


City Of Savannah
City Hall
Bay and Bull St
Savannah, Ga 31401

April 6, 2011



DARYL J. WALKER LAW FIRM
Attorney At Law 36 Years

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BOND & PRELIM. HEARINGS
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202 West 35th Street
(corner of 35th & Barnard)
Office: (912) 232-0232
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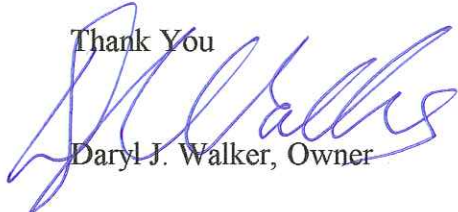
Attention: Sarah Ward - MPC

Re : 246 West Broughton
Renewal of Certificate

Dear Ms. Ward,

Please renew the Certificate of Appropriateness on 246 w. Broughton Street for another year. We are moving forward with McDonalds.

Thank You



Daryl J. Walker, Owner

RECEIVED

APR 15 2011

METROPOLITAN PLANNING
COMMISSION

**LETTER OF
TRANSMITTAL**

DATE	03/25/2010				
DELIVER BY	Savannah Blue -912.232.2162				
TO	Sarah Ward, Preservation Planner				
COMPANY	Metropolitan Planning Commision				
ADDRESS	110 State Street Savannah, GA 31401				
FROM	Danielle Dixon Williams				
REGARDING	McDonald's Restaurant Continuation on Application for Certificate of Appropriateness 246 West Broughton Street Savannah, GA 31401				
ACCOUNTING	Project Number:	457756.03	Billing Group:	01001	Phase:

Copies	Date	Description
1	03/25/10	24x36 Architectural sheets C-1, A1.0, A2.0, A2.1, and A2.2 (5 sheets total)
1	03/25/10	8.5X11 Intent Letter, photos and cut sheets (30 pages)
1	03/25/10	11x17 Elevations and Color Rendering (9 sheets)

<input checked="" type="checkbox"/> For approval	<input type="checkbox"/> For review and comment	<input type="checkbox"/> Furnish as corrected
<input type="checkbox"/> For your use	<input type="checkbox"/> No exception taken	<input type="checkbox"/> Revise and resubmit
<input type="checkbox"/> As requested	<input type="checkbox"/>	

Remarks

Please accept this information for April 14, 2010 Historic Review Board Meeting.

Contact Information for questions or comments:
 Danielle Dixon Williams
danielle.williams@tylin.com
 TY Lin International
 260 Peachtree Street
 Suite 900
 Atlanta, GA 30303
 678.235.3632 phone
 404.841.7887 fax

If enclosures are not as specified kindly notify us at once.



Signature

Continuation of Application for a Certificate of Appropriateness
for McDonald's Store Front Restaurant
246 West Broughton Street
Savannah, Georgia 31401



March 25, 2010

Sarah Ward, Preservation Planner
Historic District Board of Review
Application for Certificate of Appropriateness
110 East States Street
Savannah, GA 31401

RE: **Continuation on Application for Certificate of Appropriateness**
McDonald's Storefront Restaurant
246 West Broughton Street
Savannah, GA

Historic District Board of Review:

The following outlines our submission for Continuation from the March 11, 2010 Application for Certificate of Appropriateness.

City of Savannah Historic District Ordinance 12.03.09
Section 8-3030. Historic District
(d) Historic District Board of Review

(2) *Jurisdiction.* The jurisdiction of the Board shall include those elements of development, rehabilitation, preservation or demolition that affect the exterior visual quality of the historic district, specifically including exterior appearance of structures within the historic district. The Board shall not consider the interior arrangement of structures.

The submitted Application for Certificate of Appropriateness is for 246 West Broughton Street, Savannah, GA., located within the historic district requested for the items listed below, supported by attached elevations, site plan, renderings, photos, specifications and cut sheet.

Request for Certificate of Appropriateness in regards to:

- 1. Awnings*
- 2. Signage*
- 3. Addition of a double hung window on secondary facade*
- 4. Repair/replacement of double hung windows on upper level and intermediate level*
- 5. Replacement of storefront glazing and door on primary entrance*
- 6. Repair of secondary street entrance door on secondary facade*
- 7. Replacement of rear door on rear facade*

(g) *Certificate of appropriateness required.*

(1) Certificate of appropriateness approved and issued by the Board shall be required before a permit is issued for any of the following, except as hereinafter provided:

c. Material change in the exterior appearance of existing structures located in the historic district by additions, reconstruction or major alterations.

The addition of a double hung window on the secondary street façade of the building. (custom window to match the original historical double hung windows.)

e. Addition or change of awnings.

Awnings at each window and entrance, alternating stripes of CP2707 Portlight Red and CP2709 Rust by Astrup. (samples submitted)

- a. *over front store front glazing and public entrance door below the transom windows on the primary façade Broughton Street*
- b. *over store front glazing below the transom on Jefferson Street*
- c. *at the proposed double hung window on Jefferson street below the brick sill of the transom window to the left of the storefront glazing, above the lower level rehabilitated entrance door on Jefferson Street at the new rear replacement door providing non public access to the lower level on Congress Street Lane*
- d. *Individual letters and symbols that do not exceed 6 inches applied directly to the awnings*
- e. *Individual logo at each principle entrance. Logo does not exceed 6 sf.*

g. Erection or placement of any illuminated sign, or of any other sign(s) exceeding three

Building governed by the Broughton Street Sign ordinance. (see attached sheets for all illuminated signes)

- (1) *Primary sign on West Broughton Street. 17" Channel letters halo lit, centered on the façade above the transom windows.*
- (2) *Primary sign on the corner of West Broughton Street and Jefferson Street. 4'-0" x 4'-0" projecting sign 10'-7" above the side walk. Only the logo is to be illuminated.*
- (3) *Announcement signs at each entrance of 3 sf. Additional announcement sign at new double hung window to display menu.*

(l) *Criteria for a Certificate of Appropriateness.* The issuance of a Certificate of Appropriateness shall be determined by the following criteria:

- (1) *Preservation of historic structures within the historic district.* An historic structure, and any outbuildings, or any appurtenance related thereto, visible from a public street or lane, including but not limited to walls, fences, light fixtures, steps, paving, sidewalks, and signs, shall only be moved, reconstructed, altered, or maintained in a manner that will preserve the historical and exterior architectural features of the historic structure or appurtenance thereto and are consistent with the current Section 8-3030 17 Revised 12/3/09 edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation published by the U.S. Department of the Interior. The visual compatibility factors [Section (m)] and the design standards [Section (n)] shall apply.

The intent of our application is to satisfy the above outlined criteria by the City of Savannah Historic District Ordinance and in accordance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation published by the U.S. Department of the Interior as outlined below.

The Secretary of the Interior's Standards and Guidelines for Rehabilitation published by the U.S. Department of the Interior states:

"rehabilitating -Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Guidelines have been prepared to assist in applying the Standards to all project work; consequently, they are not meant to give case-specific advice or address exceptions or rare instances.

The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

As one of the few parts of a building serving as both an interior and exterior feature, windows are nearly always an important part of a historic building.

Alterations/Additions for the New Use

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the Rehabilitation guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed. Additions and alterations to historic buildings are referenced within specific sections of the Rehabilitation guidelines such as Site, Roofs, Structural Systems, etc., but are addressed in detail in New Additions to Historic Buildings (see nav bar, right).

Design for the Replacement of Missing Historic Features

RECOMMENDED

Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

NOT RECOMMENDED

Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.
Introducing a new design that is incompatible with the historic character of the building.

Alterations/Additions for the New Use

RECOMMENDED

Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

NOT RECOMMENDED

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.
Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.

Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

Proposed use. An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character; special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

City of Savannah Historic District Ordinance 12.03.09
Section 8-3030. Historic District

(m) *Visual compatibility factors.* New construction and existing buildings and structures and appurtenances thereof in the historic district which are moved, reconstructed, materially altered, repaired or changed in color shall be visually compatible with structures, squares and places to which they are visually related. The following factors shall be considered in determining the visual compatibility of such a building, structure or appurtenance. These factors shall not be the basis for appeal of an adverse decision. Greater weight shall be given to adjacent historic structures.

(3) *Proportion of openings.* The relationship of the width of the windows to height of windows within a structure shall be visually compatible to the contributing structures to which the structure is Visually Related.

The new opening is of the 5:3 proportions of the existing double hung windows on the existing, attached and adjacent buildings.

(4) *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the facades visible from the public right-of-way of a structure shall be visually compatible with the contributing structures to which the structure is visually related.

The new opening is in rhythm and visually compatible with the with the contributing structures to which the structure is visually related.

(7) *Relationship of materials, texture and color.* The relationship of materials, texture and color of the facade of a structure shall be visually compatible with the predominate materials, textures, and colors used on contributing structures to which the structure is Visually Related.

The relationship of materials, texture and color of the facades of the structure are visually compatible with the predominate materials, texture and colors to which the structure is visually related.

(n) *Design standards.* The following design standards shall apply to new construction, additions, and alterations to historic and non-historic buildings and structures. Though certain building materials are prescribed herein, the Board may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

(7) *Windows, Shutters, and Commercial Storefronts.* The following standards shall apply to all development.

a. Windows

i. Windows facing a street shall be double or triple hung, awning, casement or Palladian.

The windows facing the street shall be double hung per the recommendation of the Board.

ii. Historic windows, frames, sashes and glazing shall not be replaced unless it is documented and verified by the Preservation Officer that they have deteriorated beyond repair. Replacement windows on historic buildings shall replicate the original historic windows in composition, design, and material.

Historic windows, frames and sashes will be restored where possible (1/3 of the existing up stairs double hung windows were removed and stored up stairs in the building) and replicated and replaced where they are beyond repair. We ask that a Preservation office document and verify what can be restored and replaced.



iii. The boarding of windows and/or window openings shall not be permitted [exceptions may be made for emergency situations as provided in Section on Protective Maintenance (g)(4)]. Windows and frames shall be weather-tight and free from cracks. Openings shall contain windows, doors, or storefronts.

The current windows openings are boarded in all locations.

vi. The centerline of window and door openings shall align Section 8-3030 28 Revised 12/3/09 vertically on the primary façade.

The windows on the primary façade (Broughton Street) shall be replaced in their original locations.

vii. All windows facing a street, exclusive of storefronts, basement and top story windows, shall be rectangular and shall have a vertical to horizontal ratio of not less than 5:3; provided, however, nothing in this section precludes an arched window being used. Accent windows may be round or other shapes. Original openings in historic buildings are exempt.

All windows facing a street, exclusive of store fronts and top story windows, shall be rectangular and shall have a vertical to horizontal ratio of not less than 5:3

viii. Window sashes shall be inset not less than three inches from the exterior facade of a building, excluding exterior surfaces with wood siding.

Window sashes will be inset not less than three inches from the exterior facade of a building, excluding exterior store front, in order to comply with to the city of Savannah building department requirement for hurricane rated glazing for the wind zone.

ix. The distance between windows shall be not less than for adjacent historic buildings, nor more than two times the width of the windows. Paired or grouped windows are permitted, provided the individual sashes have a vertical to horizontal ratio of not less than 5:3.

The windows are compliant with the ordinance.

c. Commercial Storefronts

i. Storefront windows and doors

1. Retail storefront area glazing shall be not less than 55 percent. Such glazing shall be transparent; provided, however, black glass may be used in the sign area above the storefront window transoms. Storefront glazing shall extend from the sill or from an 18 to 24 inch tall base of contrasting material, to the lintel.

The retail storefront area glazing is 68 percent of the primary façade and extends from a 20 inch tall brick base.

2. Storefront glazing in subdivided sashes shall be inset a minimum of four inches from the face of the building; provided, however, that continuously glazed storefronts may be flush with the face of the building.

In order to comply with to the city of Savannah building department requirement for hurricane rated glazing for the wind zone the sashes will not be inset the face of the building. The brick sill below the window is not original to the structure and was

added at later date it is not the same thickness as the original walls which prevents the windows from being placed at the recommended distance.

3. Entrances fronting Broughton Street shall be recessed and centered within the storefront.

The primary entrance on Broughton Street is the existing recessed entrance centered within the storefront bay.

ii. Materials

1. Storefronts shall be constructed of wood, cast iron, Carrera glass, aluminum, steel or copper as part of a glazed storefront system; bronze, wood, masonry, glazed brick or tile as a base for the storefront.

The replicated replacement storefront will be a YKK aluminum system with the existing masonry base.

2. Exterior burglar bars, fixed or roll-down security shutters, or similar security devices shall not be installed in any commercial storefront.

An interior roll-down security system will be installed.

(8) *Awnings.* Awnings within the public right-of-way may be permitted with the approval of the encroachment by the Mayor and Aldermen and provided that the following criteria are met:

The application for an encroachment permit will be submitted after being granted a certificate of appropriateness from this board in regards to the exterior visual quality and exterior appearance of the awnings. Astrup is the awning fabric company to be used. The product is Weblon Coastline Plus awning fabric. It is a vinyl laminated on a weft intersection scrim base of high intensity filament polyester. The colors are an alternating stripe of CP2707 Portlight Red and CP2709 Rust. See elevations and samples for colors and locations.

a. Awnings extending above the public right-of-way shall have a minimum vertical clearance of eight feet (8') above the sidewalk.

As noted on the attached drawings the awnings are to have a vertical clearance of 8'-0" above the sidewalk.

b. Residential awnings shall be constructed of canvas, cloth or equivalent. Non-residential awnings shall be constructed of canvas, other equivalent cloth, metal, or glass.

