



Town of Hilton Head Island  
**Design Review Board Meeting**  
**Tuesday, January 10, 2023 – 2:30 p.m.**  
**AGENDA**

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The Design Review Board meeting will be held in-person at Town Hall in the Benjamin M. Racusin Council Chambers.

**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 December 13, 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, January 9, 2023. Comments submitted through the portal will be provided to the Design Review Board and made part of the official record.

**7. Unfinished Business**

**a. Alteration/Addition**

- **DRB 002527-2022 Drift Away** – Building and site renovation of existing multifamily development at 25 Lagoon Road.

**8. New Business**

**a. Alteration/Addition**

- **DRB 003037-2022 Dunes House** – Exterior material and color changes to the existing structure at 14 Dunes House Lane.

**9. Board Business**

a. Seat Designations

**10. Staff Report**

a. Minor Corridor Report

**11. 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**

December 13, 2022, at 2:30 p.m.

## **MEETING MINUTES**

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

**Absent from the Board:** John Moleski

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

**Present from Town Council:** Alan Perry, Tamara Becker

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### **1. Call to Order**

Chair Foss called the meeting to order at 2:30 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 6-0-0.

### **5. Approval of Minutes**

#### **a) Regular Meeting of November 8, 2022**

Chair Foss asked for a Motion to approve the minutes of the November 8, 2022, Regular Meeting. Mr. Parker moved to approve. Ms. Lippert seconded. By a show of hands, the motion passed with a vote of 4-0-2. Vice-Chair Carstens and Mr. Bassett were not present at the November 8, 2022, meeting.

### **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:**

- DRB 002893-2022 Beach House – Proposed renovations to the Tiki Hut and pool with addition of a pavilion.

Mr. Darnell provided a presentation on the project as included in the packet. During the presentation he clarified that the board is considering phase one of the project and phase two images were only included for contextual purposes. Phase two requires a variance and will be submitted to the DRB in the future as an alteration/addition. Staff recommended conceptual approval as submitted.

The applicant provided some additional details on the scope of the project. The applicant answered many questions from the Board. During the discussion the Board asked about dune restoration, section details, material details, landscape details, pathways and access, ADA access, and lighting controls.

Ms. Lippert moved to approve with the following conditions:

1. All of staff recommendations.
2. Dune restoration in front of pool area is studied.
3. North-East corner includes additional planting and canopy trees.
4. All addition details required for final are included.

Mr. Theodore seconded the motion. Motion carried with a vote of 6-0-0.

**b) Final:**

- DRB 002892-2022 Baileys Point Amenity Center – New community pool and restrooms.

Mr. Darnell provided a presentation as included in the packet. Staff recommended approval with the following conditions:

1. Increase the following plant sizes:
  - a. Magnolias increased to 2” caliper and 10’ height.
  - b. Yaupon Holly increased to 15 gallons.
2. Revise the tree protection detail to include rigid horizontal plank.
3. Specify the color of the bike rack to be bronze.

The applicant stated that they had addressed all the comments from the previous submission and stated that they felt the changes made were good for the project.

The Board moved to discussion. The board discussed the size of the cupulas on the building. The board expressed concerns that the height was competing with the center element. Additionally, the board asked about the color temperature and output of the lighting plan.

Mr. Parker moved to approve with all of staff’s included conditions. Mr. Theodore seconded. Motion carried with a vote of 6-0-0.

**9. Board Business**

- a) Chair Foss stated that Mr. Parker is listed on the town website as “At Large” and not as “Architect”. She asked if that could be changed.
- b) Mr. Darnell provided a short overview of the new software used by the town for staff reports. He also stated that staff can include additional information on the reports as requested by the Board. Following his presentation, he answered questions from the Board.

## 10. Staff Report

### a. Minor Corridor Report

Minor Corridor Report

Mr. Darnell stated that there were 5 reports since the last meeting.

- (1) 92 Folly Field – realignment of the parking spaces
- (2) 355 William Hilton Parkway – removal of asphalt
- (3) 86 Helmsman Way – expansion of the service yard at black marlin
- (4) 34 South Forest Beach – repaint using previously approved colors close to the current color scheme.
- (5) 10 North Forest Beach – Seacrest added TV antennas

## 11. Adjournment

The meeting adjourned at 3:46 p.m.

**Submitted By:** \_\_\_\_\_

**Brian Glover**  
**Administrative Assistant**

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

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

SIGNATURE

October 11, 2022

DATE



ARCHITECTURE

INTERIOR DESIGN

DESIGN STUDIO

December 27, 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.

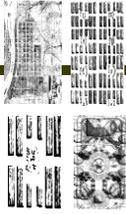
Grounds:

- 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.

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TAKE A STROLL THROUGH OUR GALLERY AT  
GROUP3DESIGNS.NET

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



## LANDSCAPE DESIGN INTENT – 25 LAGOON, HHI

November 29, 2022

The landscape design for the **25 Lagoon Project Improvements**, seeks to enhance the property both functionally and aesthetically for residents and visitors. It is evident that the development is in need of updating with regards to the landscape. Over time delineation of the entrance drives and parking areas have blurred, and landscaping has matured, removed, and now appears sparse. Useful outdoor space for residents is outdated and non-functional. The new master plan / landscape design for the property will look to correct those items by creating an overall sense of place, enhancing the existing landscape, and by adding amenities for the residents.

### Landscape

The landscape plan seeks to retain much of the existing perimeter canopy. Trees within the 'Adjacent Use Buffer' as well as along the street are to remain and to be enhanced with additional trees and other indigenous plantings. Except for those trees within the central pool area, the trees and vegetation to be retained will help soften the new improvements to the buildings and site. Enhanced vegetative screening along property lines will screen adjacent properties and give residents a more privacy. Native plantings throughout with other plantings will give the property a more tropical, diverse, composition.

### Hardscape

A cohesive hardscape material palette throughout the property is important in connecting the four units. At the same time, subtle changes in fence design and plantings for each unit, will add individuality to each unit. A hierarchy of fencing will be introduced to create a separation of public, semi-private, and private spaces for the existing units. Fencing will also be important for property identification, privacy screening, pool safety, and creation of private yards for each unit. Fencing will incorporate design elements from the improved architecture of the buildings with each unit having its own identity through subtle differences which will add to the special character of the place (Like such iconic places such as Seaside Florida).

Drives and parking areas will remain permeable through the use of Plantation mix gravel. This will not only aid in retaining some of the natural feel of the property, but also will help in stormwater management. Added paved walks and pool deck will increase the functionality of the shared areas for residents.

### Amenities

Site amenities will be introduced for use by residents. A pool, spa, Cabana, and fire pit are designed within the central shared space, screened from adjacent properties and the public street via fencing and landscaping.

**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](mailto: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 May 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



**THE TOWN OF HILTON HEAD ISLAND  
DESIGN REVIEW BOARD (DRB) – NOTICE OF ACTION**

**PROJECT NAME:** Drift Away

**PROJECT #:** DRB 002527-2022

**PROJECT ADDRESS:** 25 Lagoon

**CATEGORY:** Alteration / Addition

**ACTION DATE:** 10/25/2022

**NOTICE DATE:** 10/27/2022

**APPLICANT/AGENT:** Miguel Pacheco

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**On the above meeting date your Application received the following action:**

- APPROVED AS SUBMITTED**
- APPROVED WITH THE SPECIFIC CONDITIONS LISTED BELOW**
- DENIED**
- WITHDRAWN AT THE APPLICANTS REQUEST**

The following comments were made by the DRB during the meeting:

1. There was disagreement among DRB members over the number of bracket and fence types
2. Specify the fence color
3. The proposed colors are too high contrast, light is too light and dark is too dark
4. It is unclear how the front fence and the cabana interact
5. Front fence should be studied, may be too tall
6. Treat both shed similarly
7. Provide light fixture cut sheets
8. Provide irrigation plan or note to protect tree roots
9. Provide pavement details
10. Driveway footprint cannot expand in the buffer
11. Consider color variations within the same color family between buildings
12. Provide construction notes, details and or specifications on drawings
13. Provide a bike rack detail
14. Provide a fire pit detail
15. Add planting to the street buffer
16. Increase the tree sizes (red bud and magnolia)

**PURSUANT TO LMO 16-2-103-I.7, THIS APPROVAL WILL EXPIRE ONE YEAR FROM THE DATE OF THIS NOTICE UNLESS A DEVELOPMENT PLAN (SEE LMO 16-2-103.G) OR SMALL RESIDENTIAL DEVELOPMENT (SEE LMO 16-2-103.H) IS APPROVED OR, WHERE DEVELOPMENT PLAN REVIEW OR SMALL RESIDENTIAL DEVELOPMENT REVIEW IS NOT REQUIRED, THE APPROVED ACTIVITY IS COMPLETED. YOU HAVE THE RIGHT TO APPEAL THIS DECISION TO CIRCUIT COURT IN ACCORDANCE WITH LMO 16-2-103-I.4.c.ii.**

**NOTICE: APPROVAL BY THE DESIGN REVIEW BOARD MAY NOT CONSTITUTE AUTHORITY TO PROCEED. PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 843-341-4757 TO FIND OUT IF OTHER APPROVALS OR PERMITS ARE REQUIRED FROM THE DEVELOPMENT REVIEW AND ZONING, BUILDING, OR ENGINEERING DIVISIONS.**

