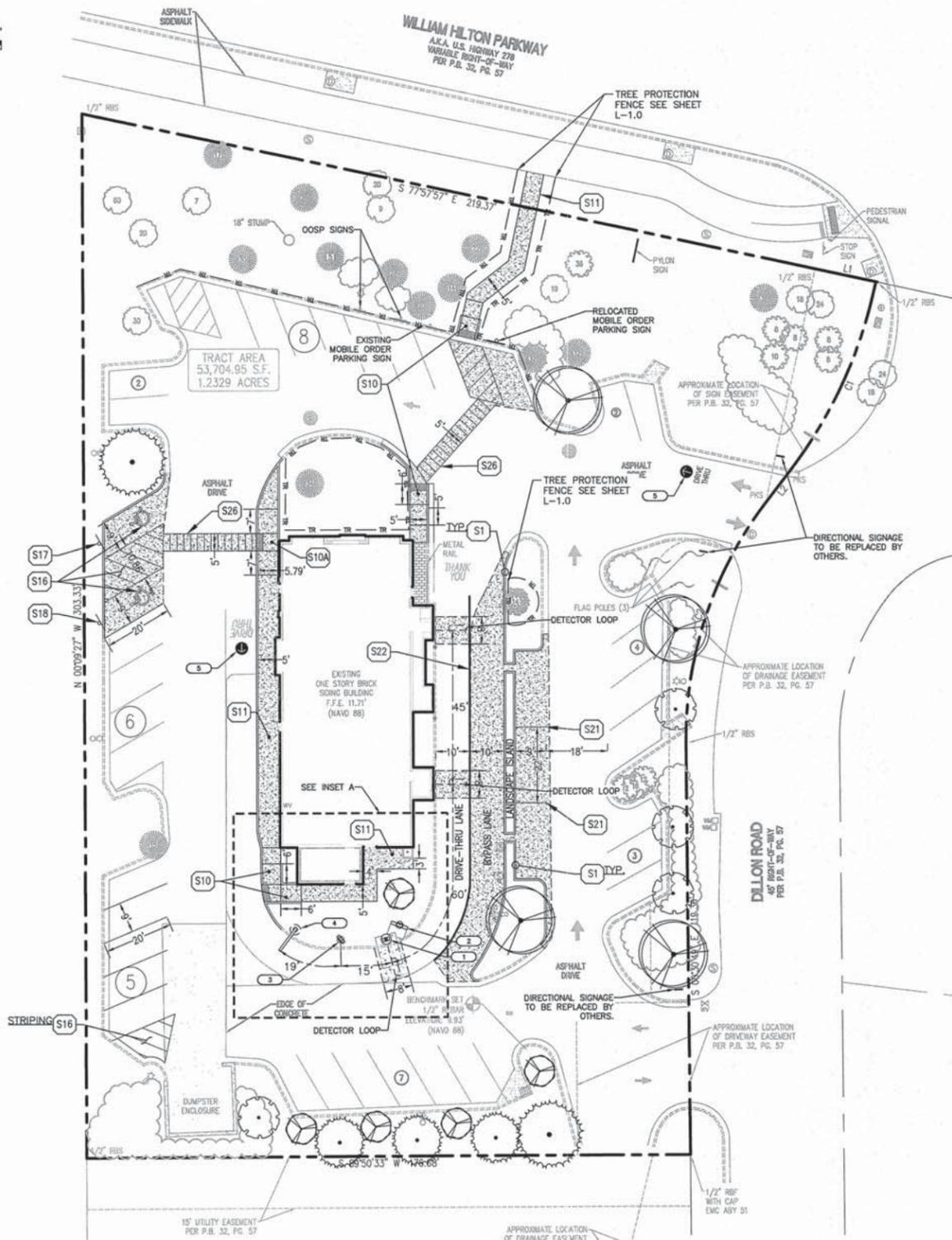
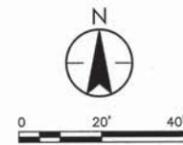
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DS	DATE	BY	DATE	DESCRIPTION
DS	01/16/19	CS	01/16/19	

TITLE: **McDONALD'S HILTON HEAD ISLAND, SC REMODEL**
 SITE ADDRESS: **2 PUCKA DR., HILTON HEAD ISLAND, SC 29928**
 SHEET NO.: **C2.0**
 SITE DEMO. & S.E.S.C.

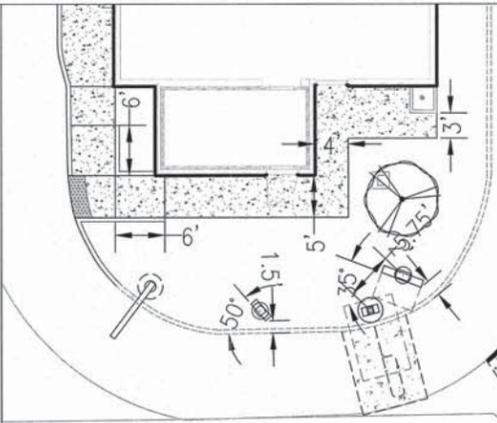
PROPOSED SITE PLAN

SCALE 1" = 20'



NOW OR FORMERLY
KPP MATHEWS DRIVE, LLC
DEED BOOK: 1261 PAGE: 2278
PIN: R511 008 000 0157 000
ZONED: CC

NOW OR FORMERLY
HUFFERT INVESTMENTS, LLC
DEED BOOK: 3382 PAGE: 1923
PIN: R511 008 000 0350 0000
ZONED: CC



INSET A

1"=10'

SITE PERVIOUSNESS

PERVIOUS	0.4503 AC	36.52%
IMPERVIOUS	0.7826 AC	63.48%
TOTAL	1.2329 AC	100%

KEYNOTES

- 1 PRIMARY COD
- 2 DRIVE-THRU MENU BOARD
- 3 PRE-BROWSE MENU BOARD
- 4 DRIVE THRU GATEWAY SIGN
- 5 DIRECTIONAL PAVEMENT MARKING



PREPARED BY:
GreenbergFarrow
1450 W. PEACHTREE ST., NW SUITE 200
ATLANTA, GA 30340
PHONE: (404) 601-8000
FAX: (404) 601-3970

PARKING INFORMATION (PROPOSED)

TOTAL SPACES	40	ACCESSIBLE	2	SPACES	9' x 20'
		STANDARD	38	SPACES	9' x 20'
		TOTAL	40	SPACES (NET)	9' x 20'

PARKING REQUIRED

TOTAL SPACES	37	PARKING REQUIRED 37*	PROVIDED 40 (INCLUDES X A.D.A.)
		*PARKING 1/100 S.F. BLDG. OF 3,654 S.F. = 37 (INCLUDES X A.D.A.)	

SITE ACCESSIBILITY ENTRANCE SIGNS

AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES.

DESCRIPTION OF WORK

PROPOSED WORK IS TO REMODEL AN EXISTING MCDONALD'S RESTAURANT LOCATED AT 2 PLAZA DR. HILTON HEAD ISLAND, SC. SITE WORK WILL INCLUDE STRIPING AN ADA CROSS WALK AND A DRIVE THRU BY-PASS LANE.

CURRENT ZONING CC (COMMUNITY COMMERCIAL)

EXISTING LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> EXISTING BUILDING LAND LOT LINE (LL) PROPERTY LINE UTILITY POLE (UP), OVERHEAD LINES & GUY FIBER OPTIC CABLE TREE LINE SANITARY SEWER MANHOLE SANITARY CLEAN-OUT (SOC) 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 EXISTING GRADE SPOT ELEVATION DIRECTION OF SURFACE FLOW RECORDED DATA PARKING SPACE COUNT LIGHT POLE (LP) ELECTRICAL TRANSFORMER BOX ELECTRICAL METER ELECTRICAL STUB OUT UNKNOWN UTILITY STUB OUT | <ul style="list-style-type: none"> 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 R/W RIGHT-OF-WAY REBAR PIN FOUND OTF OPEN TOP PIPE FOUND OTF CRIMP TOP PIPE FOUND CMF CONCRETE MONUMENT FOUND BOF BRASS DISK FOUND AXF AXLE FOUND RBS REBAR PIN SET CMF CORRUGATED METAL PIPE RCP REINFORCED CONC. PIPE HDPE HIGH-DENSITY POLYETHYLENE PIPE DP DUCTILE IRON PIPE |
|---|---|

SITE KEY DETAILS

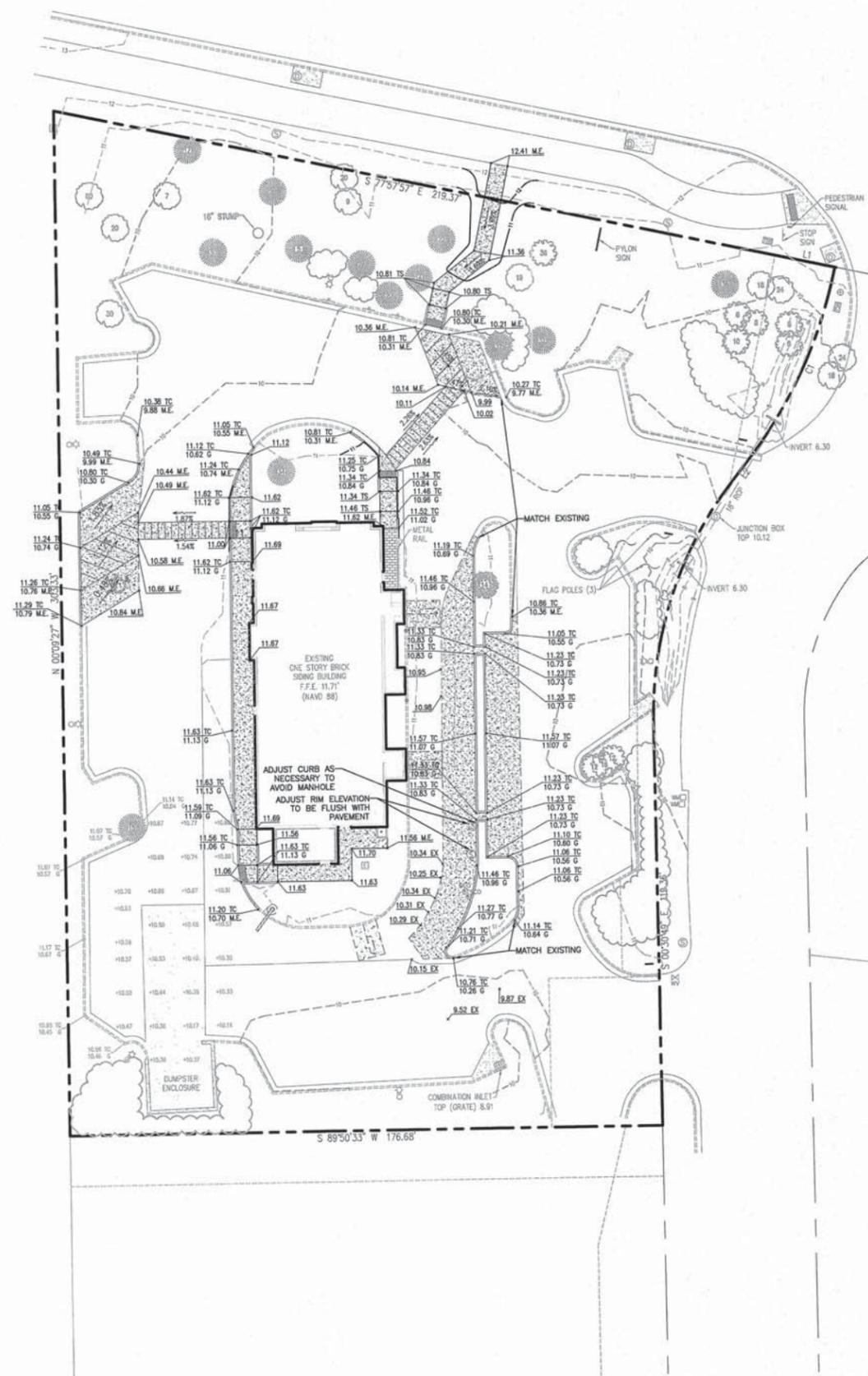
- S1 BARRIER CURB
- S10 PERPENDICULAR RAMP @ 8.33% MAX. LONGITUDINAL SLOPE
- S10A PEDESTRIAN RAMP @ 8.33% MAX. LONGITUDINAL SLOPE
- S11 4" THICK SIDEWALK
- S16 ADA VAN ACCESSIBLE PARKING STRIPING & SYMBOL OF ACCESSIBILITY
- S17 ACCESSIBLE PARKING SIGN
- S18 VAN ACCESSIBLE PARKING SIGN
- S21 4" PARKING STRIPING (WHITE)
- S22 6" SOLID STRIPING (YELLOW)
- S26 ADA CROSSWALK STRIPING

LIMITS OF PROPOSED CONCRETE PAVEMENT

TITLE	MCDONALD'S HILTON HEAD ISLAND, SC REMODEL
DRIVEN BY	DS
STD. ISSUE DATE	01/16/19
REVISION BY	CB
DATE ISSUED	01/16/19
SHEET NO.	C3.0
SITE ADDRESS	2 PLAZA DR. HILTON HEAD ISLAND, SC 29926
DESCRIPTION	REMODEL
DATE	01/16/19
REV	0
DATE	10/31/18
REV	1
DATE	12/21/18
REV	2
DATE	01/16/19
DESCRIPTION	CIVIL SET
BY	DS
DESCRIPTION	CITY SUBMITTAL SET
BY	DS
DESCRIPTION	REPLACE SIDEWALK
BY	DS

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
- SPOT ELEVATIONS:
 - XXXX TC TOP OF CURB
 - XXXX G GUTTER
 - XXXX EX EXISTING ELEVATION

EXISTING LEGEND

- EXISTING BUILDING
- LAND LOT LINE (LLL)
- PROPERTY LINE
- UTILITY POLE (UP), OVERHEAD LINES & GUY
- 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
- EXISTING GRADE SPOT ELEVATION
- 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
- REBAR PIN FOUND
- OPEN TOP PIPE FOUND
- CRIMP TOP PIPE FOUND
- CONCRETE MONUMENT FOUND
- BRASS DISK FOUND
- ANGLE FOUND
- REBAR PIN SET
- CORRUGATED METAL PIPE
- REINFORCED CONC. PIPE
- HIGH-DENSITY POLYETHYLENE PIPE
- DUCTILE IRON PIPE

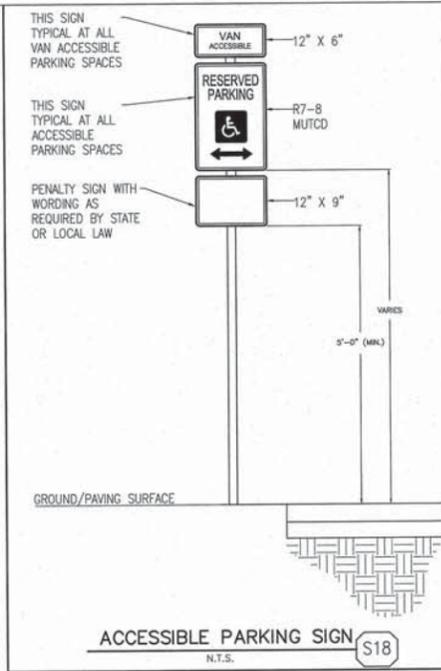


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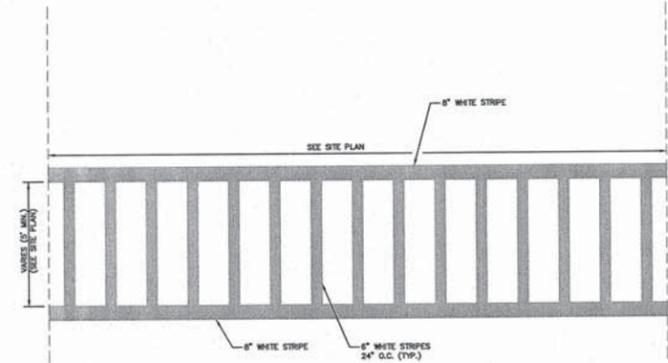
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PREPARED FOR:	McDonald's USA, LLC
DRAWN BY:	DS
DATE:	01/16/19
REVIEWED BY:	CB
DATE ISSUED:	01/16/19
TITLE:	MCDONALD'S HILTON HEAD ISLAND, SC
DESCRIPTION:	REMODEL
SHEET NO.:	C4.0
GRADING PLAN	
SITE ADDRESS:	2 PLAZA DR. HILTON HEAD ISLAND, SC 29925

REV	DATE	DESCRIPTION
2	01/16/19	REPLACE SIDEWALK
1	12/27/18	CITY SUBMITTAL SET
0	10/31/18	CIVIL SET

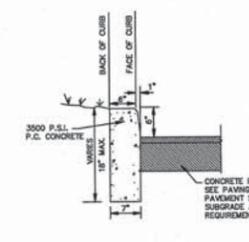


ACCESSIBLE PARKING SIGN
N.T.S. S18

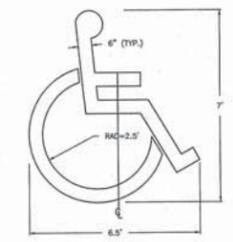


- NOTE:
1. MARKINGS FOR STREET SHALL BE ACCORDING TO LOCAL CODE REQUIREMENTS AND AS OUTLINED IN SECTION 30.10 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 2. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
 3. THESE MARKINGS ARE TO BE PAINTED RETROREFLECTIVE WHITE.