The non-residential awnings will be constructed of vinyl laminated canvas, an approved material.

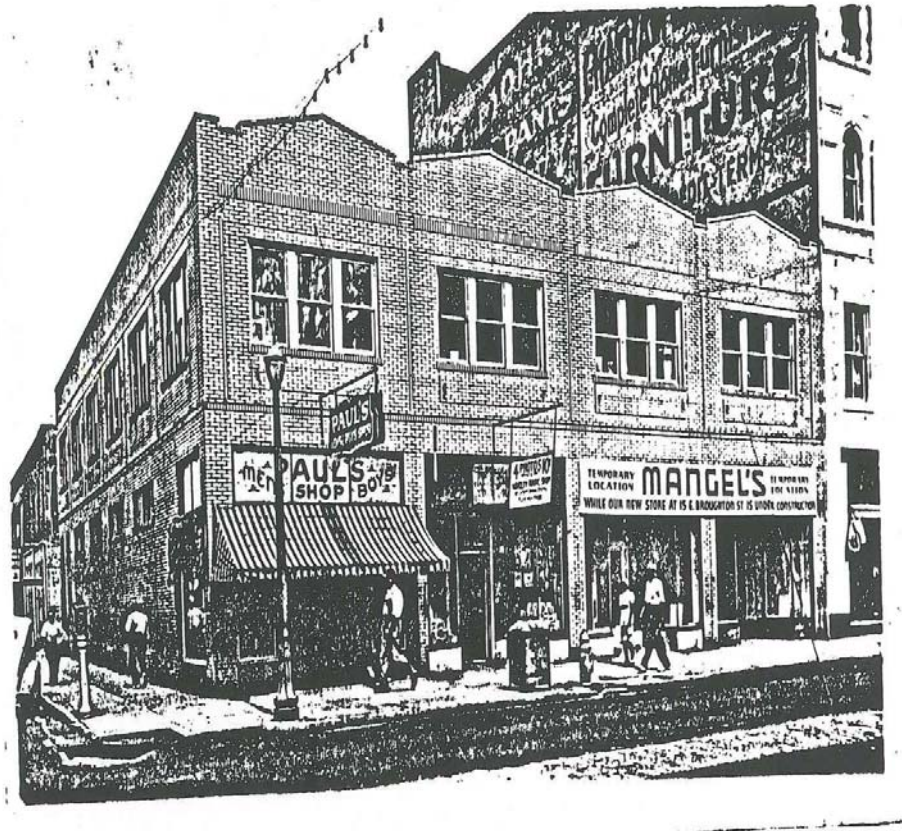
c. Awnings shall be integrated structurally and architecturally into the design of the façade and not obscure the character-defining features of historic façades.

The awnings have been integrated both structurally and architecturally into the existing façade design to reflect the oldest historical reference photo. The new ordinance prohibits it from being at the original distance from the sidewalk. They have been placed in accordance with the Broughton street sign ordinance, over windows and doors. All architectural expressions have been left visible and not obstructed.

d. The following shall be prohibited:

- i. A single continuous awning that connects two buildings.
- ii. Back-lit or internally lit awnings.

Back-lit and internally lit awnings are permitted under the Broughton Street sign ordinance.



(11) *Additions.* Additions shall comply with the following:

- c. Additions shall be constructed with the least possible loss of historic building material and without damaging or obscuring character-defining features of the building, including, but not limited to, rooflines, cornices, eaves, brackets. Additions shall be designed to be reversible with the least amount of damage to the historic building.

The additional double hung window removes only 10.4 sf of building material, and was designed to be reversible with the least amount of damage to the historic building.

15) *Service Areas, Utilities and Mechanical Systems.* Service Areas, Utilities and Mechanical Systems shall comply with the following:

- a. Electrical vaults, meter boxes, and communications devices shall be located on secondary and rear facades and shall be minimally visible from view.

The electrical vaults, meter boxes, and communications devices shall be located on secondary and rear facades and shall be minimally visible from view as much as possible due to the vacant lot to the rear of the building.

b. HVAC units shall be screened from the public right-of-way.

Relocated to the roof top and screened by the existing elevator shaft wall.

d. Refuse storage areas shall be located within a building or shall be screened from the public right-of-way.

Refuse storage area located within the building.



Front façade of building on West Broughton Street –Primary Façade

This façade will contain two canvas awnings 8'-0" above the side walk extending 3'-0" from the face of the building over the two storefront windows. The storefront and double hung windows will be rehabilitated/replaced.

The primary signage as well as a corner projecting sign and announcement signage will be applied to this façade.

The storefront system shall be replaced with a YKK system and rated per the City of Savannah building department.



Secondary façade of building on Jefferson Street

This façade will contain canvas awnings 8'-0" above the side walk extending 3'-0" from the face of the building over the windows and doors. The new double hung window will be place on this façade to the left of the store front centered below the first clerestory window with a 5:3 proportion. The storefront and double hung windows will be rehabilitated/replaced. The corner projecting sign and (2) announcement signs will be applied to this façade. The entrance door will be rehabilitated.





Rear façade of building on Congress Street Lane

This façade will need to be cleaned due to the deterioration of the brick and mortar from moisture damage. A awning over the rear replacement door will be applied to this façade. The double hung windows and doors will be rehabilitated/replaced.

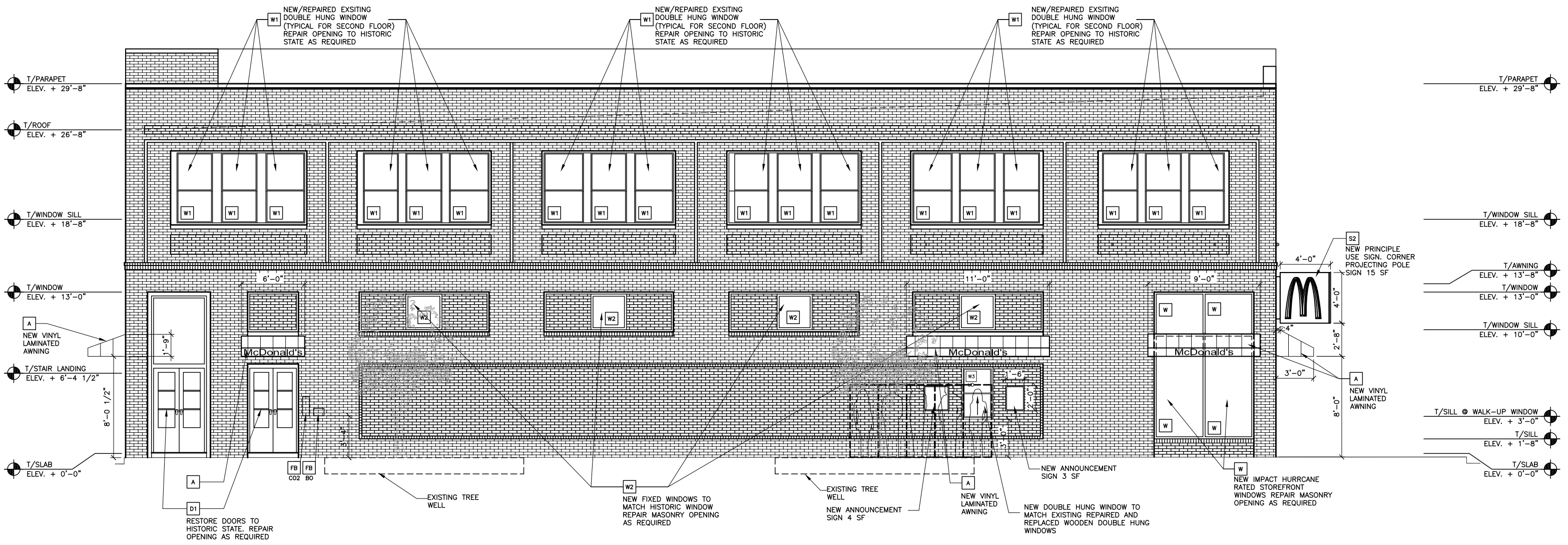
Understanding that the public access and right of way is not covered under the jurisdiction of this board, only those elements of development, rehabilitation, preservation or demolition that affect the exterior visual quality of the historic district, specifically including exterior appearance of structures within the historic district are governed by this board, a management plan is being developed to address all issues in regards to public access to the side walk, adjacent tree wells, encroachment over and onto all public right of way spaces. This management plan includes the input and direction of the city Landscape Architect, Zoning Administrator, and City Café administrator, as well as the adjoining building owner, McDonald's franchise owner operator, and the owner of the subject building located at 246 West Broughton Street.

Please let me know if any additional information is required as well as if you failed to receive any portion of the submission. Thank you again for all of you help and assistance in this process.

Sincerely,
T.Y. Lin International

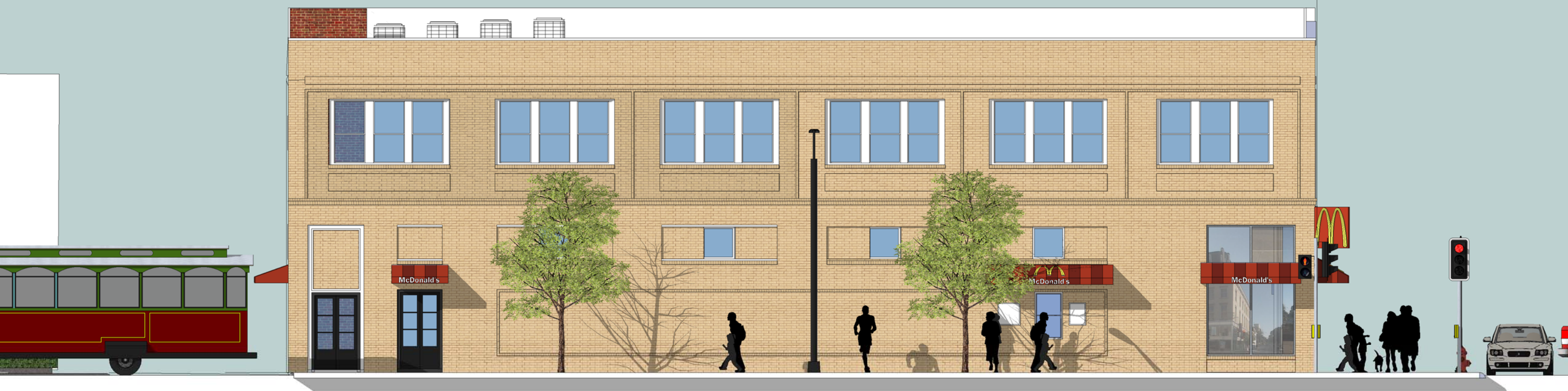
A handwritten signature in blue ink, appearing to read "Danielle Dixon Williams".

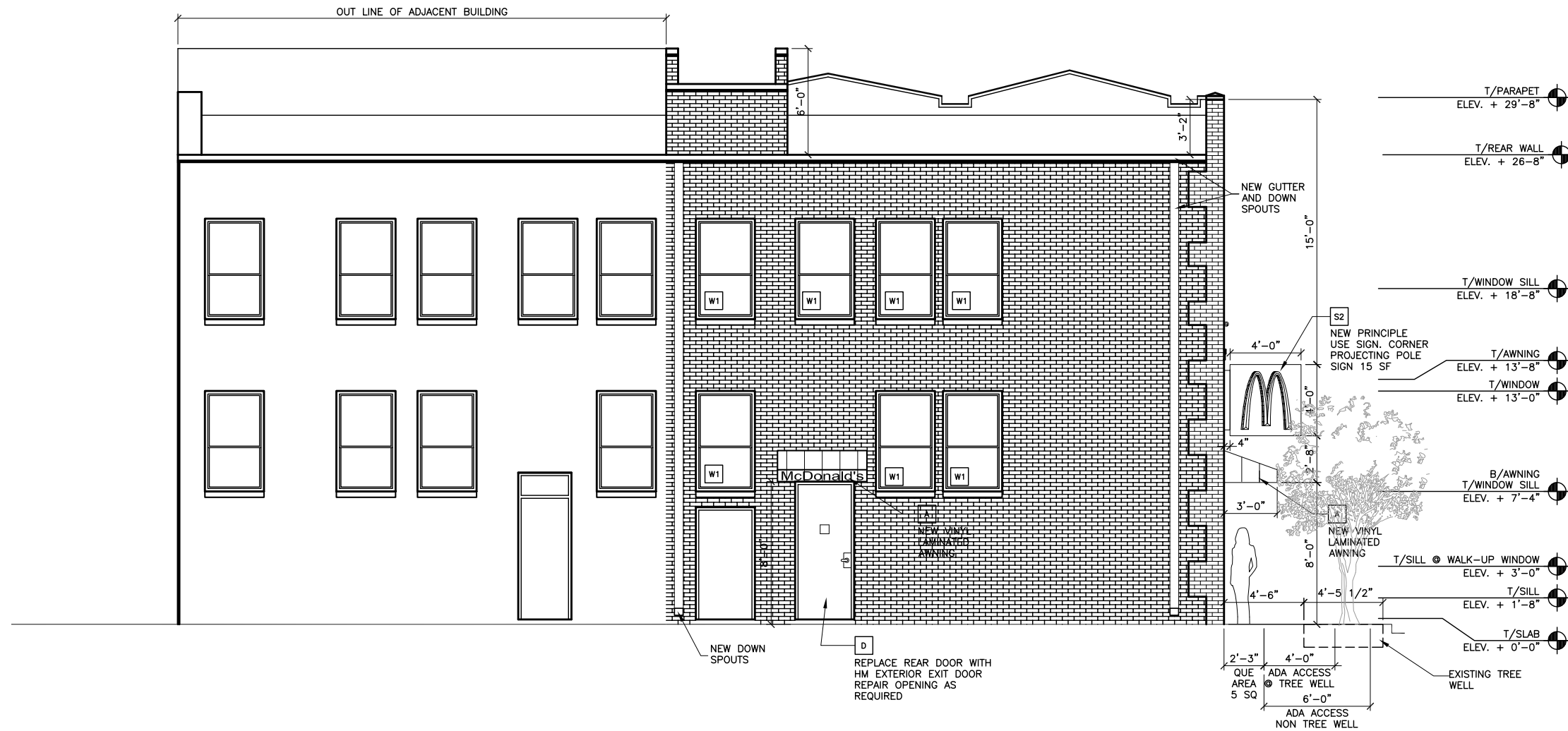
Danielle Dixon Williams, Associate AIA.
Intern Architect