BY:  \_\_\_\_\_, Urban Designer

# LEDme LED100 Step and Deck Light

By WAC Lighting



Call Us (877) 445-4486

LEDme LED100 Step and Deck Light  
By WAC Lighting

## Product Options

Color Temperature: White,  
Finish: Bronze,  
Voltage: 120 Volt

## Details

No remote driver needed  
Fits into 2" x 4" junction box (minimum interior dimensions of 3"L x 2"W x 2"D)  
Rated for 40,000 hours  
Designed in 2014  
Material: Diecast Aluminum / Stainless Steel/ Brass  
ADA compliant, Title 24 compliant  
ETL Listed Wet  
Warranty: 5 Years Functional, Lifetime Warranty on Finish  
Made In China



## Dimensions

120 Volt Option Faceplate: Depth 0.19"  
120 Volt Option Fixture: Width 5", Height 3", Depth 1.5"  
277 Volt Option Faceplate: Depth 0.19"  
277 Volt Option Fixture: Width 5", Height 3", Depth 1.5"

## Lighting

Lamp Type	LED Built-in
Total Lumens	68
Total Watts	3.90
Volts	120
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

## Additional Details

Product URL:  
<https://www.lumens.com/ledme-led100-step-and-deck-light-by-wac-lighting-WAC1913833.html>  
Rating: ETL Listed Wet

ITEM#: WAC1913833

Notes:

Fixture Type A

Prepared by:

Prepared for:  
Project:  
Room:  
Placement:  
Approval:



Created December 14th, 2022

# LEDme LED200 Step and Wall Light

By WAC Lighting



Call Us (877) 445-4486

LEDme LED200 Step and Wall Light  
By WAC Lighting

## Product Options

Light Temperature: White,  
Finish: Bronze,  
Voltage: 120 Volt

## Details

Low profile, no visible hardware  
No remote driver needed  
Fits into 2" x 4" junction box  
Dimmable down to 10%  
ETL Listed Wet  
Marine Grade  
Warranty: 5 year  
Made In China

## Dimensions

120 Volt Option Faceplate: Depth 0.19"  
120 Volt Option Fixture: Length 5", Width 3", Depth 1.5"

## Lighting

Lamp Type	LED Built-in
Total Lumens	68
Total Watts	3.90
Volts	120
Color Temp	3000 (Soft White)
Average Lifespan	40000.00
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

## Additional Details

Product URL:  
<https://www.lumens.com/ledme-led200-step-and-wall-light-by-wac-lighting-R367204.html>  
Rating: ETL Listed Wet

ITEM#: R367204



Notes:

Fixture Type B

Prepared by:

Prepared for:  
Project:  
Room:  
Placement:  
Approval:



Created December 14th, 2022

# Sodor Outdoor Wall Sconce

By dweLED



Call Us (877) 445-4486

Sodor Outdoor Wall Sconce  
By dweLED

## Product Options

Finish: Bronze,  
Size: 8 Inch

## Details

Weather resistant powder-coated finishes  
Factory-sealed light engine  
White diffuser lens  
Round wallplate  
Dimmable from 100-5% with an ELV dimmer (not included)  
No transformer or driver required  
Material: Die-cast Aluminum  
Dimmable when used with a Electronic low voltage (ELV)  
Dimmer (Not Included)  
Dimmer Range: 5-100  
ADA compliant, Dark Sky compliant, Title 24 compliant  
ETL Listed Wet  
Warranty: Limited 5 Year Functional, 2 Year Finish  
Made In China



## Dimensions

8 Inch Option Backplate: Depth 1", Diameter 5.5"  
8 Inch Option Fixture: Height 5", Depth 9", Diameter 8"

## Lighting

8 Inch

Lamp Type	LED Built-in
Total Lumens	750
Total Watts	9.00
Volts	120
Color Temp	3000 (Soft White)
Average Lifespan	54000.00
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

## Additional Details

Product URL:

<https://www.lumens.com/sodor-outdoor-wall-sconce-by-dweled-DWE695034.html>

Rating: ETL Listed Wet

Notes:

Fixture Type C

Prepared by:

Prepared for:  
Project:  
Room:  
Placement:  
Approval:

ITEM#: DWE695034

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Created November 26th, 2022

# Ash Outdoor Pendant

By Tech Lighting



Call Us (877) 445-4486

Ash Outdoor Pendant  
By Tech Lighting

## Product Options

Finish: Bronze,  
Color Temperature: 2700,  
Light Option: Low Output

## Details

Marine-grade powder coat finish  
Universal 120-277 volt driver with integral transient surge  
Tested against the highest quality standards  
Stainless steel hardware  
Designed by Sean Lavin in 2018  
Material: Aluminum  
Dimmable when used with a Electronic low voltage (ELV)  
Dimmer (Not Included)  
Dark Sky compliant  
ETL Listed Wet  
Marine Grade  
Warranty: 5 Years  
Made In China

## Dimensions

Canopy: Height 1.6", Diameter 6"  
Cord: Length 36"  
Fixture: Height 12.1", Diameter 12.5"  
Maximum Hanging: Length Adjustable To 49.7"

## Lighting

2700

Lamp Type	LED Built-in
Total Lumens	400
Total Watts	8.00
Volts	120
Color Temp	2700 (Warm)
Average Lifespan	70000.00
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

## Additional Details

Product URL:  
<https://www.lumens.com/ash-outdoor-pendant-by-tech-lighting-TEC1649115.html>



Notes:

Fixture Type D

Prepared by:

Prepared for:  
Project:  
Room:  
Placement:  
Approval:

Rating: ETL Listed Wet

ITEM#: TEC1649115

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Created December 21st, 2022

# Sodor Outdoor Wall Sconce

By dweLED



Call Us (877) 445-4486

Sodor Outdoor Wall Sconce  
By dweLED

## Product Options

Finish: Bronze,  
Size: 10 Inch

## Details

Weather resistant powder-coated finishes  
Factory-sealed light engine  
White diffuser lens  
Round wallplate  
Dimmable from 100-5% with an ELV dimmer (not included)  
No transformer or driver required  
Material: Die-cast Aluminum  
Dimmable when used with a Electronic low voltage (ELV)  
Dimmer (Not Included)  
Dimmer Range: 5-100  
ADA compliant, Dark Sky compliant, Title 24 compliant  
ETL Listed Wet  
Warranty: Limited 5 Year Functional, 2 Year Finish  
Made In China



## Dimensions

10 Inch Option Backplate: Depth 1", Diameter 6.25"  
10 Inch Option Fixture: Height 7", Depth 11",  
Diameter 10"

## Lighting

### 10 Inch

Lamp Type	LED Built-in
Total Lumens	1200
Total Watts	11.50
Volts	120
Color Temp	3000 (Soft White)
Average Lifespan	54000.00
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Notes:

Prepared  
by:

Prepared for:  
Project:  
Room:  
Placement:  
Approval:

## Additional Details

Product URL:

<https://www.lumens.com/sodor-outdoor-wall-sconce-by-dweled-DWE695035.html>

Rating: ETL Listed Wet

ITEM#: DWE695035

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Created December 21st, 2022

# Haiku Monochrome Outdoor Ceiling Fan

By Big Ass Fans



Call Us (877) 445-4486

Haiku Monochrome Outdoor Ceiling Fan  
By Big Ass Fans

## Product Options

Fan Body and Blade Finish: Oil Rubbed Bronze,  
Fan Blade Span (inches): 52

## Details

Includes 2 Stem/DownRods - 20" and 32"  
Hardware - sophisticated mounting for short or tall ceiling or even sloped with strong airflow and wobble free system  
Patented EC Motor that operates quietly and is backed with a lifetime warranty  
Airfoils - which were inspired by airplanes have a twisted and sculptured style that allows more airflow while using less energy  
Material: Aluminum  
Number of Blades: 3  
Motor Type: DC  
Fan Speeds Forward/Reverse: 7  
Control Included: Handheld  
Reverse switch on Control  
Installation Type: Standard/With Downrod  
Sloped ceiling adaptable (33)  
ETL Listed Damp  
Made In USA

## Dimensions

Canopy: Diameter 8.7"  
Fixture: Hanging Length Adjustable From 29",  
Adjustable To 41", Blade Diameter 52", Weight  
15.5Lbs

## Additional Details

AirFlow: 17546 to 8534 cfm  
AirFlow Efficiency: 280 to 313 cfm/watt  
Energy Use: 22 to 56 watts  
Product URL:  
<https://www.lumens.com/haiku-monochrome-outdoor-ceiling-fan-by-big-ass-fans-BFC1833971.html>  
Rating: ETL Listed Damp

ITEM#: BFC1833971



Notes:

Fixture Type E

Prepared  
by:

Prepared for:  
Project:  
Room:  
Placement:  
Approval:



**SPECIFICATIONS****Certifications/Qualifications**

Prop65	Yes <a href="http://www.kichler.com/warranty">www.kichler.com/warranty</a>
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**Dimensions**

Height	23.00"
Length	23.00"
Width	6.75"

**Electrical**

Input Voltage	Dual (120/140)V
Operating Voltage Range	9-15 VAC
Voltage	12V

**Light Source**

Delivered Lumens	250
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	3.00
# of Bulbs/LED Modules	3
Max Wattage/Range	3.00
Volt-Amperes (VA)	4.50

**Mounting/Installation**

Connector	Yes
Location Rating	Wet
Wire Connectors	Wire Nuts

**Photometrics**

Color Rendering Index	80
Delivered Efficacy (Lumens/Watt)	83
Kelvin Temperature	3000K

**FIXTURE ATTRIBUTES****Housing**

Primary Material	BRASS
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**Product/Ordering Information**

SKU	15878CBR30
Finish	Centennial Brass
UPC	783927577007

**Finish Options**

	Centennial Brass
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# VLO 12V LED Mini Wall Wash

## One light, four lumen levels.

Our VLO Mini Wall Wash fixture is equipped with the Lumen Effects System, which allows you to easily switch between four lumen outputs: 150, 300, 450, and 600, with the use of the Magnetic Key. Its field configurable design allows for customization based on the needs of the application. The VLO Mini Wall Wash fixture can be seamlessly integrated into project applications, providing even light output from its NEMA 6x5 light distribution.