CROSSWALK MARKING
W/ LONGITUDINAL STRIPES
N.T.S.

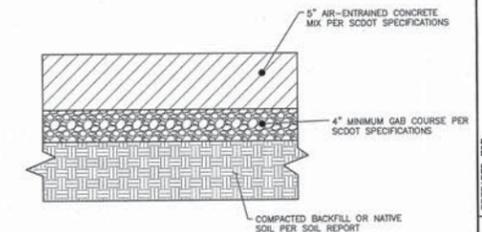


BARRIER CURB
N.T.S. S1



- NOTES:
1. LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING.
 2. SEE DETAIL 10A FOR MINIMUM PAINT REQUIREMENTS.

ACCESSIBLE PARKING SYMBOL
N.T.S. S16



HEAVY DUTY CONCRETE PAVEMENT
N.T.S.

- ADDITIONAL PAVING NOTES
1. SUBGRADE SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR

PAVING DETAILS
N.T.S.

SHEET NO.	C5.0	
	CONSTRUCTION DETAILS	
TITLE	MCDONALD'S HILTON HEAD ISLAND, SC REMODEL	
DESCRIPTION	REPLACE SIDEWALK CITY SUBMITTAL SET	
SITE ID	3P-0098	2 PLOTT DR. HILTON HEAD ISLAND, SC 29926
DRAWN BY	DS	DATE
STD ISSUE DATE	01/16/19	REVIEWED BY
DATE ISSUED	01/16/19	CB
REVISION	NO.	DATE
1	01/16/19	DS
2	12/21/18	DS
0	10/31/18	DS
PREPARED BY:	GreenbergFarrow 1430 W. PEACHTREE ST. NW SUITE 200 ATLANTA, GA 30309 PHONE: (404) 681 4000 FAX: (404) 601 3970	
PROF. NO.	No. 18106	
DATE	JAN 28 2019	

TREE PROTECTION, REPLACEMENT AND LANDSCAPE PLAN

SCALE 1" = 20'

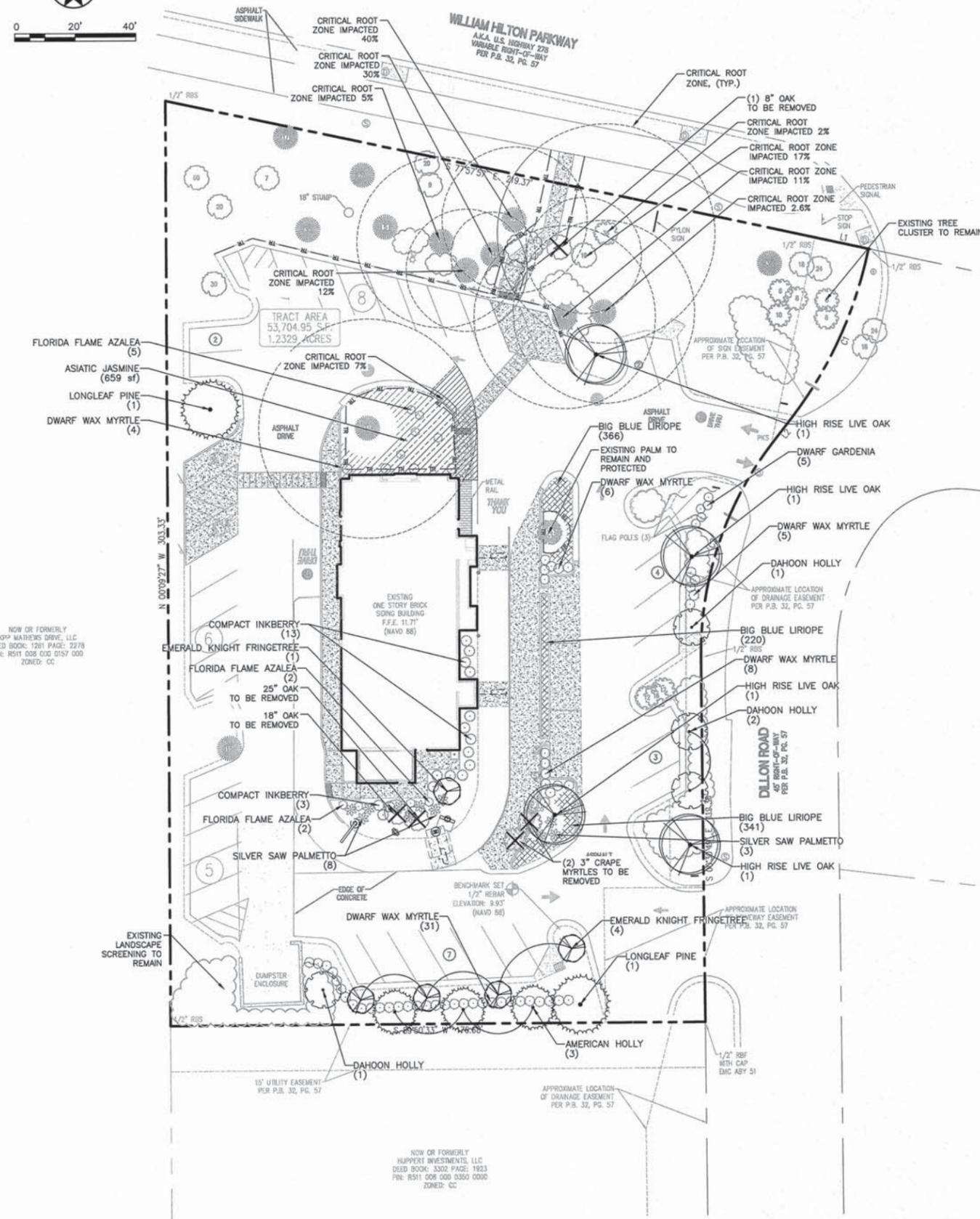
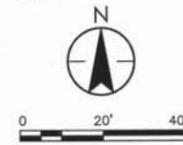


TABLE 16-6-104.G.2: TREE VALUE FACTORS

TREE CATEGORY	DBH	TREE VALUE FACTOR	TREE REMOVED	INCHES REMOVED	REPLACEMENT TREES REQUIRED
CATEGORY 2 TREES					
HARDWOOD	60	0.75	NO	0	N/A
HARDWOOD	20	0.75	NO	0	N/A
HARDWOOD	7	0.75	NO	0	N/A
HARDWOOD	30	0.75	NO	0	N/A
HARDWOOD	20	0.75	NO	0	N/A
HARDWOOD	20	0.75	NO	0	N/A
HARDWOOD	9	0.75	NO	0	N/A
HARDWOOD	8	0.75	NO	0	N/A
HARDWOOD	19	0.75	NO	0	N/A
HARDWOOD	36	0.75	NO	0	N/A
HARDWOOD	8	0.75	NO	0	N/A
HARDWOOD	10	0.75	NO	0	N/A
HARDWOOD	18	0.75	NO	0	N/A
HARDWOOD	24	0.75	NO	0	N/A
HARDWOOD	8	0.75	NO	0	N/A
HARDWOOD	8	0.75	NO	0	N/A
HARDWOOD	12	0.75	NO	0	N/A
HARDWOOD	16	0.75	NO	0	N/A
HARDWOOD	12	0.75	NO	0	N/A
HARDWOOD	18	0.75	YES	18	1.8
HARDWOOD	25	0.75	YES	25	2.5
TOTAL CATEGORY 2 DBH:	396			51	4.3
TOTAL CATEGORY 2 ACI:	264.75				
CATEGORY 3 TREES					
PINE	5	0.5	NO	0	N/A
PINE	17	0.5	NO	0	N/A
PINE	30	0.5	NO	0	N/A
PINE	28	0.5	NO	0	N/A
PINE	28	0.5	NO	0	N/A
PINE	20	0.5	NO	0	N/A
PINE	14	0.5	NO	0	N/A
PINE	22	0.5	NO	0	N/A
PINE	32	0.5	NO	0	N/A
PINE	32	0.5	NO	0	N/A
PINE	36	0.5	NO	0	N/A
PINE	34	0.5	NO	0	N/A
PINE	15	0.5	NO	0	N/A
PALM	14	0.5	NO	0	N/A
TOTAL CATEGORY 3 DBH:	327			0	
TOTAL CATEGORY 3 ACI:	163.5				
TAL DBH TO BE REMOVED:	51				
GATION TREES REQUIRED:	4.3				

BUFFER REQUIREMENTS

DILLON ROAD - BUFFER	REQ PER 100 LF	REQ	PROVIDED
TYPE-A 131 LF			
OVERSTORY TREES	2	2.62	3 (2 PROPOSED + 1 EXISTING)
UNDERSTORY TREES	3	3.93	4 (3 PROPOSED + 1 EXISTING)
SHRUBS	8	10.48	10 PROPOSED PLUS EXISTING

SOUTH PROPERTY LINE - BUFFER	REQ PER 100 LF	REQ	PROVIDED
TYPE-C 132 LF			
OVERSTORY TREES	4	5.24	5
UNDERSTORY TREES	3	3.93	4
SHRUBS	3' HT. CONTINUOUS EVERGREEN HEDGE		PROVIDED

REQUIRED ACI	PERVIOUS AC	ACI PER AC	REQUIRED ACI
REMAING ACI	0.4503	900	405.27
			428.25

REQUIREMENT MET

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	REMARKS
	5	CHONANTHUS VIRGINICUS 'EMERALD KNIGHT' / EMERALD KNIGHT FRINGETREE	B & B	2" CAL 6" MIN.	TREE FORM
	4	ILEX CASSINE / DAHOON HOLLY	B & B	2" CAL 10" MIN.	TREE FORM
	3	ILEX OPACA / AMERICAN HOLLY	B & B	3" CAL 12'-15' HT	TREE FORM
	2	PINUS PALUSTRIS / LONGLEAF PINE	B & B	4" CAL 12'-15' HT	STRAIGHT LEADER WELL ROOTED
	4	QUERCUS VIRGINIANA 'HIGH RISE' / HIGH RISE LIVE OAK	B & B	4" CAL 12'-15' HT	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	REMARKS
	5	GARDENIA AUGUSTA 'RADICANS' / DWARF GARDENIA	3 GAL	30" MIN.	WELL ROOTED, FULL TO GROUND
	16	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY	5 GAL		FULL, WELL ROOTED
	54	MYRICA CERIFERA 'PUMILA' / DWARF WAX MYRTLE	7 GAL	36" MIN.	
	9	RHODODENDRON AUSTRINUM / FLORIDA FLAME AZALEA	5 GAL		FULL WELL ROOTED IN POT
	11	SERENDA REPENS 'CINEREA' / SILVER SAW PALMETTO	7 GAL		
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	REMARKS	
	927	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LIRIOPE	4" POT	FULL, WELL ROOTED IN POT	
	671 SF	TRACHELOSPERMUM ASIATICUM 'ASIATIC' / ASIATIC JASMINE	4" POT	FULL WELL ROOTED ON POT	

EXISTING LEGEND

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

EXISTING TREE LEGEND

	TREE TO BE REMOVED
	EXISTING EVERGREEN / PINE
	EXISTING HARDWOOD
	EXISTING SHRUB



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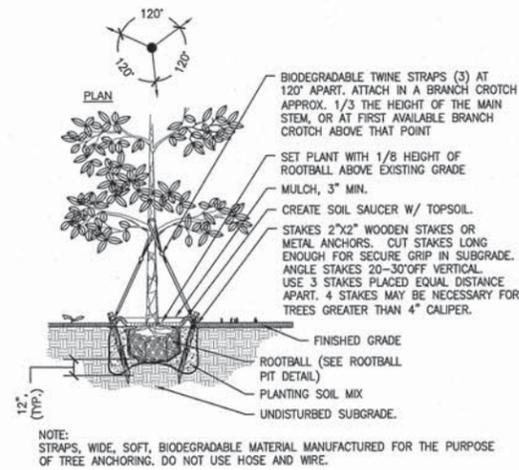
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DATE	BY	DESCRIPTION
01/16/19	DS	REPLACE SIDEWALK
12/21/18	DS	CITY SUBMITTAL SET
10/31/18	DS	CIVIL SET
	BY	DESCRIPTION

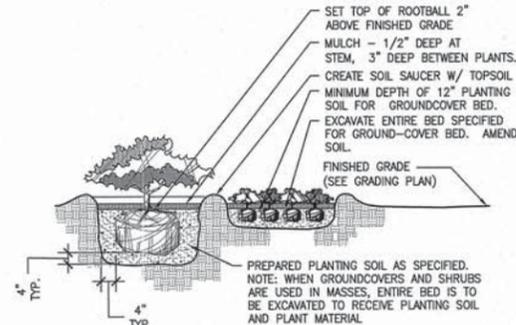
DRAWN BY: DS
 STD ISSUE DATE: 01/16/19
 REVIEWED BY: CB
 DATE ISSUED: 01/16/19

TITLE: McDONALD'S HILTON HEAD ISLAND, SC REMODEL
 SHEET NO. L1.0
 TREE PROTECTION AND REPLACEMENT

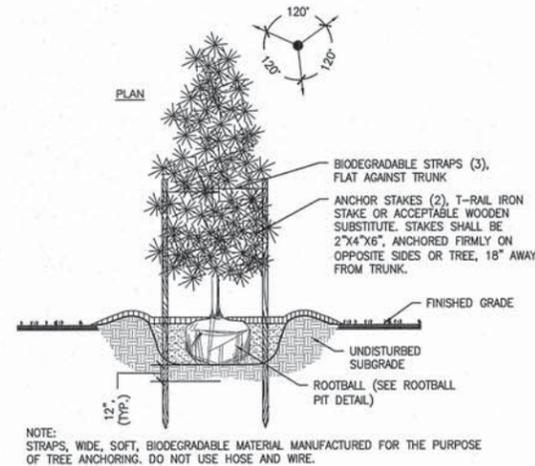
SITE ADDRESS: 2 PLAZA DR., HILTON HEAD ISLAND, SC 29926



1 DECIDUOUS TREE STAKING
SCALE: NTS



2 SHRUB PLANTING
SCALE: NTS



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

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 TRANSLOCATION 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.