1
JEFFERSON STREET ELEVATION
 SCALE: 1/4" = 1'-0"

- KEY NOTES:**
- | | | | |
|---|--|---|---|
| <p>A AWNING - COLOR TO BE ALTERNATING STRIPES TO ASTRUP WEBLON CP2707 AND CP2709</p> <p>BR HISTORIC FACE BRICK</p> <p>C-1</p> | <p>D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL</p> <p>FB CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00) CO2</p> <p>FB OPTIONAL BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) - CONFIRM USE WITH MCD PROJECT MANAGER</p> | <p>L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL</p> <p>ML METAL LETTERING - BY OTHERS</p> | <p>S1 McDONALD'S SIGNAGE - BROUGHTON STREET SIGN DISTRICT. 17" REVERSE CHANNEL LETTERS "McDonald's" WITH HALO LIGHTING</p> <p>S2 McDONALD'S SIGNAGE - BROUGHTON STREET SIGN DISTRICT. 48" BLADE CORNER PROJECTING SIGN WITH INTERNALLY LITE McDonald's LOGO</p> |
| <p>W EXTERIOR WINDOW ASSEMBLY - TO REPLICATE HISTORIC STORE FRONT WINDOWS
T = TEMPERED GLASS</p> <p>W1 EXTERIOR WINDOW ASSEMBLY - TO REPLICATE/REPAIR EXISTING DOUBLE HUNG WINDOWS. BY OWNER</p> <p>W2 EXTERIOR WINDOW ASSEMBLY - TO REPLICATE FIXED CLERESTORY WINDOWS</p> <p>W3 EXTERIOR WINDOW ASSEMBLY - TO REPLICATE DOUBLE HUNG WINDOWS</p> | <p>W2 DRIVE-THRU WINDOW BY READY ACCESS CONFIRM MODEL. OPTIONS, AND SIZE WITH MCD AREA CONSTRUCTION MANAGER OPTIONS INCLUDE: TRANSOM (SHOWN)</p> <p>SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT</p> | | |





2
CONGRESS STREET LANE ELEVATION
 SCALE: 1/4" = 1'-0"

KEY NOTES:

A AWNING - COLOR TO BE ALTERNATING STRIPES TO ASTRUP WEBLON CP2707 AND CP2709

BR HISTORIC FACE BRICK
C-1

D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL

FB CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
C02

FB OPTIONAL BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
B0 - CONFIRM USE WITH MCD PROJECT MANAGER

L LIGHT FIXTURE (WALL SCNCE) - SEE ELECTRICAL

ML METAL LETTERING - BY OTHERS

S1 McDONALD'S SIGNAGE - BROUGHTON STREET SIGN DISTRICT.
17" REVERSE CHANNEL LETTERS "McDonald's" WITH HALO LIGHTING

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48" BLADE CORNER PROJECTING SIGN WITH INTERNALLY LITE McDonald's LOGO

W EXTERIOR WINDOW ASSEMBLY - TO REPLICATE HISTORIC STORE FRONT WINDOWS
T = TEMPERED GLASS

W1 EXTERIOR WINDOW ASSEMBLY - TO REPLICATE/REPAIR EXISTING DOUBLE HUNG WINDOWS. BY OWNER

W2 EXTERIOR WINDOW ASSEMBLY - TO REPLICATE FIXED CLERESTORY WINDOWS

W3 EXTERIOR WINDOW ASSEMBLY - TO REPLICATE DOUBLE HUNG WINDOWS

W2 DRIVE-THRU WINDOW BY READY ACCESS CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD AREA CONSTRUCTION MANAGER OPTIONS INCLUDE: TRANSOM (SHOWN)

SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT

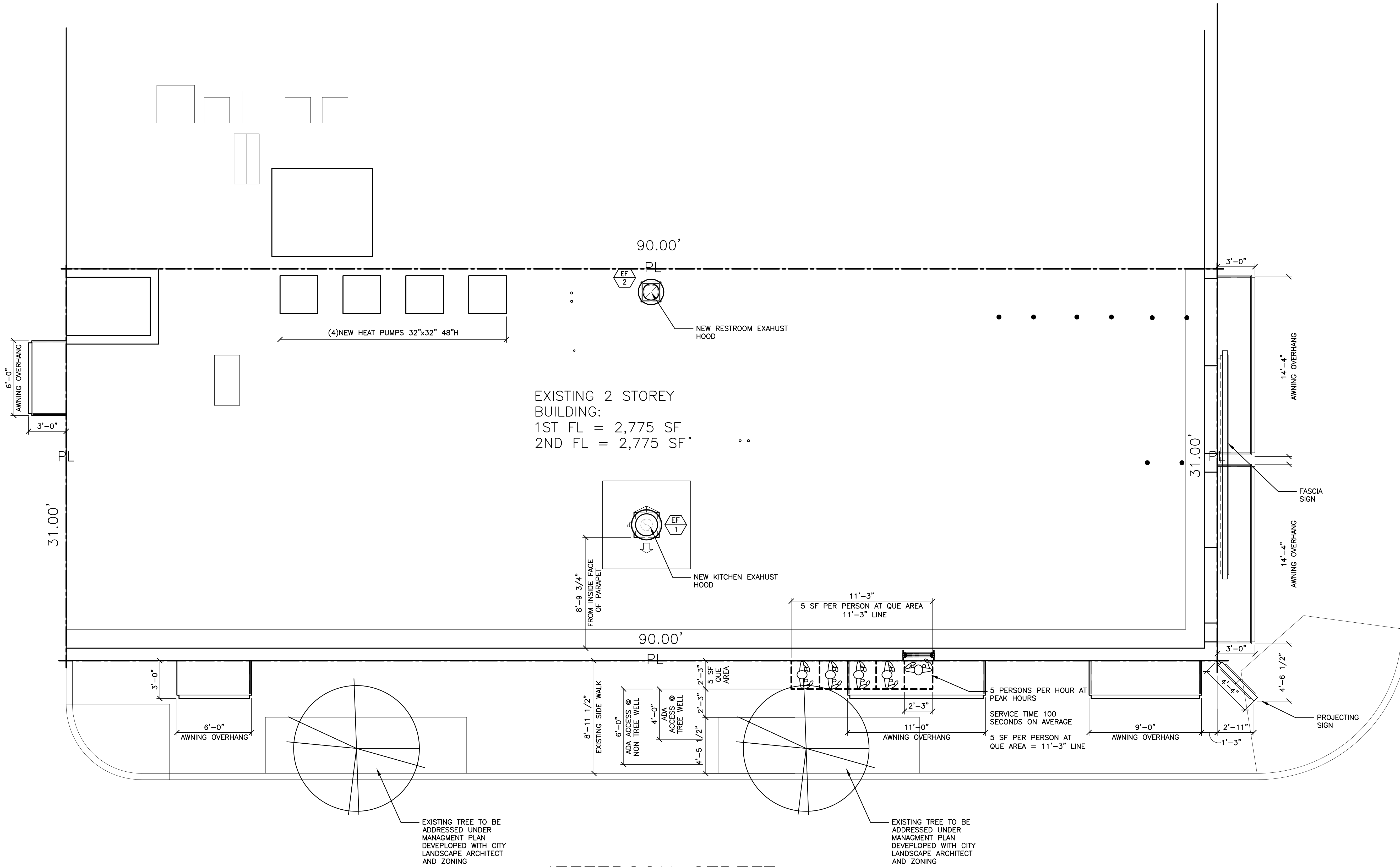




WEST CONCESS STREET LANE

WEST BROUGHTON STREET

JEFFERSON STREET



EXISTING 2 STOREY BUILDING:
1ST FL = 2,775 SF
2ND FL = 2,775 SF

(4) NEW HEAT PUMPS 32"x32" 48"H

NEW RESTROOM EXHAUST HOOD

NEW KITCHEN EXHAUST HOOD

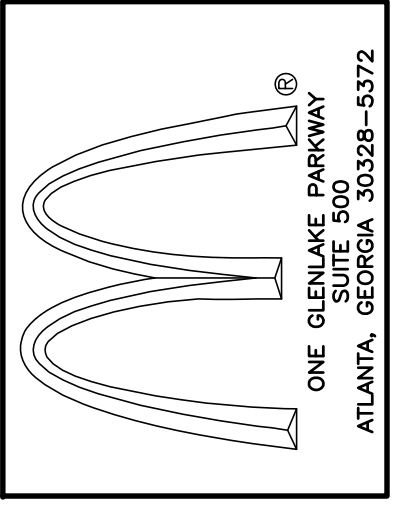
5 SF PER PERSON AT QUE AREA
11'-3" LINE

5 PERSONS PER HOUR AT PEAK HOURS
SERVICE TIME 100 SECONDS ON AVERAGE
5 SF PER PERSON AT QUE AREA = 11'-3" LINE

EXISTING TREE TO BE ADDRESSED UNDER MANAGEMENT PLAN DEVELOPED WITH CITY LANDSCAPE ARCHITECT AND ZONING

EXISTING TREE TO BE ADDRESSED UNDER MANAGEMENT PLAN DEVELOPED WITH CITY LANDSCAPE ARCHITECT AND ZONING

1 SITE PLAN
C1.0 1/4" = 1'-0"



NO.	DATE	DESCRIPTION	REVISIONS
6			
5			
4			
3			
2			
1			

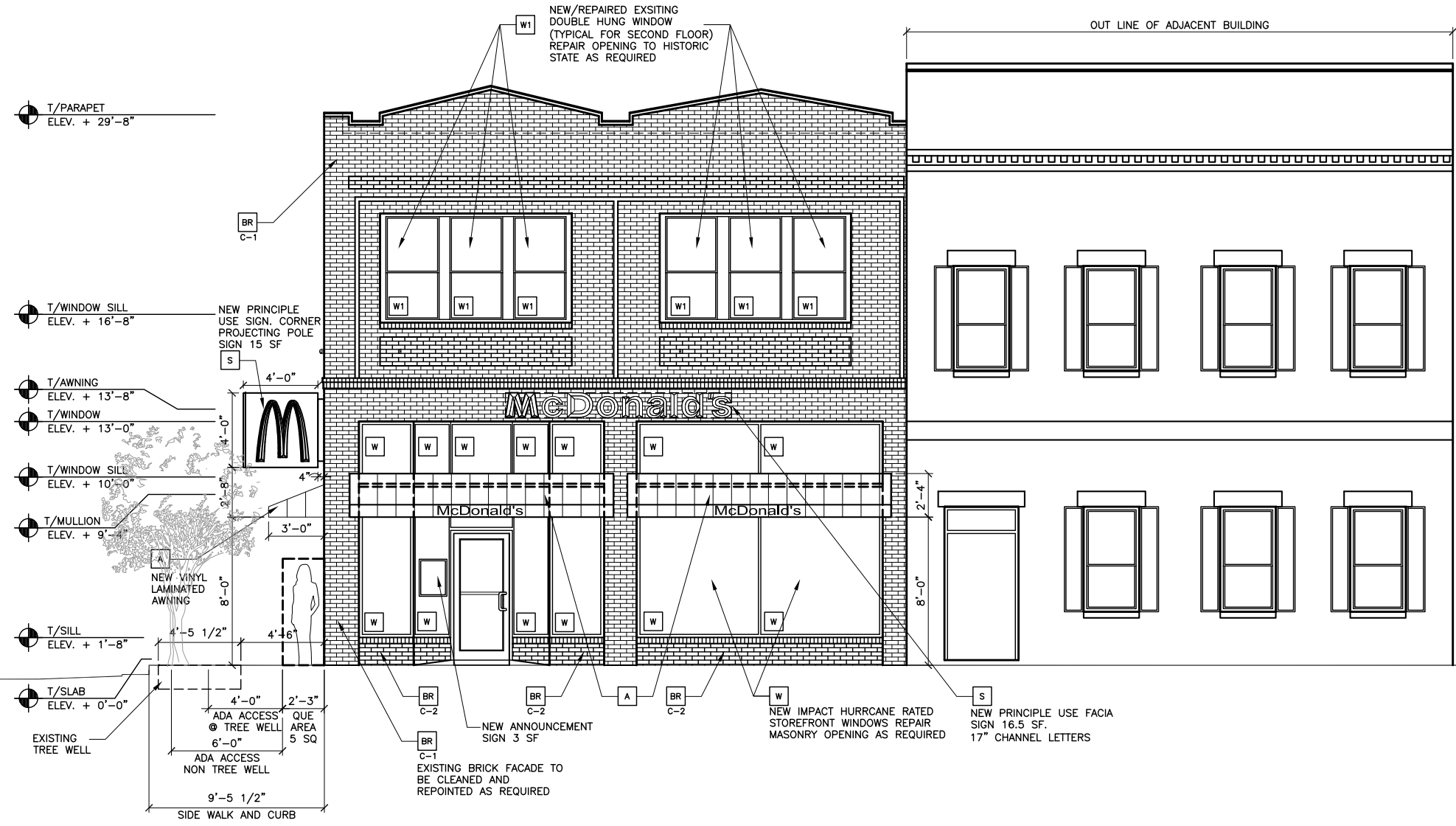
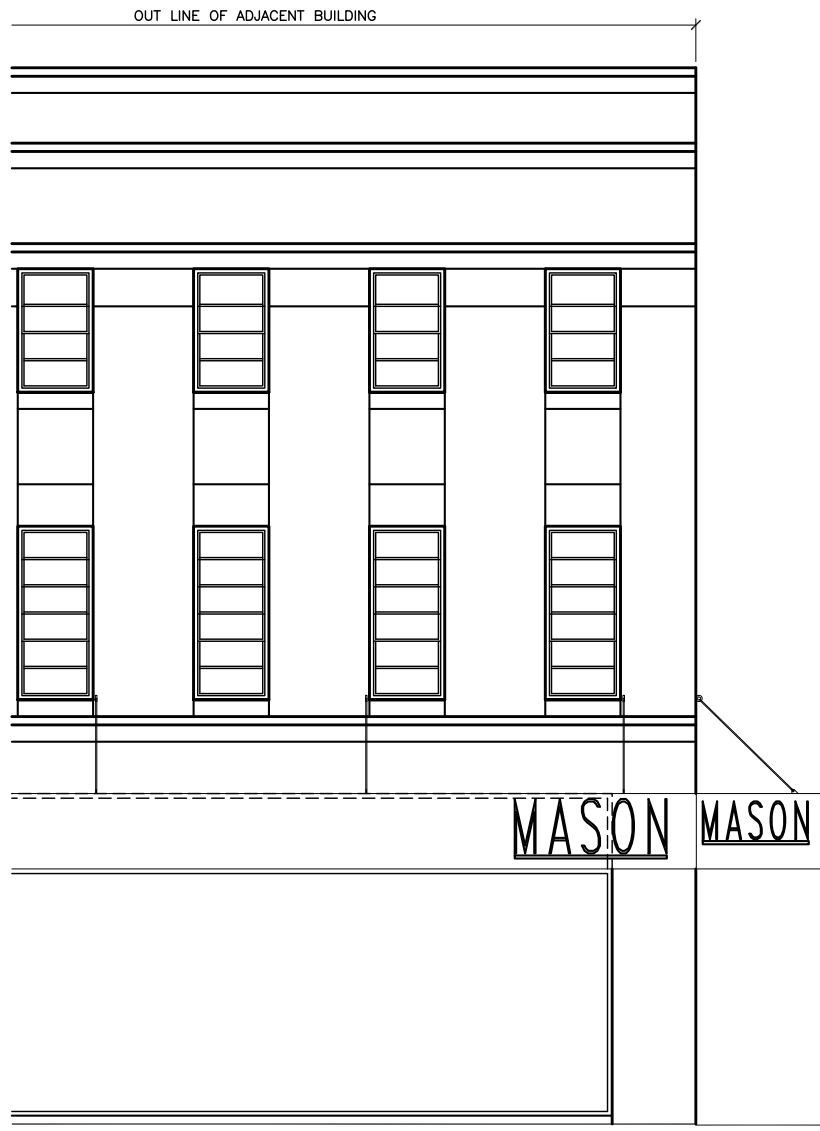
DATE

TYLIN INTERNATIONAL
250 PEACHTREE ST SUITE 900.
ATLANTA, GA 30303
(404)841-7886

SITE PLAN
PROJECT NAME: McDONALDS RESTAURANT - STR
242 WEST BROUGHTON STREET SAVANNAH, GA 31401 SITE CODE: 010-0000
CLIENT: McDONALD'S USA, LLC
ONE GLENLAKE PARKWAY SUITE 500 ATLANTA, GEORGIA 30328-5372

PROJECT NO.:	45.7756.03	PROJ. MGR.:	DDW
DATE:	11/30/09	DRWN. BY:	DDW
SCALE:	AS SHOWN	CHKD. BY:	APK
DRAWING NO.:	C1.0 3 OF 1		





2
WEST BROUGHTON STREET ELEVATION
 SCALE: 1/4" = 1'-0"

KEY NOTES:

- | | | | | | |
|--|---|---|---|---|---|
| <p>A AWNING - COLOR TO BE ALTERNATING STRIPES TO ASTRUP WEBLON CP2707 AND CP2709</p> <p>BR HISTORIC FACE BRICK
C-1</p> | <p>D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL</p> <p>FB CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
CO2</p> <p>FB OPTIONAL BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) - CONFIRM USE WITH MCD PROJECT MANAGER
BO</p> | <p>L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL</p> <p>ML METAL LETTERING - BY OTHERS</p> | <p>S1 McDONALD'S SIGNAGE - BROUGHTON STREET SIGN DISTRICT. 17" REVERSE CHANNEL LETTERS "McDonald's" WITH HALO LIGHTING</p> <p>S2 McDONALD'S SIGNAGE - BROUGHTON STREET SIGN DISTRICT. 48" BLADE CORNER PROJECTING SIGN WITH INTERNALLY LITE McDonald's LOGO</p> | <p>W EXTERIOR WINDOW ASSEMBLY - TO REPLICATE HISTORIC STORE FRONT WINDOWS
T = TEMPERED GLASS</p> <p>W1 EXTERIOR WINDOW ASSEMBLY - TO REPLICATE/REPAIR EXISTING DOUBLE HUNG WINDOWS, BY OWNER</p> <p>W2 EXTERIOR WINDOW ASSEMBLY - TO REPLICATE FIXED CLERESTORY WINDOWS</p> <p>W3 EXTERIOR WINDOW ASSEMBLY - TO REPLICATE DOUBLE HUNG WINDOWS</p> | <p>W2 DRIVE-THRU WINDOW BY READY ACCESS CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD AREA CONSTRUCTION MANAGER OPTIONS INCLUDE: TRANSOM (SHOWN)</p> <p>SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT</p> |
|--|---|---|---|---|---|

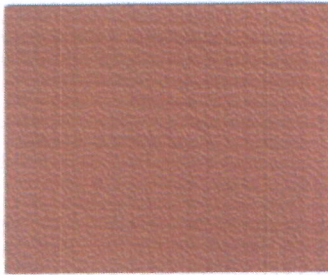


McDonald's





Awning Fabric



CP2796 Terra Cotta
#857896

- 62 inches wide.
- Vinyl laminated on a weft insertion scrim base of high tenacity filament polyester.
- Top surface treated with Rain Kleen® for color retention and prolonged fabric life.
- Water and mildew resistant.
- Extra strong, with manageable weight for superior resistance to sag and stretch.
- Certified for Flame Resistance by CSFM Standard, Reg. F-69.

- Passed NFPA-701. Call Astrup for details.
- ASTM E84-81A Flame Spread Rating Class A (15).
- Classified by Underwriters Laboratories, Inc.™ for Flammability only - 397A.
- Coastline Plus™ is available in Solids, Stripes, Continental Stripes, Continental Shadyside Stripes, Linen-backed Solids, Complements Solids and Spectrum Collection lining prints.
- 5-Year Manufacturer's Limited Warranty.



