



## **Town of Hilton Head Island**

### **Design Review Board Meeting**

**Tuesday, November 12, 2024, 2:30 PM**

**1 Town Center Court, Hilton Head Island, SC  
Conference Room #4**

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- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
  - a. Regular Meeting Minutes of October 22, 2024.
- 4. Unfinished Business**
  - a. DRB-001466-2024 - 59 Pope Avenue - The Pavilion at The Bank - Final
  - b. DRB-001479-2024 - 40 Harriet Tubman Way - Archeology Research Facility - Final
- 5. New Business**
  - a. DRB-001465-2024 - 75 Dillon Road - Fire & Rescue Headquarters Classroom Building - Conceptual
  - b. DRB-001481-2024 - 1014 William Hilton Parkway - Local Legend - Mural
- 6. Public Comment - Non Agenda Items**
- 7. Board Business**
- 8. Staff Reports**
- 9. Adjournment**

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requirements of the Town of Hilton Head Island.

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Municipal Association of South Carolina (MASC) Civility Pledge:

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



# Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Tuesday, October 22, 2024, 2:30 PM Minutes

## 1. Call to Order

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

## 2. Adoption of the Agenda

Staff had no changes to the Agenda. Mr. Theodore made a motion to adopt the Agenda, Ms. Lippert seconded the motion.

## 3. Approval of the Minutes

- a. Regular Meeting Minutes of October 8th, 2024.

Ms. Pastor made a motion to approve the Regular Meeting Minutes of October 8th, 2024. Mr. Theodore seconded the motion.

## 4. Unfinished Business

None

## 5. New Business

- a. DRB-001353-2024 - 2 North Forest Beach Drive - Flatbread Grill - Roof addition

- Trey Lowe presented the project at Flatbread Grill, located adjacent to Coligny Beach Park. This agenda item discussed renovations for the existing location and recommended approval with the following staff comments:
  - Submission of a 11x17 color board.
  - Requirement to provide landscape plans.
- **Board Discussion:**
  - **Mr. Parker** raised questions about the canvas roofing section, specifically the material for connection details, and suggested that the acrylic roofing and gutter system match the proposed structure for a cohesive visual flow.
  - **Ms. Fitzpatrick** inquired about deck plans following the removal of a tree, recommending a re-evaluation of the current posts over the proposed ones within the project scope. She also suggested a metal roof for both aesthetic and water mitigation purposes.
  - **Mr. Theodore** recommended upsizing the proposed oak trees to 4-inch caliper and agreed with comments regarding the trellis. He also raised questions about gutter alignment.

- **Ms. Lippert** questioned the symmetry of the gable and offered comments on the awning and plastic trellis design.
- **Ms. Pastor** offered no additional comments.
- **Mr. Carstens** suggested finishing details on the existing trellis, inquired about sheathing and flashing, and offered comments regarding fans, TVs, concealed conduits, and color selections.
- **Decision:**
  - A motion was made for approval with the following conditions:
    1. Adopt staff comments, excluding the landscaping plan.
    2. Match the color board colored to existing structures and provide to staff.
    3. Upsize trees to 4 inches in caliper.
    4. Conceal all conduits in the final design.
    5. Require submission of a color board, trellis plan, roof, and drainage details, with two board members and staff designated to review these updates.
- **Motion Made By:** Mr. Parker
- **Seconded By:** Ms. Pastor
- The motion passed unanimously.

## 6. Public Comment - Non Agenda Items

No public comments were made.

## 7. Board Business

None

## 8. Staff Reports

None

## 9. Adjournment

The meeting was declared adjourned at 3:17 PM.

The recording of this Meeting can be found on the Town's website at [www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)

**The Pavilion at The Bank  
59 Pope Avenue  
Pavilion  
November 12, 2024  
DRB-001466-2024**



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

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

Applicant/Agent Name: SARAH KEPPLE Company: PEARUE SCOTT ARCHITECTS  
 Mailing Address: 6 STATE OF MIND ST. City: BLUFFTON State: SC Zip: 29910  
 Telephone: 843.837.5700 Fax: \_\_\_\_\_ E-mail: SARAH@PSCOTTARCH.COM  
 Project Name: PAVILION AT "THE BANK" Project Address: 59 POPE AVE.  
 Parcel Number [PIN]: R552 018 000 2026 000  
 Zoning District: RESORT DEVELOPMENT Overlay District(s): CORRIDOR OVERLAY

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

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

Project Category:

<input type="checkbox"/> Concept Approval – Proposed Development	<input type="checkbox"/> Alteration/Addition
<input checked="" 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. - **APPROVED**
- 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.

Sarah S. Hepple  
SIGNATURE

10/29/2024  
DATE

**The Pavilion at The Bank**  
**59 Pope Avenue**  
**Pavilion**  
**Narrative**  
**November 12, 2024**  
**DRB-001466-2024**



October 29, 2024

Re: Town of Hilton Head Island  
Concept Design Review Board Submittal  
New Pavilion, 59 Pope Avenue

Dear DRB:

Enclosed is the Final design for a new Pavilion at 59 Pope Avenue. This project is located at "The Bank", an existing microbrewery and restaurant. The owner would like to build a roof covering an existing lounge bar area. This would enable more consistent use during the island's frequent rain showers.

The submittal includes:

- DRB Application
- Filing Fee, \$175 (dropped off by owner)
- Narrative
- Architectural Drawings (including: existing Site Plan, proposed site plan, Floor Plan, Section, Overall Elevations)
- Existing Site Images
- Photoshop image of pavilion w/in existing space

The colors are to match the existing roof, and framing color is to be Charleston green, which we hope will help the pavilion blend into the surrounding landscape. Please let me know if you have any questions or would like additional information.

Thank you,

Sarah S. Kepple

A handwritten signature in black ink that reads "Sarah S. Kepple". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Project Manager  
Pearce Scott Architects  
[sarah@pscottarch.com](mailto:sarah@pscottarch.com)  
912.220.1505

PEARCE SCOTT ARCHITECTS | 843 837 5700  
6 State of Mind Street Ste 200 Bluffton, SC 29910  
info@pscottarch.com | www.pscottarch.com



## Design Review Board Narrative

New Pavilion  
59, Pope Ave., Hilton Head Island, SC 29928  
09-24-2024

We are requesting a new open-air Pavilion located on the property at 59 Pope Avenue. This project is located at "The Bank", an existing microbrewery and restaurant. The owner would like to build a roof covering an existing lounge bar area. This would enable more consistent use during the island's frequent rain showers.

The new Pavilion is designed to be a 10-sided structure surrounding an existing fully designed space on the property. Currently this area is fully landscaped and has a 3'-0" "live" (green) fence enclosing a graveled space. There is an outdoor bar and tables. Since this has been previously approved and permitted, we are leaving all the existing uses in place. We have designed a simple roof structure to protect this outdoor area from the weather. The 9'-0" high, 8" square wood columns w/ brackets support an 8"x10" beam. The roof has a 3:12 pitch (to match the existing building) with a small overlapping section at the ridge to encourage natural airflow.

The owner would like to paint the wood structure Charleston Green so that it blends into the existing densely landscaped space. The pavilion roof color is to be a dark bronze to match the existing building.

Thank you for your consideration.

Sincerely,

Sarah S. Kepple

A handwritten signature in black ink that reads "Sarah S. Kepple". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Project Manager  
Pearce Scott Architects  
[sarah@pscottarch.com](mailto:sarah@pscottarch.com)  
912.220.1505

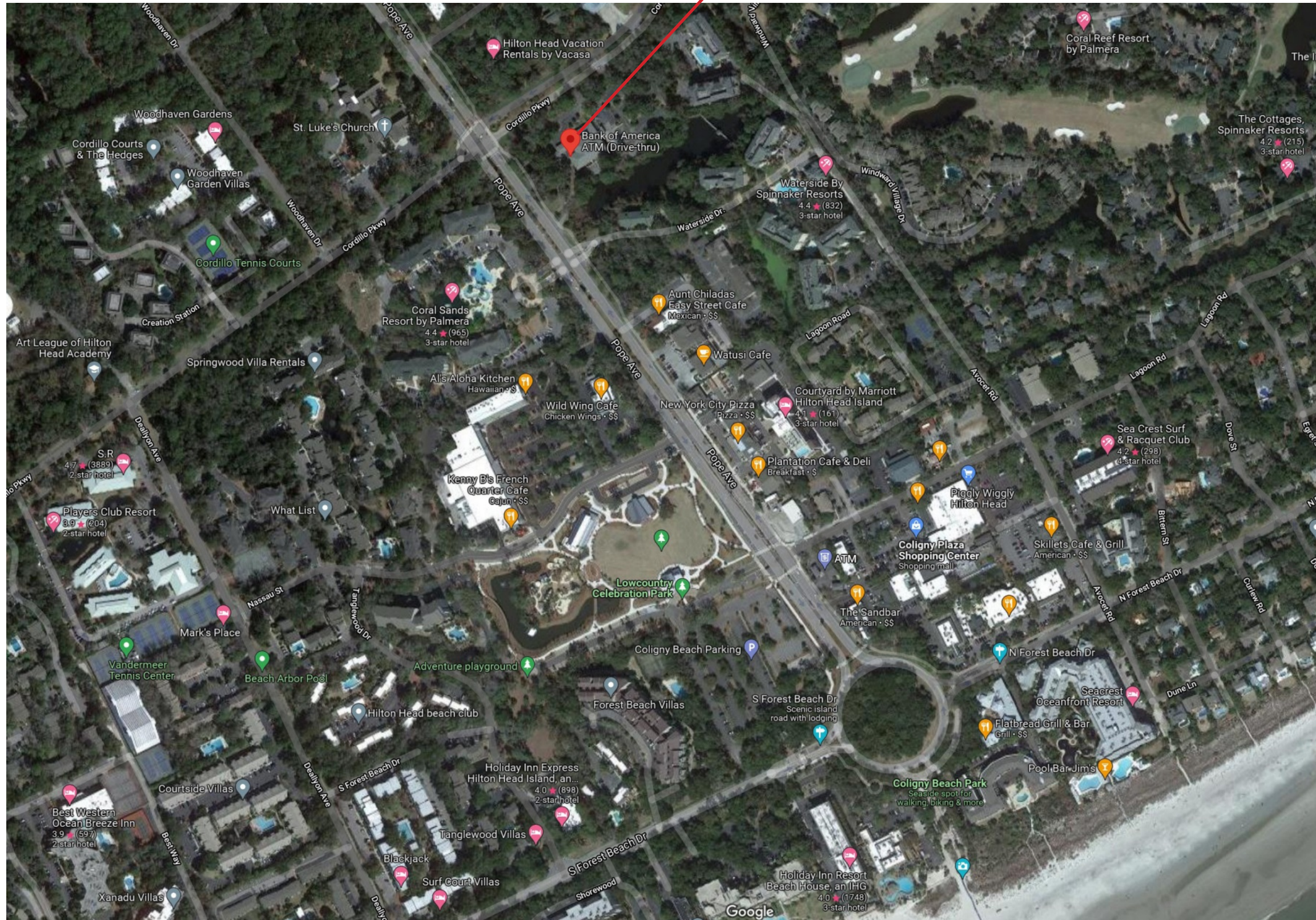
**The Pavilion at The Bank  
59 Pope Avenue  
Existing Conditions  
November 12, 2024  
DRB-001466-2024**

The Bank  
59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images - 10.17.24



Pearce@pscottarch.com // 6 State of Mind St., Suite 200, Bluffton, SC // 843.837.5700

The Bank site



Site Map, context area

The Bank // 59 Pope Avenue, Hilton Head Island, SC  
 Existing Site Images // 10.17.24

Pearce@pscottarch.com  
 6 State of Mind St., Suite 200, Bluffton, SC  
 843.837.5700





View 1, of site from Pope Avenue

The Bank // 59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images // 10.17.24

Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700





View 2, of site from Pope Avenue

The Bank // 59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images // 10.17.24

Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700





View of Cigar & Whiskey Lounge

The Bank // 59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images // 10.17.24

Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700



PEARCE  
SCOTT  
ARCHITECTS



View from Lounge back to building

The Bank // 59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images // 10.17.24

Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700





Existing bar and tables in Lounge Existing Entrance to Lounge (fence, gravel, and landscaping to remain)

The Bank // 59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images // 10.17.24

Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700





Existing Entrance to Lounge (arch, fence, gravel, and landscaping to remain)

The Bank // 59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images // 10.17.24

Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700



SCOPE OF WORK



View from inside the property

The Bank // 59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images // 10.17.24

Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700



**The Pavilion at The Bank  
59 Pope Avenue  
Plan Set  
November 12, 2024  
DRB-001466-2024**

The Bank Pavilion  
59 Pope Avenue, Hilton Head Island, SC  
Conceptual Presentation - 10.28.24



Pearce@pscottarch.com // 6 State of Mind St., Suite 200, Bluffton, SC // 843.837.5700



Exsiting Perspectivex // N.T.S.

The Bank Pavilion // 59 Pope Avenue // Conceptual Presentation // 10.28.24

Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700





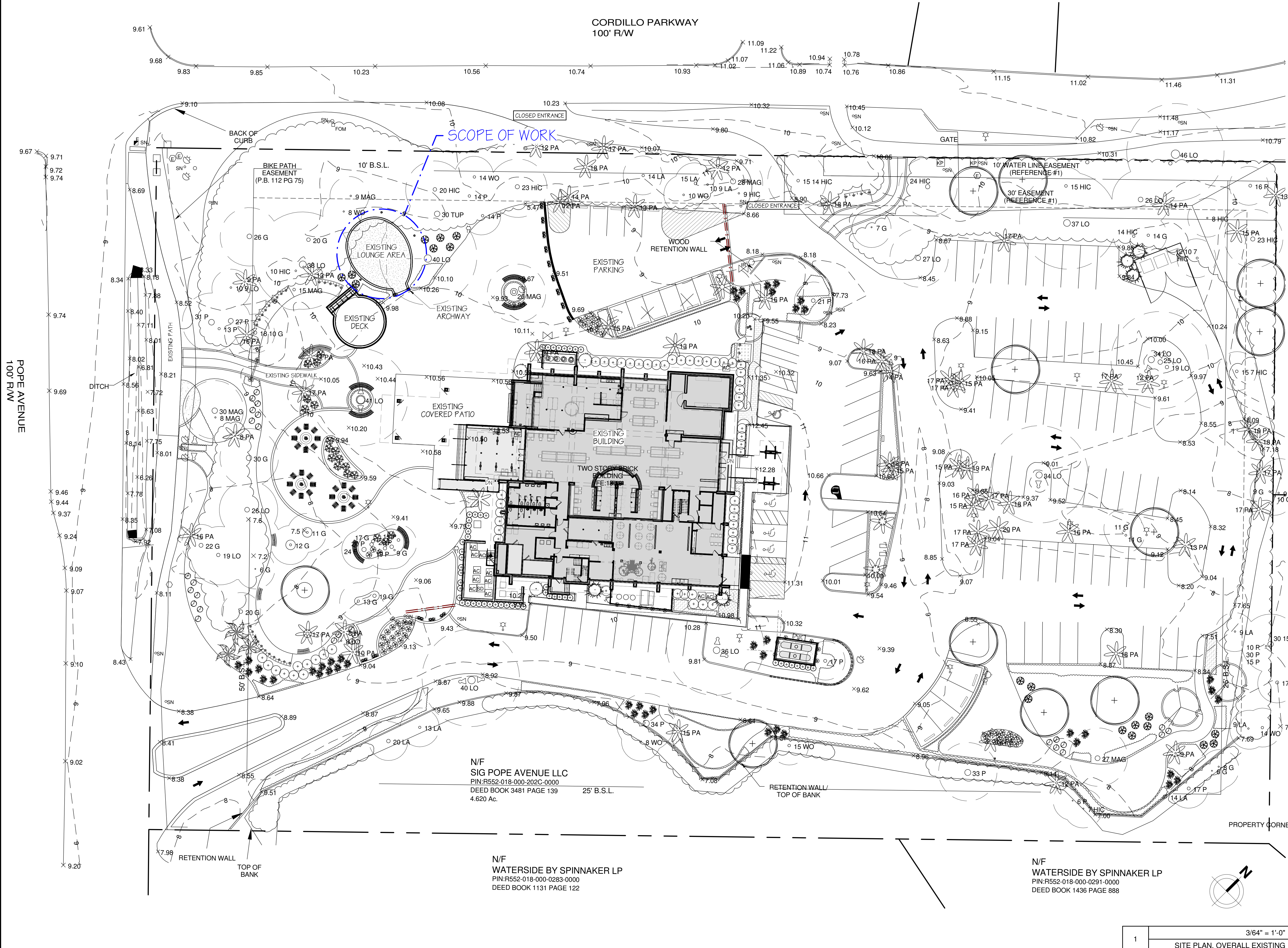
Purposed Perspective // N.T.S.

The Bank Pavilion // 59 Pope Avenue // Conceptual Presentation // 10.28.24

Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700



C:\Users\Sarah\_Keppler\Desktop\THE BANK PAVILION\2458\_ THE BANK PAVILION\_Primary File.rvt



POPE AVENUE  
100' R/W

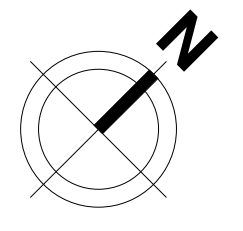
CORDILLO PARKWAY  
100' R/W

SCOPE OF WORK

N/F  
SIG POPE AVENUE LLC  
PIN:R552-018-000-202C-0000  
DEED BOOK 3481 PAGE 139  
4.620 Ac.

N/F  
WATERSIDE BY SPINNAKER LP  
PIN:R552-018-000-0283-0000  
DEED BOOK 1131 PAGE 122

N/F  
WATERSIDE BY SPINNAKER LP  
PIN:R552-018-000-0291-0000  
DEED BOOK 1436 PAGE 888



DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	SSK	INITIAL
10.29.24	FINAL DRB	09.24.24	SSK	
09.24.24	CONCEPT DRB		SSK	

PA © 2024 PEARCE SCOTT ARCHITECTS

NEW OPEN-AIR PAVILION FOR:  
"THE BANK"  
THE OG BANK HOLDINGS, LLC.  
#59 POPE AVENUE  
HILTON HEAD ISLAND, SC 29910

**PEARCE  
SCOTT  
ARCHITECTS**  
6 STATE OF MIND STREET  
SUITE 200  
BLUFFTON, SC 29910  
843.837.5700

NOT FOR CONSTRUCTION

PROPERTY CORNER FALLS IN LAGOON

PROJECT NUMBER:	2458
DATE:	10.29.24
DRAWN BY:	SSK
CHECKED BY:	

**SITE PLAN,  
OVERALL  
EXISTING**

SHEET NO.

**A001**

1	3/64" = 1'-0"
SITE PLAN, OVERALL EXISTING	

24x36 PAPER SIZE

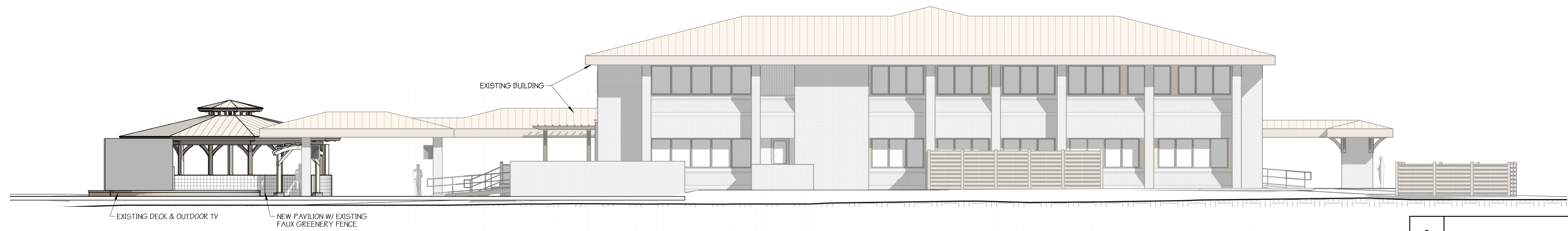
10/29/2024 4:00:23 PM



C:\Users\Sarah\_Keppler\Desktop\THE BANK PAVILION\2458\_THE BANK PAVILION\_Primary\_File.rvt



1 1" = 10'-0"  
WEST ELEVATION, POPE AVENUE



2 1" = 10'-0"  
SOUTH ELEVATION, LAGOON



3 1" = 10'-0"  
EAST ELEVATION, PARKING LOT



4 1" = 10'-0"  
NORTH ELEVATION, CORDILLO PKWY.

10/29/2024 4:00:38 PM

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	SSK	INITIAL
FINAL DRB	CONCEPT DRB	10.29.24	SSK	
		09.24.24	SSK	

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**NEW OPEN-AIR PAVILION FOR:**  
 "THE BANK"  
 THE OG BANK HOLDINGS, LLC.  
 #59 POPE AVENUE  
 HILTON HEAD ISLAND, SC 29910

**PEARCE SCOTT ARCHITECTS**  
 6 STATE OF MIND STREET  
 SUITE 200  
 BLUFFTON, SC 29910  
 843.837.5700

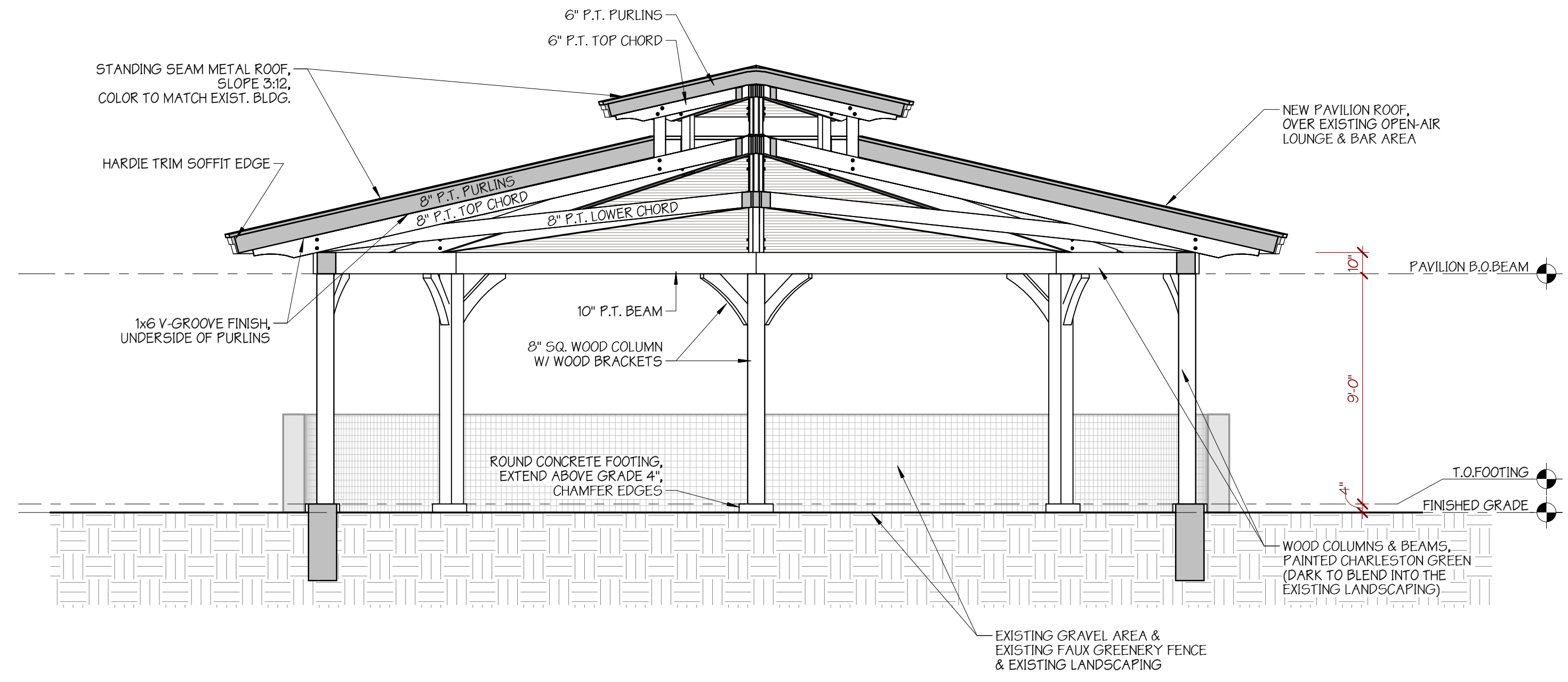
NOT FOR CONSTRUCTION

PROJECT NUMBER:	2458
DATE:	10.29.24
DRAWN BY:	SSK
CHECKED BY:	

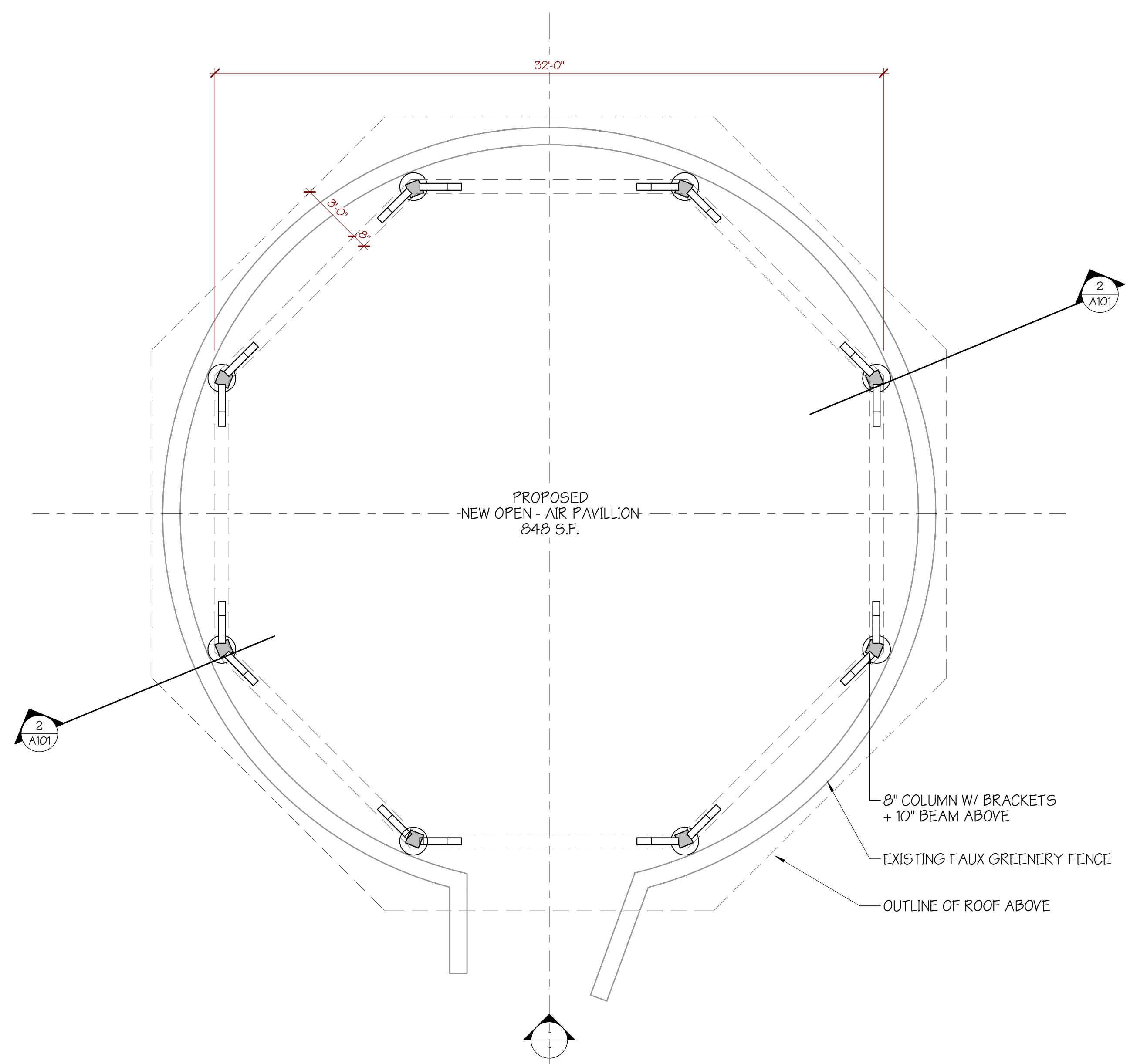
OVERALL EXT. ELEVATIONS

SHEET NO.  
**A401**

24x36 PAPER SIZE



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



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

**AREA CALCULATIONS**

OPEN AIR PAVILLION : 848 S.F.

(checked 10/24/24 by SSK)

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
XXX		XX.X.24	XXX

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**NEW OPEN-AIR PAVILLION FOR:**  
 "THE BANK"  
 THE OG BANK HOLDINGS, LLC.  
 #59 POPE AVENUE  
 HILTON HEAD ISLAND, SC 29910

**PEARCE SCOTT ARCHITECTS**  
 6 STATE OF MIND STREET  
 SUITE 200  
 BLUFFTON, SC 29910  
 843.837.5700

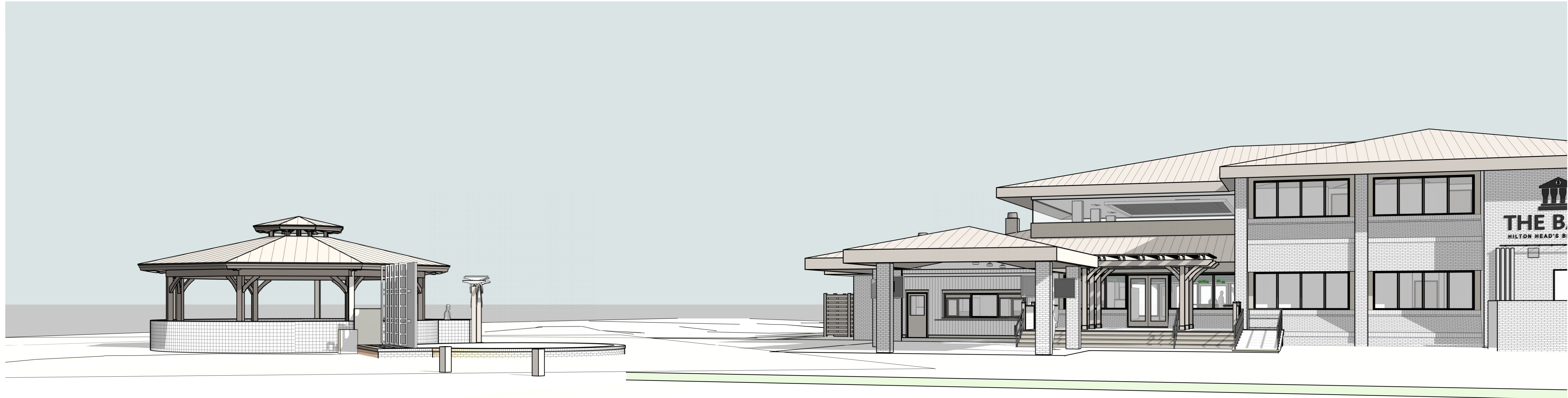
**NOT FOR CONSTRUCTION**

PROJECT NUMBER:	2458
DATE:	10.29.24
DRAWN BY:	SSK
CHECKED BY:	

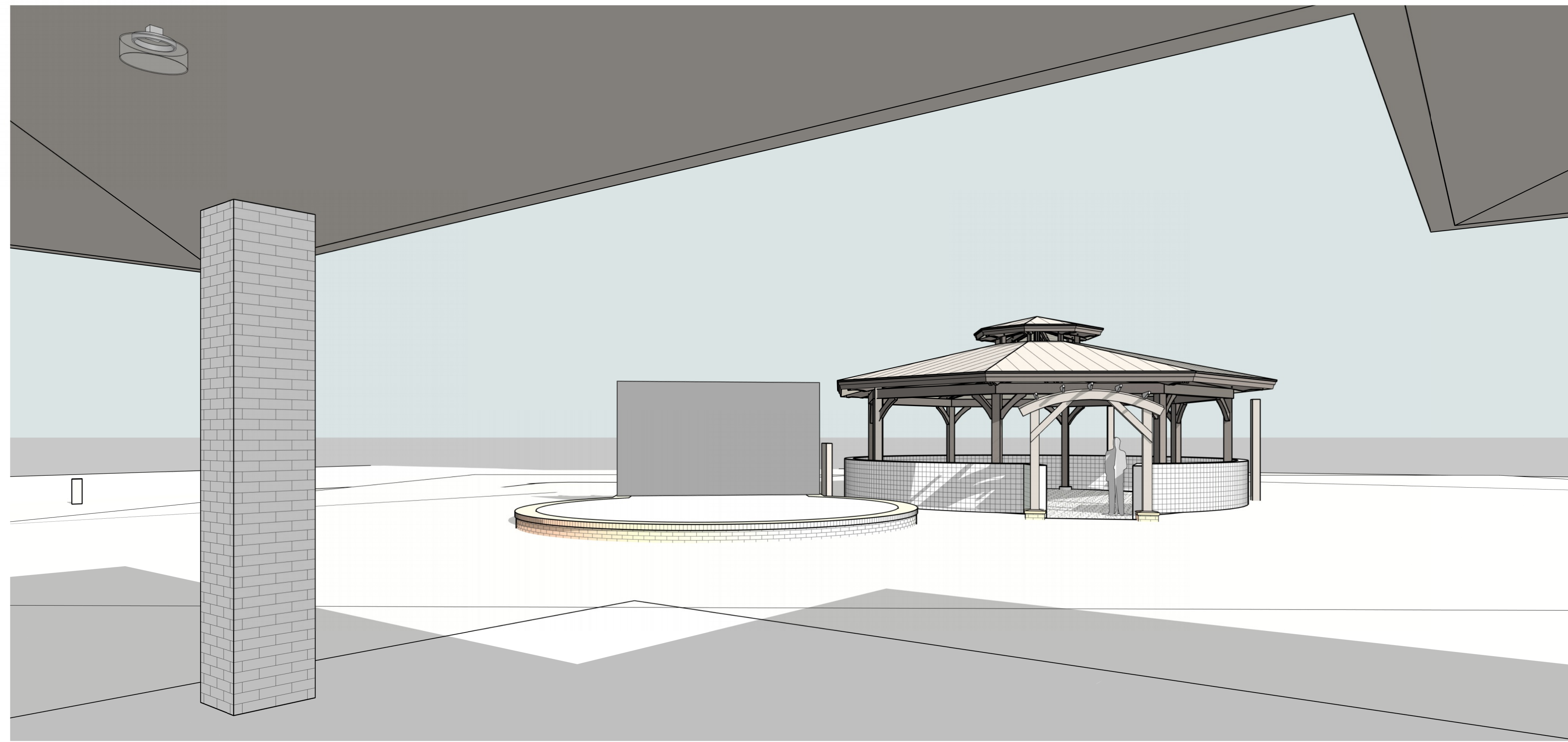
**PAVILLION CONCEPT PLAN & SECTION**

SHEET NO.  
**A101**

24x36 PAPER SIZE



1 PAVILION VIEW FROM POPE AVE.



2 PAVILION VIEW FROM PATIO

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	SSK	INITIAL
	FINAL DRB	10.29.24	SSK	
	CONCEPT DRB	09.24.24	SSK	

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**NEW OPEN-AIR PAVILION FOR:**  
 "THE BANK"  
 THE OG BANK HOLDINGS, LLC.  
 #59 POPE AVENUE  
 HILTON HEAD ISLAND, SC 29910

**PEARCE  
 SCOTT  
 ARCHITECTS**  
 6 STATE OF MIND STREET  
 SUITE 200  
 BLUFFTON, SC 29910  
 843.837.5700

**NOT FOR CONSTRUCTION**

PROJECT NUMBER:	2458
DATE:	10.29.24
DRAWN BY:	SSK
CHECKED BY:	

**PERSPECTIVES,  
 PAVILION**

SHEET NO.  
**A402**

24x36 PAPER SIZE

## 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: 59 Pope Avenue – Pavilion at The Bank

DRB-001466-2024

DATE: 11/12/2024

CATEGORY: Final

RECOMMENDATION: Approval  Approval with Conditions  Denial

### ***APPLICATION MATERIAL***

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Existing Conditions match As-Built	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dimensioned Details and of Sections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Detail Illustrating Connection to Existing Structure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
New Building Details Match Existing Building Details	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

### ***ARCHITECTURAL DESIGN***

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide a 11" x 17" material and color board.
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades shall have equal design characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

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

Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Large, grassed lawn areas encompassing a major portion of the site are avoided	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

***NATURAL RESOURCE PROTECTION***

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

***COMMENTS & CONDITIONS***

1. Staff recommends approval of the final review of the Pavilion submittal with the following conditions:
  - a. The colors must match the existing entry.
2. Any additional information as required by the Board.

**Archeology Research Facility  
40 Harriet Tubman Way  
November 12, 2024  
DRB-001479-2024**



October 29, 2024

Re: Final DRB Submittal  
Project: Historic Mitchelville Freedom Park, Archeology Research Facility  
40 Harriet Tubman Way, HHI

Dear Design Review Board,  
Enclosed you will find our Final Submittal for the new Archeology Research Facility at Historic Mitchelville Freedom Park. This project is part of a larger previously approved Master Plan.

Including:

- DRB Application
- Property Overall Site Plan of Historic Mitchelville
- Survey
- Archeology Building, Narrative
- Archeology Building, Architectural Drawings
- Archeology Building, Landscape Plan
- Lighting Plan + Photometrics
- Color board + Brand Colors
- Color Front Elevation

To address the DRB's comments at concept we have added:

1. a mechanical roof screen at the rear flat roof
2. carried the bracket detail to the side porch columns
3. refined the site lighting
4. provided a color front elevation

We are studying a water collection system for the gutters, but there are some questions we need to work out. Also, the colors chosen for the exterior are intended to be shades of Mitchelville's Brand Colors. We are focused on using lighter shades of the Pewter, Onyx, and Aya colors. We hope to choose final colors after a site mock-up can be reviewed. As you review this project we understand that there are a lot of moving parts across the property for this project and are happy to discuss questions as needed.

Sincerely,

Sarah S. Kepple  
Project Manager  
Pearce Scott Architects



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

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

Applicant/Agent Name: Sarah Kepple Company: Pearce Scott Architects  
 Mailing Address: 6 State of Mind St, Suite 200 City: Bluffton State: SC Zip: 29910  
 Telephone: 843-837-5700 Fax: \_\_\_\_\_ E-mail: sarah@pscottarch.com  
 Project Name: HMFP, Archeology Research Facility Project Address: 40 Harriet Tubman Way, HHI  
 Parcel Number [PIN]: R 510-005-000-0248-0000 and R510-005-000-0208-0000  
 Zoning District: PR (parks & rec) 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:  
 \_\_\_\_\_ Concept Approval – Proposed Development \_\_\_\_\_ Alteration/Addition  
X Final Approval – Proposed Development \_\_\_\_\_ 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.