Variable Lumen Output (VLO) Adjustment		Lumens
Level 1*		
Level 2	Flashes two times	300 lm
Level 3	Flashes three times	450 lm
Level 4	Flashes four times	



\*Factory setting

### VLO 12V LED Mini Wall Wash with Lumen Effects System makes designing and modifying landscape lighting easier.



**Lumen Effects System** eliminates the need to mechanically adjust or open the fixture, supporting product longevity.



**Flexible Lumen Levels** allows you to set and adjust the lumen levels as the landscape needs change.



**Sealed and fully encapsulated** to safeguard from water ingress and the outdoor elements – helping to extend the life of the product.



**Versatile IP66 rated** design provides a dust and water tight housing that can protect against strong jets of water that can occur in coastal areas with strong storms or applications close to sprinklers.



**4,000-volt system surge protection** protects against power surges and irregularities when paired with one of our transformers.

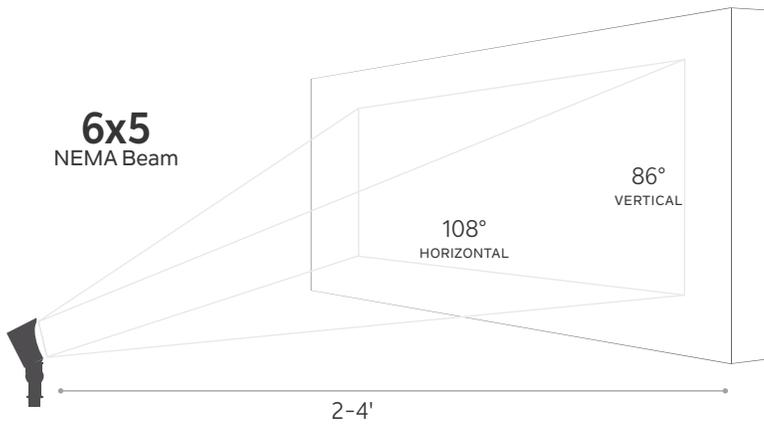
**PRODUCT ORDERING GUIDE**

Ordering Guide (product number breakdown)	<b>1 Item Number for Fixture:</b> 16026 = NEMA 6x5 beam	<b>2 Product Finish:</b> AZT = Textured Architectural Bronze BKT = Textured Black CBR = Centennial Brass	<b>3 Color Temperature:</b> 27 = 2700K, Warm White 30 = 3000K, Pure White
Example: 16026 CBR 30	1 6 0 2 6	C B R	3 0

**16026AZT27, 16026BKT27, 16026CBR27**  
2700K - Warm White

**16026AZT30, 16026BKT30, 16026CBR30**  
3000K - Pure White

**BEAM SPREAD**



**NEMA 6x5 beam spread** with custom reflector produces clean uniform light distribution, even when installed close to the application. Recessed LED and integrated cowl offer advanced glare control.

**PHOTOMETRICS**

\*Average center beam foot-candle measurement.

LEVEL 1 LUMENS	Item	16026 (Low - 150 lm)			
	Beam Angle	6x5 NEMA Flood			
	Max. Candela	79.7			
	Distance in Feet	Foot-candles Average*	150 lm	Beam Width	
			Vert.	Horiz.	
	20'	0.2		30'	46'
	15'	0.4		22.6'	34.5'
	10'	0.8		15'	23'
	8'	1.3		12'	18.4'
	6'	2.2		9'	13.8'
	4'	5.0		6'	9'
	2'	19.9		3'	4.6'

LEVEL 2 LUMENS	Item	16026 (Mid - 300 lm)			
	Beam Angle	6x5 NEMA Flood			
	Max. Candela	159.5			
	Distance in Feet	Foot-candles Average*	300 lm	Beam Width	
			Vert.	Horiz.	
	20'	0.4		30'	46'
	15'	0.7		22.6'	34.5'
	10'	1.6		15'	23'
	8'	2.5		12'	18.4'
	6'	4.5		9'	13.8'
	4'	10.0		6'	9'
	2'	39.9		3'	4.6'

LEVEL 3 LUMENS	Item	16026 (Mid - 450 lm)			
	Beam Angle	6x5 NEMA Flood			
	Max. Candela	239.2			
	Distance in Feet	Foot-candles Average*	450 lm	Beam Width	
			Vert.	Horiz.	
	20'	0.6		30'	46'
	15'	1.1		22.6'	34.5'
	10'	2.4		15'	23'
	8'	3.8		12'	18.4'
	6'	6.7		9'	13.8'
	4'	14.9		6'	9'
	2'	59.8		3'	4.6'

LEVEL 4 LUMENS	Item	16026 (High - 600 lm)			
	Beam Angle	6x5 NEMA Flood			
	Max. Candela	319.0			
	Distance in Feet	Foot-candles Average*	600 lm	Beam Width	
			Vert.	Horiz.	
	20'	0.8		30'	46'
	15'	1.4		22.6'	34.5'
	10'	3.2		15'	23'
	8'	5.0		12'	18.4'
	6'	8.9		9'	13.8'
	4'	19.9		6'	9'
	2'	79.7		3'	4.6'

# VLO 12V LED Mini Wall Wash

## Additional Specs

### DIMENSIONS



### FINISH OPTIONS



**AZT** - Textured Architectural Bronze



**BKT** - Textured Black



**CBR** - Centennial Brass

### PERFORMANCE

Output Position	Level 1	Level 2	Level 3	Level 4
Lumen Output	150 lm	300 lm	450 lm	600 lm
Input Voltage	9V-15V	9V-15V	9V-15V	9V-15V
Power (VA) @ 12V AC	4VA	7VA	10.5VA	14VA
Power (W) @ 12V AC	2.5W	5W	8W	10W
Efficacy (lm/W @ AC)	60 lm/W	60 lm/W	56 lm/W	60 lm/W
Halogen Equivalents	15W	30W	45W	60W

### SPECIFICATIONS

#### Fixture

Number of LEDs	1 High Output COB
Color Temperature	2700K, 3000K
Color Rendering Index	80+
Beam Angle	NEMA 6x5, 108° wide x 86° vert.
Binning	3 Step

*Fixture can be used in up or down position.*

#### Input

Input Frequency	47 - 63Hz
Input Current	325mA / 565mA / 885mA / 1.15A @ 12VAC
Inrush Current	8A @ 12VAC
Efficiency	80% @ 12VAC, max. load
Power Factor	0.66 / 0.69 / 0.72 / 0.74 @ 12VAC



### Environmental

Environmental Protection Rating	Wet IP66
Operation Ambient Temperature	-25°C - +40°C
Lumen Maintenance (L70)	50,000 Hours
System Surge Protection Rating	2KV fixture, 4KV system with transformer

### Mechanical & Housing Specification

Diameter/Height	2.5" L x 4.25" W x 5.3" H x 2.15" D
Fixture Rotation Range	+/- 110° (220° Full)
Housing Material	Cast Aluminum, Cast Brass
Housing Color & Surface	AZT, BKT or CBR
Weight	1 lb (Aluminum), 2.5 lb (Brass)

### Lens Material

Tempered, shock resistance glass with high tolerance for thermal expansion and stress.

### Wire

18 AWG, 105°C, 300V 48" of usable length, SJTW.

### Optics

Custom white reflector ensures even uniformity.

### FIXTURE ATTRIBUTES

#### Included Accessories

8" Slotted In-ground Stake, 2 Gel-Filled Wire Nuts, and Magnetic Key.