GALLON CONTAINER	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 DRIPLINE OF PALM EXTENDS INTO LAWN OR OTHER SHRUB/GROUND COVER AREAS, THE PALM FERTILIZER SHALL BE THE ONLY FERTILIZER APPLIED TO THE AREA UNDER THE DRIPLINE OF THE PALM.

OPTIONAL FERTILIZATION TECHNIQUES

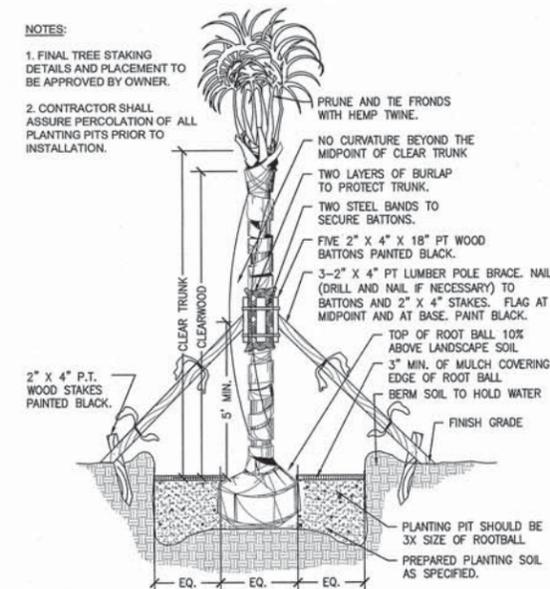
- THE CONTRACTOR MAY SUBSTITUTE SCOTT'S AGRIFORM 20-10-5 PLANTING TABLETS PLUS MINORS FOR FERTILIZATION OF TREES, AND LARGE CONTAINERS. THE APPLICATION RATE SHALL BE THREE (3) TWENTY-ONE (21) GRAM TABLETS PER INCH OF CALIPER. USE MANUFACTURER'S RECOMMENDATIONS FOR PALM FERTILIZER TABLET APPLICATION RATE. 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.
- MULCH LANDSCAPE BEDS WITH 3" MIN. CLEAN PINESTRAW FREE OF STICKS AND PINECONES.

NOTES:

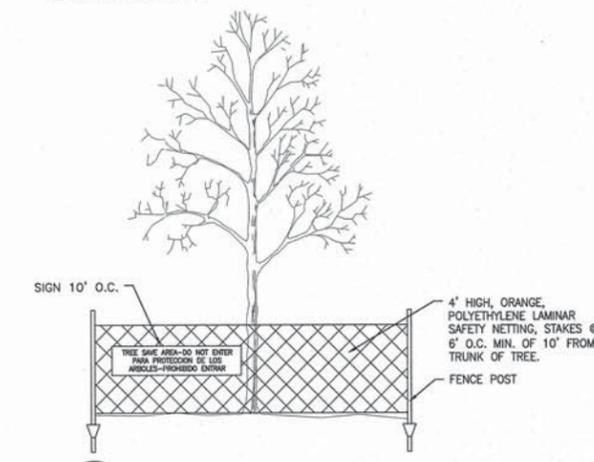
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



4 PALM PLANTING
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.



5 TREE PROTECTION DETAIL
SCALE: NTS

Greengberg Farrow

 1430 W. PEACHTREE ST. SUITE 200

 ATLANTA, GA 30309

 PHONE: (404) 601 4000

 FAX: (404) 601 9970

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. The contract documents were prepared by McDonald's USA, LLC and shall not be used for any other project. Use of these drawings for reference or example on another project requires the written consent of McDonald's USA, LLC. The contract documents for reuse on another project is not authorized.

DATE	BY	DESCRIPTION
01/16/19	DS	REPLACE SIDEWALK
10/21/18	DS	CITY SUBMITTAL SET
10/31/18	DS	CIVIL SET
0	DS	
10/31/18	BY	

PREPARED FOR: **McDonald's USA, LLC**

 DRAWN BY: DS

 STD ISSUE DATE: 01/16/19

 REVIEWED BY: CB

 DATE ISSUED: 01/16/19

TITLE: **McDONALD'S HILTON HEAD ISLAND, SC**

 REMODEL

 DESCRIPTION:

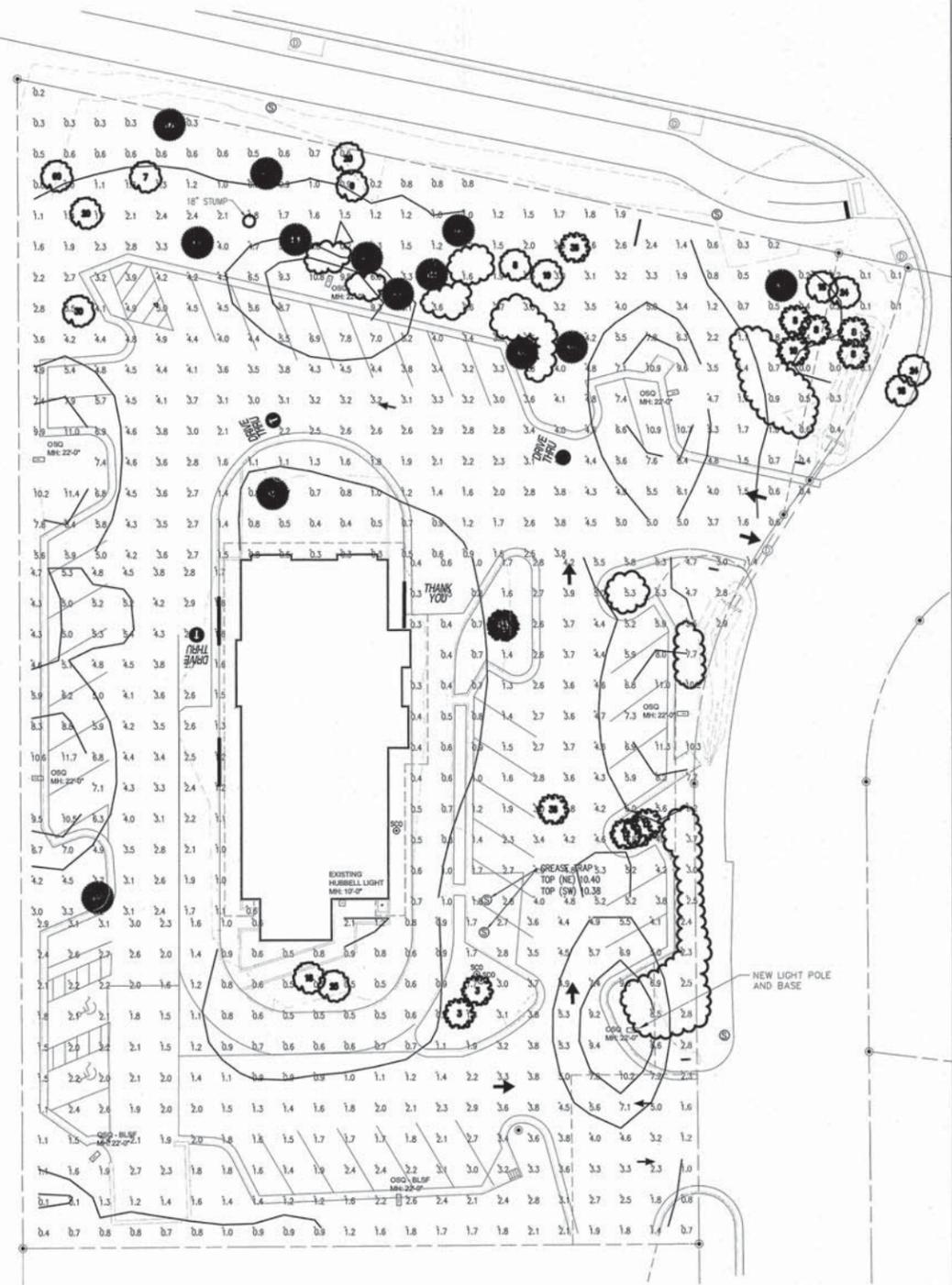
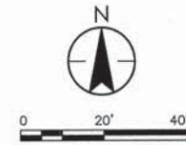
SITE ADDRESS: 2 PLAZA DR. HILTON HEAD ISLAND, SC 29926

SHEET NO. **L1.1**

 TREE PROTECTION AND REPLACEMENT

PROPOSED PHOTOMETRIC PLAN

SCALE 1" = 20'

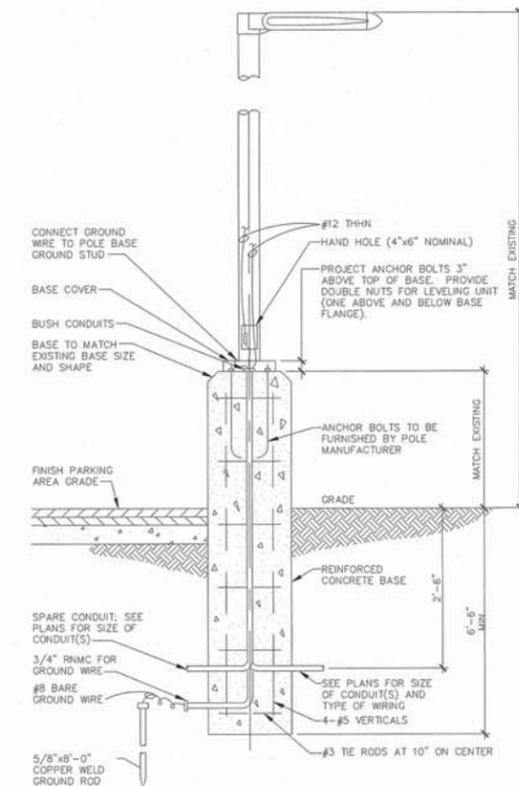


SCHEDULE & SUMMARY

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Description
☐	6	OSQ	SINGLE	N.A.	OSQ-HD-A-xx-3ME-4GL-30K-UL
+	1	EXISTING HUBBELL LIGHT	SINGLE	3200	EXISTING HUBBELL LIGHT
☐	2	OSQ-BLSF	SINGLE	N.A.	OSQ-HD-A-xx-3ME-4GL-30K-UL - BACKLIGHT SHIELD

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
McDonald's East Parking	Illuminance	Fc	3.34	11.3	0.3	11.13	37.67
McDonald's North Parking	Illuminance	Fc	3.02	11.4	0.1	30.20	114.00
McDonald's South Parking	Illuminance	Fc	2.31	10.2	0.1	23.10	102.00
McDonald's West Parking	Illuminance	Fc	4.08	11.7	0.6	6.80	19.50

CUT SHEET



A1 RAISED CONCRETE LIGHTING BASE DETAIL

REV	DATE	DESCRIPTION
01/25/19	10/31/18	CITY RESUBMITTAL SET
		CIVIL SET
		DESCRIPTION

PREPARED BY: **GreenbergFarrow**
 1430 W. PEACHTREE AVENUE, SUITE 200
 ATLANTA, GA 30309
 PHONE: (404) 601-4000
 FAX: (404) 601-3970

JAN 28 2019

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. The contract documents were prepared by GreenbergFarrow Architecture, Inc. and shall be used only for the project and site identified herein. Use of these drawings for reference or example on another project requires the written consent of GreenbergFarrow Architecture, Inc. The use of these contract documents for reuse on another project is not authorized.

McDonald's USA, LLC
 GREENBERGFARROW ARCHITECTURE INCORPORATED
 No. C01484

McDonald's HILTON HEAD ISLAND, SC
 REMODEL
 DESCRIPTION

SHEET NO. **PH1.0**
 SITE PHOTOMETRIC PLAN

SITE ADDRESS: 2 PLAZA DR. HILTON HEAD ISLAND, SC 29926

DATE ISSUED: 10/31/18
 REVIEWED BY: CB
 STD ISSUE DATE: 10/31/18
 DRAWN 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-000740-2019

DATE: 3/28/2019

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Eliminate the yellow on the building canopy, the drive-thru canopy and the drive-thru gateway.
2. All lettering on the drive-thru gateway and canopy should be off-white.
3. Provide specification for the lights on the building canopy and drive-thru canopy that do not exceed 3000K.
4. Add evergreen groundcover at the drive-thru.
5. Change Big Blue Liriope to an evergreen species.
6. Provide a lighting plan that: 1. coordinates with proposed tree locations, 2. eliminates light trespass, 3. is compliant with LMO allowed lighting levels.

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"/>	<ol style="list-style-type: none"> 1. Eliminate the yellow on the building entrance canopy. 2. Eliminate the yellow on the drive-thru canopy. 3. Eliminate the yellow on the "Welcome Point Gateway" 6" horizontal bar (clearance bar colors can remain). 4. Change yellow lettering on the "Welcome Point Gateway" to off-white. 5. Change white lettering on the drive-thru canopy to off-white.

Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specify on the plans that all exterior LED lighting will not exceed 3000K. (i.e.; building entrance canopy, drive-thru canopy)
---	--------------------------	-------------------------------------	--------------------------	--

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Provides overall order and continuity of the Landscape plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	Add evergreen groundcover at the back of the building, in front of the shrubs / behind the curb.
Proposed groundcovers are evergreen species with low maintenance needs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consider replacing Big Blue Liriope with the evergreen Super Blue Liriope.

MISC COMMENTS/QUESTIONS

1. The detail on the lighting fixture was too small to read. Please provide a cut sheet from the manufacturer for the light fixture. Light source should not exceed 300K and the pole and fixture should be bronze in color or match elements of the building.
2. Provide a color board for review by the DRB at the meeting.
3. It appears there is light trespass beyond the property line. Provide shielding on the light fixtures to prevent light trespass per the ordinance.
4. Coordinate light pole locations with proposed canopy tree locations (opposite the building front entrance)
5. The proposed parking lot light levels exceed what is allowed per the ordinance.



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: Cody McCarter Company: JRC, Inc.
 Mailing Address: 2098 Tom Austin Hwy. City: Greenbrier State: TN Zip: 37073
 Telephone: 615.851.1725 Fax: 615.851.1371 E-mail: gmaddox@jrcinco.com
 Project Name: Brookdale Hilton Head Court Project Address: 48 Main St.
 Parcel Number [PIN]: R5 1 0 0 0 8 0 0 0 0 4 7 5 0 0 0 0
 Zoning District: MED Overlay District(s): COR

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

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

Project Category:

<input type="checkbox"/> Concept Approval – Proposed Development	<input checked="" type="checkbox"/> Alteration/Addition	Commercial reroof
<input type="checkbox"/> Final Approval – Proposed Development	<input type="checkbox"/> 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. (Currently in discussion with Main Street ARB)
- 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

- N/A 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.
- N/A A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- N/A A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- N/A Context photographs of neighboring uses and architectural styles.
- N/A Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- N/A 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.
- N/A Final site development plan meeting the requirements of Appendix D: D-6.F.
- N/A Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- N/A Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- N/A Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

- All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- N/A 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

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

For freestanding signs:

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

For wall signs:

- N/A Photograph or drawing of the building depicting the proposed location of the sign.
- N/A 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

03/26/2019

 DATE

From: [Greg Maddox](#)
To: [Darnell Chris](#)
Subject: 48 Main St. - Corridor Review Submittal
Date: Tuesday, March 26, 2019 3:58:26 PM
Attachments: [48 Main St. LMO Design Review App.pdf](#)

Hi Mr. Darnell.

Attached are the completed application we discussed and the few good photos I have of the building not taken from on top of the roof.