*Sarah S. Hegglo*

**10-29-2024**

SIGNATURE

DATE

**Archeology Research Facility  
40 Harriet Tubman Way  
Narrative  
November 12, 2024  
DRB-001479-2024**

**Archeology Research Facility  
40 Harriet Tubman Way  
Survey  
November 12, 2024  
DRB-001479-2024**

LABEL	BEARING	DISTANCE
L1	N48°04'21"E	34.93
L2	S48°10'50"W	34.93
L3	S47°28'14"W	7.56
L4	S41°35'35"W	65.16
L5	N43°52'26"W	35.17
L6	OMITTED	OMITTED
L7	S41°42'51"E	26.41
L8	N17°19'23"E	9.30
L9	N34°59'07"E	81.16
L10	N24°08'52"E	1.03
L11	N29°25'18"E	37.56
L12	N26°49'32"E	37.95
L13	S24°08'52"E	27.04
L14	S30°13'22"W	66.00
L15	S25°28'22"W	31.93
L16	S09°58'17"W	38.39
L17	S07°14'52"W	48.78
L18	S12°31'28"W	37.50
L19	S05°36'12"W	52.09
L20	S30°15'31"W	30.37
L21	S39°24'13"W	45.48
L22	S19°49'19"W	39.08
L23	S27°32'30"W	20.91
L24	S27°32'30"W	23.75
L25	S41°08'14"W	16.48
L26	S41°08'14"W	12.38
L27	S52°17'15"W	62.92
L28	S48°22'44"W	38.40
L29	S57°53'18"W	46.48
L30	S52°43'23"W	26.31
L31	S75°06'05"W	15.88
L32	N82°59'50"W	7.56
L33	N82°59'50"W	10.76
L34	N87°46'28"W	11.31
L35	N87°46'28"W	17.33
L36	N71°00'34"W	21.46
L37	N32°57'16"W	17.16
L38	N58°06'08"W	14.27
L39	S78°22'34"W	20.90
L40	S63°20'30"W	26.37
L41	N87°15'31"W	15.54
L42	N87°15'31"W	1.31
L43	S75°29'17"W	30.65
L44	S52°10'12"W	11.17
L45	S08°42'12"W	21.16

N/F  
TOWN OF HILTON HEAD ISLAND SC  
BEAUFORT COUNTY SOUTH CAROLINA  
(PARCEL 248)  
TMS R510 005 000 0248 0000  
PB:100 PG:191  
PB:132 PG:174  
DB:3149 PG:1500  
36,516 S.F.  
0.838 AC.

N/F  
TOWN OF HILTON HEAD ISLAND  
BEAUFORT COUNTY SOUTH CAROLINA  
TMS R510 005 000 0101 0000  
PB:111 PG:176  
PB:134 PG:28  
DB:3149 PG:1500  
83,764 S.F.  
1.923 AC.

N/F  
TOWN OF HILTON HEAD ISLAND  
BEAUFORT COUNTY SOUTH CAROLINA  
(PARCEL 10A)  
TMS R510 005 000 010A 0000  
PB:111 PG:176  
PB:132 PG:173  
DB:3149 PG:1500  
43,790 S.F.  
1.005 AC.

N/F  
TOWN OF HILTON HEAD ISLAND  
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PB:77 PG:89  
DB:1102 PG:1328  
PROJECT AREA  
413,685 S.F.  
9.497 AC.

TOWN OF HILTON HEAD ISLAND LMO  
SECTION 16.5-112.B DISCLOSURE STATEMENT

SOME OR ALL AREAS ON THIS PLAT ARE FLOOD HAZARD AREAS AND HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING TIDAL WATERS ASSOCIATED WITH POSSIBLE HURRICANES. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE DEVELOPMENT COVENANTS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE TOWN BUILDING OFFICIAL. IN ADDITION, FEDERAL LAW REQUIRES MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO FEDERALLY INSURED MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHM 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 SCDHM OCRM, SCHEMATIC DESIGN IN THIS PLAT MOVES ITS RIGHT TO ASSERT PERMIT AUTHORITY AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

*Nathan P* 05/17/23  
DATE

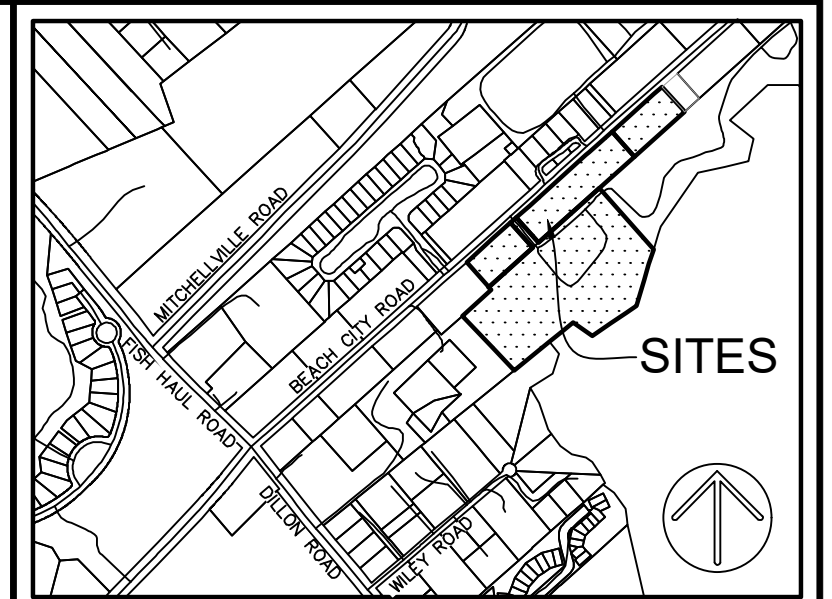
The critical line shown on this plot is valid for five years from the date of this signature, subject to the ordinary language above.

LEGEND

△	CALC POINT - CORNER NOT SET
CMF	CONC. MONUMENT FOUND
CMFD	CONC. MONUMENT FOUND DISTURBED
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
RBF	IRON REBAR FOUND
RBFD	IRON REBAR FOUND DISTURBED
●	BOLLARD
OC#	CABLE JUNCTION BOX
□	CONTROL PANEL
⊖	ELECTRIC METER
⊕	FIRE HYDRANT
⊖	FIBER OPTIC BOX
⊖	HANDICAP PARKING
⊖	IRRIGATION CONTROL VALVE
⊖	JUNCTION BOX
⊖	MARSHGRASS
⊖	POST
○	SANITARY SEWER CLEAN OUT
○	SANITARY SEWER MANHOLE
○	SIGN
X12.9	SPOT ELEVATION
○TEL	TELEPHONE JUNCTION BOX
○PEDEST	TELEPHONE PEDESTAL
○	TRANSFORMER-ELECTRIC
○	TRASH CAN
○	TREE LIMB
○	UNDERGROUND FIBER OPTICS MARKER
○	WATER METER
○	WATER VALVE
○	2" PVC CONDUIT
BAY	BAY
BG	BLACK GUM
CH	CHERRY
G	SWEET GUM
HIC	HICKORY
LA	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
MAP	RED MAPLE
MUL	MULBERRY
P	PINE
PA	PALMETTO
WO	WATER OAK
WXM	WAX MYRTLE
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
HDPE	HIGH DENSITY POLY-ETHYLENE PIPE
IE	INVERT ELEVATION
OCRM	OCEAN AND COASTAL RESOURCE MANAGEMENT
PD	PIPE DIRECTION
RCP	REINFORCED CONCRETE PIPE
WSE	WATER SURFACE ELEVATION
○	BOTTOM OF BANK
○	CONTOUR LINE
○	CENTERLINE OF DITCH
○	FENCE LINE
○	FORCEMAIN
○	TOP OF BANK
○	TREE CANOPY
○	UNDERGROUND DRAINAGE LINE
○	UNDERGROUND ELECTRIC LINE
○	UNDERGROUND FIBER OPTIC LINE
○	UNDERGROUND TELEPHONE
○	UNDERGROUND WATER LINE
○	BOARDWALK/DOCK
○	CONCRETE
○	DIRT ROAD
○	EDGE OF PAVEMENT
○	GRAVEL

○	BOTTOM OF BANK
○	CONTOUR LINE
○	CENTERLINE OF DITCH
○	FENCE LINE
○	FORCEMAIN
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○	UNDERGROUND WATER LINE
○	BOARDWALK/DOCK
○	CONCRETE
○	DIRT ROAD
○	EDGE OF PAVEMENT
○	GRAVEL



VICINITY MAP NOT TO SCALE

- NOTES
- FULL LEGEND, LINE & CURVE TABLES, FULL PROPERTY INFORMATION & ACRES, SHEET SIGNATURE AND FLOOD DISCLOSURE STATEMENT ARE LOCATED ON COVER SHEET.
  - THESE PARCELS APPEAR TO LIE IN MULTIPLE FLOOD ZONES: X, X (0.2% CHANCE), AE (ELEVATIONS 10' & 11'), COMMUNITY 450250 (TOWN OF HILTON HEAD ISLAND), MAP NUMBERS 4501300452G AND 4501300456G.
  - CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
  - VERTICAL DATUM IS NAVD 88.
  - BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED BY THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
  - UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.
  - THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustical EVIDENCE AS OF APRIL 27, 2023. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02, THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.
  - LINE TAGS ARE IN SEQUENTIAL ORDER.
  - THESE PROPERTIES FALL WITHIN THE AIRPORT-OVERLAY DISTRICT INCLUDING A PORTION OF THE APPROACH PATH.
  - PER THE HILTON HEAD ISLAND LMO: 16-3-106-E.3.B, THESE PROPERTIES LIE EITHER PARTIALLY OR WHOLLY WITHIN THE HILTON HEAD ISLAND AIRPORT-OVERLAY DISTRICT AND ARE SUBJECT TO NOISE THAT MAY BE OBJECTIVE.
  - THESE PROPERTIES ARE SUBJECT TO "NO NOISE LINES" LDN 60' DATA FROM THE TOWN OF HILTON HEAD ISLAND AIRPORT-OVERLAY DISTRICT ESTABLISHED: 1987 LMO, LAST REVISED: 06-01-2022, PER LMO, CHAPTER 3, SECTION: 16-3-106-E.

REFERENCES

- DEED BOOK:3149 PAGE:1500
- DEED BOOK:329 PAGE:1350
- DEED BOOK:1102 PAGE:1328
- DEED BOOK:3210 PAGE:2699
- PLAT BOOK:11 PAGE:34
- PLAT BOOK:24 PAGE:158
- PLAT BOOK:27 PAGE:48
- PLAT BOOK:29 PAGE:100
- PLAT BOOK:77 PAGE:89
- PLAT BOOK:100 PAGE:191
- PLAT BOOK:110 PAGE:132
- PLAT BOOK:111 PAGE:176
- PLAT BOOK:124 PAGE:124
- PLAT BOOK:132 PAGE:173
- PLAT BOOK:132 PAGE:174
- TOWN OF HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT ESTABLISHED: 1987 LMO, LAST REVISED: 06-01-2022, PER LMO, CHAPTER 3, SECTION: 16-3-106-E.



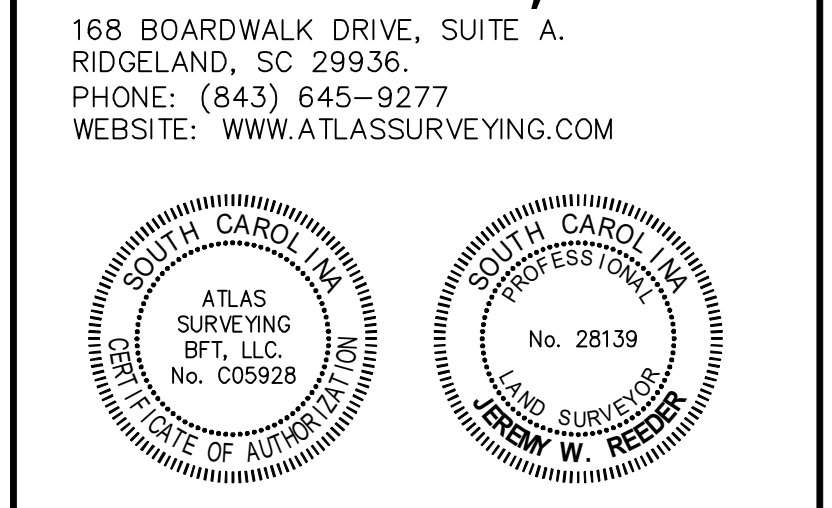
PREPARED FOR:  
TOWN OF HILTON HEAD  
AN AS-BUILT, TREE AND TOPOGRAPHIC SURVEY OF  
HISTORIC MITCHELLVILLE  
FREEDOM PARK

TAX PARCEL Nos.  
R510 005 000 0248 0000  
R510 005 000 010A 0000  
R510 005 000 0101 0000  
AND A PORTION OF  
R510 005 000 0208 0000  
THE TOWN OF HILTON HEAD ISLAND  
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JLG  
FIELD CHECK: JHG  
DRAWN BY: 04-21-2023  
PLAT DATE: 05-02-2023  
SCALE: 1"=60'  
PROJECT No.: BFT-18295  
FILE: BFT-18295 T100G

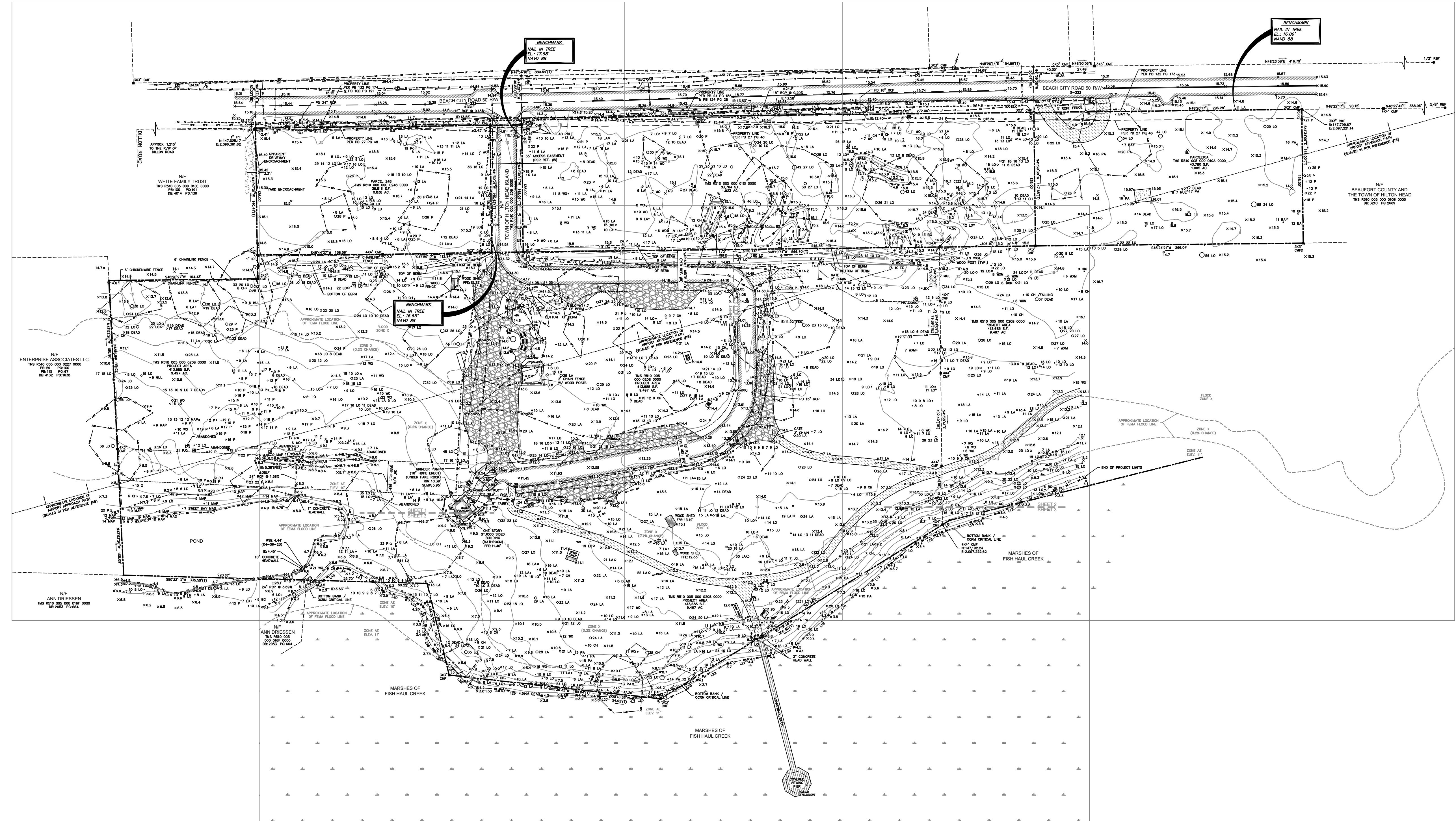
COVER SHEET

**ATLAS SURVEYING, INC.**  
168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: WWW.ATLASSURVEYING.COM

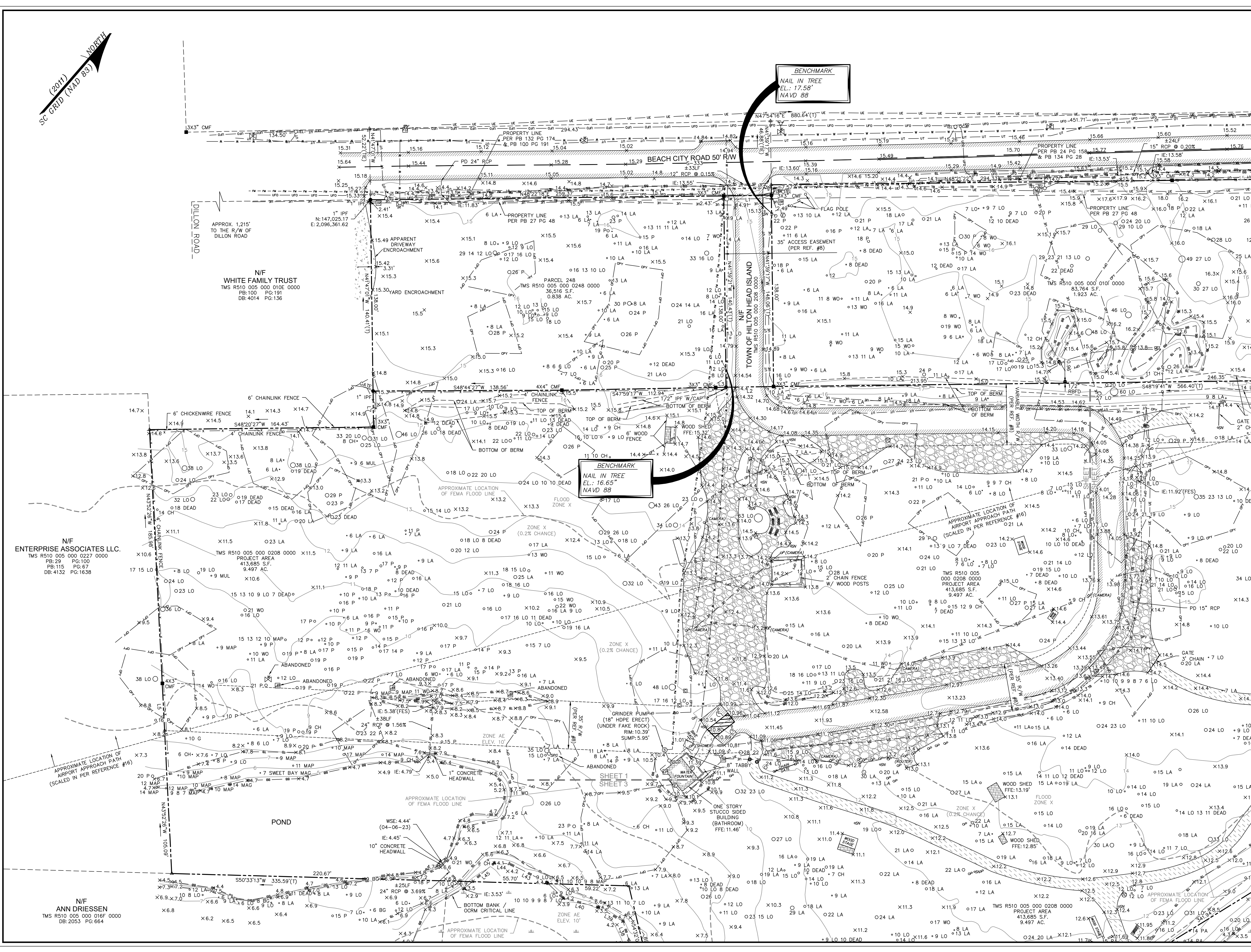
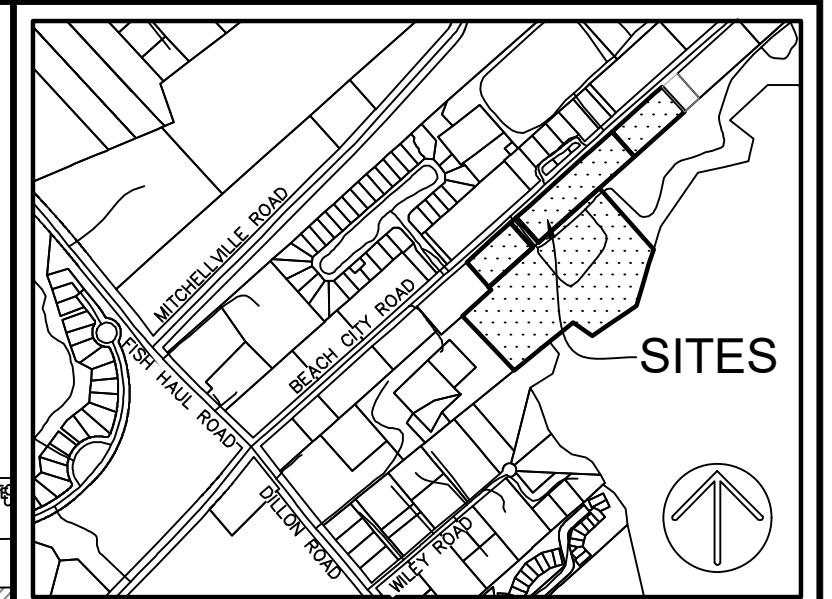


I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

Jeremy W. Reeder  
S.C.P.L.S. No. 28139  
-NOT VALID UNLESS COMPIED WITH SEAL-



(2011)  
SC GRID (NAD 83) NORTH

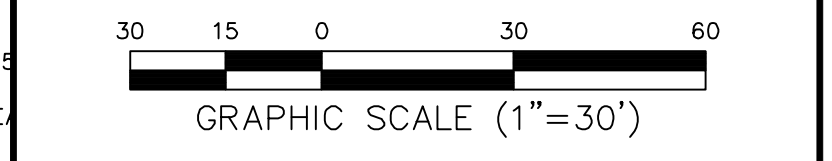


VICINITY MAP NOT TO SCALE

- NOTES
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  6. UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.
  7. THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustical EVIDENCE AS OF APRIL 27, 2023. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASSE) PUBLICATION 38-02, THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.
  8. LINE TAGS ARE IN SEQUENTIAL ORDER.
  9. THESE PROPERTIES FALL WITHIN THE AIRPORT-OVERLAY DISTRICT, INCLUDING A PORTION OF THE APPROACH PATH.
  10. THE HILTON HEAD ISLAND 16-3-106.6.3.R THESE PROPERTIES LIE EITHER PARTIALLY OR WHOLLY WITHIN THE HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT AND ARE SUBJECT TO NOISE THAT MAY BE OBSTRUCTIVE.
  11. THESE PROPERTIES ARE SUBJECT TO ADD NOISE LINES-LDN 60' DATA FROM THE TOWN OF HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT ESTABLISHED: 1987 LMO, LAST REVISED: 06-01-2022, PER LMO, CHAPTER 3, SECTION: 16-3-106.6.
  12. THESE PROPERTIES ARE SUBJECT TO ADD NOISE LINES-LDN 60' DATA FROM THE TOWN OF HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT ESTABLISHED: 1987 LMO, LAST REVISED: 06-01-2022, PER LMO, CHAPTER 3, SECTION: 16-3-106.6.

REFERENCES

- |                                                                                                                                                   |           |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1. DEED BOOK:3149                                                                                                                                 | PAGE:1500 |
| 2. DEED BOOK:329                                                                                                                                  | PAGE:1350 |
| 3. DEED BOOK:102                                                                                                                                  | PAGE:1328 |
| 4. DEED BOOK:3210                                                                                                                                 | PAGE:2689 |
| 5. PLAT BOOK:11                                                                                                                                   | PAGE:34   |
| 6. PLAT BOOK:24                                                                                                                                   | PAGE:158  |
| 7. PLAT BOOK:27                                                                                                                                   | PAGE:48   |
| 8. PLAT BOOK:29                                                                                                                                   | PAGE:100  |
| 9. PLAT BOOK:77                                                                                                                                   | PAGE:89   |
| 10. PLAT BOOK:100                                                                                                                                 | PAGE:191  |
| 11. PLAT BOOK:110                                                                                                                                 | PAGE:132  |
| 12. PLAT BOOK:111                                                                                                                                 | PAGE:176  |
| 13. PLAT BOOK:124                                                                                                                                 | PAGE:124  |
| 14. PLAT BOOK:132                                                                                                                                 | PAGE:173  |
| 15. PLAT BOOK:132                                                                                                                                 | PAGE:174  |
| 16. TOWN OF HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT ESTABLISHED: 1987 LMO, LAST REVISED: 06-01-2022, PER LMO, CHAPTER 3, SECTION: 16-3-106.6. |           |



PREPARED FOR:  
TOWN OF HILTON HEAD  
AN AS-BUILT, TREE AND TOPOGRAPHIC SURVEY OF  
HISTORIC MITCHELLVILLE  
FREEDOM PARK

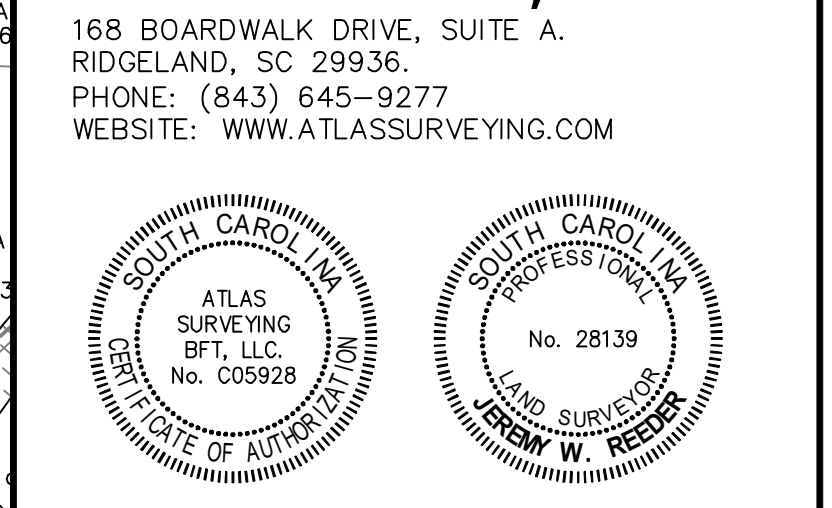
TAX PARCEL Nos.  
R510 005 000 0248 0000  
R510 005 000 0104 0000  
R510 005 000 0101 0000  
AND A PORTION OF  
R510 005 000 0208 0000  
THE TOWN OF HILTON HEAD ISLAND  
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JHW  
DRAWN BY: JHW  
FIELD DATE: 04-21-2023  
PLAT DATE: 05-02-2023  
SCALE: 1"=30'  
PROJECT No.: BFT-18295  
FILE: BFT-18295 T103

SHEET 1 OF 3

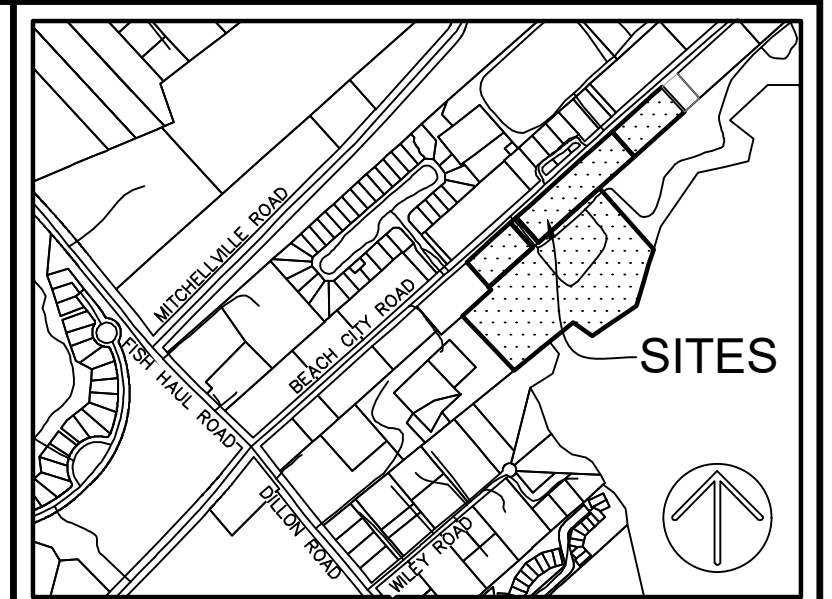
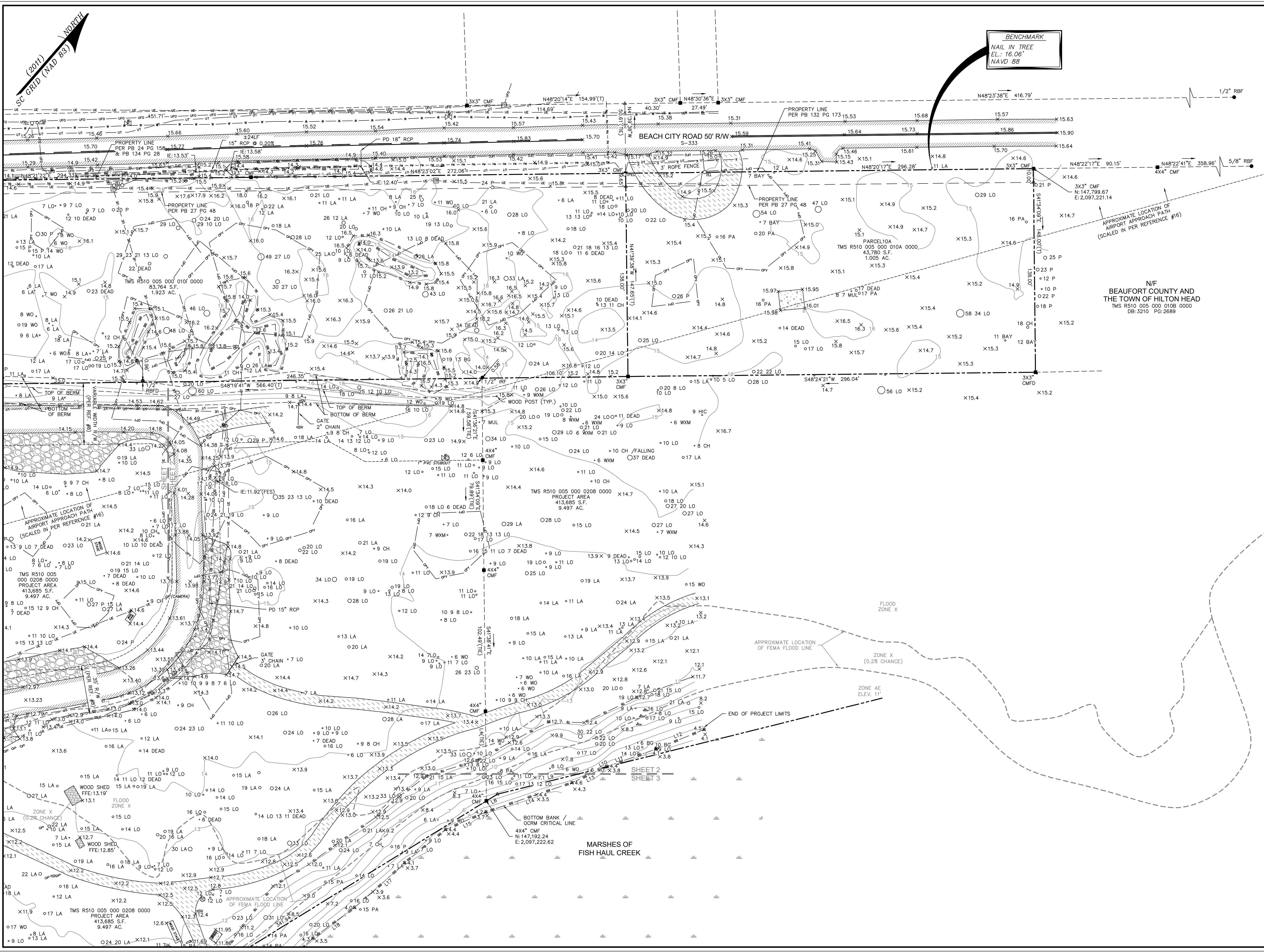
**ATLAS**  
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: WWW.ATLASURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

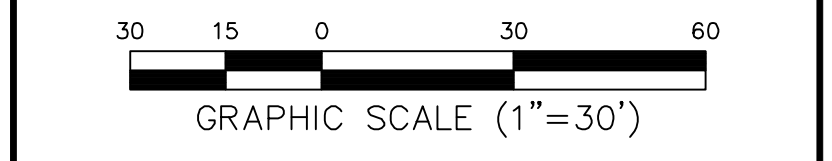
JEREMY W. REEDER  
S.C.P.L.S. No. 28139  
NOT VALID UNLESS COUNTERED WITH SEAL



- NOTES**
- FULL LEGEND, LINE & CURVE TABLES, FULL PROPERTY INFORMATION & AGREEMENTS, SPEC SIGNATURE AND FLOOD DISCLOSURE STATEMENT ARE LOCATED ON COVER SHEET.
  - THESE PARCELS APPEAR TO LIE IN MULTIPLE FLOOD ZONES: X, Y, Z (SEE CHANG) (ELEVATIONS 10' & 11'). COMMUNITY 450250 (TOWN OF HILTON HEAD ISLAND), MAP NUMBERS 45013004520 AND 45013004560.
  - CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
  - VERTICAL DATUM IS NAVD 88.
  - BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED BY THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
  - UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.
  - THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRIC AND ACoustic EVIDENCE AS OF APRIL 27, 2023. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASSE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.
  - LINE TAGS ARE IN SEQUENTIAL ORDER.
  - THESE PROPERTIES FALL WITHIN THE AIRPORT-OVERLAY DISTRICT INCLUDING A PORTION OF THE APPROACH PATH.
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**REFERENCES**

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11. PLAT BOOK:110	PAGE:132
12. PLAT BOOK:111	PAGE:176
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PREPARED FOR:  
**TOWN OF HILTON HEAD**  
 AN AS-BUILT, TREE AND TOPOGRAPHIC SURVEY OF  
**HISTORIC MITCHELLVILLE  
 FREEDOM PARK**

TAX PARCEL Nos.  
 R510 005 000 0248 0000  
 R510 005 000 010A 0000  
 R510 005 000 0101 0000  
 AND A PORTION OF  
 R510 005 000 0208 0000

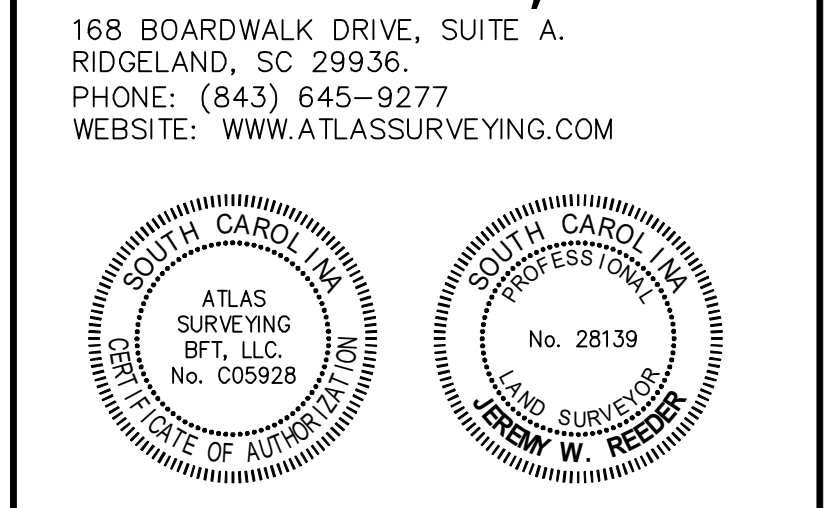
THE TOWN OF HILTON HEAD ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JWR  
 FIELD CHECK: JWR  
 DRAWN BY: JHJ  
 FIELD DATE: 04-21-2023  
 PLAT DATE: 05-02-2023  
 SCALE: 1"=30'  
 PROJECT No.: BFT-18295  
 FILE: BFT-18295 T18W3

**SHEET 2 OF 3**

**ATLAS  
 SURVEYING, INC.**

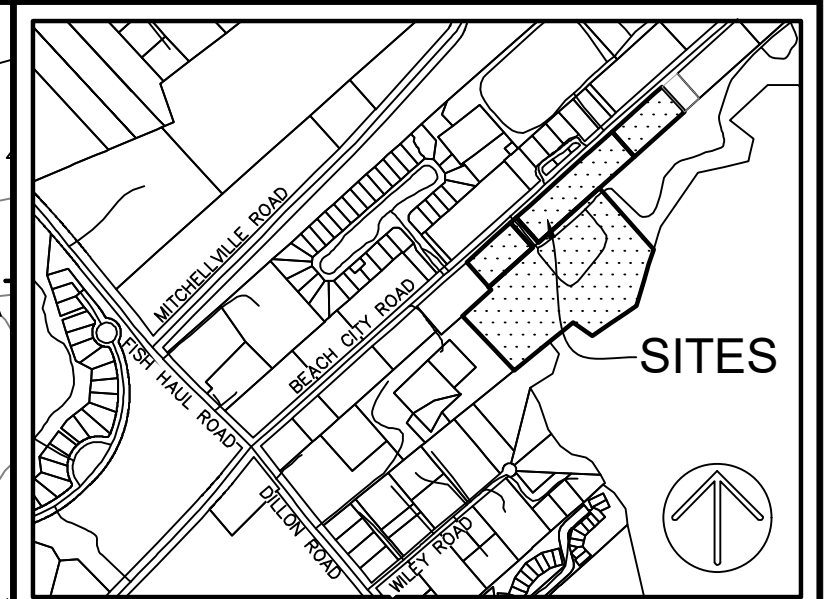
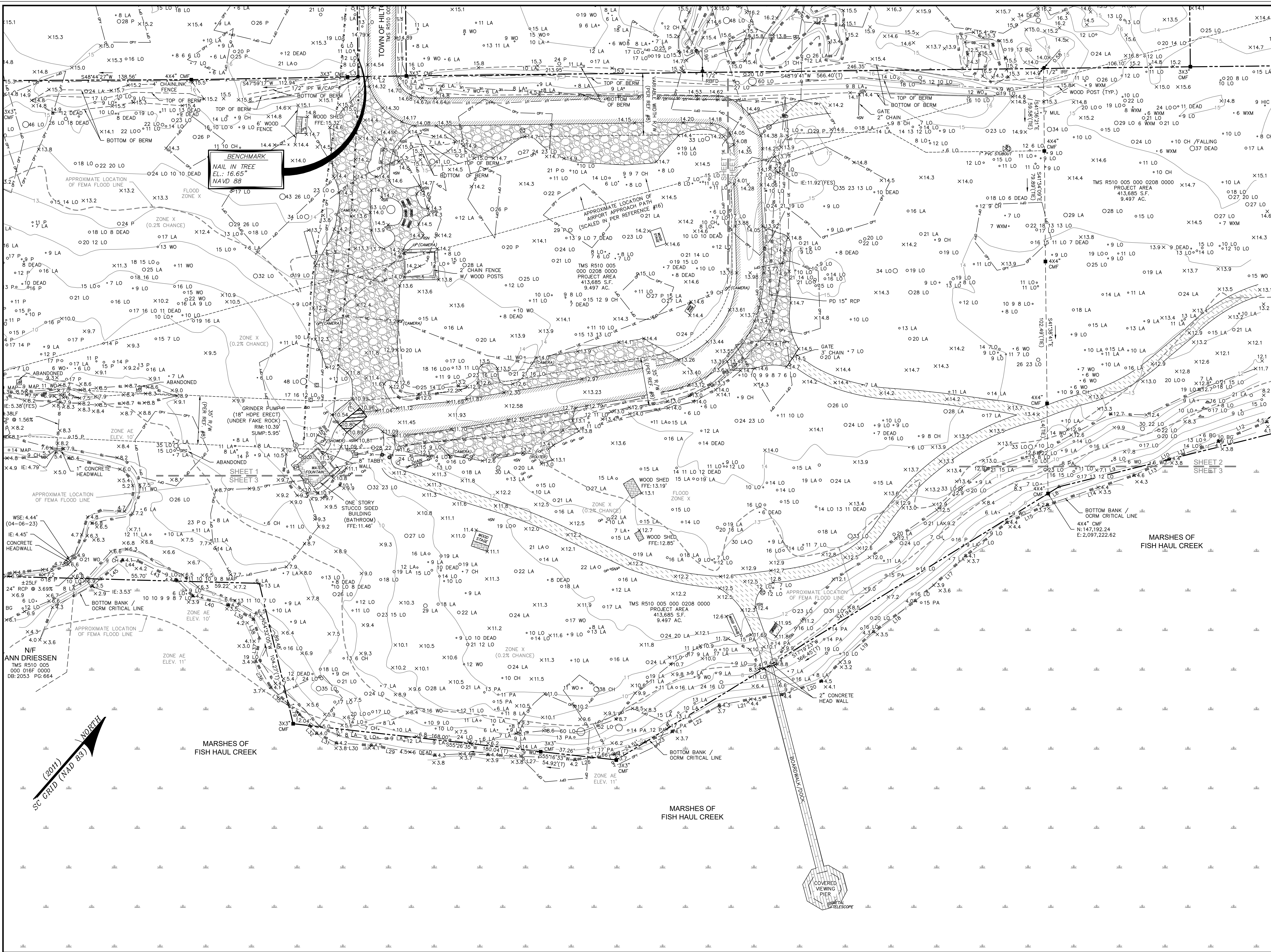
168 BOARDWALK DRIVE, SUITE A.  
 RIDGELAND, SC 29936.  
 PHONE: (843) 645-9277  
 WEBSITE: WWW.ATLASSURVEYING.COM



