



Town of Hilton Head Island
Design Review Board Meeting
Tuesday, October 25, 2022 – 2:30 p.m.
AGENDA

This Design Review Board meeting will be held in-person at Town Hall in Conference Room Three

1. Call to Order

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

3. Roll Call

4. Approval of Agenda

5. Approval of Minutes

a. Meeting of October 11, 2022 Regular Meeting

6. Appearance by Citizens

Citizens may submit written comments via the [Town's Open Town Hall Portal](#). The portal will close at 4:30 p.m. on Monday, October 24, 2022. Comments submitted through the portal will be provided to the Design Review Board and made part of the official record.

7. New Business

a. *Alteration/Addition*

a. *Drift Away, DRB 002527-2022* – Multi-family Renovation

8. Board Business

9. Staff Report

a. Minor Corridor Report

10. Adjournment

Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.



Town of Hilton Head Island
Design Review Board Meeting

October 11, 2022, at 2:30 p.m.

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Board: Chair Cathy Foss; Judd Carstens, Vice-Chair; John Moleski, Annette Lippert, Ryan Bassett, Todd Theodore, Tom Parker

Present from Town Staff: Nicole Dixon, Development Review Program Manager; Chris Darnell, Urban Designer; Yasmin Winston Black, Community Development Coordinator; Karen Knox, Senior Administrative Assistant; Brian Glover, Administrative Assistant

1. Call to Order

Chair Foss called the meeting to order at 1:15 p.m.

2. FOIA Compliance –

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

3. Roll Call –

As Noted Above.

4. Approval of Agenda

Chair Foss asked for a motion to approve the agenda. Ms. Lippert moved to approve. Vice-Chair Carstens seconded. By show of hands, the agenda was approved by a vote of 7-0-0.

5. Approval of Minutes

a. Regular Meeting of September 27, 2022

Chair Foss asked for a Motion to approve the minutes of the September 27, 2022, Regular Meeting. Mr. Parker moved to approve. Vice-Chair Carstens seconded. By a show of hands, the motion passed with a vote of 7-0-0.

6. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. There were no comments submitted.

7. Unfinished Business

None

8. New Business

a. *Conceptual*

- a. Kinnaird Warehouse, DRB 001874-2022 – Proposed construction of a second warehouse building at 85 Arrow Road to the left of the existing structure.

Mr. Darnell provided staff's presentation as included in the packet. He stated staff worked closely with the applicant on the project and made many changes. Staff recommends Conceptual Approval with the following conditions and that Staff Comments be attached to the Notice of Action.

- Add architectural detail to the "Back Elevation" on drawing 2/A3.1.
- Increase the overhang of the gable roof.
- Specify the material and finished on an elevation.
- Provide a site plan that shows:
 - HVAC units (not allowed in setbacks),
 - How the existing vehicular gate functions,
 - Perimeter fence around back yard (existing and proposed),
 - d. Dumpster location and screening.
- Provide a landscape plan that includes any required buffer plantings, tree mitigation and replacement of dead trees from earlier DPR approved plan.

The Applicant provided additional details on the project. The Applicant answered many questions from the Board about the building details, landscaping, building plans, lighting fixtures, and surveys provided.

Ms. Lippert moved to approve with conditions included below:

- Add architectural detail to the "Back Elevation" on drawing 2/A3.1.
- Increase the overhang of the gable roof.
- Specify the material and finished on an elevation.
- Provide a site plan that shows:
 - HVAC units (not allowed in setbacks),
 - How the existing vehicular gate functions,
 - Perimeter fence around back yard (existing and proposed),
 - Dumpster location and screening.
- Provide a landscape plan that includes any required buffer plantings, tree mitigation and replacement of dead trees from earlier DPR approved plan.
- Provide a survey.
- Provide a tree removal plan.
- Provide manufacturer cut sheets for: light fixtures, windows, and siding.

- Provide a services yard screen detail.
- Add architectural details discussed: roof overhang, scuppers, downspouts, and material notes.
- Study the window proportions.

Mr. Parker seconded. Motion passed with a vote of 7-0-0

Mr. Darnell provided additional details about the LMO buffer requirements for the project.

9. Board Business

The Board returned to board business after the staff report

The Board discussed the process for reviewing projects which do not have an Applicant present.

10. Staff Report

- a. Development Review Process Improvement – Nicole Dixon

Nicole Dixon provided a report on the progress of improvements added and the proposed changes up for review.

- b. Minor Corridor Report – Chris Darnell

No report

11. Adjournment

The meeting adjourned at 3:43 p.m.

Submitted by: Brian Glover

Administrative Assistant

Approved: [DATE]



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

FOR OFFICIAL USE ONLY
 Date Received: 10/12/12
 Accepted by: CP
 DRB #: 2527.22
 Meeting Date: _____

Applicant/Agent Name: Miguel Pacheco (Agent) Company: Group3 Designs
 Mailing Address: 1600 Main St. City: Hilton Head Island State: SC Zip: 29926
 Telephone: 843-689-9060 Fax: 843-689-9072 E-mail: miguel@group3designs.com
 Project Name: Drift Away at 25 Lagoon Project Address: 25 Lagoon Rd.
 Parcel Number [PIN]: R 5 5 2 0 1 5 0 0 0 0 0 1 1 0 0 0 0
 Zoning District: RD Overlay District(s): Forest Beach

**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.

miguel Pacheco

October 11, 2022

SIGNATURE

DATE



ARCHITECTURE

INTERIOR DESIGN

DESIGN STUDIO

October 11, 2022

Town of Hilton Head Island
Community Development Department
Town Center Court
Hilton Head Island, SC 29928
Attn.: Chris Darnell

Re: 25 Lagoon Rd.

Job Description:

The proposed project consists of the following:

Buildings' Renovation:

- The interior renovation and the combination of apartments in each of the existing buildings.
- The addition of a courtyard including a metal roof, wood columns, accent beams, and trim.
- The addition of a front porch consists of a metal roof, wood columns, accent beams, and trim.
- The relocation and expansion of storage areas in each building.
- The relocation of the buildings' service yard and the addition of fenced mechanical platforms, and a fenced trash receptacle areas.
- The addition of outdoor showers in each building.
- The replacement of existing doors and windows.
- The exterior painting of all four buildings.
- The re-roofing of all four buildings.
- The addition of fenced front yard areas.

Grounds:

- The addition of a swimming pool, spa, and open-air pavilion.
- The addition of pool equipment shed.
- The addition of a fire pit area.
- The addition of walkways between the units and the shared spaces.
- The landscaping of the common areas.
- The addition of foot wash and bicycle parking areas.
- The refurbishing of an existing shed to be used as a pool supply storage.

TAKE A STROLL THROUGH OUR GALLERY AT
GROUP3DESIGNS.NET

843-689-9060 / 1600 MAIN STREET / HILTON HEAD ISLAND, SC 29926



ARCHITECTURE

INTERIOR DESIGN

DESIGN STUDIO

October 11, 2022

Town of Hilton Head Island
Community Development Departments
Town Center Court
Hilton Head Island, SC 29928
Attn. : Chris Darnell

Re: 25 Lagoon Rd.

Chris,

On behalf of Mr. Kent Woo and Group 3 Designs, we are writing this letter to request the review of the mentioned project at the June 25, 2022, DRB meeting.

The project will involve renovating the existing buildings, including exterior improvements and overall property enhancement. Our goal is to revamp the appearance of the existing structures and grounds with the provision of additional functional areas and amenities. Special attention is given to the landscape design and the employment of architectural elements consistent with the island's character.

See the enclosed job description for the scope details. Please don't hesitate to call us if you have any questions or comments.

Sincerely,

Miguel Pacheco
Group3 Designs

cc:

Kent Woo - Via email, Rick Clanton - Via email, Jeremiah Moryl - Via email, Cally Heppner - Via email

TAKE A STROLL THROUGH OUR GALLERY AT
GROUP3DESIGNS.NET

843-689-9060 / 1600 MAIN STREET / HILTON HEAD ISLAND, SC 29926

FOREST BEACH OWNERS' ASSOCIATION, INC.

P O Box 6442

Hilton Head Island, SC 29938-6442

(843)785-5565 FAX (843) 342-3801

Email: FBAssn@gmail.com

June 8, 2022

Mr. & Mrs. Kent & Danielle Woo - Email
309 McAlpin DR
Savannah, GA 31406

Re: 25 Lagoon Road
(Lot 3E – CFB3)
Commercial– Permit 2022-052001

Dear Mr. & Mrs. Woo:

Thank you for your submission for architectural review for a planned renovation and pool addition at the above location. We have reviewed your request for construction at the above location. Approval of this review is based upon the following:

- 1) Our review is based upon the documents and drawings submitted to us with your application dated May 5, 2022, drawings dated <ay 12, 2022.
- 2) Building/buffer setbacks from property lines are to be a minimum of 10' from the side and rear property lines with a 20' setback from the front property line parallel Lagoon Road.
- 3) A pool is indicated in the drawings and is approved, Subject to required decking material per the Town of Hilton Head Island,
- 4) Tree removal based upon the site plan is approved subject to any approvals and required mitigation by the Town of Hilton Head Island, however no trees may be removed from any building setback or buffer area without the prior written approval of the Town of Hilton Head Island.
- 5) All site paving, except building slab, must be pervious in nature or as specified in the Forest Beach Neighborhood Character Overlay District of the Town of Hilton Head Island Land Management Ordinance.
- 6) No construction, vertical, subterranean or otherwise, may be placed within any building setback or buffer, except as noted for an underground LPG tank. This includes, but is not limited to, the following: Service yards, HVAC equipment, pools, spas, hot tubs, pool equipment, above ground LPG storage tanks, storage yards, refuse receptacles, satellite dish/antenna, vehicle parking, decking or patios, hardscape materials or material of a non-pervious nature (e.g. concrete or asphalt walkways or driveways, etc.). No fencing may be placed within any buffer area that exceeds the height as allowed under the appropriate LMO section.
- 7) A drainage plan needs to be submitted for review and approval.

- 8) A landscape plan will need to be provided prior to installation.
- 9) Paint colors, roofing material and are approved as submitted.
- 10) Fencing may be placed along the property line, but may not be within the building setback or buffer areas. Fencing must conform to current Forest Beach Neighborhood Character Overlay district guidelines of the LMO.
- 11) No exterior lighting, other than that shown on the submitted plans, is approved. Exterior floodlights, if any, are to be on motion sensors.
- 12) All HVAC, electrical, service equipment, pool or spa equipment, and any service yards and equipment must be screened from view by either adequate vegetative material or constructed screening and may not be placed within any building setback or buffer area.

Any changes/additions/modifications to the submitted and approved plans must be submitted to the FBOA ARB for review and approval before construction of the change/addition/modification is begun. Failure to do so may result in a covenant violation and forfeiture of the compliance deposit. Items not shown on the submitted plans have not been reviewed and are not approved. A separate ARB application will be required. Upon the FBOA ARB's written notification of completion of work, along with the name and mailing address of the compliance deposit recipient being supplied, work performed under this permit will undergo a final inspection by the Association. Approval for any work not completed at that time will expire and a new application for FBOA ARB approval will be required. The compliance deposit will not be returned until all work approved under this application has been completed and inspected.

We have sent your ARB Building Permit to your contractor and architect and included a copy for your records. We request that the permit be posted at the site during construction alongside the Town of Hilton Head Island Building Permit.

Please make a note of the additional items we require above. Failure to submit these documents for review prior to installation may cause a covenant violation, a forfeiture of your compliance deposit and a delay in completing our review procedure.

Thank you for your submission, and, please do not hesitate contact us with any questions.

Sincerely,

John D. Snodgrass

John D. Snodgrass,
Executive Director

JDS:me

Encl.

Cc: Town of Hilton Head Island, CDIC - Email
Tropical Builders, Inc. – Email
Group 3 Designs – Email

F750D1000



July 7, 2022
Jeremiah Moryl
Tropical Builders Inc
25 Lagoon Road
Hilton Head Island, SC 29926

RE: Tree Inspection & Analysis

Arborist Report

This report represents the results of the tree inspection at 25 Lagoon Road. International Society of Arboriculture (ISA) Certified Arborist, Adam Congrove, surveyed the site.

Assignment Scope of Work:

Only the subject tree listed below was evaluated.

Location and Identification of the Tree(s) Assessed:

Center of the property: 1 – 26” Water Oak

Level of Inspection:

Limited visual inspection

Targets, Potential Consequences of Failure:

Failure of the subject trees could result in an impact on any of the known or future targets.

Site Factors Considered:

N/A

Tree Conditions:

This tree is in poor condition. This tree has significant rot throughout the trunk. This tree is also hollow. I recommend this tree be removed to eliminate the possibility of failure and damage to surrounding building.

Risk Assessment and Conclusion:

The likelihood of failure is probable.



Likelihood of Failure Key

Improbable – The tree or branch is unlikely to fail even under severe weather conditions.

Possible – Failure could occur, but it is unlikely during normal weather conditions.

Probable – Failure could occur under normal weather conditions in the area.

Imminent – Failure has started or is most likely to occur in the near future, even if there is no significant wind or increased load.

Level of Risk Key

Extreme-risk – trees should be mitigated as soon as possible. Immediate action may be required to restrict access to the target zone.

High-risk – trees should be mitigated as soon as it is practical, when the work schedule or pruning cycle allows.

Moderate-risk – trees may be mitigated and/or retained and monitored. Mitigation may be conducted when budget, work schedule, or pruning cycle allows, preferably before seasonal storms develop.

Low-risk – trees should be retained and monitored (if appropriate) and/or mitigated, if deemed necessary, when the budget, work schedule, or pruning cycle allows.

Options and/or Recommendations for Mitigation:

Tree should be removed.

Residual Risk Information:

N/A

Limitations of the Assessment:

Tree risk assessment considers known targets and visible or detectable tree conditions, and it represents the condition of the tree at the time of inspection. Only those trees specified in the scope of work were assessed, and assessments were performed within the limitations specified.

Sincerely,

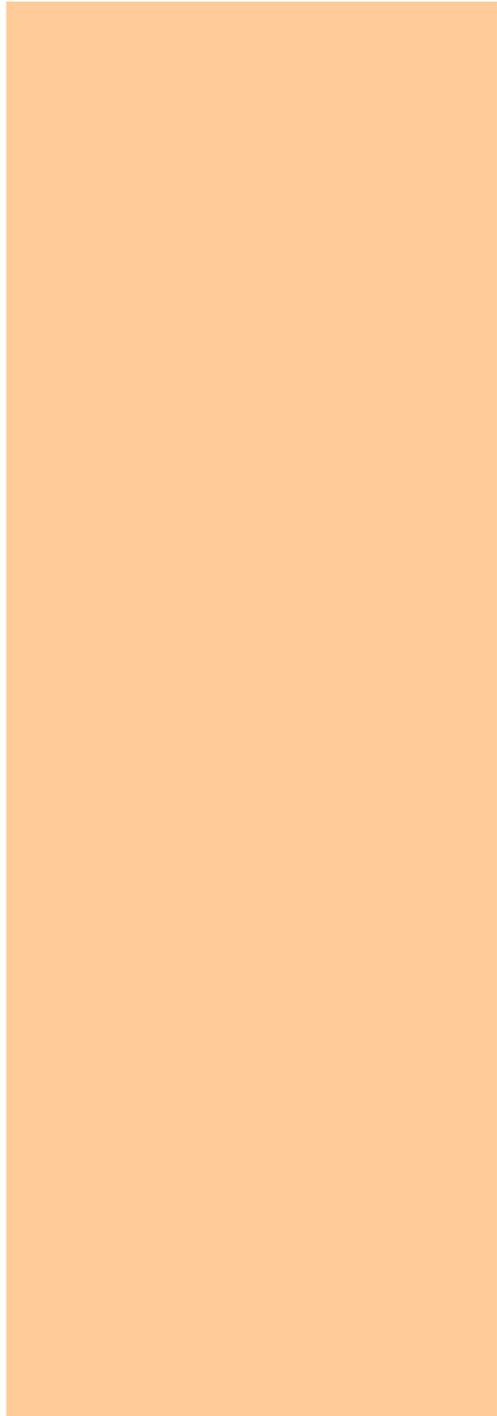
Adam Congrove

Certified Arborist #SO-5940A

ArborNature Llc

PO Box 22268 • Hilton Head, SC 29925

(843) 681-2726 • Info@ArborNature.com

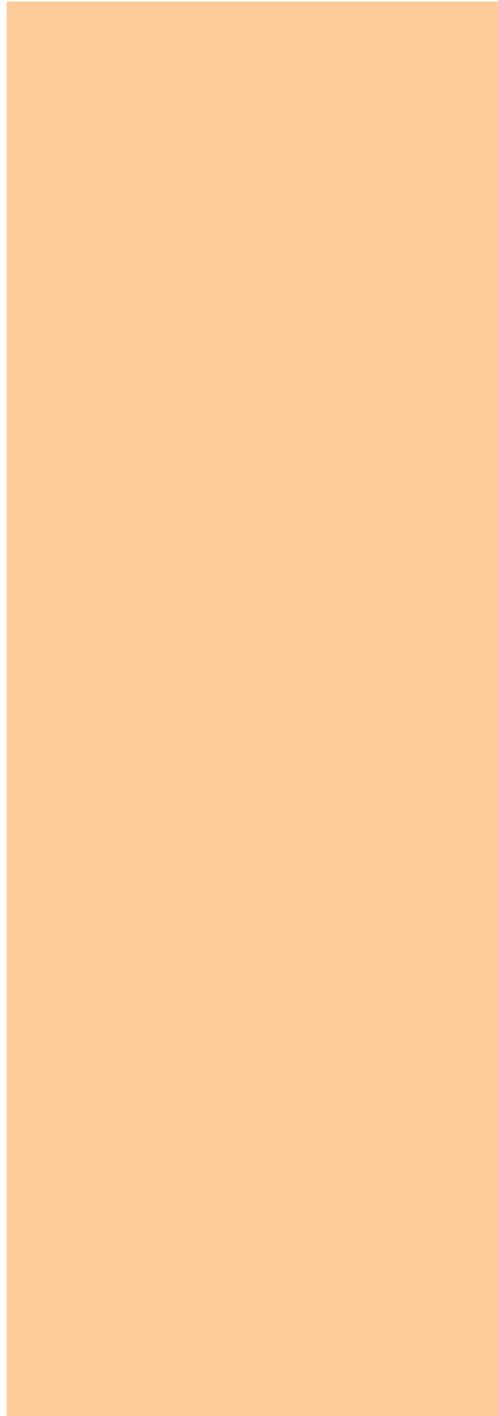


Driftaway At 25 Lagoon
25 Lagoon = Hilton Head = SC
October 11, 2022

DSK-7 Existing Buildings Photos
NTS



1600 Main Street, Hilton Head Island, SC 29926
(843) 689-9060 group3designs.com



Driftaway At 25 Lagoon
25 Lagoon = Hilton Head = SC
October 11, 2022

DSK-8 Neighboring Uses Photos
NTS

GROUP3DESIGNS
ARCHITECTURE & INTERIORS
1600 Main Street, Hilton Head Island, SC 29926
(843) 689-9060 group3designs.com

- LEGEND**
- WO - WATER OAK
 - LO - LIVE OAK
 - LA - LAUREL OAK
 - PN - PINE
 - G - GUM
 - BG - BLACK GUM
 - MG - MAGNOLIA
 - SG - SAGO PALM
 - P - PALMETTO



LAGOON

#25
LAGOON ROAD
(0.883 ACRES)
(38,451 SQ. FT.)
R552-015-000-0011-0000

LOT B

SANDS
VILLAGE



SURVEYED FOR:
MR. KENT WOO

NOTE: This lot lies in a Federal Flood Plain Zone AE
Minimum Req. Elevation 9.0 Ft MSL '88 DATUM

Reference Plat: A PLAT OF AN 0.88 ACRE PORTION OF THE HILTON HEAD COMPANY'S
PROPERTY, LOCATED ON THE NORTH-WEST CORNER OF LAGOON ROAD
& DOVE ROAD, PREPARED BY FRED C. HACK SCRLS #377,
DATED MAY 1966, DEED BOOK 138, PAGE 118.

AN ASBUILT/TREE & TOPO SURVEY

PARCEL #R552-015-000-0011-0000
#25 LAGOON ROAD (BETWEEN BITTERN & DOVE STREETS)
TOWN OF HILTON HEAD ISLAND
BEAUFORT COUNTY-SOUTH CAROLINA

LAGOON ROAD
50 R/W

GRAPHIC SCALE



(IN FEET)
1 inch = 12 ft.

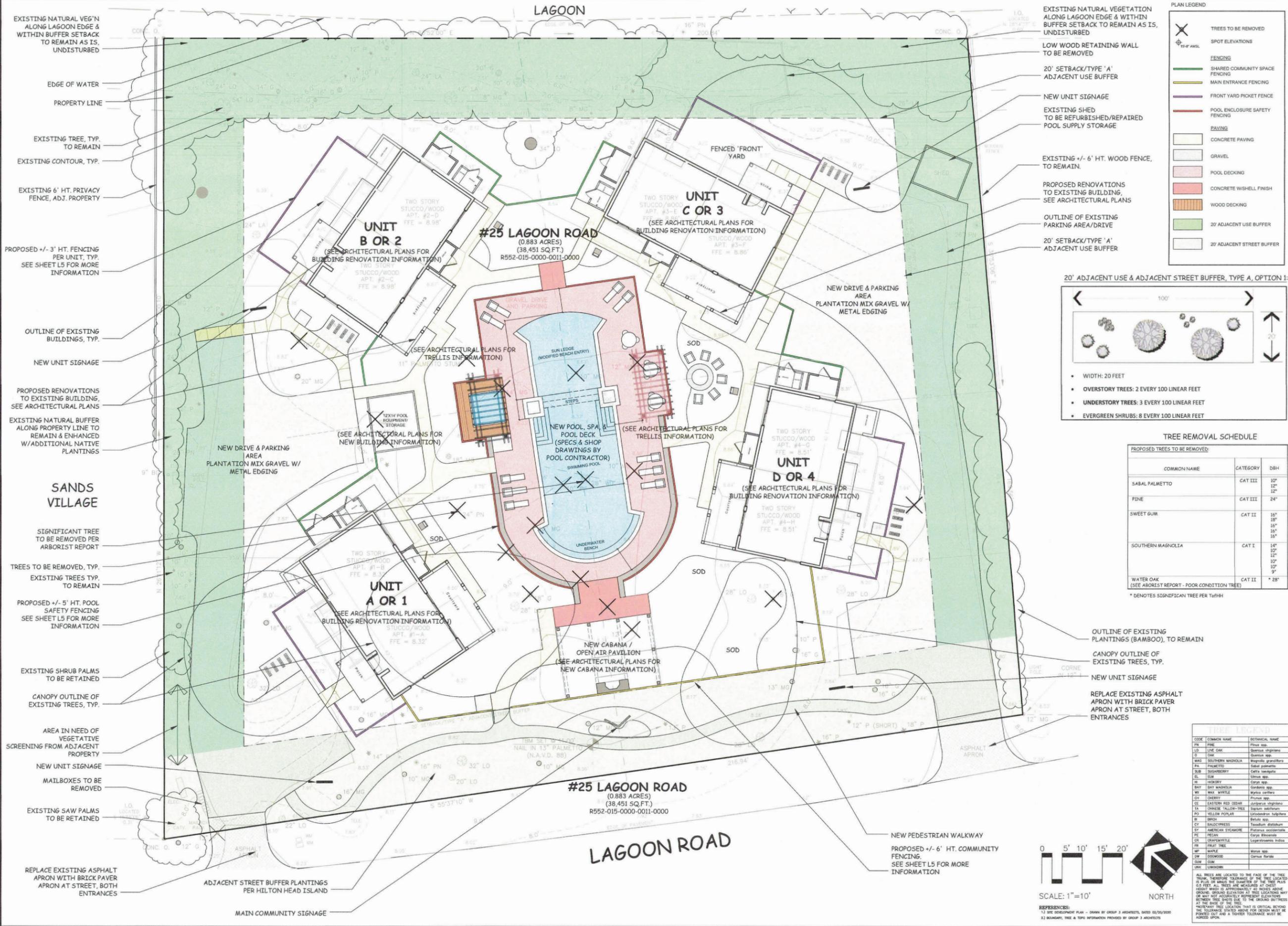
RUDY W. WHEELER
S. C. Prof. Land Surveyor No. 7263
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION
AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE
WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR
THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS
OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS
SPECIFIED THEREIN. ALSO, THERE ARE NO KNOWN APPROPRIATE
VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



ATLANTIC SURVEYING CO.
P.O. BOX 5985
HILTON HEAD ISLAND, SC 29938
(843) 785-6262
FAX (843) 785-9062

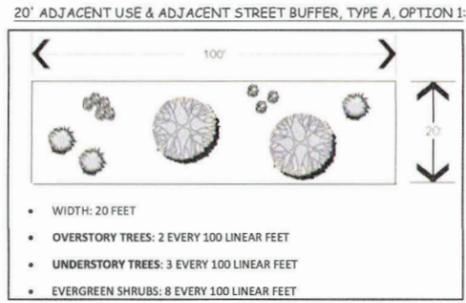


JOB NO. 22-015A
FILE NO.
SCALE 1" = 1'
DATE MAY 11 2020
REVISED JANUARY 24 2022
OFFICE OK FIELD OK



PLAN LEGEND

	TREES TO BE REMOVED
	SPOT ELEVATIONS
	FENCING
	SHARED COMMUNITY SPACE FENCING
	MAIN ENTRANCE FENCING
	FRONT YARD PICKET FENCE
	POOL ENCLOSURE SAFETY FENCING
	PAVING
	CONCRETE PAVING
	GRAVEL
	POOL DECKING
	CONCRETE WISHWELL FINISH
	WOOD DECKING
	20' ADJACENT USE BUFFER
	20' ADJACENT STREET BUFFER



TREE REMOVAL SCHEDULE

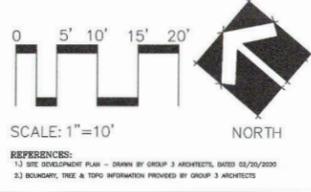
PROPOSED TREES TO BE REMOVED:	COMMON NAME	CATEGORY	DBH
SABAL PALMETTO		CAT III	10"
			12"
PINE		CAT III	24"
			24"
SWEET GUM		CAT II	16"
			18"
SOUTHERN MAGNOLIA		CAT I	14"
			10"
WATER OAK (SEE ARBORIST REPORT - POOR CONDITION TREE)		CAT II	28"
			28"