Following is a brief narrative describing how the project agrees with your guidelines:

The Atlas ProLam Hearthstone Gray shingles that Brookdale has chosen for this project are a visually attractive architectural shingle. The Hearthstone Gray color is skewed slightly toward a warm, faintly brownish tint that complements the building's current aesthetics. The contrast and color are subtle, and they blend well in the wooded setting of the property. These same shingles were approved for use at 80 Main St., not far from this property, offering some harmony and continuity among the Brookdale properties along this stretch of Main Street. These shingles are an attractive choice that we feel offer a consistent and attractive look that conforms well with the design guidelines of your city.

Please let me know what else you need. Ms. Stephens said you would forward this to her, and she would provide confirmation of the credit card payment we arranged..

Thank you for your help,

Greg Maddox
Procurement Manager

JRC, Inc.
2098 Tom Austin Hwy.
Greenbrier, TN 37073
Phone | 615.851.1725
Fax | 615.851.1371
gmaddox@jrcinco.com
www.jrcinco.com





Weathered Wood

Stylish Design. Affordable Protection.

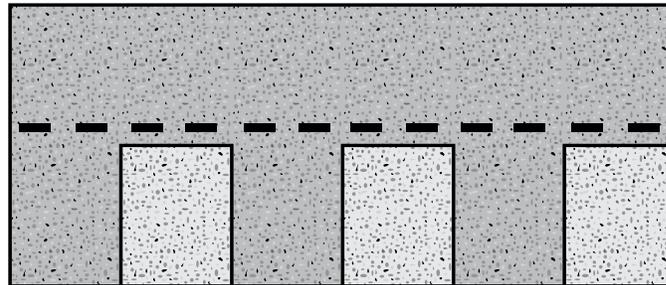
ProLam™ shingles deliver the designer look of an architectural shingle at a value price.



Lifetime

LIMITED WARRANTY

ProLam™ shingles feature warranty coverage for black streaks caused by algae, damage from wind and manufacturer defects.



Length: 42" / 1000.1 mm
Width: 14" / 355.6 mm

Exposure: 6" / 152.4 mm
Shingles Per Bundle: 18-20

FEATURES

Available In 7 Colors
Algae Resistant Shingle
Up To 130 mph Wind Limited Warranty*
Lifetime Limited Warranty*
3M Ceramic Coated Granules

ASTM

D7158, Class H Wind Resistance,
Passed at 150 mph
D6381, Uplift Resistance
D3018, Type 1
D3161, Class F,
Tested at 110 mph
D3462, As Manufactured
E108, Class A Fire Resistance

UL

790, Class A Fire Resistance
2390, Class H Wind Resistance

CODES AND COMPLIANCES

Meets AC438 Criteria
CAN/CSA-A123.5-M90
Florida Building Code Approved – FL 16305
Miami-Dade County Product Control Approved

SAFETY, STORAGE AND HANDLING

WARNING: Roofing application can be dangerous. Observe all precautions and safety guidelines in accordance with proper roofing trade practices. Minimize roof traffic. Perform regular roof maintenance in appropriate weather.

IMPORTANT PRECAUTIONS: Store on flat surface. Protect from weather during storage and on job site. Sealant protection tape is placed on back of each shingle and does not have to be removed before applying.

For additional safety, storage and handling instructions go to: AtlasRoofing.com/roof-shingles/sds

INSTALLATION AND SPECIFICATIONS

For warranty installation instructions go to: AtlasRoofing.com/roof-shingles/prolam

For detailed installation and complete 3-part specifications go to: AtlasRoofing.com/roof-shingles/specifications

Atlas Roofing Corporation (ATLAS) warrants to you, the original owner of its shingle products, that this product is free from any manufacturing defects that materially affect the performance of your shingle during the Premium Protection Period or that cause leaks for the balance of the applicable warranty period.

* Refer to the Atlas Roofing Limited Shingle Warranty for all coverage requirements.

ProLam™

Architectural Shingles



Dreaming of a home redesign?

Get creative with the Roof Inspiration Center, a suite of home design tools from Atlas. Whether you have 3 minutes or 30, your new look is just around the corner.

AtlasRoofing.com/Roof-Inspiration



To provide homeowners the most accurate representation of color options, several photo scans and house shots were utilized in various lighting conditions. Variations in lighting illustrate the color gradients on asphalt shingle roofs.

Color blends vary from shingle to shingle. Before installation, consult with your contractor and request to view the actual shingles being installed on your roof to ensure confidence in your final color selection.

Darnell Chris

From: Greg Maddox <gmaddox@jrcinco.com>
Sent: Wednesday, April 03, 2019 8:39 AM
To: Darnell Chris
Cc: O'Donnell Kisha
Subject: Main Street ARB Approval - 48 Main St. Shingle Color Change

Hey Mr. Darnell.

Below you will see the OK from Ms. Thompson at the Main Street ARB for the change in shingle color from weathered wood to the Atlas ProLam Hearthstone Gray at 48 Main St.

Did you receive the shingle sample that I had sent? Do you have everything you need for the 4/9 DRB meeting?

Thank you,

Greg Maddox
Procurement Manager

JRC, Inc.

2098 Tom Austin Hwy.
Greenbrier, TN 37073
Phone | 615.851.1725
Fax | 615.851.1371
gmaddox@jrcinco.com
www.jrcinco.com



From: Katie Thompson <katie.thompson@lowcountryrealestatese.com>
Sent: Tuesday, April 2, 2019 2:19 PM
To: Greg Maddox <gmaddox@jrcinco.com>
Subject: Re: Main Street ARB Request

Just received a yes from the president. Let me know if you need anything else! Have a great day!

Thanks,



Katie Thompson, Property Manager
Low Country Real Estate of the Southeast, LLC
800 Main Street Hilton Head Island, SC 29926
Tel: +1 843 295 0444
Email: katie.thompson@lowcountryrealestatese.com





HUNTER CARR













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: Brookdale Reroof

DRB#: DRB-000734-2019

DATE: 03/27/2019

RECOMMENDATION: Approval Approval with Conditions Denial
RECOMMENDED CONDITIONS:

MISC COMMENTS/QUESTIONS

Application is to reroof an existing building changing the shingle color.



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

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

Applicant/Agent Name: David McAllister Company: Wood + Partners, Inc.
 Mailing Address: 7 Lafayette Place City: Hilton Head Island State: SC Zip: 29926
 Telephone: 843-681-6618 Fax: _____ E-mail: dmcallister@woodandpartners.com
 Project Name: HHI Airport Entry Project Address: 120 Beach City Road
 Parcel Number [PIN]: R510 008 000 0085 0000 _____
 Zoning District: Light Industrial Overlay District(s): Corridor + Airport

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

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

Project Category:
 _____ Concept Approval – Proposed Development _____ Alteration/Addition
 _____ Final Approval – Proposed Development X 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.

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

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

Additional Submittal Requirements:

Final Approval – Proposed Development

- _____ 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

3-26-2019

DATE

Hilton Head Island Airport Entry

Hilton Head Island, SC

Design Review Board

March 26, 2019

This project is Phase One of the Hilton Head Island Airport Campus Revitalization project.

The Hilton Head Island Airport is the doorstep to the island for many tourists, as well as, residents. An enhanced and revitalized airport campus would welcome these visitors and remind them of why they fell in love with the island.

The primary goal of this project is to create a beautiful experience that would rival many first-class resorts on the island, and remind the visitor that Hilton Head is a first-class tourist destination.

This project proposes to renovate and revitalize the Main Airport Terminal Entrance located at Beach City Road in an effort to improve street visibility and give the campus a fresh new look.

Existing conditions at the entrance include damaged vehicular pavement and curbing; a dated primary ID sign; poor storm water drainage; inadequate irrigation; outdated street light fixtures; and overgrown vegetation on both sides of the entry drive.

Proposed improvements include a new monument entrance sign; a widened entrance and exit vehicular drive lanes; improved storm water management facilities; concrete curb and gutters; new landscaping including plants, irrigation and low voltage site lighting; new street pole lighting fixtures; and new raised planter at center, triangular island to showcase the *Humanus* sculpture, which is a public art piece from the 2018 Public Art Exhibition on Hilton Head Island, and selected for this site by the Public Art Fund of the Community Foundation of the Lowcountry.

The proposed plan includes selective tree removal on either side of the drive to allow for better sightlines to the entrance sign from Beach City Road; and improved on-site stormwater storage and treatment by using shallow, grassed swales. All new plantings and hardscapes will comply with the Land Management Ordinance.

A major component of the revitalized entrance will be *Humanus* sculpture piece, which is made of weathered steel. The new monument sign and raised planter will use metal materials as well, providing a consistent use of material with nature blending colors.

The proposed monument entrance sign utilizes materials and forms that relate to the site, as well as the natural island environment. The dark bronze metal aesthetic relates to the sculpture and retaining wall system, and provides visual contrast with the tabby finished sign wall.

As funds become available, the airport intends to continue renovations to the remainder of the airport campus in subsequent phases.



Concrete Sidewalk With Broom Finish



Permeable Vehicular Pavers

- Pine Hall Brick
- StormPave Permeable Pavers
- Color: Full Range
- Border: Single Header
- Pattern: 45° Herringbone



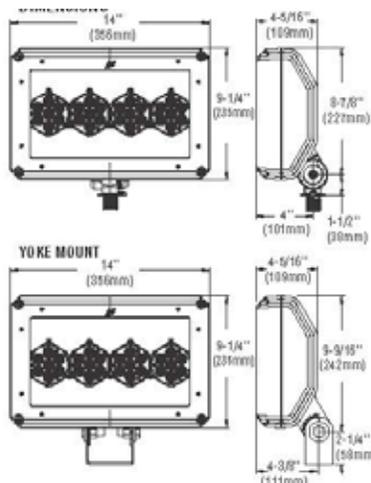
Rock Mow Edge

- Egg Rock by Savannah Hardscapes (or approved equal)
- 3/4" - 2" Eggrock Quartzite



Pathway Light

- Attraction Lights
- 4"x4"x24" Pathway Light
- "Minimalist" model with Weathered Steel Finish
- 10W, 3,000K LED fixture



Sign Flood Light

- LSI Industries, Inc.
- LED Flood Light
- Model XFL-WF-LED-28-HO-WW-UE-BRZ
- Aluminum housing with bronze finish
- 3,000K LED lamp, wide flood

Wood+Partners Inc.

Landscape Architects
Land Planners





Rustic Texture



Signage Materials

- Tabby finish sign face (whole oyster shell)
- Aluminum tubing to have “rustic texture” powder coated finish (by Prismatic Powders or approved equal)
- Letters to have dark bronze anodized aluminum finish
- See detail for elevation, dimensions & additional information



Humanus Sculpture



Steel Retaining Wall With Mow Edge

Weathered Steel Retaining Wall (Case Study Imagery)

- High strength low alloy steel
- Nature blending colors that relate to sculpture & sign

Wood+Partners Inc.

Landscape Architects
Land Planners

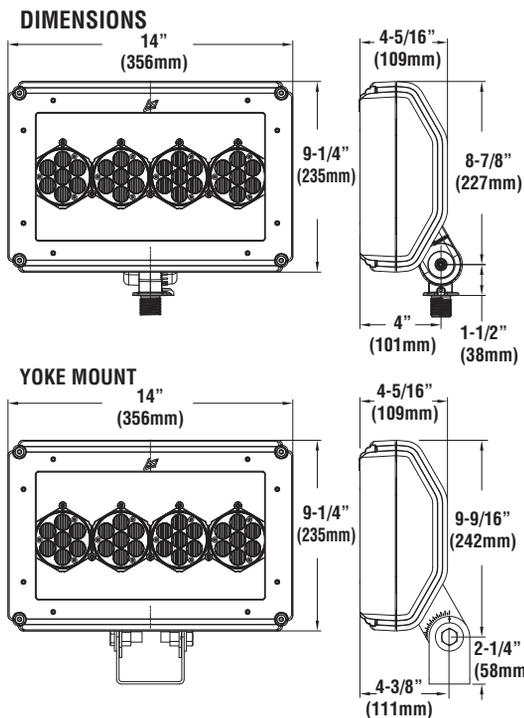


LED FLOOD LIGHT - MEDIUM (XFLM)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.



EPA 1.1

US & Int'l. patents pending

HOUSING – Architecturally styled, one-piece, die-cast aluminum, 360 alloy, low copper housing with .156" nominal wall thickness. One-piece vulcanized silicone gasket seals the door frame to the housing and is concealed when fixture is closed.

DOOR FRAME – One-piece, die-cast aluminum, 360 alloy, low copper, .156" nominal wall thickness door frame secures to housing via four, stainless steel recessed captive torx T-30 screws. 3/16" thick clear tempered glass lens is sealed to door frame by a one-piece silicone gasket and ten black zinc plated clips.

EXPECTED LIFE – Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS – Features an array of select, high brightness, high efficiency LED chips; CW - 5000K color temperature, 70 CRI or NW - 4000K color temperature, 80 CRI or WW - 3500K color temperature, 80 CRI.

OPTICS / DISTRIBUTION – Choice of 6 high performance distributions; HF, VF, MF, NF, WF, or SP.

PRESSURE STABILIZING VENT – Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

DRIVER – Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. Optional 0-10V dimming driver available, with controls by others.

OPERATING TEMPERATURE - -40°C to 40°C (-40°F to +104°F)

ELECTRICAL – Universal voltage power supply, 120-277 VAC (50/60 HZ input) and 347-480 VAC. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C, 10KV

MOUNTING – Standard mount is a heavy duty die cast knuckle assembly with 3/4-14 NPS male threaded arm that provides 185° range of motion. Knuckle locking plate teeth and arm allow for tilt / aiming in 7.5° increments. Aiming angle markings in 15° increments allow reliable error free aiming. Standard knuckle mount tested to withstand up to 3G vibration load rating per ANSI C136.31. Optional YM- Yoke Mount is also available. Mounting accessories include Stanchion Mount, Post-Top Adapter, Junction Box, & Wall Mount for recessed or surface mount applications.

SHIPPING WEIGHT – 18 pounds.

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

LISTING - UL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



XFLM Photometric Technical Summary and Comparison									
Catalog Number	NEMA Type	Field Angle		Beam Angle		Max CD	Lumens	Watts	LPW
		H°	V°	H°	V°				
XFLM-HF-LED-49-HO-CW-UE	5H X 3V	77	36	54	16	19,801	6,584	64	103
XFLM-MF-LED-49-HO-CW-UE	4H X 4V	60	60	33	32	16,753	6,573	64	103
XFLM-WF-LED-49-HO-CW-UE	5H X 5V	73	72	44	44	9,912	5,744	64	90
XFLM-VF-LED-49-HO-CW-UE	3H X 5V	38	77	18	53	18,627	6,548	64	102
XFLM-NF-LED-49-HO-CW-UE	4H X 4V	48	47	24	23	24,681	6,298	64	98
XFLM-SP-LED-49-HO-CW-UE	3H X 3V	36	34	17	15	51,976	6,986	64	109
XFLM-HF-LED-28-HO-CW-UE	5H X 3V	77	35	54	16	11,456	3,717	36	103
XFLM-MF-LED-28-HO-CW-UE	4H X 4V	60	60	33	32	9,650	3,732	36	104
XFLM-WF-LED-28-HO-CW-UE	5H X 5V	74	74	45	44	5,572	3,407	36	95
XFLM-VF-LED-28-HO-CW-UE	3H X 5V	36	76	17	53	11,181	3,678	36	102
XFLM-NF-LED-28-HO-CW-UE	4H X 3V	48	46	24	23	15,904	4,149	36	115
XFLM-SP-LED-28-HO-CW-UE	3H X 3V	35	34	17	16	34,100	4,501	36	125

LED Chips are frequently updated therefore values may increase.