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**No. 28139**

JEREMY W. REEDER  
 S.C.P.L.S. No. 28139  
 - NOT VALID UNLESS COMPIED WITH SEAL -

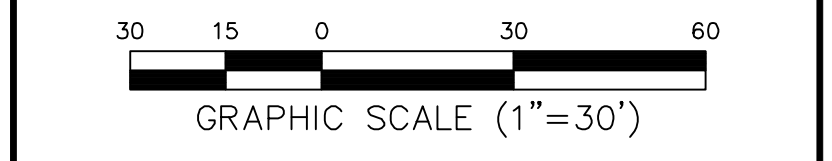


VICINITY MAP NOT TO SCALE

- NOTES
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  2. THESE PARCELS APPEAR TO LIE IN MULTIPLE FLOOD ZONES: X, X-2 (2% CHANCE) AE (ELEVATIONS 10' & 11').
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7. PLAT BOOK: 27	PAGE: 48
8. PLAT BOOK: 29	PAGE: 100
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10. PLAT BOOK: 100	PAGE: 191
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PREPARED FOR:  
**TOWN OF HILTON HEAD**  
 AN AS-BUILT, TREE AND TOPOGRAPHIC SURVEY OF  
**HISTORIC MITCHELLVILLE**  
**FREEDOM PARK**

TAX PARCEL Nos.  
 R510 005 000 0248 0000  
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 R510 005 000 0101 0000  
 AND A PORTION OF  
 R510 005 000 0208 0000

THE TOWN OF HILTON HEAD ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JWG  
 DRAWN BY: JWG  
 FIELD DATE: 04-21-2023  
 PLAT DATE: 05-02-2023  
 PROJECT No.: BFT-18295  
 FILE: LA-16295 T10WS

**SHEET 3 OF 3**

**ATLAS SURVEYING, INC.**  
 168 BOARDWALK DRIVE, SUITE A.  
 RIDGELAND, SC 29936.  
 PHONE: (843) 645-9277  
 WEBSITE: WWW.ATLASSURVEYING.COM

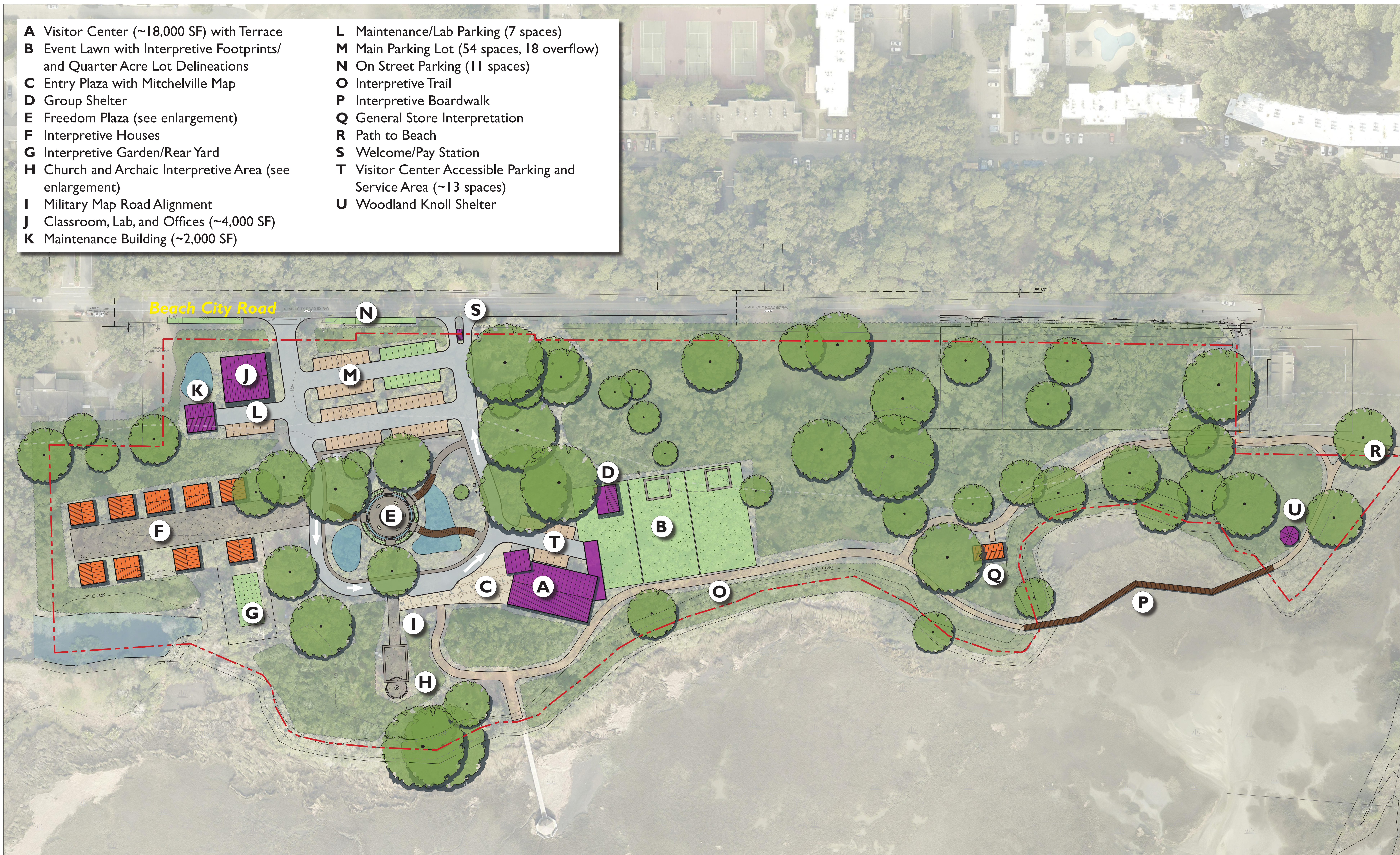
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**ATLAS SURVEYING, INC.**  
 No. 28139  
 LAND SURVEYOR  
 JEREMY W. REEDER

JEREMY W. REEDER  
 S.C.P.L.S. No. 28139  
 NOT VALID UNLESS COMPIED WITH SEAL

**Archeology Research Facility  
40 Harriet Tubman Way  
Plan Set  
November 12, 2024  
DRB-001479-2024**

- A** Visitor Center (~18,000 SF) with Terrace
- B** Event Lawn with Interpretive Footprints/ and Quarter Acre Lot Delineations
- C** Entry Plaza with Mitchelville Map
- D** Group Shelter
- E** Freedom Plaza (see enlargement)
- F** Interpretive Houses
- G** Interpretive Garden/Rear Yard
- H** Church and Archaic Interpretive Area (see enlargement)
- I** Military Map Road Alignment
- J** Classroom, Lab, and Offices (~4,000 SF)
- K** Maintenance Building (~2,000 SF)
- L** Maintenance/Lab Parking (7 spaces)
- M** Main Parking Lot (54 spaces, 18 overflow)
- N** On Street Parking (11 spaces)
- O** Interpretive Trail
- P** Interpretive Boardwalk
- Q** General Store Interpretation
- R** Path to Beach
- S** Welcome/Pay Station
- T** Visitor Center Accessible Parking and Service Area (~13 spaces)
- U** Woodland Knoll Shelter

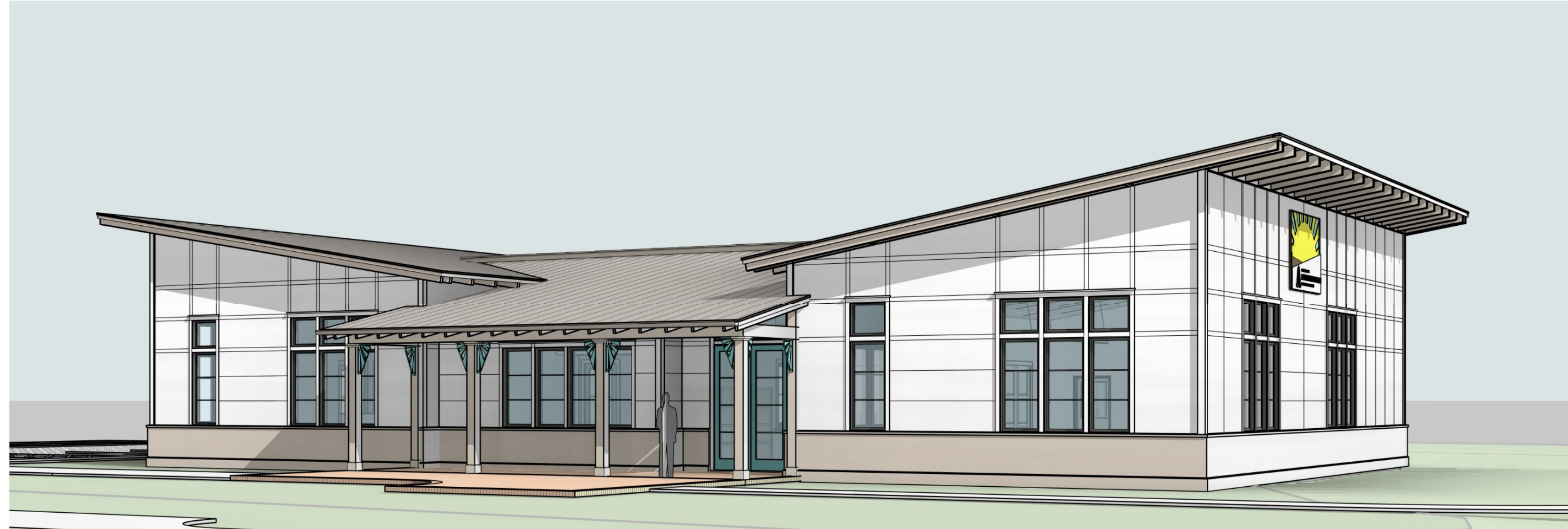


# NEW CLASSROOM / ARCHEOLOGICAL LAB BUILDING: HISTORIC MITCHELVILLE FREEDOM PARK

## 40 Harriet Tubman Way DRB Final Submittal - 10.29.24

### GENERAL NOTES

- The contractor is responsible for compliance, and shall construct, to all applicable local, state, and federal codes and regulations, in conformance to all industry standards and methods of construction, and per manufacturer's recommended installations. Contractor to file all required certificates of insurance, permits, bonds, and fees prior to commencement of work.
- All materials will be new, unless otherwise specified. All materials, finishes, and workmanship will meet accepted industry standards, and will be consistent with the plans regarding sizes. A reasonable allowance on all dimensions is allowed according to normal industry standards.
- For dimensions not shown or in question, the contractor will notify Architect of any discrepancies or conflicts before proceeding.
- For discrepancies or conflicts between the architectural and engineering drawings, the contractor shall request clarification from the Architect before proceeding.
- Contractor shall verify all existing field conditions. Any discrepancies shall be brought to the attention of the Architect.
- Contractor to provide a sample board of exterior materials, finishes and colors for final approval by Owner.
- Contractor to provide a job sign in accordance with the neighborhood/development regulations.
- The site is to be kept clean at all times for the duration of the project.
- The design documents are instruments of professional service and shall remain the property of Pearce Scott Architects. Such instruments shall not be used by the client, or others, for any other purposes without the prior written consent of the Architect. The documents are a one-time only use.
- The design documents are to be used for design intent and in coordination with supplemental engineering documents. See note 5.
- All walls are dimensioned to the face of stud or masonry unless noted otherwise. Existing walls are dimensioned to finished surface.
- See structural engineering documents for structural connection details and call-outs, calculation and notes required by code, and details for wall and roof connections including tie down requirements.
- The design documents do not indicate required drainage and other site related work requirements. See landscape, civil, or other supplemental drawings.
- When the Architect is contracted for construction observation services by the owner, the Contractor will coordinate with the Architect for progress visits based on the schedule and availability of both parties. Pay applications, if applicable, shall be provided to the Architect prior to the meeting to allow site review of work within the billing cycle.
- Pearce Scott Architects acts in accordance with Chapter 11, S.C. Code Regulations. The firm has NOT been hired to provide minimum construction administration services on this project.



### PROJECT DESCRIPTION

This project is a new Archeology Research Facility which is part of a larger previously approved master plan for the Historic Mitchelville Freedom Park. This one-story building will serve as the welcome center to the Mitchelville Freedom Park. The building program will include a multi-propose room, archeology research room, administration space, and restrooms.

A new parking lot with 15 spaces will be added to the southeast side of the building.

### LOCATION MAP



### PROJECT TEAM

<b>OWNER:</b> Historic Mitchelville Freedom Park Ahmad Ward 40 Harriet Tubman Way Hilton Head Island, SC 29926 P: 843-255-7301 award@exploremitchelville.org	<b>ARCHITECT:</b> Pearce Scott Architects Sarah S. Kepple 6 State of Mind Street, Suite 200 Bluffton, SC 29910 P: 843.837.5700 sarah@pscottarch.com	<b>GENERAL CONTRACTOR:</b> Shoreline Construction Ryan Pratt 4366 Bluffton Parkway Bluffton, SC 29910 P: 843.548.2130 C: 843.227.3386 rpratt@shoreconsc.com
<b>CIVIL:</b> Ward Edwards Engineering Chandler Wilkinson 119 Palmetto Way, Suite C PO Box 381 Bluffton, SC 29910 P: 843.837.5250 C: 864.934.1810 cwilkinson@wardedwards.com	<b>LANDSCAPE ARCHITECT:</b> WLA Studio Madie Fischetti, ASLA, AICP 675 Pulaski St, Suite 1000 Athens, GA 30601 P: 706.543.5459 xt 221 madie@wlandstudio.com	<b>STRUCTURAL ENGINEER:</b> ShearLock Engineering Jake Eavenson, PE, SE 110 Traders Cross, Second Floor Okatie, SC 29910 P: 843.473.8767 jake@shearlockeng.com
<b>PLUMBING &amp; MECH &amp; ELECTRICAL ENGINEER:</b> Method Engineering Group Chris Shaffer 1020 Drayton Street, Suite 101 Savannah, GA 31401 P: 912.963.1611 C: 912.623.4810 CShaffer@methodeg.com	<b>INTERIOR DESIGNER:</b>	

### PROJECT INFORMATION

PROJECT ANALYSIS	
ZONING DISTRICT:	PR (parks & rec)
OVERLAY DISTRICT:	COR
USE OF PROPERTY:	COMMUNITY SERVICES
GROSS SITE ACRES:	13.421 AC.
NET SITE ACRES (gross acres- tidal wetlands)	
ALLOWED TOTAL DENSITY (new acres x gfa)	?
PROPOSED BUILDING S.F.	4,872 S.F.
TOTAL SQUARE FOOTAGE	5,481 S.F.
MAX. ALLOWED IMPERVIOUS AREA AND PERCENTAGE (max allowed is % but provide sq. ft. for site also)	?
CURRENT IMPERVIOUS AREA AND PERCENTAGE	?
PROPOSED IMPERVIOUS AREA AND PERCENTAGE	?
MIN. NUMBER OF PARKING SPACES REQUIRED (1 per every ___)	?
EXISTING NUMBER OF PARKING SPACES ON SITE	?
PROPOSED ADDITIONAL PARKING (if needed)	?
AREA OF DISTURBANCE - (ac.)	?
FLOOD ZONE(S)	X, X (0.2% chance), AE (elevations 10' & 11')

\*\* REFER TO LANDSCAPE DRAWINGS FOR PARKING SUMMARY CALCULATIONS \*\*

FRONT, WEST SETBACK:	N/A
REAR, EAST SETBACK:	15'
SIDE, NORTH SETBACK:	30'
SIDE, SOUTH SETBACK:	N/A

SITE ALLOWABLES:	ALLOWED:	CURRENT:
MIN. FINISH PAD ELEV.:	-	16.5' amsl
MAX. BLDG. FT. PRINT:	-	4,872 s.f.
MAX. BLDG. HEIGHT:	-	21'-3"
MAX. BLDG. STORIES:	-	1 Story

(checked 10/29/24 by SSK)

### AREA CALCULATIONS

FIRST FLOOR HEATED:	4,872 S.F.
PORCHES:	609 S.F.
TOTAL UNDER ROOF:	5,481 S.F.

(checked 09/25/24 by SSK)

### OCCUPANCY CALCULATIONS

A-2, TABLE & CHAIRS:	1,002 S.F.
A, EXHIBIT GALLERY:	489 S.F.
A, VOCATIONAL:	1,242 S.F.
BUSINESS:	1,063 S.F.
STORAGE:	354 S.F.

(checked 10/29/24 by SSK)

DO NOT SCALE FROM DRAWINGS

NO.	DATE	INITIAL
10/29/24	SSK	
09/10/24	SSK	

DRB FINAL  
DRB CONCEPT  
DESCRIPTION / REVISION LOG

© 2024 PEARCE SCOTT ARCHITECTS

**NEW ARCHEOLOGICAL RESEARCH BUILDING FOR:**  
 HISTORIC MITCHELVILLE FREEDOM PARK  
 40 HARRIET TUBMAN WAY  
 HILTON HEAD ISLAND, SC 29926

NOT FOR CONSTRUCTION

PEARCE SCOTT ARCHITECTS

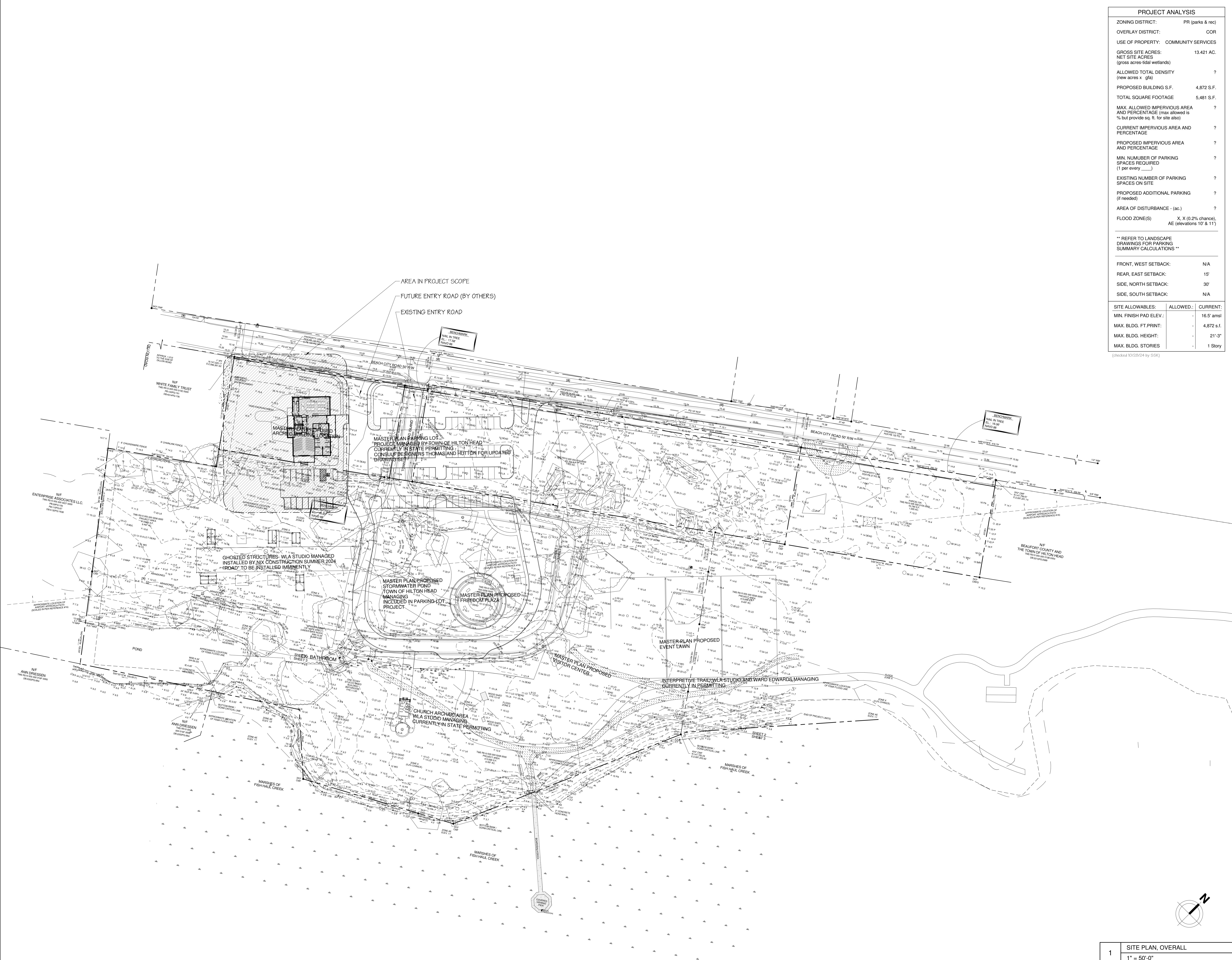
6 STATE OF MIND STREET  
SUITE 200  
BLUFFTON, SC 29910  
843.837.5700

PROJECT NUMBER:	2406
DATE:	10.29.24
DRAWN BY:	SSK
CHECKED BY:	

### COVER SHEET

SHEET NO.  
**.CVR**

30x42 PAPER SIZE



PROJECT ANALYSIS		
ZONING DISTRICT:	PR (parks & rec)	
OVERLAY DISTRICT:	COR	
USE OF PROPERTY:	COMMUNITY SERVICES	
GROSS SITE ACRES:	13.421 AC.	
NET SITE ACRES (gross acres - tidal wetlands)		
ALLOWED TOTAL DENSITY (new acres x gfa)	?	
PROPOSED BUILDING S.F.	4,872 S.F.	
TOTAL SQUARE FOOTAGE	5,481 S.F.	
MAX. ALLOWED IMPERVIOUS AREA AND PERCENTAGE (max allowed is % but provide sq. ft. for site also)	?	
CURRENT IMPERVIOUS AREA AND PERCENTAGE	?	
PROPOSED IMPERVIOUS AREA AND PERCENTAGE	?	
MIN. NUMBER OF PARKING SPACES REQUIRED (1 per entry)	?	
EXISTING NUMBER OF PARKING SPACES ON SITE	?	
PROPOSED ADDITIONAL PARKING (if needed)	?	
AREA OF DISTURBANCE - (ac.)	?	
FLOOD ZONE(S)	X, X (0.2% chance), AE (elevations 10' & 11')	
** REFER TO LANDSCAPE DRAWINGS FOR PARKING SUMMARY CALCULATIONS **		
FRONT, WEST SETBACK:	N/A	
REAR, EAST SETBACK:	15'	
SIDE, NORTH SETBACK:	30'	
SIDE, SOUTH SETBACK:	N/A	
SITE ALLOWABLES:	ALLOWED:	CURRENT:
MIN. FINISH PAD ELEV.:	-	16.5' amsl
MAX. BLDG. FT. PRINT:	-	4,872 s.f.
MAX. BLDG. HEIGHT:	-	21'-3"
MAX. BLDG. STORIES:	-	1 Story

(checked 10/29/24 by SSK)

DO NOT SCALE FROM DRAWINGS

NO.	DATE	DESCRIPTION / REVISION LOG	SSK	INITIAL
	10/29/24		SSK	
	09/10/24		SSK	

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**NEW ARCHEOLOGICAL RESEARCH BUILDING FOR:**  
 HISTORIC MITCHELVILLE FREEDOM PARK  
 40 HARRIET TUBMAN WAY  
 HILTON HEAD ISLAND, SC 29926

**PEARCE SCOTT ARCHITECTS**  
 6 STATE OF MIND STREET  
 SUITE 200  
 BLUFFTON, SC 29910  
 843.837.5700

NOT FOR CONSTRUCTION

PROJECT NUMBER: 2406  
 DATE: 10/29/24  
 DRAWN BY: SSK  
 CHECKED BY:

**SITE PLAN, OVERALL**

SHEET NO.  
**A001**

30x42 PAPER SIZE

1	SITE PLAN, OVERALL
	1" = 50'-0"



**PROJECT ANALYSIS**

ZONING DISTRICT:	PR (parks & rec)
OVERLAY DISTRICT:	COR
USE OF PROPERTY:	COMMUNITY SERVICES
GROSS SITE ACRES:	13.421 AC.
NET SITE ACRES (gross acres - tidal wetlands):	?
ALLOWED TOTAL DENSITY (new acres x gfa):	?
PROPOSED BUILDING S.F.:	4,872 S.F.
TOTAL SQUARE FOOTAGE:	5,481 S.F.
MAX. ALLOWED IMPERVIOUS AREA AND PERCENTAGE (max allowed is % but provide sq. ft. for site also):	?
CURRENT IMPERVIOUS AREA AND PERCENTAGE:	?
PROPOSED IMPERVIOUS AREA AND PERCENTAGE:	?
MIN. NUMBER OF PARKING SPACES REQUIRED (1 per every):	?
EXISTING NUMBER OF PARKING SPACES ON SITE:	?
PROPOSED ADDITIONAL PARKING (if needed):	?
AREA OF DISTURBANCE - (ac.):	?
FLOOD ZONE(S):	X, X (0.2% chance), AE (elevations 10' & 11')

\*\* REFER TO LANDSCAPE DRAWINGS FOR PARKING SUMMARY CALCULATIONS \*\*

FRONT, WEST SETBACK:	N/A
REAR, EAST SETBACK:	15'
SIDE, NORTH SETBACK:	30'
SIDE, SOUTH SETBACK:	N/A

SITE ALLOWABLES:	ALLOWED:	CURRENT:
MIN. FINISH PAD ELEV.:	-	16.5' amsl
MAX. BLDG. FT. PRINT:	-	4,872 s.f.
MAX. BLDG. HEIGHT:	-	21'-3"
MAX. BLDG. STORIES:	-	1 Story

(checked 10/29/24 by SSK)

**SITE NOTES:**

- OWNER TO PROVIDE TREE & TOPOGRAPHIC SURVEY UNDER SEPARATE CONTRACT.
- SITE PLAN LOCATION AND DIMENSIONS ARE APPROXIMATE.
- WHEN PRESENT, NO WORK SHALL OCCUR WITHIN THE RFOF / OCRM SETBACK LINE. CONTRACTOR TO FENCE LINE WITH SILT OR CONSTRUCTION FENCING.
- SEE LANDSCAPE ARCHITECT'S PLAN FOR FINAL:
  - FINISHED GRADES & SPOT ELEVATIONS
  - TREES TO BE REMOVED
  - TREE PROTECTION
  - SILT FENCING LOCATIONS & DETAILS
  - MOBILIZATION PLAN
  - HARDSCAPE / PAVING
- GENERAL CONTRACTOR SHALL:
  - COORD. BARRIER FENCING IN THE FIELD TO PROTECT EXISTING TREES AS PER LANDSCAPE PLANS.
  - VERIFY LOCATION OF GAS, CABLE, POWER, AND TELEVISION UTILITY ON SITE, COORDINATE SIZE OF GAS w/ PLUMBING SUB-CONTRACTOR.
  - VERIFY LOCATION OF WATER MAIN AND SEWER LINE ON SITE, COORDINATE SIZE OF LINE w/ PLUMBING SUB-CONTRACTOR.
  - ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR EXISTING SITE CONDITIONS.
  - COORD. ACTUAL BUILDING LOCATION WITH FOUNDATION AND FRAMING PLANS.

TREES TO BE REMOVED & NOTES PER ARCHITECT'S REPORT (COORDINATE w/ LANDSCAPE PLANS)

DO NOT SCALE FROM DRAWINGS

SSK	10/29/24	SSK	INITIAL
SSK	09/10/24	SSK	DATE
NO.	DESCRIPTION / REVISION LOG		

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**NEW ARCHEOLOGICAL RESEARCH BUILDING FOR:**  
 HISTORIC MITCHELVILLE FREEDOM PARK  
 40 HARRIET TUBMAN WAY  
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**PEARCE SCOTT ARCHITECTS**  
 6 STATE OF MIND STREET  
 SUITE 200  
 BLUFFTON, SC 29910  
 843.837.5700

**NOT FOR CONSTRUCTION**

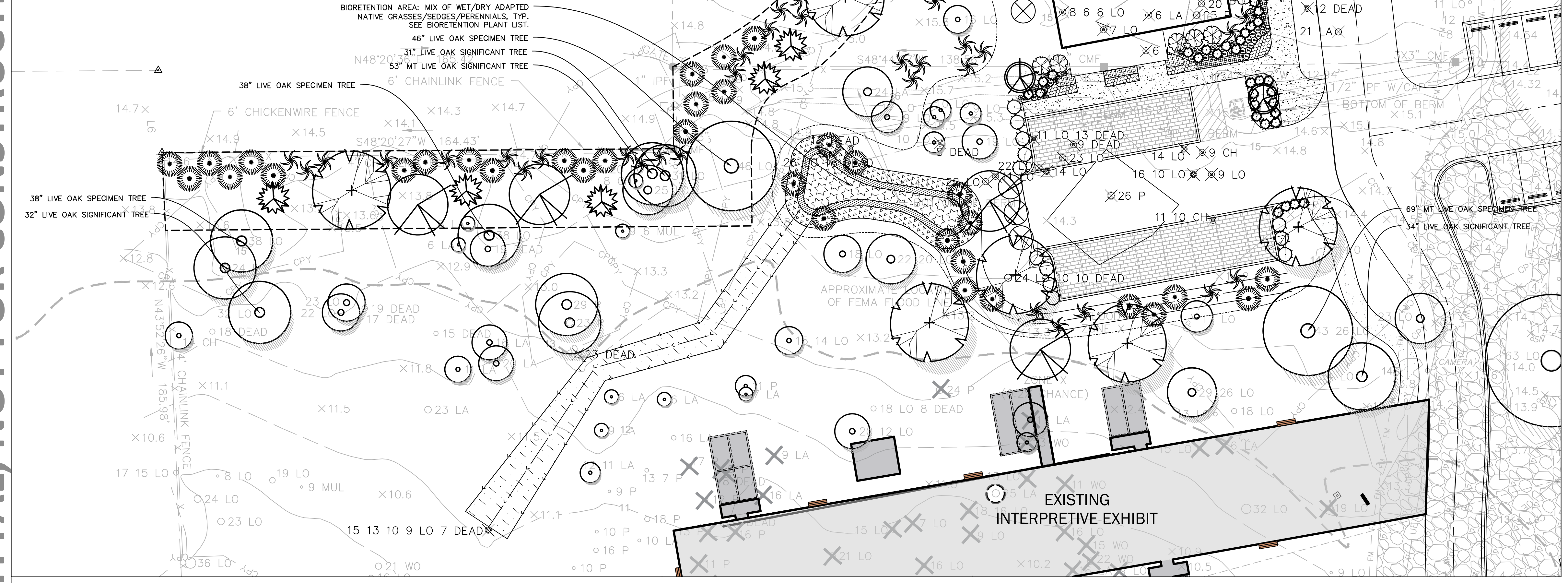
PROJECT NUMBER: 2406  
 DATE: 10/29/24  
 DRAWN BY: SSK / MJS  
 CHECKED BY:

**SITE PLAN, AREA IN SCOPE**

SHEET NO.  
**A002**  
 30x42 PAPER SIZE

FINAL DRB SUBMITTAL, NOT FOR CONSTRUCTION

PLANT SCHEDULE					
Shade Trees	Scientific Name	Common Name	Planting Size	Mature Size	Form
4	<i>Quercus virginiana</i>	Live Oak	2' DBH / 8' ht. (min.)	40x30'	B&B
8	<b>Total Trees</b>				
Understory Trees	Scientific Name	Common Name	Planting Size	Mature Size	Form
9	<i>Ilex cassine</i>	Dahoon Holly	7 gal.	8-12w x 20-30' h	cont.
7	<i>Ilex opaca</i>	American Holly	5 gal.	10-15 x 15-20'	cont.
3	<i>Magnolia virginiana</i>	Sweetbay Magnolia	2' DBH / 8' ht. (min.)	10-20' h + w	B&B
19	<b>Total Understory Trees</b>				
Shrubs	Scientific Name	Common Name	Planting Size	Mature Size	Form
13	<i>Calliandra americana</i>	American Beautyberry	min 3 gal.	3-6' x 3-4'	Cont.
18	<i>Clethra alnifolia</i> 'Ruby Spice'	Sweet Pepperbush	min 3 gal.	4-6' x 3-8'	Cont.
66	<i>Sabal minor</i>	Shrub Palmetto	min 5 gal.	4-6' x 4-10'	Cont.
9	<i>Ilex opaca</i>	American Holly	min 5 gal.	4-8' x 6-10'	Cont.
42	<i>Myrica cerifera</i>	Wax Myrtle	min 5 gal.	8-10w x 20-25'	Cont.
257	<b>Total Shrubs</b>				
Perennials	Scientific Name	Common Name	Planting Size	Mature Size	Form
50	<i>Iris virginica</i>	Blue Flag Iris	as available	Spread by rhizome	Cont.
19	<i>Baptisia alba</i>	White False Indigo	1 gallon	2'x3'	Cont.
30	<i>Symphoricarpos novae-belgii</i>	New York Aster	1 gallon	2-3'	Cont.
7	<i>Hibiscus moscheutos</i>	Sweet Rosemallow	1 gallon	3'x6'	Cont.
25	<i>Helianthus debilis</i>	Cucumberleaf Sunflower	1 gallon	4-5' x 1.5-2'	Cont.
131	<b>Total Perennials</b>				
Grasses	Scientific Name	Common Name	Planting Size	Mature Size	Form
45	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	1 gallon	2-3' x 2-3'	Cont.
52	<i>Pennisetum alopecuroides</i> 'Little Bunny'	Little Bunny Fountain Grass	1 gallon	12'x12'	Cont.
97	<b>Total Grasses</b>				
Bioretention	Scientific Name	Common Name	Planting Size	Mature Size	Form
85	<i>Juncus effusus</i>	Soft Rush	as available	18" spacing	Plug liner
16	<i>Pontederia cordata</i>	Pickersweeet	as available	36" spacing	Plug liner
92	<i>Saururus cernuus</i>	Lizard's Tail	as available	18" spacing	Plug liner
92	<i>Juncus tenuis</i>	Slender Rush	as available	12" spacing	Plug liner
23	<i>Carex ampibola</i>	Carex Sedge	as available	12" spacing	Plug liner
23	<i>Carex grayi</i>	Gray's Sedge	as available	12" spacing	Plug liner
126	<i>Chasmanthium laxum</i>	Slender Woodoats	as available	18" spacing	Plug liner
285	<b>Total Bioretention Plants</b>				
Bioswale	Scientific Name	Common Name	Planting Size	Mature Size	Form
1.591	Custom Native Bioswale Mix for Shade	To be designed by Ernst Conservation Seeds	n/a	n/a	Seed mix



### LEGEND

- EXISTING TREES TO BE REMOVED, SEE DEM. PLAN
- EXISTING TREES- CANOPY ILLUSTRATIVE
- QUERCUS VIRGINIANA-LIVE OAK- 26' DIA.
- ILEX OPACA-AMERICAN HOLLY- 20' DIA.
- MAGNOLIA VIRGINIANA-SWEET BAY MAGNOLIA - 10.5' DIA.
- ILEX CASSINE-DAHON HOLLY - 10.5' DIA.
- MYRICA CERIFERA-WAX MYRTLE - 8-10' DIA.
- SABAL MINOR-SHRUB PALMETTO - 4-6' DIA.
- ILLICIAM FLORIDANUM-FLORIDA ANISE - 4-8' DIA.
- ILEX GLABRA-INKBERRY HOLLY - 4-6' DIA.
- CLETHRA ALNIFOLIA-SWEET PEPPERBUSH - 4-6' DIA.
- CALLICARPA AMERICANA-AMERICAN BEAUTYBERRY - 4-6' DIA.
- MUHLENBERGIA CAPILLARIS-36" SPACING
- SYMPLOCOS CAROLINIANA-18" SPACING
- BAPTISIA ALBA - 24" SPACING
- HIBISCUS MOSCHEUTOS- 24" SPACING
- BUFFER BOUNDARY
- PLANTING BED LINE
- BIORETENTION AREA**
  - ZONE 1: SAURARUS CERNUS 30%, PONTEDARIA CORDATA 30%, JUNCUS EFFUSUS 40%
  - ZONE 2: JUNCUS TENUIS 40%, CAREX AMPHIBOLA 30%, CAREX GRAYI 30%
  - ZONE 3: CHASMANTHIUM LAXUM BETWEEN MYRICA CERIFERA
- BIOSWALE: CUSTOM NATIVE BIOSWALE SEED MIX FOR SHADE, SPEC TO BE DETERMINED BY ERNST CONSERVATION SEEDS**
- PERENNIAL BEDS**
  - HELIANTHUS DEBILIS- SPACED 36" APART
  - IRIS VIRGINICA- RHIZOMES SEPARATED AND SPACED 12" APART

### NOTES

- TREE REMOVAL: PROPOSED LIVE TREES TO BE REMOVED: 44  
SPECIMEN TREES: 0  
SIGNIFICANT TREES: 1 (30" PINE)  
PROPOSED DEAD TREES TO BE REMOVED: 9  
TOTAL TREES TO BE REMOVED: 53
- BUFFERS PER Sec.16-5-103, - Buffer Standards, TABLE 16-5-103.F: BUFFER TYPES:  
ADJACENT STREET: TYPE A BUFFER  
OPTION 1: 20' WIDE BUFFER ALONG BEACH CITY ROAD  
ADJACENT SINGLE FAMILY RESIDENTIAL: TYPE C BUFFER  
OPTION 1: 25' WIDE BUFFER.