CP2790 Sail White
#857290

CP2739 Ivory Coast
#857239

CP2738 Ebbitide Tan
#857238

CP2700 Sand
#857200

CP2797 Almond
#857897

CP2792 Beige
#857892

CP2730 Sunrise Saffron
#857230

CP2706 Beacon Yellow
#857206



CP2733 Shell Pink
#857233

CP2736 Lilac
#857236

CP2723 Panama Purple
#857223

CP2724 Sea Grape
#857224

CP2727 Plum
#857227

CP2720 Mist Blue
#857220

CP2741 Bay Blue
#857241

CP2793 Wedgewood Blue
#857893



CP2746 Ocean Blue
#857246

CP2712 Deep Sea Blue
#857212

CP2728 Smoke Gray
#857228

CP2719 Driftwood
#857219

CP2718 Charcoal Gray
#857218

CP2731 Salmon
#857231

CP2795 Dark Peach
#857895

CP2714 Peach
#857214



CP2735 Coral
#857235

CP2713 Sunset Orange
#857213

CP2726 Deep Red
#857226

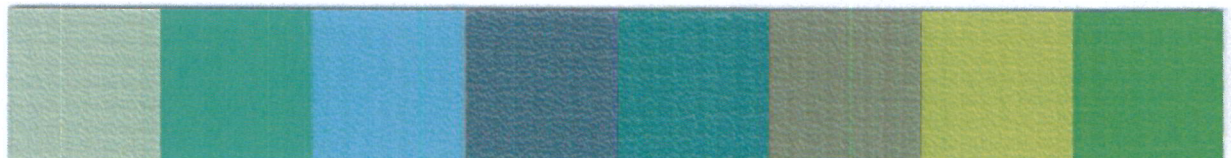
CP2707 Fortlight Red
#857207

CP2708 Maroon
#857208

CP2715 Burgundy
#857215

CP2716 Foam Green
#857216

CP2794 Sage Green
#857894



CP2734 Jade
#857234

CP2744 Aquamarine
#857244

CP2704 Island Turquoise
#857204

CP2743 Teal
#857243

CP2742 Tropic Green