* DENOTES SIGNIFICANT TREE PER T&FH

SITE ANALYSIS
"DRIFTAWAY AT 25 LAGOON", 25 LAGOON RD., HHI, SC
 September 1, 2022
 SITEMWORKS DESIGN GROUP, LLC
 803-443-8328

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

SHEET L1 OF 7



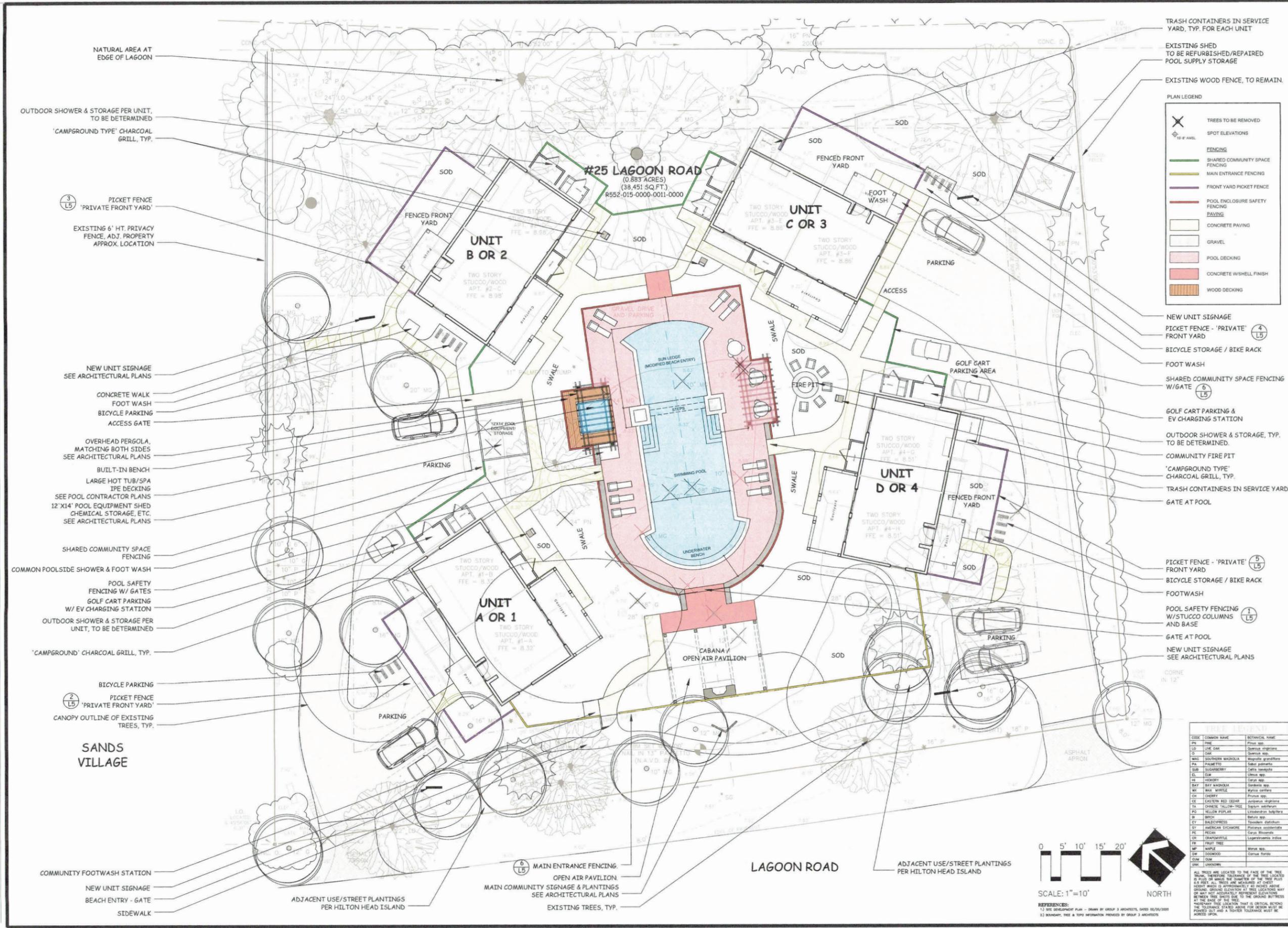
TREE LEGEND

CODE	COMMON NAME	SCIENTIFIC NAME
PA	PINE	Pinus spp.
LO	LONG LEAF PINE	Quercus virginiana
QU	QUERCUS	Quercus spp.
MA	MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SI	SIBYPAN	Carya vernalis
EL	ELM	Ulmus spp.
HI	HICKORY	Carya spp.
BA	BAY	Liriodendron spp.
WA	WATER OAK	Quercus spp.
CH	CHERRY	Prunus spp.
EE	EASTERN RED CEDAR	Juglans nigra
TA	TALL PINE	Pinus strobus
PO	YELLOW POPLAR	Liquidambar styraciflua
BR	BIRCH	Betula spp.
CV	CYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CO	CORNFLOWER	Lycopersicon esculentum
FR	FRUIT TREE	Malus spp.
MA	MAPLE	Acer spp.
DO	DOGWOOD	Cornus florida
OS	OSAGE	Aspidodermis
UN	UNKNOWN	

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT THESE HEIGHTS AND APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND SLOPES AT THE FACE OF THE TREE.

*HEIGHT LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

REFERENCES:
 1) SEE DEVELOPMENT PLAN - DRAWN BY GROUP 3 ARCHITECTS, DATED 02/20/2020
 2) BOUNDARY, TREE & TOPO INFORMATION PROVIDED BY GROUP 3 ARCHITECTS



- TRASH CONTAINERS IN SERVICE YARD, TYP. FOR EACH UNIT
- EXISTING SHED TO BE REFURBISHED/REPAIRED POOL SUPPLY STORAGE
- EXISTING WOOD FENCE, TO REMAIN.
- PLAN LEGEND
- X TREES TO BE REMOVED
 - 15'-0" ANGL. SPOT ELEVATIONS
 - FENCING
 - SHARED COMMUNITY SPACE FENCING
 - MAIN ENTRANCE FENCING
 - FRONT YARD PICKET FENCE
 - POOL ENCLOSURE SAFETY FENCING
 - PAVING
 - CONCRETE PAVING
 - GRAVEL
 - POOL DECKING
 - CONCRETE WISHELL FINISH
 - WOOD DECKING

DRAWN BY: CH

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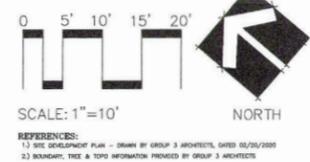
- NATURAL AREA AT EDGE OF LAGOON
- OUTDOOR SHOWER & STORAGE PER UNIT, TO BE DETERMINED
- 'CAMPGROUND TYPE' CHARCOAL GRILL, TYP.
- PICKET FENCE 'PRIVATE FRONT YARD'
- EXISTING 6' HT. PRIVACY FENCE, ADJ. PROPERTY APPROX. LOCATION
- NEW UNIT SIGNAGE SEE ARCHITECTURAL PLANS
- CONCRETE WALK
- FOOT WASH
- BICYCLE PARKING
- ACCESS GATE
- OVERHEAD PERGOLA, MATCHING BOTH SIDES SEE ARCHITECTURAL PLANS
- BUILT-IN BENCH
- LARGE HOT TUB/SPA
- IPE DECKING
- SEE POOL CONTRACTOR PLANS
- 12' X 14' POOL EQUIPMENT SHED
- CHEMICAL STORAGE, ETC. SEE ARCHITECTURAL PLANS
- SHARED COMMUNITY SPACE FENCING
- COMMON POOLSIDE SHOWER & FOOT WASH
- POOL SAFETY FENCING W/ GATES
- GOLF CART PARKING W/ EV CHARGING STATION
- OUTDOOR SHOWER & STORAGE PER UNIT, TO BE DETERMINED
- 'CAMPGROUND' CHARCOAL GRILL, TYP.
- BICYCLE PARKING
- PICKET FENCE 'PRIVATE FRONT YARD'
- CANOPY OUTLINE OF EXISTING TREES, TYP.
- SANDS VILLAGE
- COMMUNITY FOOTWASH STATION
- NEW UNIT SIGNAGE
- BEACH ENTRY - GATE
- SDWALK

- NEW UNIT SIGNAGE
- PICKET FENCE - 'PRIVATE' FRONT YARD
- BICYCLE STORAGE / BIKE RACK
- FOOT WASH
- SHARED COMMUNITY SPACE FENCING W/GATE
- GOLF CART PARKING & EV CHARGING STATION
- OUTDOOR SHOWER & STORAGE, TYP. TO BE DETERMINED.
- COMMUNITY FIRE PIT
- 'CAMPGROUND TYPE' CHARCOAL GRILL, TYP.
- TRASH CONTAINERS IN SERVICE YARD
- GATE AT POOL
- PICKET FENCE - 'PRIVATE' FRONT YARD
- BICYCLE STORAGE / BIKE RACK
- FOOTWASH
- POOL SAFETY FENCING W/ STUCCO COLUMNS AND BASE
- GATE AT POOL
- NEW UNIT SIGNAGE SEE ARCHITECTURAL PLANS

- MAIN ENTRANCE FENCING
- OPEN AIR PAVILION
- MAIN COMMUNITY SIGNAGE & PLANTINGS SEE ARCHITECTURAL PLANS
- EXISTING TREES, TYP.

CODE	COMMON NAME	BOTANICAL NAME
PN	PIKE	Pinus spp.
LD	LIVE OAK	Quercus virginiana
LO	LOVE	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
TSP	TOURNEFORTIA	Cordia alliodora
LS	LIPTON	Liriodendron spp.
HS	HICKORY	Carya spp.
BAW	BAY WANGARIA	Cordia spp.
MY	MYRTLE	Myrica carolin.
CH	CHERRY	Prunus spp.
EE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapium indicum
PO	YELLOW POPLAR	Liriodendron tulipifera
BR	BROOK	Betula spp.
EY	BALDIPPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya floridana
CR	CRAPMYRTLE	Lagerströmia indica
FR	FRUIT TREE	Malus spp.
MP	MAPLE	Acer spp.
DW	DOGWOOD	Cornus florida
CO	CO	

ALL TREES ARE LOCATED TO THE FACE OF THE TREE BRUSH. THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE WIDTH OF THE TREE FACE HEIGHT WHICH IS APPROXIMATELY 45 INCHES ABOVE GROUND ELEVATION AT THE LOCATIONS WAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SPACES DUE TO THE GROUND SURFACE AT THE BASE OF THE TREE. HEIGHTS ARE LOCATED ABOVE THE GROUND WHICH IS POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.



MASTER PLAN FOR "DRIFTAWAY AT 25 LAGOON", 25 LAGOON RD., HHI, SC
September 1, 2022
SITWORKS DESIGN GROUP, LLC

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

State of South Carolina
Professional Engineer
No. 1455
CALLEY HEPNER

SHEET L2 OF 7



TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
FL	FLORIDA PALM	Washingtonia robusta
OR	ORANGE	Quercus agrifolia
MA	MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SB	SEMI-PALMETTO	Cordia alliodora
EL	ELM	Ulmus spp.
CA	CYPRESS	Cypripedium
BA	BAY PALM	Roystonea regia
MY	MYRTLE	Myrica carolinensis
CH	CHERRY	Prunus spp.
CE	CELESTINE RED CEDAR	Juniperus virginiana
TA	TAIPEI CEDAR	Juniperus chinensis
PO	POPLAR	Liquidambar styraciflua
BI	BIRCH	Betula spp.
CY	CYPRESS	Taxodium distichum
AM	AMERICAN SYPHORE	Platanus occidentalis
PE	PECAN	Carya floridana
GR	GRAPEVINE	Lycopersicon lycopers
FR	FRUIT TREE	Morus spp.
MA	MAPLE	Acer spp.
DO	DOGWOOD	Cornus florida
GU	GUAVA	Psidium guajava
UNK	UNKNOWN	

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK. THEREFORE TOLERANCE OF THE TREE LOCATED IS HALF OF THE WIDTH OF THE TREE PLUS 0.5 FEET. ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY A RED 'X' WITH A 12" RADIUS. TREE HEIGHT IS APPROXIMATELY 40 FEET ABOVE GROUND UNLESS OTHERWISE NOTED. TREE SPACING AT THE GROUND SURFACE OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SPOTS DUE TO THE GROUND SURFACE AT THE BASE OF THE TREE. NOTE: TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TOLERANCE MUST BE AGREED UPON.

PLAN LEGEND

X	TREES TO BE REMOVED
+	SPOT ELEVATIONS
FENCING	
---	SHARED COMMUNITY SPACE FENCING
---	MAIN ENTRANCE FENCING
---	FRONT YARD PICKET FENCE
---	POOL ENCLOSURE SAFETY FENCING
---	PAVING
---	CONCRETE PAVING
---	GRAVEL
---	POOL DECKING
---	CONCRETE WISHELL FINISH
---	WOOD DECKING

LANDSCAPE PLAN (COMMON AREAS & BUFFER PLANTINGS)
 "DRIFTWAY AT 25 LAGOON", 25 LAGOON RD., HHI, SC
 September 1, 2022
 SITEMWORKS DESIGN GROUP, LLC
 843-441-1839

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SHEET
 L3 OF 7

EXISTING NATURAL VEG'N ALONG LAGOON EDGE & WITHIN BUFFER SETBACK TO REMAIN AS IS, UNDISTURBED

FEATURE TREE EXISTING SHRUB PALMS TO REMAIN

COMMUNITY FENCE

EXISTING TREE, TYP. TO REMAIN PROTECT IN PLACE

UNIT PICKET FENCE

EXISTING 6' HT. PRIVACY FENCE, ADJ. PROPERTY APPROX. LOCATION

CYCR-2
 MUHC-8
 PODM-6

MYRC-3

EXISTING NATURAL BUFFER ALONG PROPERTY LINE TO REMAIN & ENHANCED W/ADDITIONAL NATIVE PLANTINGS

EXISTING TREES TYP. TO REMAIN

SERR-3
 JASA-150

COMMUNITY FENCE

SABP-8
 NERO-8
 ILLF-2
 IRIS-3
 ILVN-7

SWALE / RAIN GARDEN BETWEEN POOL DECK AND UNITS/WALKS

SABP-2
 PODM-14
 BOUG-4
 CYCR-1

COMMUNITY FENCE

SANDS VILLAGE

MYRC-2

EXISTING SHRUB PALMS TO BE RETAINED

AGAU-16
 PHIS-5
 CHAH-6

MYRC-3
 MAGG-1

UNIT PICKET FENCE

LORR-8
 CHAH-2
 ILEO-2

LANT-10
 SABP-6
 PHIS-3
 VIBO-6
 LANT-10
 SABP-2

EXISTING SAW PALMS TO BE RETAINED

BEACH ENTRY - GATE W/ FOOTWASH

UNIT B OR 2
 TWO STORY STUCCO/WOOD APT. #3-D
 FFE = 8.88'

UNIT C OR 3
 TWO STORY STUCCO/WOOD APT. #3-E
 FFE = 8.88'

UNIT D OR 4
 TWO STORY STUCCO/WOOD APT. #4-G
 FFE = 8.51'

UNIT A OR 1
 TWO STORY STUCCO/WOOD APT. #1-B
 FFE = 8.32'

CABANA / OPEN AIR PAVILION

LAGOON ROAD

SWALE / RAIN GARDEN:
 AREA BETWEEN POOL DECK AND UNIT WALKS (SEE GRADING & DRAINAGE PLAN) TO BE PLANTED WITH THE FOLLOWING:
 MUHC-14
 CALA-12
 RUDF-14
 MOND-14
 IRIS-16

OUTLINE OF EXISTING PLANTINGS (BAMBOO), TO REMAIN

UNIT RAIL FENCE

CANOPY OUTLINE OF EXISTING TREES, TYP.

ILEO-3
 SERR-9
 MYRC-1
 PODM-4

EXISTING 6' PRIVACY FENCE, TO REMAIN

EXISTING TREE, TYP. EXISTING NEWLY PLANTED VIBURNUMS TO REMAIN, TRANSPLANTED AS NECESSARY

ILEO-3

POOL SAFETY FENCE

COMMUNITY FENCE

GENERAL NOTES:

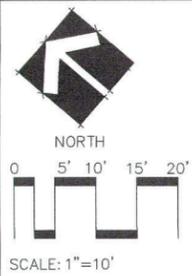
- ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY THE OWNER.
- MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES. ANY DISCREPANCIES SHALL BE REPORTED BY THE CONTRACTOR TO THE OWNER/LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR QUANTITY DISCREPANCIES.
- CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED, WHEN PROPOSALS ARE SUBMITTED.
- OWNER TO BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. OWNER OR OWNER'S REPRESENTATIVE SHALL IF NECESSARY, MAKE "IN-FIELD" MODIFICATIONS.
- FINE GRADING SHALL CONSIST OF HAND BAKED SMOOTH FREE OF DEBRIS. ALL AREAS TO RECEIVE LANDSCAPE PLANTING AND/OR PINESTRAW MULCH.
- CONTRACTOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING. PRE-EMERGENT HERBICIDES SUCH AS BONSTAR 6" OR EQUAL SHALL BE APPLIED TO PLANTING AREAS IMMEDIATELY FOLLOWING LANDSCAPE INSTALLATION AND PRIOR TO MULCHING, ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
- ALL TREE, SHRUBS, AND PLANTS, SHALL BE TYPICAL FOR THE SPECIES IN FORM AND COLOR, FREE FROM DAMAGE OR DISEASE AND SHALL BE U.S. NURSERY STANDARD #1 OR BETTER.
- CONTRACTOR IS RESPONSIBLE FOR LOCATION OF EXISTING UTILITIES AND ANY DAMAGE HE IS RESPONSIBLE FOR THAT MAY OCCUR TO EXISTING UTILITIES.
- ALL PLANTING BEDS AND EXPOSED SOIL, TO BE MULCHED WITH PINESTRAW MULCH TO A 3" DEPTH.
- CONTRACTOR TO PROTECT ALL TREES & VEGETATION TO REMAIN.
- CONTRACTOR TO STAKE ALL WORK TO BE COMPLETED AND OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO LANDSCAPE CONSTRUCTION.
- SEE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- SEE CIVIL ENGINEERS PLANS FOR SPECIFIC GRADING & DRAINAGE INFORMATION.

IRRIGATION NOTES:

- CONTRACTOR TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO PROVIDE 100% COVERAGE OF ALL SOIL AND PLANTING BEDS. IRRIGATION CONTRACTOR IS TO COORDINATE LOCATION OF WATER SOURCE/TAP WITH OWNER. SYSTEM TO BE INSTALLED BY A LICENSED IRRIGATION CONTRACTOR IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND WILL ALL REGULATORY AGENCIES (I.E. PER TOWN CODES).
- ALL PLANT BEDS TO RECEIVE DRIP IRRIGATION. SPRAY HEADS FOR SOIL & LOW GROUND COVER AREAS.
- ALL PLANTING BEDS TO BE MULCHED WITH PINESTRAW MULCH TO A 3" DEPTH. IRRIGATION SYSTEM TO HAVE RAIN SENSOR INSTALLED.

CERC-3
 ILLF-6
 LORR-6
 LIGS-7
 AGAU-10
 TULB-30
 MAIN COMMUNITY SIGN
 COMMUNITY FENCE

AGAU-38
 TAXD-3
 ILEO-3
 SERR-8



ILL-8
UNIT FENCE
LORR-4
ITEA-3
IRIS-6

UNIT SIGNAGE
FOOTWASH
ILLF-3
PODM-3
LAGN-1
EXISTING MAGNOLIA



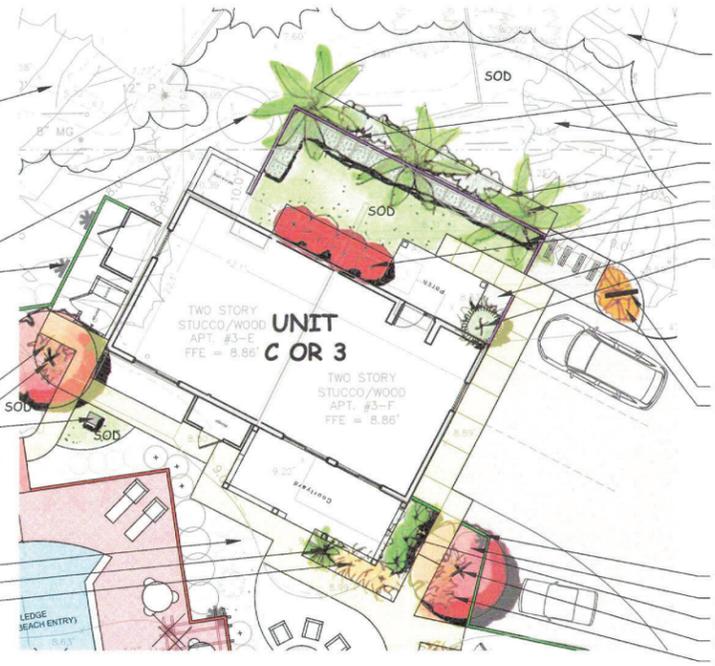
LANDSCAPE PLAN: UNIT B or 2

SCALE: 1" = 10'

EXISTING NATURAL VEGETATION TO REMAIN UNDISTURBED

MYRC-1
TRAJ-2
ROSK-3
LAGN-1
GRILL

CYCR-1
IRIS-3
PHIS-3
IRIS-3
MISS-3

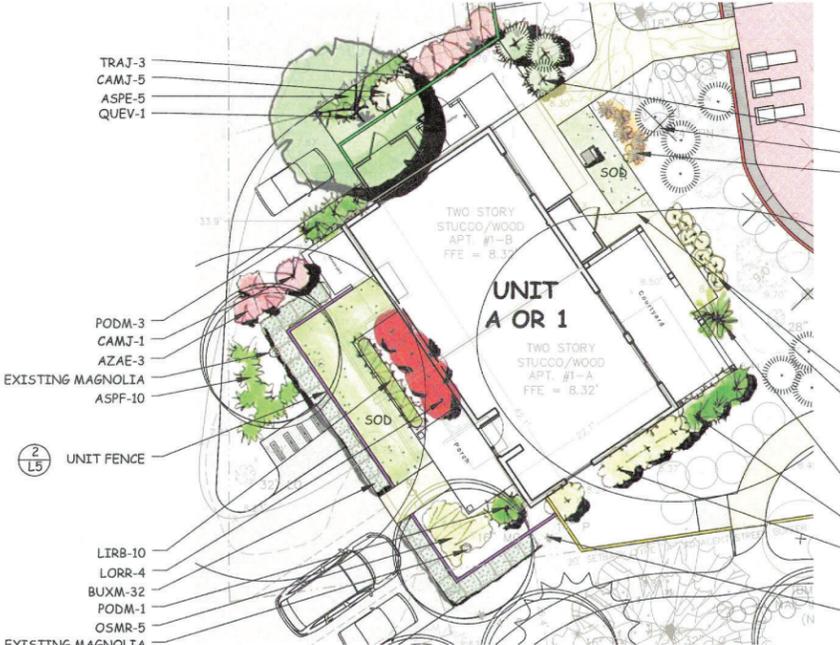


LANDSCAPE PLAN: UNIT C or 3

SCALE: 1" = 10'

EXISTING NATURAL VEGETATION TO REMAIN UNDISTURBED
UNIT FENCE
COMMUNITY DOGWALK AREA
ITEA-6
SABP-3
BUXM-25
LORR-4
FOOT WASH
PHIS-1
UNIT SIGN (SEE ARCHITECTURAL DWGS)
LANT-3

TRAJ-1
NERO-1
PODM-3
LAGN-1
IRIS-3



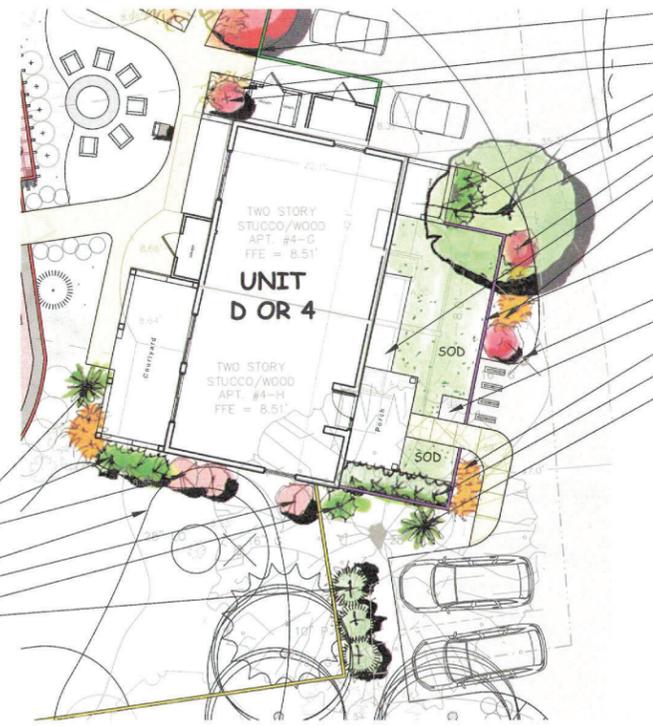
LANDSCAPE PLAN: UNIT A or 1

SCALE: 1" = 10'

PHIS-3
TREE TO BE REMOVED, TYP.
DIAT-5

APPROX. OUTLINE OF EXISTING TREE CANOPY
AGAU-7

CYCR-1
PODM-3
ILLF-4
APPROX. OUTLINE OF EXISTING TREE CANOPY
CAMJ-1
PODM-1
PHIS-3
EXISTING PALMETTO



LANDSCAPE PLAN: UNIT D or 4

SCALE: 1" = 10'

COMMUNITY FENCE
IRIS-3
NERO-1
TRAJ-1
PODM-3
QUEV-1
NERO-2
VIBO-3
IRIS-5
UNIT FENCE
TREE TO BE REMOVED, TYP.
FOOTWASH
IRIS-3
LIGS-5
CYCR-1

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
TRN	PINE	Pinus spp.
LD	LIVE OAK	Quercus virginiana
Q	OAK	Quercus spp.
MA	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HI	HICKORY	Carya spp.
BA	BAY MAGNOLIA	Cordia spp.
WE	WAX MYRTLE	Mitrasacme
CH	CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW TREE	Sapium indicum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BLACKSPRESS	Taxodium distichum
SY	AMERICAN Sycamore	Platanus occidentalis
PE	PECAN	Carya bicolor
OR	ORANGEVILLE	Lagerströmia indica
FR	FRUIT TREE	
MP	MAPLE	Acer spp.
LM	LODGPOD	Comus florida
GM	GLIM	
UNK	UNKNOWN	

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK. THEREFORE, TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 6 INCHES. ALL TREES ARE MEASURED AT 20' ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REFLECT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE.
NOTE: TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE SHOWN ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE ADDED TO THE TREE.