FINAL DRB SUBMITTAL, NOT FOR CONSTRUCTION

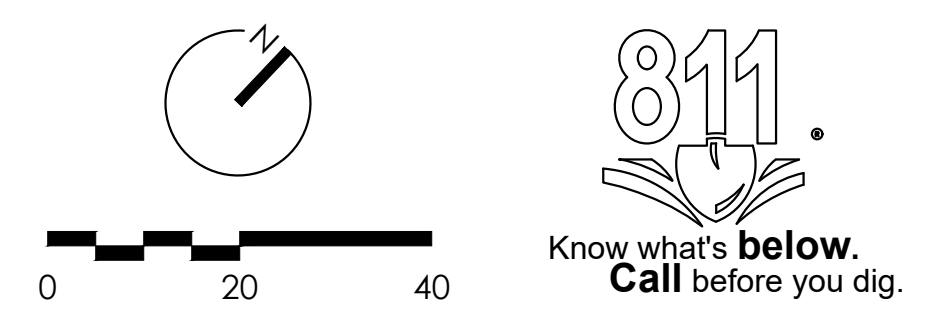
REVISIONS:		
#	DATE	DESCRIPTION

ARCHEOLOGY RESEARCH FACILITY  
 HISTORIC MITCHELLEVILLE FREEDOM PARK  
 229 BEACH CITY ROAD  
 HILTON HEAD ISLAND, SC 29926  
 CLIENT: HISTORIC MITCHELLEVILLE FREEDOM PARK

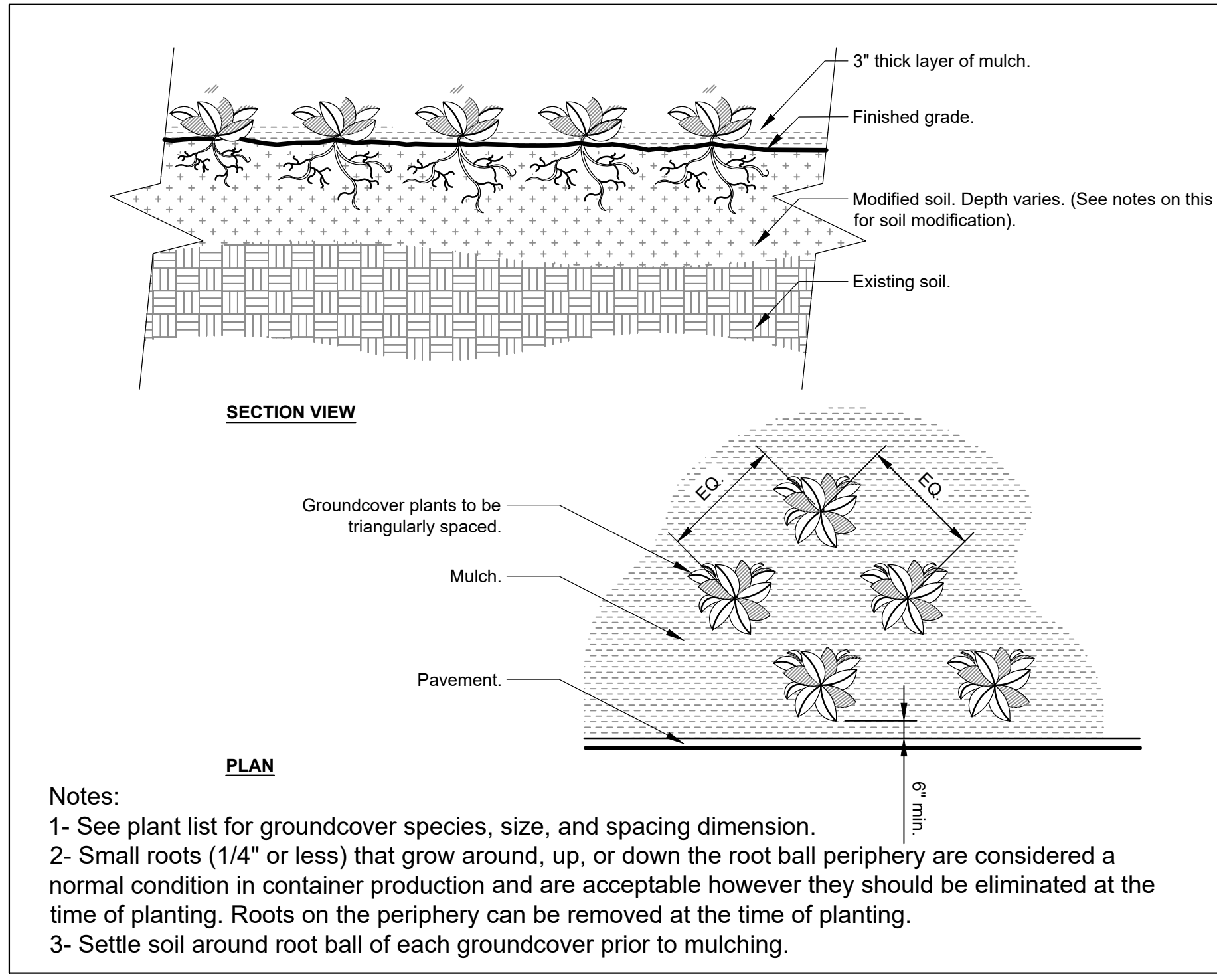
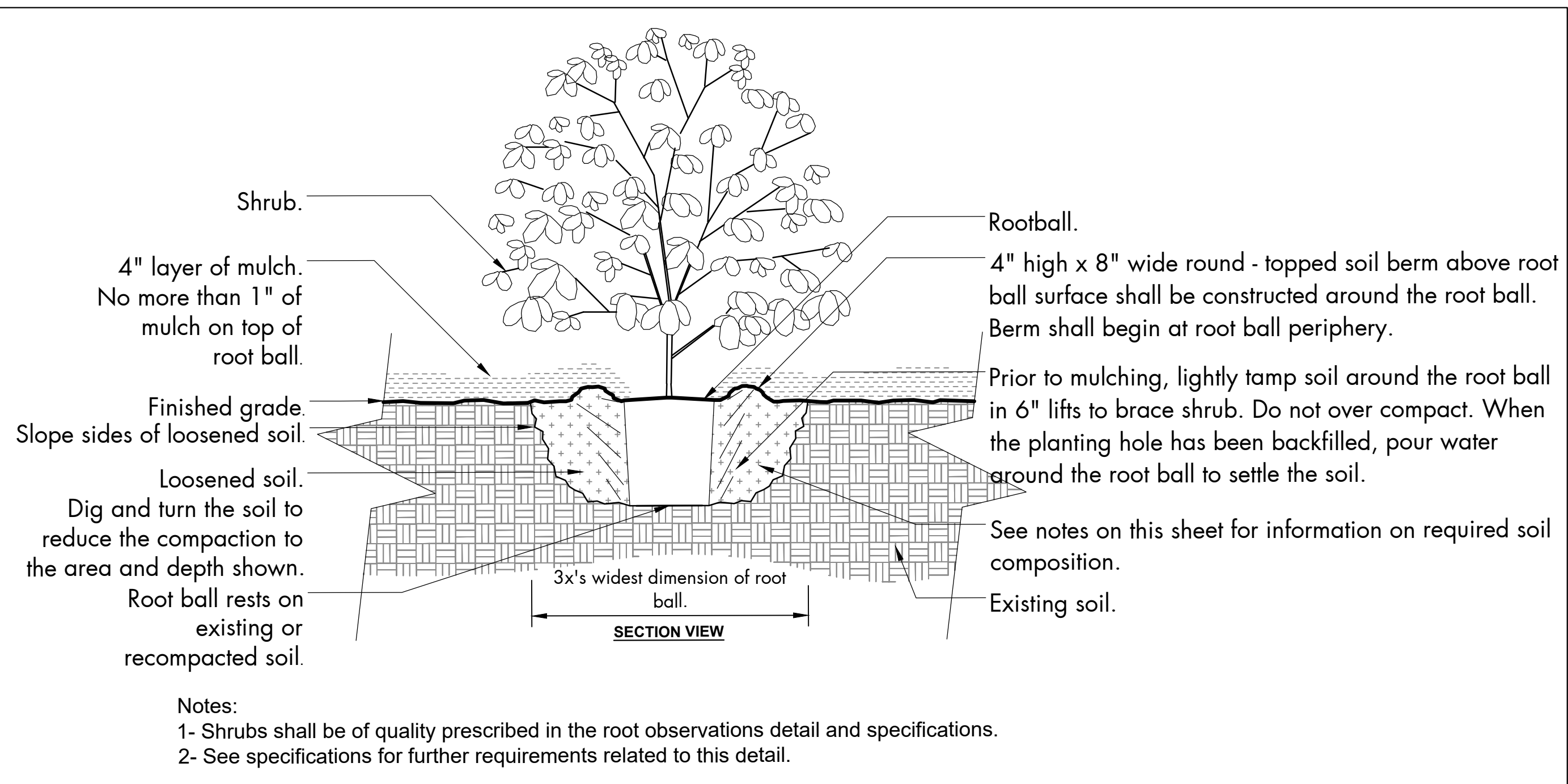
PROJECT NO.:	23003
SCALE:	1" = 20'
DATE:	10.29.24
DRAWN:	LS
CHECKED:	MF

LANDSCAPE PLAN

**L-001**

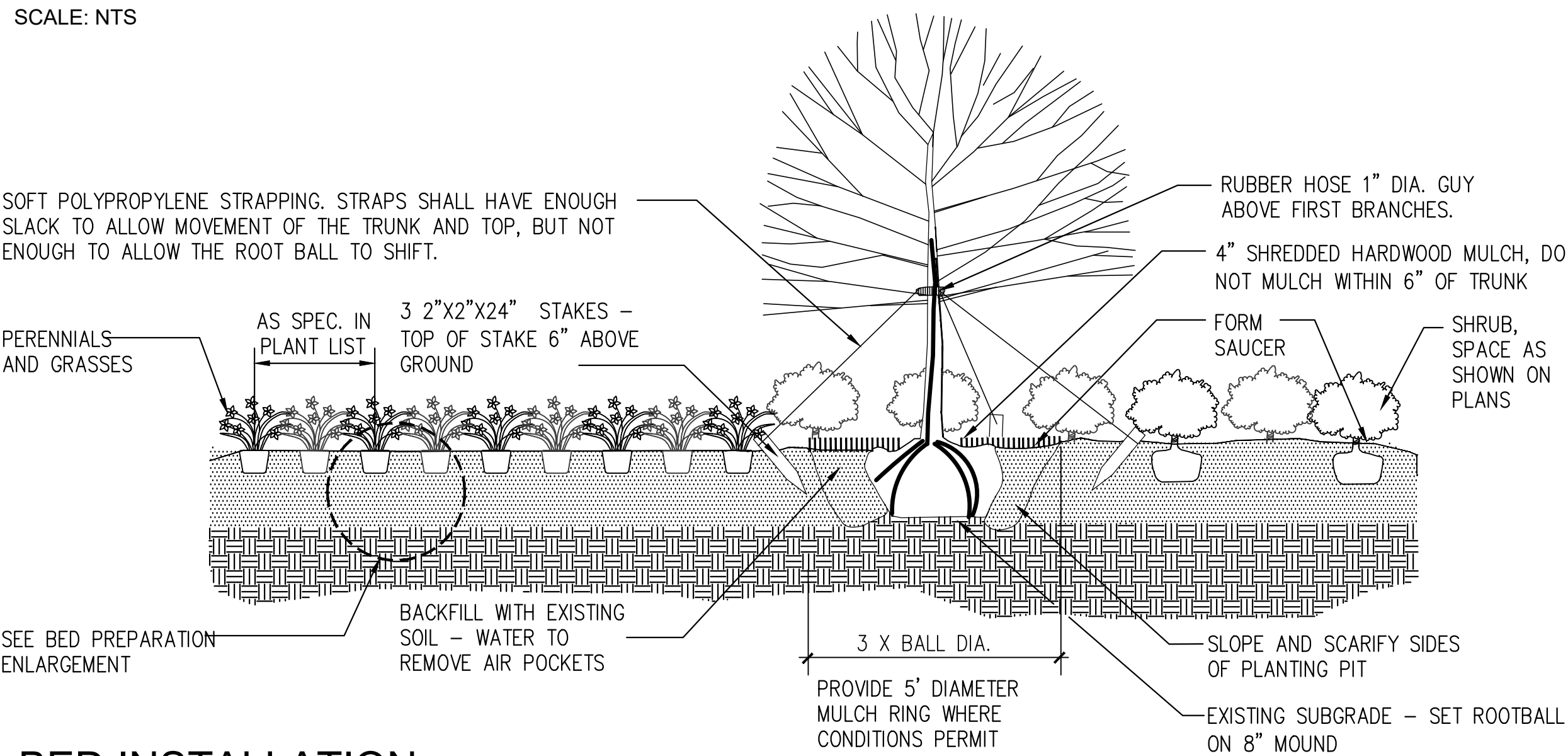


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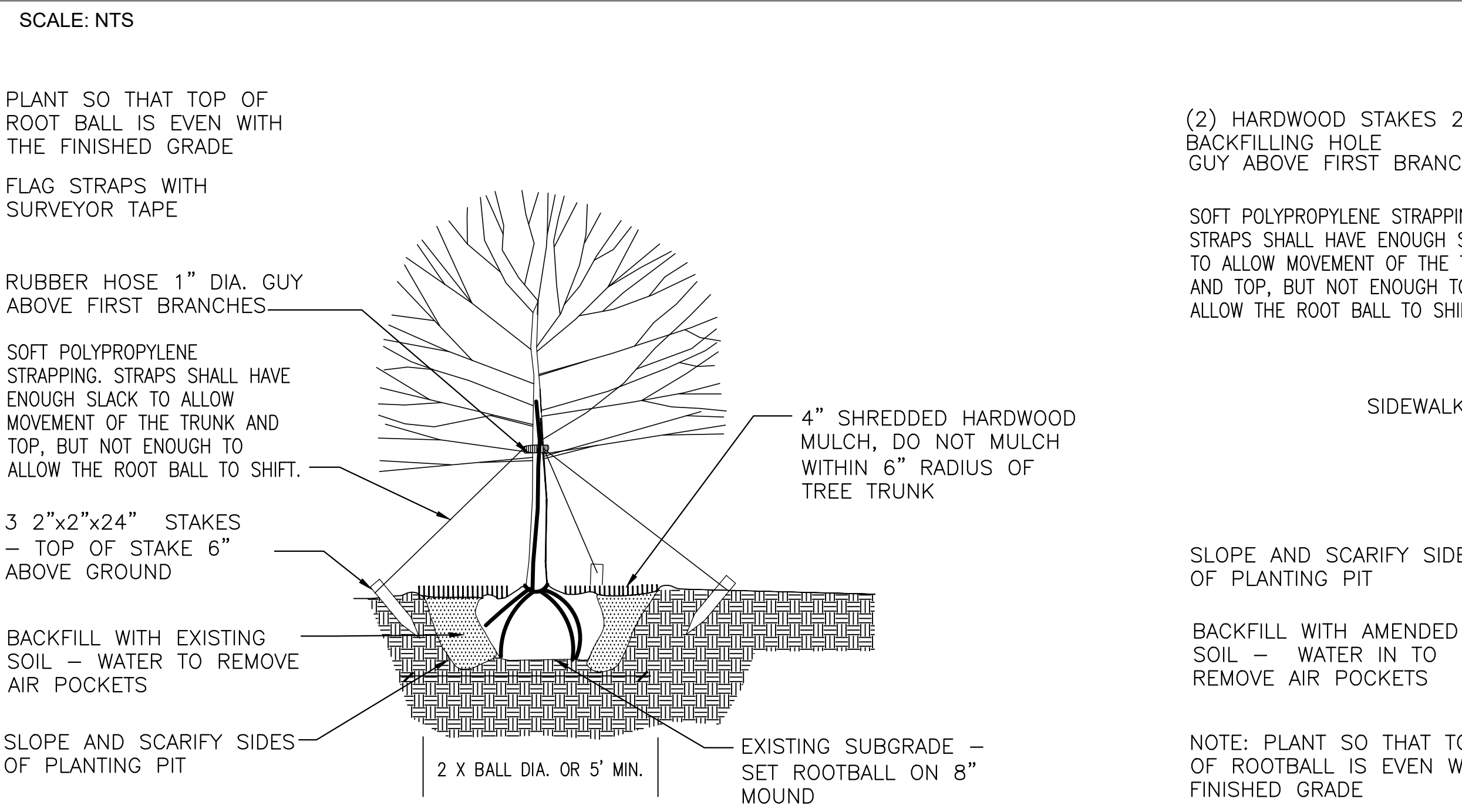


**SHRUB INSTALLATION**

**GROUNDCOVER INSTALLATION**

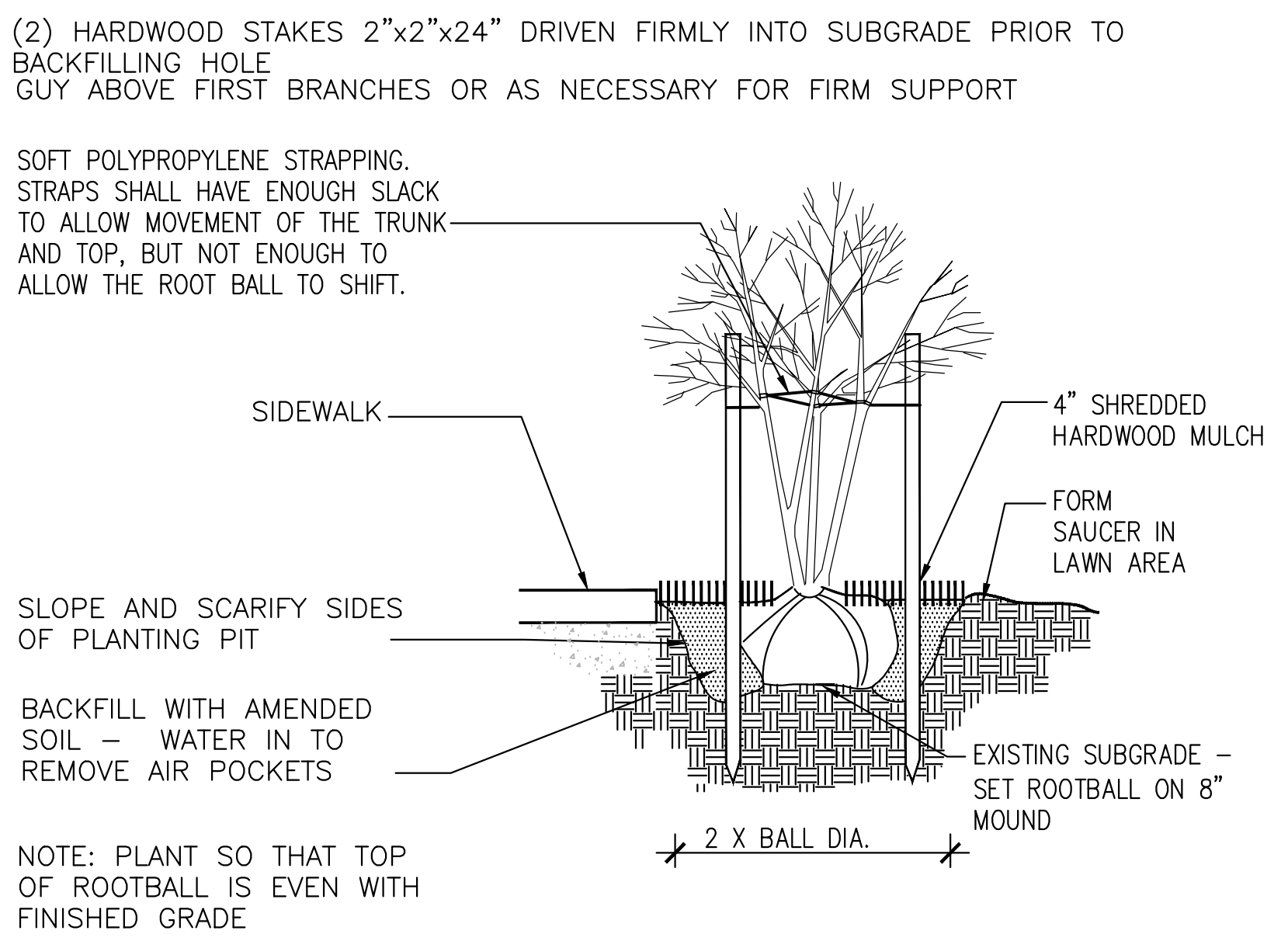


**BED INSTALLATION**



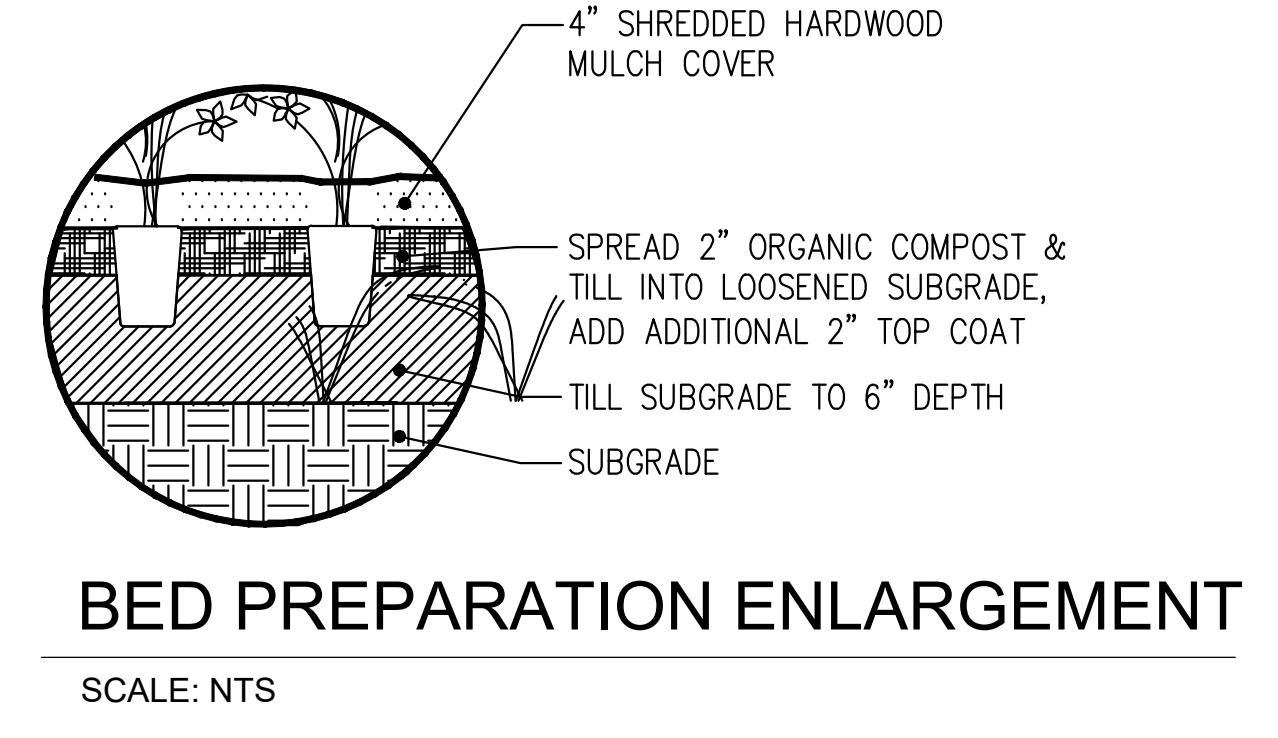
**DECIDUOUS TREE**

SCALE: NTS



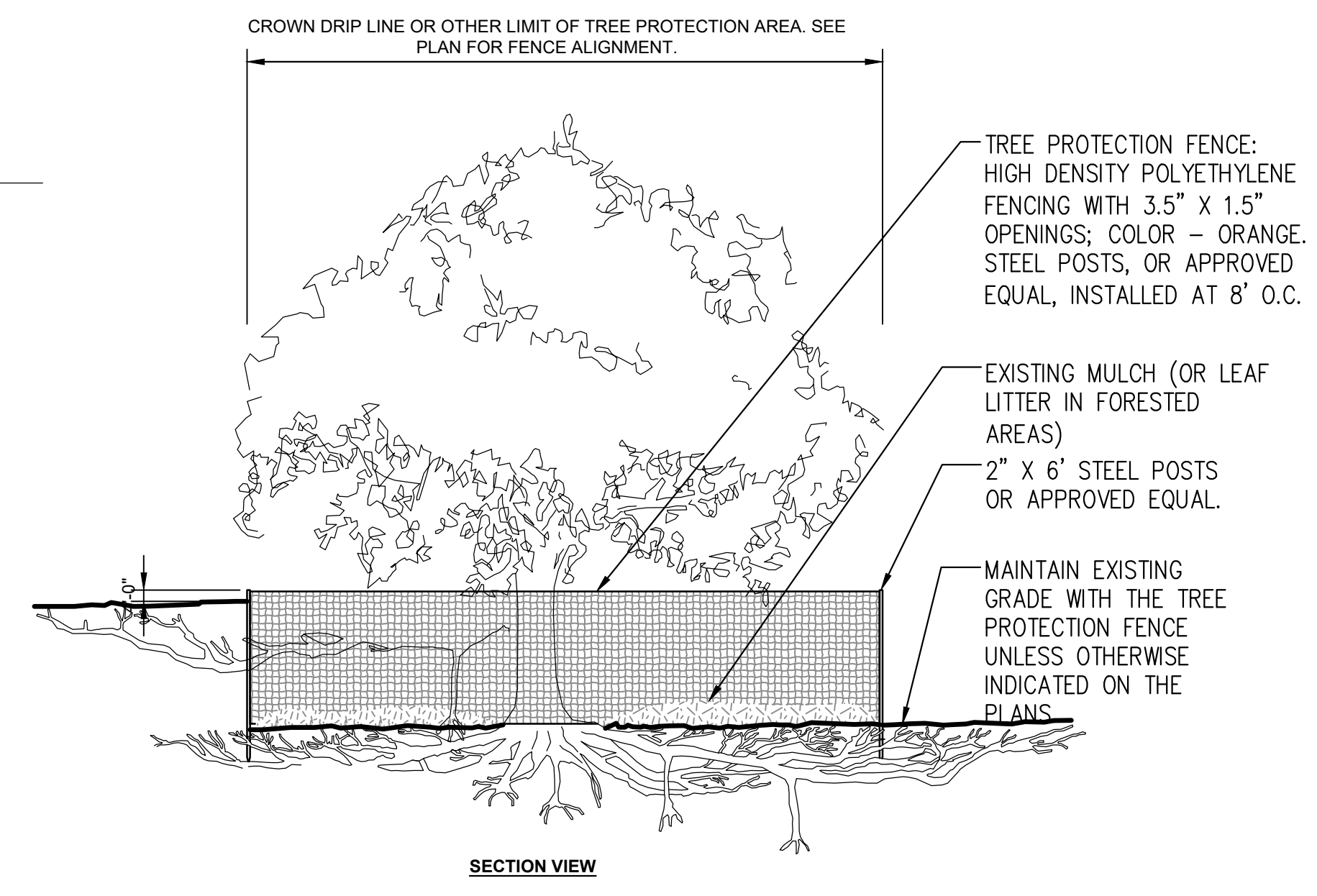
**SMALL FLOWERING TREE**

SCALE: NTS



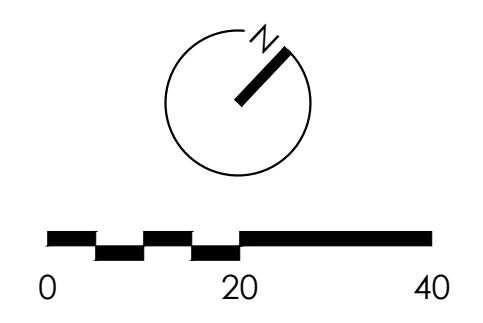
**BED PREPARATION ENLARGEMENT**

SCALE: NTS



**TREE PROTECTION FENCE**

SCALE: NTS



FINAL DRB SUBMITTAL, NOT FOR CONSTRUCTION

REVISIONS:

#	DATE	DESCRIPTION

ARCHEOLOGY RESEARCH FACILITY  
 HISTORIC MITCHELLE FREEDOM PARK  
 229 BEACH CITY ROAD  
 HILTON HEAD ISLAND, SC 29926  
 CLIENT: HISTORIC MITCHELLE FREEDOM PARK

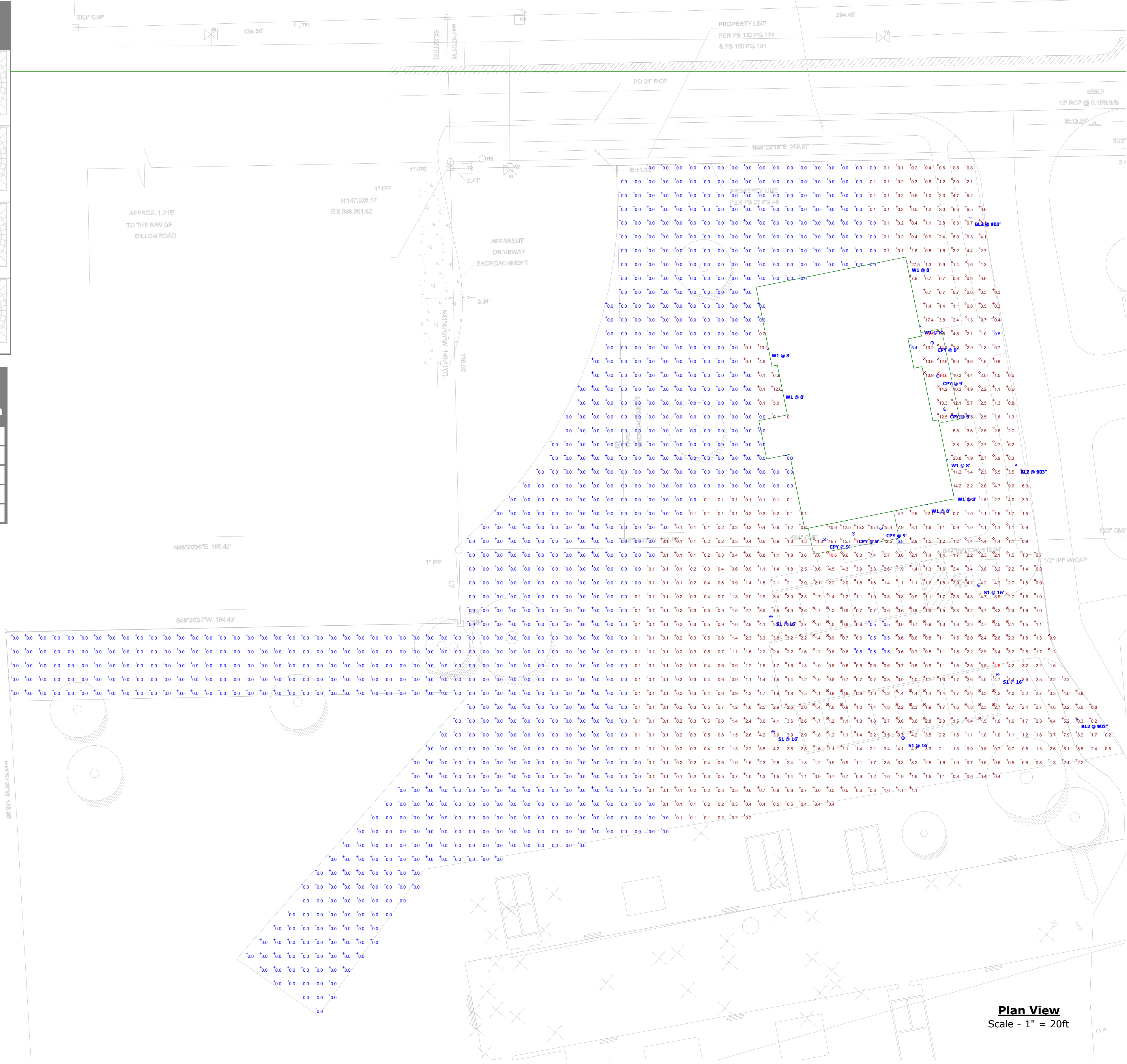
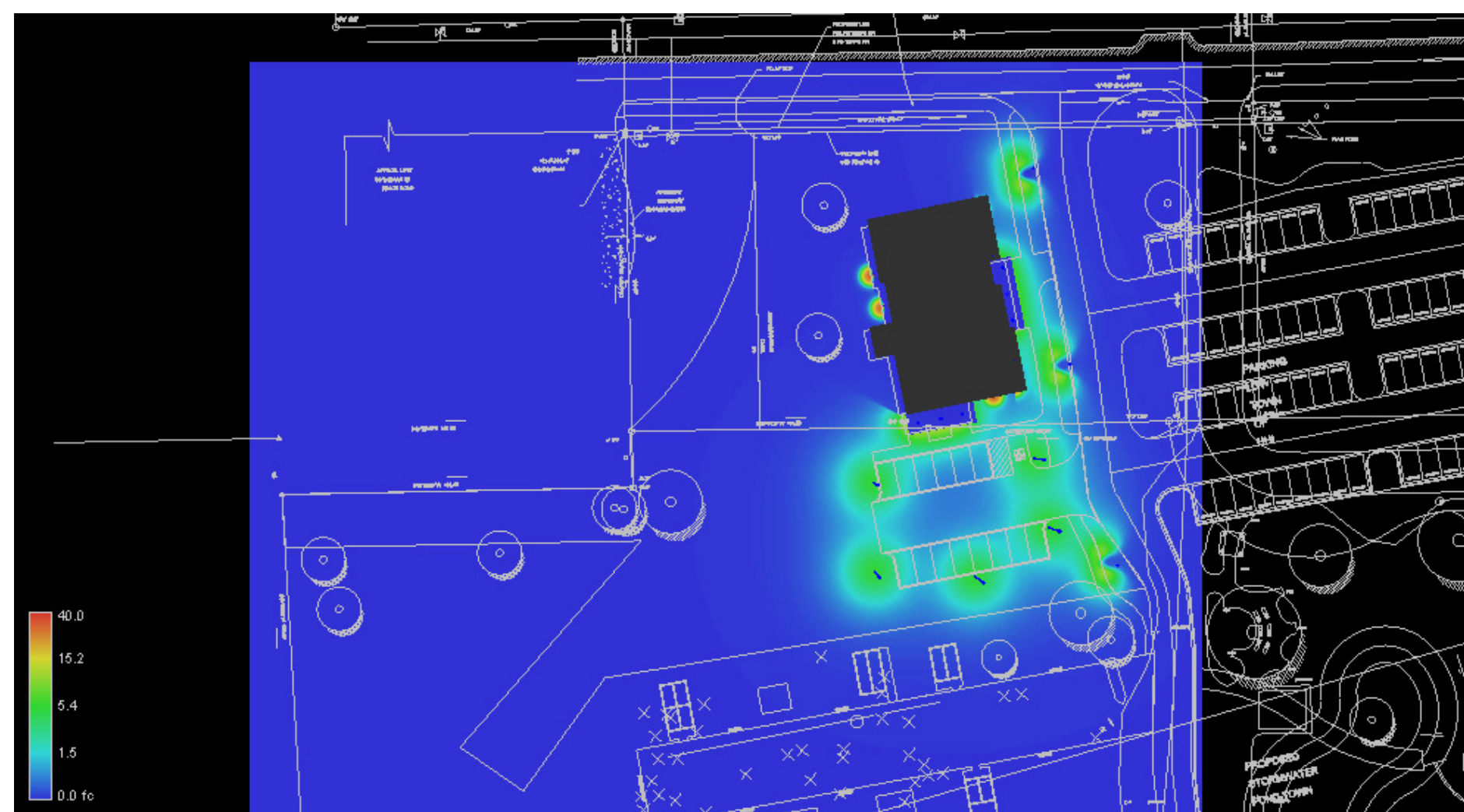
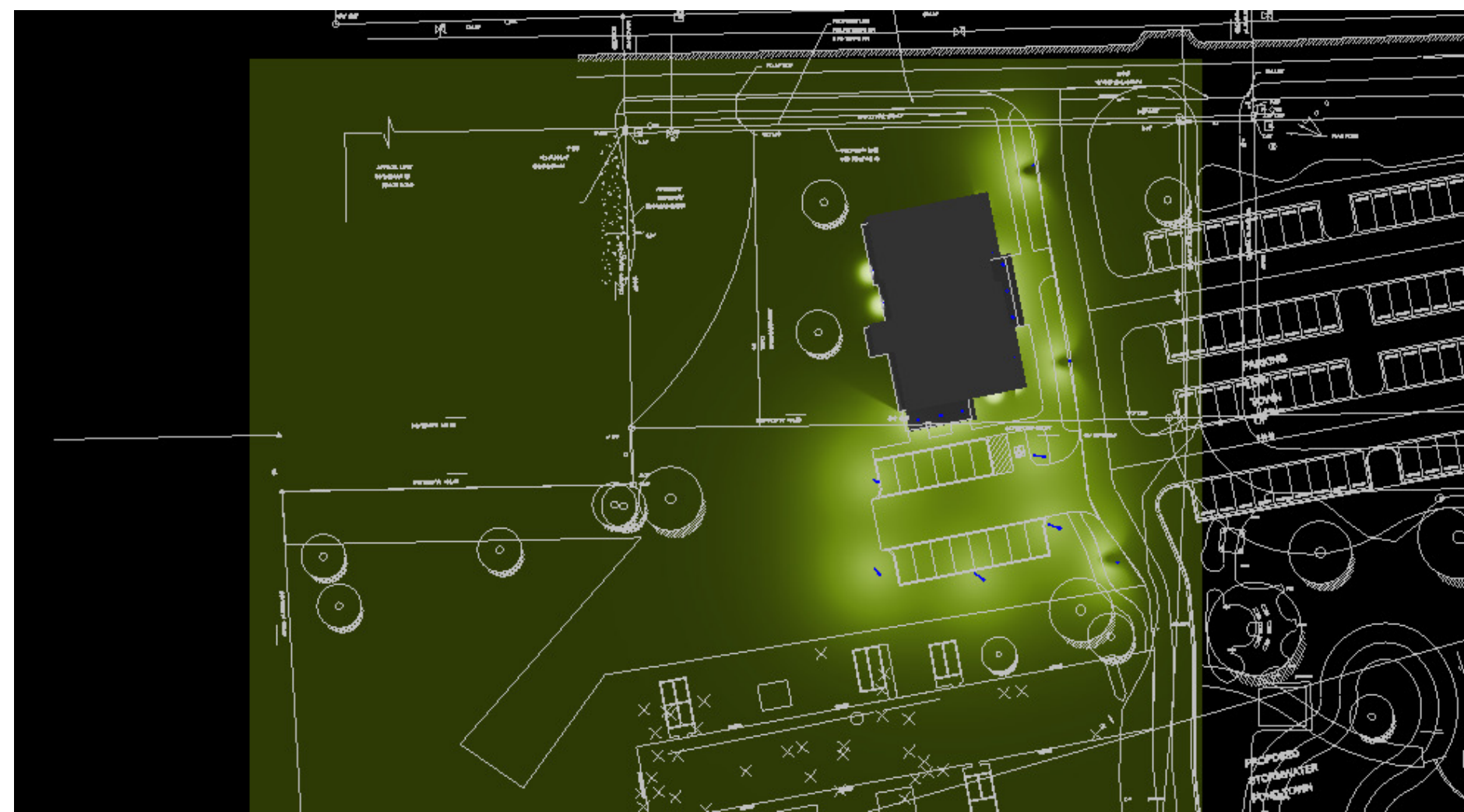
PROJECT NO.:	23003
SCALE:	1" = 20'
DATE:	10.29.24
DRAWN:	LS
CHECKED:	MF

LANDSCAPE DETAILS

SHEET NO: **L-002**

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Light Loss Factor	Total Lamp Lumens	Wattage	Plot
○	BL2	6	LUMINIS	LN601-L20-LD3-40K	LN601-L20-LD3-40K	LN601-L20-LD3-40K.ies	0.9	1633	23	
○	CPY	6	LUMINIS	CT101-L2L35-40K	CT101	CPY-CT101-L2L35-40K.ies	0.9	3706	35	
○	S1	5	LUMINIS	CT102-L2L45-40K	CT102	S1-CT102-L2L45-40K.ies	0.9	4372	45	
○	W1	7	LUMINIS	SYP400-L1L10-VWD	SYP400	W1-SYP400-L1L10-VWD.ies	0.9	1430	12	

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	✖	1.7 fc	4.5 fc	0.5 fc	9.0:1	3.4:1
PROJECT AREA	+	1.0 fc	30.5 fc	0.0 fc	N/A	N/A
SOUTH CANOPY	□	13.1 fc	17.4 fc	6.8 fc	2.6:1	1.9:1
WALKWAY	◇	3.1 fc	10.6 fc	0.5 fc	21.2:1	6.2:1
EAST CANOPY	✖	12.0 fc	16.6 fc	5.4 fc	3.1:1	2.2:1

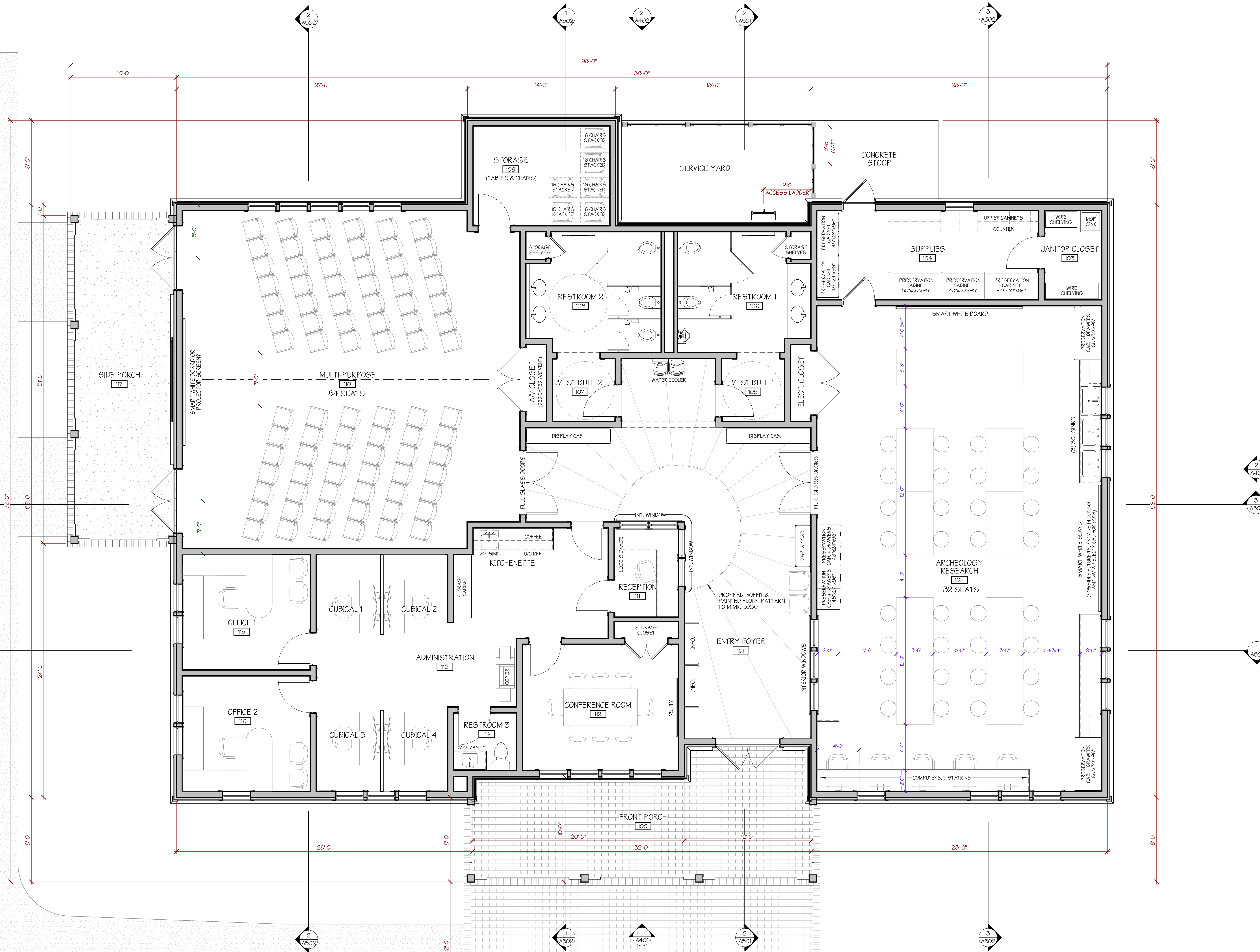


**Note**  
 - CALCULATION ZONES @GRADE WITH 5'X5' SPACING.

**DESIGNER'S NOTE:**  
 THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IESNA) APPROVED METHODS. ADDITIONALLY, THE PREPARER USED INFORMATION PROVIDED BY THE CUSTOMER. IF/WHEN SUFFICIENT INFORMATION WAS NOT PROVIDED, PREPARER USED EDUCATED ASSUMPTIONS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE(S) MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER FIELD CONDITIONS NOT ACCOUNTED FOR IN THIS PHOTOMETRIC ANALYSIS.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR ENERGY CODE AND RELEVANT LIGHTING QUALITY COMPLIANCE.