#857242

CP2702 Sea Palm
#857202

CP2703 Lime Green
#857203

CP2722 Gulf Green
#857222



CP2701 Harbor Green
#857201

CP2711 Glade Green
#857211

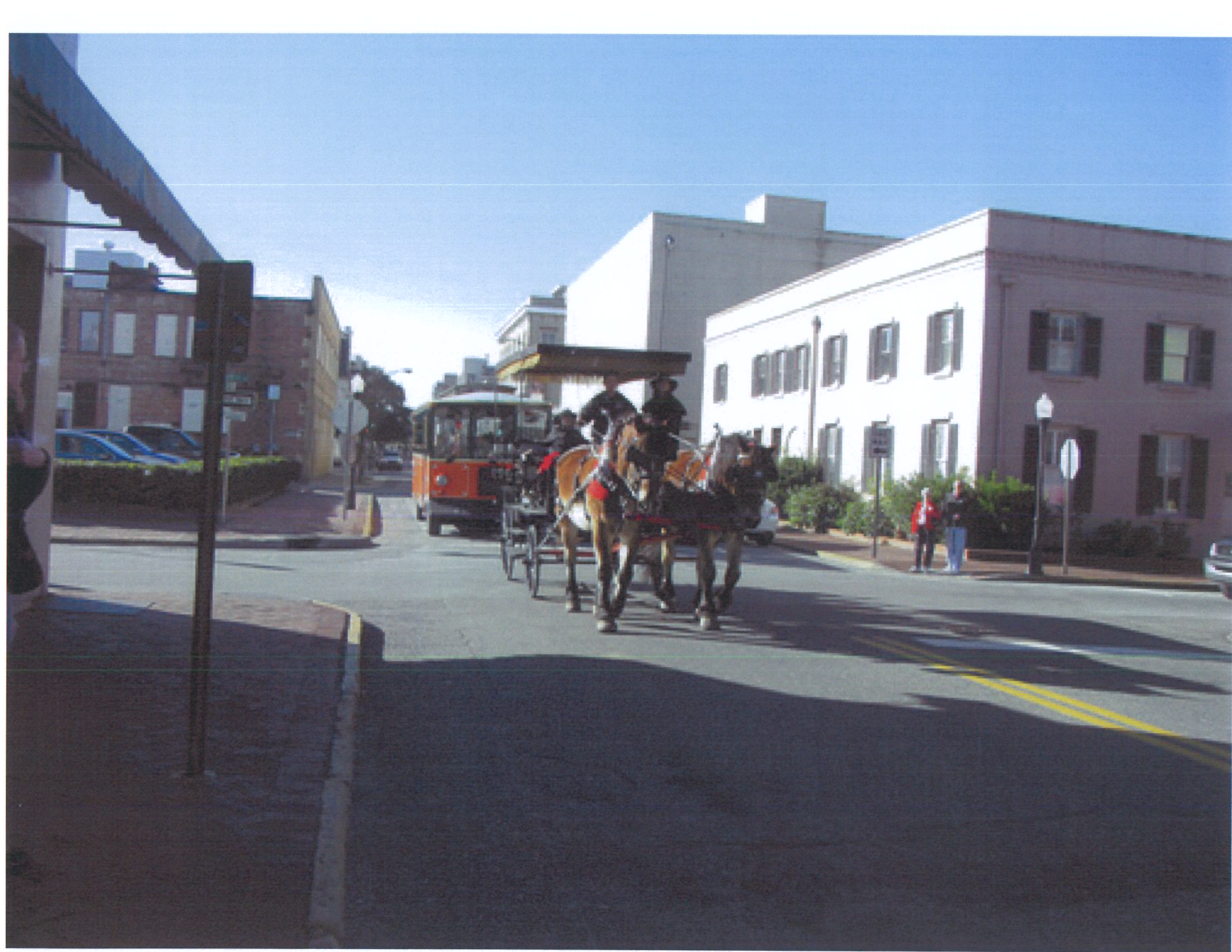
CP2791 Dark Taupe
#857891

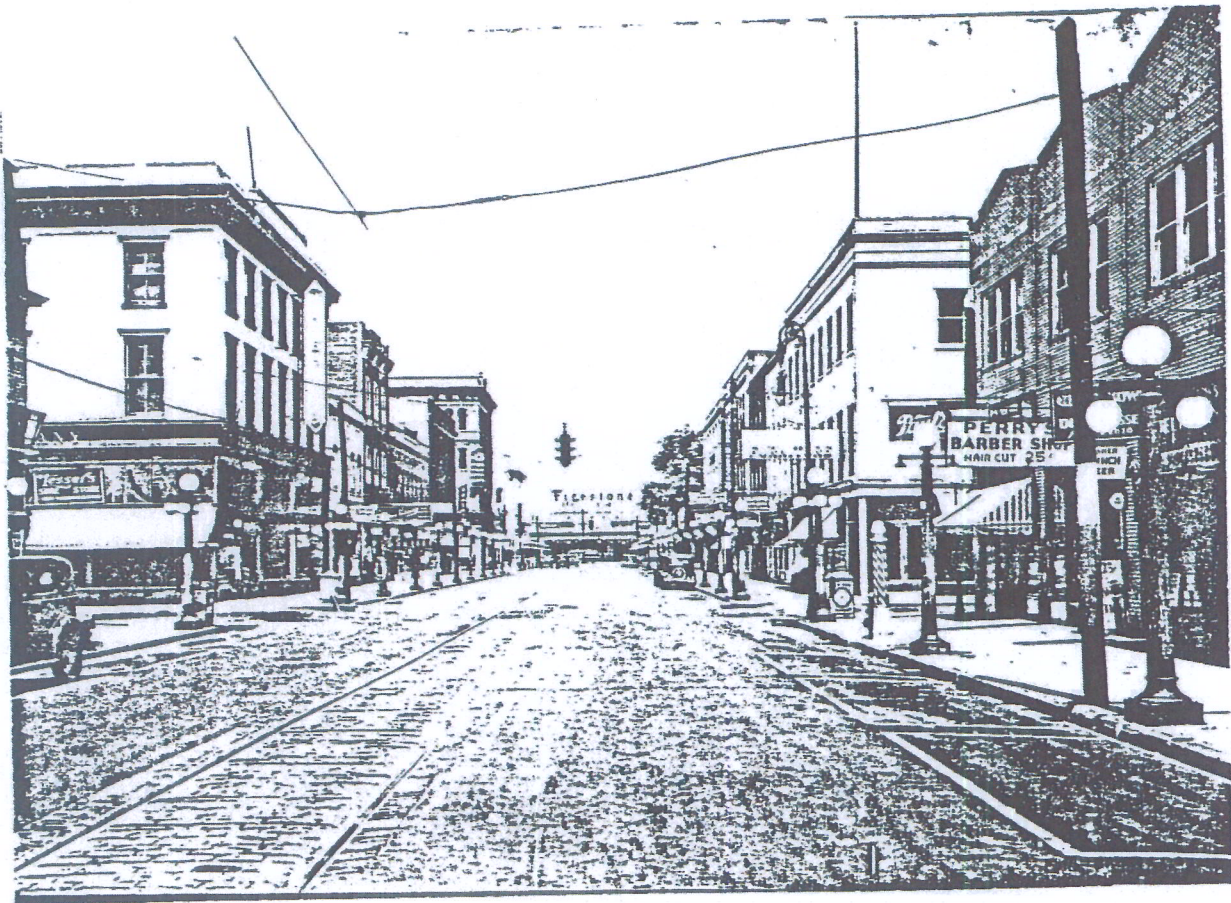
CP2709 Rust
#857209

CP2705 Cork Brown
#857205

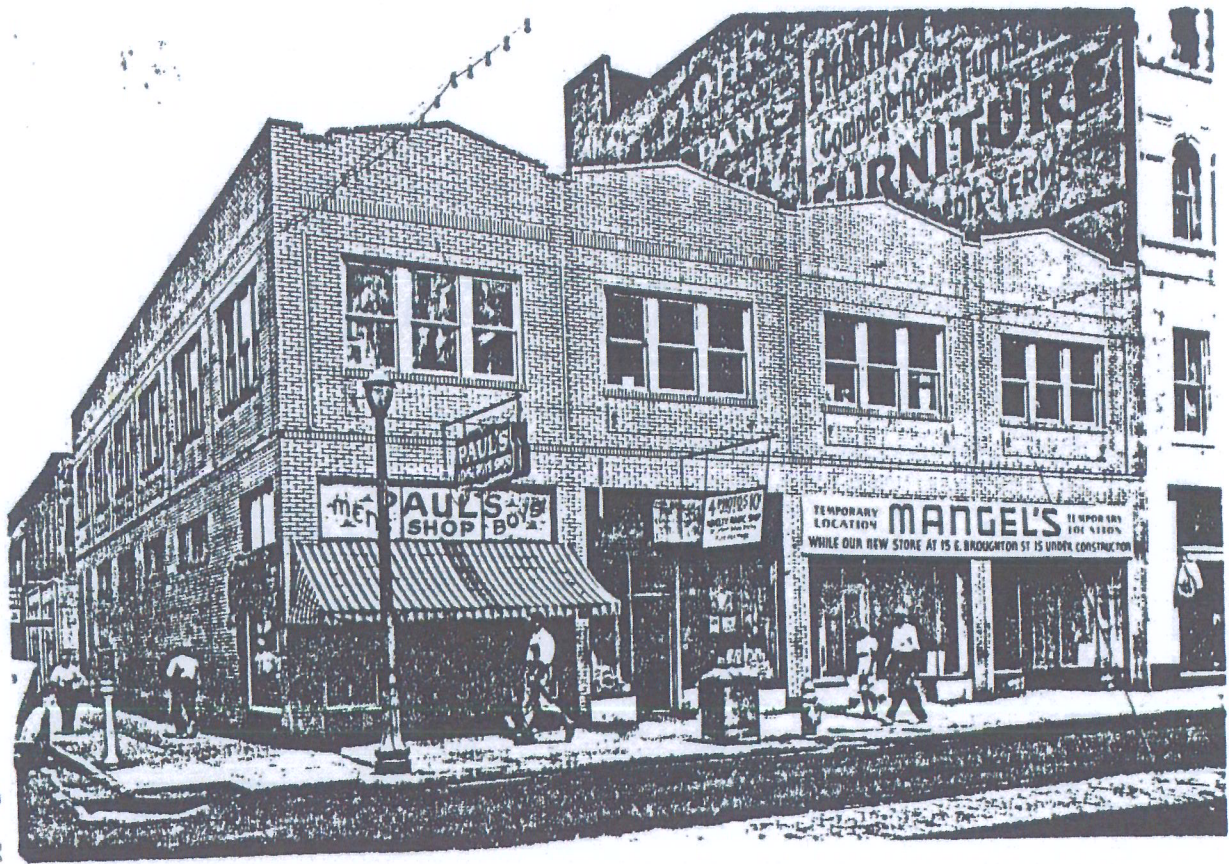
CP2725 Banquet Brown
#857225

CP2745 Pirate Black
#857245





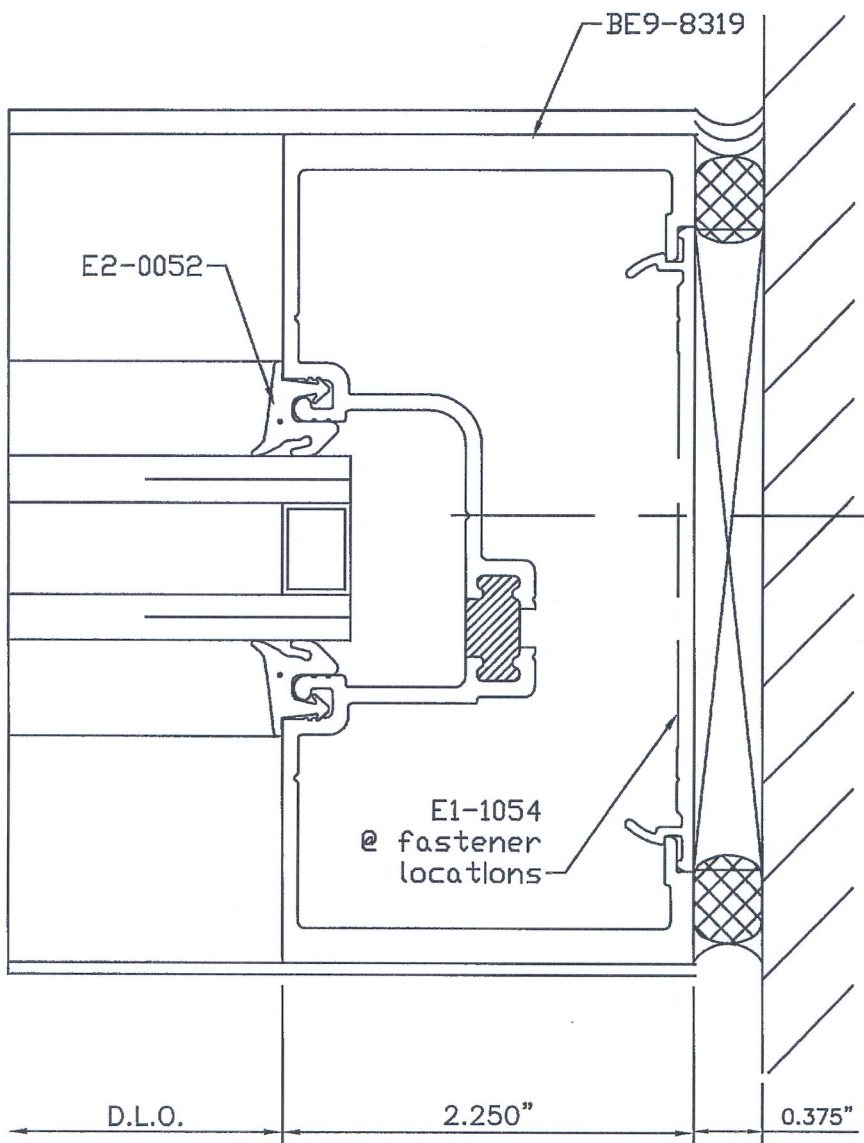
Looking West from Jefferson



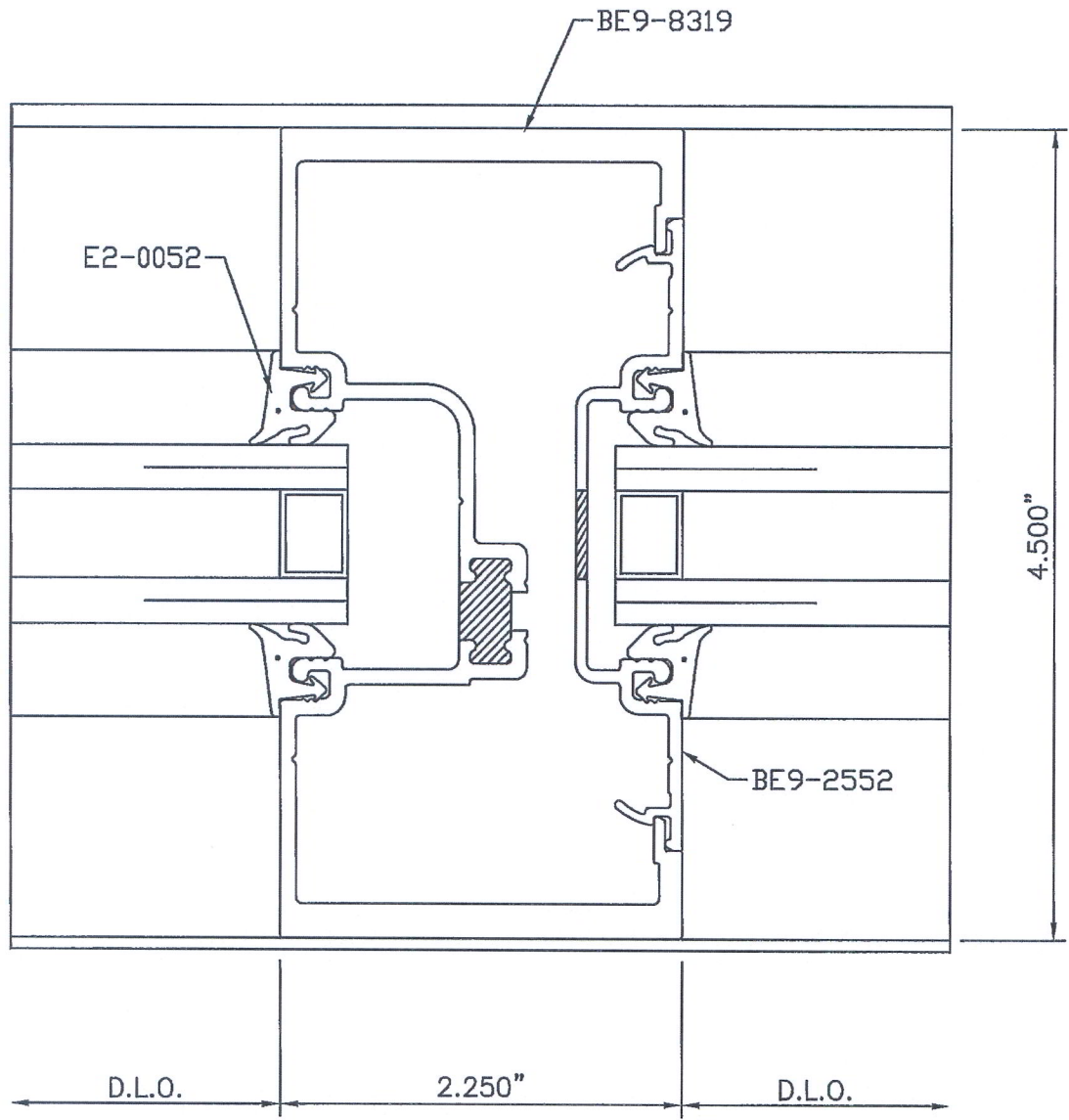
noon

240-246 West Broughton 9.25.41





YES ASTU
JAMB

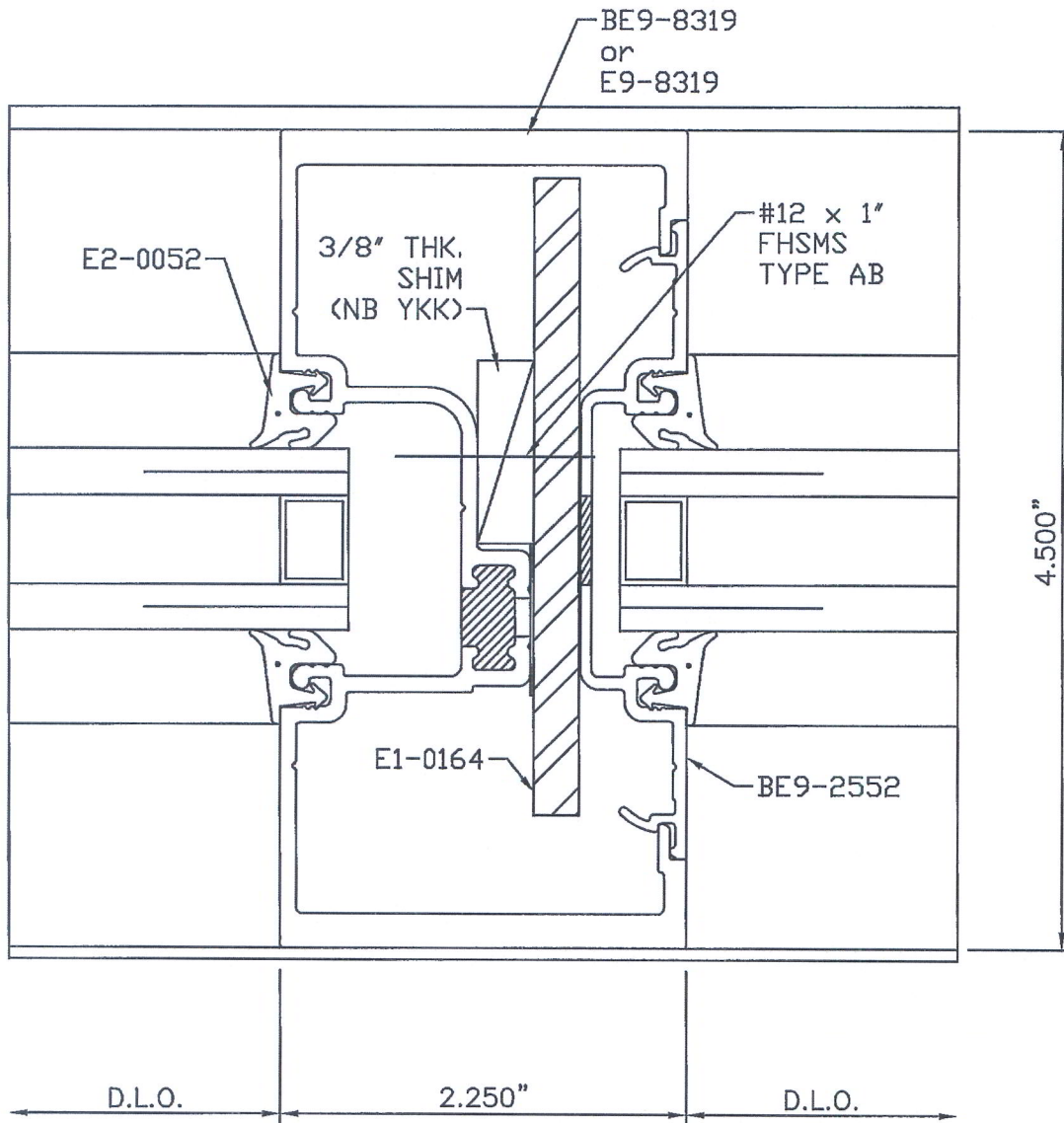


YES 45 TU

$$I_{xx} = 4.89$$

$$S_{xx} = 2.39$$

BASED ON A 10% REDUCTION

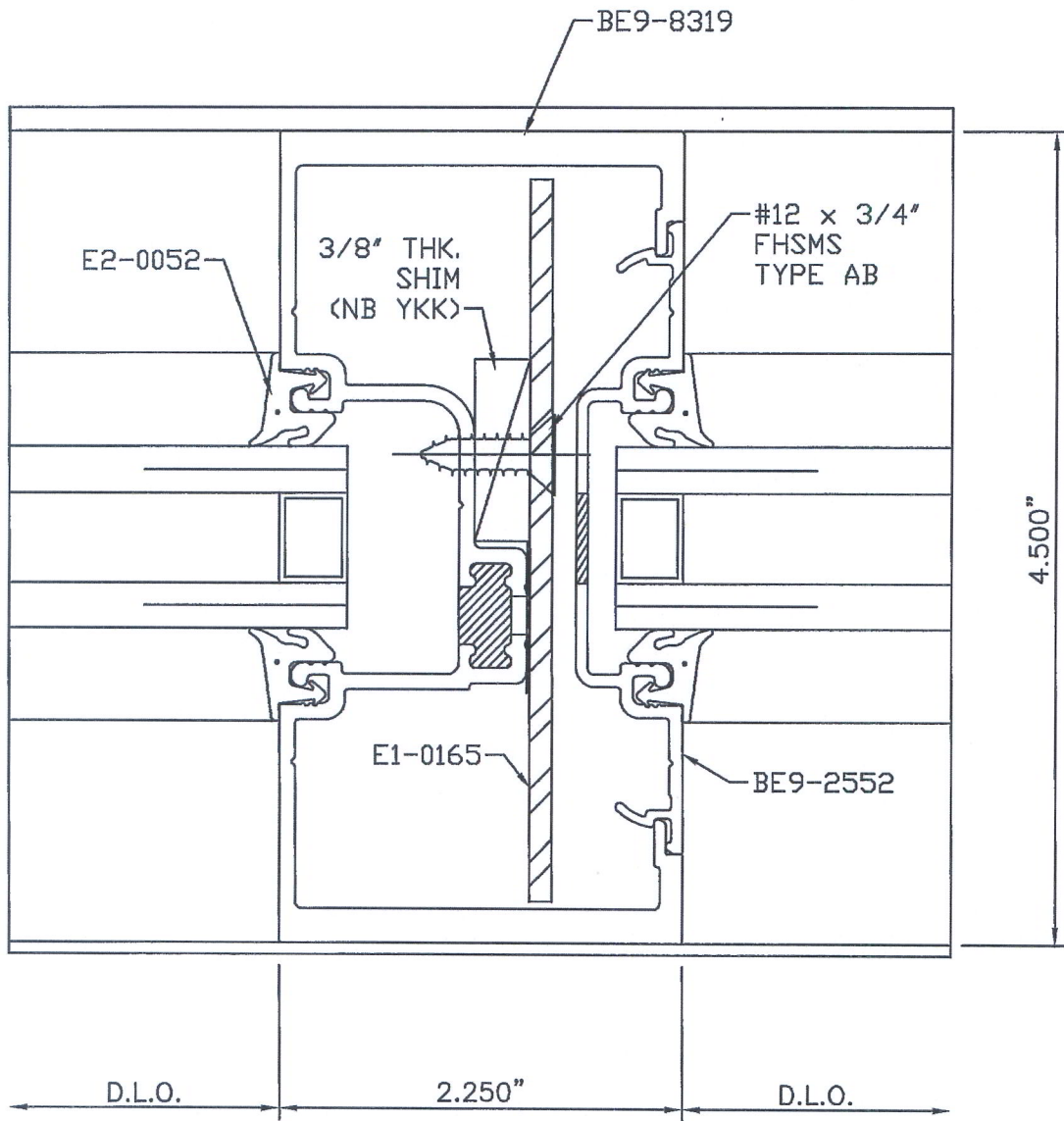


YES AS TU

$$I_{xx} = 6.588$$

$$S_{xx} = 3.258$$

BASED ON A 10% REDUCTION

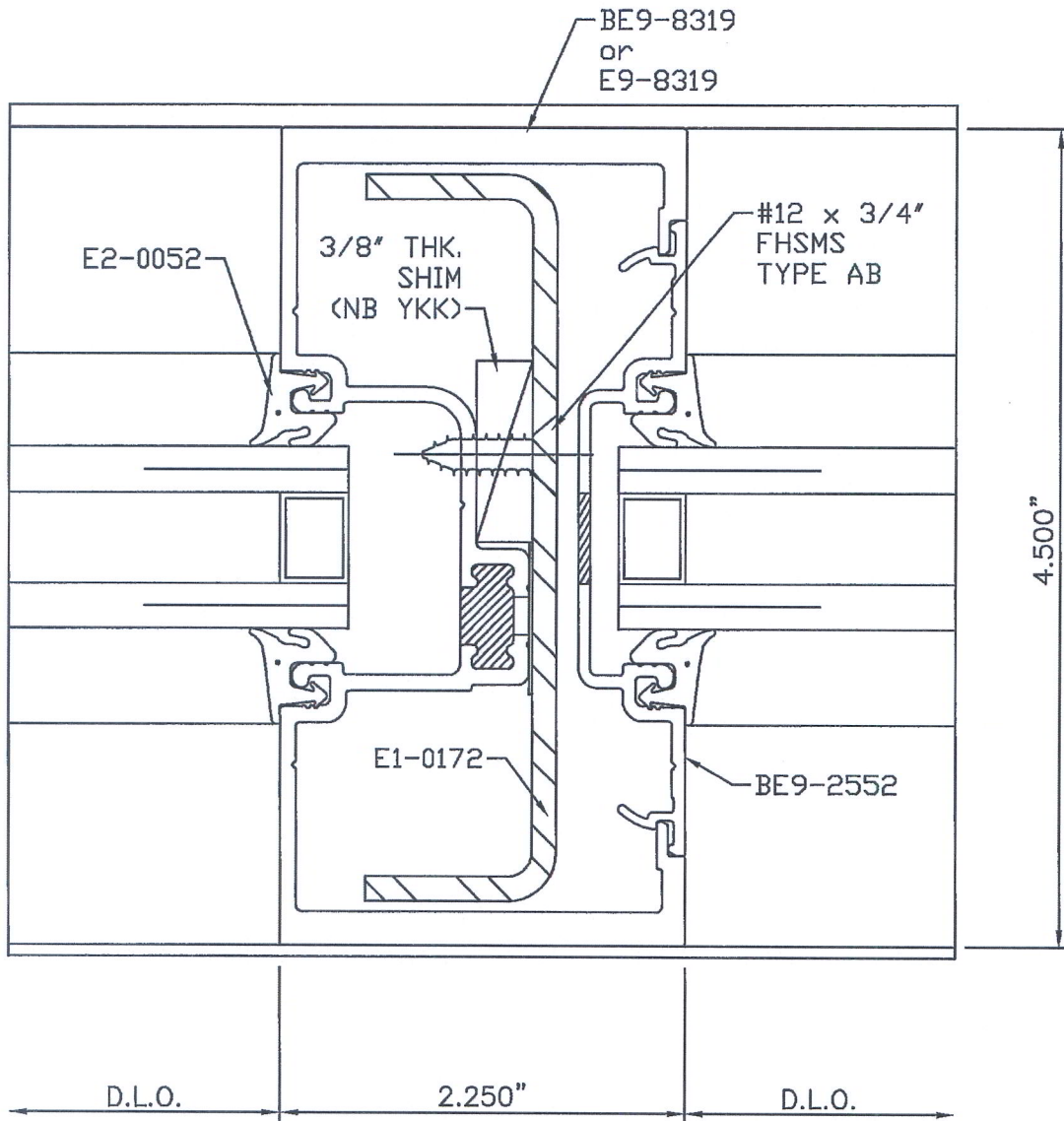


YES 45 TU

$$I_{xx} = 6.82$$

$$S_{xx} = 3.23$$

BASED ON A 10% REDUCTION

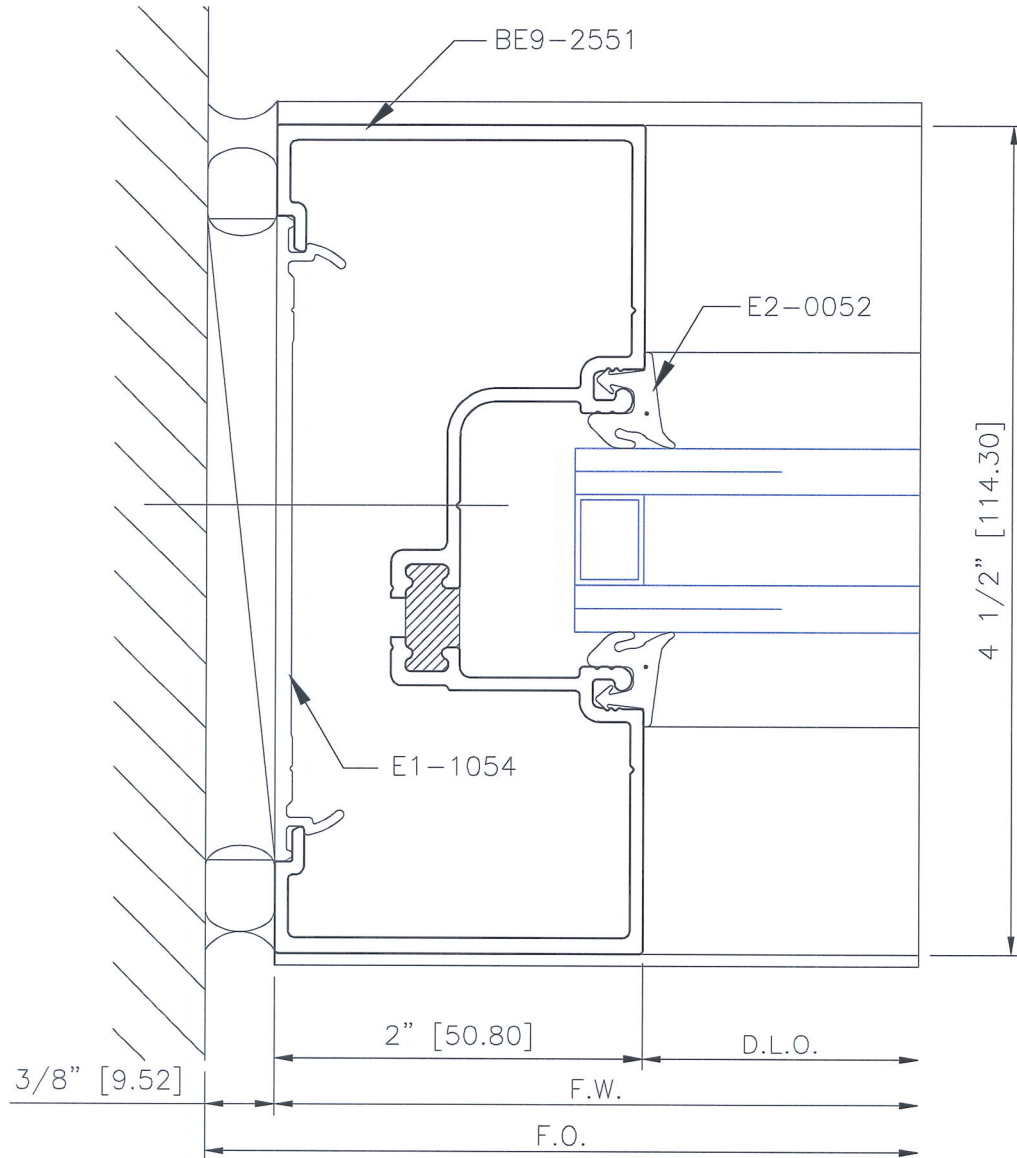