#### Optional Accessories

Gutter Mount	<b>15489CBR</b>
Surface Mounting Flange	<b>15601 AZT, BKT</b>
3" Round Mounting Base	<b>15493CBR</b>
6" Fixture Mounting Stem	<b>15645 AZT, BKT</b>
Fixture Mounting Stems	<b>15656-15658 AZT, BKT</b>
Stem Coupler	<b>15649 AZT, BKT</b>
Male/Female Risers	<b>15509-15513CBR</b>
90-Degree Elbow	<b>15647 AZT, BKT, 15514CBR</b>
Two Fixture Mount	<b>15515CBR</b>
Surface Mounting Bracket	<b>15607 AZT, BKT</b>
Adjustable Height Stem	<b>15570 AZT, BKT</b>
Tree Bracket	<b>15516CBR</b>
Junction Box Mounting Bracket	<b>15609 AZT, BKT, CBR</b>

### LOAD CHART

Power (VA)	Wire Gauge / Length (ft/m) Load Chart			
	10 AWG	12 AWG	14 AWG	16 AWG
0-20 VA	1860'/567 m	1150'/351 m	730'/223 m	450'/137 m
40 VA	930'/283 m	580'/177 m	370'/113 m	230'/70 m
60 VA	620'/189 m	390'/119 m	240'/73 m	150'/46 m
80 VA	470'/143 m	290'/88 m	180'/55 m	110'/34 m
100 VA	370'/113 m	230'/70 m	140'/43 m	90'/27 m
>100 VA	<b>Consult Technical Support</b>			

**SPECIFICATIONS****Certifications/Qualifications**

Prop65	Yes <a href="http://www.kichler.com/warranty">www.kichler.com/warranty</a>
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**Dimensions**

Height	2.25"
Length	5.00"
Width	2.25"

**Electrical**

Operating Voltage Range	12 VAC
Voltage	12V

**Light Source**

Lamp Included	Not Included
Lamp Type	MR16
Light Source	Incandescent
Max or Nominal Watt	7.20

**Mounting/Installation**

Location Rating	Wet
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**FIXTURE ATTRIBUTES****Housing**

Primary Material	BRASS
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**Product/Ordering Information**

SKU	15475CBR
Finish	Centennial Brass
UPC	783927465885

**Finish Options**

	Centennial Brass
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PROJECT:	ORDERING:
TYPE:	COMMENTS:

## FEATURES

- The adjustable fixture can pivot 180° for direct to surface install and pivot 270° when installed with mounting bracket. Usable range is installation dependent.
- Offering a custom optical lens that diffuses light to deliver smooth, uniform output while eliminating hotspots and glare that may reflect off walls or installation surfaces.
- Can be installed either as a traditional downlight or as an uplight, on or off mounting bracket.
- Housing cavity and electronics are encapsulated to help keep all critical components protected against the elements.
- 4,000-volt system surge protection helps guard against system power surges and irregularities.
- Customizable mounting bracket with breakaway corner tabs that allow for easier installations in retrofit applications.
- Bracket is designed as an installation template with centering notch and screw pilot holes for installation guidance when mounting off bracket.

## PERFORMANCE

Fixture	16100	16101	16102	16103
Fixture Length	3.5"	6"	12"	18"
Lumen Output	10	40	85	125
Input Voltage	9-15	9-15	9-15	9-15
Power (W) @ 12VAC	0.3	0.9	1.9	2.7
Power (VA) @ 12VAC	0.6	1.5	2.9	3.8
Efficacy (L/W)	33	45	45	46

## SPECIFICATIONS

### Fixture

Light Source	Integrated LED
Color Temperature	2700K, 3000K
Color Rendering Index	80+
Binning	3 Step
Beam Angle	108°
Fixture can be used in UP or DOWN position	

### Input

Input Voltage Range	9 – 15V AC or DC with no loss in light output
Input Frequency	47 – 63Hz
Power Factor	.6 @ 12V

### Lumens

3.5" Hardscape (16100)	10
6" Hardscape (16101)	40
12" Hardscape (16102)	85
18" Hardscape (16103)	125

### Environmental

Environmental Protection Rating	Wet IP67
Operation Ambient Temperature	-25°C - +40°C
Expected Life Time (L70)	50K Hours

### Mechanical & Housing Specification

#### Length/Width/Height:

16100	3.5" x .78" x .75"
16101	6" x .78" x .75"
16102	12" x .78" x .75"
16103	18" x .78" x .75"

Bracket Depth	3"
Housing Material	Aluminum, Brass
Housing Color & Surface	AZT, BKT, CBR, GRY, SD

#### Weight:

16100	Alum 0.4Lb, Brass 0.55Lb
16101	Alum 0.45Lb, Brass 0.8Lb
16102	Alum 0.9Lb, Brass 1.3Lb
16103	Alum 1.2Lb, Brass 1.65Lb

## FIXTURE

### Body

A380 Aluminum, C360 Brass casting

### Wire

18 AWG, SPT-1W, 105°C, 300V, 84" usable length

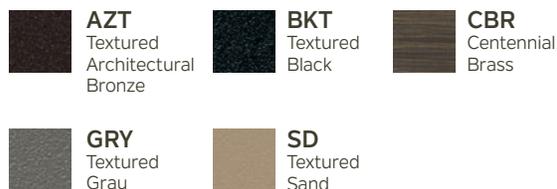
### Optics

Custom optics with a diffused lens provides smooth, uniform light distribution to eliminate glare and hotspots

### Included Accessories

304 stainless steel masonry bracket, off-bracket mounting kit, and 2 gel-filled wire nuts

## AVAILABLE FINISHES



Power (VA)	Wire Gauge / Length / (ft/m) Load Chart			
	10 AWG	12 AWG	14 AWG	16 AWG
0-20 VA	1860'/567 m	1150'/351 m	730'/223 m	450'/137 m
40 VA	930'/283 m	580'/177 m	370'/113 m	230'/70 m
60 VA	620'/189 m	390'/119 m	240'/73 m	150'/46 m
80 VA	470'/143 m	290'/88 m	180'/55 m	110'/34 m
100 VA	370'/113 m	230'/70 m	140'/43 m	90'/27 m
>100 VA	<b>Consult Technical Support</b>			

GENERAL FIXTURE SPACING GUIDELINE				
Item	16100 (3.5")	16101 (6")	16102 (12")	16103 (18")
<b>Mounting Height</b>	Recommended Spacing (center-to-center of fixtures)			
6"-18"	<b>3'-4'</b>	4'-5'	6'-8'	6'-8'
24"	3'-4'	<b>4'-5'</b>	6'-8'	6'-8'
36"	3'-4'	<b>4'-6'</b>	<b>6'-8'</b>	6'-8'
48"	3'-4'	4'-6'	<b>6'-8'</b>	<b>6'-8'</b>
60"	3'-4'	4'-6'	6'-8'	<b>6'-8'</b>

Highlighted values are optimal selections for mounting height application  
 Tip: Use centering notch on mounting bracket to aid in spacing layout during installation.

Ordering Guide (product number breakdown)	<b>1</b> Item Number for Fixture Size 16100 = 3.5" Hardscape 16101 = 6" Hardscape 16102 = 12" Hardscape 16103 = 18" Hardscape	<b>2</b> Product Finish: AZT = Textured Architectural Bronze BKT = Textured Black CBR = Centennial Brass GRY = Textured Gray SD = Textured Sand	<b>3</b> Color Temperature: 27 = 2700K, Warm White 30 = 3000K, Pure White
	Example: 16101 CBR 30	<u>1</u> <u>6</u> <u>1</u> <u>0</u> <u>1</u>	<u>C</u> <u>B</u> <u>R</u>

## FOOT-CANDLES (108° BEAM ANGLE)

16100 - 3.5" Hardscape						
Foot-candles	Mounting Height	Lateral distance from fixture				
		0	1 ft.	2 ft.	3 ft.	4 ft.
	6 in.	17.96	0.44	0.01	0.00	0.00
	1 ft.	4.49	1.14	0.11	0.01	0.02
	2 ft.	1.12	0.76	0.28	0.09	0.03
	3 ft.	0.50	0.42	0.25	0.13	0.06

16101 - 6" Hardscape						
Foot-candles	Mounting Height	Lateral distance from fixture				
		0	1 ft.	2 ft.	3 ft.	4 ft.
	6 in.	72.60	0.88	0.00	0.00	0.00
	1 ft.	18.15	3.78	0.22	0.01	0.03
	2 ft.	4.54	2.88	0.94	0.23	0.05
	3 ft.	2.02	1.65	0.93	0.42	0.16

16102 - 12" Hardscape						
Foot-candles	Mounting Height	Lateral distance from fixture				
		0	1 ft.	2 ft.	3 ft.	4 ft.
	6 in.	143.2	2.68	0.02	0.00	0.00
	1 ft.	35.81	8.31	0.67	0.06	0.11
	2 ft.	8.95	5.86	2.08	0.58	0.17
	3 ft.	3.98	3.29	1.93	0.92	0.39

16103 - 18" Hardscape						
Foot-candles	Mounting Height	Lateral distance from fixture				
		0	1 ft.	2 ft.	3 ft.	4 ft.
	6 in.	216.4	3.25	0.01	0.00	0.00
	1 ft.	54.10	12.28	0.81	0.05	0.13
	2 ft.	13.53	8.88	3.07	0.79	0.20
	3 ft.	6.01	4.99	2.90	1.36	0.56

## TROUBLESHOOTING

<b>Fixture does not illuminate</b>	Verify power connections. Review installation guide for installation problem. Insure manual reset breaker has not been tripped.
<b>Fixture turns off</b>	Verify power connections. Review installation guide for installation problems. Insure manual reset breaker has not been tripped. Check voltage drop at fixture.
<b>Fixture trips breaker</b>	Check installation for a possible short or overload state. Isolate the identified short and replace affected fixture or remove fixture(s) installed in overload.

## LISTING

UL 1838 Issued: 2003/01/13 Ed: 3 Rev: 2015/01/13 Low Voltage Landscape Lighting Systems.