**Plan View**  
 Scale - 1" = 20ft



**AREA CALCULATIONS**

FIRST FLOOR HEATED:	4,872 S.F.
PORCHES:	609 S.F.
TOTAL UNDER ROOF:	5,481 S.F.
<small>(checked 09/25/24 by SSK)</small>	

**OCCUPANCY CALCULATIONS**

A-2. TABLE & CHAIRS:	1,002 S.F.
A. EXHIBIT GALLERY:	489 S.F.
A. VOCATIONAL:	1,242 S.F.
BUSINESS:	1,063 S.F.
STORAGE:	354 S.F.
<small>(checked 10/29/24 by SSK)</small>	

**PLAN GENERAL NOTES:**

- ALL WALLS TO BE WOOD 2x6, UNLESS OTHERWISE NOTED.
- ALL INTERIOR DOORS TO BE 6" OFF OF ADJ. STUD WALL UNLESS OTHERWISE NOTED.
- ALL WINDOWS AND DOORS MEASURED TO THE CENTERLINE.

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	SSK	INITIAL
10/29/24	SSK			
09/10/24	SSK			

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 40 HARRIET TUBMAN WAY  
 HILTON HEAD ISLAND, SC 29926

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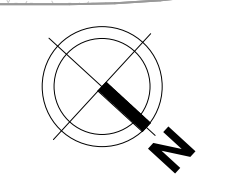
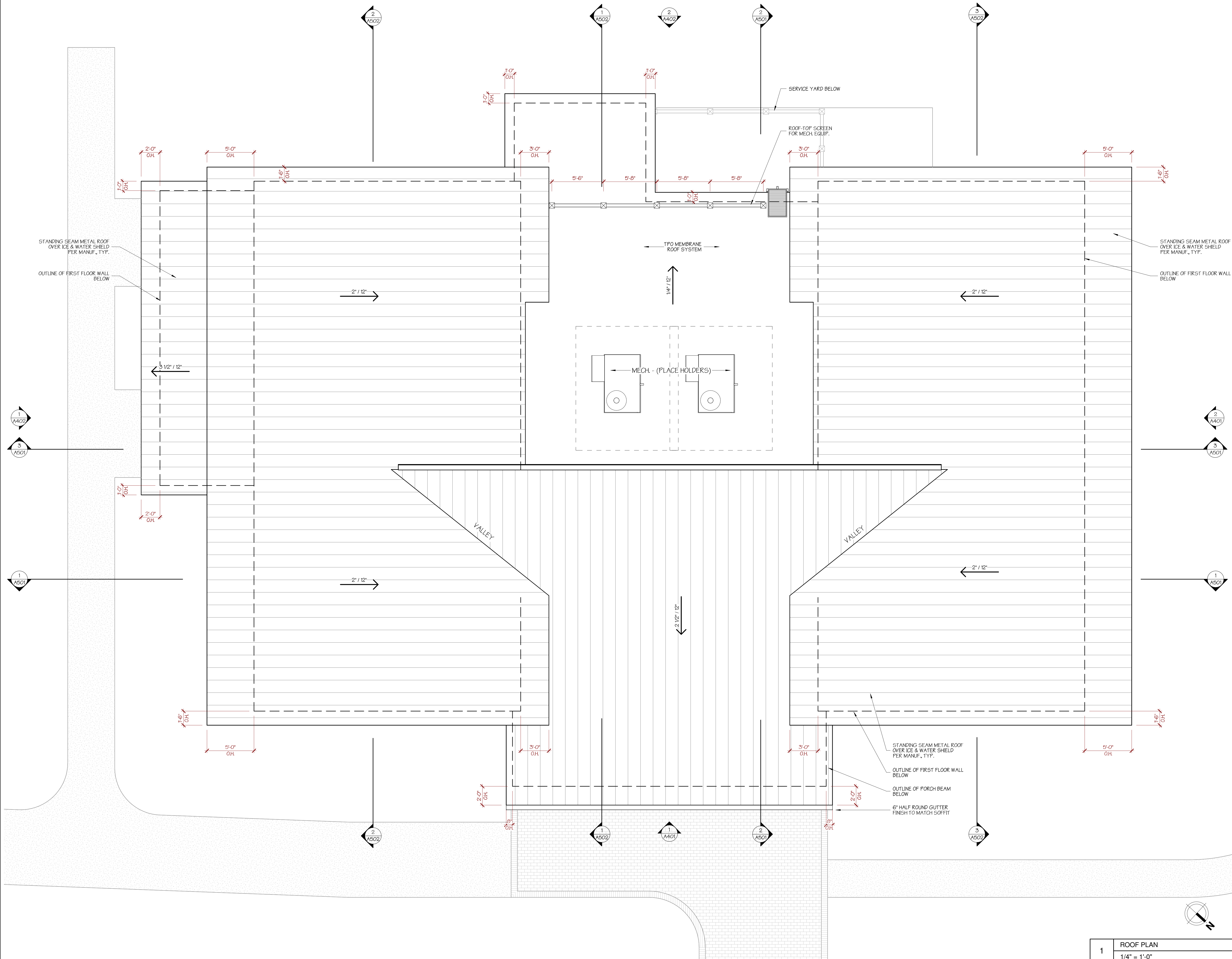
PROJECT NUMBER:	2406
DATE:	10.29.24
DRAWN BY:	SSK / MJS
CHECKED BY:	

**FIRST FLOOR PLAN**

SHEET NO.  
**A101**

30x42 PAPER SIZE

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



1	ROOF PLAN
	1/4" = 1'-0"

DO NOT SCALE FROM DRAWINGS			
NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
10/29/24	SSK		
09/10/24	SSK		
	DRE CONCEPT		
	DRE FINAL		

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RESEARCH BUILDING FOR:**  
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40 HARRIET TUBMAN WAY  
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**PEARCE  
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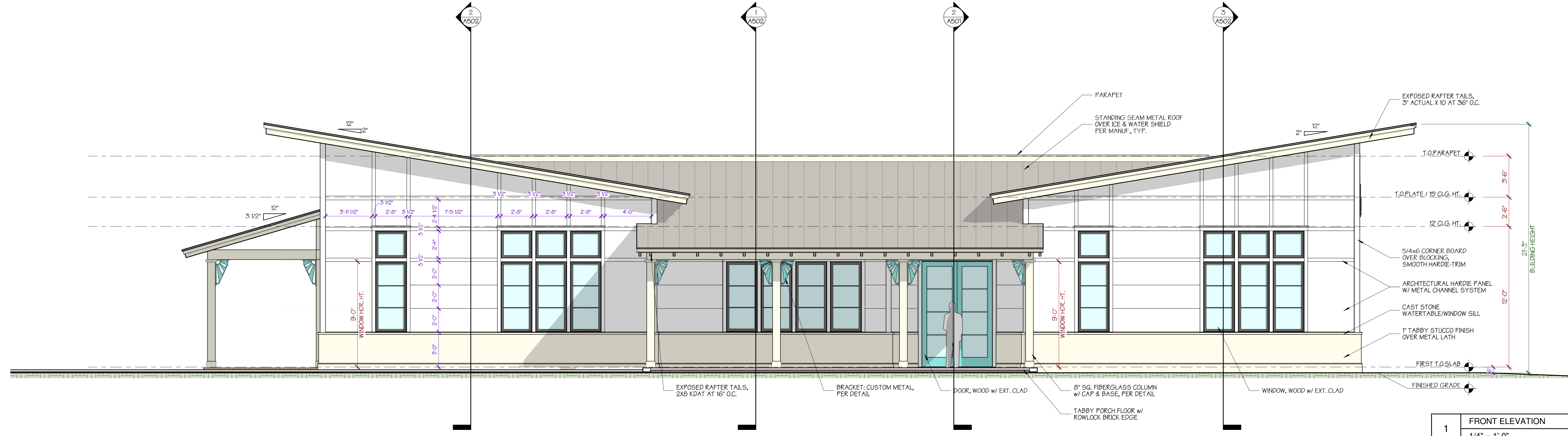
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DRAWN BY:	SSK / MJS
CHECKED BY:	

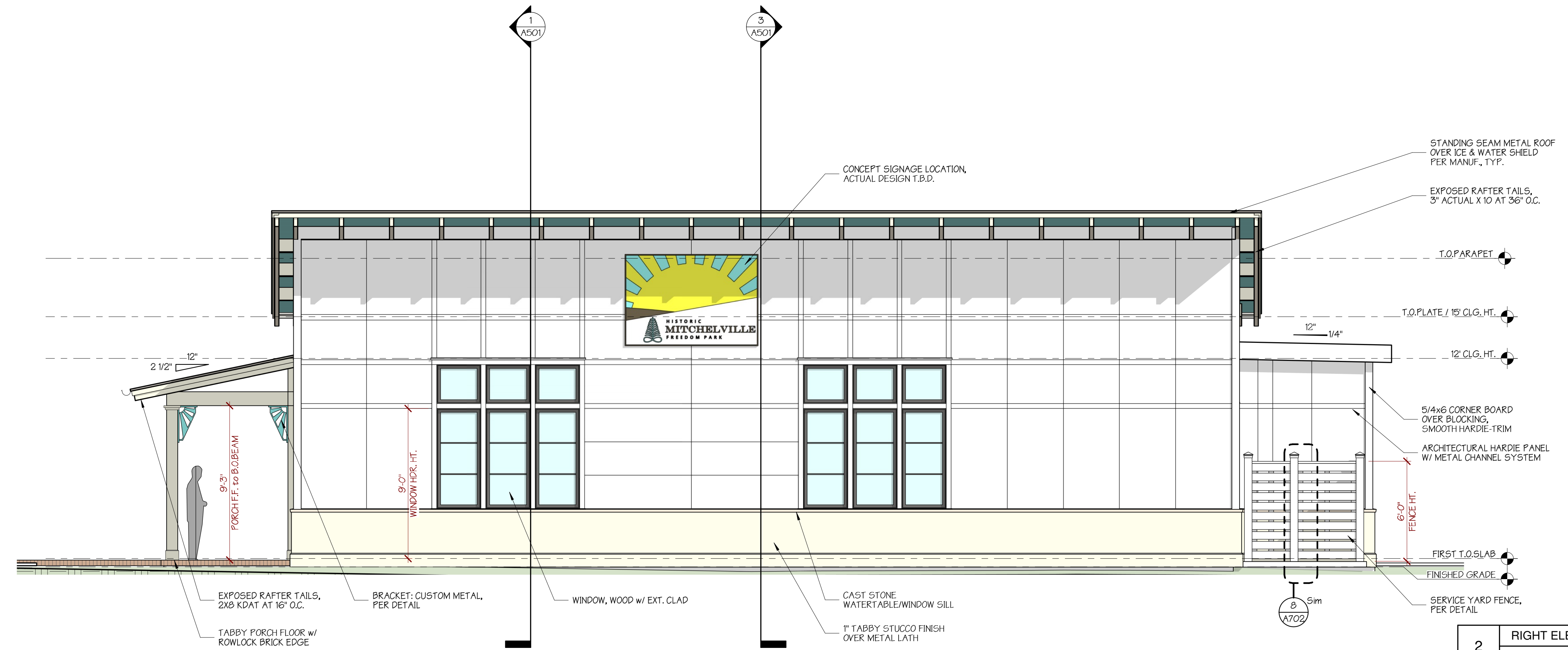
ROOF PLAN

SHEET NO.  
**A102**

30x42 PAPER SIZE



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



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

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	SSK	INITIAL
DRE FINAL		10/29/24	SSK	
DRE CONCEPT		09/10/24	SSK	

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**PEARCE  
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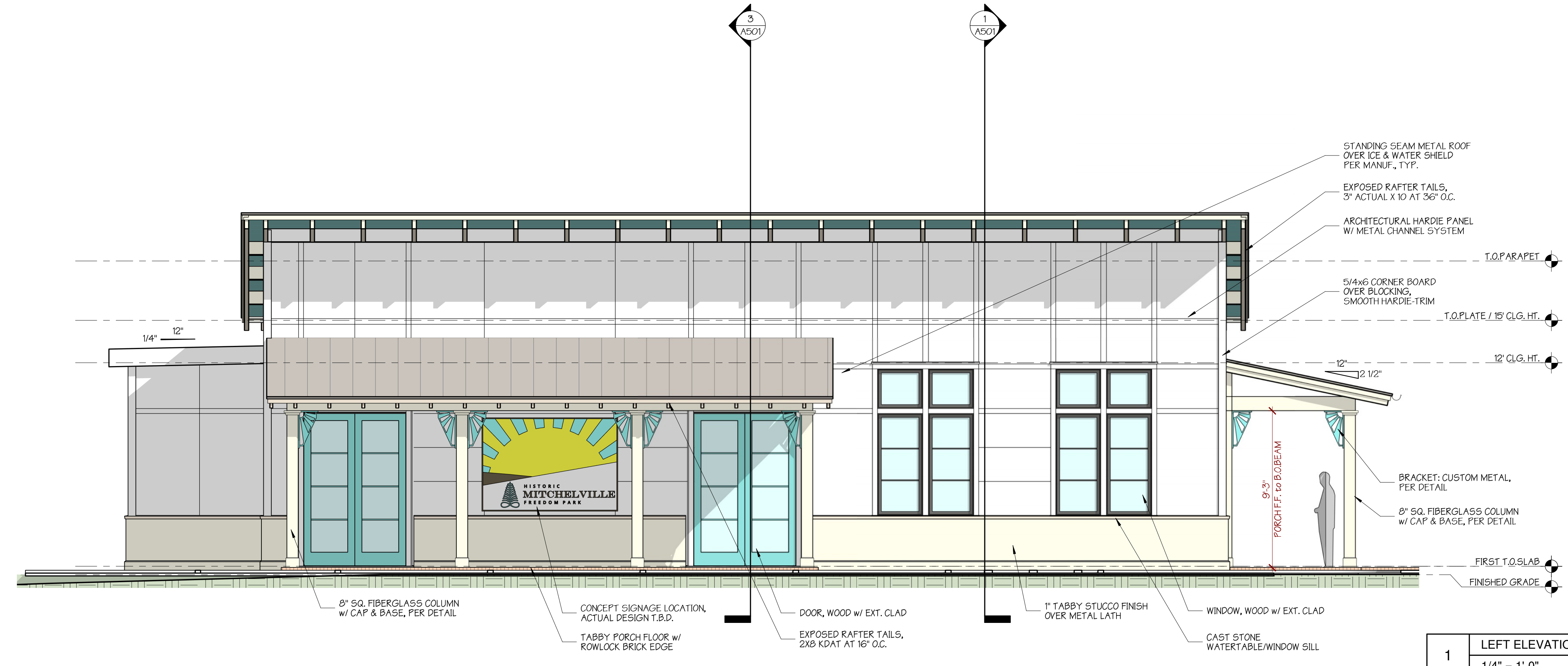
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DATE: 10/29/24  
DRAWN BY: SSK / MJS  
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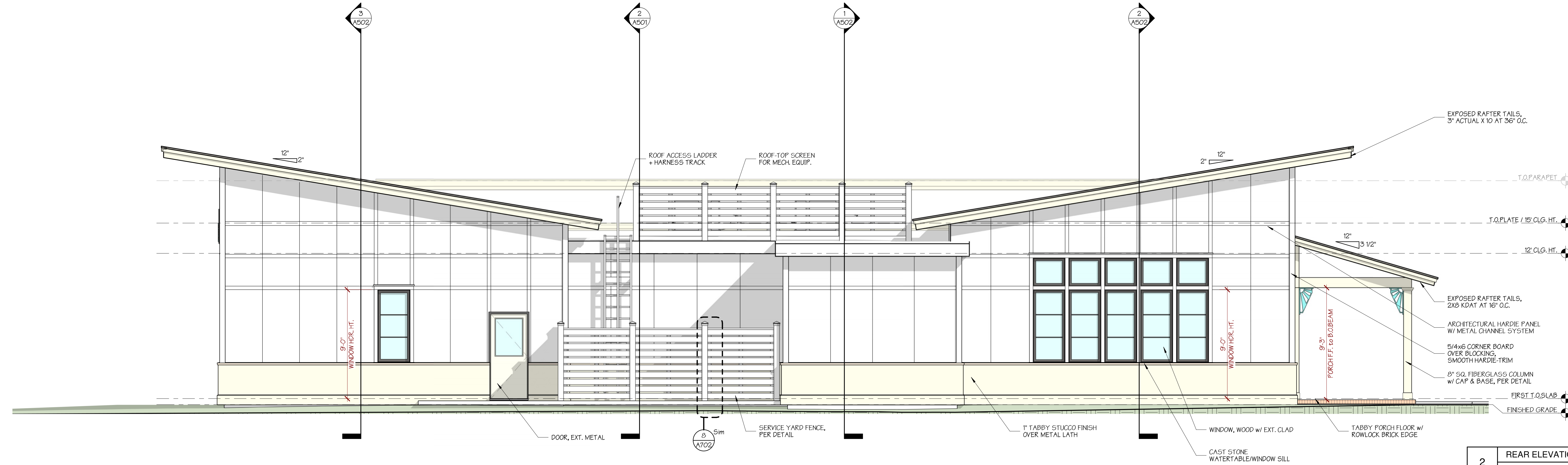
EXTERIOR  
ELEVATIONS

SHEET NO.  
**A401**

30x42 PAPER SIZE



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



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

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	SSK	INITIAL
DRE FINAL		10/29/24	SSK	
DRE CONCEPT		09/10/24	SSK	

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NEW ARCHEOLOGICAL  
RESEARCH BUILDING FOR:  
HISTORIC MITCHELLEVILLE FREEDOM PARK  
40 HARRIET TUBMAN WAY  
HILTON HEAD ISLAND, SC 29926

**PEARCE  
SCOTT  
ARCHITECTS**  
6 STATE OF MIND STREET  
SUITE 200  
BLUFFTON, SC 29910  
843.837.5700

NOT FOR CONSTRUCTION

PROJECT NUMBER: 2406  
DATE: 10/29/24  
DRAWN BY: SSK / MJS  
CHECKED BY:

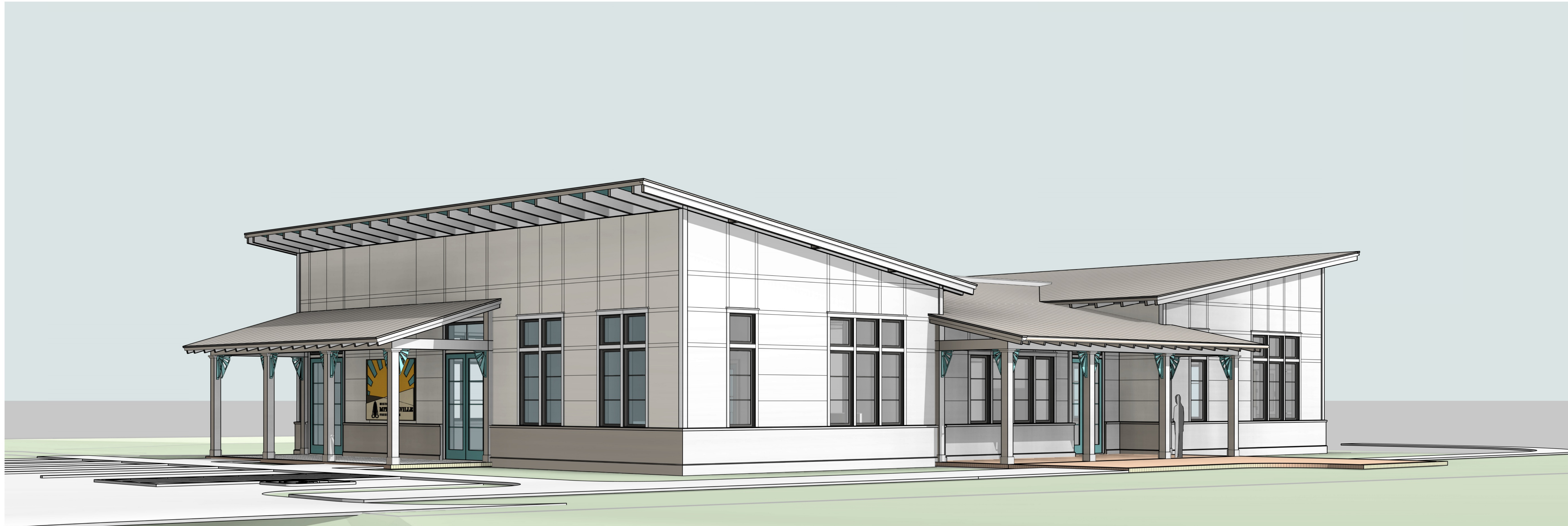
EXTERIOR  
ELEVATIONS

SHEET NO.  
**A402**

30x42 PAPER SIZE



1 VIEW FROM ROAD ENTRANCE



2 VIEW FROM PARK

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
DRE FINAL		10/29/24	SSK
DRE CONCEPT		09/10/24	SSK

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**NEW ARCHEOLOGICAL  
RESEARCH BUILDING FOR:**  
 HISTORIC MITCHELVILLE FREEDOM PARK  
 40 HARRIET TUBMAN WAY  
 HILTON HEAD ISLAND, SC 29926

**PEARCE  
SCOTT  
ARCHITECTS**  
 6 STATE OF MIND STREET  
 SUITE 200  
 BLUFFTON, SC 29910  
 843.837.5700

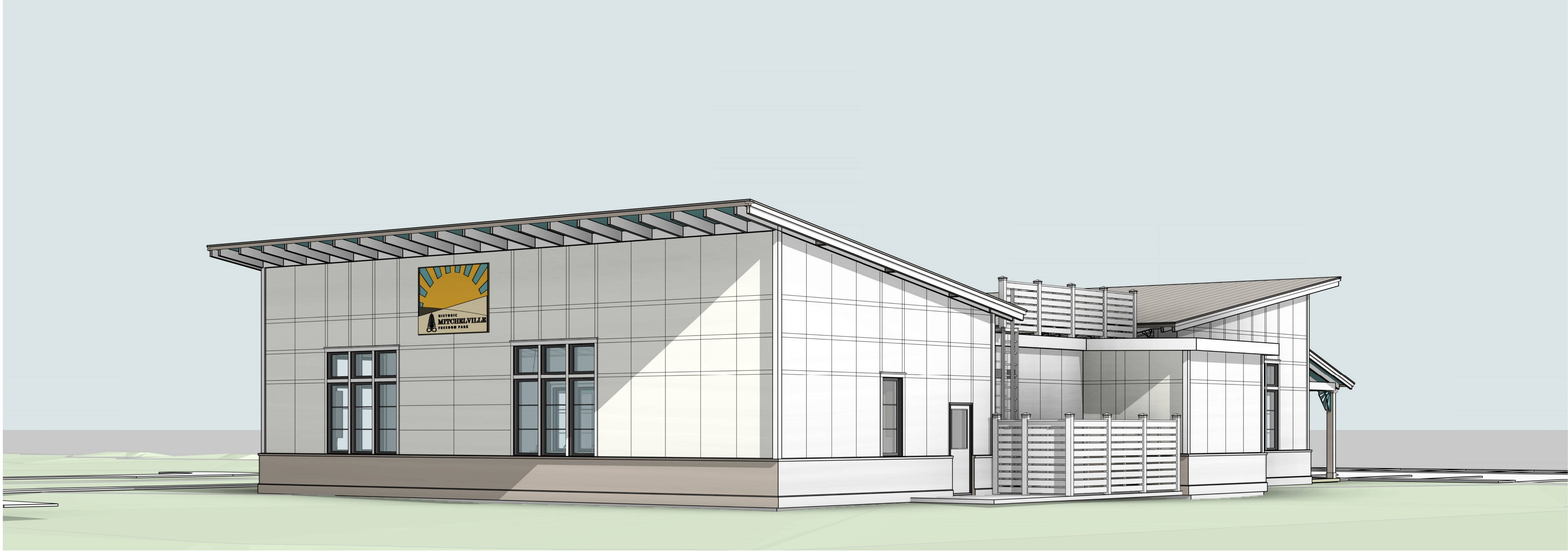
NOT FOR CONSTRUCTION

PROJECT NUMBER: 2406  
 DATE: 10/29/24  
 DRAWN BY: SSK / MJS  
 CHECKED BY:

PERSPECTIVES

SHEET NO.  
**A403**

30x42 PAPER SIZE



1 BEACH CITY ROAD APPROACH



2 VIEW FROM PARKING LOT

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	SSK	INITIAL
DRE FINAL		10/29/24	SSK	
DRE CONCEPT		09/10/24	SSK	

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**NEW ARCHEOLOGICAL  
RESEARCH BUILDING FOR:**  
 HISTORIC MITCHELLEVILLE FREEDOM PARK  
 40 HARRIET TUBMAN WAY  
 HILTON HEAD ISLAND, SC 29926

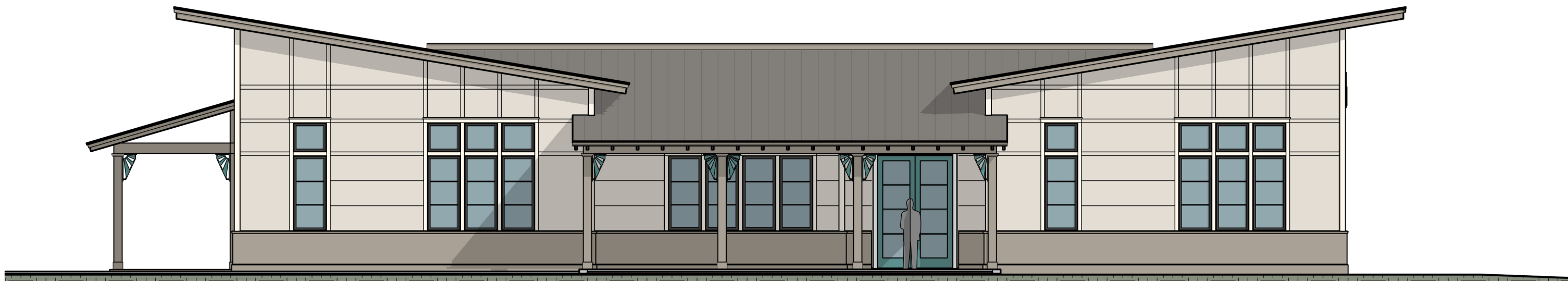
**PEARCE  
SCOTT  
ARCHITECTS**  
 6 STATE OF MIND STREET  
 SUITE 200  
 BLUFFTON, SC 29910  
 843.837.5700

NOT FOR CONSTRUCTION

PROJECT NUMBER: 2406  
 DATE: 10/29/24  
 DRAWN BY: SSK / MJS  
 CHECKED BY:

PERSPECTIVES

SHEET NO.  
**A404**



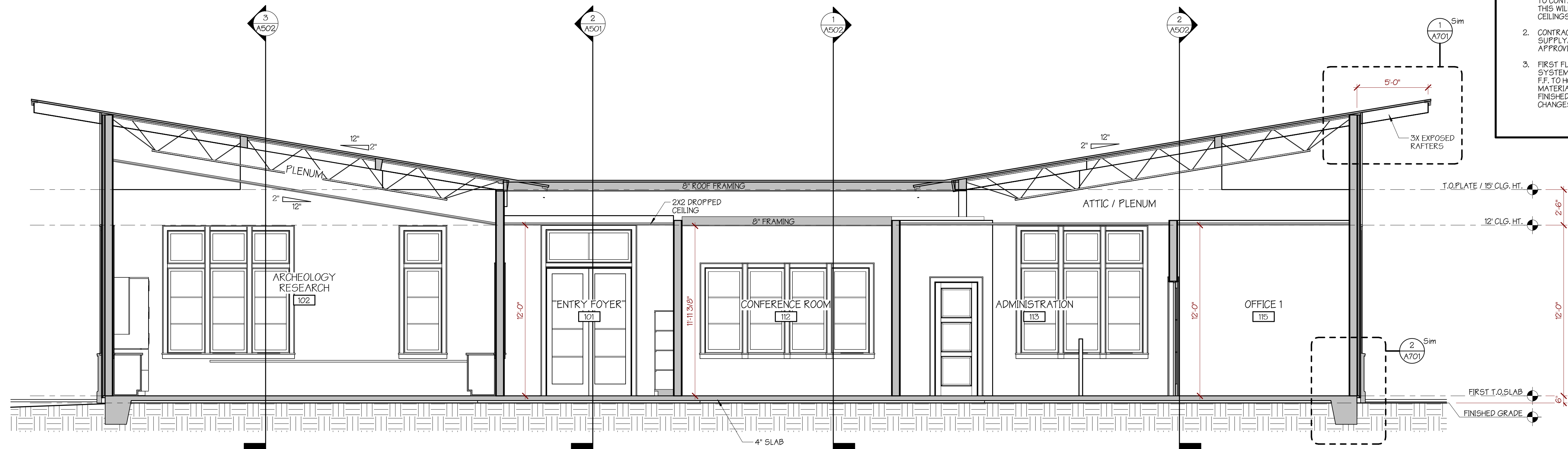
FRONT ELEVATION, COLOR

ARCHEOLOGY RESEARCH FACILITY  
Historic Mitchelville Freedom Park

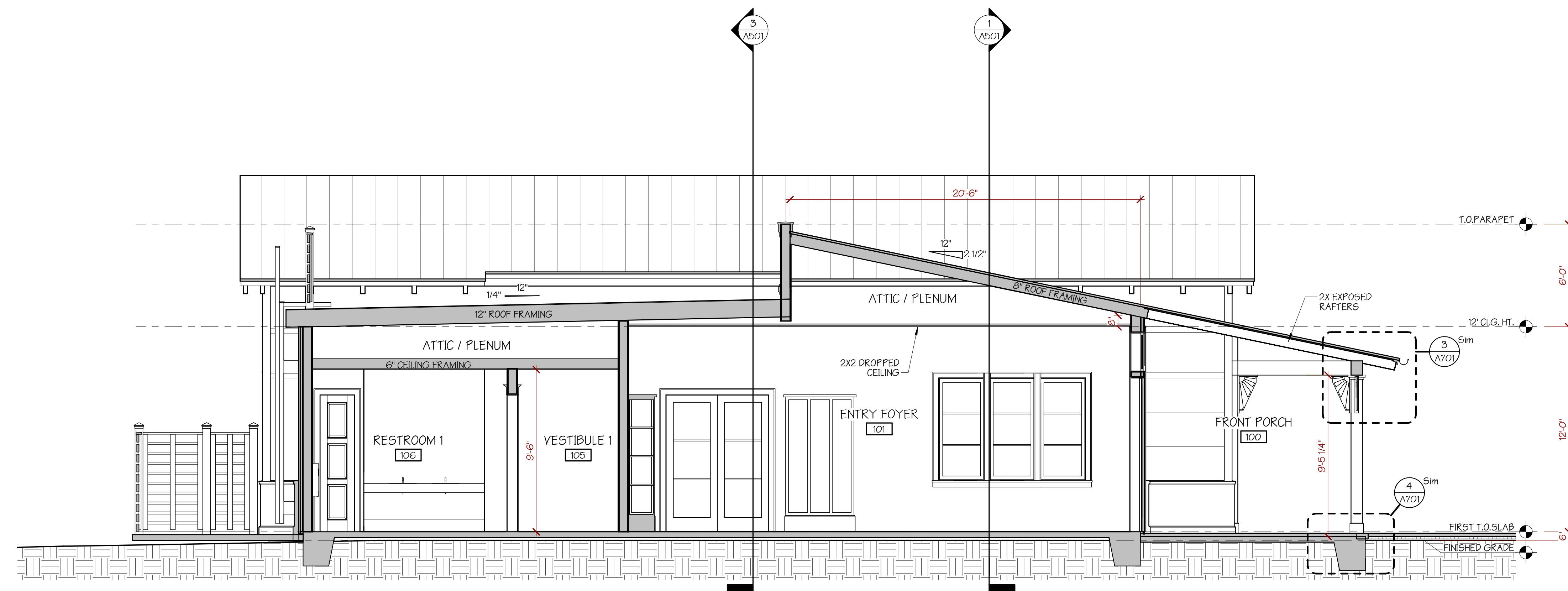
Pearce@pscottarch.com  
6 State of Mind St., Suite 200  
Bluffton, SC 29910  
843. 837. 5700



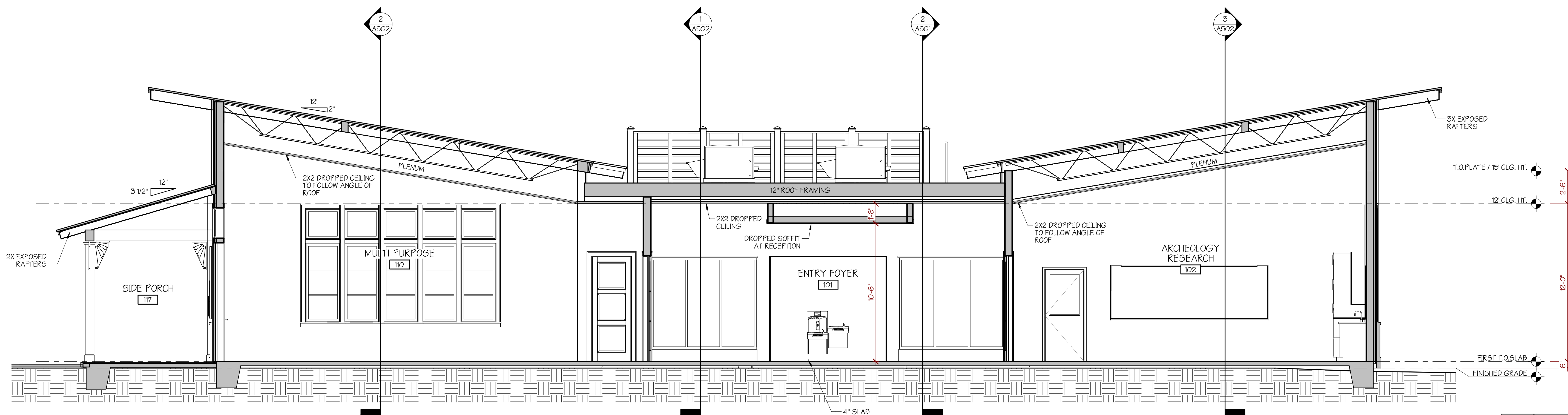
**PEARCE  
SCOTT  
ARCHITECTS**



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



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



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

**FRAMING NOTES:**

1. STRUCTURE DESIGNED w/ OPEN WEB JOISTS TO CONTAIN ALL MECHANICAL TRUNK LINES. THIS WILL ELIMINATE THE NEED TO FURR-DOWN CEILINGS.
2. CONTRACTOR TO COORD. ALL MECHANICAL SUPPLY/RETURNS & DUCT PATHS PRIOR TO APPROVING FRAMING PACKAGE.
3. FIRST FLOOR DESIGNED w/ 5/4x SLEEPER SYSTEM. MAINTAIN 3" STEP UP FROM PORCH FF. TO HOUSE FF. CONTACT ARCHITECT IF MATERIALS CHANGE, AS THIS WILL AFFECT FINISHED FLOOR TO FINISHED FLOOR LEVEL CHANGES.