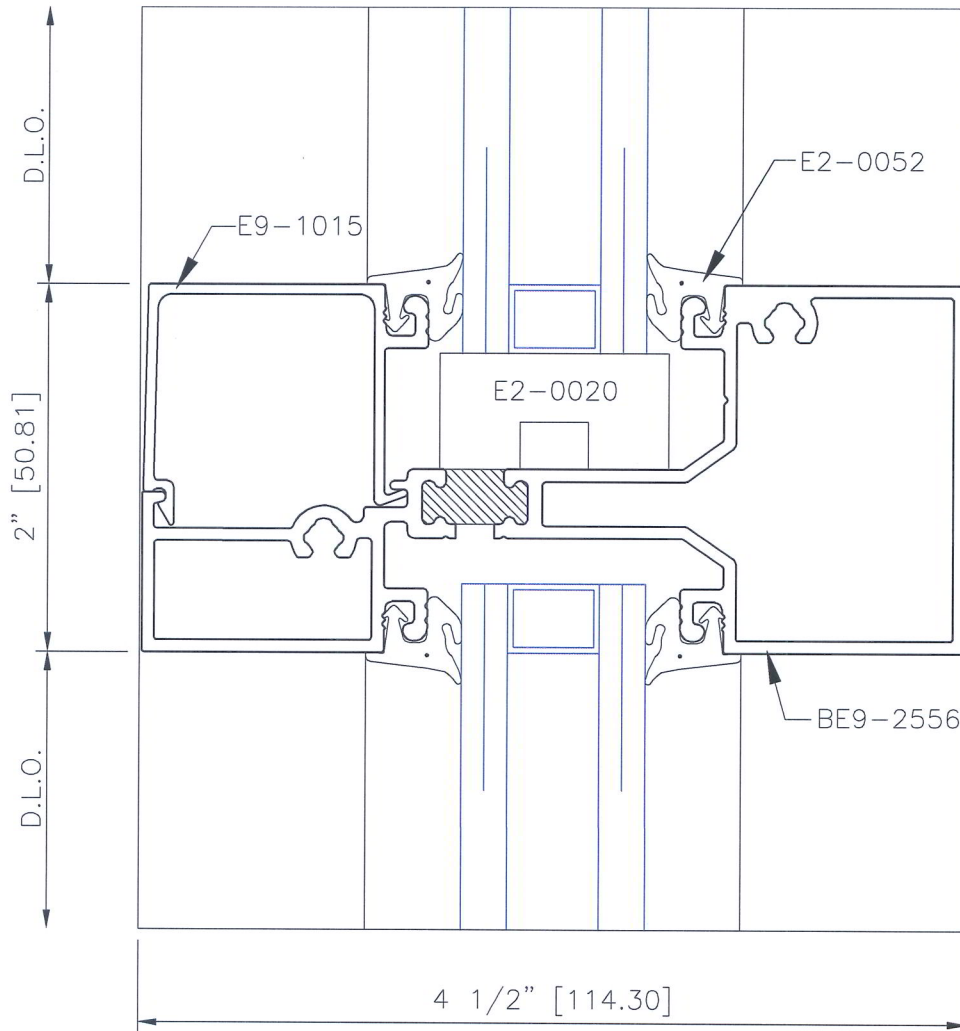
YES 45TD

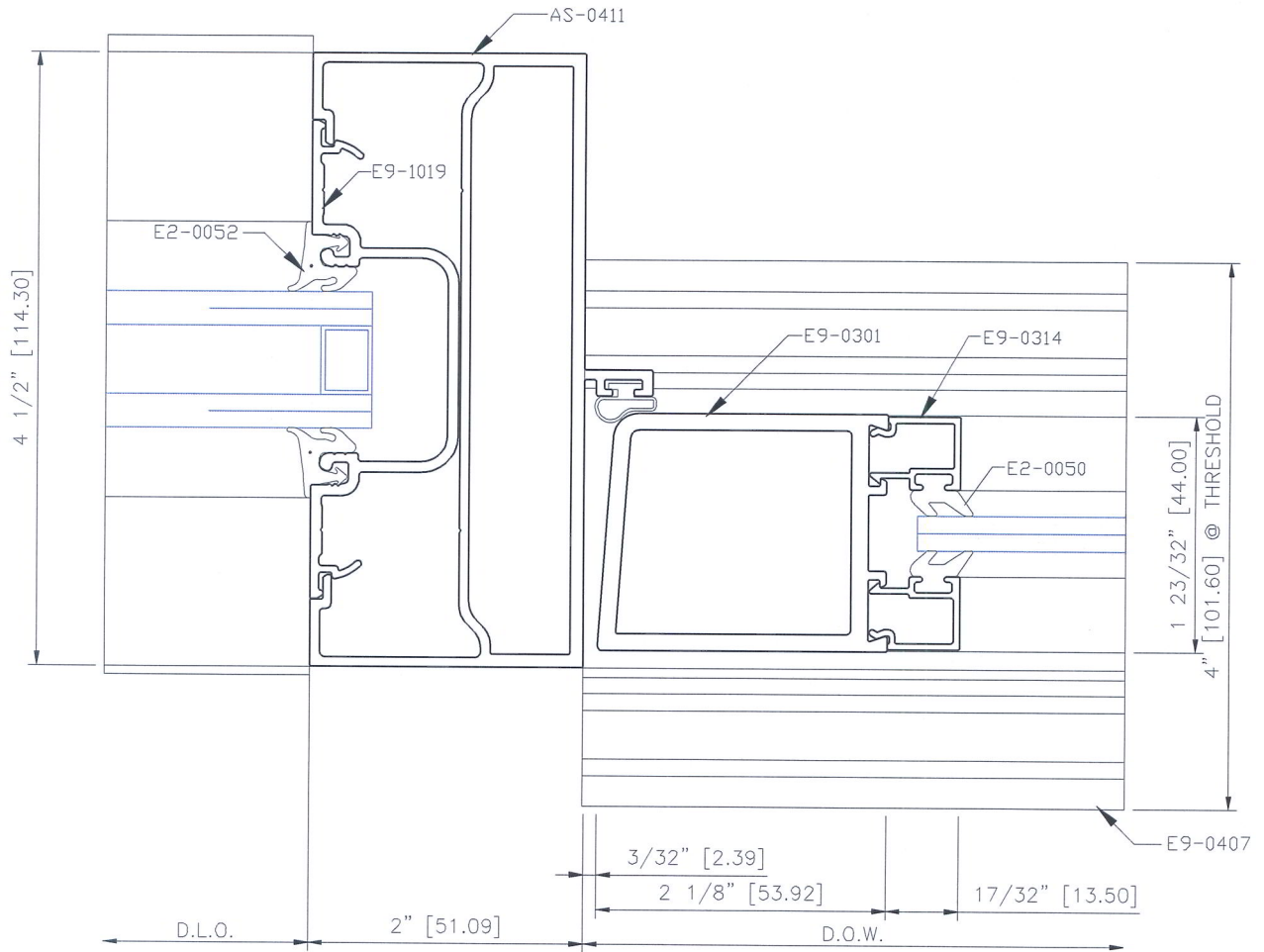
$$I_{xx} = 9.42$$

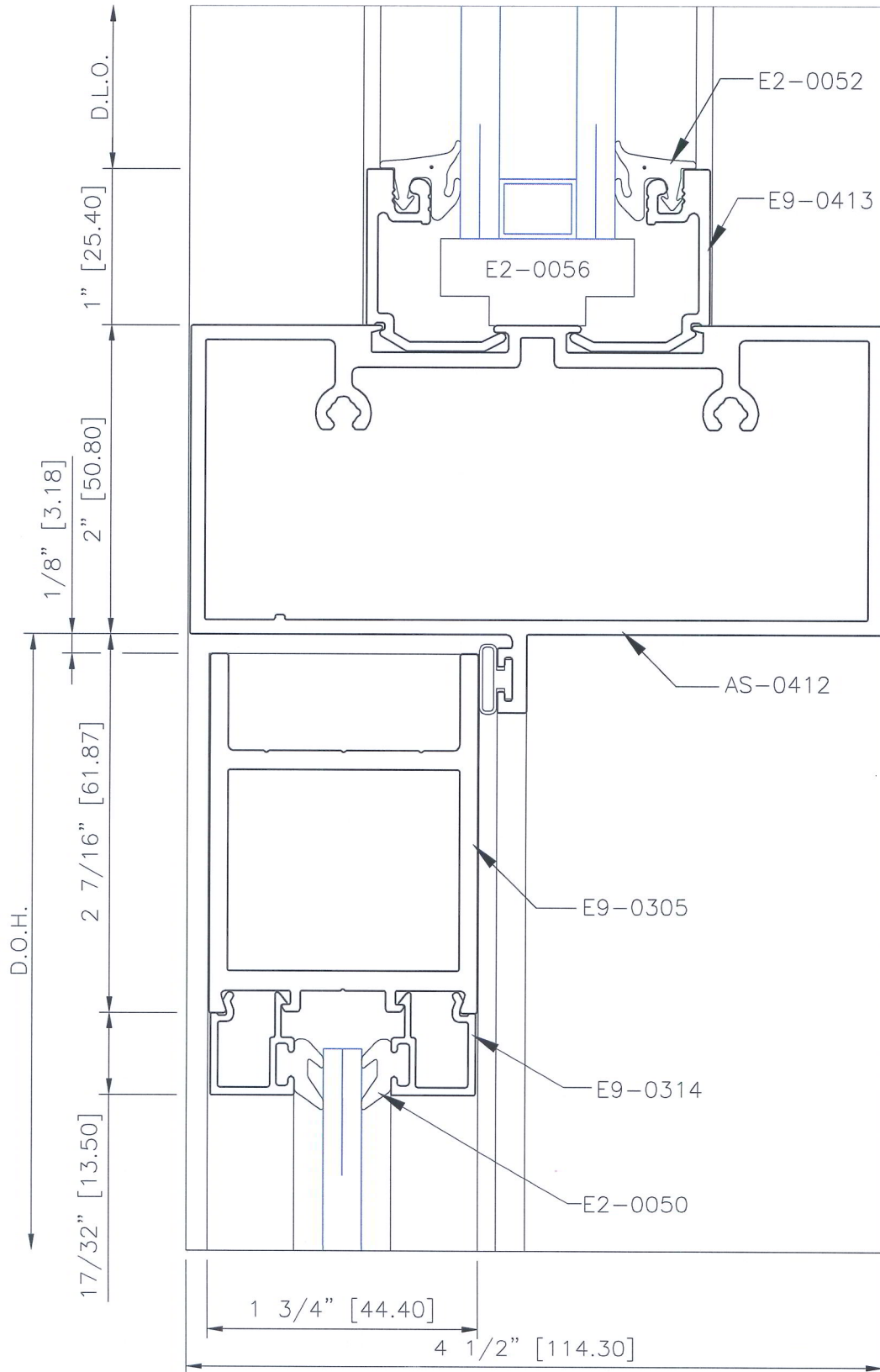
$$S_{xx} = 2.34$$

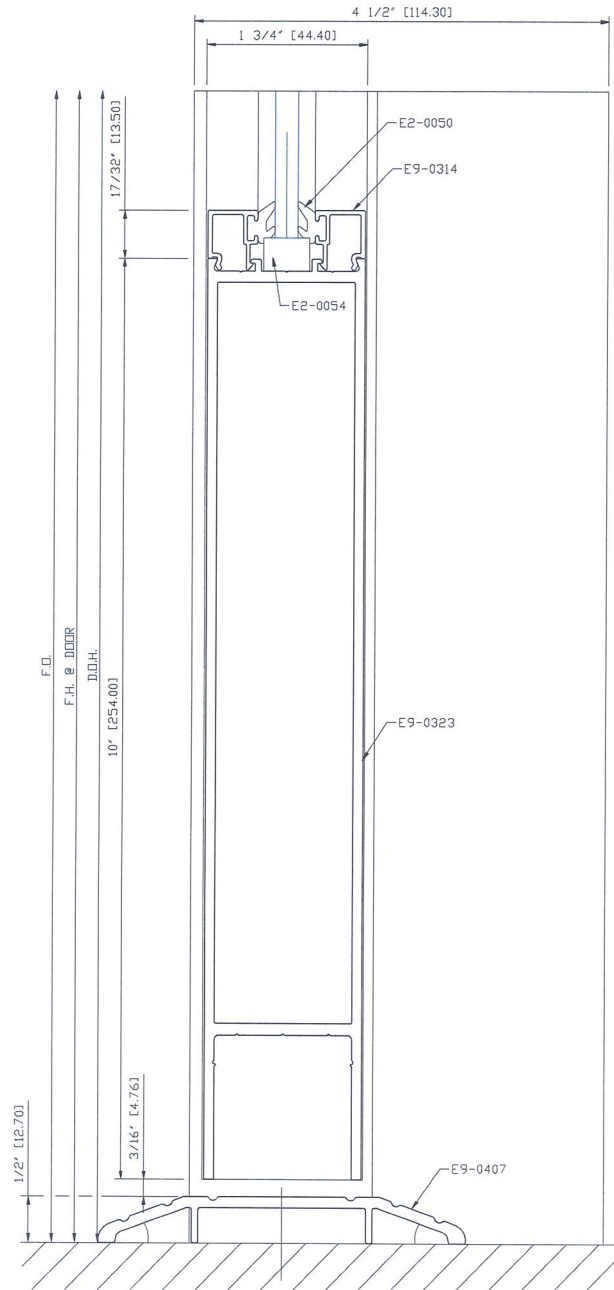
BASED ON A 10% REDUCTION

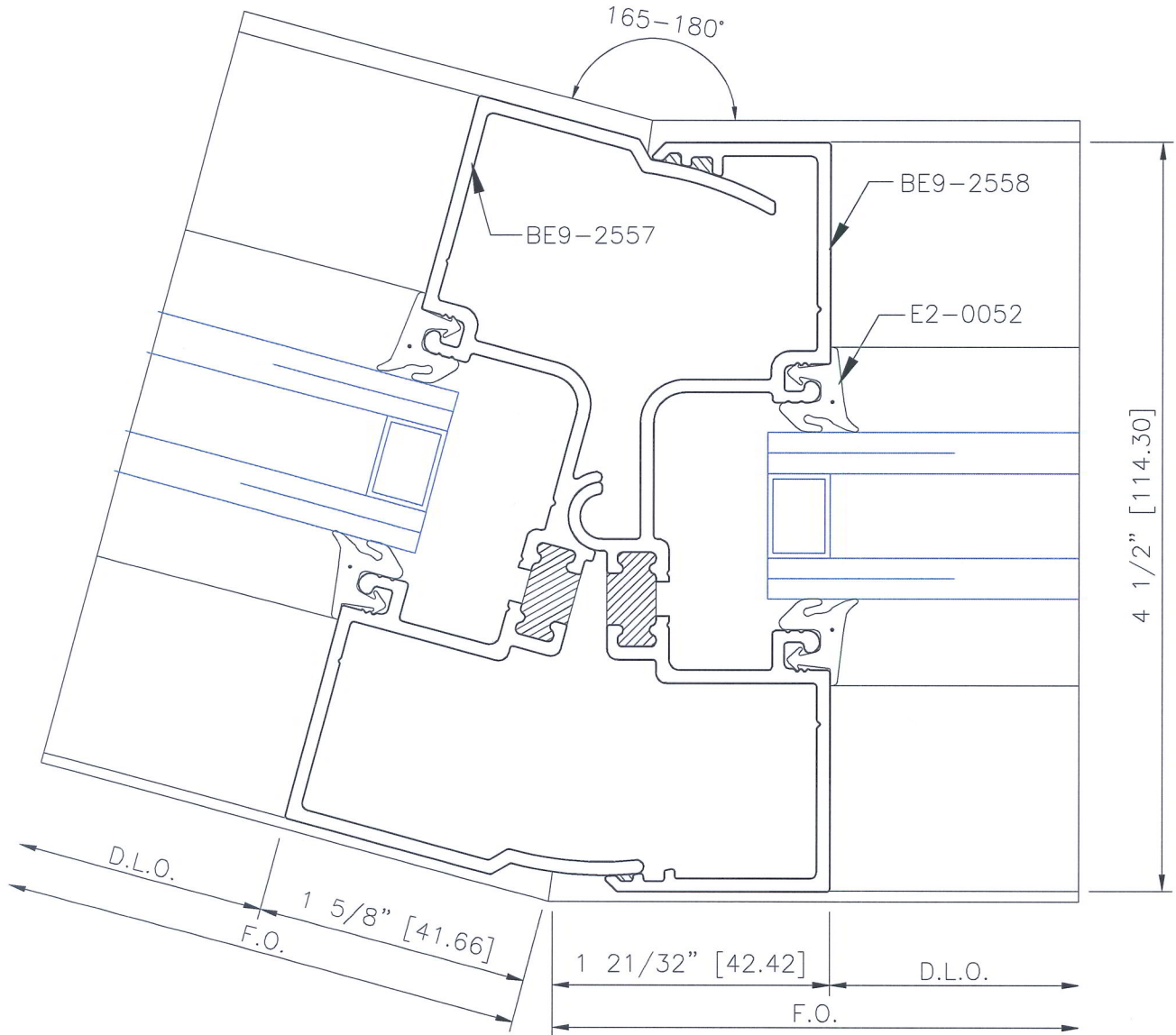


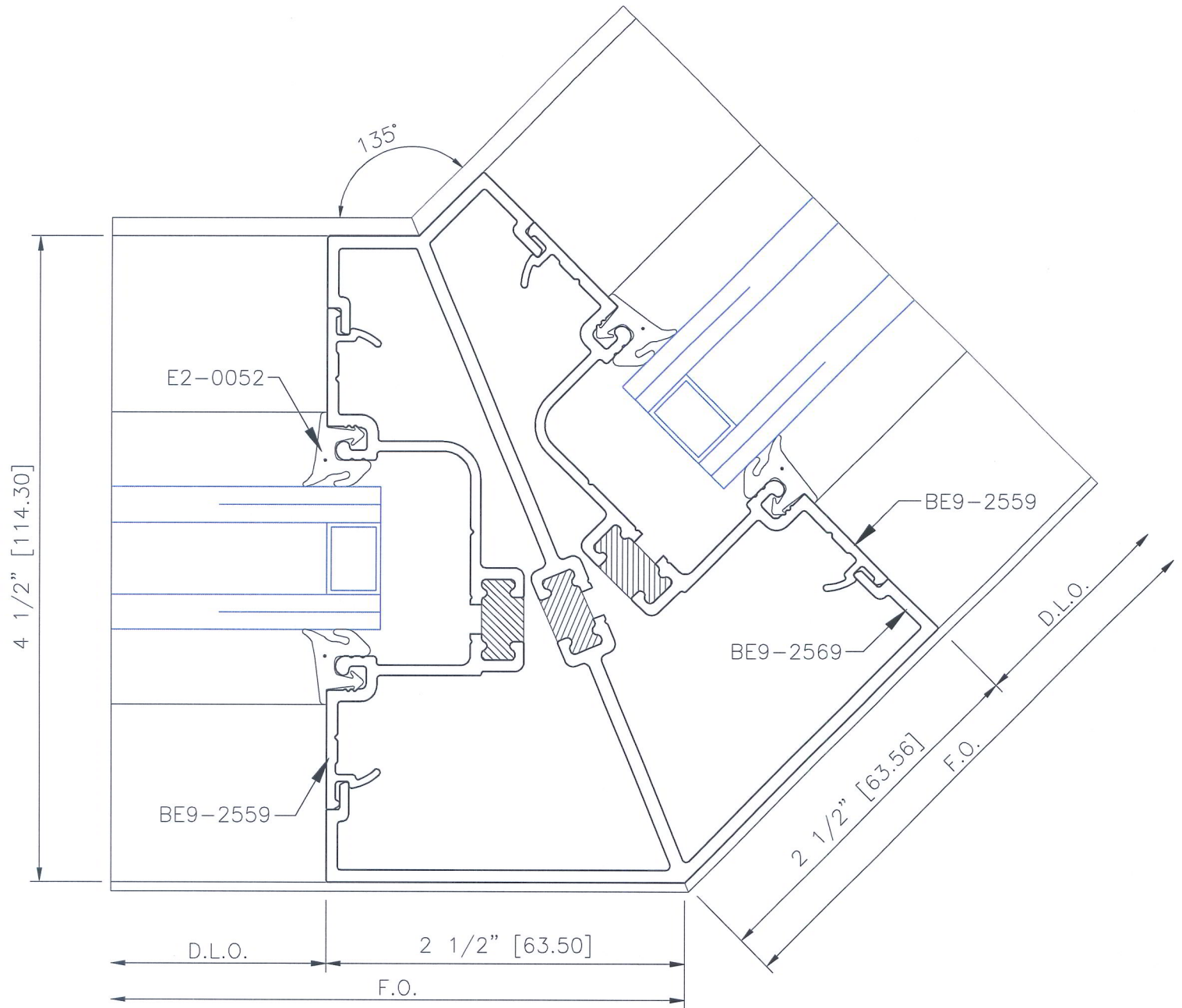












17" McDonald's

149.7126"

17" REVERSE CHANNEL LETTER SET WITH PRISMATIC FACES, CLEAR ACRYLIC BACK WITH INTERNAL WHITE LED HALO LIGHTING



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Customer: McDonald's	
Project No: 257599	Scale: NTS
Date: 02.22.09	Drawn By: eo
Location & Site No: Savannah, GA ME7926	

Description: 17" REVERSE CHANNEL HALO ILLUMINATED LETTERSET
Revised:
Revised:
Revised:

Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.

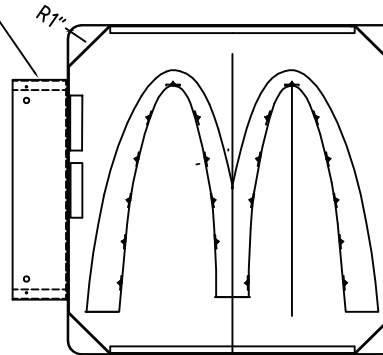
Please read carefully, check appropriate box and fax back to Everbrite:

Sketch OK as is
 New sketch required

SIGNATURE _____ DATE _____

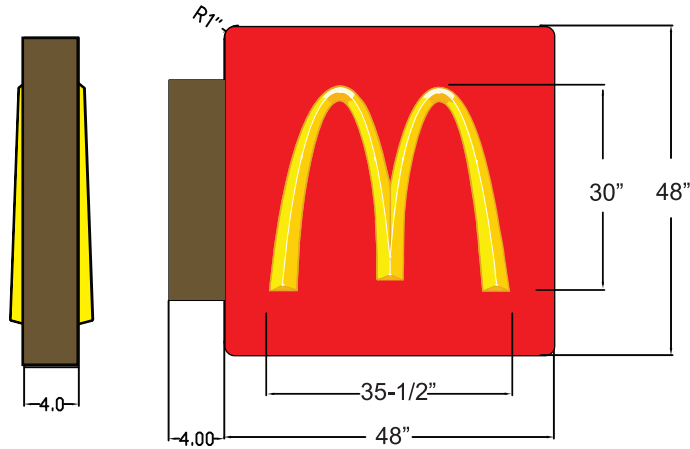