CSA C22.2#250.7 Issued: 2007/11/01 (R2012)

Ed: 1 Extra-low-voltage landscape lighting systems – General Instruction No. 1: 2008.

Contact: [layouts@kichler.com](mailto:layouts@kichler.com)

1. Chip binning ranges: (2700K 80+ CRI: 3 step), (3000K 80+ CRI: 3 step). LED chip data measured in accordance to IES LM-80
2. Fixture has a 90% confidence luminous flux range to stated 3000K CCT target. Photometric (flux and color) data has been measured in accordance to IES LM-79.
3. Actual efficacy value can be calculated as follows: Lumen value divided by average power consumption.
4. Do not extend beyond the recommended maximum run length.
5. Recommend product be installed with 10 or 12 gauge wire.
6. Recommend 80% load/20% overhead rule for fixture load planning in reference to the power source. Calculating fixture loading this way provides additional resource for fixture adjustment and loss due to voltage drop due to wire run lengths.
7. We reserve the right to modify and improve the design of our fixtures without prior notice. We cannot guarantee to match existing installed fixtures for subsequent orders or replacements in regards to product appearance, CCT, or lumen output.
8. Do not modify product beyond instructions or warranty will be void.

## WARRANTY

See [Kichler.com/Warranty](http://Kichler.com/Warranty) for warranty details.

Consult Kichler Advanced Product Solutions for additional product support and design layouts by visiting [Kichler.com/APS](http://Kichler.com/APS).



Visit [Kichler.com/Hardscape](http://Kichler.com/Hardscape)

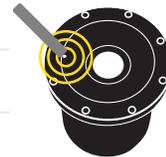


# VLO 12V LED In-Ground Accent

## One light, three lumen levels.

Our VLO In-Ground Accent fixture is equipped with the Lumen Effects System, which allows you to easily switch between three lumen outputs: 350, 550, or 850, with the use of the Magnetic Key. Its field configurable design allows for customization based on the needs of the application.

Variable Lumen Output (VLO) Adjustment		Lumens
Level 1	Flashes one time	350 lm
Level 2*	Flashes two times	550 lm
Level 3	Flashes three times	850 lm



\*Factory setting

### VLO 12V LED In-Ground Accent with Lumen Effects System makes designing and modifying landscape lighting easier.



**Lumen Effects System** eliminates the need to mechanically adjust or open the fixture, supporting product longevity.



**Versatile IP67 rated** design provides protection against dust particles and temporary submersion in case of flooding.



**Flexible Lumen Levels** allows you to set and adjust the lumen levels as the landscape needs change.



**Drive-over rated** for static loads up to 4600lbs. Great for driveways, walkways, and entrances.



**Sealed and fully encapsulated** to safeguard from water ingress and the outdoor elements – helping to extend the life of the product.

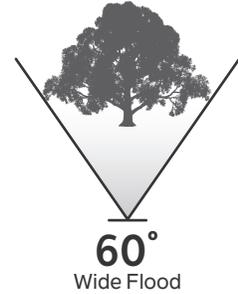


**6,000-volt system surge protection** protects against power surges and irregularities, especially when paired with one of our transformers.

**PRODUCT ORDERING GUIDE**

<p>Ordering Guide (product number breakdown)</p> <p><i>Example:</i> 16024 CBR 30</p>	<p><b>1</b> Item Number for Fixture &amp; Beam Angle:</p> <p>16023 = 15° Narrow Spot 16024 = 35° Flood 16025 = 60° Wide Flood</p> <p><u>1</u> <u>6</u> <u>0</u> <u>2</u> <u>4</u></p>	<p><b>2</b> Product Finish:</p> <p>CBR = Centennial Brass</p> <p><u>C</u> <u>B</u> <u>R</u></p>	<p><b>3</b> Color Temperature:</p> <p>27 = 2700K, Warm White 30 = 3000K, Pure White</p> <p><u>3</u> <u>0</u></p>
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**BEAM SPREAD**



**PHOTOMETRICS**

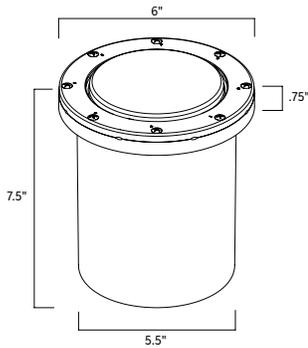
<p><b>16023CBR27</b> 15° Narrow Spot 2700K - Warm White</p>	<p><b>16023CBR30</b> 15° Narrow Spot 3000K - Pure White</p>	<p><b>16024CBR27</b> 35° Flood 2700K - Warm White</p>	<p><b>16024CBR30</b> 35° Flood 3000K - Pure White</p>	<p><b>16025CBR27</b> 60° Wide Flood 2700K - Warm White</p>	<p><b>16025CBR30</b> 60° Wide Flood 3000K - Pure White</p>
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LEVEL 1 LUMENS	Item	16023 (Low - 350 lm)			Item	16024 (Low - 350 lm)			Item	16025 (Low - 350 lm)		
	Beam	15° Narrow Spot			Beam	35° Flood			Beam	60° Wide Flood		
	Candela	Max Candela: 3699			Candela	Max Candela: 883			Candela	Max Candela: 287		
Distance	Foot-candles	350 lm	Beam Width	Distance	Foot-candles	350 lm	Beam Width	Distance	Foot-candles	350 lm	Beam Width	
60'	<b>0.8</b>		15.8'	60'	<b>0.2</b>		35.5'	60'	<b>0.1</b>		82.5'	
50'	<b>1.1</b>		13.2'	50'	<b>0.3</b>		29.6'	50'	<b>0.1</b>		68.7'	
40'	<b>1.7</b>		10.5'	40'	<b>0.4</b>		23.7'	40'	<b>0.1</b>		55.0'	
30'	<b>3.1</b>		7.9'	30'	<b>0.7</b>		17.8'	30'	<b>0.2</b>		41.2'	
20'	<b>6.9</b>		5.3'	20'	<b>1.6</b>		11.8'	20'	<b>0.5</b>		27.5'	
10'	<b>27.6</b>		2.6'	10'	<b>6.4</b>		5.9'	10'	<b>2.0</b>		13.7'	
5'	<b>110.3</b>		1.3'	5'	<b>25.8</b>		3.0'	5'	<b>8.1</b>		6.9'	

LEVEL 2 LUMENS	Item	16023 (Mid - 550 lm)			Item	16024 (Mid - 550 lm)			Item	16025 (Mid - 550 lm)		
	Beam	15° Narrow Spot			Beam	35° Flood			Beam	60° Wide Flood		
	Candela	Max Candela: 5651			Candela	Max Candela: 1344			Candela	Max Candela: 441		
Distance	Foot-candles	550 lm	Beam Width	Distance	Foot-candles	550 lm	Beam Width	Distance	Foot-candles	550 lm	Beam Width	
60'	<b>1.2</b>		15.8'	60'	<b>0.3</b>		35.5'	60'	<b>0.1</b>		82.5'	
50'	<b>1.7</b>		13.2'	50'	<b>0.4</b>		29.6'	50'	<b>0.1</b>		68.7'	
40'	<b>2.6</b>		10.5'	40'	<b>0.6</b>		23.7'	40'	<b>0.2</b>		55.0'	
30'	<b>4.7</b>		7.9'	30'	<b>1.1</b>		17.8'	30'	<b>0.3</b>		41.2'	
20'	<b>10.5</b>		5.3'	20'	<b>2.5</b>		11.8'	20'	<b>0.8</b>		27.5'	
10'	<b>42.1</b>		2.6'	10'	<b>9.8</b>		5.9'	10'	<b>3.1</b>		13.7'	
5'	<b>168.6</b>		1.3'	5'	<b>39.2</b>		3.0'	5'	<b>12.4</b>		6.9'	

LEVEL 3 LUMENS	Item	16023 (High - 850 lm)			Item	16024 (High - 850 lm)			Item	16025 (High - 850 lm)		
	Beam	15° Narrow Spot			Beam	35° Flood			Beam	60° Wide Flood		
	Candela	Max Candela: 7913			Candela	Max Candela: 1858			Candela	Max Candela: 601		
Distance	Foot-candles	850 lm	Beam Width	Distance	Foot-candles	850 lm	Beam Width	Distance	Foot-candles	850 lm	Beam Width	
60'	<b>1.6</b>		15.8'	60'	<b>0.4</b>		35.5'	60'	<b>0.1</b>		82.5'	
50'	<b>2.4</b>		13.2'	50'	<b>0.5</b>		29.6'	50'	<b>0.2</b>		68.7'	
40'	<b>3.7</b>		10.5'	40'	<b>0.8</b>		23.7'	40'	<b>0.3</b>		55.0'	
30'	<b>6.6</b>		7.9'	30'	<b>1.5</b>		17.8'	30'	<b>0.5</b>		41.2'	
20'	<b>14.8</b>		5.3'	20'	<b>3.4</b>		11.8'	20'	<b>1.1</b>		27.5'	
10'	<b>59.0</b>		2.6'	10'	<b>13.6</b>		5.9'	10'	<b>4.2</b>		13.7'	
5'	<b>236.1</b>		1.3'	5'	<b>54.2</b>		3.0'	5'	<b>16.9</b>		6.9'	