Project Name _____ Fixture Type _____
 Catalog # _____

10/21/15

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 LSI INDUSTRIES INC.

LED FLOOD LIGHT - MEDIUM (XFLM)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XFLM SP LED 28 HO CW UE BRZ**

Luminaire Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temp.	Line Voltage	Luminaire Finish	Options
XFLM - Medium LED Flood	HF - Horizontal Flood MF - Medium Flood VF - Vertical Flood SP - Spot NF - Narrow Flood WF - Wide Flood	LED	28 49	HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3000K)	UE - Universal Voltage (120-277v) 347-480 Univ Voltage (347-480v)	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	PC120 - Photocell 120v PCHV - Photocell 208-277v PC347 - Photocell 347v ¹ YM - Yoke Mount DIM - 0-10v Dimming

FOOTNOTES:

1- PCI option is not available in 480V.

BRACKET ORDERING INFORMATION

Bracket Designation	Bracket Type	Bracket Configuration	Length	Bracket Finish	Options	Est. Weight (lbs.)
BKA - Bracket Aluminum	XFLM	SMC - Stanchion Mount	23"	BRZ - Bronze BLK - Black PLP - Platinum Plus BUF - Buff WHT - White GPT - Graphite SVG - Satin Verde Green MSV - Metallic Silver	None	7
		J4R WM - Wall Mount	4"			2
		J4R WM SCE - Wall Mount Side Conduit Entry				

TYPICAL ORDER EXAMPLE: **BKA XFLM SMC 23 BLK**

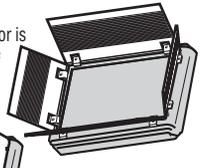
ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
JB - Junction Box	122534CLR	PS - Polycarbonate Shield	122541
BD - Barn Doors	122539CLR	PT - Post Top Adaptor	122542CLR
GS - Glare Shield	122540CLR	TA - Thread Adaptor 1/2" (No Finish)	122543

ARCHITECTURAL JUNCTION BOX (JB) - Cast aluminum body and extruded matching cover. One-piece EPDM cover gasket. Internal ground screw provided. 3/4" NPSM fixture mount with sealing locknut. Two 1/2" NPSM for conduit entry. For above grade installation only. Available in standard finishes.



BARN DOORS (BD) - Extruded aluminum doors with anti-reflection baffles. Each door is attached with two aluminum clamps with set screws to maintain position. Doors are individually removable. Assembly mounts to die-cast door frame holes. Caution: Not recommended for ground-mounted fixtures in vandal-prone areas. Available in standard finishes.



POST TOP ADAPTOR (PT) - One-piece cast aluminum - mounts on pole with 2" pipe tenon (2-3/8" OD x 3-1/2" minimum length) or 2-1/2" pipe tenon (2-7/8" OD x 3-1/2" minimum length). Fixture threads into adaptor and attaches to pole with allen set screws. Post Top Adaptor allows mounting of one or two fixtures and 360° horizontal adjustment. Available in standard finishes.



GLARE SHIELD (GS) - Formed 16 ga. steel. Mounts to die-cast door frame holes and may be used with polycarbonate shield accessory. Available in standard finishes.



1/2" THREADED ADAPTOR (TA) - Machined aluminum pipe reducer adapts 3/4" pipe thread (T-stem) to 1/2" pipe thread provided by others.

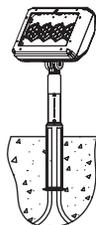


POLYCARBONATE SHIELD (PS)
1/8" clear convex, UV stabilized, thermoformed polycarbonate. Mounts to die-cast door frame holes. May be used with glare shield accessory. Caution: Use only when vandalism is anticipated. Useful life is limited by UV discoloration from sunlight.

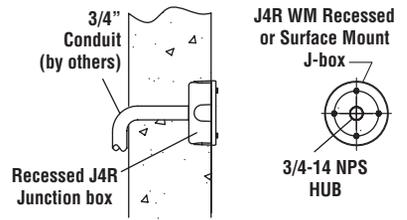


MOUNTING BRACKETS

STANCHION MOUNT (SMC) - 3" OD x .250" x 22.65" cast aluminum with 3/4" NPSM fixture mount, and a standard 2 3/8" tenon. Wiring and internal ground lug accessible through hand hole. Available in standard finishes.



WALL MOUNT J-BOX (J4 WM or J4R WM SCE) - Accessory includes J4R J-Box, 507504 3/4-14 NPS canopy, canopy gasket, & 4 cap screws. J4R WM SCE version for surface mount conduit applications includes 2ea 1/2" conduit entries & includes conduit plugs.

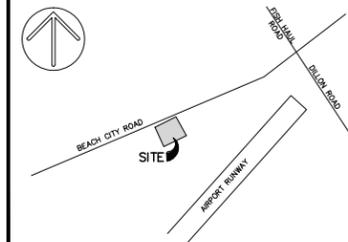


Project Name _____ Fixture Type _____
 Catalog # _____









VICINITY MAP NOT TO SCALE

NOTES:

1. THIS AREA APPEARS TO LIE IN FLOOD ZONE C, PER FIRM PANEL No. 9-D, COMMUNITY No. 450250, DATED 9/29/86. BASED ON REFERENCE PLAT 1.
2. TREE SIZES IN INCHES OF DIAMETER. CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS SHOWN ARE BASED ON NAVD 1988 DATUM.
3. SOUTH CAROLINA STATE PLANE COORDINATES ARE BASED ON NAD 83.

REFERENCE(S):

1. PLAT BOOK 53, PAGE 78
2. PLAT BOOK 96, PAGE 129

LEGEND:

CMF	CONCRETE MONUMENT FOUND
WV	WATER VALVE
-W-	WATER LINE (FLAGGED BY OTHERS)
IRR	IRRIGATION VALVE
LP	LAMP POST
P	PINE
LO	LIVE OAK
LA	LAUREL OAK
WO	WATER OAK
RO	RED OAK
+10.0	SPOT ELEVATION
-10-	CONTOUR

DONALD R. COOK, JR.
S.C.P.L.S. No. 19010
NOT VALID UNLESS CRIMPED WITH SEAL



GRAPHIC SCALE

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A PARTIAL TREE & TOPOGRAPHIC SURVEY OF
**HILTON HEAD ISLAND
AIRPORT ENTRANCE AREA**
BEACH CITY ROAD

TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY,
SOUTH CAROLINA

PREPARED FOR:

BEAUFORT COUNTY



COOK
Land Surveying
Faster. Simpler. Better.

23 Trotting Hill Lane, Bluffton, SC 29910
p: 843.247.1311 e: cooklandsurvey@chargray.com

PROJECT No.: 18120003

DRAWN BY: DRC PROJECT NAME: 18120003
DATE: 01.09.19 FILE: 18120003PT 010919.dwg
SCALE: 1" = 20'

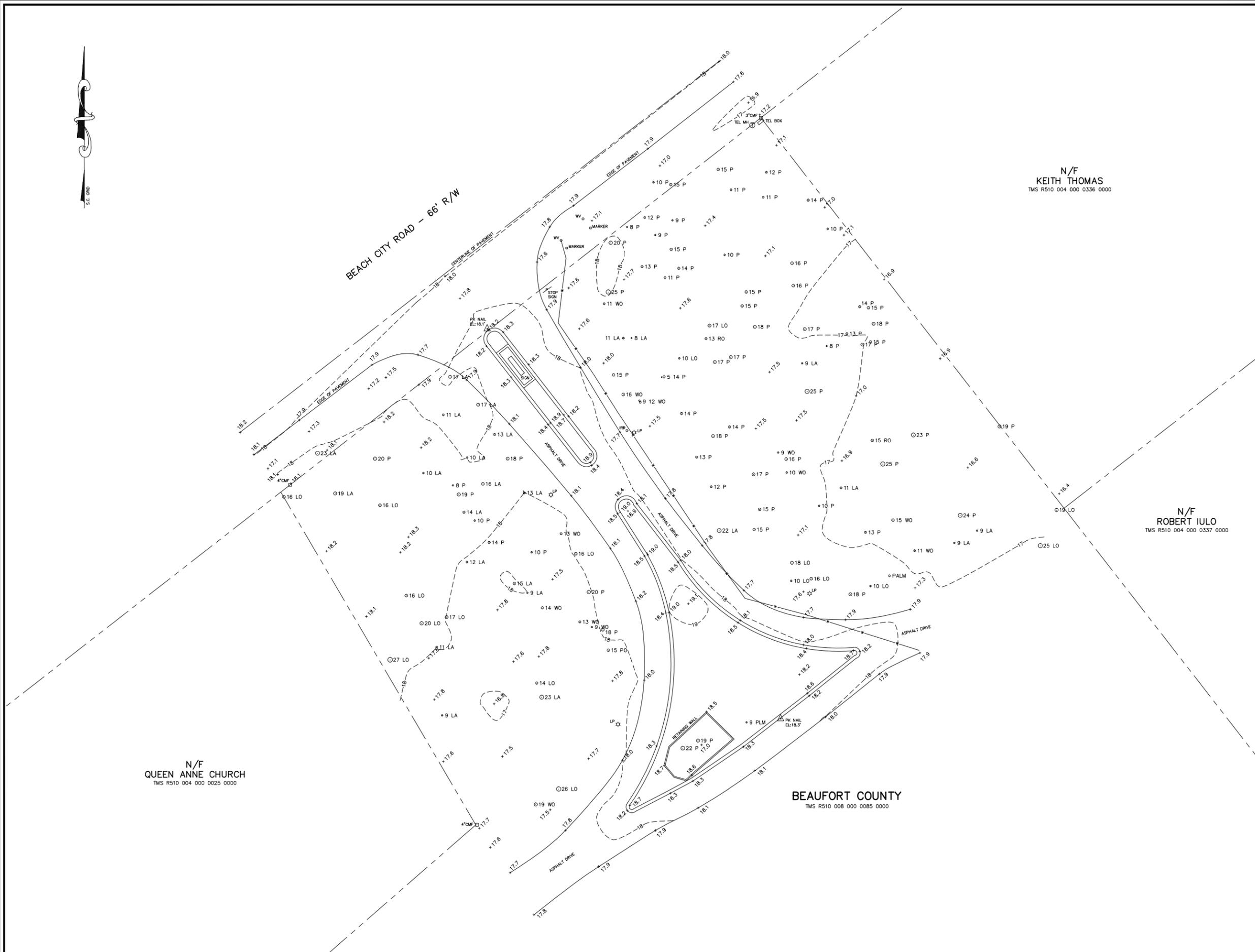
SHEET 1 OF 1

N/F
QUEEN ANNE CHURCH
TMS R510 004 000 0025 0000

BEAUFORT COUNTY
TMS R510 008 000 0085 0000

N/F
KEITH THOMAS
TMS R510 004 000 0336 0000

N/F
ROBERT IULO
TMS R510 004 000 0337 0000



SITE KEY LEGEND:

S1	4" CONCRETE WALK DETAIL 5 / L-201
S2	PATHWAY LIGHT DETAIL 2 / L-200
S3	PERMEABLE VEHICULAR PAVERS DETAIL 4 / L-201
S4	STAMPED ASPHALT CROSSWALK DETAIL 6 / L-201
S5	PRIMARY ID SIGN DETAIL 1 / L-200
S6	LOW METAL RETAINING WALL DETAIL 1 / L-201
S7	SCULPTURE FOOTING DETAIL 3 / L-201
S8	ROCK MOW EDGE DETAIL 2 / L-201

PAVING / MATERIAL & LIGHTING SCHEDULE:

	4" CONCRETE WALK: SEE DETAIL 4/L-201		PERMEABLE PAVER CROSSWALK: PINE HALL BRICK (OR APPROVED EQUAL) STORMPAVE PERMEABLE VEHICULAR PAVER COLOR: FULL RANGE PATTERN: 45° HERRINGBONE (HATCH PATTERN DENOTES DESIGN INTENT) BORDER: SINGLE HEADER COURSE SEE DETAIL 4/L-201
	A.D.A. DOME PAVERS: STEP SAFE TILES (12"x12"x.5") COLOR: CHOCOLATE BROWN		STAMPED ASPHALT CROSSWALK: SEE DETAIL 6/L-201
	CONTROL JOINT: SEE DETAIL 5/L-201		EXPANSION JOINT: SEE DETAIL 5/L-201
	PATHWAY LIGHT (7 TOTAL): ATTRACTION LIGHTS 4"x4"x24" PATHWAY LIGHT "MINIMALIST" MODEL WEATHERED STEEL FINISH 10W, 3,000K LED ON TIMER PH: 970-316-0019		RELOCATED PECL LIGHT (1 TOTAL): SEE PALMETTO ELECTRIC'S LIGHTING PLAN
	SIGN FLOOD LIGHT (2 TOTAL): LSI LED FLOOD LIGHT MODEL XFL-WF-LED-28-HO-WW-UE-BRZ ALUMINUM W/ BRONZE FINISH BRACKET: BKA-XFLM-SMC-4-BRZ (BRONZE STANCHION MOUNT) 3,000K LED INSTALL IN CONCRETE FOOTING PER MANUFACTURER'S RECOMMENDATION		ROCK MOW EDGE: 12" WIDE x 4" DEEP COMPACTED ROCK MOW STRIP - EGG ROCK BY SAVANNAH HARDSCAPES (OR APPROVED EQUAL) SEE DETAIL 2/L-201

SITE SUMMARY:

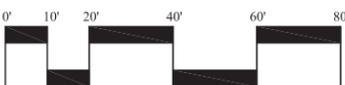
PARCEL PIN NUMBER:	R510-008-000-0085-0000
TOTAL SITE AREA:	93.06 ACRES
TOTAL AREA OF DISTURBANCE:	± 1.0 ACRES
ZONING DISTRICT:	IL
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM IMPERVIOUS COVER:	65%
PROPOSED ADDITIONAL IMPERVIOUS COVER (NET CHANGE):	± 3,805 SF (±.08 AC.)

GENERAL CONSTRUCTION NOTES:

- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR LOCATION OF OFFSITE LAY DOWN AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES AND FOR AVOIDING ALL CONFLICTS WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR TO COORDINATE WITH OWNER ON CONSTRUCTION SEQUENCING, SCHEDULING AND ACCESS/PARKING. CONTRACTOR TO MAINTAIN CLEAN SITE AND NOT INTERRUPT OPERATIONS OUTSIDE OF WORK LIMIT.
- ALL DISTURBED AREAS AND PROPOSED GRADING NOT TO BE COVERED BY OTHER SURFACES SHALL BE MULCHED AS REQUIRED TO OBTAIN AN ACCEPTABLE GROUND COVER, UNLESS SPECIFIED OTHERWISE.
- ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL CODES.
- THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS TO THE EXTENT NECESSARY TO DETERMINE THE EFFECTS OF SUB-SURFACE CONDITIONS ON THE WORK AND SHALL BID AND CONSTRUCT THE WORK IN ACCORDANCE WITH HIS FINDINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER DRAINAGE OF ANY AND ALL AREAS WHICH ARE FIELD ADJUSTED DURING CONSTRUCTION.
- CONTRACTOR SHALL RESTORE DAMAGED FINISHES AND REPLACE DAMAGED OR DEFECTIVE UNITS.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR TIMING OF AND RESPONSIBILITY OF DEMOLITION OPERATIONS.
- CONTRACTOR RESPONSIBLE FOR COORDINATING ELECTRICAL CONDUIT FOR LANDSCAPE UPLIGHTS.