16 GA STEEL SPACER BRACKET
AND SIGN BOX

14 GA STEEL WALL
MOUNTING BRACKET



CABINET CONSTRUCTION

.040" ALUMINUM OUTER SKIN PAINTED
RED WITH 14 GA STEEL INNER FRAME
WITH 20 WHITE LEDS AND TWO
24 VOLT LED POWER SUPPLIES



OVERALL DIMENSIONS



FACE CONSTRUCTION

.090" PIGMENTED YELLOW PRISMATIC
ARCH ATTACHED TO .150" PIGMENTED
RED BACKGROUND WITH RED
JEWEL LITE TRIM

TRANSLUCENT ARCH

RED OPAQUE BACKGROUD

**NOTE: ONLY ARCH WILL APPEAR
ILLUMINATED AT NIGHT**



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.

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Customer: McDonald's		Description: 16 SQ. FT. D/F BLADE SIGN	Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.
Project No: 257601	Scale: NTS		
Date: 02.22.09	Drawn By: eo	Revised:	Please read carefully, check appropriate box and fax back to Everbrite: <input type="checkbox"/> Sketch OK as is <input type="checkbox"/> New sketch required
Location & Site No: Savannah, GA ME7926		Revised:	
		Revised:	
		SIGNATURE _____	DATE _____