### DIMENSIONS



### Mechanical & Housing Specification

Diameter/Height	6" x 7.5"
Fixture Rotation Range	355° Horizontal - ± 30° Vertical
Housing Material	PPS Plastic, C360 Brass trim
Housing Color & Surface	Centennial Brass - CBR
Weight	5.5 lb

### PERFORMANCE

Output Position	Level 1	Level 2	Level 3
Lumen Output	350 lm	550 lm	850 lm
Input Voltage	9V-15V	9V-15V	9V-15V
Power (VA) @ 12V AC	8VA	11.75VA	16.1VA
Power (W) @ 12V DC	5.3W	8.3W	12W
Efficacy (lm/W @ DC)	66 lm/W	66 lm/W	71 lm/W
Halogen Equivalents	35W	50W	90W

### AVAILABLE FINISH



**CBR - Centennial Brass**

### SPECIFICATIONS

#### Fixture

Number of LEDs	1 High Output COB
Color Temperature	2700K, 3000K
Color Rendering Index	80+
Beam Angles	15°, 35°, 60°
Binning	3 Step

#### Input

Input Frequency	47 - 63Hz
Input Current	1A max @ 12VAC
Inrush Current	16A max
Efficiency	Up to 71 lm/W @ 12VAC
Power Factor	0.74 @ 12VAC

#### Environmental

Environmental Protection Rating	Wet IP67
Operation Ambient Temperature	-25°C - +40°C
Lumen Maintenance (L70)	50,000 Hours

### FIXTURE

#### Glass Lens

Tempered, shock resistance borosilicate glass with high tolerance for thermal expansion and stress. Static load up to 4600 lbs.

#### Body

Brown PPS plastic.

#### Wire

18 AWG, SPT-1W 105°C, 300V, 60' of usable length.

#### Optics

Custom polycarbonate TIR lens optics provide smooth, uniform light distribution to eliminate glare and hotspots with clean and crisp center-to-edge uniformity.

#### Included Accessories

2 Replacement Screws, 2 Gel-Filled Wire Nuts, and Magnetic Key.

### LOAD CHART

Power (VA)	Wire Gauge / Length (ft/m) Load Chart			
	10 AWG	12 AWG	14 AWG	16 AWG
0-20 VA	1860'/567 m	1150'/351 m	730'/223 m	450'/137 m
40 VA	930'/283 m	580'/177 m	370'/113 m	230'/70 m
60 VA	620'/189 m	390'/119 m	240'/73 m	150'/46 m
80 VA	470'/143 m	290'/88 m	180'/55 m	110'/34 m
100 VA	370'/113 m	230'/70 m	140'/43 m	90'/27 m
>100 VA	<b>Consult Technical Support</b>			

### OPTIONAL ACCESSORIES



Side Fire  
**16093CBR**



Four-Way  
**16094CBR**



Cowl  
**16095CBR**



Rock Guard  
**16096CBR**



Concrete Kit  
**16099BK**



Lens Clip  
**16097BK**

Lens Clip works with lenses: 16072AMB, 16072GRN, 16072FRO, 16072RD, 16072HGN, 16091FRO Beam Expander and 16075BK Hexcell Louver.

Includes plastic dome lens that directs light out of the accessory opening for superior distribution.

*Vandal Proof Hardware 16099BK not shown.*

**TROUBLE SHOOTING**

<b>Fixture does not illuminate</b>	Verify power connections. Review installation guide for installation problem. Ensure manual reset breaker has not been tripped.
<b>Fixture flashes</b>	Verify load calculations for the installation. Check voltage at affected fixture. Verify you are on 15V output tap.
<b>Fixture turns off</b>	Verify power connections. Review installation guide for installation problems. Ensure manual reset breaker has not been tripped. Check voltage drop at fixture.
<b>Fixture trips breaker</b>	Check installation for a possible short or overload state. Isolate the identified short and replace affected fixture or remove fixture(s) installed in overload.
<b>Fixture returns to original lumen output</b>	The fixture has to be powered on for 2 minutes after final adjust to exit programming mode.

**LISTING**

UL 1838 Listed. Low Voltage Landscape Lighting Systems.

CSA C22.2#250.7 Listed.

FCC Part 15, subpart B, Class B

**WARRANTY**

Backed by our 10 year limited warranty. Visit [Kichler.com/Warranty](https://www.kichler.com/Warranty) for details.

**DISCLOSURE**

1. Chip binning ranges: (2700K 80+ CRI: 3 step), (3000K 80+ CRI: 3 step). LED chip data measured in accordance to IES LM-80.
2. Fixture has a 90% confidence luminous flux range to stated 3000K CCT target. Photometric (flux and color) data has been measured in accordance to IES LM-79.
3. Actual efficacy value can be calculated as follows: Lumen value divided by average power consumption.
4. Do not extend beyond the recommended maximum run length.
5. Recommend product be installed with 10 or 12 gauge wire.
6. Recommend 80% load/20% overhead rule for fixture load planning in reference to the power source. Calculating fixture loading this way provides additional resource for fixture adjustment and loss due to voltage drop due to wire run lengths.
7. We reserve the right to modify and improve the design of our fixtures without prior notice. We cannot guarantee to match existing installed fixtures for subsequent orders or replacements in regards to product appearance, CCT, or lumen output.
8. Damage caused by misuse (including use for an unintended application) or improper or incorrect installation, maintenance or repair, including failure to follow the applicable care and cleaning instructions, is not covered by our warranty.

**ADVANCED PRODUCT SOLUTIONS (APS) & LAYOUT TEAM**

Have installation issues or a product and location inquiry? We have you covered. Our APS team can provide you with technical guidance and professionally designed landscape lighting layouts free of charge.

Visit [Kichler.com/APS](https://www.kichler.com/APS), reach out to us at [layouts@kichler.com](mailto:layouts@kichler.com), or by phone Monday - Friday, 8:00 am to 6:30 pm EST, at **844-KICHLER (844-542-4537)** to get started.



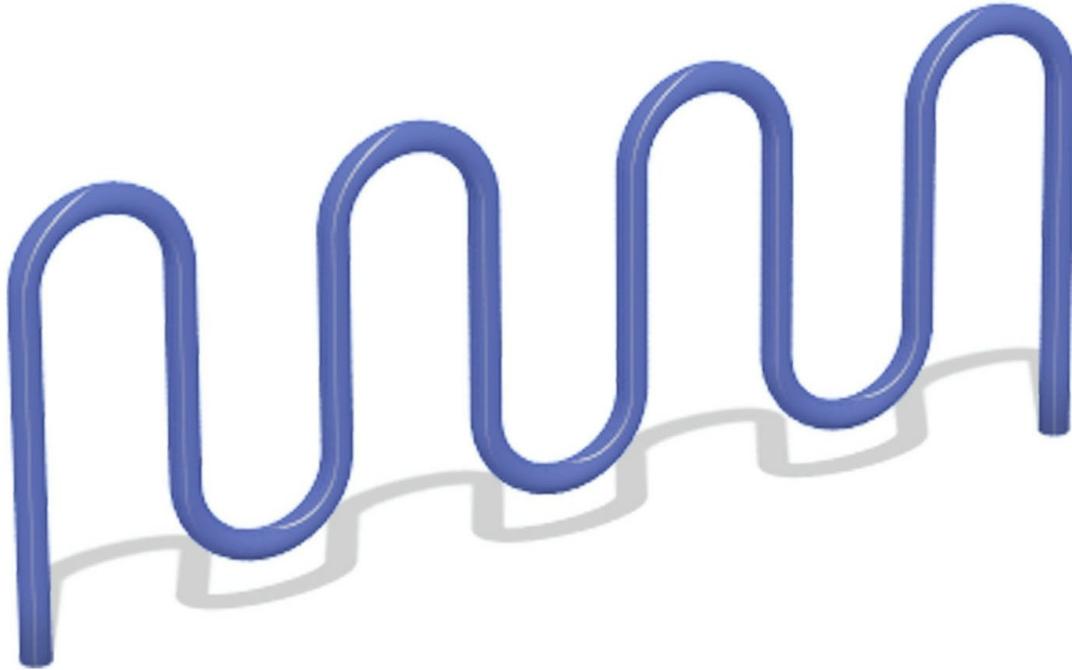
FIRE KETTLE BOWL & BOOT RAIL STAND BY 'SEA ISLAND FORGE'

50-GALLON

- Diameter: Kettle Bowl 50"; Boot Rail Stand 60"
- Height: 19.5" (5.5" from ground to Kettle)
- Weight: 370 lbs
- $\frac{3}{8}$ " drainage hole

MATERIALS

- Kettle Bowl:  $\frac{1}{2}$ " cast ductile iron
- Boot Rail Stand: galvanized steel



Create a visually appealing and durable bicycle parking solution for your recreation area. Available in 3', 5' and 7' lengths, the popular u-shaped rack allows parking for between five to nine bicycles and creates attractive sightlines in your recreation space. The bright powder coating gives it a colorful shine, and the variety of color options allows you to create a rack...

### Features and Benefits:

- Fabricated 2-3/8" O.D. galvanized pipe
- Bright powder coat finish
- Extends approximately 24" below ground level for in-ground mounting
- Visually appealing and durable bicycle parking solution that is ideal for high-use recreation areas.

Model: 7700

Limited Lifetime Warranty on uprights, hardware and connections. Visit [gametime.com/warranty](http://gametime.com/warranty) for full warranty information



Designing award-winning playgrounds since 1929.