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
1	DRB FINAL	10/29/24	SSK
2	DRB CONCEPT	09/10/24	SSK

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**NEW ARCHEOLOGICAL RESEARCH BUILDING FOR:**  
HISTORIC MITCHELVILLE-FREEDOM PARK  
40 HARRIET TUBMAN WAY  
HILTON HEAD ISLAND, SC 29926

**PEARCE SCOTT ARCHITECTS**  
6 STATE OF MIND STREET  
SUITE 200  
BLUFFTON, SC 29910  
843.837.5700

**NOT FOR CONSTRUCTION**

PROJECT NUMBER: 2406  
DATE: 10/29/24  
DRAWN BY: SSK  
CHECKED BY:

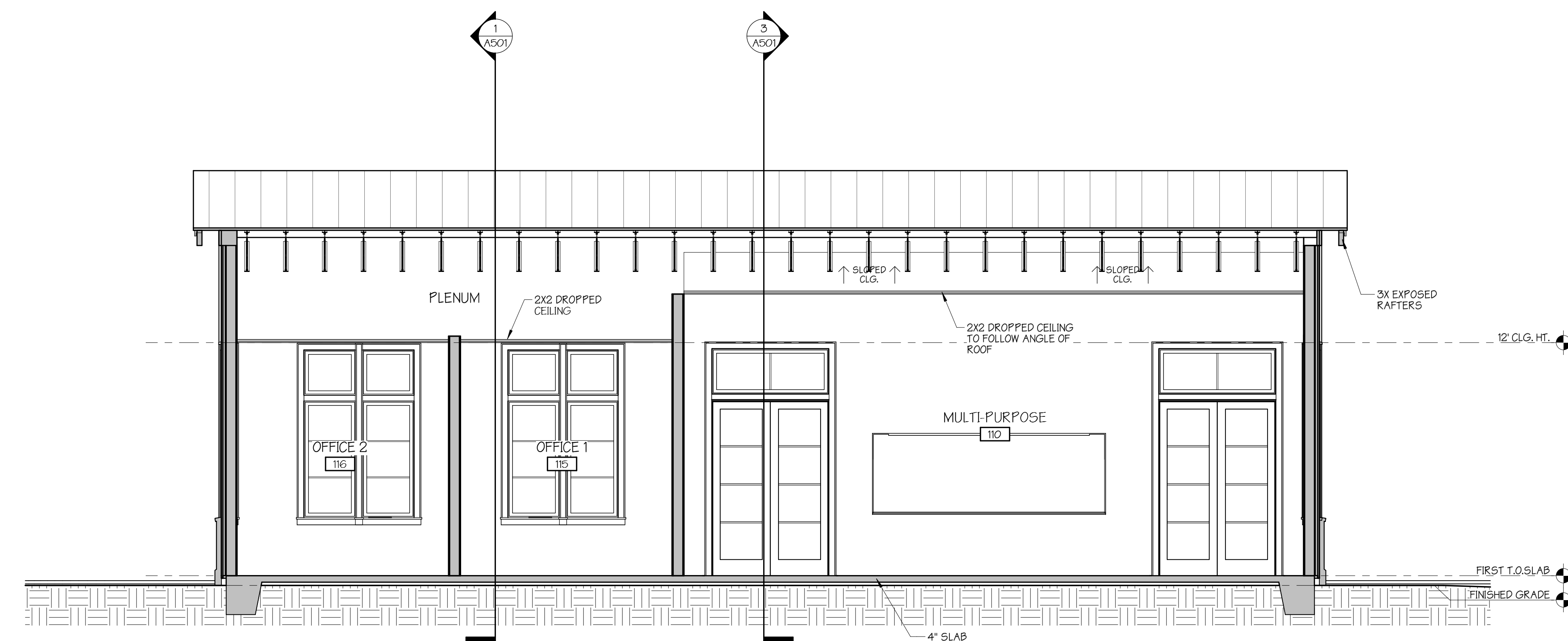
**BUILDING SECTIONS**

SHEET NO.  
**A501**

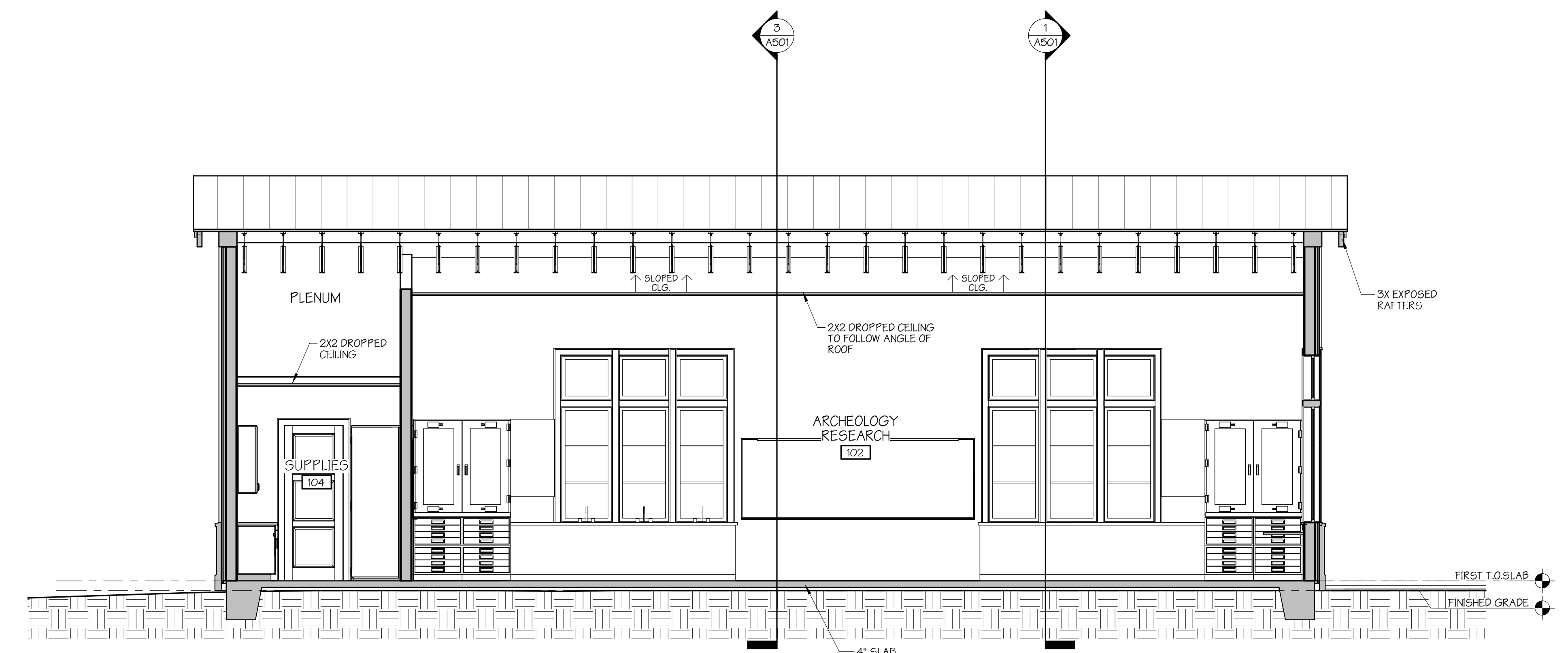
30x42 PAPER SIZE



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



2 BUILDING SECTION 5  
1/4" = 1'-0"



3 BUILDING SECTION 6  
1/4" = 1'-0"

- FRAMING NOTES:**
- STRUCTURE DESIGNED w/ OPEN WEB JOISTS TO CONTAIN ALL MECHANICAL TRUNK LINES. THIS WILL ELIMINATE THE NEED TO FURR-DOWN CEILINGS.
  - CONTRACTOR TO COORD. ALL MECHANICAL SUPPLY RESTRICTIONS & DUCT PATHS PRIOR TO APPROVING FRAMING PACKAGE.
  - FIRST FLOOR DESIGNED w/ 5/4x SLEEPER SYSTEM. MAINTAIN 2\"/>

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	SSK	INITIAL
10/29/24	SSK			
09/10/24	SSK			
	DRE FINAL			
	DRE CONCEPT			

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 40 HARRIET TUBMAN WAY  
 HILTON HEAD ISLAND, SC 29926

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 SUITE 200  
 BLUFFTON, SC 29910  
 843.837.5700

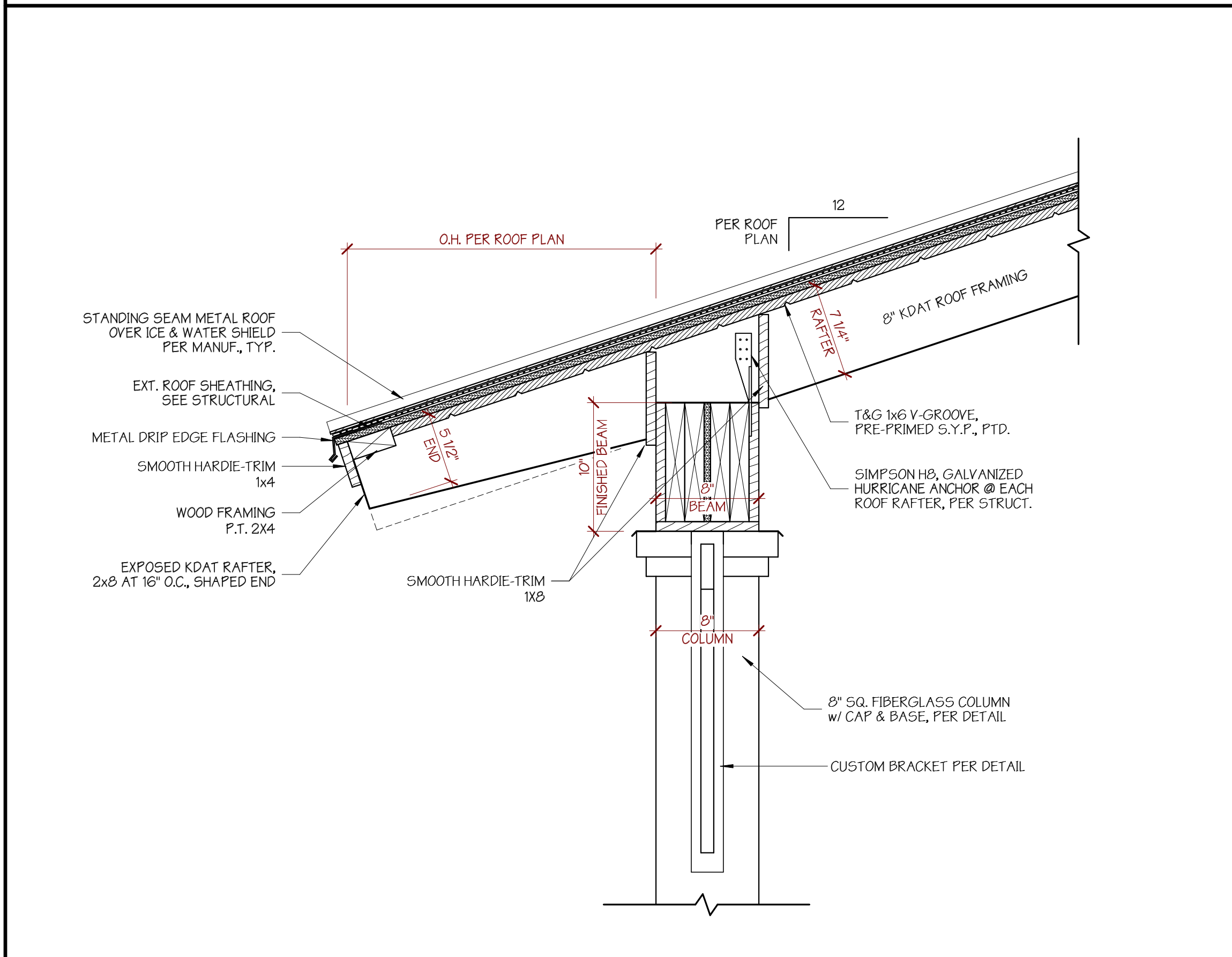
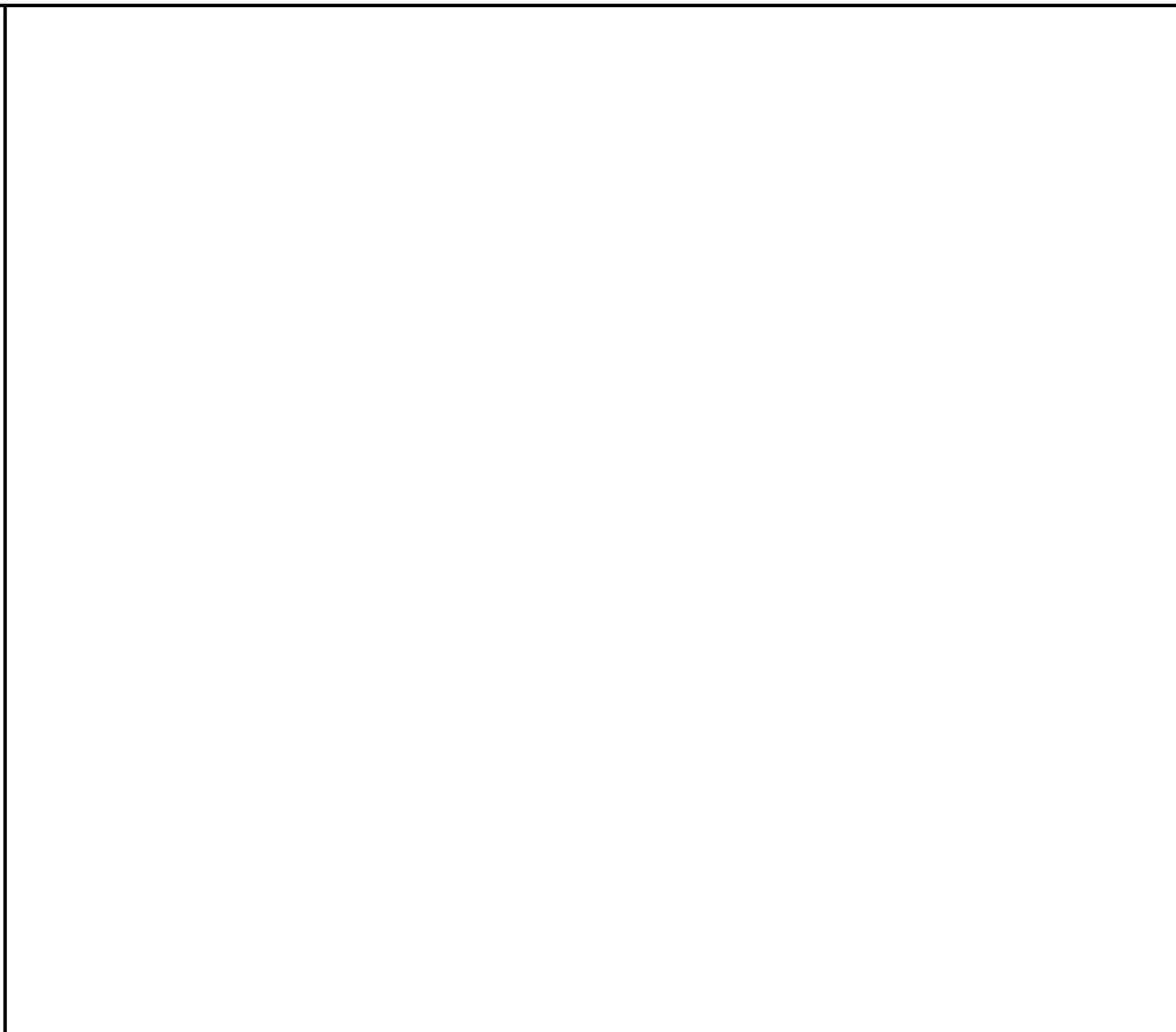
**NOT FOR CONSTRUCTION**

PROJECT NUMBER: 2406  
 DATE: 10.29.24  
 DRAWN BY: AWB  
 CHECKED BY:

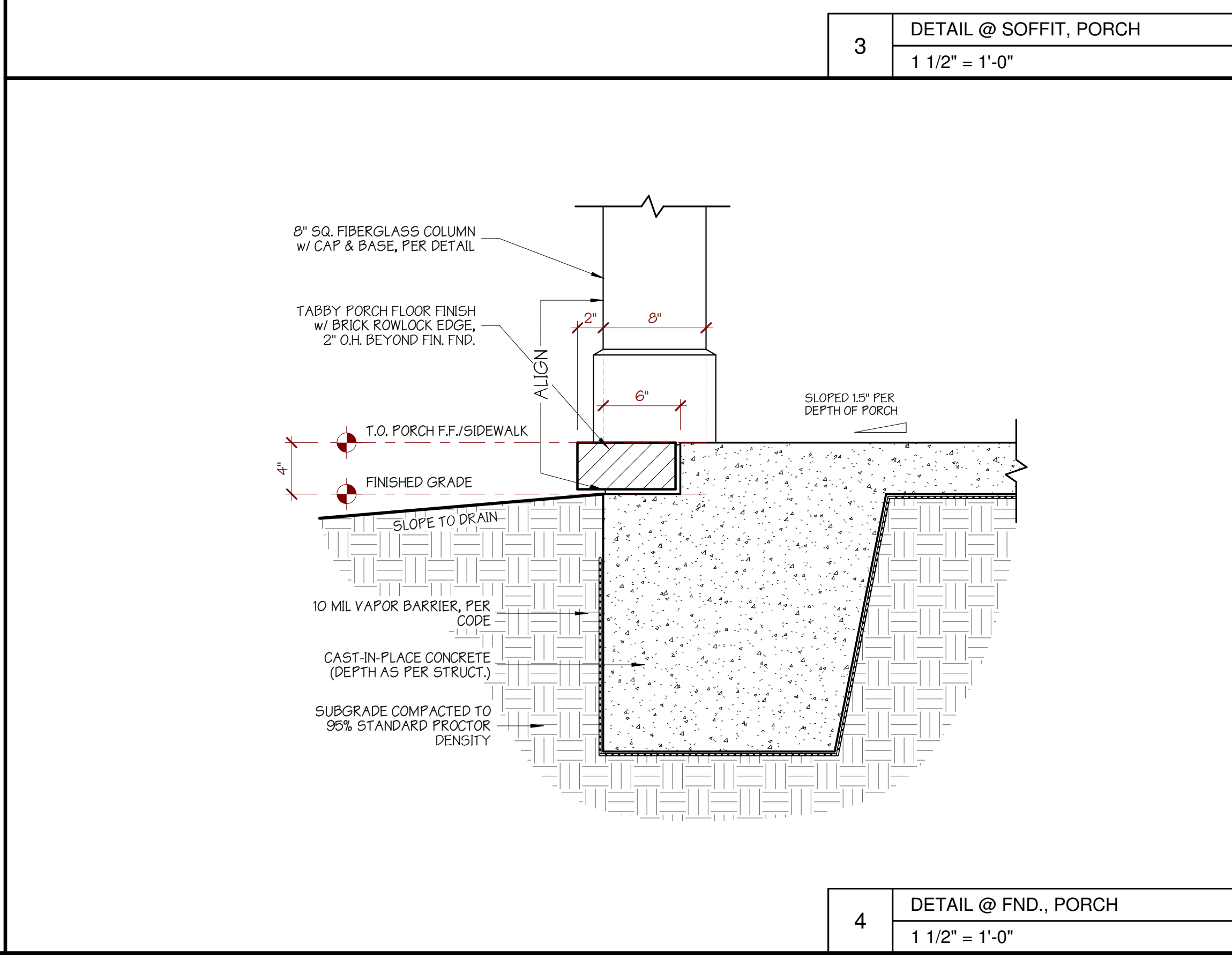
**BUILDING SECTIONS**

SHEET NO.  
**A502**

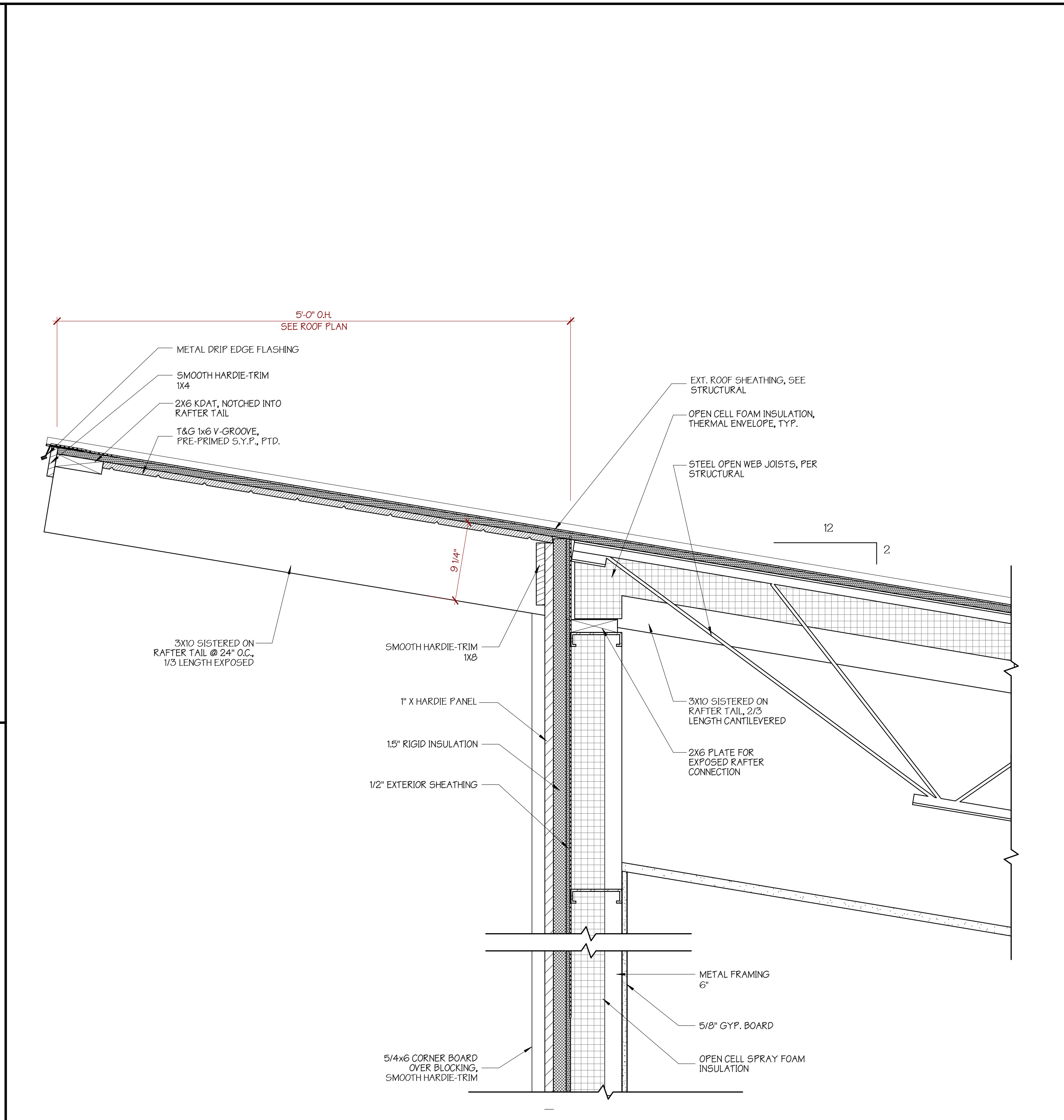
30x42 PAPER SIZE



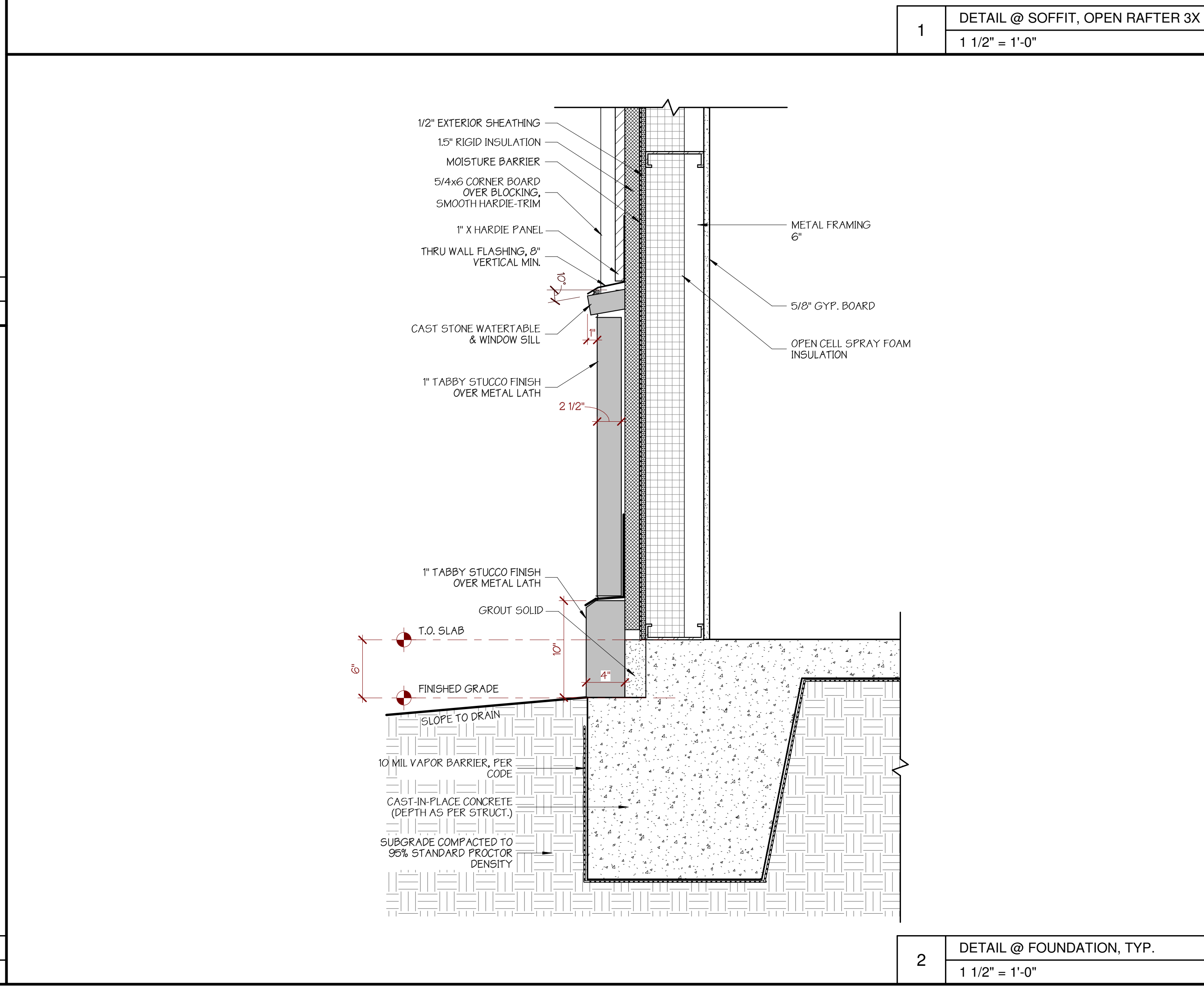
3 DETAIL @ SOFFIT, PORCH  
1 1/2" = 1'-0"



4 DETAIL @ FND., PORCH  
1 1/2" = 1'-0"



1 DETAIL @ SOFFIT, OPEN RAFTER 3X  
1 1/2" = 1'-0"



2 DETAIL @ FOUNDATION, TYP.  
1 1/2" = 1'-0"

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	SSK	INITIAL
DRE FINAL		10/29/24	SSK	
DRE CONCEPT		09/10/24	SSK	

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RESEARCH BUILDING FOR:  
HISTORIC MITCHELVILLE FREEDOM PARK  
40 HARRIET TUBMAN WAY  
HILTON HEAD ISLAND, SC 29926

**PEARCE SCOTT ARCHITECTS**  
6 STATE OF MIND STREET  
SUITE 200  
BLUFFTON, SC 29910  
843.837.5700

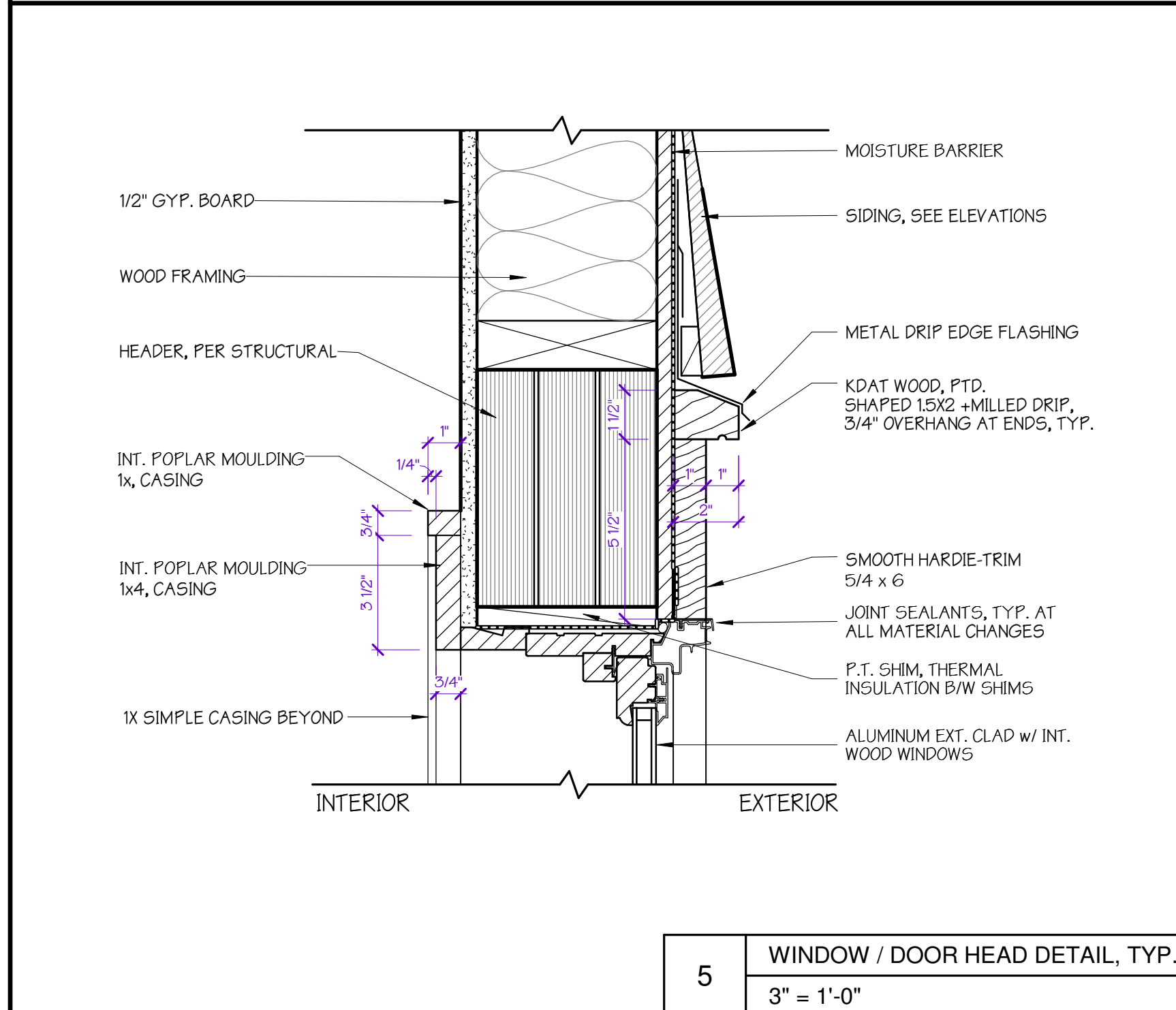
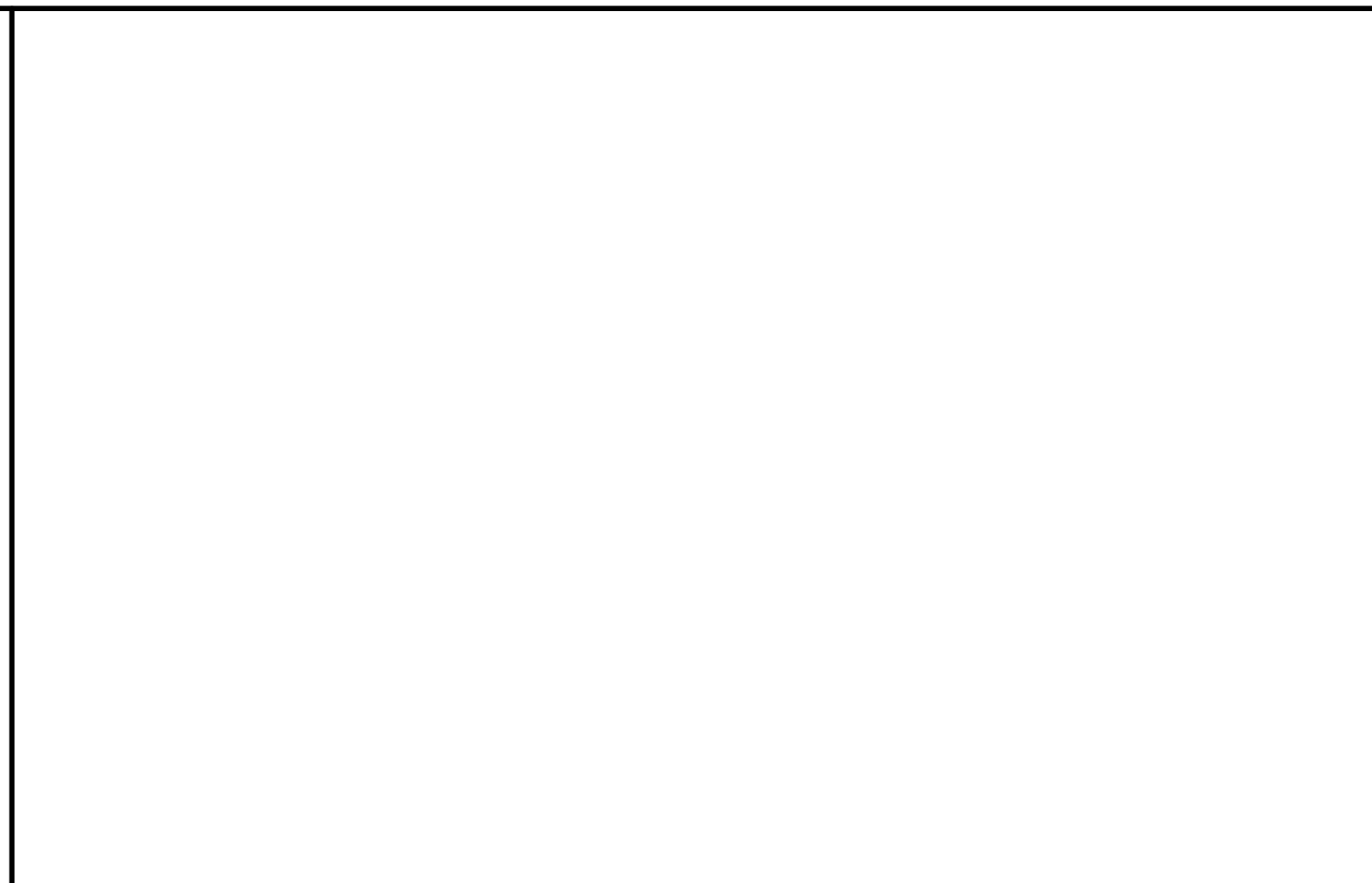
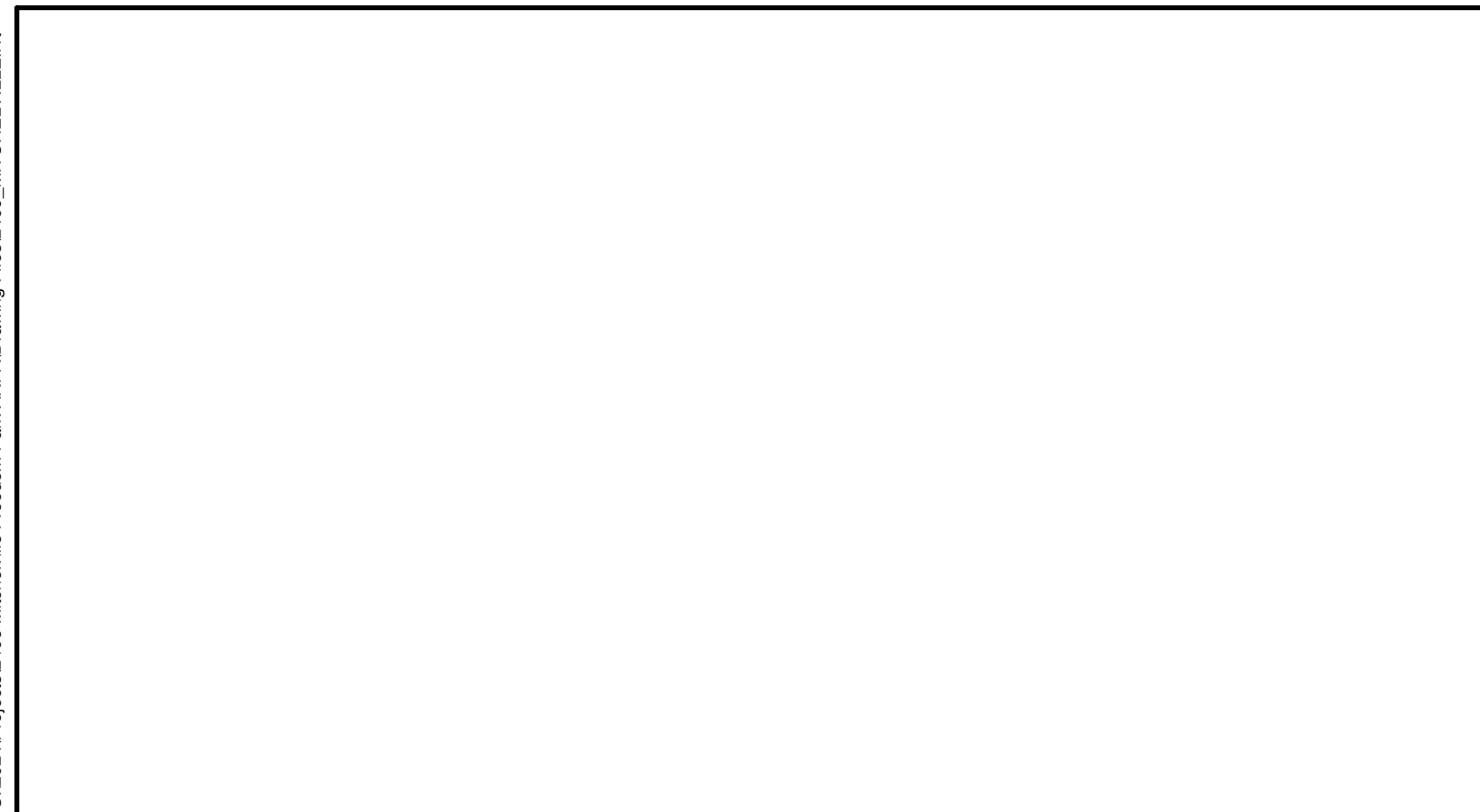
**NOT FOR CONSTRUCTION**

PROJECT NUMBER: 2406  
DATE: 10/29/24  
DRAWN BY: AWB  
CHECKED BY:

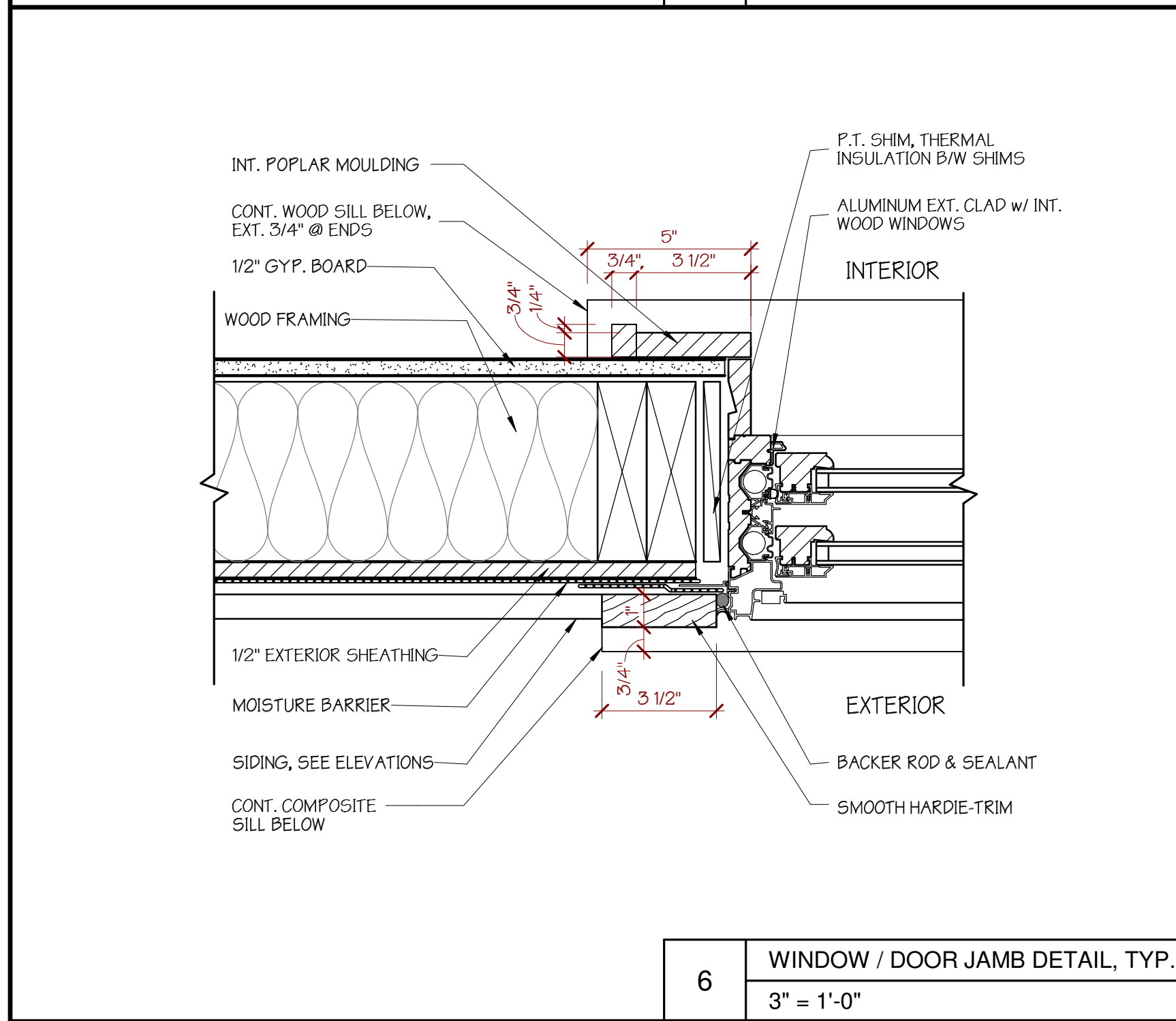
DETAILS

SHEET NO.  
**A701**

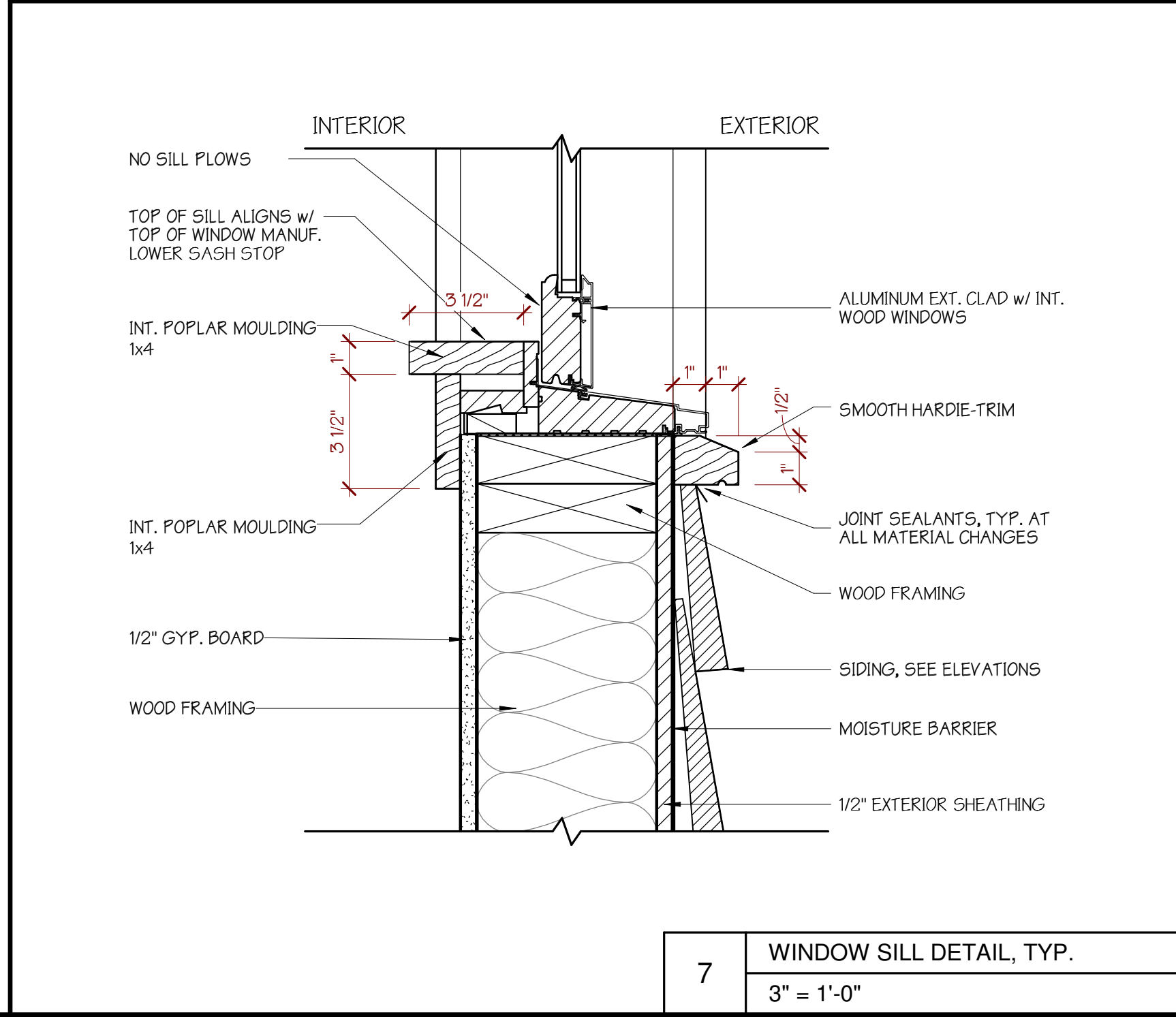
30x42 PAPER SIZE



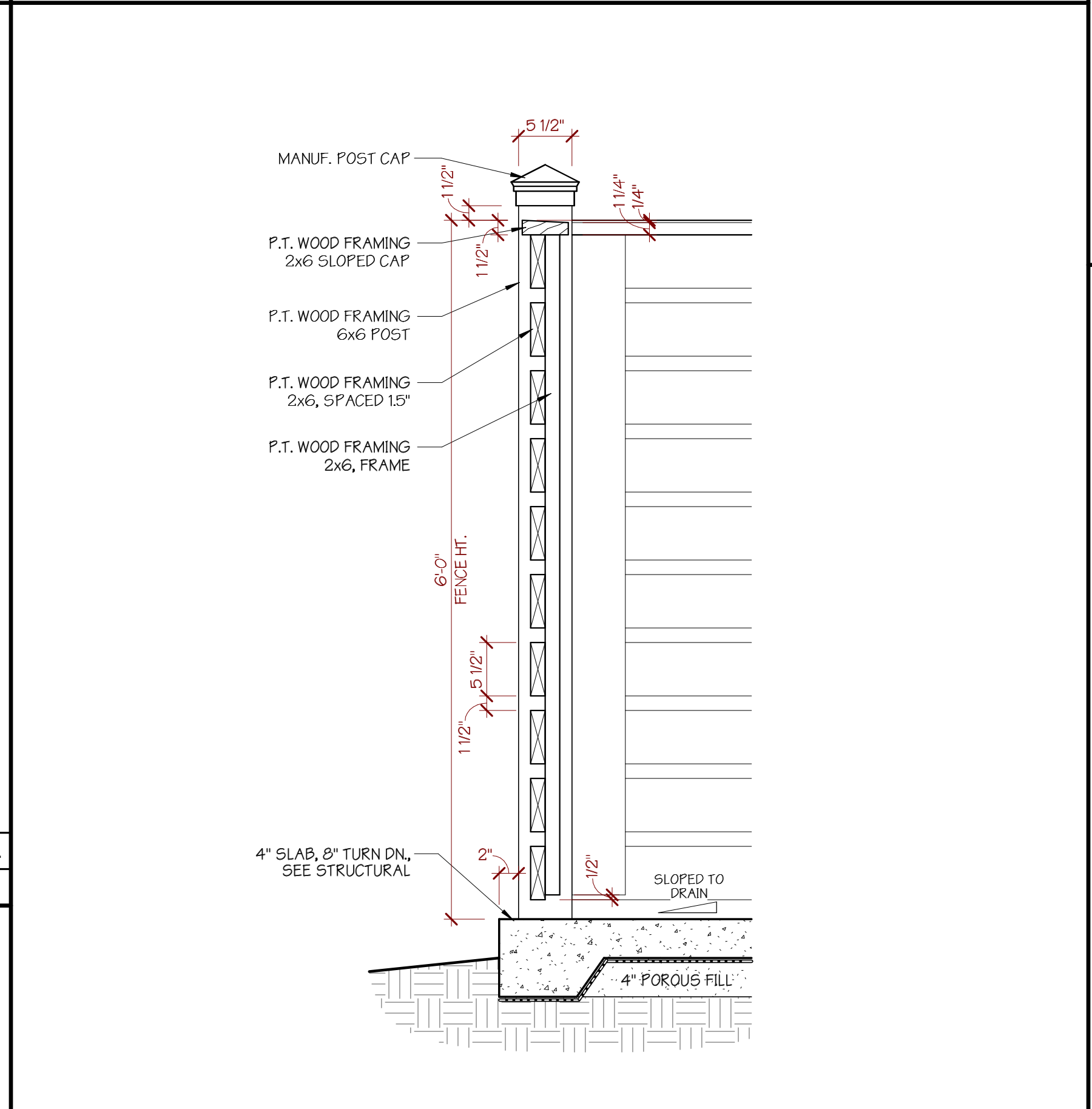
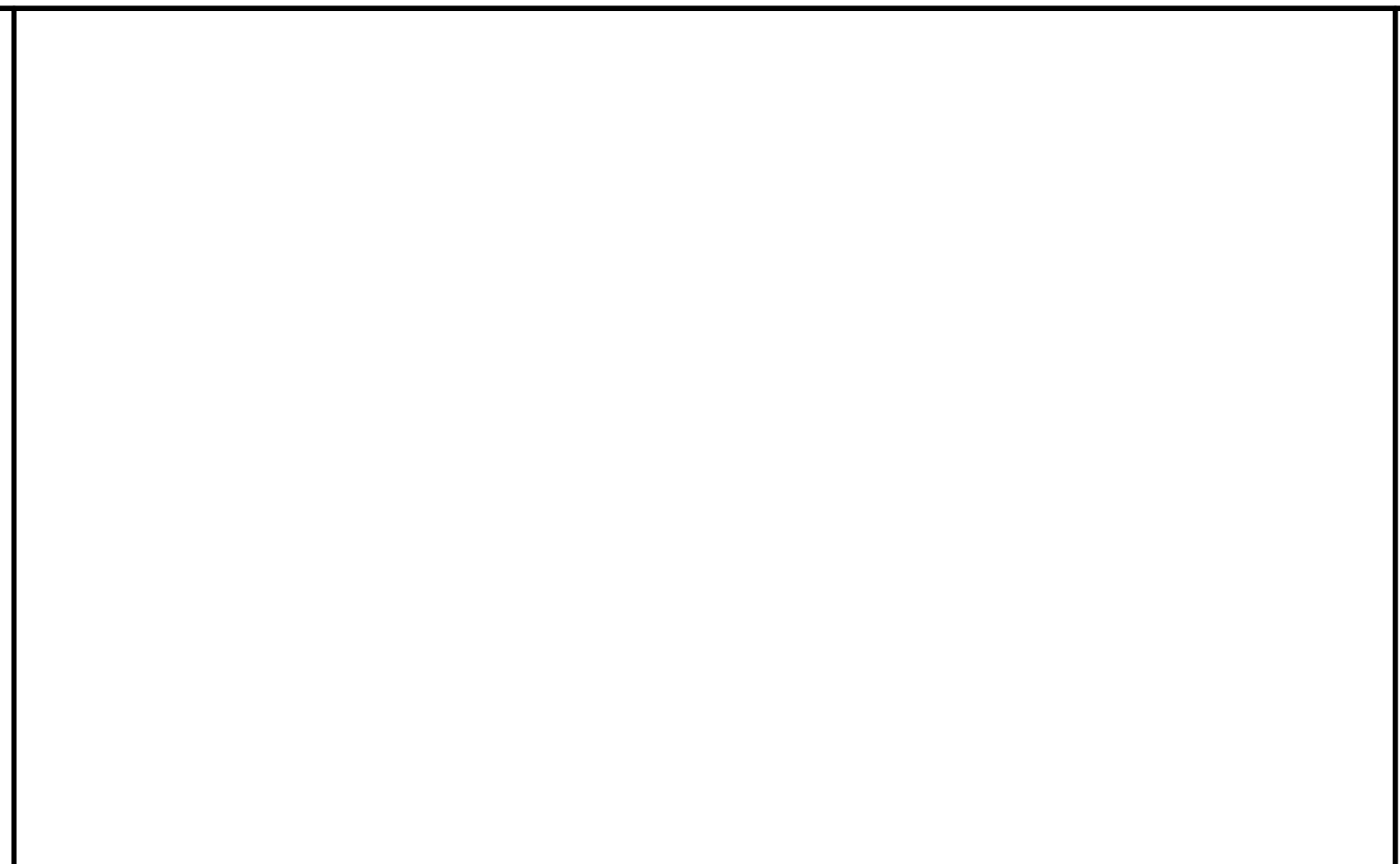
5 WINDOW / DOOR HEAD DETAIL, TYP.  
3" = 1'-0"



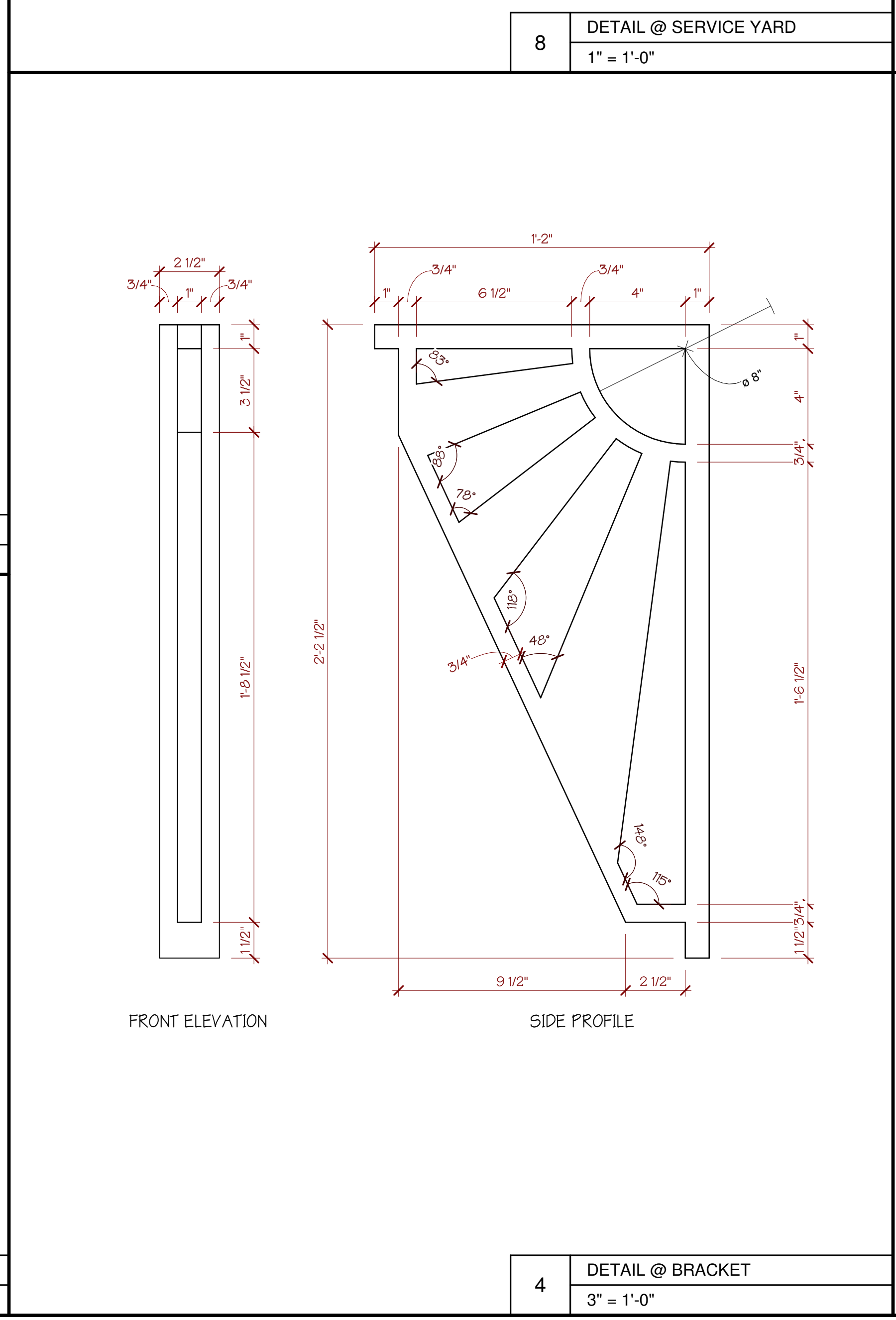
6 WINDOW / DOOR JAMB DETAIL, TYP.  
3" = 1'-0"



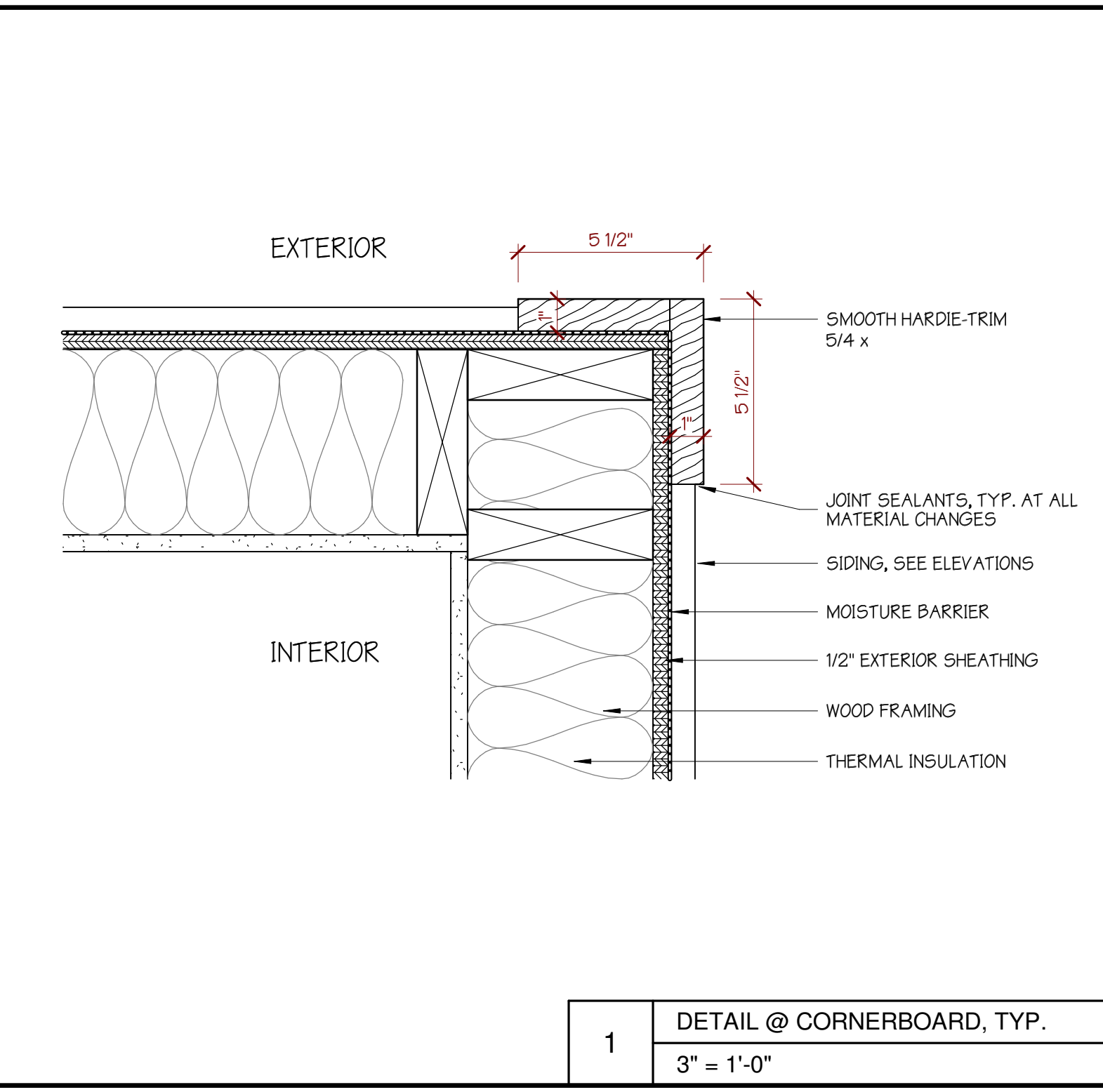
7 WINDOW SILL DETAIL, TYP.  
3" = 1'-0"



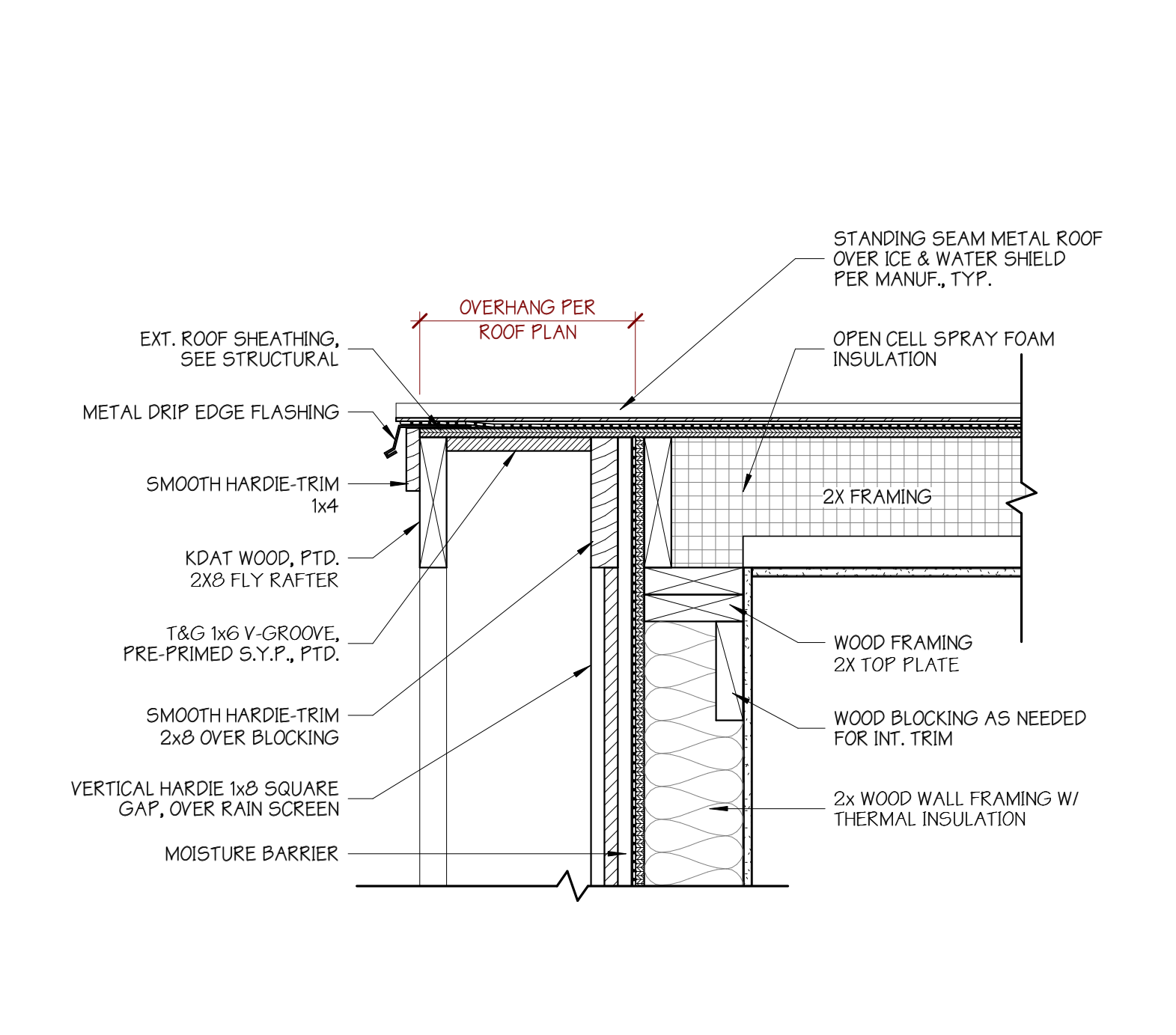
8 DETAIL @ SERVICE YARD  
1" = 1'-0"



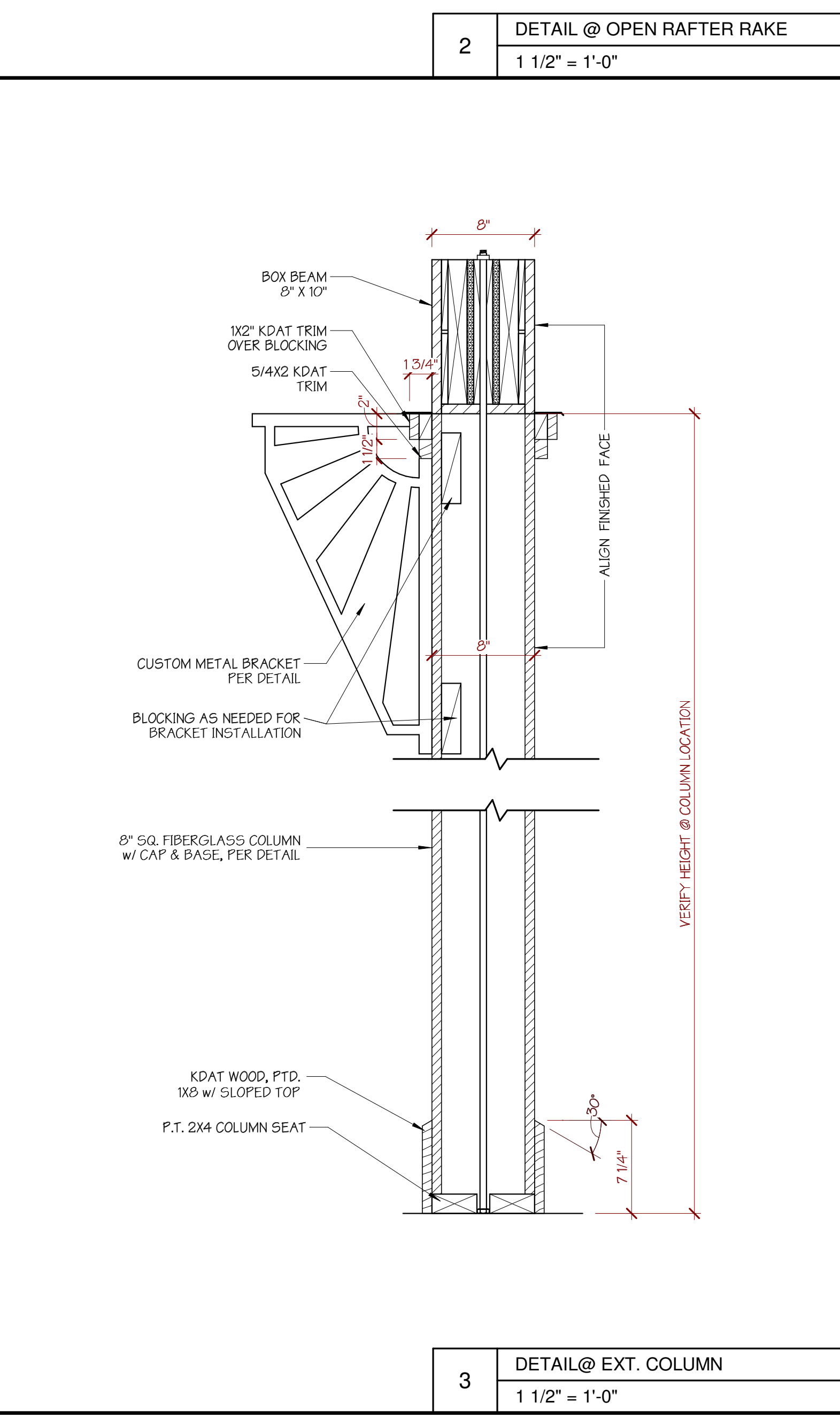
4 DETAIL @ BRACKET  
3" = 1'-0"



1 DETAIL @ CORNERBOARD, TYP.  
3" = 1'-0"



2 DETAIL @ OPEN RAFTER RAKE  
1 1/2" = 1'-0"



3 DETAIL @ EXT. COLUMN  
1 1/2" = 1'-0"

DO NOT SCALE FROM DRAWINGS

NO.	DATE	DESCRIPTION / REVISION LOG	SSK	INITIAL
DRE FINAL	10/29/24		SSK	
DRE CONCEPT	09/10/24		SSK	

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**NEW ARCHEOLOGICAL RESEARCH BUILDING FOR:**  
**HISTORIC MITCHELVILLE FREEDOM PARK**  
 40 HARRIET TUBMAN WAY  
 HILTON HEAD ISLAND, SC 29926

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 6 STATE OF MIND STREET  
 SUITE 200  
 BLUFFTON, SC 29910  
 843.837.5700

**NOT FOR CONSTRUCTION**

PROJECT NUMBER:	2406
DATE:	10/29/24
DRAWN BY:	AWB
CHECKED BY:	

**DETAILS**

SHEET NO.  
**A702**

30x42 PAPER SIZE

**Color and Material Selections**  
**HMFP Archeology Research Facility, HHI**  
10.29.2024



**Primary Walls & Trim:**  
Hardie,  
Agreeable Gray SW-7029



**Columns & Rafters:**  
Smooth Stone SW-9568



**Foundation Band:**  
Tabby Stucco,  
Smooth Stone SW-9568



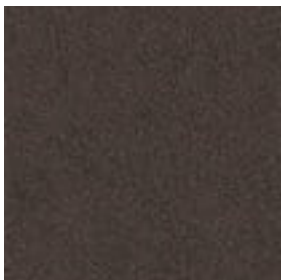
**Brackets, Ext. Doors**  
**Porch Clg.:**  
Azure Water BM-677



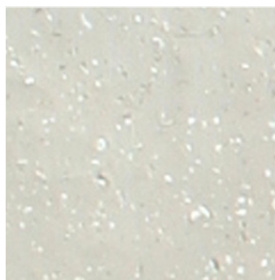
**Front Porch Fl. & Edge:**  
Brick, Savannah Gray,  
Cherokee



**Roof:** McElroy  
Standing Seam Metal,  
Patrician Bronze

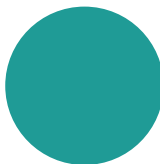
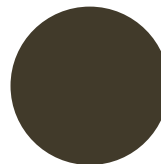
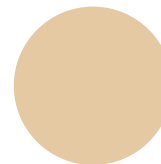


**Windows/Doors:** Marvin,  
Wood Aluminum Clad  
Bronze

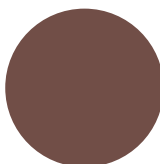
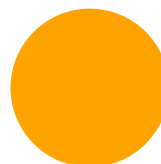
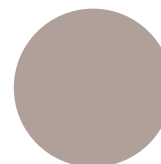


**Side Porch Floor:**  
Tabby Stucco, Natural



*Primary***Aya****Onyx****Sand**

<b>Hex</b>	<b>#5e9795</b>	<b>#3f392c</b>	<b>#d7c8a4</b>
<b>RGB</b>	<b>94.151.149</b>	<b>63.57.44</b>	<b>215.200.164</b>
<b>CMYK</b>	<b>80.20.45.0</b>	<b>60.60.75.55</b>	<b>14.20.38.0</b>
<b>Pantone</b>	<b>2234 C</b>	<b>Black C</b>	<b>468 C</b>

*Secondary***Mahogany****Sunrise****Pewter**

<b>Hex</b>	<b>#67504a</b>	<b>#dca02d</b>	<b>#a8a098</b>
<b>RGB</b>	<b>103.80.74</b>	<b>220.160.45</b>	<b>168.160.152</b>
<b>CMYK</b>	<b>40.58.54.40</b>	<b>0.47.95.0</b>	<b>33.30.33.7</b>
<b>Pantone</b>	<b>7518 C</b>	<b>137 C</b>	<b>Warm Gray 5 C</b>

### Lighting Fixture Schedule

AREA	TYPE	MANUFACTURER	SERIES	IMAGE	MOUNTING METHOD	DESCRIPTION / REMARKS	CATALOG NUMBER	DRIVER / BALLAST	SPEC SHEET LINK
	POLE MOUNT	LUMINIS	CLERMONT		POLE	CT102 FOR PEDESTRIAN APPLICATION, CT152 FOR PARKING APPLICATION			<a href="#">LINK</a>
	BOLLARD	LUMINIS	INLINE		GROUND	1 OR 2 LIGHT MODULES WOOD GRAIN FINISH AVAILABLE			<a href="#">LINK</a>
	COLUMN	LUMINIS	INLINE		GROUND	UP TO 4 LIGHT MODULES WOOD GRAIN FINISH AVAILABLE			<a href="#">LINK</a>
	WALL SCONCE	LUMINIS	SYRIS PRO SYP		WALL	TWO DIFFERENT PROFILES AVAILABLE (400 / 600)			<a href="#">LINK</a>
	CEILING/PENDANT	LUMINIS	CLERMONT		PENDANT OR SURFACE	AVAILABLE WITH COMFORT OPTIC AND HIGH OUTPUT FOR VARYING APPLICATION			<a href="#">LINK</a>
	ARCHITECTURAL FLOOD	HYDREL	SAF		GROUND				<a href="#">LINK</a>
	STEP	HYDREL	HYSTEP13		RECESSED				<a href="#">LINK</a>

Lighting Associates, Inc  
 3600 Swiftwater Park Dr, Suwanee, GA 30024  
 (770) 448-9250

## 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: 40 Harriet Tubman Way – Archeology Research facility

DRB-001479-2024

DATE: 11/12/2024

CATEGORY: Final

RECOMMENDATION: Approval  Approval with Conditions  Denial

### ***APPLICATION MATERIAL***

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Existing Conditions match As-Built	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dimensioned Details and of Sections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Detail Illustrating Connection to Existing Structure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
New Building Details Match Existing Building Details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### ***ARCHITECTURAL DESIGN***

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

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

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

Native plants or plants that have historically been prevalent on the Island are utilized	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Large, grassed lawn areas encompassing a major portion of the site are avoided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

***NATURAL RESOURCE PROTECTION***

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

***COMMENTS & CONDITIONS***

1. Staff recommends approval of the final review of the Archeology Research Facility submittal with the following conditions:
  - a. Provide the case manager for your DPR with the approved DRB plans.
2. Any additional information as required by the Board.

**Fire & Rescue Headquarters  
Classroom Building  
75 Dillon Road  
Structure  
November 12, 2024  
DRB-001465-2024**



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

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

Applicant/Agent Name: Dale N. Strecker Company: Hord Coplan Macht  
 Mailing Address: P.O. Box 5910 City: Hilton Head Island State: SC Zip: 29938  
 Telephone: 803-567-1211 Fax: \_\_\_\_\_ E-mail: dstrecker@hcm2.com  
 Project Name: Fire Rescue HQ - Classroom Project Address: 75 Dillon Road (off Hiltech Lane)  
 Parcel Number [PIN]: R 510 009 000 1034 0000  
 Zoning District: IL - Light Industrial Overlay District(s): Corridor Overlay

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

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

Project Category:  
 Concept Approval – Proposed Development \_\_\_\_\_ Alteration/Addition  
 Final Approval – Proposed Development \_\_\_\_\_ 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.

Note: Filing fee paid by Town of Hilton Head Island  
 \*\* 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.

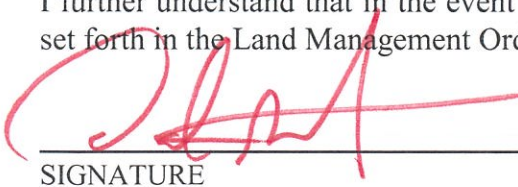
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

*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

October 29, 2024

\_\_\_\_\_

DATE



Town of Hilton Head Island  
 Community Development Department  
 One Town Center Court  
 Hilton Head Island, SC 29928  
 Phone: 843-341-4757 Fax: 843-341-2087  
[www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)

**FOR OFFICIAL USE ONLY**  
 Date Received: \_\_\_\_\_  
 App. #: \_\_\_\_\_  
 Form revised 10-2012

**AFFIDAVIT OF OWNERSHIP AND  
 HOLD HARMLESS PERMISSION TO ENTER PROPERTY**

The undersigned being duly sworn and upon oath states as follows:

1. I am the current owner of the property which is the subject of this application.
2. I hereby authorize Dale N. Strecker of Hord Coplan Macht to act as my agent for this application only.
3. All statements contained in this application have been prepared by me or my agents and are true and correct to the best of my knowledge.
4. The application is being submitted with my knowledge and consent.
5. Owner grants the Town, its employees, agents, engineers, contractors or other representatives the right to enter upon Owner's real property, located at 75 Dillon Road (off Hiltech Lane) (address),  
R 510 009 000 1034 0000 (parcel ID) for the purpose of application review, for the limited time necessary to complete that purpose.  
 Description of Work: New building on area of existing concrete pad to accommodate classroom for training
6. Owner agrees to hold the Town harmless for any loss or damage to persons or property occurring on the private property during the Town's entry upon the property, unless the loss or damage is the result of the sole negligence of the Town.
7. I acknowledge that the Town of Hilton Head Island Municipal Code requires that all construction in a Special Flood Hazard Zone be constructed in accordance with the following provisions that:
  - a. any enclosed area below the base flood elevation will be used solely for parking of vehicles, limited storage or access to the building. This space will never be used for human habitation without first becoming fully compliant with the Town's Flood Damage Controls Ordinance in effect at the time of conversion.
  - b. all interior walls, ceilings and floors below the base flood elevation will be constructed of flood resistant materials.
  - c. all mechanical, electrical and plumbing devices will be installed above base flood elevation.
  - d. walls of the enclosed area below base flood elevation will be equipped with at least two openings which allow automatic entry and exit of flood water. Openings will be on two different walls with at least one square inch of free area for every square foot of enclosed space and have the bottom of openings no more than a foot above grade.
  - e. the structure may be subject to increased premium rates for flood insurance from the National Flood Insurance Program.
8. I understand that failure to abide by Town permits, any conditions, and all codes adopted by the Town of Hilton Head Island deems me subject to enforcement action and/or fines.