- GENERAL NOTES:**
- ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY THE OWNER.
 - MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES. ANY DISCREPANCIES SHALL BE REPORTED BY THE CONTRACTOR TO THE OWNER/LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR QUANTITY DISCREPANCIES.
 - CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED, WHEN PROPOSALS ARE SUBMITTED.
 - OWNER TO BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. OWNER OR OWNER'S REPRESENTATIVE SHALL IF NECESSARY, MAKE "INFIELD" MODIFICATIONS.
 - FINE GRADING SHALL CONSIST OF HAND RAKED SMOOTH FREE OF DEBRIS. ALL AREAS TO RECEIVE LANDSCAPE PLANTING AND/OR PINESTRAW MULCH.
 - CONTRACTOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.
 - PRE-EMERGENT HERBICIDES SUCH AS "RONSTAR 6" OR EQUAL, SHALL BE APPLIED TO PLANTING AREAS IMMEDIATELY FOLLOWING LANDSCAPE INSTALLATION AND PRIOR TO MULCHING, ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
 - ALL TREE SHRUBS AND PLANTS SHALL BE TYPICAL FOR THE SPECIES IN FORM AND COLOR, FREE FROM DAMAGE OR DISEASE AND SHALL BE U.S. NURSERIES STANDARD #1 OR BETTER.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATION OF EXISTING UTILITIES AND ANY DAMAGE HE IS RESPONSIBLE FOR THAT MAY OCCUR TO EXISTING UTILITIES.
 - ALL PLANTING BEDS AND EXPOSED SOIL TO BE MULCHED WITH PINESTRAW MULCH TO A 3" DEPTH.
 - CONTRACTOR TO PROTECT ALL TREES & VEGETATION TO REMAIN.
 - CONTRACTOR TO STAKE ALL WORK TO BE COMPLETED AND OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO LANDSCAPE CONSTRUCTION.
 - SEE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
 - SEE CIVIL ENGINEERS PLANS FOR SPECIFIC GRADING & DRAINAGE INFORMATION.

- IRRIGATION NOTES:**
- CONTRACTOR TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED, SYSTEM TO PROVIDE 100% COVERAGE OF ALL SOD AND PLANTING BEDS. IRRIGATION CONTRACTOR IS TO COORDINATE LOCATION OF WATER SOURCE/TAP WITH OWNER. SYSTEM TO BE INSTALLED BY A LICENSED IRRIGATION CONTRACTOR IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND WILL ALL REGULATORY AGENCIES (I.E. PER TOWN CODES).
 - ALL PLANT BEDS TO RECEIVE DRIP IRRIGATION. SPRAY HEADS FOR SOD & LOW GROUND COVER AREAS.
 - ALL PLANTING BEDS TO BE MULCHED WITH PINESTRAW MULCH TO A 3" DEPTH.
 - IRRIGATION SYSTEM TO HAVE RAIN SENSOR INSTALLED.

REFERENCES:
13 SEE DEVELOPMENT PLAN - OWNED BY GROUP 3 ARCHITECTS, DATED 02/02/2022
23 BOUNDARY, TREE & TOPO INFORMATION PROVIDED BY GROUP 3 ARCHITECTS

PLANTING SCHEDULE

TREES:	SYMBOL	QTY	BOTANICAL NAME COMMON NAME	HEIGHT	SPREAD	ROOT	REMARKS
ZERC	3		CERES CANADENSES 'FOREST PANSY' FOREST PANSY RED BUD	5-6'	3-4'	15 GAL	N
ILEO	11		ILEX CASSINE DAHOON HOLLY	5-6'	3-4'	15 GAL	*CAT II
LAGN	4		LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ GRAPE MYRTLE	8-10'	4-5'		
MA6G	1		MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF MAGNOLIA	4-5'	3-4'		N
MYRC	10		MYRICA CERIFERA WAX MYRTLE	7-8'	3-4'		N
SABP	21		SABAL PALMETTO CARBEE PALM	12'-16'	4-5'	BARE ROOT	N
TAXD	3		TAXUS DISTICHUM LIVE OAK	10-12'	4-5'		N
QUEV	2		QUERCUS VIRGINIANA LIVE OAK	16-18'	7-9'		N

SHRUBS:	SYMBOL	QTY	BOTANICAL NAME COMMON NAME	HEIGHT	SPREAD	ROOT	REMARKS
AZEA	3		RHODODENDRON 'ENCORE' AZALEA	24-30"	18-24"	3 GAL	
BUXM	25		BUXUS MICROPHYLLA WINTERGREEN BOXWOOD	14-18"	12-14"	3 GAL	
CALA	12		CALLICARPA AMERICANA BEAUTY-BERRY	24-30"	24-36"	3 GAL	N
CAMJ	11		CAMELLIA JAPONICA CAMELLIA	24-30"	18-24"	7 GAL	
CHAH	8		CHAMAEROPS HUMILIS DWARF MEDITERRANEAN FAN PALM	24-30"	18-24"		
CYCR	8		CYCAS REVOLUTA SAGO PALM	24-30"	24-30"		
ILLF	15		ILICITUM FLORIDANUM FLORIDA ANISE	30-36"	24-30"	7 GAL	N
ILLS	8		ILICITUM FLORIDANUM FLORIDA SUNSHINE ANISE	30-36"	24-30"	7 GAL	N
ILVN	7		ILEX VOMITTORELA NANA DWARF YAUPON HOLLY	10-12"	8-10"	3 GAL	
ITEA	9		ITEA VIRGINIANA VIRGINIA SWEETSPICE	30-36"	24-30"	3 GAL	N
LIGS	12		LIGUSTRUM SINENSE 'SUNSHINE' SUNSHINE LIGUSTRUM	18-24"	18-24"	3 GAL	
LORR	22		LOROPETALUM CHINENSE RED CHOCOLATE FRINGEFLOWER	18-24"	18-24"	7 GAL	
MISS	3		MISCANTHUS SINENSIS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS	18-24"	18-24"	3 GAL	
MUHC	22		MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	12-14"	12-14"	1 GAL	N
NERO	12		NERIUM OLEANDER 'CARDINAL' RED OLEANDER	24-30"	18-24"	7 GAL	
PHIS	18		PHILODENDRON BIPINNATIFIDUM CUT-LEAF PHILODENDRON	24-30"	14-18"	3 GAL	
PODM	43		PODOCARPUS MACROPHYLLUS YEW PODOCARPUS	30-36"	18-24"	7 GAL	
ROSK	6		ROSA 'RADRAZZ' RNGCK-OUT ROSE	24-30"	18-24"	3 GAL	
SERR	20		SERENOA REPENS SAW PALMETTO	18-24"	18-24"	3 GAL	N
VIBO	9		VIBURNUM ODORATISSIMUM SWEET VIBURNUM	24-36"	24-36"	7 GAL	

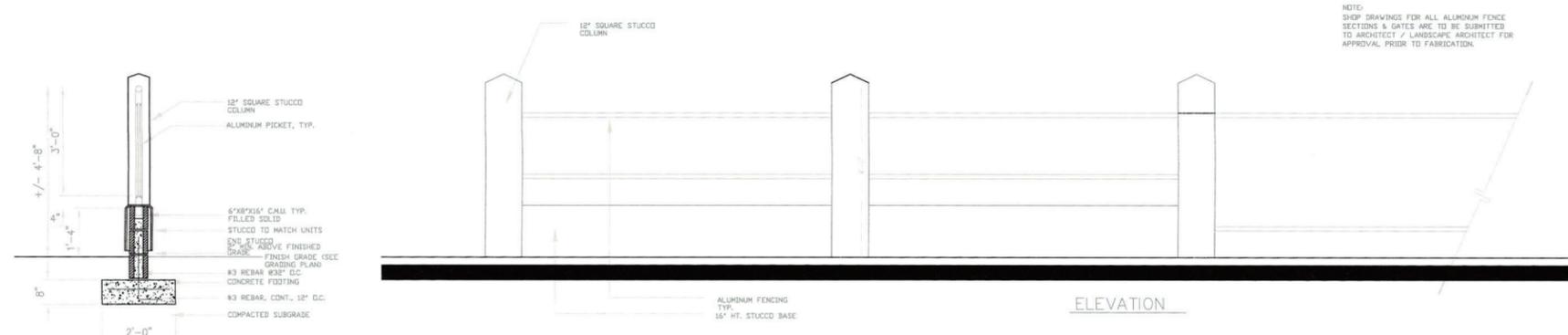
GROUNDCOVERS, PERENNIALS & VINES:

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	HEIGHT	SPREAD	ROOT	REMARKS
AGAU	71	AGAPANTHUS UMBELLATUS BLUE LILY OF THE NILE	8-10"	10-12"	1 GAL	
ASPF	15	ASPARAGUS DENSTIFLORUS FOXTAIL FERN	10-15"	6-10"	1 GAL	
BOUG	4	BOUGAINVILLEA SPP BOUGAINVILLEA	--	--	3 GAL	TRAIN ON PERGOLAS
IRIS	45	DIETES IRIDIODES AFRICAN IRIS (WHITE FLOWER)	10-15"	6-10"	1 GAL	
JASA	150	JASMINUM ASIATICUM ASIAN JASMINE	6-10"	6-8"	4" POTS	12" o/c
LANT	23	LANTANA 'NEW GOLD' LANTANA	10-12"	8-10"	1 GAL	
LIRB	10	LIRIOPE MUSCARI 'SUPER BLUE' SUPER BLUE LIRIOPE	10-12"	10-12"	1 GAL	
MOND	14	MONARDA DIDYMA BEE BALM	--	--	1 GAL	
OSMR	5	OSMUNDA REGALIS ROYAL FERN	12-14"	12-14"	3 GAL	
RUBS	14	RUBROCKCA 'GOLDSTRUM' BLACK EYED SUSAN	--	--	1 GAL	
TRAJ	9	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	--	--	3 GAL	TRAIN ON FENCES
TULV	30	TULBAGHIA VIOLACEA SOCIETY GARLIC	10-12"	10-12"	1 GAL	
SOD	** sf	ZOYSIA SOD				
MULCH	--	LONGLEAF PINE			3" DEPTH	
MULCH	--	HARDWOOD (IN SWALE/RAIN GARDEN)			2" DEPTH	

LANDSCAPE PLAN (INDIVIDUAL UNITS)
"DRIFTWAY AT 25 LAGOON", 25 LAGOON RD., HHI, SC
September 1, 2022

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NOT FOR CONSTRUCTION

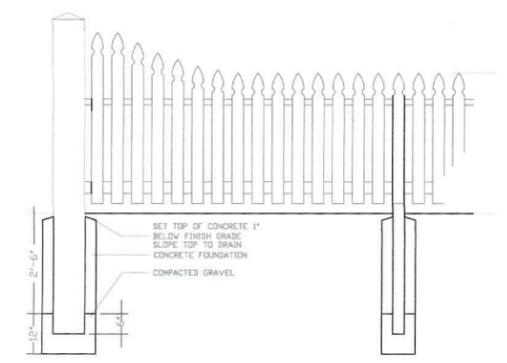




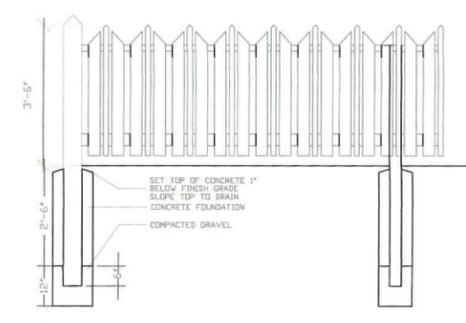
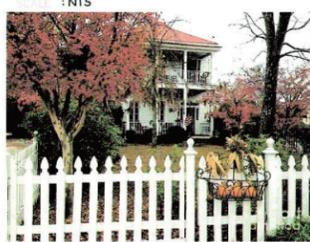
NOTE: SHOP DRAWINGS FOR ALL ALUMINUM FENCE SECTIONS & GATES ARE TO BE SUBMITTED TO ARCHITECT & LANDSCAPE ARCHITECT FOR APPROVAL, PRIOR TO FABRICATION.



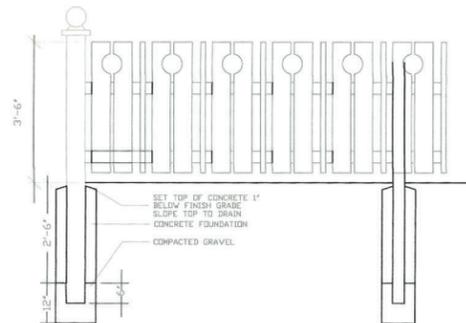
1 POOL SAFETY FENCE
SCALE: NTS



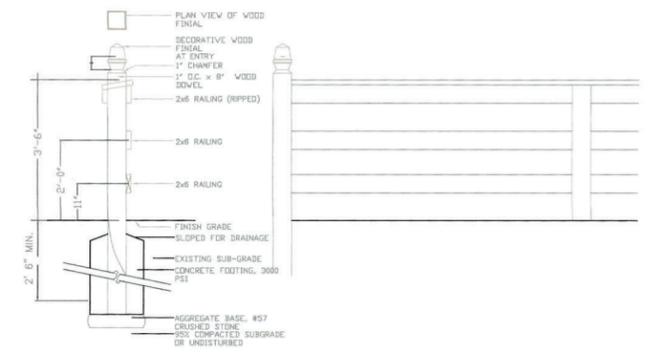
2 PICKET FENCE: UNIT A or 1
SCALE: NTS



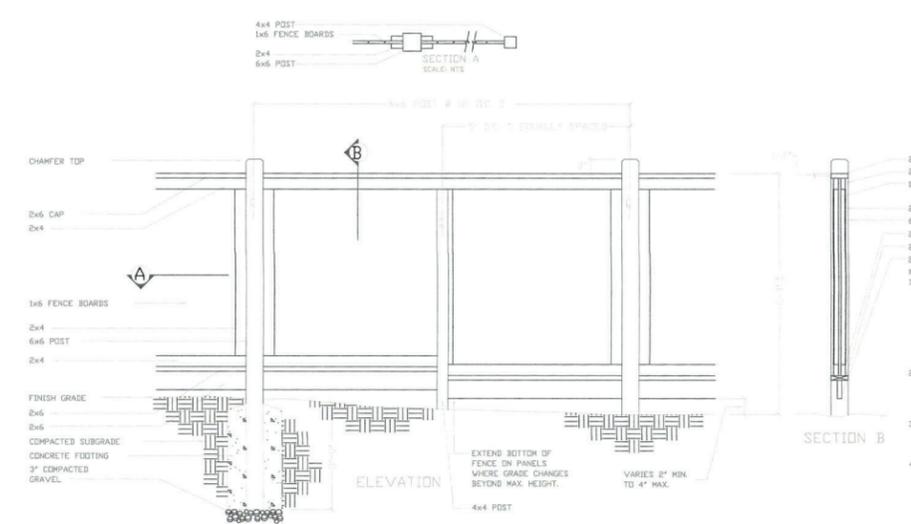
3 PICKET FENCE: UNIT B or 2
SCALE: NTS



4 PICKET FENCE: UNIT C or 3
SCALE: NTS



5 RAIL FENCE: UNIT D or 4
SCALE: NTS



6 PERIMETER COMMUNITY FENCE
SCALE: NTS



LANDSCAPE DETAILS
"DRIFTAWAY AT 25 LAGOON", 25 LAGOON RD., HHI, SC
September 1, 2022

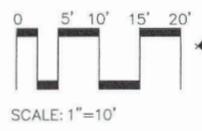
SITENETWORKS DESIGN GROUP, LLC
843-441-8839

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SHEET
L5 OF 7

REFERENCES:
1) SITE DEVELOPMENT PLAN - DRAWN BY GROUP 3 ARCHITECTS, DATED 02/25/2020
2) BOUNDARY, TIE & TOPO INFORMATION PROVIDED BY GROUP 3 ARCHITECTS



SCALE: 1"=10'
 REFERENCES:
 1) SITE DEVELOPMENT PLAN - DRAWN BY GROUP 3 ARCHITECTS, DATED 02/20/2022
 2) BOUNDARY, TREE & TOPO INFORMATION PROVIDED BY GROUP 3 ARCHITECTS

LIGHTING SCHEDULE				
NO. REQ'D.	SYMBOL	FIXTURE/MANUFACT./CAT. NO.	LAMP TYPE	MOUNTING
8		STRIP LIGHT BY KITCHLER OR SIMILAR MODEL NO. 16103ATT27, 18"	12V 2700K LED	LEDGE
35		PATH LIGHT BY KITCHLER OR SIMILAR 15878 CBR27, 6" TRADITIONAL DOME 19" HT.	12V 2700K LED	STAKE
6		MINI WALL WASH LIGHT BY KITCHLER MODEL NO. 16026 CBR 27, CENTENNIAL BRASS	VLO2700/12V LED	STAKE
3		DOWN LIGHT BY KITCHLER OR SIMILAR MODEL NO. 15475 CBR		TREE MOUNTED DOWN LIGHT
4		UP LIGHT BY KITCHLER OR SIMILAR MODEL NO. 15475 CBR		GROUND MOUNTED
2		WELL UP LIGHT BY KITCHLER OR SIMILAR MODEL NO. 16024 CBR 30 (CENTENNIAL BRASS)	VLO3000/12V LED	IN GROUND
1		ELECTRICAL OUTLET, TYP.		
1		LOW VOLTAGE TRANSFORMER		MOUNT PER MANUFACTURER'S SPECS - EXACT MOUNTING LOCATIONS TO BE DETERMINED IN FIELD.

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UPLIGHTING OF FEATURE EXISTING TREE

PATH LIGHT, TYP.

UNIT SIGNAGE LIGHTING, TYP.

UPLIGHTING OF PALMETTO TREES

DOWN LIGHTING ON PERGOLA OVER SPA

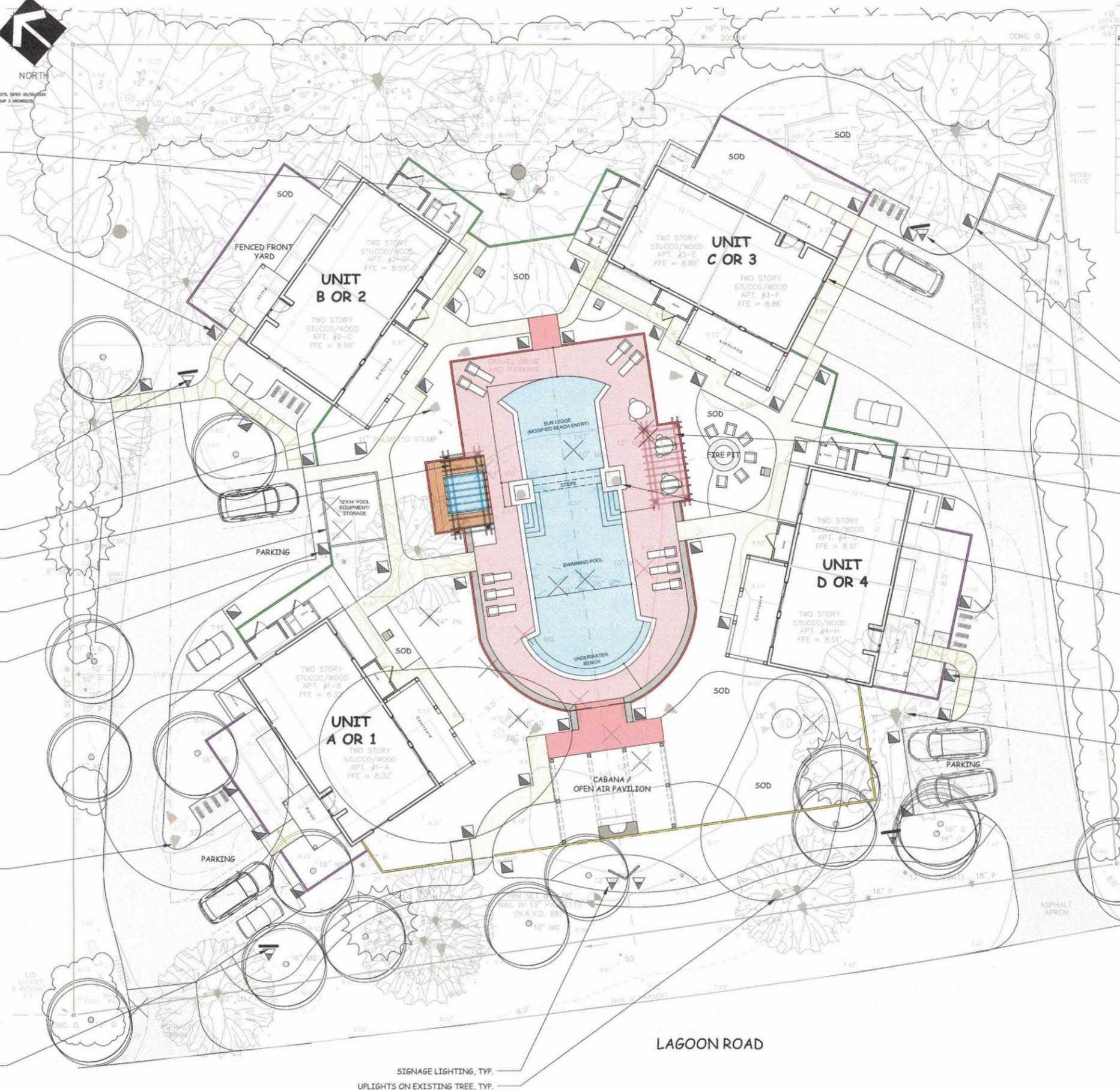
SEE ARCHITECTURAL PLANS FOR WALL LIGHTING OF STORAGE BUILDING

PATH LIGHT, TYP.

SANDS VILLAGE

UP-LIGHTING OF EXISTING TREES, TYP.

SIGNAGE LIGHTING, TYP.



PATH LIGHT, TYP.

UNIT SIGNAGE LIGHT, TYP.

SEE ARCHITECTURAL PLANS FOR BUILDING LIGHTING, TYP.

DOWN LIGHTING ON PERGOLA

GOLF CART PARKING & EV CHARGING STATION

UPLIGHTING ON NEW PALMETTO'S, WELL LIGHT, TYP.

PATH LIGHT, TYP.

DOWN LIGHTING FOR SAFETY FROM EXISTING TREES

MINI WALL WASH LIGHT, TYP.

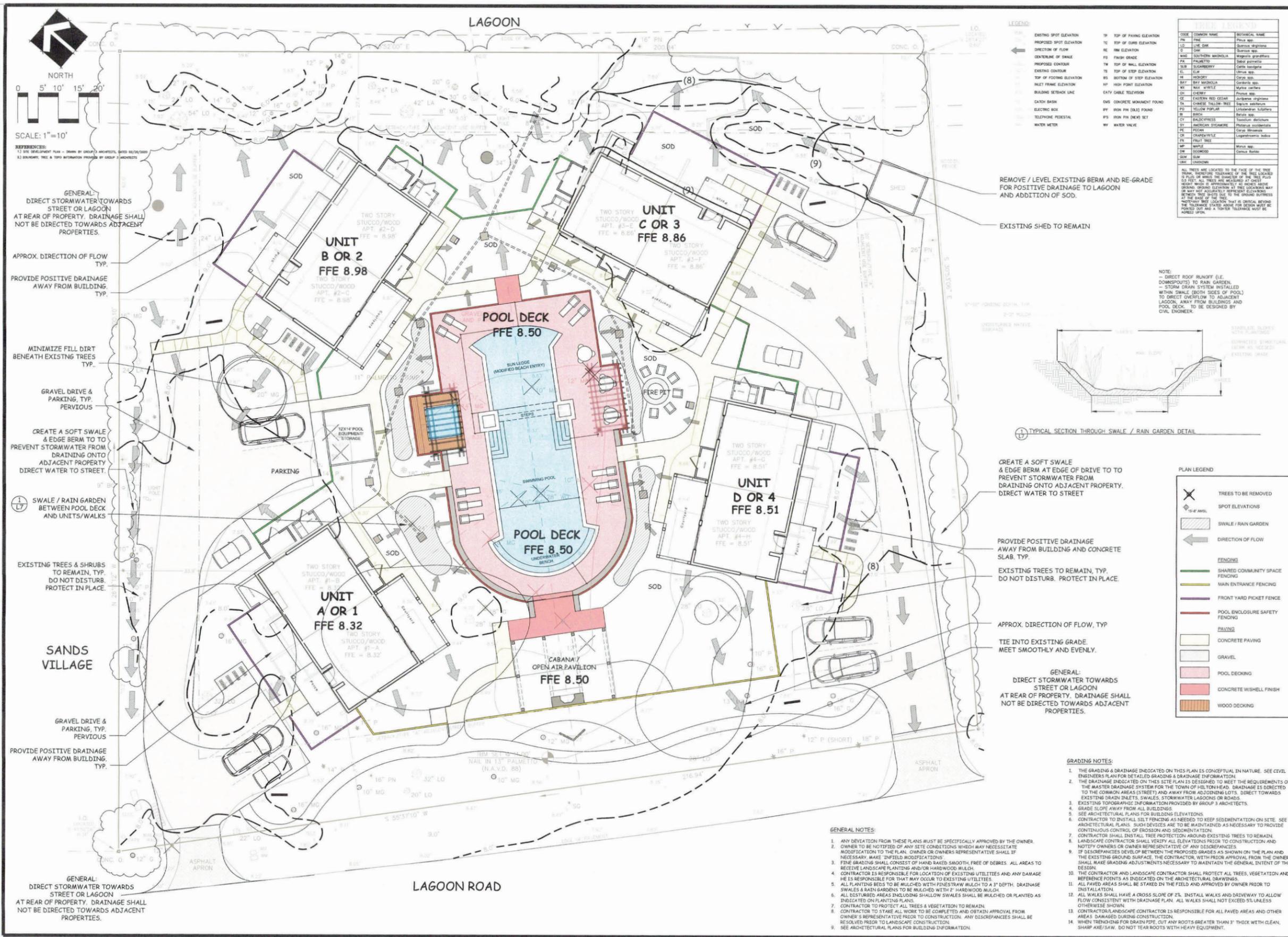


- EXTERIOR LIGHTING NOTES:**
- THIS PLAN IS FOR OUTDOOR LIGHTING LOCATION ONLY. WIRING DIAGRAM, DETAILS, AND INSTALLATIONS SPECIFICATIONS ARE BY CONTRACTOR.
 - CONTRACTOR SHALL PROVIDE PHOTO CELL/TIMER CONTROLLED LIGHTING SYSTEMS USING FIXTURES AND LOCATIONS INDICATED ON THIS PLAN. INSTALLATIONS SHALL COMPLY WITH ALL APPLICABLE STATE COUNTY CODES AND SHALL MEET OR EXCEED THE NATIONAL ELECTRICAL CODE. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERMITS AND APPROVALS REQUIRED.
 - ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
 - ELECTRICAL EQUIPMENT PANEL SHALL INCLUDE ALL NECESSARY EQUIPMENT FOR PHOTO CELL/TIMER SWITCHING CONTRACTOR BOX AND METERING. BOX LOCATION TO BE IN NEW CASITA SERVICE YARD. PANEL AND BOX SHALL MEET ALL APPLICABLE CODES.
 - THE INTENT OF THIS PLAN IS TO PROVIDE LOW LEVEL UNOBTRUSIVE SITE LIGHTING FOR PEDESTRIAN FLOW AND LIGHTING OF SELECTED PLANT MATERIAL. CONTRACTOR SHALL MAKE EVERY EFFORT TO CREATE THIS EFFECT BY CLOSE COORDINATION WITH LANDSCAPE ARCHITECT AND CAREFUL PLACEMENT OF FIXTURES. FINAL DIMS AND ADJUSTMENT SHALL BE MADE AT NIGHT WITH LANDSCAPE ARCHITECT PRESENT TO GIVE FINAL APPROVAL.
 - EXACT LOCATION OF LIGHTS SHALL BE DETERMINED IN FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

LANDSCAPE LIGHTING PLAN
 "DRIFTAWAY AT 25 LAGOON", 25 LAGOON RD., HHI, SC
 September 1, 2022
 SITWORKS DESIGN GROUP, LLC
 803-445-1839

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 NOT FOR
 CONSTRUCTION

SHEET
 L6 OF 7



SCALE: 1" = 10'

REFERENCES:
 1. SITE DEVELOPMENT PLAN - DRAWN BY GROUP ARCHITECTS, DATED 02/25/2022
 2. EXISTING TIES & TIES INFORMATION PROVIDED BY GROUP ARCHITECTS

GENERAL:
 DIRECT STORMWATER TOWARDS STREET OR LAGOON AT REAR OF PROPERTY. DRAINAGE SHALL NOT BE DIRECTED TOWARDS ADJACENT PROPERTIES.