Certified Installer Network - GameTime trained for GameTime playgrounds.



Complies with ASTM standards before it leaves the factory.



Model B-24 B2 Grill with Optional Utility Side Shelf

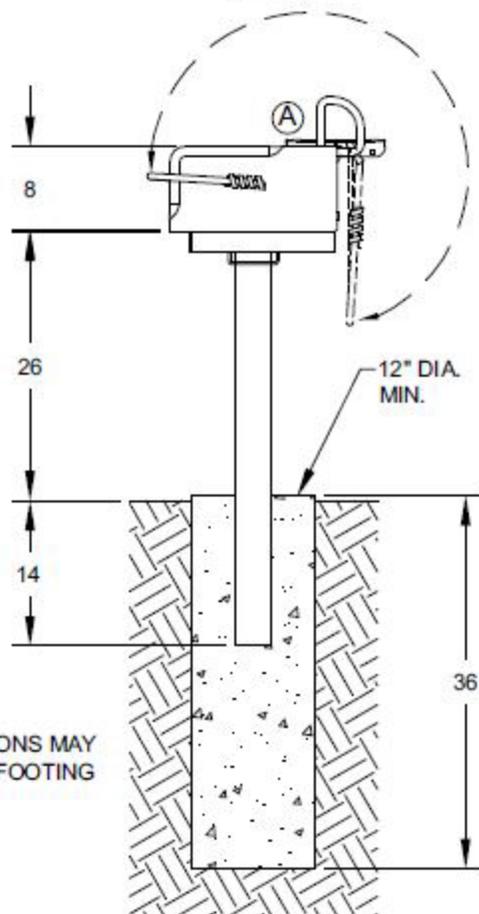
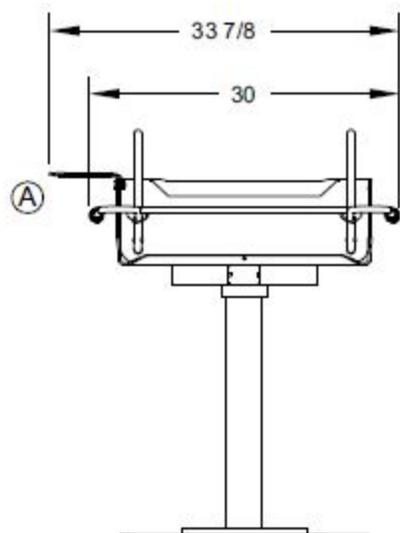
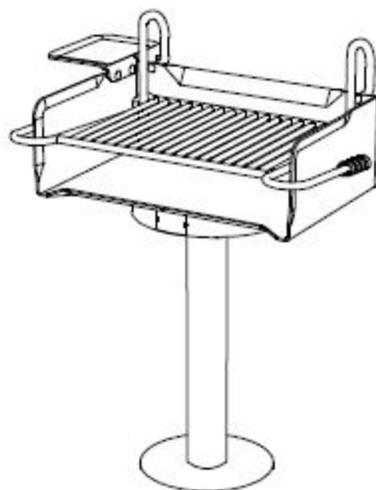
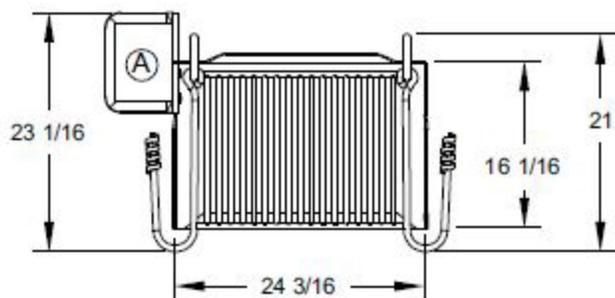
- Infinitely adjustable cooking grate
- Structurally reinforced grate is virtually indestructible
- Grate tips back for fire building and cleaning
- Integral ash retainer flange prevents ashes from falling from the firebox and combats heat warpage along with die-formed back flange and side panel flares
- Firebox bottom is ring-reinforced against heat warpage
- Theft-proof base attachment
- Full 360° rotation for draft control
- Public use-type spring grips of coiled steel bar
- Utility shelf option
- Quality construction throughout

#### AVAILABLE OPTIONS

- Side Utility Shelf
- Portable Disk Base
- Bolt-down Base Plate Base
- Caster Base
- S6 Swivel Shelf

#### SPECIFICATIONS:

- **Model B-24 B2** has a cooking area of 384 sq. in. with one grate and a 16" x 24" firebox with 8" high sides.
- Entire firebox is fabricated from 3/16" steel plate. All exposed corners are rounded to 1-1/2" radius and all edge connections are entirely welded. Firebox has an integral ash retainer die-formed across the front of the box. Firebox has a reinforcing flange die-formed into the back panel and reinforcing flares die-formed into side panels. Firebox is ring reinforced and allowance for drainage is provided.
- Grate is infinitely adjustable from 3-3/4" to 12" above the bottom of the firebox. Grate tips back to provide unobstructed access to the firebox for cleaning and fire building.
- Grate is structurally reinforced to support the weight of two or more persons without sagging or bending.
- Grate is secured to firebox by 2 vertical 3/4" dia. A-36 steel bars that allow adjustment and prevent removal of the grate from the grill.
- Grate is constructed from 5/8" dia. A-36 steel bars around the perimeter and handles and 1/2" dia. A-36 steel bars to provide the grate surface.
- Grate is provided with two substantial spring grip handles suitable for use by the public made from 1/8" x 1/2" steel flat bar.
- A base attachment mechanism constructed from 3/16" steel plate is provided that is absolutely theft-proof, allows unrestrained continuous rotation in either direction, and maintains a stable cooking surface.
- **Standard:** Grill is supported by a 3-1/2" O.D., 40" long, steel pipe for permanent installation in concrete footing (indicated by B2 in model no., e.g. B-24 B2).
- Entire unit is finished in high temperature, heat resistant, nontoxic black enamel.
- **Optional:** Grill is provided with a 3/16" x 7-1/8" x 9-5/8" steel plate utility shelf. Add /S to model no., e.g. B-24/S B2.
- **Optional:** Grill shall be provided with a bolt-down base plate base for hard surface mounting applications. Replace "B2" in model no. with "B3", e.g. B-24 B3.
- **Optional:** Grill shall be provided with a portable disc base. Replace "B2" in model no. with "B4", e.g. B-24 B4.
- **Optional:** Grill shall be provided with a portable caster base. Replace "B2" in model no. with "B14", e.g. B-24 B14.
- **Optional: Model S6** 8" x 16" swivel shelf is available as an additional item. Shelf must be installed on base post before grill.



Ⓐ OPTIONAL UTILITY SHELF - ADD /S  
TO MODEL NUMBER

NOTE:  
LOCAL SOIL CONDITIONS MAY  
REQUIRE A LARGER FOOTING

ALL DIMENSIONS IN INCHES

TITLE B-24 PARK GRILL SHOWN WITH B2 BASE  
& OPTIONAL UTILITY SHELF

DRAWN BY	WWM
DATE	10-12-08
DWG. NO.	AI-1005



# HYDRAPLANK (110MM)

Sold by: Full Pallet/Half Pallet

## SPECIFICATIONS PER PALLET

	Full	Half	Layer
Coverage (ft <sup>2</sup> )	66.6	33.3	11.1
Weight (lbs) <small>Layer doesn't include pallet weight.</small>	3,326	1,688	546
Layers	6	3	1
Pieces	180	90	30

## DIMENSIONS

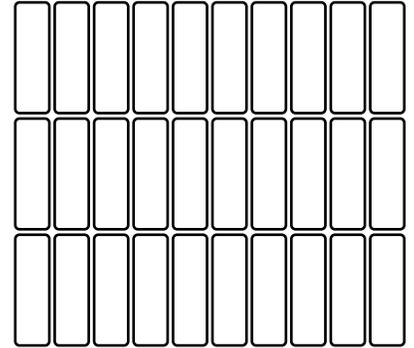
	Length	Width	Height
	13 in	4 1/13 in	4 1/13 in



## PERMEABILITY

Joint Width: 10mm  
 Surface Opening: 8.75%  
 Infiltration Rate: > 900 inches per hour

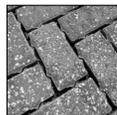
## PALLET OVERVIEW



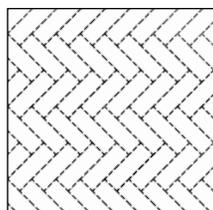
## FINISHES

Classic

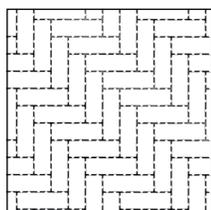
Tabby



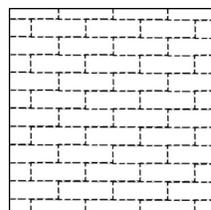
## PATTERNS



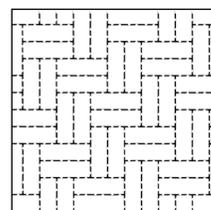
Herringbone 45



Herringbone 90



Running Bond



Double Basketweave

## COLORS

Available in our full line of colors.