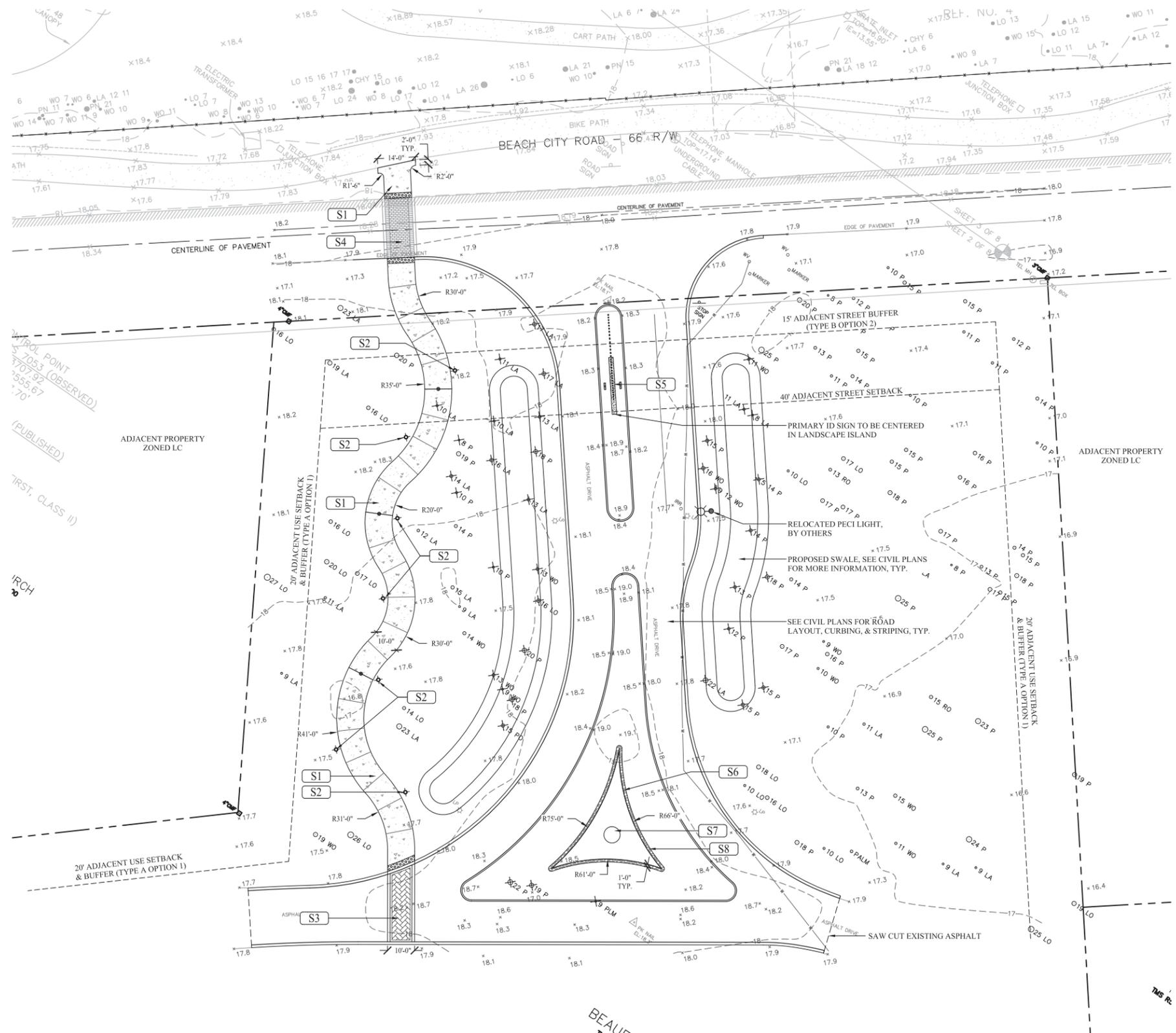
GENERAL LAYOUT NOTES

- ALL DIMENSIONS ARE TO EDGE OF PAVING UNLESS OTHERWISE INDICATED.
- PROVIDE A MINIMUM OF 1% CROSS SLOPE (2% MAXIMUM) ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
- ALL CONCRETE SHALL BE 3000 PSI UNLESS OTHERWISE INDICATED.
- CONSTRUCT EXPANSION JOINTS WHERE WALKS MEET CURBS, STEPS, WALLS, OR FIXED SLABS.
- DIGITAL BASE FILE SHALL BE MADE AVAILABLE FOR USE IN FIELD LOCATION OF ELEMENTS AND SITE FEATURES. HARDCOPY INFORMATION SHALL PREVAIL.
- FINISH GRADE OF CONCRETE SHALL BE 1" ABOVE FINISH GRADE OF ALL LANDSCAPE AREAS.



SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY COOK LAND SURVEYING. PROJECT NO. 18120003, DATED JANUARY 9, 2019. PLAN IS SUBJECT TO CHANGE.

SCALE: 1" = 20'-0"



NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

**Hilton Head Island Airport
Entry Enhancements**

Hilton Head Island, SC

Hilton Head Island Airport
130 Beach City Road
Hilton Head Island, SC 29926

DRAWN BY:
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CHECKED BY:
EPW

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#	REVISION	DATE	BY

DATE
03-26-2019
PROJECT NUMBER
01-18056
SHEET TITLE

Site Plan

SHEET NUMBER

L-100



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843.887.8878 • Fax: 843.887.7388 • www.woodpartners.com

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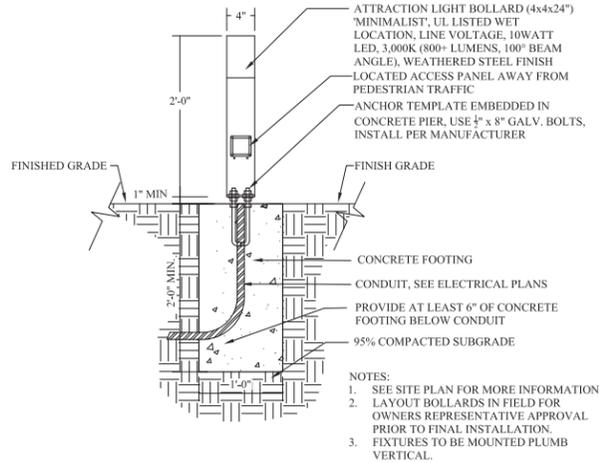
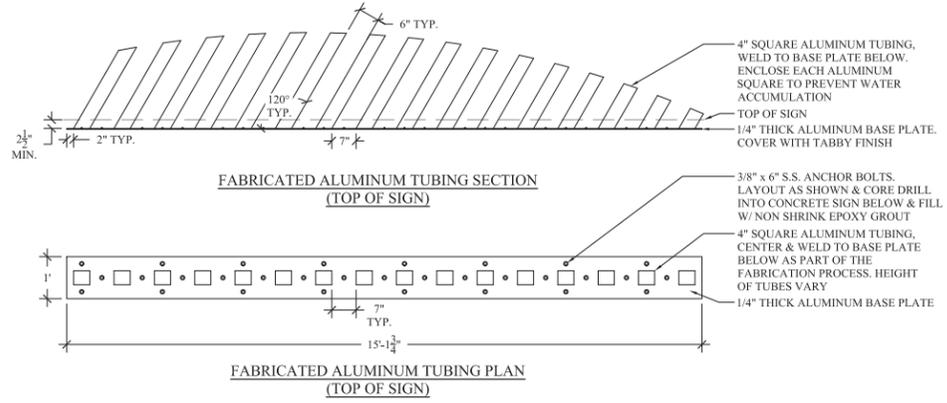
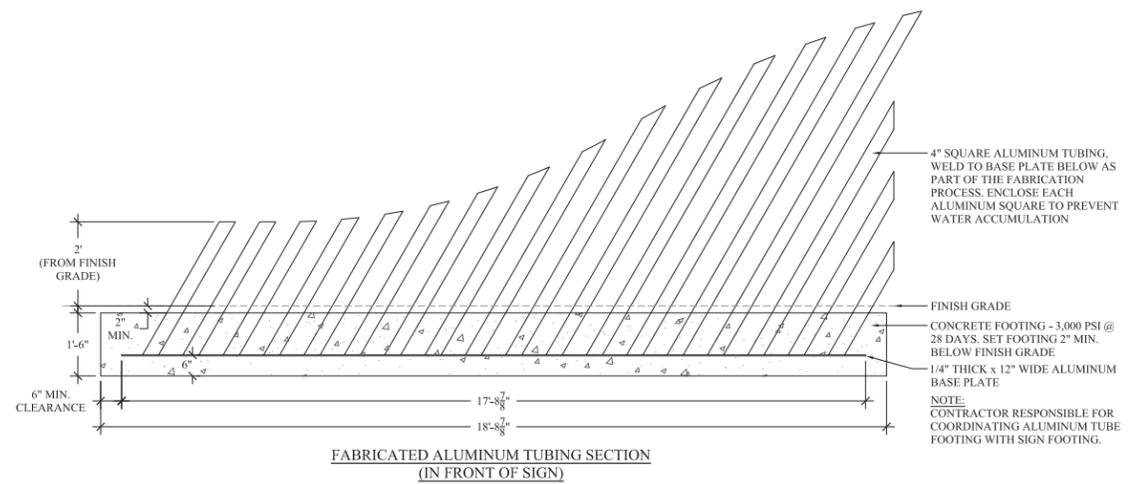
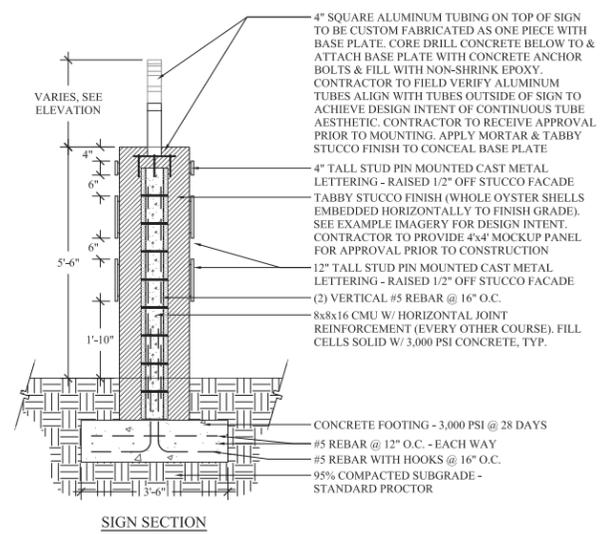
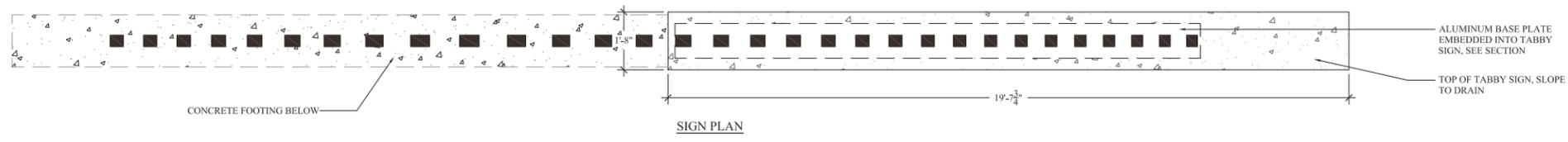
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DATE
03-26-2019
PROJECT NUMBER
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SHEET TITLE
Details

SHEET NUMBER

L-200



- GENERAL NOTES:**
1. FILL ALL CMU CELLS SOLID WITH CONCRETE.
 2. 4' X 4' TABBY WALL MOCKUP SHALL BE PROVIDED FOR APPROVAL PRIOR TO FINAL WALL CONSTRUCTION. MOCKUP SHALL INCLUDE LETTER SAMPLES FOR APPROVAL.
 3. ALL CONCRETE SHALL BE 3,000 PSI AT 28 DAYS.
 4. PRIOR TO PLACING CONCRETE ALL REINFORCING STEEL SHALL BE FREE OF RUST, SCALE, OR ANY FOREIGN MATERIAL.
 5. BAR REINFORCEMENT SHALL CONFORM TO ASTM-615, GRADE 60.
 6. ALL REBAR SHALL BE 3" MIN. FROM FACE OF CONCRETE.
 7. ALL COMPACTED SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR & MEET ALL ASTM D-698 STANDARDS.
 8. ALL ALUMINUM SHALL BE 6063-T52 ALUMINUM (OR APPROVED EQUAL) WITH 1/8" THICKNESS.
 9. ALL CUSTOM FABRICATED ALUMINUM COMPONENTS SHALL RECEIVE A FULL COVERAGE POWDER COATED FINISH. COLOR TO BE 'RUSTIC TEXTURE' (UTB-5223) BY PRISMATIC POWDERS OR APPROVED EQUAL.
 10. ALL FASTENERS AND HARDWARE SHALL BE STAINLESS STEEL UNLESS NOTED OTHERWISE.
 11. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SIGN SYSTEM FOR APPROVAL PRIOR TO CONSTRUCTION.

- SIGN LETTERING NOTES:**
1. ALL LETTERS SHALL BE GEMINI (OR OTHER APPROVED EQUAL) 12" & 4" CAST ALUMINUM, WITH FLAT FACE PROFILE SIGN LETTERS, MIN. 22 GAUGE STAINLESS STEEL. FONT SHALL BE TIMES NEW ROMAN 2 1/2" THICK HOLLOW BACKED LETTER WITH 90° EDGES. LETTERS SHALL HAVE A DARK BRONZE ANODIZED FINISH.
 2. SIGN LETTERS SHALL BE STUD PIN MOUNTED TO TABBY WALL PER MANUFACTURERS RECOMMENDATIONS.
 3. CONTRACTOR TO SUBMIT SIGNAGE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
 4. CONTRACTOR SHALL SUBMIT SIGN TEXT FOR OWNER / ARCHITECTS APPROVAL PRIOR TO CONSTRUCTION.

LETTERING MANUFACTURER:
GEMINI INCORPORATED
103 MENSING WAY
CANNON FALLS, MN 55009
PHONE: 800-538-8377 OR 507-263-3957
WWW.GEMINISIGNPRODUCTS.COM

POWDER COAT MANUFACTURER:
PRISMATIC POWDERS
PHONE: 1-866-774-7628
WWW.PRISMATICPOWDERS.COM

1
L200 PRIMARY ID SIGN
SCALE: 1/2" = 1'-00"

2
L200 PATHWAY LIGHT
SCALE: 1" = 1'-00"

PLAN IS SUBJECT TO CHANGE.