APPROX. DIRECTION OF FLOW TYP.

PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING TYP.

MINIMIZE FILL DIRT BENEATH EXISTING TREES TYP.

GRAVEL DRIVE & PARKING, TYP. PERVIOUS

CREATE A SOFT SWALE & EDGE BERM TO TO PREVENT STORMWATER FROM DRAINING ONTO ADJACENT PROPERTY DIRECT WATER TO STREET.

SWALE / RAIN GARDEN BETWEEN POOL DECK AND UNITS/WALKS

EXISTING TREES & SHRUBS TO REMAIN, TYP. DO NOT DISTURB. PROTECT IN PLACE.

SANDS VILLAGE

GRAVEL DRIVE & PARKING, TYP. PERVIOUS

PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING TYP.

GENERAL:
 DIRECT STORMWATER TOWARDS STREET OR LAGOON AT REAR OF PROPERTY. DRAINAGE SHALL NOT BE DIRECTED TOWARDS ADJACENT PROPERTIES.

LAGOON

LAGOON ROAD

UNIT B OR 2
 FFE 8.98

UNIT C OR 3
 FFE 8.86

UNIT D OR 4
 FFE 8.51

UNIT A OR 1
 FFE 8.32

CABANA / OPEN AIR PAVILION
 FFE 8.50

POOL DECK
 FFE 8.50

POOL DECK
 FFE 8.50

LEGEND:

EXISTING SPOT ELEVATION	1" TOP OF PAVING ELEVATION
PROPOSED SPOT ELEVATION	1" TOP OF CURB ELEVATION
DIRECTION OF FLOW	1" FINISH GRADE
OUTLINE OF FINISH	1" TOP OF WALL ELEVATION
PROPOSED CONTOUR	1" TOP OF STEP ELEVATION
EXISTING CONTOUR	1" HIGH POINT ELEVATION
TOP OF FOOTING ELEVATION	1" HIGH POINT ELEVATION
NET FRAME ELEVATION	1" HIGH POINT ELEVATION
BUILDING SETBACK LINE	1" HIGH POINT ELEVATION
DATCH BASH	1" HIGH POINT ELEVATION
ELECTRIC BOX	1" HIGH POINT ELEVATION
TELEPHONE PEDestal	1" HIGH POINT ELEVATION
WATER METER	1" HIGH POINT ELEVATION

TREE LEGEND

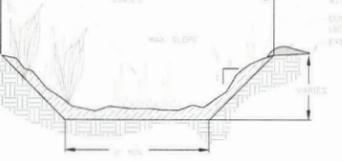
CODE	COMMON NAME	BOTANICAL NAME
TR	TR	TR
LD	LD	LD
D	D	D
M	M	M
PA	PA	PA
SL	SL	SL
CL	CL	CL
HI	HI	HI
MT	MT	MT
W	W	W
DI	DI	DI
CE	CE	CE
TA	TA	TA
PO	PO	PO
IR	IR	IR
CI	CI	CI
ST	ST	ST
OR	OR	OR
FR	FR	FR
MP	MP	MP
DM	DM	DM
CSM	CSM	CSM
UNK	UNK	UNK

REMOVE / LEVEL EXISTING BERM AND RE-GRADE FOR POSITIVE DRAINAGE TO LAGOON AND ADDITION OF SOD.

EXISTING SHED TO REMAIN

NOTE:
 ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK. MEASURE TO THE CENTER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT THE GROUND SURFACE. ELEVATION AT TREE LOCATIONS MAY NOT ACCURATELY REPRESENT ELEVATION BETWEEN TREE TRUNK TO THE GROUND SURFACE AT THE BASE OF THE TREE. THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POSTED ON SITE AND A TOLERANCE TOLERANCE MUST BE AGREED UPON.

NOTE:
 DIRECT ROOF RUNOFF (I.E. DOWNSPOUTS) TO RAIN GARDEN - STORM DRAIN SYSTEM INSTALLED WITHIN SWALE (BOTH SIDES OF POOL) TO DIRECT OVERFLOW TO ADJACENT LAGOON. AWAY FROM BUILDINGS AND POOL DECK. TO BE DESIGNED BY CIVIL ENGINEER.



TYPICAL SECTION THROUGH SWALE / RAIN GARDEN DETAIL

CREATE A SOFT SWALE & EDGE BERM AT EDGE OF DRIVE TO TO PREVENT STORMWATER FROM DRAINING ONTO ADJACENT PROPERTY. DIRECT WATER TO STREET

PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND CONCRETE SLAB TYP.

EXISTING TREES TO REMAIN, TYP. DO NOT DISTURB. PROTECT IN PLACE.

APPROX. DIRECTION OF FLOW, TYP

TIE INTO EXISTING GRADE MEET SMOOTHLY AND EVENLY.

GENERAL:
 DIRECT STORMWATER TOWARDS STREET OR LAGOON AT REAR OF PROPERTY. DRAINAGE SHALL NOT BE DIRECTED TOWARDS ADJACENT PROPERTIES.

PLAN LEGEND

X	TREES TO BE REMOVED
1/4" AMSL	SPOT ELEVATIONS
SWALE / RAIN GARDEN	SWALE / RAIN GARDEN
DIRECTION OF FLOW	DIRECTION OF FLOW
FENCING	FENCING
SHARED COMMUNITY SPACE FENCING	SHARED COMMUNITY SPACE FENCING
MAIN ENTRANCE FENCING	MAIN ENTRANCE FENCING
FRONT YARD PICKET FENCE	FRONT YARD PICKET FENCE
POOL ENCLOSURE SAFETY FENCING	POOL ENCLOSURE SAFETY FENCING
PAVING	PAVING
CONCRETE PAVING	CONCRETE PAVING
GRAVEL	GRAVEL
POOL DECKING	POOL DECKING
CONCRETE WISHELL FINISH	CONCRETE WISHELL FINISH
WOOD DECKING	WOOD DECKING

- GRADING NOTES:
1. THE GRADING & DRAINAGE INDICATED ON THIS PLAN IS CONCEPTUAL IN NATURE. SEE CIVIL ENGINEERS PLAN FOR DETAILED GRADING & DRAINAGE INFORMATION.
 2. THE DRAINAGE INDICATED ON THIS SITE PLAN IS DESIGNED TO MEET THE REQUIREMENTS OF THE MASTER DRAINAGE SYSTEM FOR THE TOWN OF HILTON HEAD. DRAINAGE IS DIRECTED TO THE COMMON AREAS (STREET) AND AWAY FROM ADJOINING LOTS. DIRECT TOWARDS EXISTING DRAIN INLETS, SWALES, STORMWATER LAGOONS OR ROADS.
 3. EXISTING TOPOGRAPHIC INFORMATION PROVIDED BY GROUP ARCHITECTS.
 4. GRADE SLOPE AWAY FROM ALL BUILDINGS.
 5. SEE ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS.
 6. CONTRACTOR TO INSTALL SILT FENCING AS NEEDED TO KEEP SEDIMENTATION ON SITE. SEE ARCHITECTURAL PLANS. SUCH DEVICES ARE TO BE MAINTAINED AS NECESSARY TO PROVIDE CONTINUOUS CONTROL OF EROSION AND SEDIMENTATION.
 7. CONTRACTOR SHALL INSTALL TREE PROTECTION AROUND EXISTING TREES TO REMAIN.
 8. LANDSCAPE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNERS OR OWNER REPRESENTATIVE OF ANY DISCREPANCIES.
 9. IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES AS SHOWN ON THE PLAN AND THE EXISTING GROUND SURFACE, THE CONTRACTOR, WITH PRIOR APPROVAL FROM THE OWNER, SHALL MAKE GRADING ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE DESIGN.
 10. THE CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL PROTECT ALL TREES, VEGETATION AND REFERENCE POINTS AS INDICATED ON THE ARCHITECTURAL DRAWINGS.
 11. ALL PAVED AREAS SHALL BE STAKED IN THE FIELD AND APPROVED BY OWNER PRIOR TO INSTALLATION.
 12. ALL WALKS SHALL HAVE A CROSS SLOPE OF 2%. INSTALL WALKS AND DRIVEWAY TO ALLOW FLOW CONSISTENT WITH DRAINAGE PLAN. ALL WALKS SHALL NOT EXCEED 5% UNLESS OTHERWISE SHOWN.
 13. CONTRACTOR/LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PAVED AREAS AND OTHER AREAS DAMAGED DURING CONSTRUCTION.
 14. WHEN TRENCHING FOR DRAIN PIPES, CUT ANY ROOTS GREATER THAN 3" THICK WITH CLEAN, SHARP AXE/SAW. DO NOT TEAR ROOTS WITH HEAVY EQUIPMENT.

GRADING & DRAINAGE PLAN
 "DRIFTAWAY AT 25 LAGOON", 25 LAGOON RD., HHI, SC
 September 1, 2022
 SITESWORKS DESIGN GROUP, LLC
 843-442-2333

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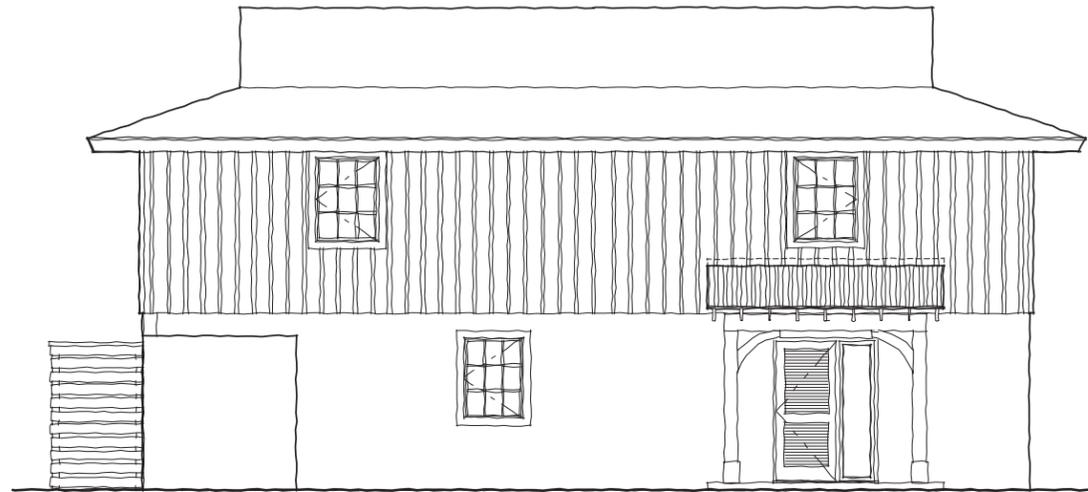
SHEET
 L7 OF 7

A Renovation To:

25 Lagoon Road

25 Lagoon Road

Hilton Head South Carolina



Architecture



1600 MAIN STREET, HILTON HEAD ISLAND, SC 29926
 (843) 689-0060 TELEPHONE
 (843) 689-0072 FAX
 INFO@GROUP3ARCH.COM

Landscape

SITWORKS DESIGN GROUP, LLC
 21 OAKWOOD DRIVE,
 HARDEEVILLE, SC 29927
 OFFICE: 843.441.0330
 GALLY@SITWORKSDESIGNGROUP.COM

Contractor

TROPICAL BUILDERS, INC.
 10 HUNTER RD STE. 7
 HILTON HEAD ISLAND, SC 29926
 TEL: 843-200-2506
 JMORYL@TROPICALBUILDERSINC.COM

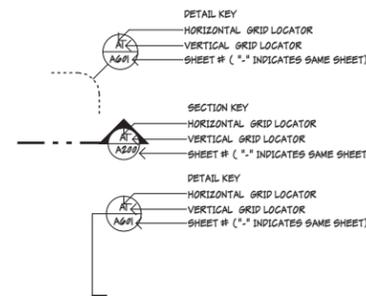
Index Of Drawings

C000	COVER SHEET & INDEX OF DRAWINGS
S100	SITE PLAN
A000	DEMOLITION PLANS
A100	FLOOR PLANS
A101	PAVILION PLAN & ELEVATIONS
A200	UNIT 1 ELEVATIONS
A201	UNIT 2 ELEVATIONS
A202	UNIT 3 ELEVATIONS
A203	UNIT 4 ELEVATIONS
A601	PORCH BRACKET DETAILS
A602	OUTDOOR SHOWER DETAILS
E100	ELECTRICAL PLANS

Abbreviations

ABV	ABOVE	DP	DESIGN PRESSURE	MAX	MAXIMUM
AFP	ABOVE FINISHED FLOOR	DW	DISHWASHER	MIN	MINIMUM
AMSL	ABOVE MEAN SEA LEVEL	DWR	DRAWER	OC	ON CENTER
APPROX.	APPROXIMATE	EQ	EQUAL	PT	PRESSURE TREATED
BSL	BUILDING SETBACK LINE	F.I.F	FACTOR IN FIELD	REF	REFRIGERATOR
CMU	CONCRETE MASONRY UNIT	FLR	FLOOR	QTY	QUANTITY
CL	CLEAR	FRX	FIRE RATED TYPE X GYPSUM BOARD	S.F.	SQUARE FOOTAGE
C	CENTERLINE	FS	FRAME SIZE	S.O.	SASH OPENING
C.O.	CASED OPENING	FT	FOOT	SIM	SIMILAR
CONG	CONCRETE	GYP BD	GYPSUM BOARD	TYP	TYPICAL
CONT	CONTINUOUS	HB	HOSE BIBB	UL	UNDERWRITERS LABORATORIES
CPT	CARPET	HORIZ	HORIZONTAL	UNO	UNLESS NOTED OTHERWISE
COL	COLUMN	IN	INCH	USG	UNITED STATES GYPSUM
DBL	DOUBLE	INT	INTERIOR	VERT	VERTICAL
DN	DOWN	KDAT	KILN DRIED AFTER TREATMENT	WH	WATER HEATER
		LV	LUXURY VINYL TILE	W/	WITH

Graphic Symbols



Code Compliance Information:

2010 THE INTERNATIONAL RESIDENTIAL CODE (IRC)
 2009 THE INTERNATIONAL ENERGY EFFICIENCY CODE (IECC)
 GUIDELINES SET BY THE TOWN OF HILTON HEAD ISLAND
 GUIDELINES SET BY FOREST BEACH OWNER'S ASSOCIATION ARB



#25 LAGOON ROAD

(0.883 ACRES)
(38,481 SQ. FT.)
R552-015-000-0011-0000

SANDS VILLAGE

Legend

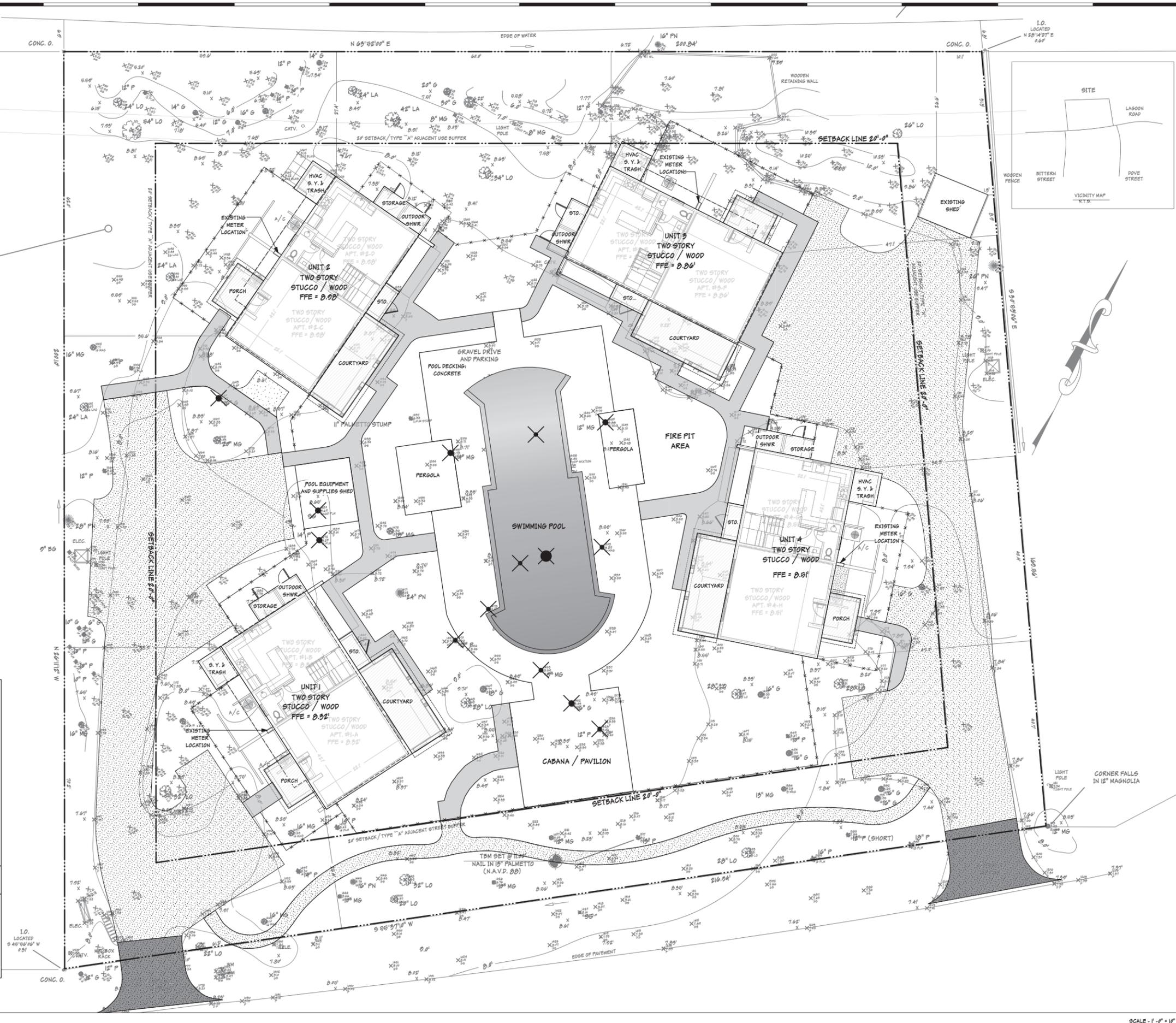
- NEW FENCE
- BUILDING IMPROVEMENTS
- ASPHALT PAVING
- CONCRETE PAVING
- GRAVEL
- TREE TO BE REMOVED
- SPOT ELEVATION

Note:
- 5' F.F.E., 19'-4"

Site Calculations

TOTAL LOT AREA	38,481 SQ. FT.
EXISTING IMPERVIOUS AREA	4,148 SQ. FT.
ADDITIONAL IMPERVIOUS AREA	6,967 SQ. FT.
TOTAL NEW IMPERVIOUS AREA	9,812 SQ. FT.

RATIO OF COVERED AREA TO LOT SIZE: 9,812 / 38,481 = 25%



GROUP 3 DESIGN
ARCHITECTURE & INTERIORS

1600 Main Street, Hilton Head Island, SC 29926 (843) 689-9060 Group3Designs.net

SEAL

SEAL

A Renovation for:
25 Lagoon Rd.
25 Lagoon Rd.
Hilton Head Island, SC

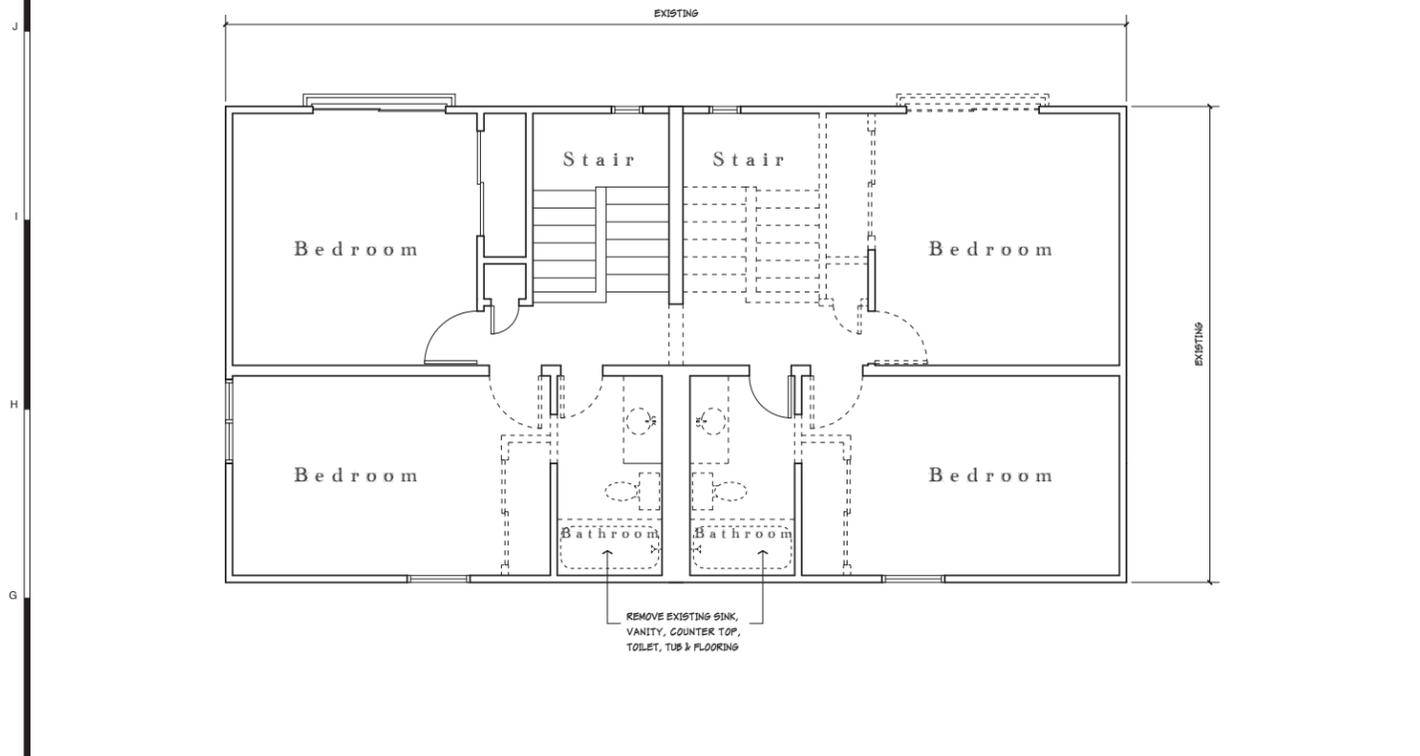
DATE:	10-11-22
PARTNER:	RMC
PROJ. MGR.:	MAP
DRAWN BY:	MAP
CHECKED BY:	RMC
OFFICE:	HHI
PROJECT NO.:	L-25109

REVISION:	DATE:	BY:

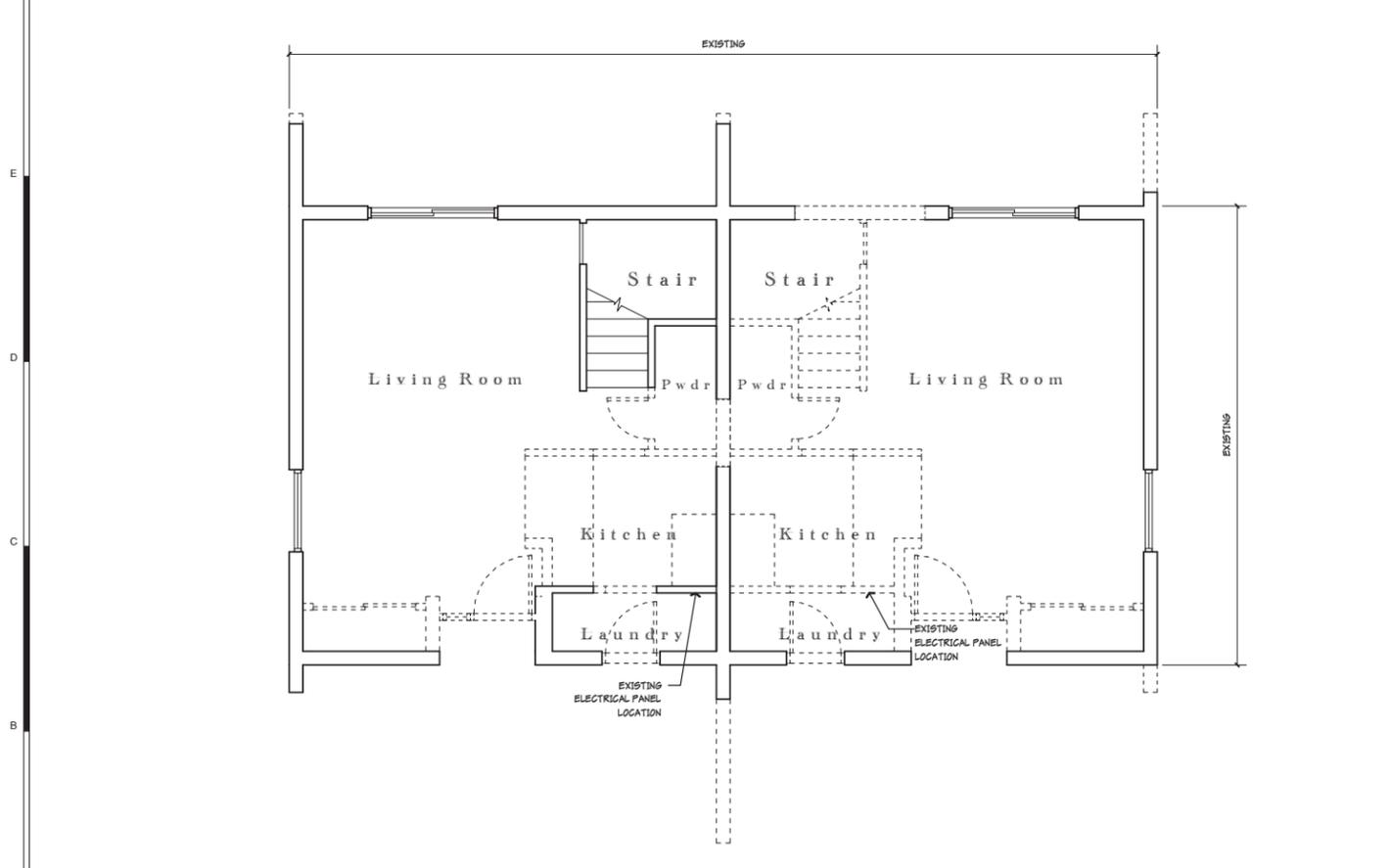
Site Plan

S100

1.88 ACRE PORTION OF THE HILTON HEAD COMPANY'S PROPERTY,
BE NORTH-WEST CORNER OF LAGOON ROAD & DOVE ROAD, PREPARED
DK SCRLS #1977,
6 DEED BOOK 1828 PAGE 118



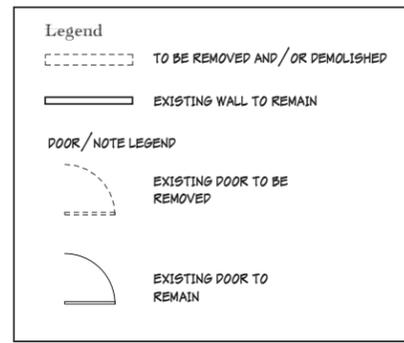
F1 Second Floor Demolition Plan SCALE: 1/4" = 1'-0"



A1 First Floor Demolition Plan SCALE: 1/4" = 1'-0"

General Demolition Notes:

1. CONTRACTOR TO CONFIRM WITH ARCHITECT PRIOR TO DEMOLITION ANY DEMOLITION WORK NEEDED FOR NEW CONSTRUCTION NOT REPRESENTED ON THE DRAWING.
2. PROTECT EXISTING BUILDING AND FINISHES THAT ARE SHOWN TO REMAIN.
3. DISCONNECT AND CAP OFF EXISTING WATER SUPPLY AND WASTE LINES AND PLUMB FOR NEW FIXTURE LOCATIONS AS NEEDED. REMOVE ALL ABANDONED PLUMBING LINES.
4. WHEN AN ITEM IS TO BE REMOVED, REMOVE THE COMPLETE ASSEMBLY.
5. DISCONNECT ELECTRICAL SYSTEMS IN WALLS AND CEILINGS SCHEDULED FOR REMOVAL. PREP FOR NEW ELECTRICAL LOCATIONS. SEE ELECTRICAL PLANS.
6. CONTRACTOR TO COORDINATE WITH OWNER AND ARCHITECT REGARDING THE REMOVAL OF ALL ITEMS NOTED FOR DEMOLITION TO DETERMINE IF ITEMS ARE TO BE RETAINED, DISCARDED OR DONATED IN ACCORDANCE WITH APPLICABLE REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF DEMOLISHED MATERIALS FROM PROJECT SITE.
7. REPAIR ANY ITEMS NOTED TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION.
8. REMOVE ALL WINDOW TREATMENTS AND TOILET ACCESSORIES.
9. REMOVE ALL FLOORING MATERIALS.
10. REMOVE ALL TRIM & BASEBOARD.
11. REMOVE ALL EXISTING HVAC GRILLES & VENTS AND DUCTING AS REQUIRED FOR NEW SYSTEM.



IMPORTANT NOTE:

THESE DRAWINGS ARE PROVIDED TO THE OWNER/BUILDER BY THE ARCHITECT AND ARE LIMITED IN SCOPE. THE OWNER/BUILDER IS RESPONSIBLE FOR ALL PORTIONS OF THE DESIGN NOT SPECIFICALLY CALLED FOR IN THESE DRAWINGS AND FOR OBSERVATION AND ADMINISTRATION OF THE CONSTRUCTION CONTRACT. THE OWNER/BUILDER IS RESPONSIBLE FOR ANY COORDINATION AND/OR MODIFICATIONS NECESSARY TO MEET THE REQUIREMENTS OF ANY GOVERNMENT AGENCY HAVING JURISDICTION OVER ANY PORTION OF THE PROJECT, THE WORK OF ANY DESIGN PROFESSIONALS AND/OR SUBCONTRACTORS WHICH ARE OR SHOULD BE INVOLVED IN THE PROJECT AND GOOD CONSTRUCTION PRACTICES.

GROUP 3 DESIGN
ARCHITECTURE & INTERIORS

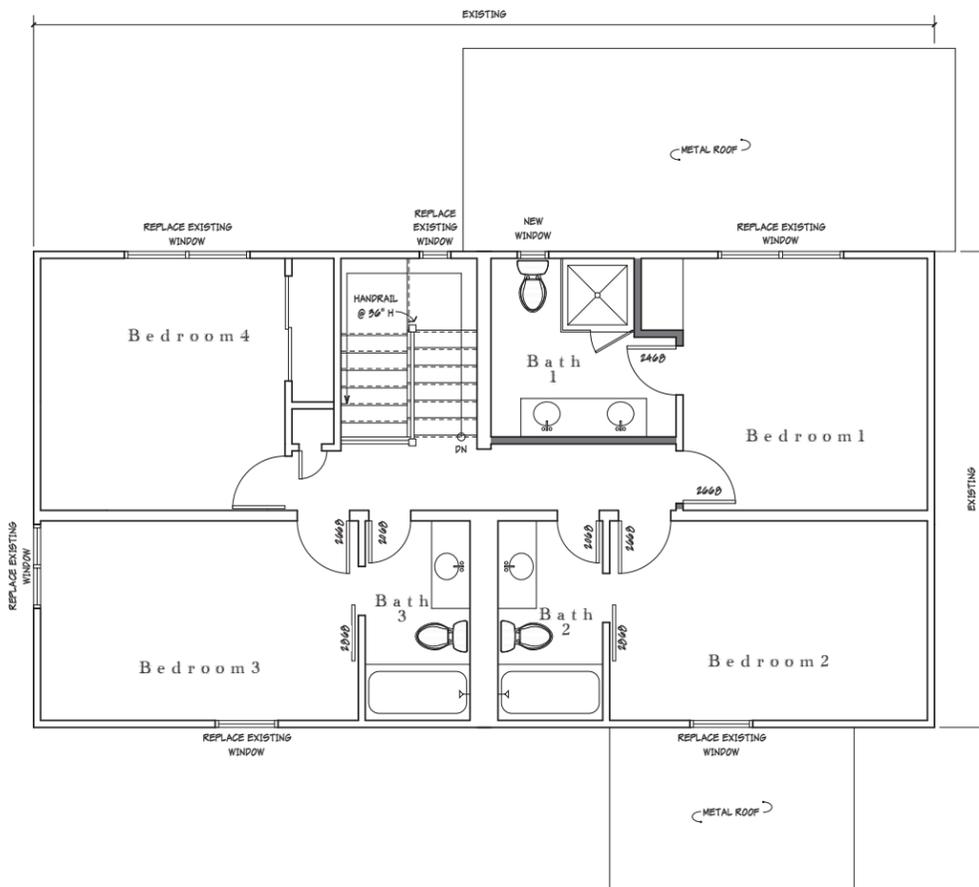
1600 Main Street, Hilton Head Island, SC 29926 (843) 689-9060 - Group3Designs.net

A Renovation for:
25 Lagoon Rd
25 Lagoon Rd
Hilton Head Island, SC

DATE:	09.15.22
PARTNER:	RMC
PROJ. MGR.:	MAP
DRAWN BY:	JSC
CHECKED BY:	RMC
OFFICE:	HHI
PROJECT NO.:	K-175-20

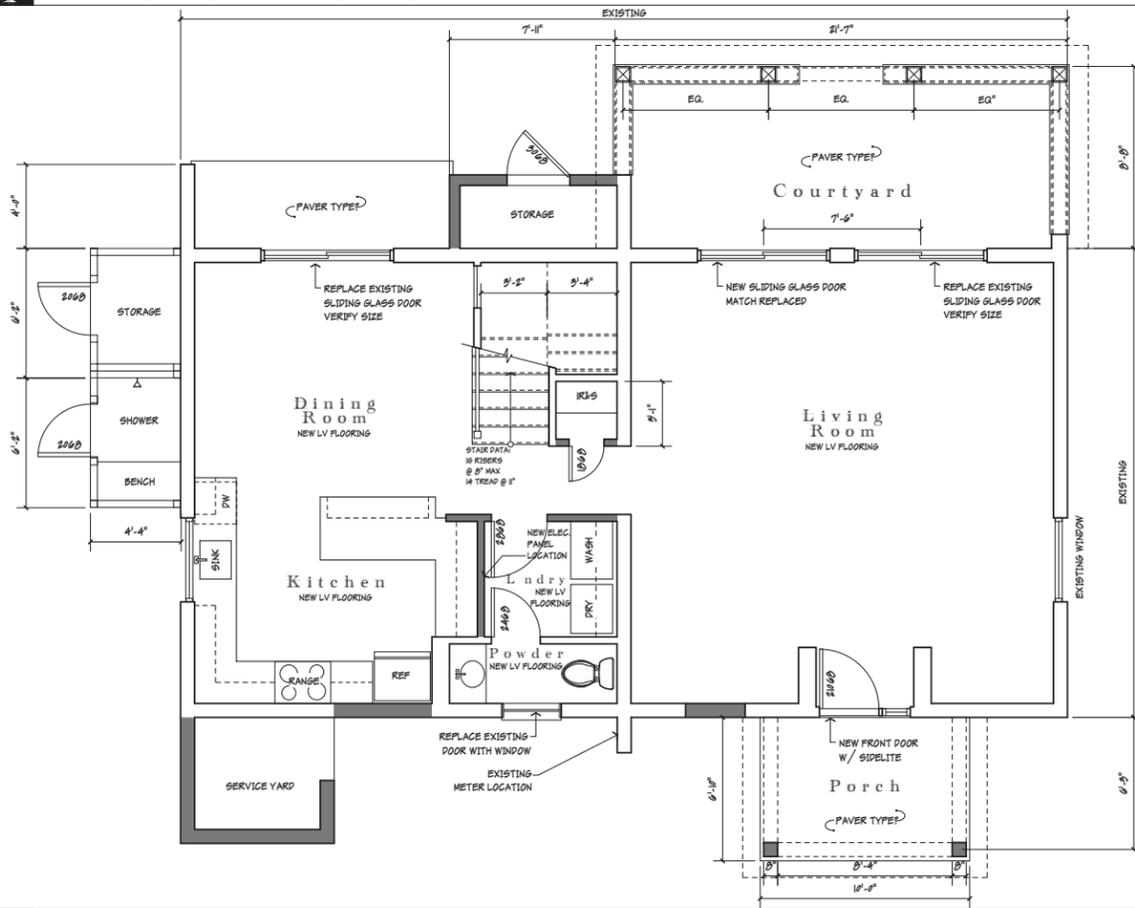
REVISION:	DATE:	BY:

Existing Plans
A099



F1 Second Floor Plan

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



A1 Ground Floor Plan

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

The Contractor Shall:

1. OBTAIN ALL BUILDING PERMITS REQUIRED.
2. WARRANTY ALL CONSTRUCTION FOR A PERIOD OF ONE YEAR.
3. CARRY ALL NECESSARY INSURANCE AS REQUIRED BY LAW AND HOLD HARMLESS THE OWNER AND/OR ARCHITECT FROM ANY LOSS, LIABILITY CLAIM OR DEMAND FOR DAMAGES ARISING OUT OF RELATING TO THE PERFORMANCE OF THE WORK AS DESCRIBED BY THESE DRAWINGS.
4. BE RESPONSIBLE FOR ALL STRUCTURAL DESIGN CALCULATION OF STRUCTURAL MEMBERS NOT SPECIFICALLY SHOWN IN THE DRAWINGS OR SPECIFICATIONS. THE PURPOSE OF THIS ITEM IS NOT TO PLACE ADDITIONAL RESPONSIBILITY ON THE CONTRACTOR, BUT TO ENCOURAGE THE CONTRACTOR TO INFORM THE ARCHITECT OF ANY REQUIRED STRUCTURAL MEMBERS NOT SHOWN ON THE DRAWINGS.
5. BE RESPONSIBLE FOR SHOP DRAWING AND REQUIRED SUBMITTAL REVIEW AND APPROVAL, AND SHALL ALSO:
 - 5-1 PERFORM NO PORTION OF THE WORK REQUIRING SHOP DRAWINGS OR OTHER SUBMITTALS UNTIL THE SHOP DRAWINGS OR OTHER SUBMITTALS HAVE BEEN REVIEWED BY THE ARCHITECT AND RETURNED TO THE CONTRACTOR.
 - 5-2 REVIEW AND APPROVE SHOP DRAWINGS AND OTHER SUBMITTALS TO DETERMINE AND VERIFY:
 - MATERIALS (AND COLORS)
 - FIELD MEASUREMENTS
 - COORDINATION WITH THE OTHER WORK REQUIRED BY THE CONTRACT DOCUMENTS.
 - 5-3 NOT BE RELIEVED OF THE RESPONSIBILITY FOR DEVIATIONS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS EVEN AFTER THE SHOP DRAWINGS AND OR REQUIRED SUBMITTALS HAVE BEEN REVIEWED BY THE ARCHITECT UNLESS THE CONTRACTOR CLEARLY DIRECTS SPECIFIC ATTENTION TO THE DEVIATION IN WRITING OR ON THE SHOP DRAWING OR SUBMISSION ITSELF.
 - 5-4 SHOP DRAWING AND SUBMITTAL LIST, NOT LIMITED TO:
 - CABINETS
 - DOORS
 - TRIM PROFILES
 - DOOR HARDWARE
 - HVAC GRILLS
- NOTE: THE ARCHITECT WILL REVIEW SHOP DRAWINGS OR REQUIRED SUBMITTAL FOR CONFORMANCE WITH THE DESIGN INTENT ONLY AFTER RECEIVING 2 COPIES OF THE SHOP DRAWINGS DESIGNATED AS APPROVED BY THE CONTRACTOR.
6. OBTAIN ALL PERMITS AND LICENSES AND PAY ALL FEES NECESSARY FOR THE EXECUTION OF THE WORK, INCLUDING BUT NOT LIMITED TO WATER AND SEWER TAP-IN FEES, IMPACT FEES AND BUILDING PERMIT FEES.
7. CHECK, COORDINATE AND VERIFY ALL DIMENSIONS AND CONSTRUCTION DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
8. PROVIDE BUILDING SITE WITH A TRASH RECEPTACLE AND MAINTAIN THE BUILDING SITE IN A CLEAN AND ORDERLY FASHION. CLEAN-UP SHALL BE ON A DAILY BASIS.
9. PROVIDE QUALITY ASSURANCE. SPECIFICALLY, ALL WORK TO BE BY TRAINED AND EXPERIENCED PERSONNEL AND SUPERVISED BY COMPETENT SUPERVISORS WHO ARE COMPLETELY FAMILIAR WITH THE REQUIREMENTS OF THE WORK AND WITH INSTRUCTIONS AND RECOMMENDATIONS OF THE MANUFACTURER OF SPECIFIED ITEMS.

THE OWNER SHALL EFFECT BUILDER'S RISK INSURANCE TO MAINTAIN FIRE, EXTENDED COVERAGE, AND THEFT AND VANDALISM INSURANCE FOR 100% OF THE INSURABLE VALUE OF ALL CONSTRUCTION ON SITE.
10. ALL BEDROOM CLOSETS TO RECEIVE DOUBLE METAL RODS & 3/4" THICK SHELF EXCEPT WHERE NOTED.
11. PROVIDE SOUND DEADENING UNDER ALL NEW TILE FLOORS. CUSTOM BUILDING PRODUCTS EASYMAT TILE AND STONE UNDERLAYMENT.
12. INSTALL ALL NEW HVAC REGISTERS AND RETURNS.
13. NEW SHOWERS TO RECEIVE 3/8" FRAMELESS GLASS ENCLOSURES & DOORS.

Legend

- NEW DOOR ALL DOORS TO BE "TRUSTILE" V62030 SEE PLAN FOR SIZES. SEE ELEVATION HI SHEET A 402 FOR ADDITIONAL INFORMATION
- NEW WALL OR INFILL WALL TO MATCH EXISTING
- CEILING HEIGHTS**
- 7'-8" EXISTING CEILING HT. EXISTING CEILING HEIGHTS TAKEN OFF OF EXISTING FINISHED FLOOR NOTE: UNLESS OTHERWISE NOTED, CEILING HEIGHT IS +/- 0'-0"

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GROUP 3 DESIGN
ARCHITECTURE & INTERIORS

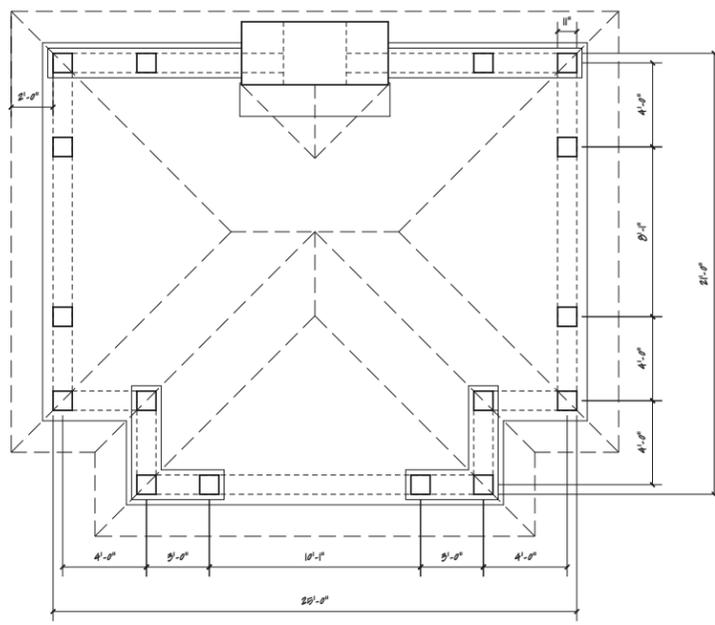
1600 Main Street, Hilton Head Island, SC 29926 (843) 689-9060
Group3Designs.net

A Renovation for:
25 Lagoon Rd
25 Lagoon Rd
Hilton Head Island, SC

DATE:	09.15.22
PARTNER:	RMC
PROJ. MGR.:	MAP
DRAWN BY:	JSC
CHECKED BY:	RMC
OFFICE:	HHI
PROJECT NO.:	K-175-20

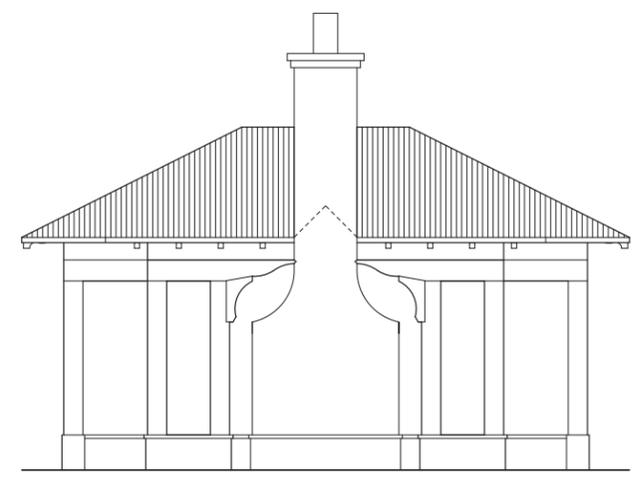
REVISION:	DATE:	BY:

First & Second Floor Plans
A100



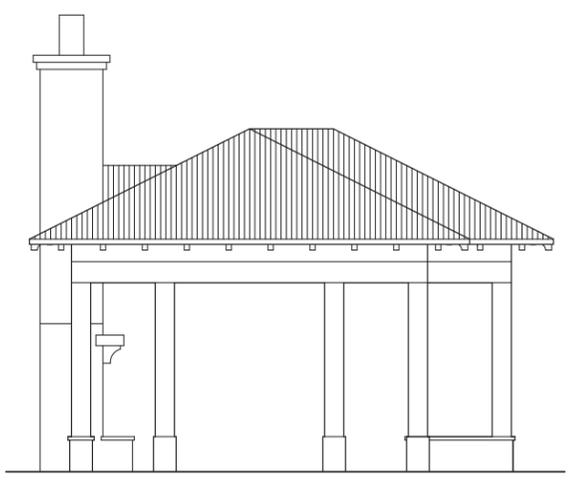
F5 Floor Plan

SCALE - 1/4" = 1'-0"



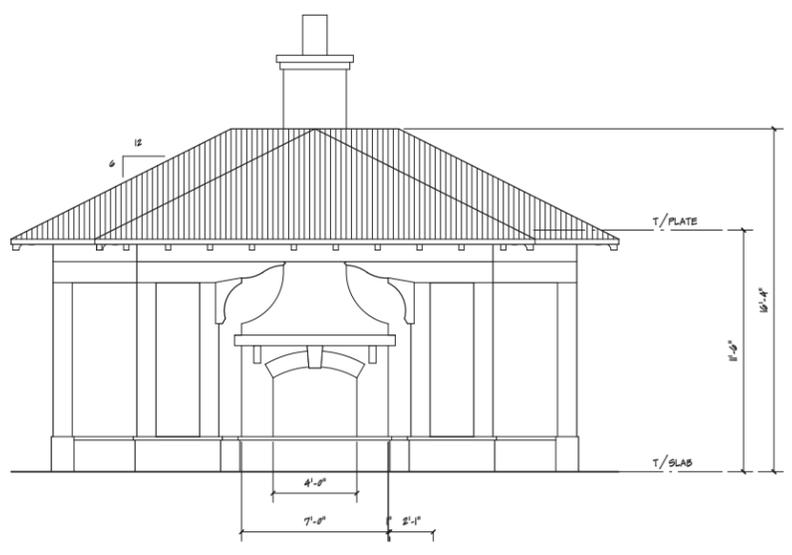
F11 Rear Elevation

SCALE - 1/4" = 1'-0"



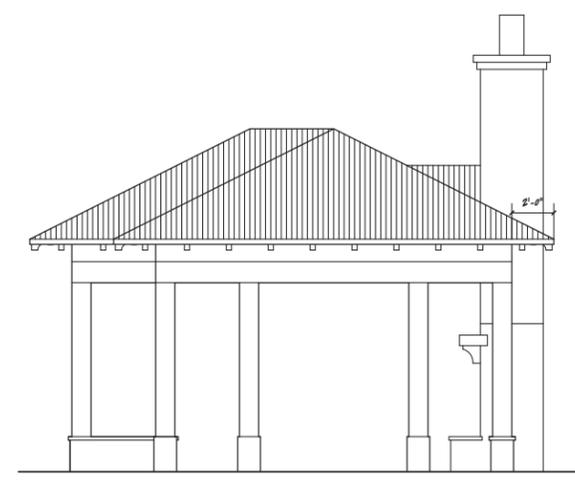
A1 Left Elevation

SCALE - 1/4" = 1'-0"



A5 Front Elevation

SCALE - 1/4" = 1'-0"



A11 Right Elevation

SCALE - 1/4" = 1'-0"