Print Name: SCOTT HARRIS Owner Signature: [Signature]  
 Phone No.: (854) 255-9880 Email: SCOTTH@HILTONHEADISLANDSC.GOV  
 Date: 10-29-24

The foregoing instrument was acknowledged before me by Scott Harris, who is personally known to me or has produced a Georgia Drivers License identification and who did not take an oath.

WITNESS my hand and official seal this 29th day of October, A.D., 2 024.

[Signature] FAIDRA T. SMITH  
 Notary Public Signature Notary Public, State of South Carolina  
 My Commission expires: \_\_\_\_\_ Please affix seal or stamp. My Commission Expires 4/6/2027

**Fire & Rescue Headquarters  
Classroom Building  
75 Dillon Road  
Structure  
Narrative  
November 12, 2024  
DRB-001465-2024**

October 29, 2024

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

Subject: Fire and Rescue Headquarters Classroom Building Addition

### **Project Narrative**

#### **Introduction:**

Fire Rescue's Training Facility located at 75 Dillon Road is a significant benefit to the community, providing our firefighters with a facility to prepare for firefighting, medical emergencies, and technical rescue/hazardous materials events training. The following narrative is presented for a new pre-engineered building to provide classroom, office, and storage space for the fire and rescue personnel.

#### **Site:**

The site is a 3.98-acre portion of Fire Rescue/Facility Management campus secured by a 6' chain-link fence which is accessed from private entrances from Dillon Road and Hiltech Lane. Various training elements and structures are located on the site including a fire training tower, extrication pad, car prop pad, vehicle storage structure, and several smaller storage structures. The proposed new building will be a pre-engineered 40'x40', 23'-4" high structure with metal siding located in an area of what is currently a 50'x50' concrete pad on an essentially flat topography. As such, the new structure will occupy space that is currently non-pervious. Because the facility will serve existing fire and rescue personnel, no new parking is needed or proposed. Thus there will be no negative impact on the pervious area of the site and no existing trees or landscaping will be impacted by the new structure.

#### **Site Analysis:**

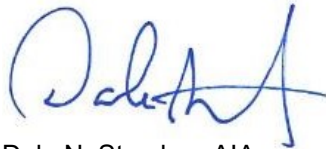
Because the site area on which the proposed building will be located is currently all concrete, there will be no impact to any existing trees, site access, or site topography. There are no wetlands on the site or that will be impacted by the new structure. The proposed structure is located in the center of the Fire Rescue site and thus will not have any impact on buffers or setbacks. Due to heavy landscape and tree cover between Dillon Road and the location of the building site, the building will not be visible from Dillon Road. Due to heavy landscape and tree cover between the fire and rescue center training site and the adjacent Hilton Head Solid Waste & Recycling Center to the northwest, it is also minimally visible from that site.

**Building:**

The proposed building will be a pre-engineered 40'x40' structure with metal siding and roofing and will match existing structures on the site in color (natural beige) as well as design (metal panels). The building will consist of two stories and will accommodate a classroom, offices, and storage areas for fire and rescue personnel.

Kind regards,

Hord Coplan Macht



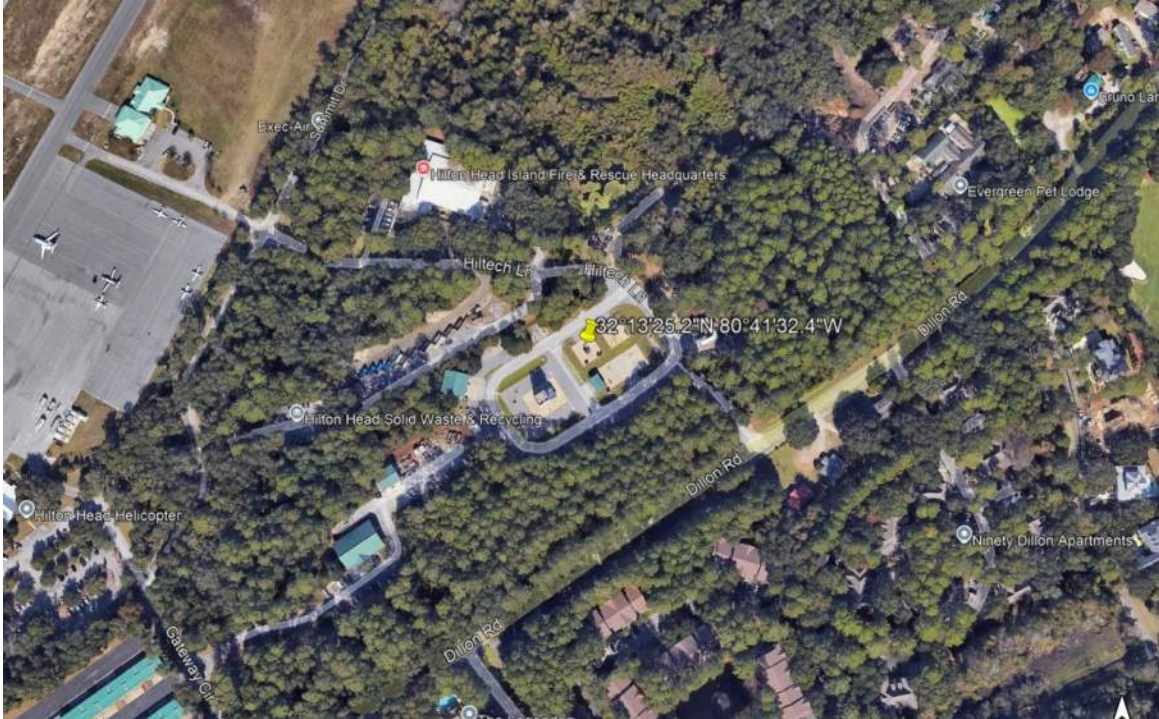
Dale N. Strecker, AIA  
Project Manager

cc: Scott Harris, Town of Hilton Head Island

**Fire & Rescue Headquarters Classroom  
Building  
75 Dillon Road  
Existing Conditions  
November 12, 2024  
DRB-001465-2024**

# New Town of Hilton Head Island Fire & Rescue Headquarters Classroom Building 75 Dillon Road

Project Area and Existing Facility Photographs  
Design Review Board (DRB) Context Photographs



Overall aerial view of site.



Overall aerial view from the east.

New Town of Hilton Head Island Fire & Rescue Headquarters Classroom Building  
Design Review Board (DRB) Context Photographs



View towards the site from Dillon Road, looking northeast.



View towards the site from Dillon Road, looking west.

New Town of Hilton Head Island Fire & Rescue Headquarters Classroom Building  
Design Review Board (DRB) Context Photographs



View of entry drive into the site from Dillon Road.



View of existing concrete pad where building will be located.

New Town of Hilton Head Island Fire & Rescue Headquarters Classroom Building  
Design Review Board (DRB) Context Photographs



View of building pad at left, covered structure at right.



View of extrication pad in foreground, covered building at left. Project site located behind red trailer.

New Town of Hilton Head Island Fire & Rescue Headquarters Classroom Building  
Design Review Board (DRB) Context Photographs



View of extrication pad at left, underground propane tanks in foreground. Project site near white trailer in background.



View of car prop site in foreground, training tower in background. Project site to left of white trailer.

New Town of Hilton Head Island Fire & Rescue Headquarters Classroom Building  
Design Review Board (DRB) Context Photographs



View of training tower taken from adjacent to project site.



View of training tower taken from the east. Project site located to the right, out of view.

New Town of Hilton Head Island Fire & Rescue Headquarters Classroom Building  
Design Review Board (DRB) Context Photographs



View of storage containers at east side of property, adjacent to entry road from Dillons Road.

New Town of Hilton Head Island Fire & Rescue Headquarters Classroom Building  
Design Review Board (DRB) Context Photographs



View of pre-engineered storage building.



View of Town of HHI Facilities Management structures to southwest of project site.

New Town of Hilton Head Island Fire & Rescue Headquarters Classroom Building  
Design Review Board (DRB) Context Photographs



View of towards convenience center from pavement to west of project site. Pre-engineered storage building to left.



View of towards convenience center from pavement to west of project site. Pre-engineered storage building to left.

**Fire & Rescue Headquarters  
Classroom Building  
75 Dillon Road  
Plan Set  
November 12, 2024  
DRB-001465-2024**





SHEET KEYNOTES	
NUM.	NOTE
XX	
AS	

ARCHITECT  
 10 PALMETTO BUSINESS PARK ROAD  
 SUITE 202  
 HILTON HEAD ISLAND, SC 29926  
 843.785.2199

STRUCTURAL ENGINEER  
 SHEARLOCK ENGINEERING  
 110 TRADERS CROSS, SECOND FLOOR  
 OAKITE, SC 29909  
 843.473.8787

MECHANICAL & PLUMBING ENGINEER  
 TBV  
 CONSULTANT 2 ADDRESS  
 CONSULTANT 2 ADDRESS  
 CONSULTANT 2 PHONE  
 ELECTRICAL ENGINEER  
 CDDC, LLC  
 P.O. BOX 2869  
 BLUFFTON, SC 29910  
 843.384.4733

TOWN OF HILTON HEAD ISLAND  
**FIRE & RESCUE TRAINING  
 CTR. CLASSROOM BLDG.**

75 DILLON ROAD  
 HILTON HEAD ISLAND, SC 29926

**hord coplan macht**  
 ARCHITECTURE  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 INTERIOR DESIGN

BARRY H. TAYLOR, AIA LICENSE # 3735

DATE	DESCRIPTION

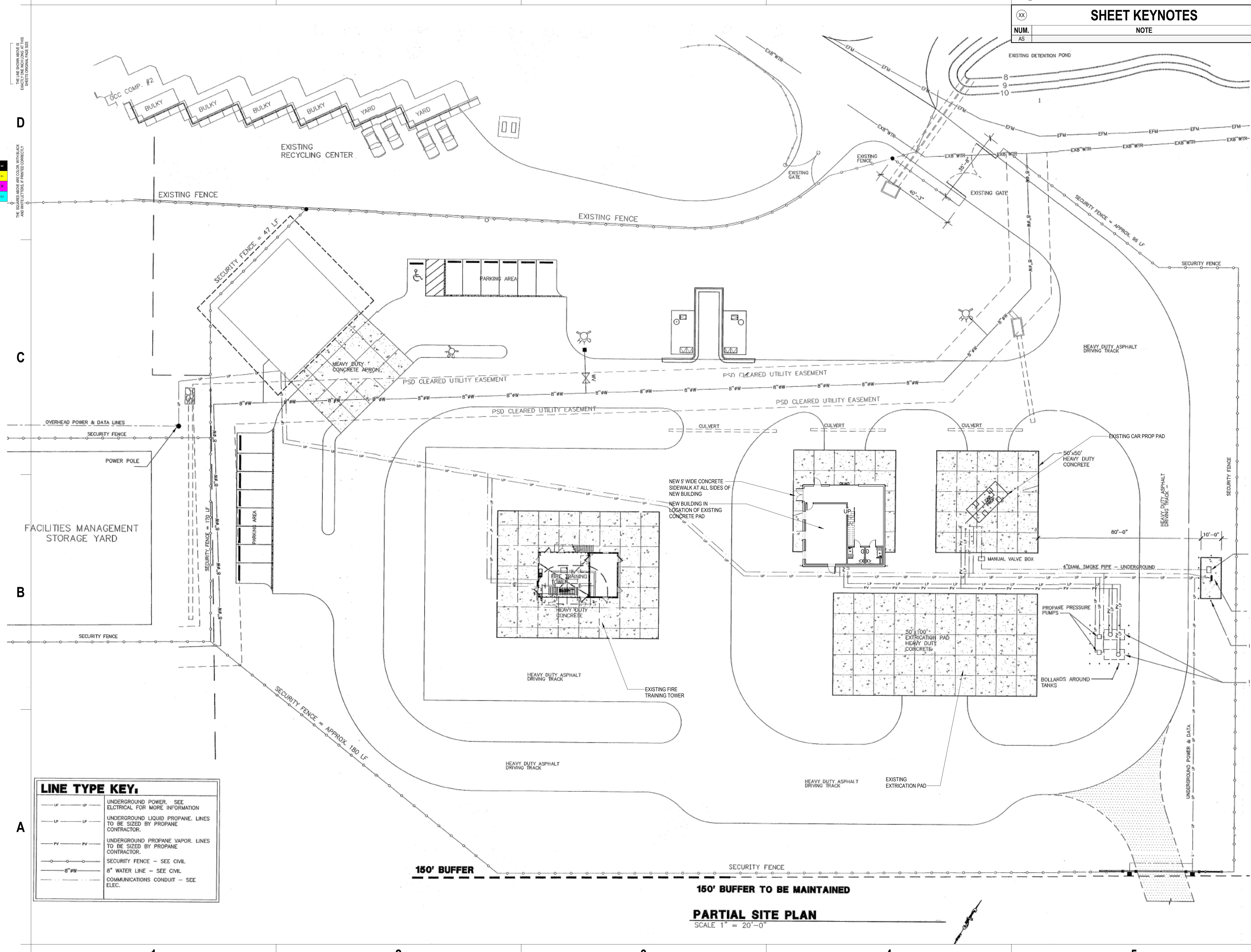
Project Number: 224226.00  
 Drawn By: Author  
 Checked By: Checker

Drawing  
**OVERALL NEW  
 ARCHITECTURAL SITE  
 PLAN**

**AS102**

NOT FOR CONSTRUCTION

2024-10-29  
 DRB CONCEPT SUBMITTAL



**LINE TYPE KEY:**

—UP—UP—	UNDERGROUND POWER. SEE ELECTRICAL FOR MORE INFORMATION
—LP—LP—	UNDERGROUND LIQUID PROPANE. LINES TO BE SIZED BY PROPANE CONTRACTOR.
—VP—VP—	UNDERGROUND PROPANE VAPOR. LINES TO BE SIZED BY PROPANE CONTRACTOR.
—S—S—	SECURITY FENCE - SEE CIVIL
—W—W—	8" WATER LINE - SEE CIVIL
—C—C—	COMMUNICATIONS CONDUIT - SEE ELEC.

**PARTIAL SITE PLAN**  
 SCALE 1" = 20'-0"







THE LINE SHOWN ABOVE IS EXACTLY AS SHOWN IN THIS SHEET UNLESS OTHERWISE NOTED.  
 THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE LETTERS IF PRINTED CORRECTLY.

D

C

B

A

### MATERIAL LEGEND

TAG	MATERIAL DESCRIPTION

### SHEET KEYNOTES

NUM.	NOTE
A-2	

### EXTERIOR ELEVATION GENERAL NOTES

- REFER TO SHEET G-001 FOR ARCHITECTURAL ABBREVIATIONS AND SYMBOLS.
- REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
- REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- REFER TO SHEET [A-501 & A-502] FOR ROOF ASSEMBLIES.
- REFER TO SHEET [A-501 & A-502] FOR WALL ASSEMBLIES.
- REFER TO SHEET [A-501 & A-502] FOR FLOOR ASSEMBLIES.

**ARCHITECT**  
 10 PALMETTO BUSINESS PARK ROAD  
 SUITE 202  
 HILTON HEAD ISLAND, SC 29926  
 843.785.2199  
**STRUCTURAL ENGINEER**  
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 110 TRADERS CROSS, SECOND FLOOR  
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 P.O. BOX 2869  
 BLUFFTON, SC 29910  
 843.384.4731

**TOWN OF HILTON HEAD ISLAND  
 FIRE & RESCUE TRAINING  
 CTR. CLASSROOM BLDG.**  
 75 DILLON ROAD  
 HILTON HEAD ISLAND, SC 29926

**hord coplan macht**  
 ARCHITECTURE  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 INTERIOR DESIGN

BARRY H. TAYLOR, AIA LICENSE # 3735

Δ	DATE	DESCRIPTION

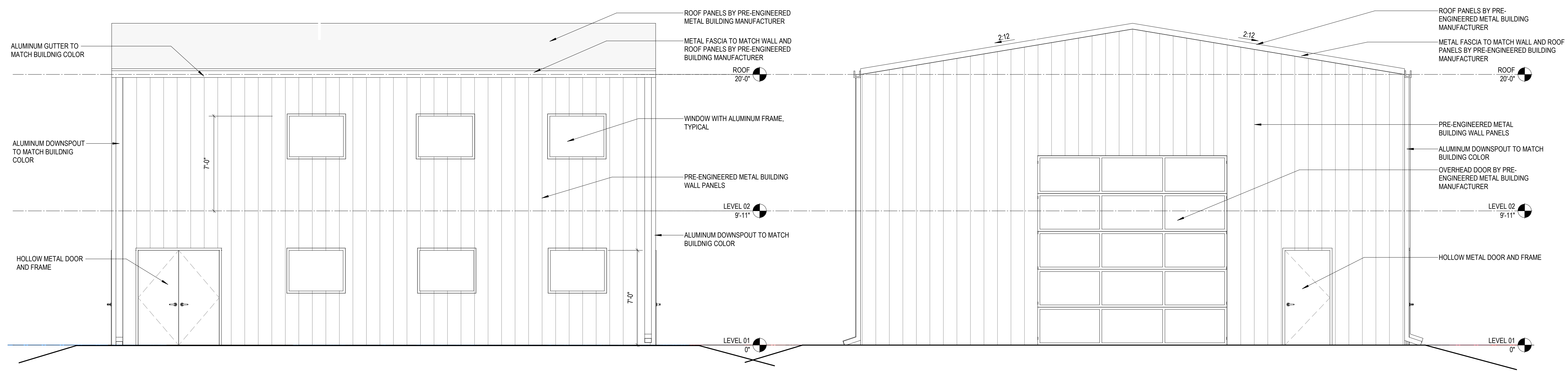
**Project Number:** 224226.00  
**Drawn By:** Author  
**Checked By:** Checker

**Drawing**  
 ELEVATIONS-  
 EXTERIOR- BUILDING

# A-201

NOT FOR CONSTRUCTION

2024-10-29  
 DRB CONCEPT SUBMITTAL



**B1** ELEVATION- EXTERIOR- SOUTH

A-201 1/4" = 1'-0"

**B3** ELEVATION- EXTERIOR- WEST

A-201 1/4" = 1'-0"

**A1** ELEVATION- EXTERIOR- NORTH

A-201 1/4" = 1'-0"

**A3** ELEVATION- EXTERIOR- EAST

A-201 1/4" = 1'-0"

1

2

3

4

5

## 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: 75 Dillon Road – Fire & Rescue Headquarters Classroom Building

DRB-001353-2024

DATE: 11/12/2024

CATEGORY: Structure

RECOMMENDATION: Approval

Approval with Conditions

Denial

### **APPLICATION MATERIAL**

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing Conditions match As-Built	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed classroom building will be of similar architectural style from the other ancillary training buildings.
Dimensioned Details and of Sections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please provide dimensioned details and sections.
Detail Illustrating Connection to Existing Structure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
New Building Details Match Existing Building Details	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is a new structure that will be similar in architectural style from the other ancillary training buildings.

### **ARCHITECTURAL DESIGN**

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a 11" x 17" material and color board.
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades shall have equal design characteristics	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhangs are sufficient for the façade height.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Forms and details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Incorporates wood or wood simulating materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a utility plan and screen any exposed utilities for the building.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please provide an exterior lighting plan.
Accessory elements are designed to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<b>LANDSCAPE DESIGN</b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide existing and proposed landscape plan.
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	
Preserves a variety of existing native trees and shrubs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Shrubs are selected to complement the natural setting,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

provide visual interest and screen less-desirable elements of the project				
A variety of species is selected for texture and color	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Provides overall order and continuity of the Landscape plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<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"/>	
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"/>	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Large, grassed lawn areas encompassing a major portion of the site are avoided	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

***NATURAL RESOURCE PROTECTION***

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

***COMMENTS & CONDITIONS***

1. Staff recommends approval of the conceptual design submittal with the following conditions:
  - a. Provide dimensional details and sections.
  - b. Provide a utility plan or screen the utilities for the proposed building and show it in the site plan.

- |                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>c. Provide an exterior lighting plan.</li><li>d. Provide an existing and proposed landscape plan.</li><li>e. Provide an 11" x 17" material and color board.</li></ul> <p>2. Any additional information as required by the Board.</p> |
|                                                                                                                                                                                                                                                                            |
|                                                                                                                                                                                                                                                                            |

**Mural**  
**1014 William Hilton Parkway**  
**November 12, 2024**  
**DRB-001481-2024**



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

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

Applicant/Agent Name: ALAN WOLF Company: SERG GROUP  
 Mailing Address: 9A HUNTER ROAD City: HHI State: SC Zip: 29926  
 Telephone: 843 226 2840 Fax: \_\_\_\_\_ E-mail: AWOLF@SERGGROUP.COM  
 Project Name: CONCOURS OF HHI/LOCAL LEGEND BREWERY Project Address: 1014 WILLIAM HILTON PARKWAY  
 Parcel Number [PIN]: R552015000 02530000  
 Zoning District: LIGHT COMMERCIAL Overlay District(s): \_\_\_\_\_

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

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

Project Category:

Concept Approval – Proposed Development  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

10/25/24  
\_\_\_\_\_  
DATE

**Mural**  
**1014 William Hilton Parkway**  
**Mural proposal with plans**  
**November 12, 2024**  
**DRB-001481-2024**



The proposed mural pictured above depicts a scene or event of natural, social, cultural, or historic significance:

## Gregg Russell

is a nationally known singer, songwriter and actor who regularly performs on Hilton Head Island, South Carolina. Russell has been performing under an old oak tree in Harbour Town on Hilton Head Island every summer since 1977.



## The live oak tree

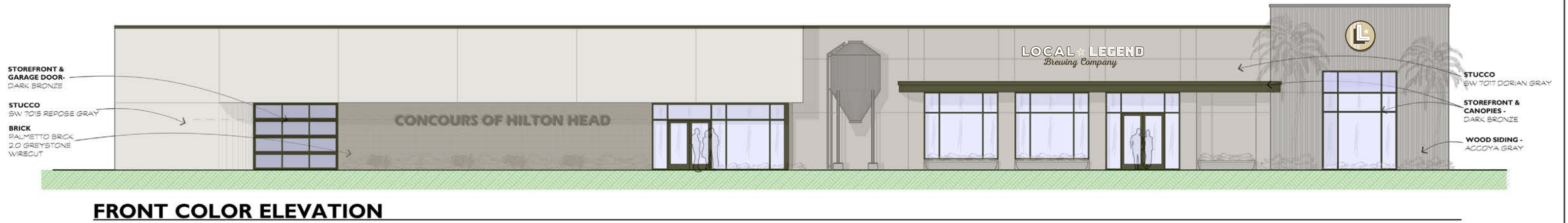
is a symbol of the Lowcountry landscape and a centuries-old icon of the region. There are many live oaks in the Hilton Head area, including the Liberty Oak, which marks the resting place of Hilton Head developer and conservationist Charles Fraser.



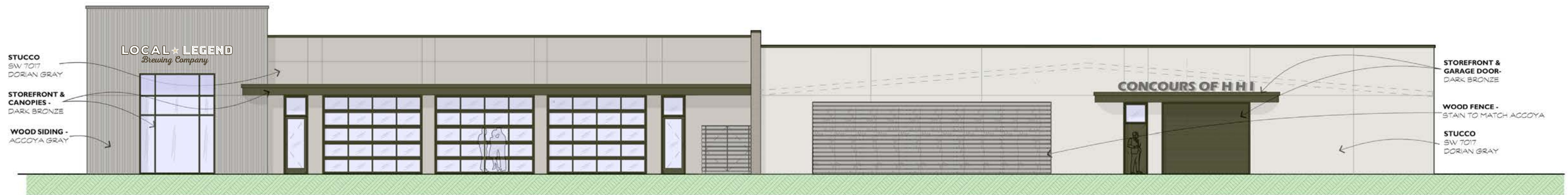
## The American alligator

is a symbol of Hilton Head and the Lowcountry, and is considered a keystone species that provides critical services to the island ecosystem. The alligator is deeply entwined with Hilton Head culture, dating back to a 1962 magazine photoshoot where Sea Pines founder Charles Fraser walked with an alligator named Albert.

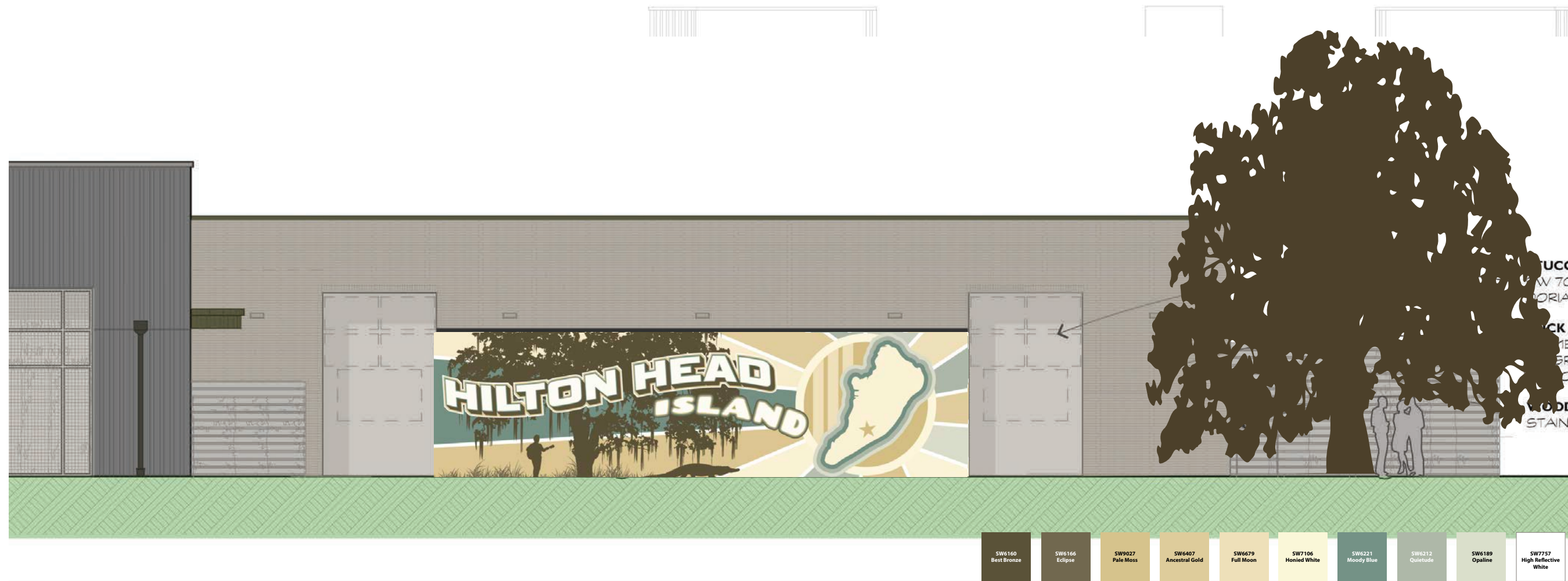




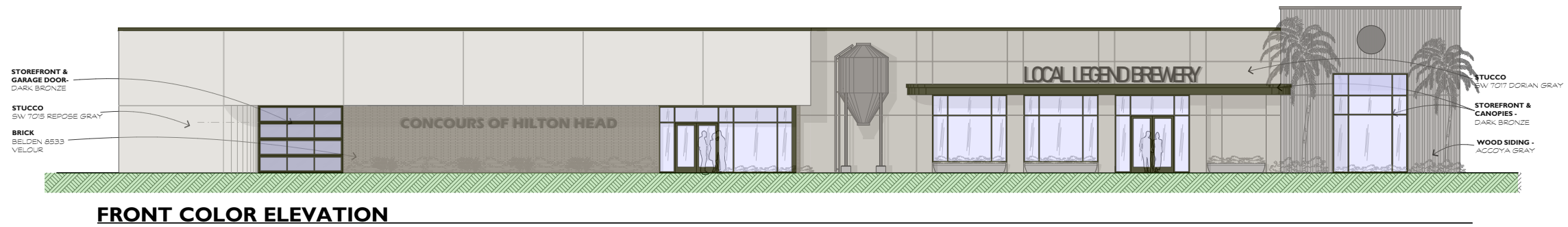
**FRONT COLOR ELEVATION**



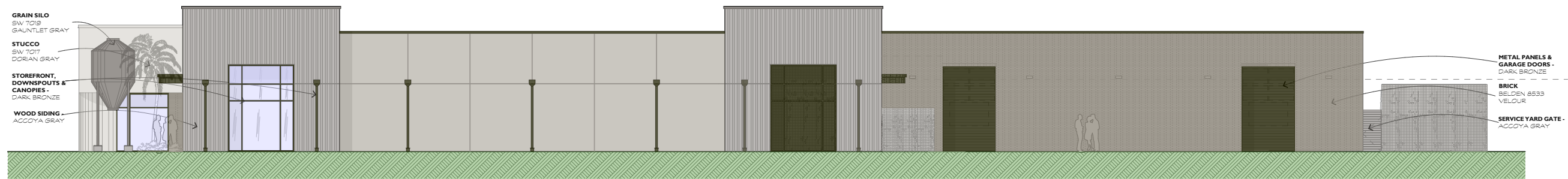
**DUNNAGAN'S ALLEY COLOR ELEVATION**



# PHYSICAL MATERIALS BOARD AT BOTTOM



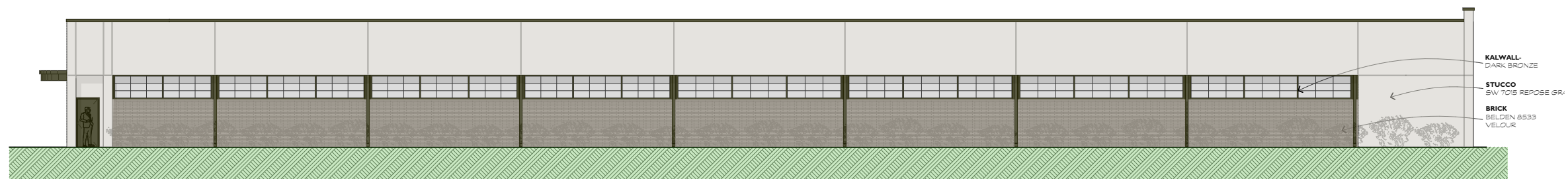
FRONT COLOR ELEVATION



RIGHT SIDE COLOR ELEVATION



DUNNAGAN'S ALLEY COLOR ELEVATION



LEFT SIDE COLOR ELEVATION



PALMETTO BRICK - 2.0 GREYSTONE WIRECUT MATERIALS



WALL PANELS AND STOREFRONT - DARK BRONZE



STUCCO COLORS



ACCOYA PREFINISHED GRAY



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A RENOVATION FOR A NEW BREWERY/  
CAR STORAGE AT:  
1014 WILLIAM HILTON PKWY  
HILTON HEAD ISLAND, S.C.

REVISIONS	

DRAWN BY	TP
CHECKED BY	TP
DATE OF ISSUE	10/05/23
SCALE	
JOB NO.	
SHEET	
OF	SHEETS

## PRE-RENOVATION EXTERIOR



MURAL APPROXIMATE SIZE 37' x 10'



MAGENTA BOXES INDICATE APPROXIMATE LOCATION AND SHAPE OF PROPOSED MURAL - DIMENSIONS SHOWN HERE ARE NOT TO SCALE AND NOT EXACT

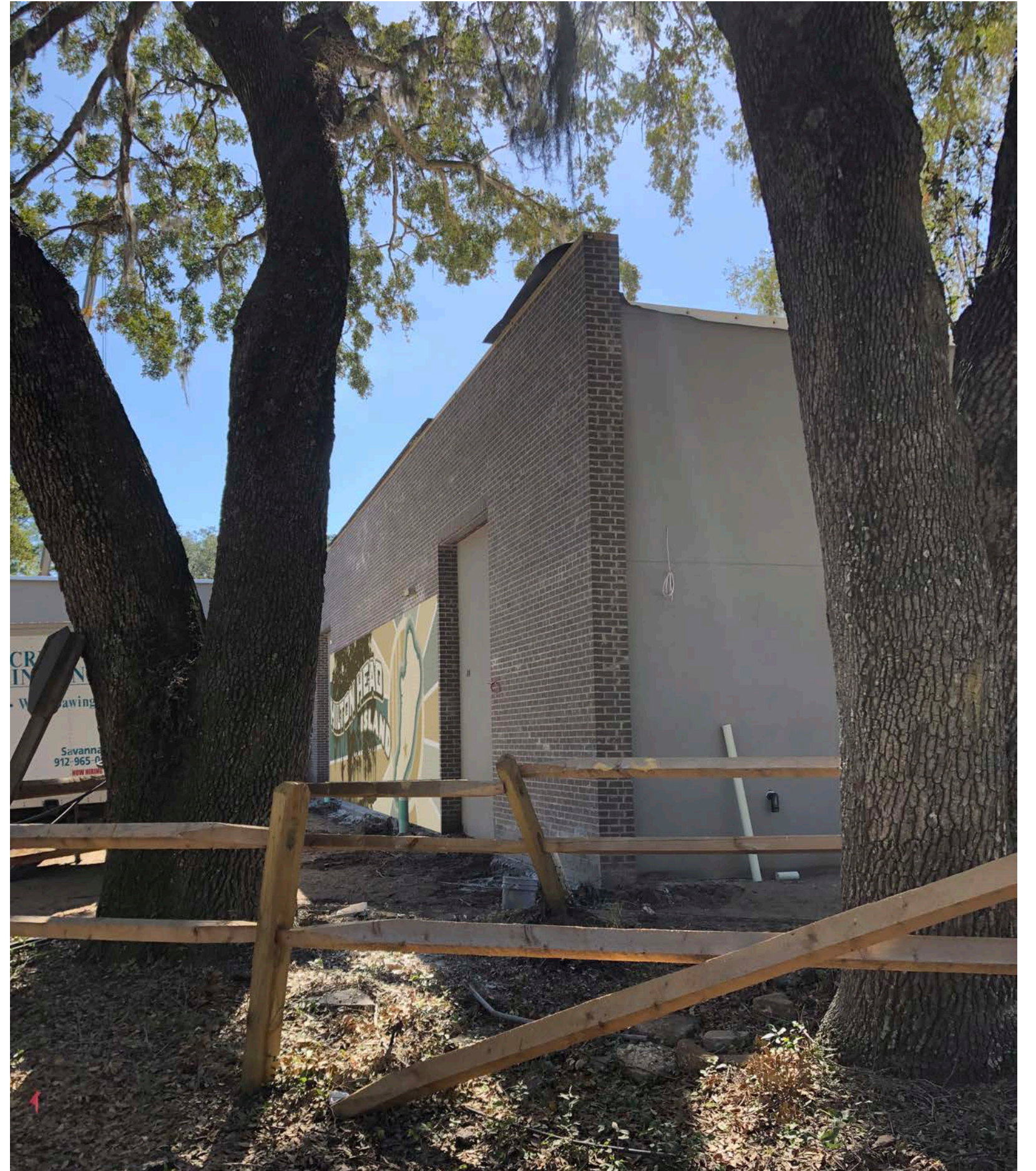


AS VIEWED FROM REAR OF BUILDING ALONG DUNNAGANS ALLEY; NOT PICTURED: FENCE WILL BE SURROUNDING THE BEER GARDEN

PRESENT EXTERIOR (UNDER CONSTRUCTION) with MURAL MOCK-UP



PRESENT EXTERIOR (UNDER CONSTRUCTION) with MURAL MOCK-UP



## PRECEDENTS: EXISTING BUILDING GRAPHICS ON HILTON HEAD ISLAND



“Beautiful Island Square”  
FOOD TRUCK LOT  
15 Marshland Rd



GRAPHICS FACE MARSHLAND ROAD

# PRECEDENTS: EXISTING BUILDING GRAPHICS ON HILTON HEAD ISLAND



**Jarvis Creek General Store**  
2 Spanish Wells Rd



**THESE UNOBSTRUCTED GRAPHICS FACE MAIN CORRIDOR 278**

**PRECEDENTS: EXISTING BUILDING GRAPHICS ON HILTON HEAD ISLAND**



**Boys & Girls Club**  
151 Gumtree Rd



**Rowing & Sailing Center**  
137 Squire Pope Rd



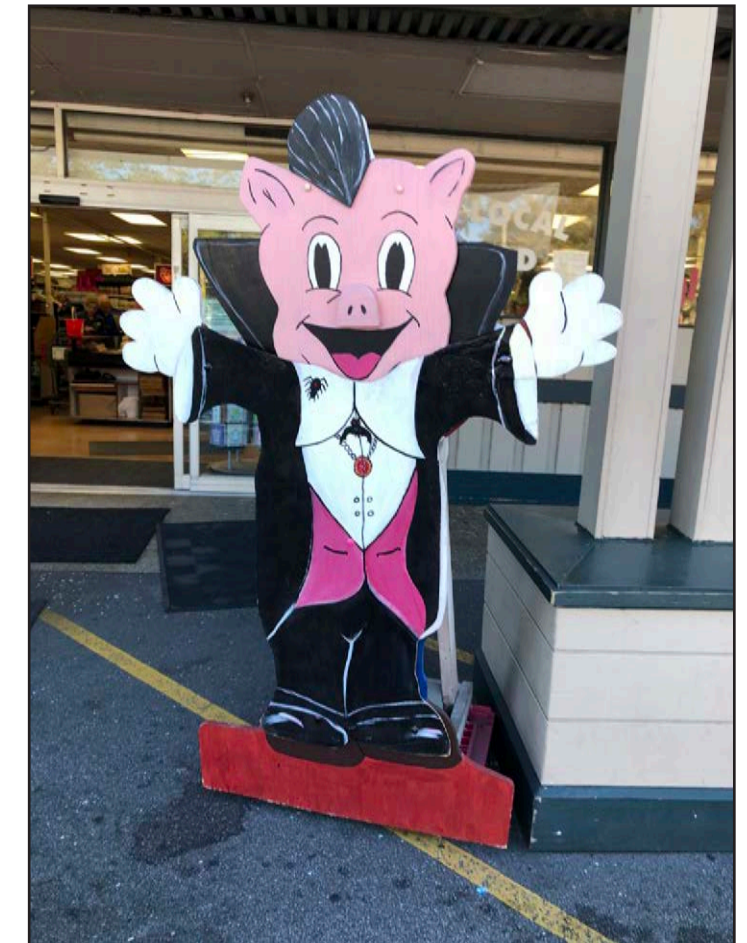
**Forrest Fire BBQ**  
Coligny Plaza Shopping Center  
1 N Forest Beach Dr





Coligny Theatre Coligny Plaza Shopping Center • 1 N Forest Beach Dr

Piggly Wiggly Coligny Plaza Shopping Center • 1 N Forest Beach Dr



# PRECEDENTS: EXISTING BUILDING GRAPHICS ON HILTON HEAD ISLAND



**Jamaican Me Crazy** Coligny Plaza Shopping Center • 1 N Forest Beach Dr

## 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: Mural

DRB-001481-2024

DATE: 11/12/2024

CATEGORY: Alteration

RECOMMENDATION: Approval

Approval with Conditions

Denial

### ***APPLICATION MATERIAL***

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Existing Conditions match As-Built	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dimensioned Details and of Sections	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Detail Illustrating Connection to Existing Structure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
New Building Details Match Existing Building Details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### ***ARCHITECTURAL DESIGN***

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide paint samples
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades shall have equal design characteristics	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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

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

Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Large, grassed lawn areas encompassing a major portion of the site are avoided	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

***NATURAL RESOURCE PROTECTION***

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

***COMMENTS & CONDITIONS***

1. Staff recommends approval of the Mural for the Local Legend establishment with the following conditions:
  - a. Provide paint samples.
2. Any additional information as required by the Board.