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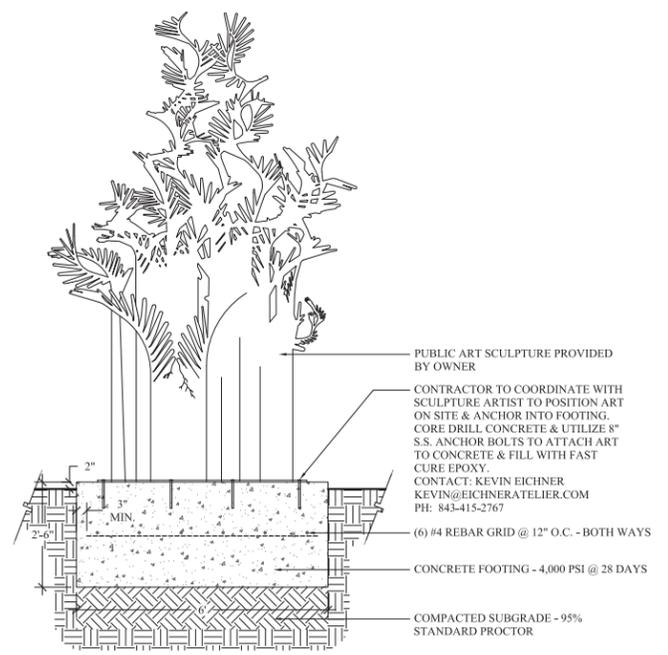
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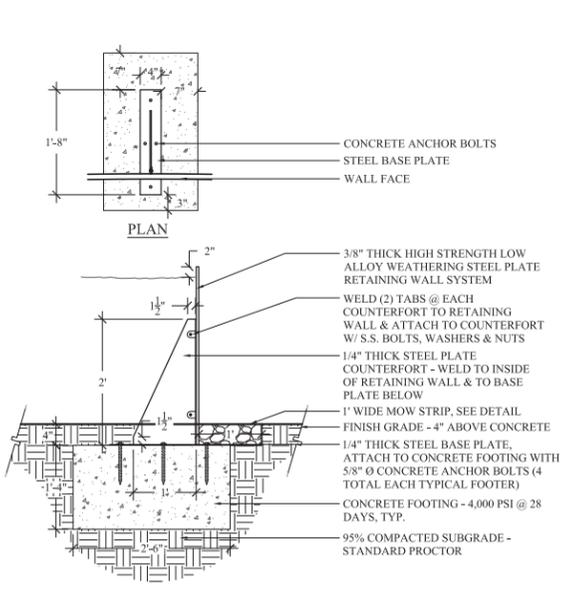
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03-26-2019
PROJECT NUMBER
01-18056
SHEET TITLE
Details

SHEET NUMBER

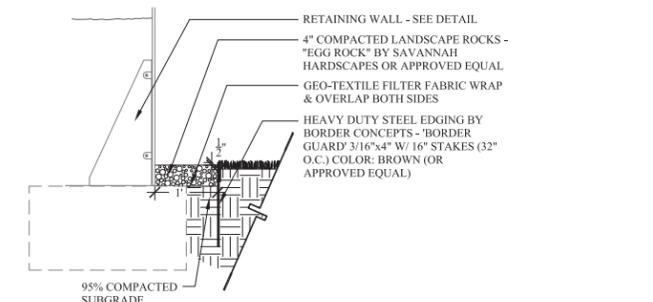
L-201



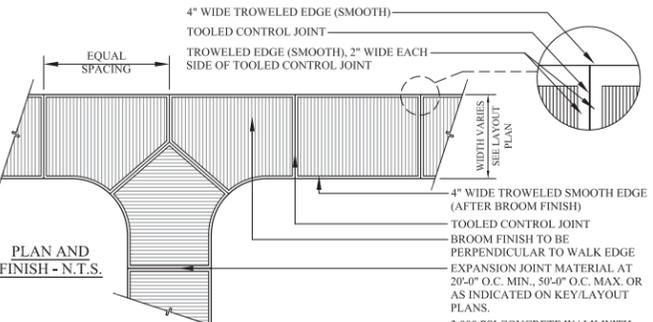
3 SCULPTURE FOOTING
L201 SCALE: 1/2" = 1'-00"



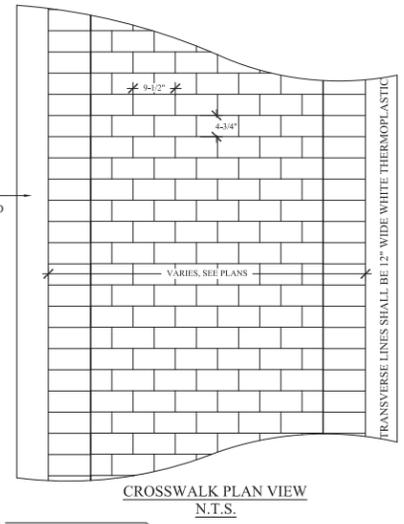
COUNTERFORT / FOOTING SECTION
L201 SCALE: 3/4" = 1'-00"



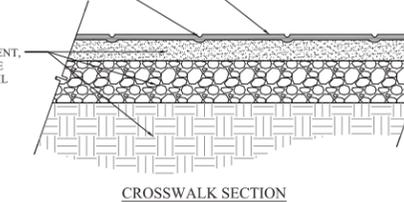
2 ROCK MOW EDGE
L201 SCALE: 3/4" = 1'-00"



5 CONCRETE WALK & EXPANSION / CONTROL JOINTS
L201 SCALE: 1" = 1'-00"



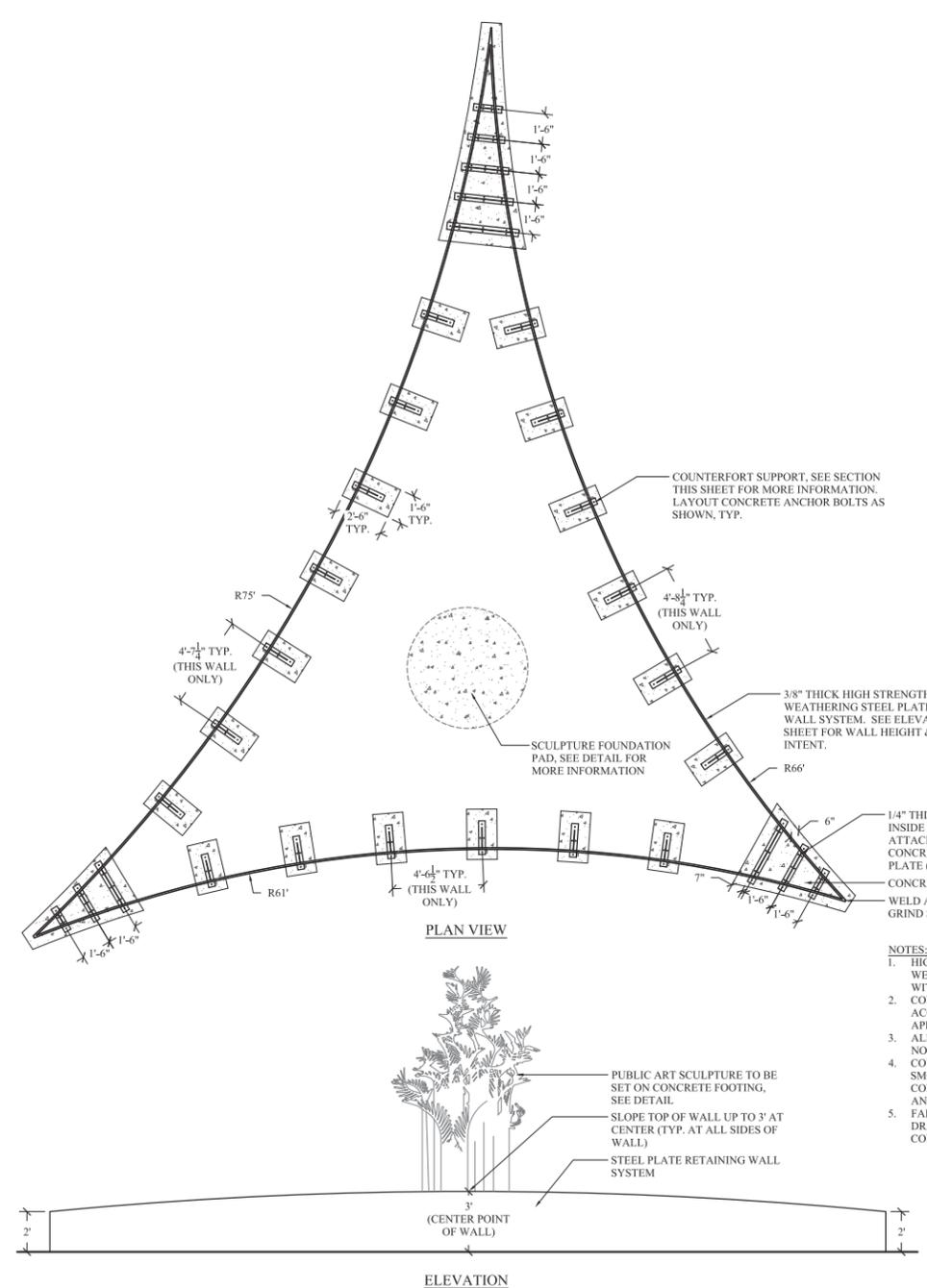
CROSSWALK PLAN VIEW
N.T.S.



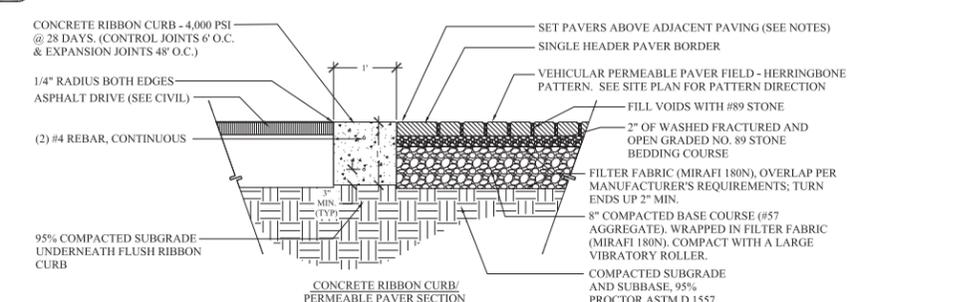
CROSSWALK SECTION

NOTES:
1. STAMPED CROSSWALK PATTERN TO COMPLY WITH TOWN OF HILTON HEAD STANDARDS.
2. STAMPED PATTERN TO BE SPXD51-OFFSET BRICK PATTERN.
3. COLOR SHALL BE SONOMA SAND, TO MATCH TOWN STANDARDS.
4. SEE CIVIL PLANS FOR ASPHALT PAVEMENT CROSS SECTION.

6 TOHHI STAMPED ASPHALT CROSSWALK
L201 SCALE: 3/4" = 1'-00"



1 LOW METAL RETAINING WALL
L201 SCALE: 1/4" = 1'-00"



4 PERMEABLE VEHICULAR PAVERS
L201 SCALE: 3/4" = 1'-00"

PLAN IS SUBJECT TO CHANGE.

BUFFER SUMMARY							
HHI AIRPORT ENTRY BUFFERS:							
BUFFER SECTION	BUFFER TYPE	OVERSTORY REQUIRED	OVERSTORY PROVIDED	UNDERSTORY REQUIRED	UNDERSTORY PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
BUFFER 1 (100')	A OPTION 1	2	2 (1 EXISTING)	3	3	8	8
BUFFER 2 (100')	A OPTION 1	2	2 (1 EXISTING)	3	3	8	8
BUFFER 3 (106')	B OPTION 2	4	4 (2 EXISTING)	8	8	12	12
BUFFER 4 (132')	B OPTION 2	4	45 (2 EXISTING)	8	8	12	12

LANDSCAPE NOTES:

- THE LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANT SUBSTITUTIONS PRIOR TO PURCHASE OR INSTALLATION.
- THE PLANT SCHEDULE INCLUDED IN THIS DRAWING WAS PREPARED FOR ESTIMATING PURPOSES & FOR THE CONTRACTORS CONVENIENCE ONLY, AND ITS ACCURACY IS NOT GUARANTEED. THE CONTRACTOR SHALL PERFORM HIS OR HER OWN QUANTITY TAKE-OFFS USING THE DRAWINGS TO DETERMINE THE QUANTITIES TO HIS OR HER SATISFACTION. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A FINAL BID.
- CONTRACTOR SHALL WARRANTY ALL EXTERIOR PLANTS FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING BUT NOT LIMITED TO DEATH AND UNSATISFACTORY GROWTH. DEFECTS ASSOCIATED WITH A LACK OF ADEQUATE MAINTENANCE, NEGLECT, OR ABUSE BY THE OWNER OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL WILL NOT BE COVERED BY THE ONE-YEAR WARRANTY.
- THE CONTRACTOR SHALL VERIFY THAT ALL SELECTED PLANT SPECIES ARE DETERMINED AVAILABLE AT THEIR SPECIFIED SIZES WHEN THE TIME OF BIDDING. THE CONTRACTOR SHALL NOT MAKE PLANT SUBSTITUTIONS. IF THERE ARE DIFFICULTIES LOCATING PLANT MATERIAL AS SPECIFIED, CONTACT THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING THE BID.
- 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 LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE BEFORE, DURING AND AFTER INSTALLATION.
- ALL PLANTING TECHNIQUES SHALL CONFORM TO APPROVED INDUSTRY STANDARDS.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE TO ESTABLISH A PLANTING SCHEDULE THAT PRIORITIZES THE PLANTING OF ALL TREES AND LAWN AREAS.
- ALL PLANT BEDS SHALL BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH TO A DEPTH OF 4".
- ALL PLANT BEDS SHALL RECEIVE A WEED INHIBITOR APPLICATION AT INSTALLATION.

IRRIGATION NOTES:

- CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM SHALL INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, BACK-FLOW, & CONTROLLERS. THE INSTALLED SYSTEM SHALL PROVIDE 100% COVERAGE OF ALL SOD AND PLANTING BEDS.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR LOCATION OF EXISTING CONTROLLER.
- IRRIGATION CONTRACTOR RESPONSIBLE FOR COORDINATING WITH CONDUIT SLEEVING UNDER PAVEMENT.
- CONTRACTOR TO SUBMIT TO OWNER AS-BUILT PLAN & DIGITAL FILE OF COMPLETED IRRIGATION SYSTEM.

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:

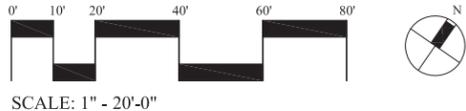
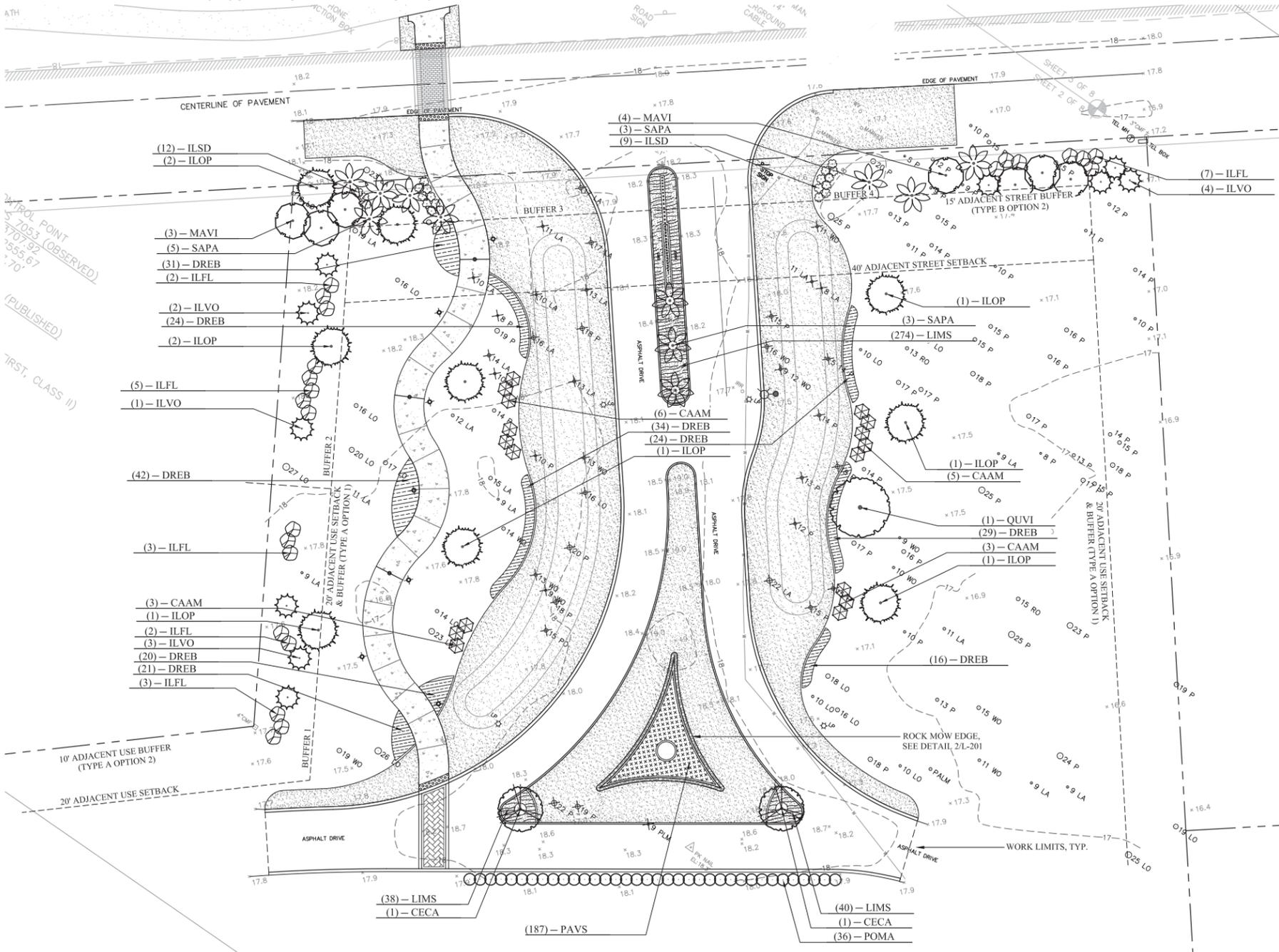
- CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES. CONTRACTOR TO PERFORM SOIL TESTS AS SPECIFIED.
- NOTIFY LANDSCAPE 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.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	HEIGHT	SPREAD	REMARKS
CECA	2	Cercis canadensis 'Rising Sun'	Rising Sun Redbud	B & B or Cont.	2" Cal		6'-8'	4'-5'	Strong central leader, specimen
ILOP	9	Ilex opaca	American Holly	B & B or Cont.	4" Cal		10'-12'	4'-6'	Strong central leader
ILVO	10	Ilex vomitoria	Yaupon Holly	B & B or Cont.	2" Cal		10'	5'-6'	Tree form
MAVI	7	Magnolia virginiana	Sweet Bay	B & B or Cont.	2" Cal		10'	6'-8'	Full, specimen
QUVI	1	Quercus virginiana	Southern Live Oak	B & B	2" Cal		10'-12'	4'-6'	Strong Central Leader, Specimen
SAPA	11	Sabal palmetto	Cabbage Palmetto	B & B			14'-18'		Smooth Clear Trunk, Hurricane Cut, Vary Height

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	REMARKS
CAAM	17	Callicarpa americana	American Beautyberry	3 gal	24"-30"	24"-30"	Full pot
ILSD	21	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	3 gal	12"-14"	12" - 15"	Full pot
ILFL	23	Illicium floridanum	Purple Anise	3 gal	18"-24"	18"-24"	Full pot
POMA	36	Podocarpus macrophyllus	Japanese Yew	7 gal	24"-30"	18"-24"	Full

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
DREB	241	Dryopteris erythrosora 'Brilliance'	Autumn Fern	1 Gal.	6"-10"	6"-8"	24" o.c.	Full Pot
LIMS	352	Liriope muscari 'Super Blue'	Super Blue Liriope	1 Gal.	10"-12"	10"-12"	18" o.c.	Full pot
PAVS	187	Panicum virgatum 'Shenandoah'	Switch Grass	1 Gal.	8"-12"	6"-8"	18" o.c.	Full pot
ZOJE	17,190 sf	Zoysia japonica 'Empire'	Empire Zoysia	Sod				Free of thatch and mat



SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY COOK LAND SURVEYING. PROJECT NO. 18120003, DATED JANUARY 9, 2019. PLAN IS SUBJECT TO CHANGE.

SCALE: 1" = 20'-0"

Hilton Head Island Airport
130 Beach City Road
Hilton Head Island, SC 29926

CONSTRUCTION DOCUMENTS
**Hilton Head Island Airport
Entry Enhancements**
Hilton Head Island, SC

DRAWN BY:
DM
CHECKED BY:
EPW

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#	REVISION	DATE	BY

DATE
03-26-2019
PROJECT NUMBER
01-18056
SHEET TITLE
**Planting
Plan**

SHEET NUMBER

L-300

Wood+Partners Inc. WPI
Landscape Architects
Land Planners

PO Box 23840 • Hilton Head Island, SC 29925
843.887.8878 • Fax: 843.887.7382 • www.woodpartners.com

TREES TO BE REMOVED

CATEGORY	SPECIES	SIZE	TOTAL INCHES
CATEGORY I TREES REMOVED	LAUREL OAK	17"	193"
	LAUREL OAK	17"	
	LAUREL OAK	13"	
	LAUREL OAK	11"	
	LAUREL OAK	10"	
	LAUREL OAK	10"	
	LAUREL OAK	16"	
	LAUREL OAK	13"	
	LAUREL OAK	14"	
	LAUREL OAK	15"	
	LAUREL OAK	22"	
	LAUREL OAK	8"	
	LAUREL OAK	11"	
CATEGORY II TREES REMOVED	WATER OAK	13"	83"
	WATER OAK	9"	
	WATER OAK	13"	
	WATER OAK	9"	
	WATER OAK	12"	
	WATER OAK	16"	
CATEGORY III TREES REMOVED	PINE	18"	222"
	PINE	20"	
	PINE	18"	
	PINE	22"	
	PINE	19"	
	PINE	12"	
	PINE	15"	
	PINE	15"	
	PINE	13"	
	PINE	18"	
	PINE	14"	
PINE	14"		
PINE	15"		
PALM	9"		

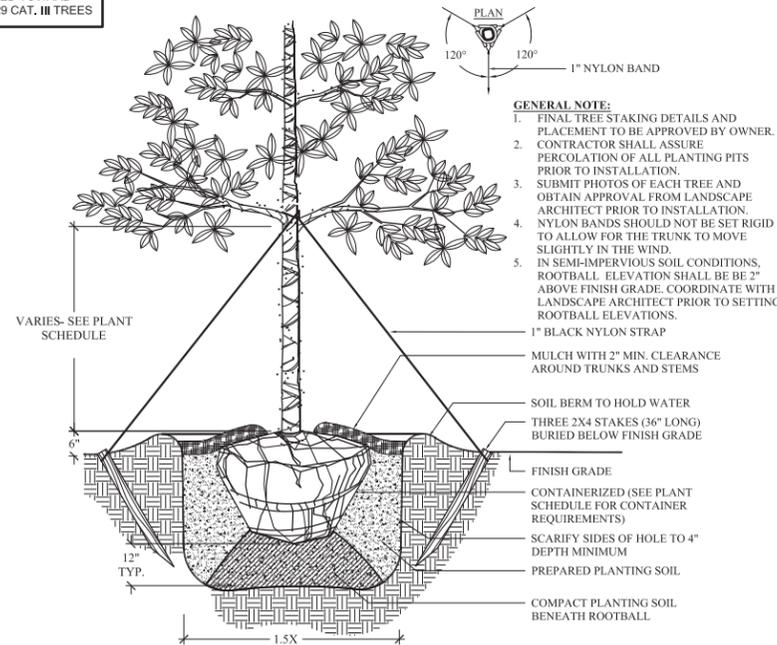
TREE REMOVAL SUMMARY

CATEGORY	TOTAL INCHES	TOTAL REPLACEMENT NEEDED:
CATEGORY I TREES REMOVED	193"	19 TREES
CATEGORY II TREES REMOVED	83"	8 TREES
CATEGORY III TREES REMOVED	222"	22 TREES

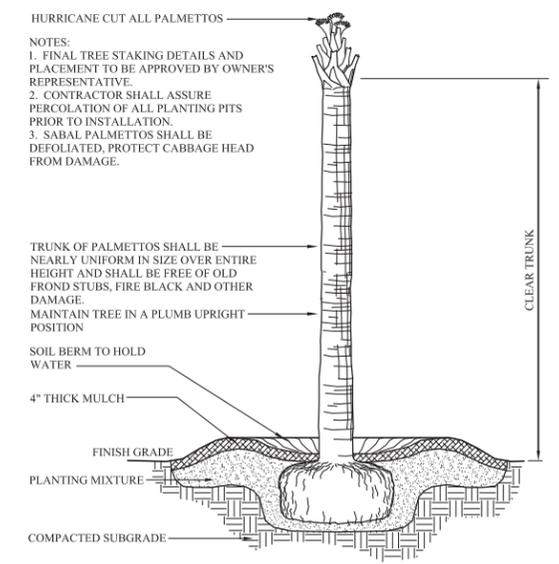
TREE REPLACEMENT SUMMARY

TREE REPLACEMENT 1 PER 10" REMOVED FOR EACH CATEGORY

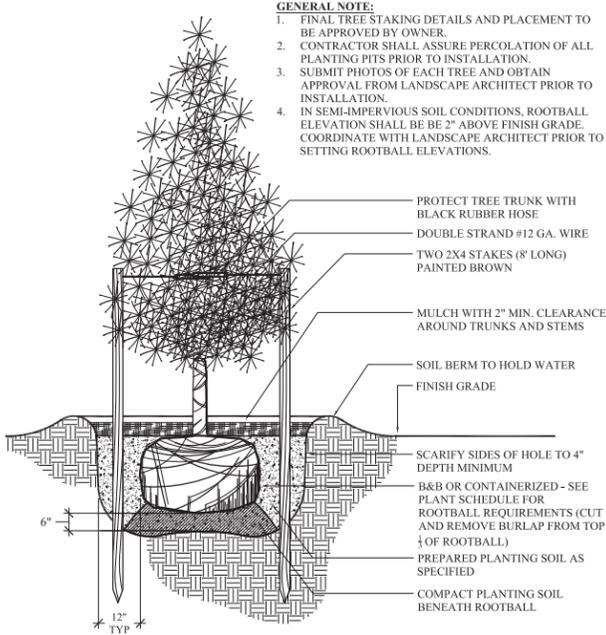
TREE CATEGORY	INCHES REMOVED	# REPLACEMENT TREES REQUIRED	# REPLACEMENT TREES PROVIDED
1	177" LAUREL OAK 16" LIVE OAK	19 (38" TOTAL MIN.)	(9) 4" CAL. = 36" (1) 2" CAL. = 2"
2	83" WATER OAK	8 (16" TOTAL MIN.)	(17) 2" CAL. = 34" (18" OVERAGE)
3	213" PINE 9" PALM	22 (22" TOTAL MIN.)	11 PALMS (18" OVERAGE FROM CATEGORY II TO BE COUNTED TOWARD CATEGORY III) = 29 CAT. III TREES



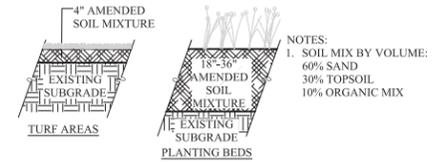
1 Shade Tree
L301 SCALE: NTS



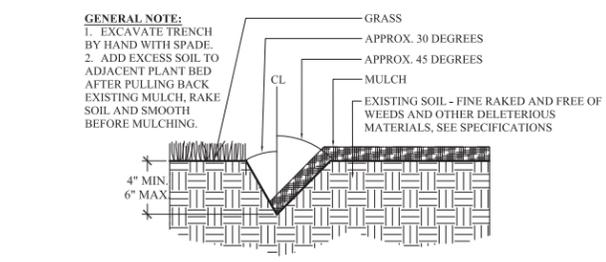
2 Palm Tree
L301 SCALE: NTS



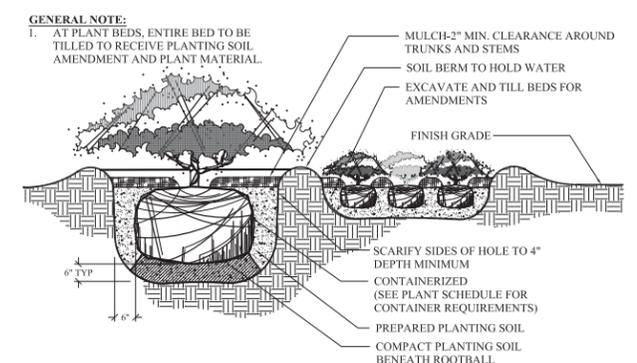
3 Evergreen Tree
L301 SCALE: NTS



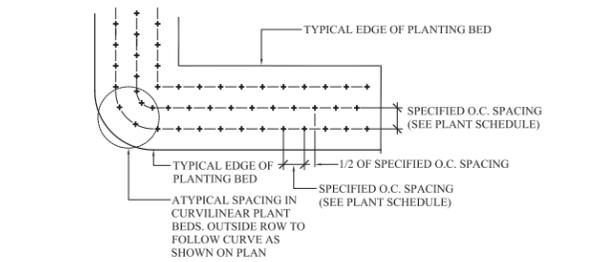
4 Soil Amendment
L301 SCALE: NTS



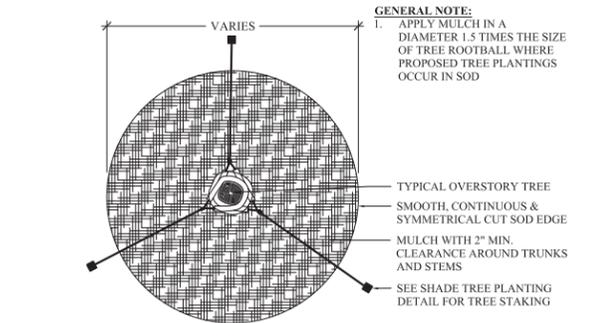
5 Landscape Bed Edge
L301 SCALE: NTS



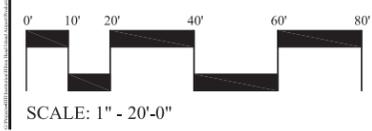
6 Shrub Planting
L301 SCALE: NTS



7 Groundcover Spacing
L301 SCALE: NTS



8 Mulch Tree Ring
L301 SCALE: NTS



SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY COOK LAND SURVEYING. PROJECT NO. 18120003, DATED JANUARY 9, 2019. PLAN IS SUBJECT TO CHANGE.



HHI AIRPORT ENTRANCE

Hilton Head Island, South Carolina



HHI AIRPORT ENTRANCE

Hilton Head Island, South Carolina



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Hilton Head Island, South Carolina

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: HHI Airport Entry

DRB#: DRB-000744-2019

DATE: 03/28/2019

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS: (to be revised prior to submission for a sign permit)

1. Drastically reduce the amount of lawn proposed.
2. Revise the side swales to be more organic in their structure.
3. Revise the mow strip to be a darker color material that recedes from view.
4. Provide manufacturer analysis of the foot candle light levels on the sign to meet LMO requirements.

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Large grassed lawn areas encompassing a major portion of the site are avoided	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed expanse of lawn is not in keeping with island character, consider other alternatives like sweeps of grasses. See Design Guide, page 20, "Large grassed lawn areas encompassing a major portion of the site are to be avoided."

MISC COMMENTS/QUESTIONS

1. The side swales appear engineered and should be more sculptural and organic similar to the lawn edge.
2. The light color mow strip seems foreign to the clean design and may not be best material for a mow strip as rocks are picked up and shot out of mowers. Use a darker color material that would recede or blend with the steel retaining wall.
3. Proposed lighting appears to be bright. Signs lighting cannot exceed 20 fc. Provide analysis of light on sign.
4. This location (generally) was approved by Town Council as a location for public art. The Public Art Fund Committee selected the piece. This is a DRB sign review, the public art is included as site background for the sign.