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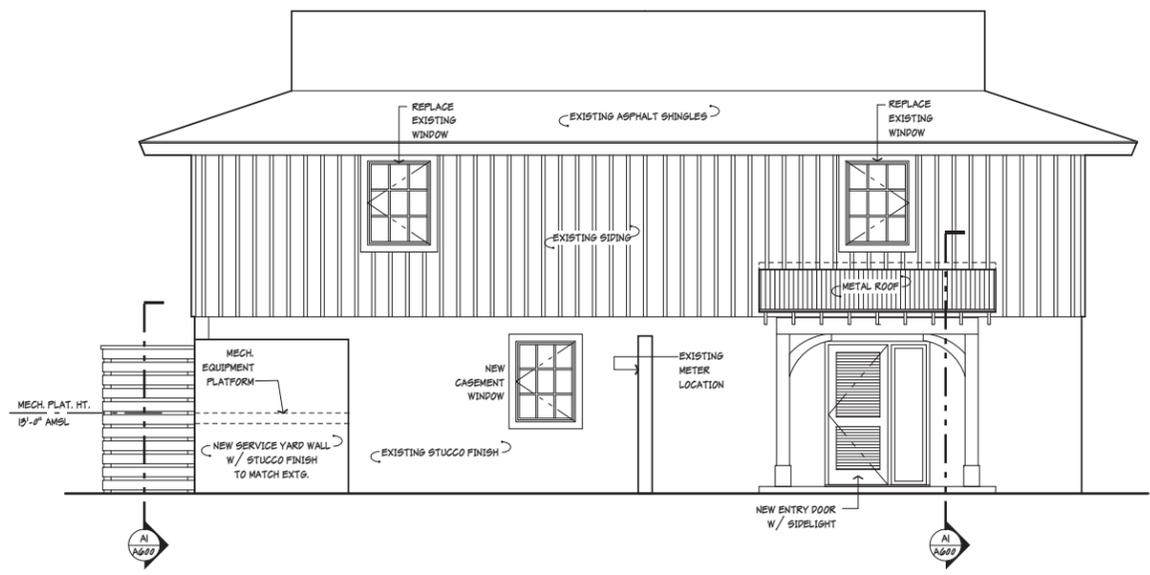
A Renovation for:
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25 Lagoon Rd
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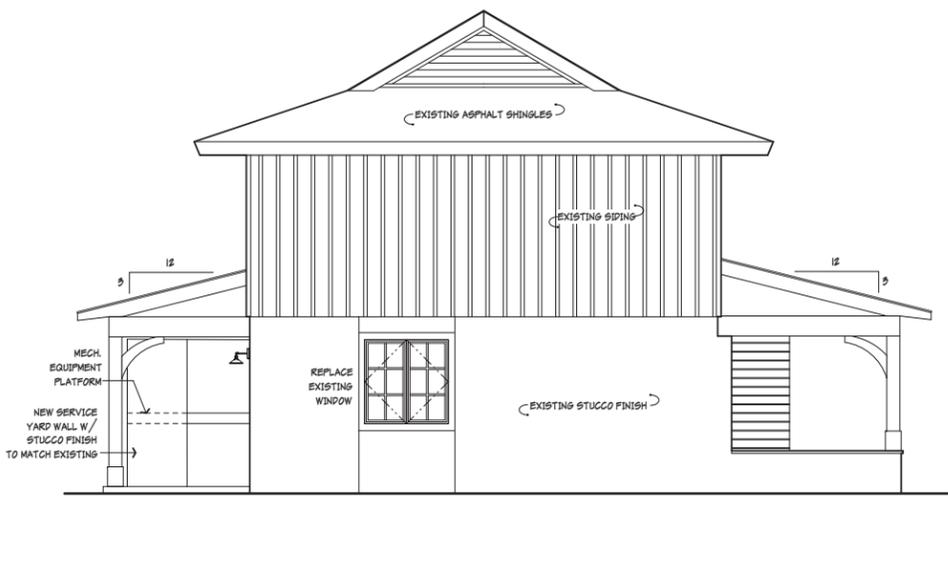
Pool Pavilion
Floor Plan &
Elevations

A101



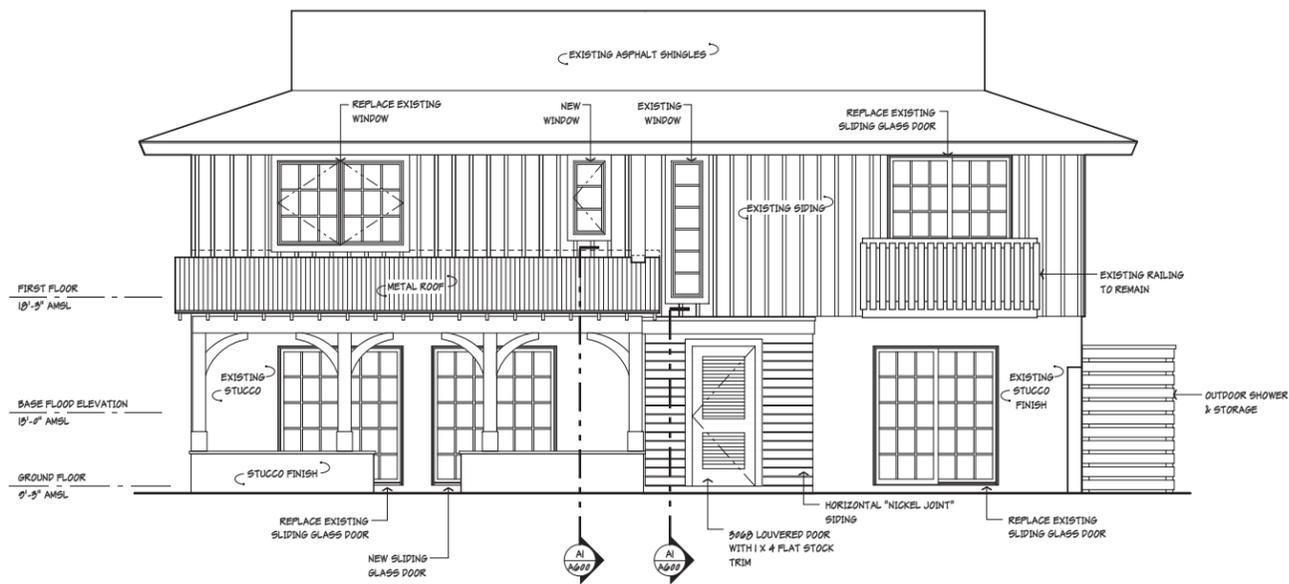
F1 Front Elevation

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



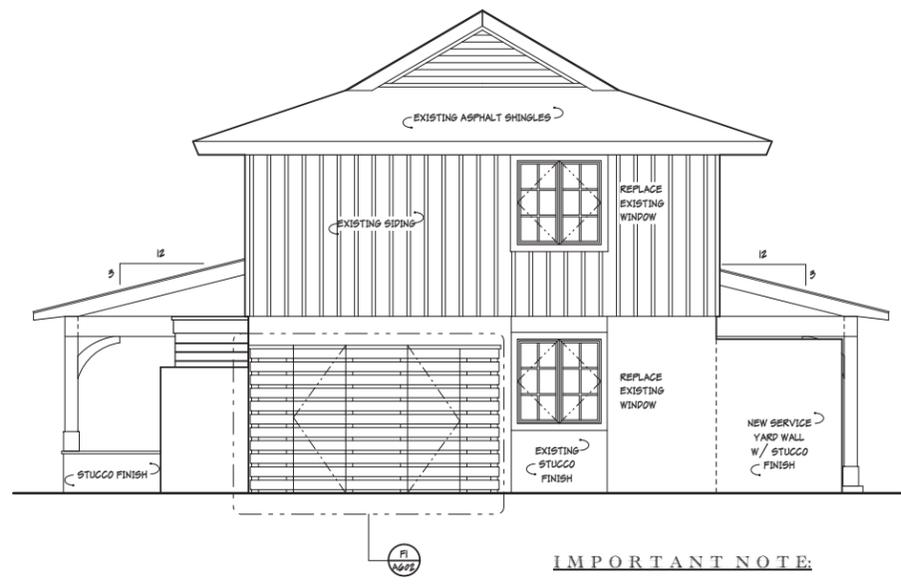
F9 Right Elevation

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



A1 Rear Elevation

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



A9 Left Elevation

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

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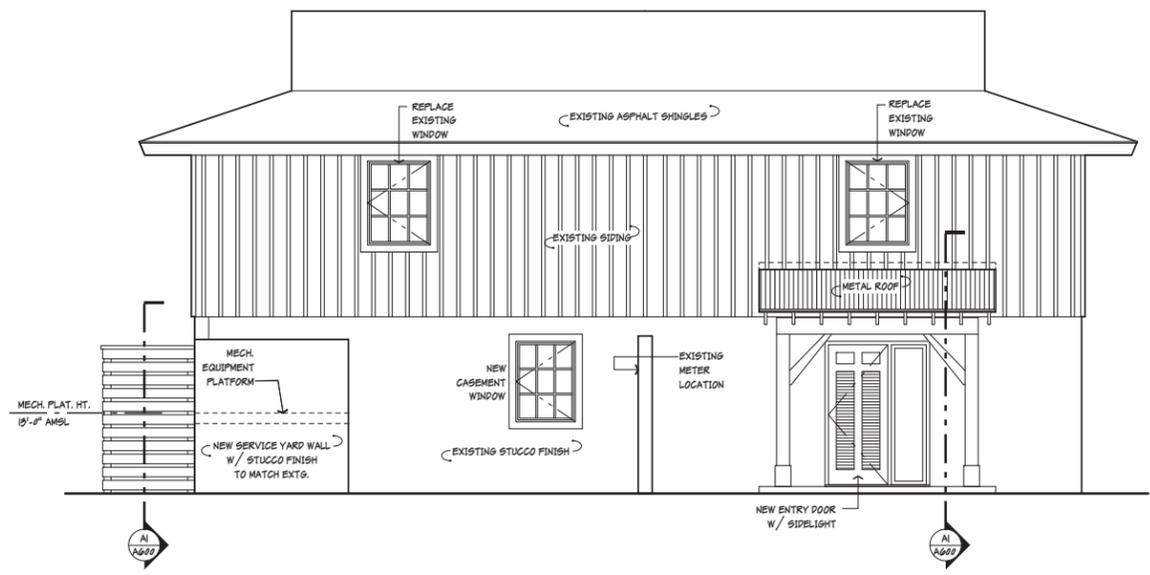
SEAL
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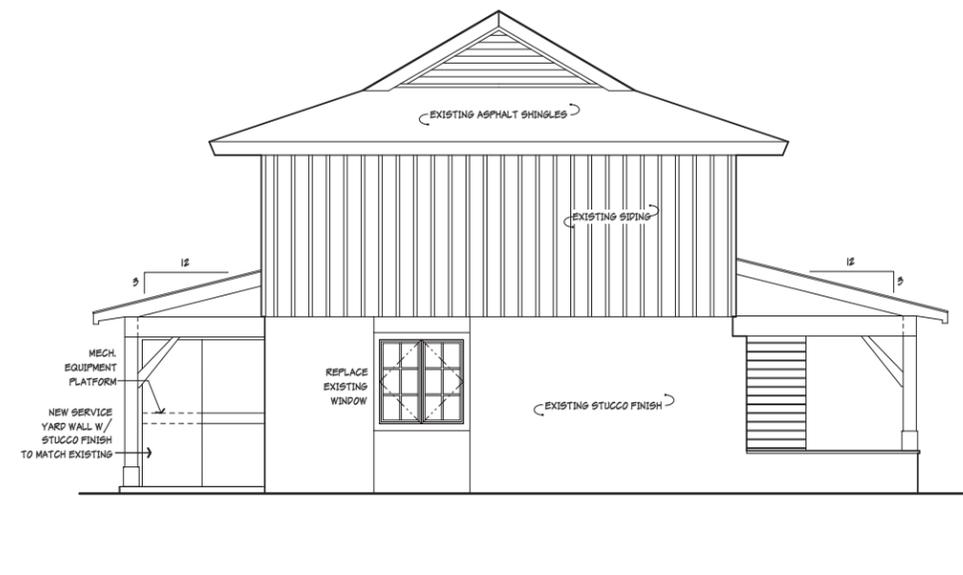
REVISION:	DATE:	BY:

Unit 1 Elevations
A200



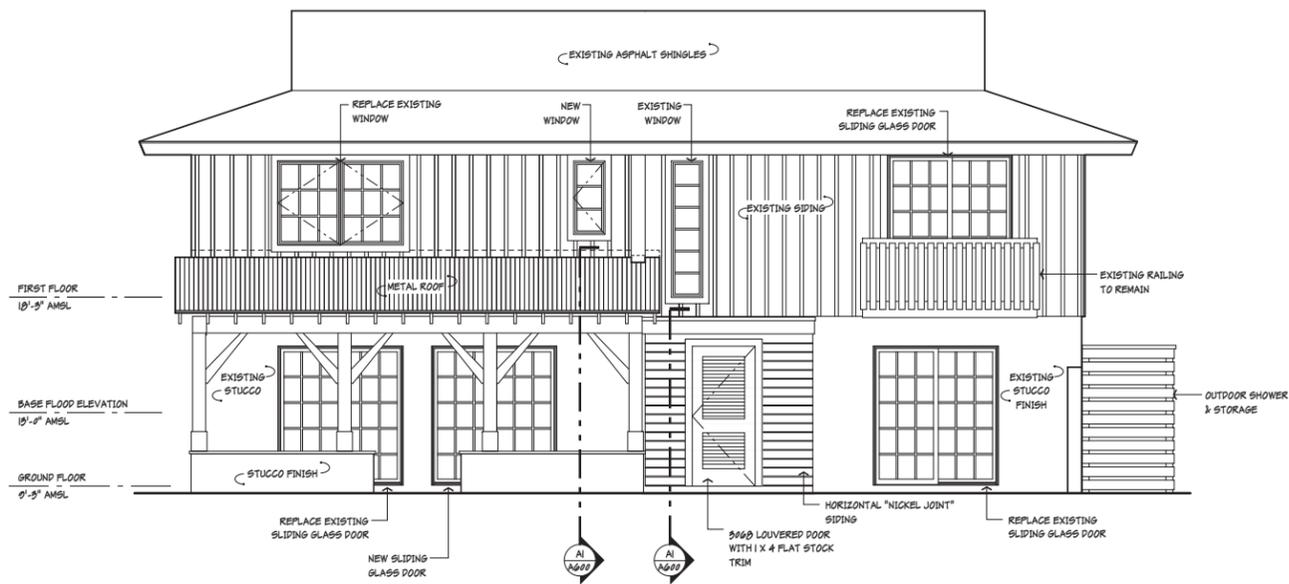
F1 Front Elevation

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



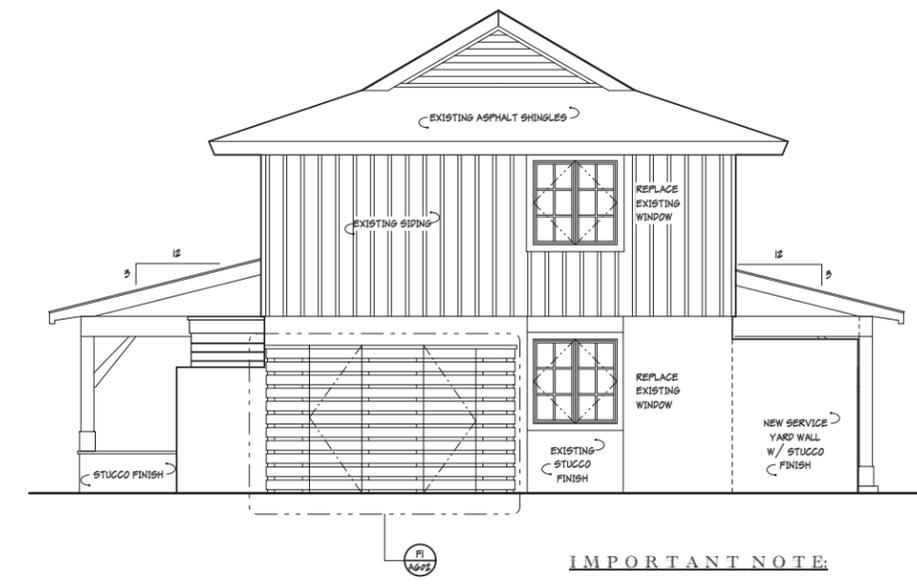
F9 Right Elevation

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



A1 Rear Elevation

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



A9 Left Elevation

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

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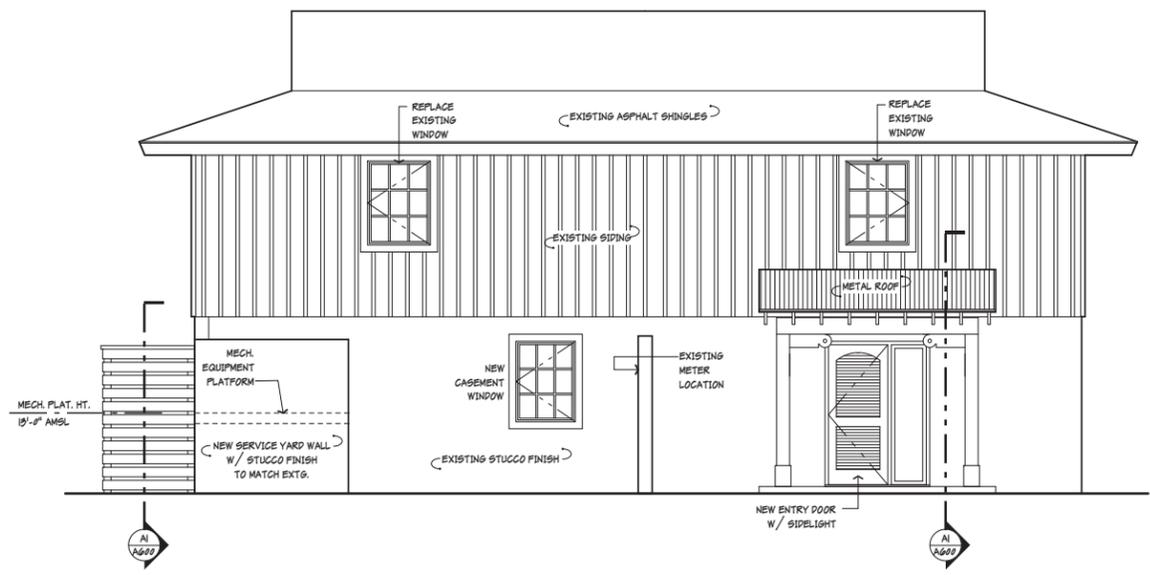
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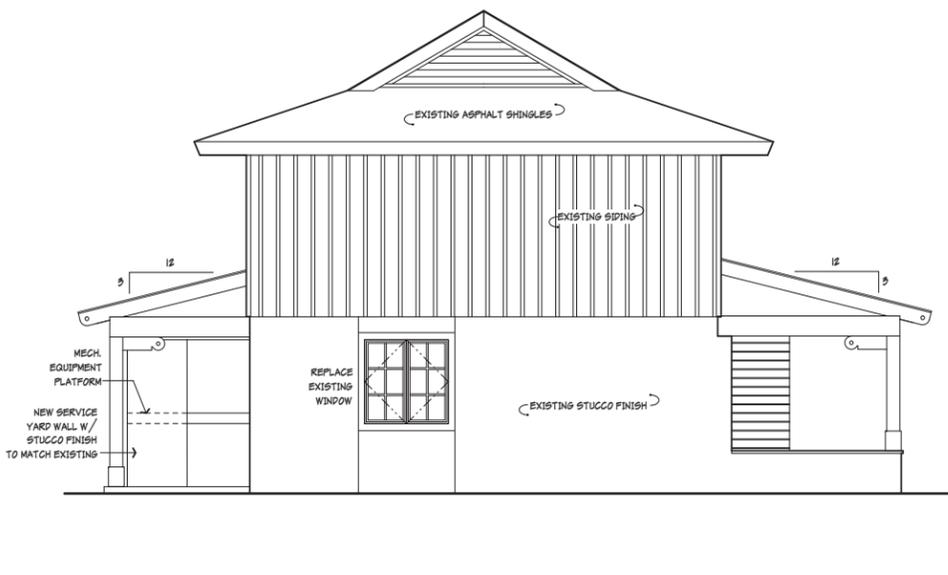
Unit "2"
Elevations

A201



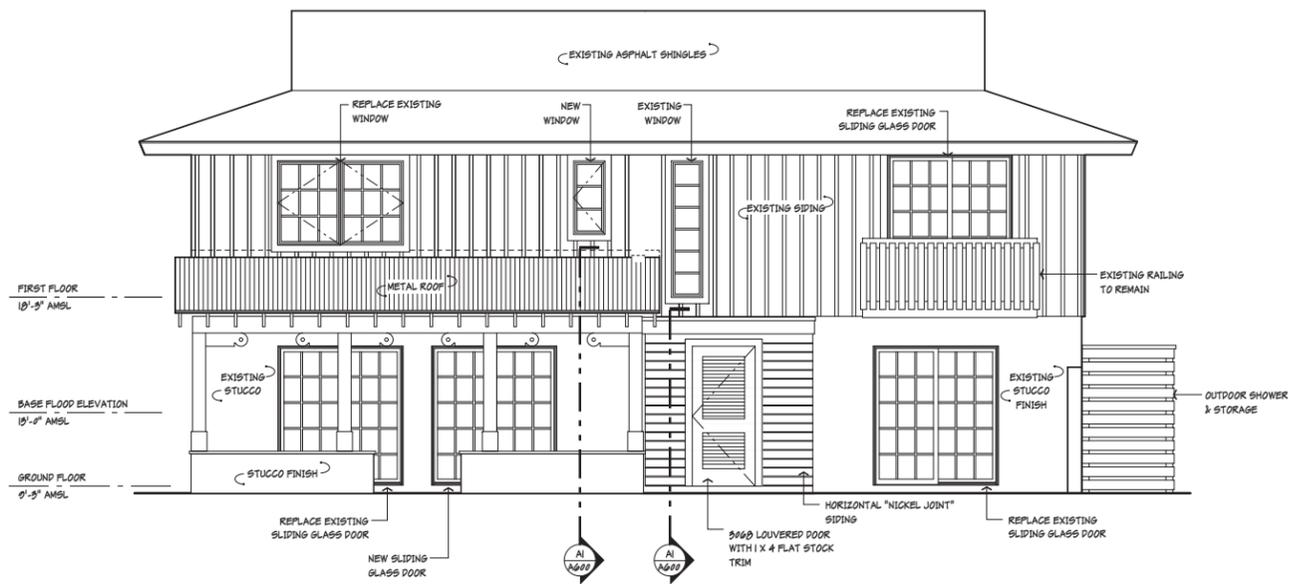
F1 Front Elevation

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



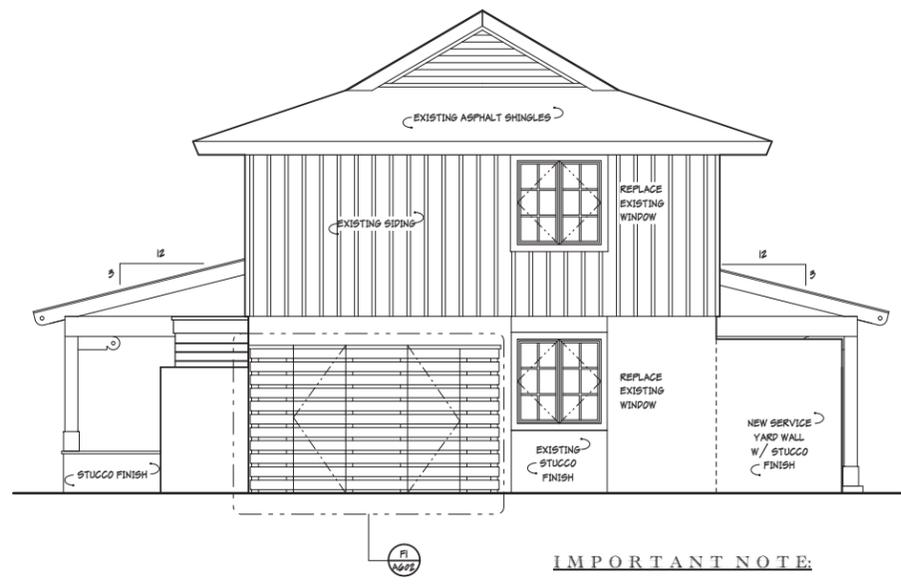
F9 Right Elevation

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



A1 Rear Elevation

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



A9 Left Elevation

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

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GROUP 3 DESIGN
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SEAL
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25 Lagoon Rd
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PROJ. MGR.:	MAP
DRAWN BY:	JSC
CHECKED BY:	RMC
OFFICE:	HHI
PROJECT NO.:	K-175-20

REVISION:	DATE:	BY:

Unit "3"
Elevations
A202

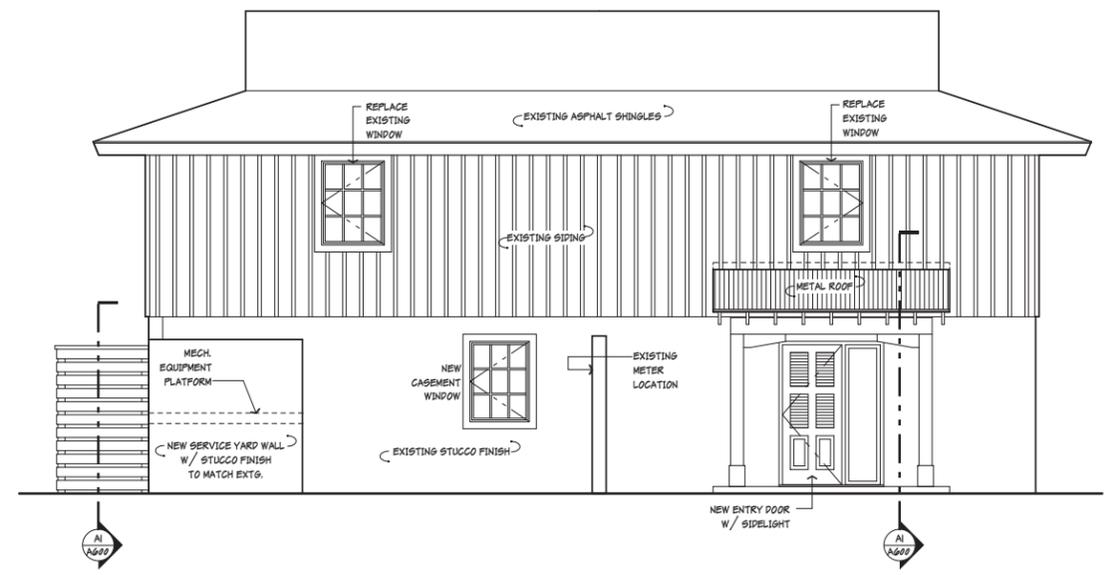
SEAL

A Renovation for:
25 Lagoon Rd
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DATE: 09.15.22
PARTNER: RMC
PROJ. MGR.: MAP
DRAWN BY: JSC
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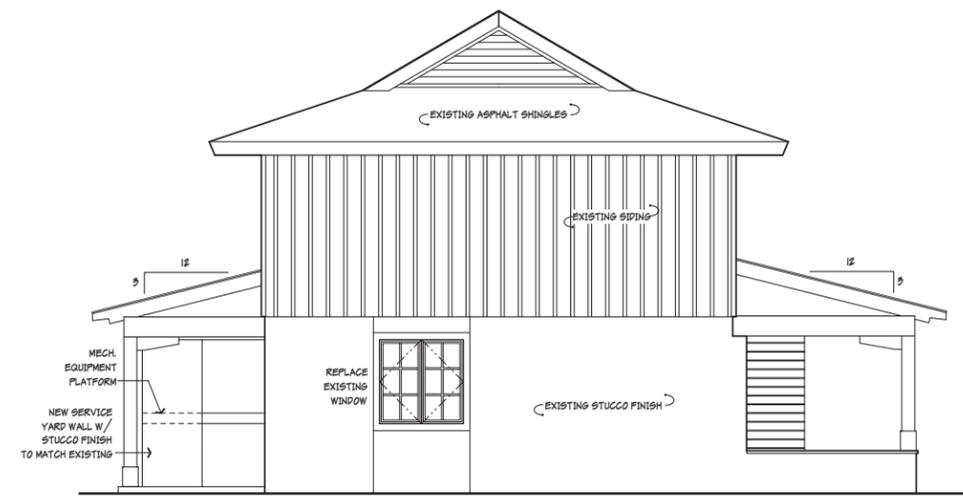
REVISION: DATE: BY:

Unit "4"
Elevations
A203



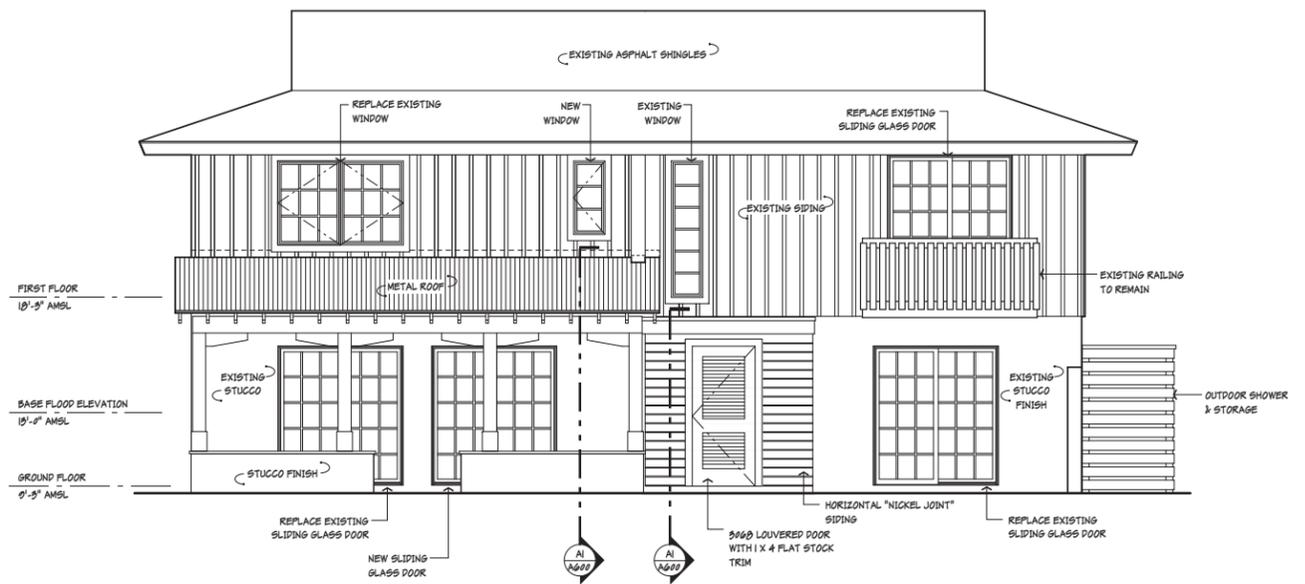
F1 Front Elevation

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



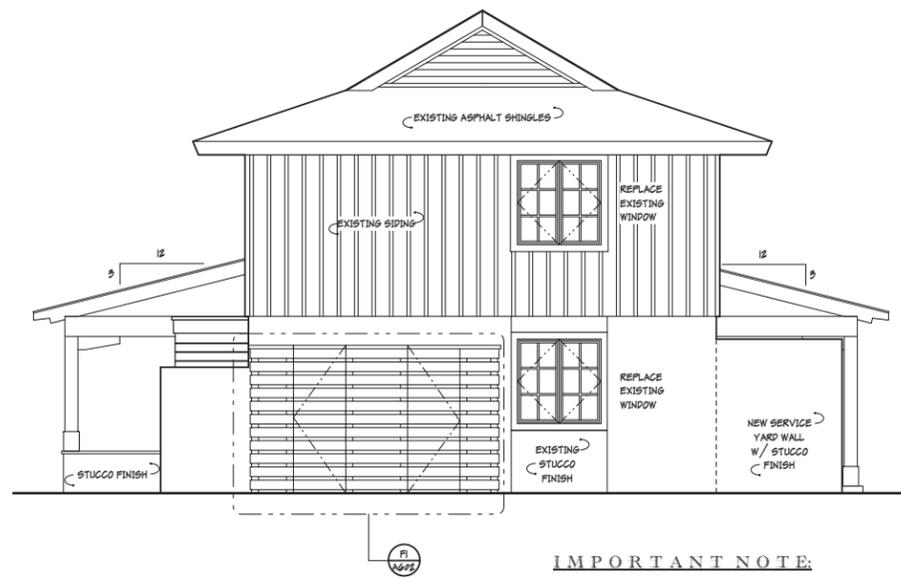
F9 Right Elevation

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



A1 Rear Elevation

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

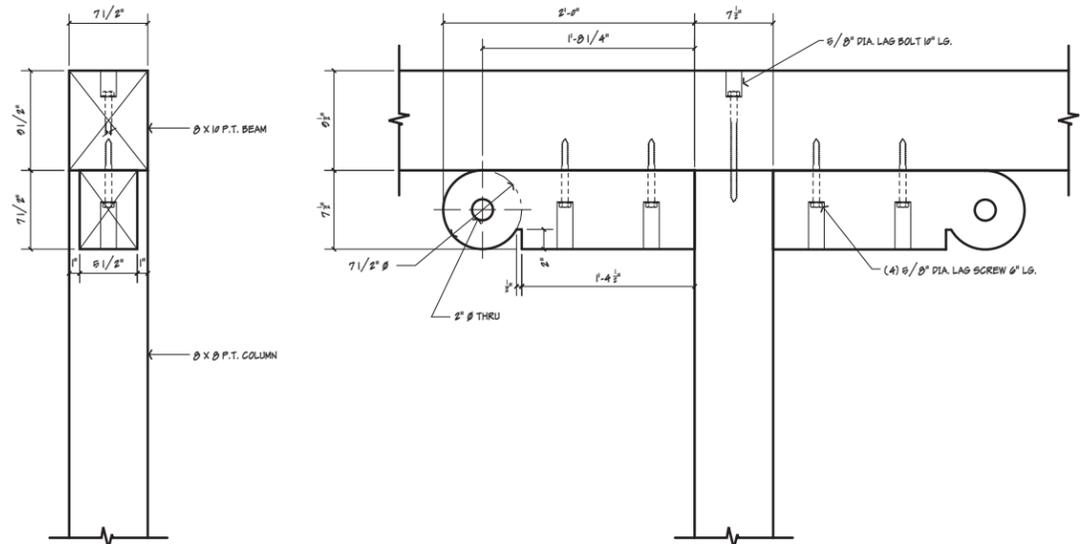


A9 Left Elevation

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

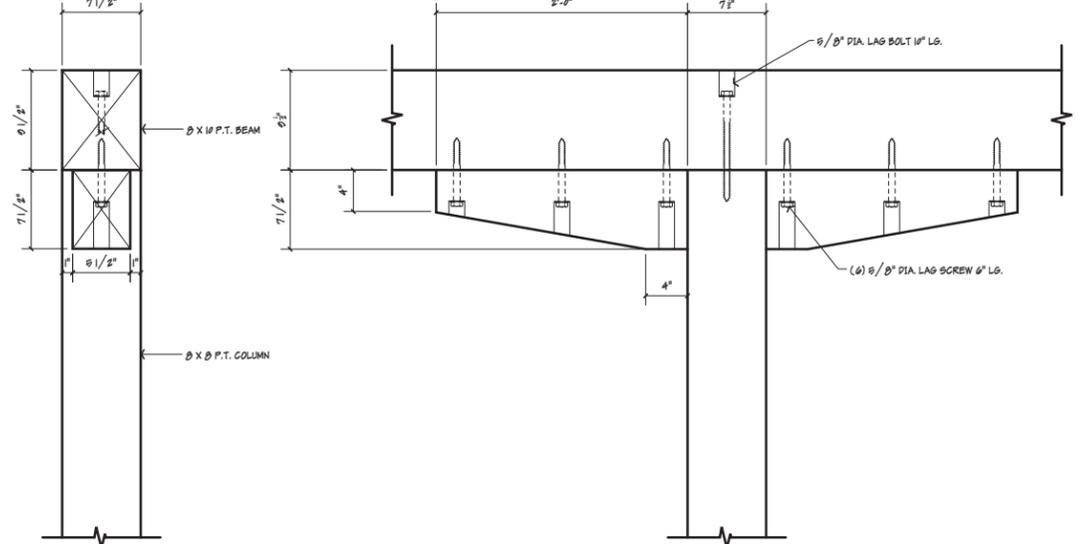
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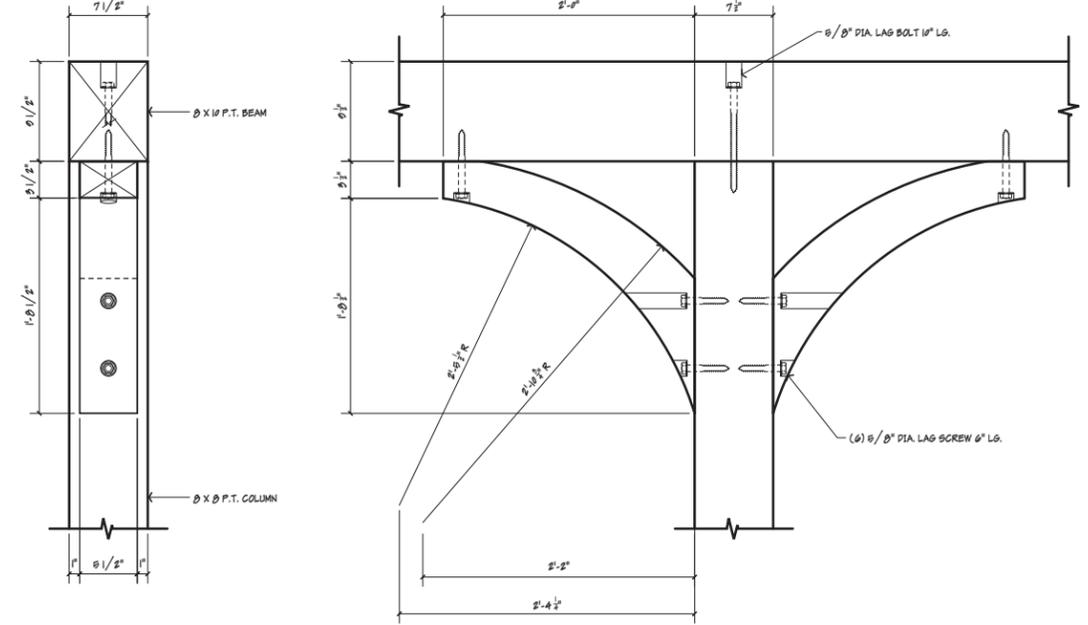
F1 Unit "3" Bracket Detail

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



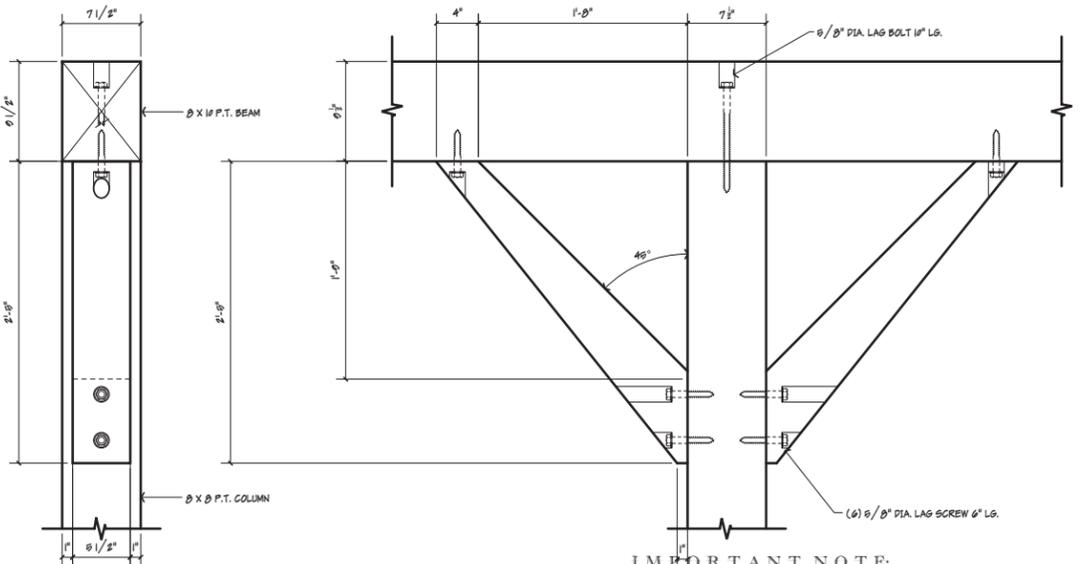
F9 Unit "4" Bracket Detail

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



A1 Unit "1" Bracket Detail

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

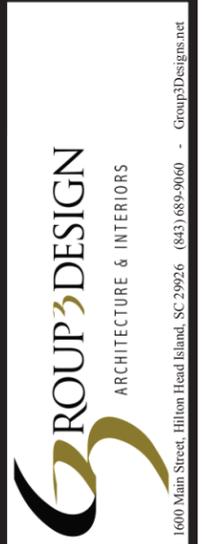


A9 Unit "2" Bracket Detail

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

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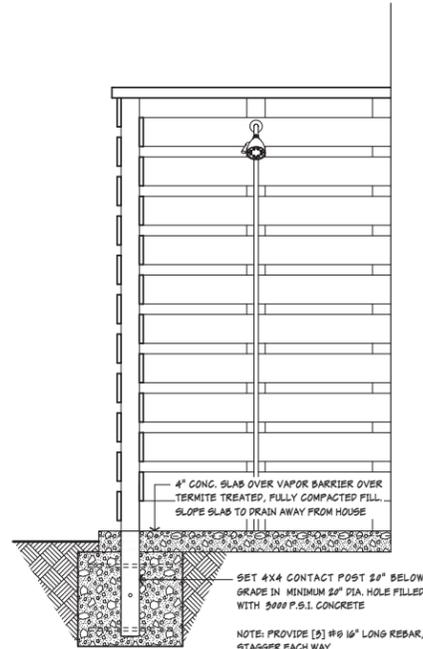
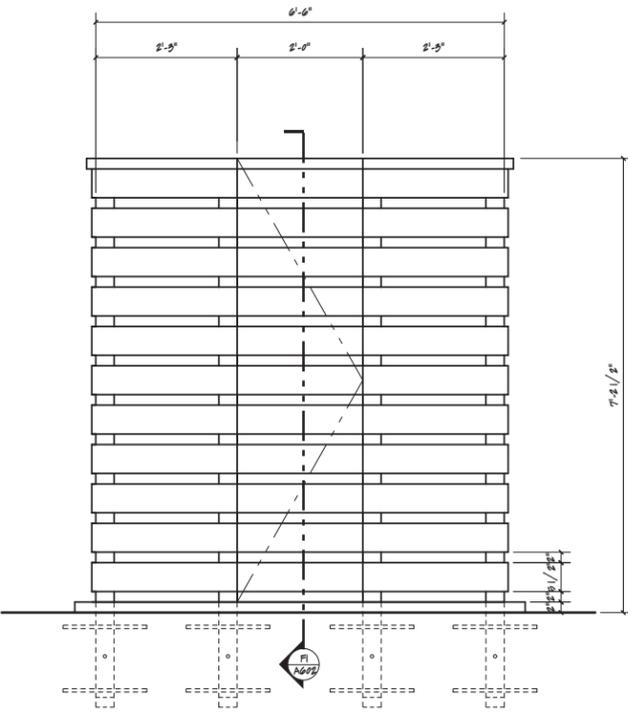
SEAL
SEAL

A Renovation for:
25 Lagoon Rd
 25 Lagoon Rd
 Hilton Head Island, SC

DATE:	09.15.22
PARTNER:	RMC
PROJ. MNGR.:	MAP
DRAWN BY:	JSC
CHECKED BY:	RMC
OFFICE:	HHI
PROJECT NO.:	K-175-20

REVISION:	DATE:	BY:

Porch
 Bracket
 Details
A601



F1 Outdoor Shower Detail

SCALE: 3/4" = 1'-0"



SEAL

SEAL

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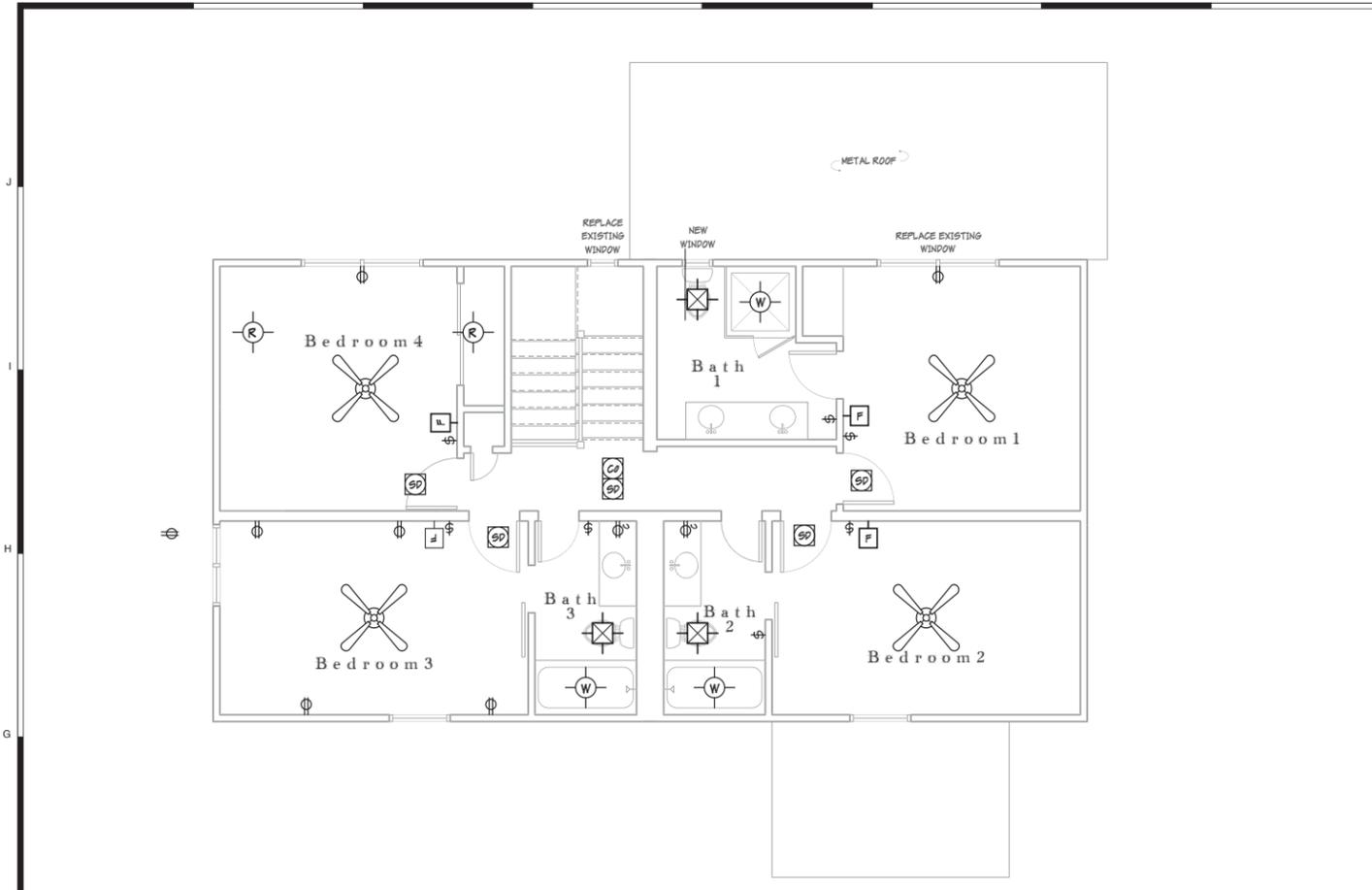
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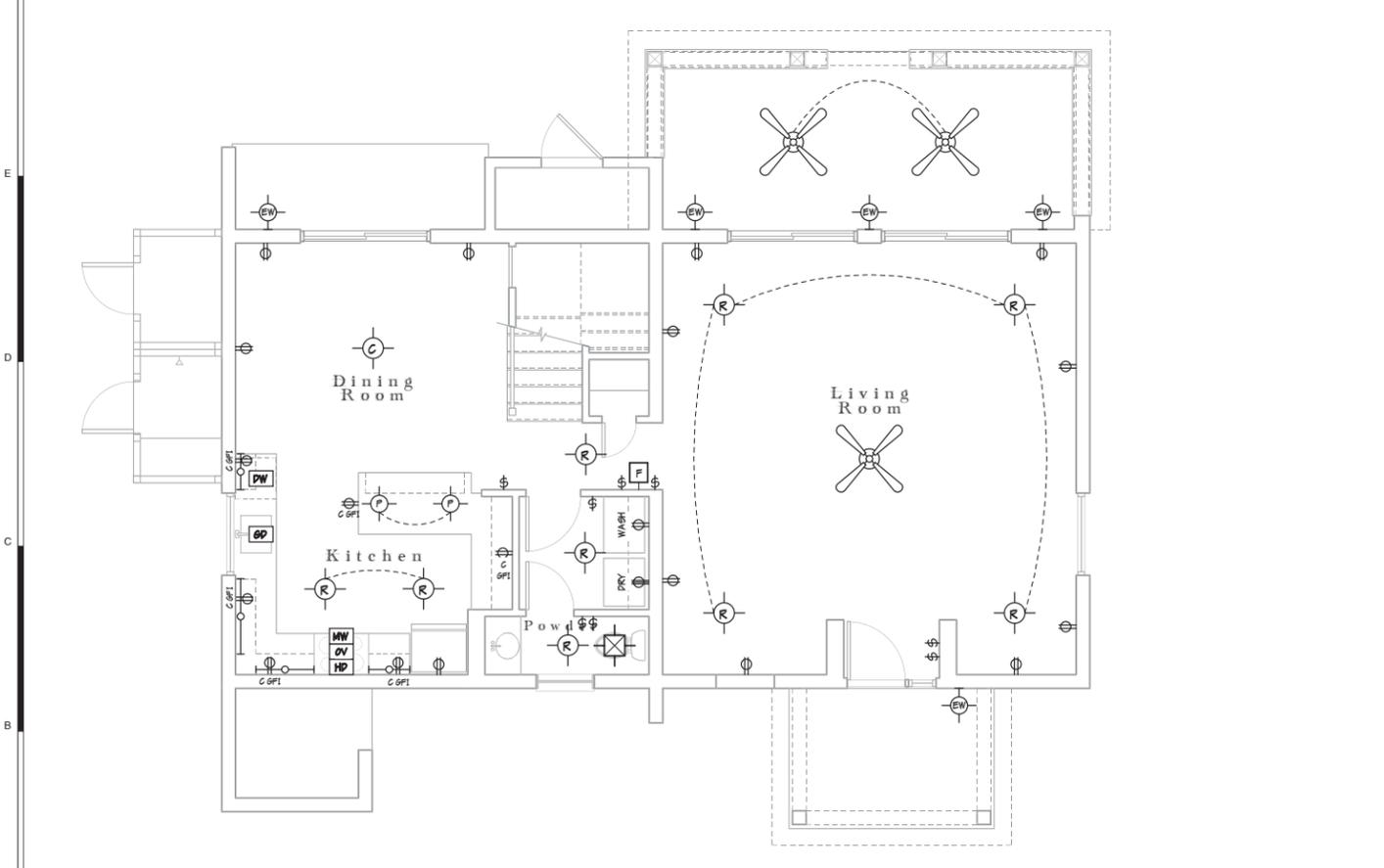
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Outdoor Shower Details

A602



F1 Second Floor Electrical Plan SCALE: 1/4" = 1'-0"



A1 Ground Floor Electrical Plan SCALE: 1/4" = 1'-0"

Lighting Legend

- 6" RECESSED DOWNLIGHT
- WALL SCONCE
- CHANDELIER OR CEILING MOUNTED FIXTURE
- EXTERIOR WALL MOUNTED FIXTURE BY OWNER
- RECESSED CAN FOR WET LOCATION TO MATCH STANDARD RECESSED FIXTURE WITH GLASS SHIELD. USE APPROVED FOR STEAM/SAUNA WHEN REQUIRED.
- UNDER CABINET LIGHT LED TAPE TO MATCH SPACE LENGTHS
- FAN-TECH EXHAUST FAN
- SWITCH, FAN CONTROL MULTI-SPEED
- MONO-POINT ART LIGHT
- 4" MINI CAN
- FAN- SELECTION BY OWNER

Electrical Legend

- SWITCH, TYPICAL
- SWITCH, THREE-WAY
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE, HALF SWITCHED
- DUPLEX RECEPTACLE, COUNTER HT.
- DUPLEX RECEPTACLE WITH USB CONNECTION
- DUPLEX RECEPTACLE, GFI TYPE COUNTER HEIGHT
- 220V RECEPTACLE
- OVEN CONNECTION
- DISH WASHER CONNECTION
- RANGE HOOD CONNECTION
- GARBAGE DISPOSAL CONNECTION
- COOK TOP CONNECTION
- MICRO-WAVE CONNECTION
- TELEVISION OUTLET W/CABLE AND/OR INTERNET AND/OR FAX AND/OR SATELLITE SETUP T.B.D.
- SMOKE DETECTOR

Lighting & Electrical Notes:

1. ALL FIXTURES AND DEVICES SHOWN ON PLAN ARE NEW. IF THERE IS AN EXISTING OUTLET IN A DESIGNATED NEW LOCATION, REUSE THE EXISTING.
2. ALL NEW LAMPS TO BE LED. REPLACE EXISTING LAMPS WITH NEW LED.
3. ALL DECORATIVE FIXTURES, LED STRIP LIGHTS AND RECESSED CANS TO BE ON DIMMERS.
4. REPLACE ALL EXISTING DEVICES AND OUTLETS TO MATCH NEW. NEW DEVICES TO BE OR MATCH LEVITON "DECORA". PROVIDE SAMPLES TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
5. DECORATIVE FIXTURES TO BE PROVIDED BY OWNER FOR INSTALLATION BY CONTRACTOR. THESE FIXTURES INCLUDE THOSE LABELED S AND C.
6. ELECTRICIAN TO PROVIDE ALL OUTLETS AND SERVICE REQUIRED BY CODE.
7. ALL RECESSED CANS, PUCK LIGHTS, UTILITY LIGHTS, UNDER COUNTER LIGHTS AND EXHAUST FANS TO BE PROVIDED BY ELECTRICAL CONTRACTOR AND BE INCLUDED IN ELECTRICAL CONTRACT.
8. ELECTRICIAN TO PROVIDE ALL ELECTRICAL SERVICES AND CONNECTIONS AS NEEDED FOR NEW APPLIANCES AND THEIR LOCATIONS AS SHOWN ON PLANS.
9. PROVIDE BOXES AND CONDUIT FOR TV CABLE.
10. ANY EXISTING INTERIOR ELECTRICAL FIXTURES, DEVICES, AND WIRING NOT SHOWN ON PLAN (EXCEPT IN SPACES CALLED FOR ELECTRICAL TO REMAIN) ARE TO BE CAPPED AND / OR REMOVED. **NO BLANK PLATE COVERS.**
11. ANY EXISTING EXTERIOR ELECTRICAL FIXTURES AND WIRING NOT SHOWN ON PLAN ARE TO REMAIN. CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF ANY ISSUES WITH PROPER WORKING ORDER.
12. PROVIDE ALL SMOKE DETECTORS AS REQUIRED BY CODE.
13. TV, TELEPHONE, AND AV: ANY AUDIO/VIDEO TO BE COORDINATED WITH THE HOMEOWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
14. THERMOSTAT LOCATION TO BE COORDINATED WITH CONTRACTOR.

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Notes

SEAL

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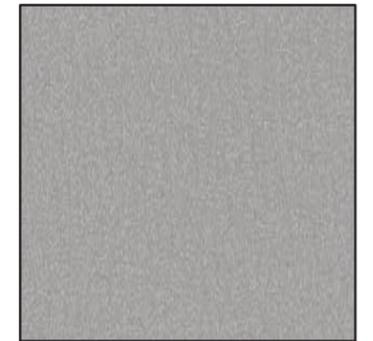
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CHECKED BY: RMC
OFFICE: HHI
PROJECT NO.: K-175-19

REVISION: DATE: BY:

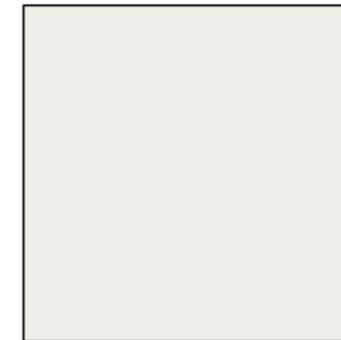
Electrical Plans
E100



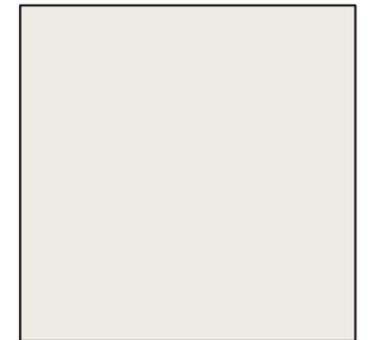
ASPHALT SHINGLE ROOF:
GAF TIMBERLINE: "WEATHERED WOOD"



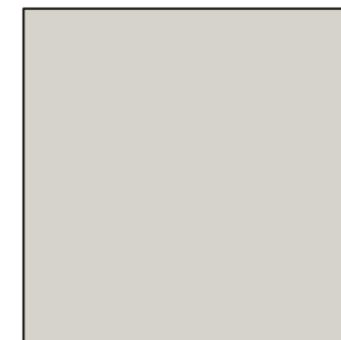
METAL ROOF:
BERRIDGE METAL: "LEAD COTE"



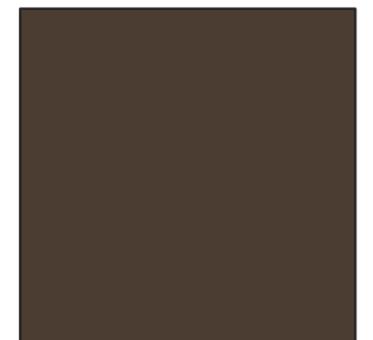
WINDOWS: SW 7005 "PURE WHITE"



WD SIDING: SW 7004 "SNOWBOUND"



STUCCO: SW 7647 "CRUSHED ICE"



ACCENT BEAMS & TRIM:
SW 9103 "DARK CLOVE"

Materials

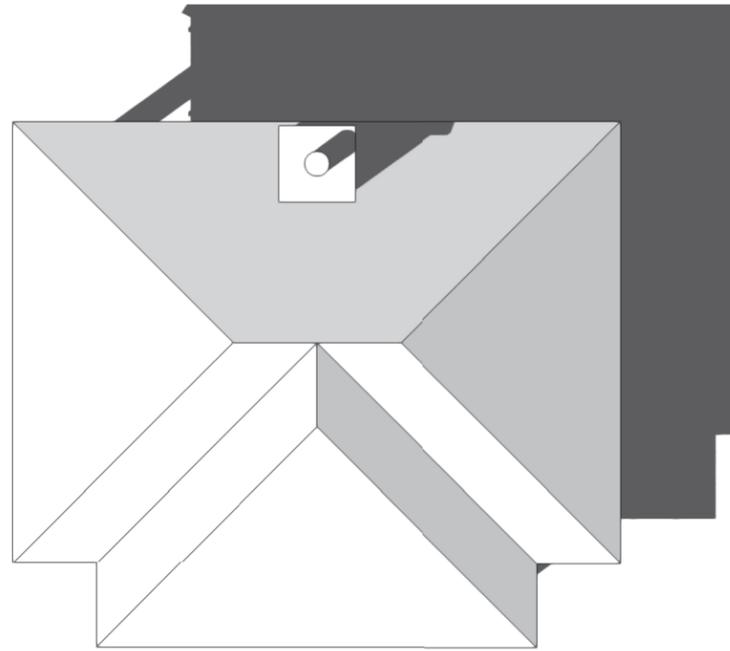
Unit 1

DSK-2 Typ. Building Improvements
& Material Board
Scale : 1/4" = 1'-0"

Driftaway At 25 Lagoon
25 Lagoon = Hilton Head = SC
October 11, 2022

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ARCHITECTURE & INTERIORS

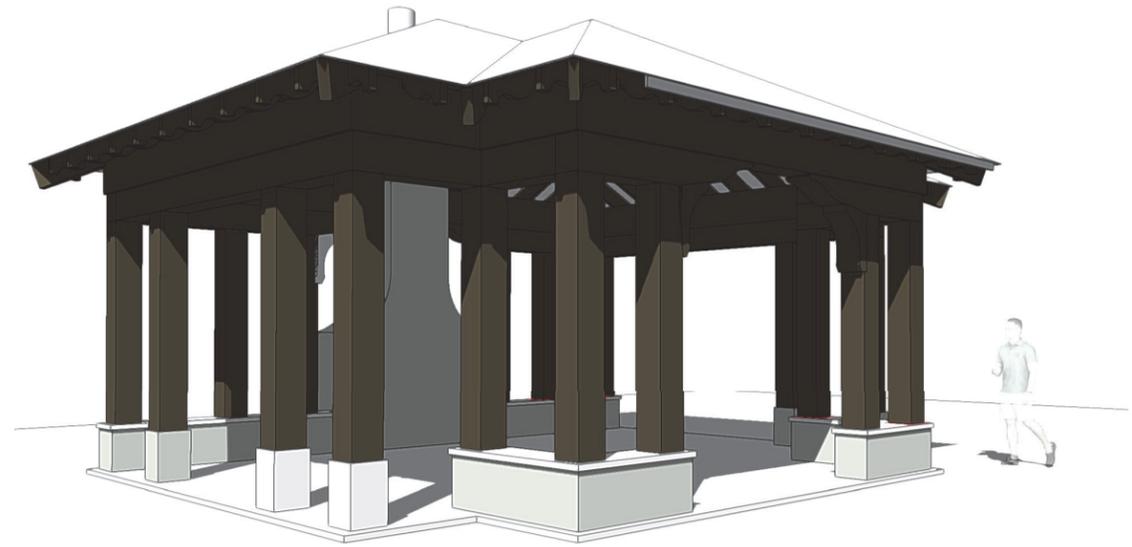
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(843) 689-9060 group3designs.com



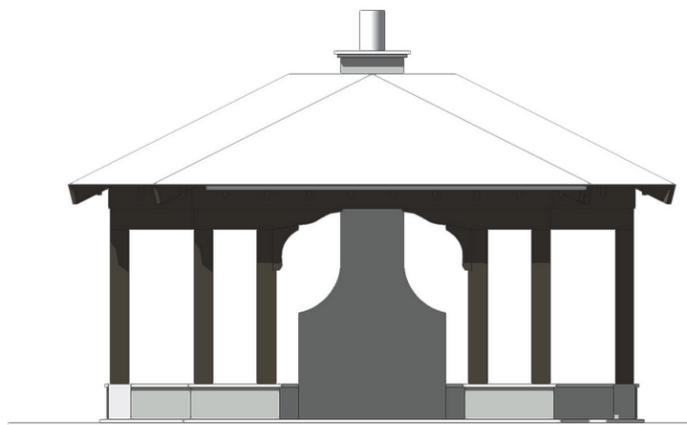
Floor Plan



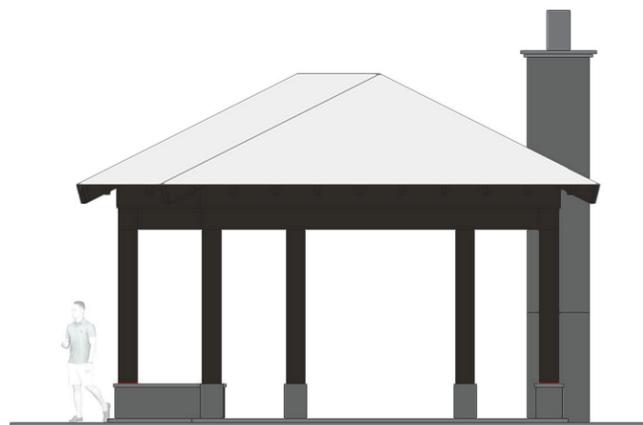
Fin.: Crushed Ice SW7647



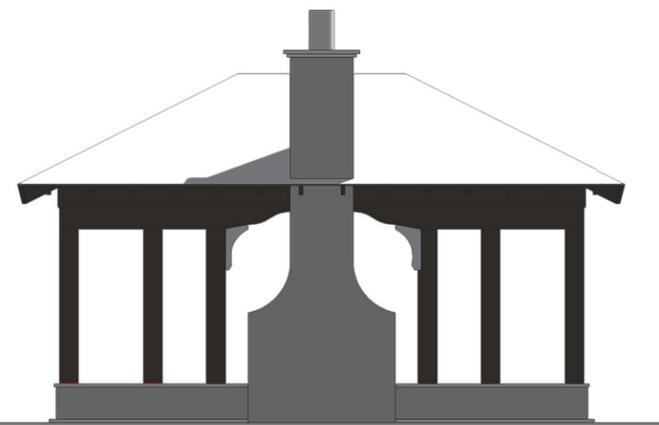
3D. View - nts



Front Elevation



Right Side Elevation



Rear Elevation



Left Side Elevation

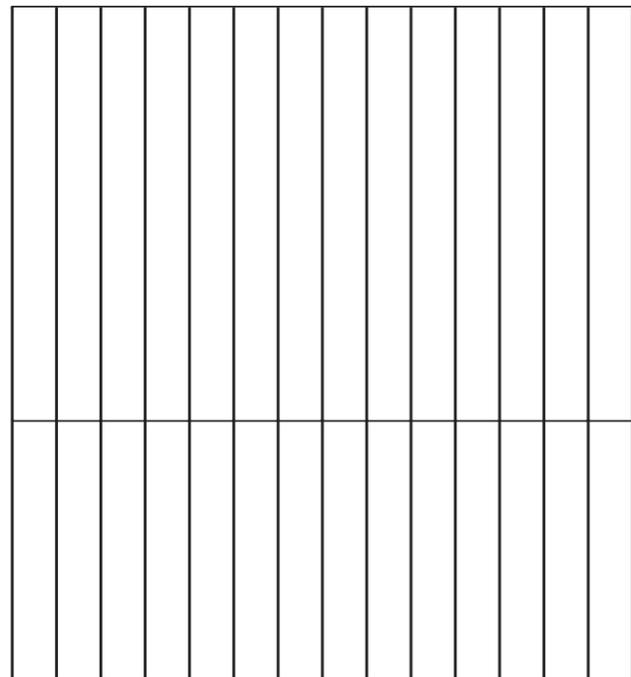
DSK-3 Pavilion Concept

Scale : 1/8" = 1'-0"

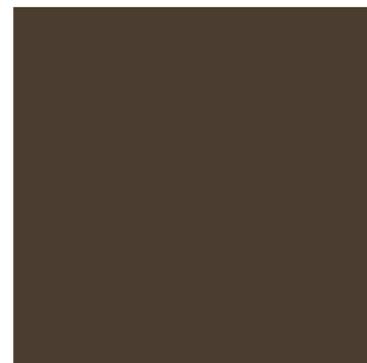
Driftaway At 25 Lagoon
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 ARCHITECTURE & INTERIORS

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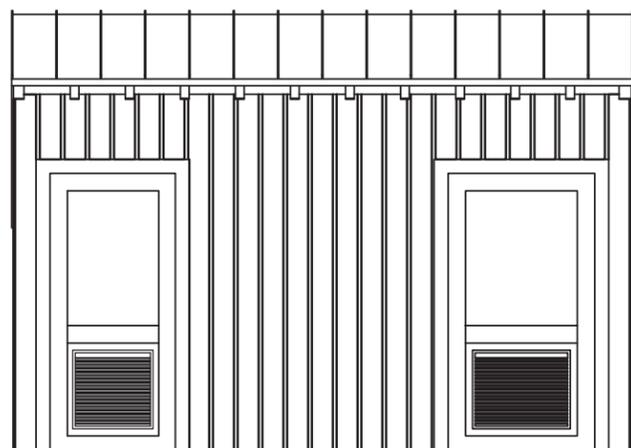
Floor Plan



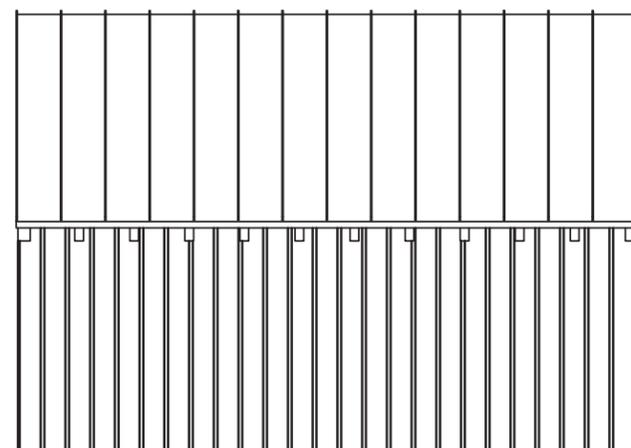
Fin.: Dark Clove SW9183



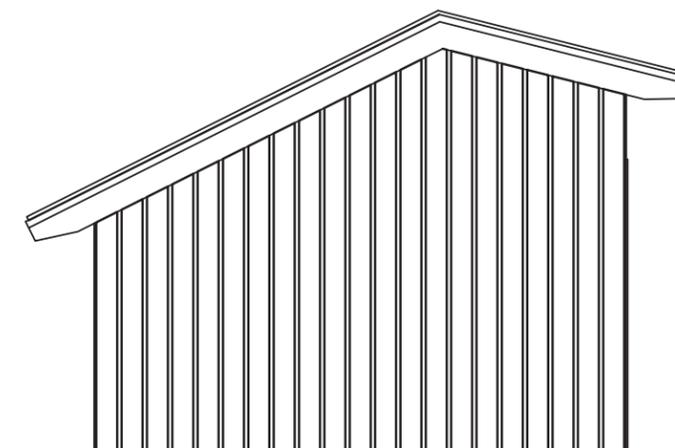
3D View - nts



Front Elevation



Rear Elevation



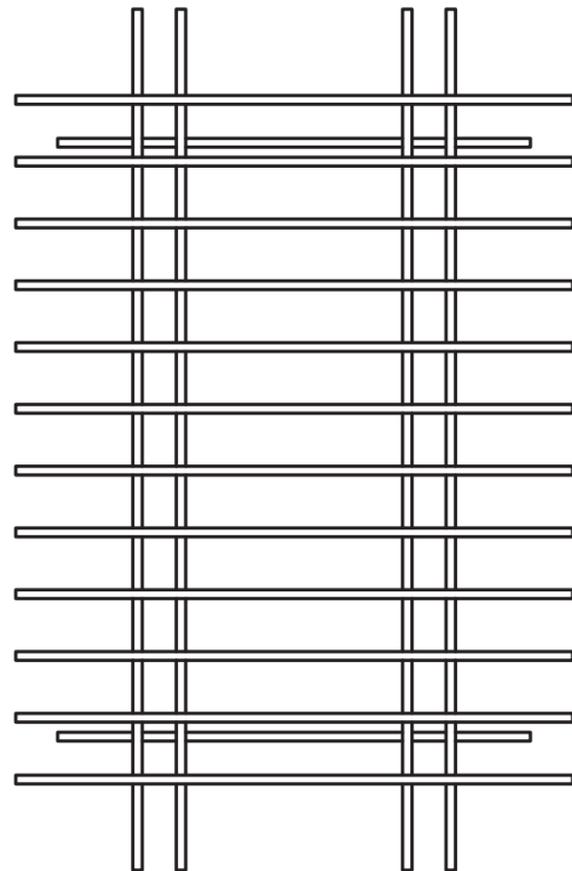
Side Elevation

Driftaway At 25 Lagoon
25 Lagoon = Hilton Head = SC
October 11, 2022

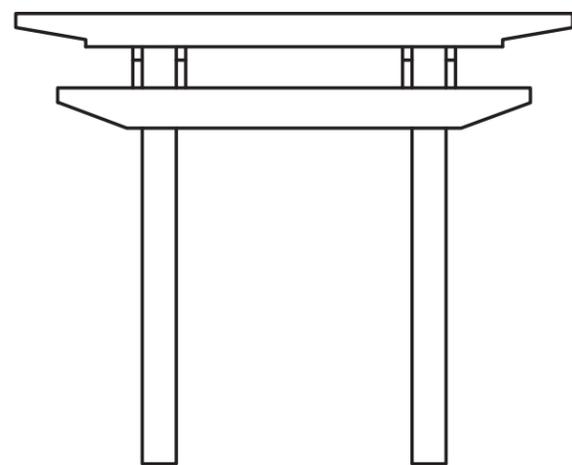
DSK-4 Pool Equipment Shed Concept
Scale : 1/4" = 1'-0"



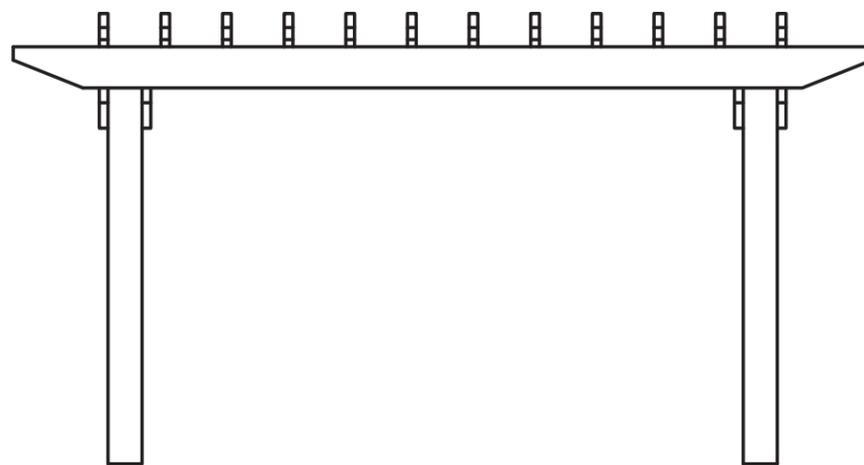
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Floor Plan



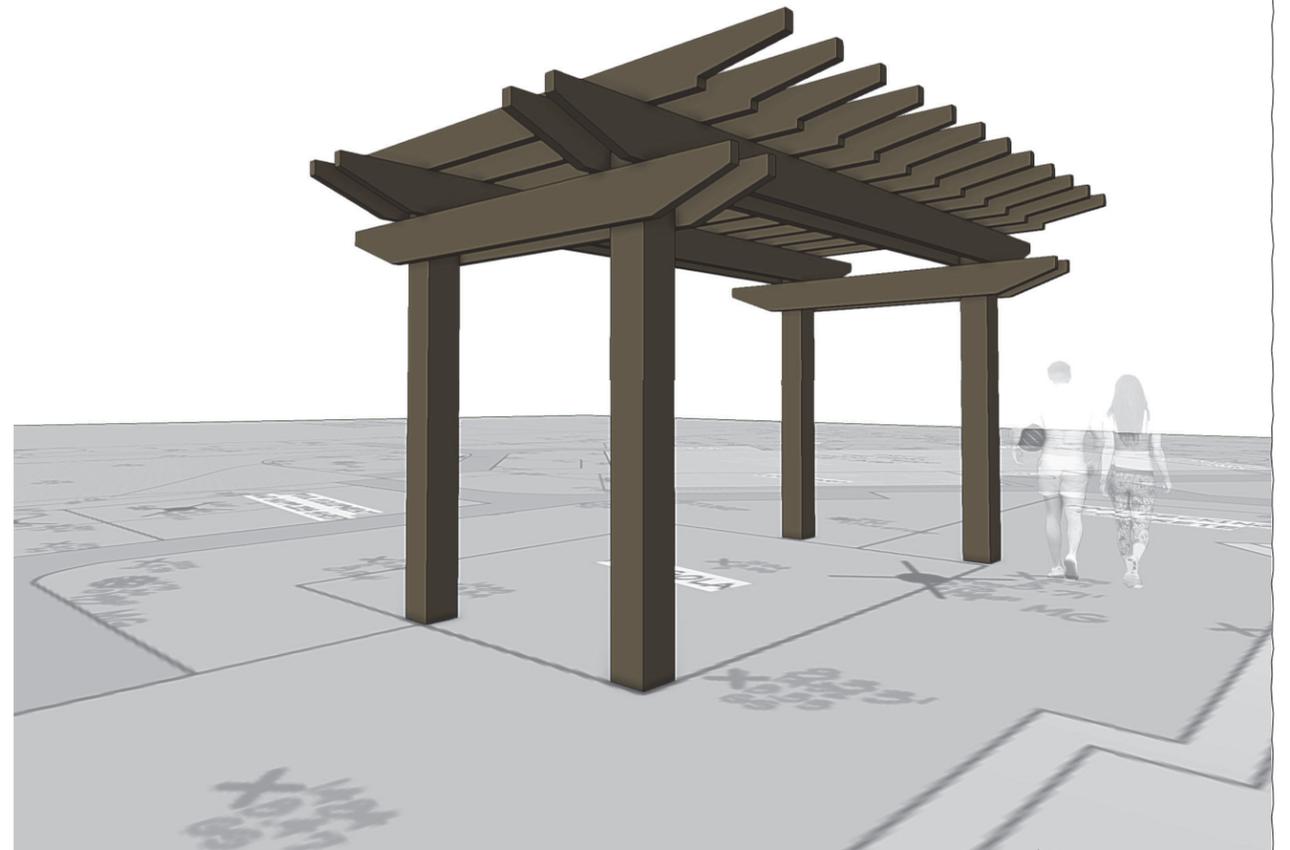
Side Elevation



Front Elevation



Fin.: Dark Clove SW9183



3D View - nts

DSK-5 Pergola Concept

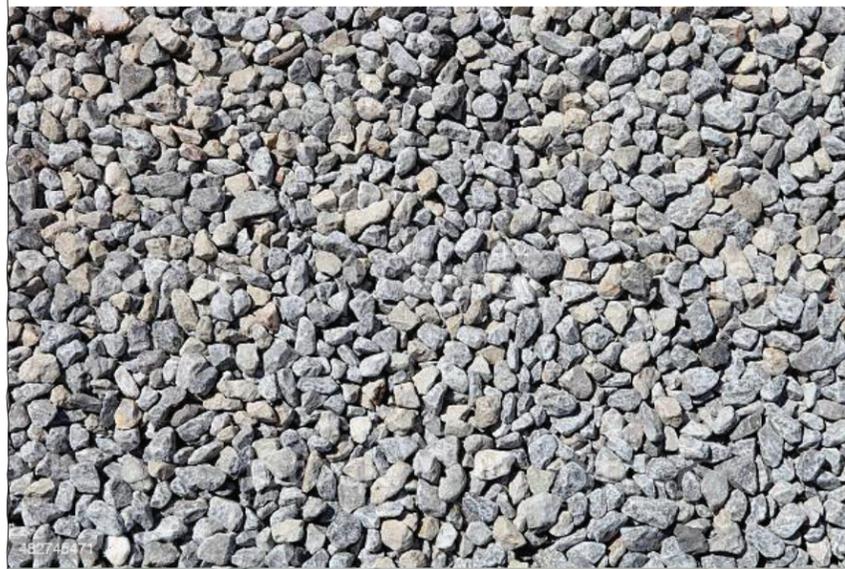
Scale : 1/4" = 1'-0"

Driftaway At 25 Lagoon
25 Lagoon - Hilton Head - SC

October 11, 2022



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Driftaway At 25 Lagoon
 25 Lagoon = Hilton Head = SC
 October 11, 2022

DSK-6 Inspiration Board
 NTS

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DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Drift Away

DRB#: DRB-002527-2022

DATE: 10/13/2022

CATEGORY: Alteration/Addition

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Provide an electrical conduit installation detail that protects tree roots for the tree uprights.
2. Remove all encroachments and improvements from the setbacks and buffers.
3. Limit new impervious coverage within the dripline of the specimen trees to 20% of the dripline.
4. Provide pre and post construction fertilization and mycor treatment for all specimen trees on the site.

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide an electrical conduit installation detail that protects tree roots for the tree uprights.

MISC COMMENTS/QUESTIONS

1. This project requires a Minor Development Plan Review application for the site work. Please contact Nicole Dixon at nicoled@hiltonheadislandsc.gov or at 843-341-4686 with any questions about this process.
2. This project requires a Building Permit. Please contact Tony Pierce at tonyp@hiltonheadislandsc.gov or at 843-341-4675 with any questions about this permit.
3. No new encroachments or improvements are allowed in the setbacks or buffers
4. Assess dripline impacts of Live Oaks on unit A or 1. Impact of new impervious surface area cannot exceed 20%.
5. Provide Mycor and pre and post construction fertilization for all specimen trees on the site.