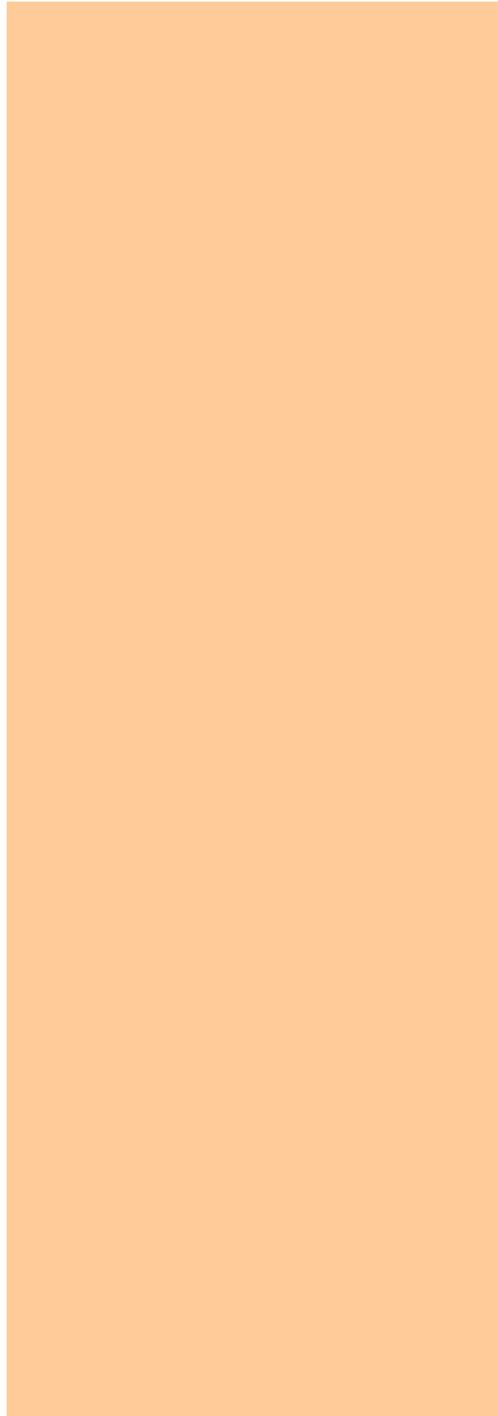
\*Meets and exceeds ASTM C 936 requirements.



Driftaway At 25 Lagoon  
25 Lagoon = Hilton Head = SC  
November 29, 2022

DSK-7 Existing Buildings Photos  
NTS

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

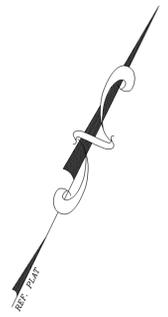


Driftaway At 25 Lagoon  
25 Lagoon = Hilton Head = SC  
November 29, 2022

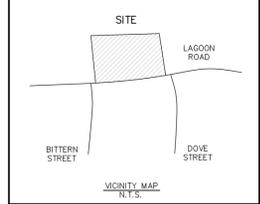
DSK-8 Neighboring Uses Photos  
NTS



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

SANDS  
VILLAGE

LOT B

SURVEYED FOR:  
**MR. KENT WOO**

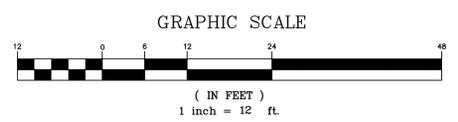
NOTE: This lot lies in a Federal Flood Plain Zone AE.  
Minimum Req. Elevation 9.0 Ft. MSL '88 DATUM

Reference Plot: 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 #1377,  
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



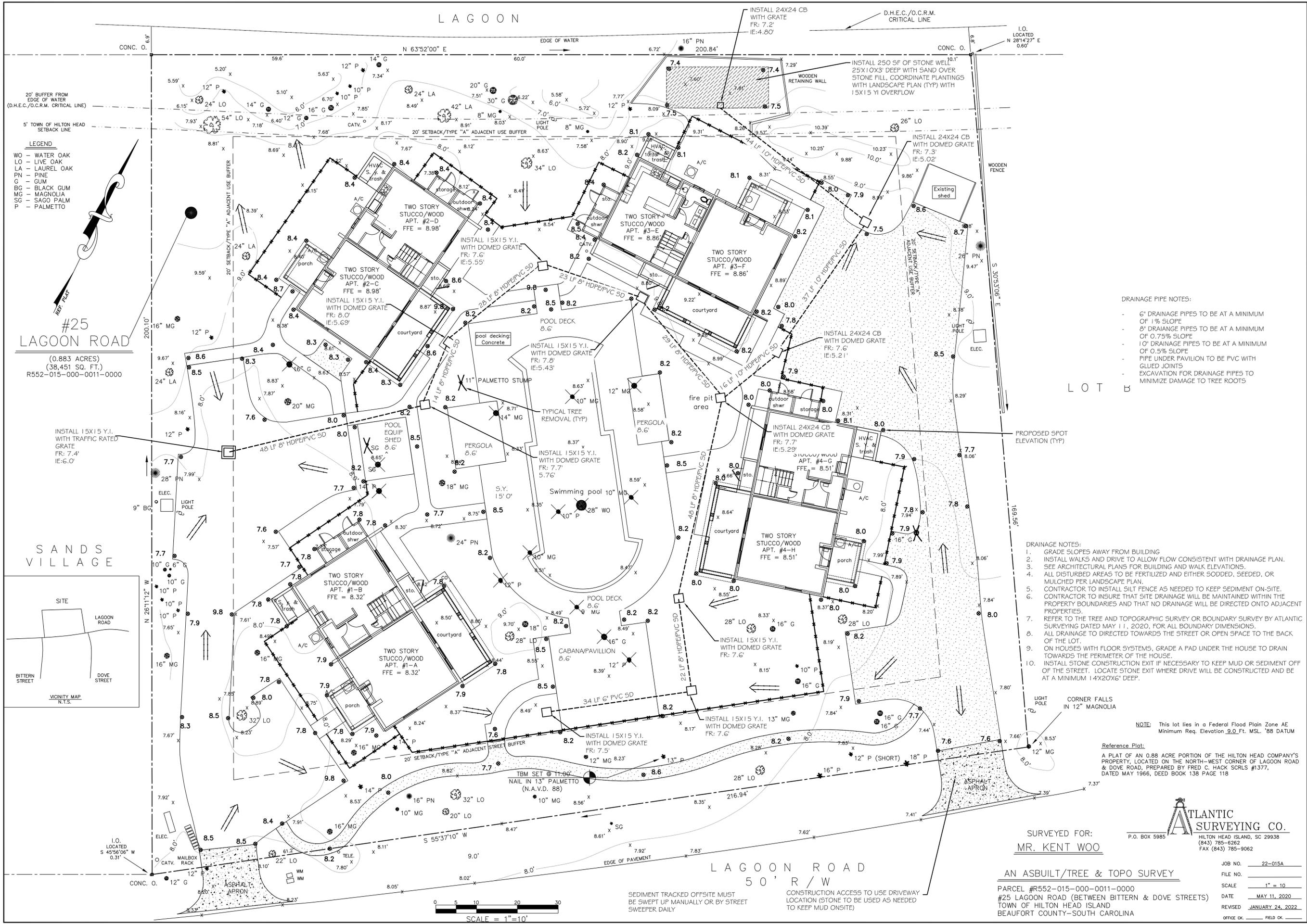
RUDY W. WHEELER  
S. C. Prof. Land Surveyor No. 7263  
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION  
AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE  
WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR  
THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS  
OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS  
SPECIFIED THEREIN. ALSO THERE ARE NO OBVIOUS, APPARENT OR  
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" = 12'  
DATE MAY 11, 2020  
REVISED JANUARY 24, 2022  
OFFICE CK. FIELD CK.

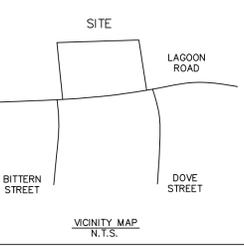
LAGOON



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

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

**SANDS VILLAGE**



- DRAINAGE PIPE NOTES:**
- 6" DRAINAGE PIPES TO BE AT A MINIMUM OF 1% SLOPE
  - 8" DRAINAGE PIPES TO BE AT A MINIMUM OF 0.75% SLOPE
  - 10" DRAINAGE PIPES TO BE AT A MINIMUM OF 0.5% SLOPE
  - PIPE UNDER PAVILION TO BE PVC WITH GLUED JOINTS
  - EXCAVATION FOR DRAINAGE PIPES TO MINIMIZE DAMAGE TO TREE ROOTS

- DRAINAGE NOTES:**
1. GRADE SLOPES AWAY FROM BUILDING
  2. INSTALL WALKS AND DRIVE TO ALLOW FLOW CONSISTENT WITH DRAINAGE PLAN.
  3. SEE ARCHITECTURAL PLANS FOR BUILDING AND WALK ELEVATIONS.
  4. ALL DISTURBED AREAS TO BE FERTILIZED AND EITHER SODDED, SEEDDED, OR MULCHED PER LANDSCAPE PLAN.
  5. CONTRACTOR TO INSTALL SILT FENCE AS NEEDED TO KEEP SEDIMENT ON-SITE.
  6. CONTRACTOR TO INSURE THAT SITE DRAINAGE WILL BE MAINTAINED WITHIN THE PROPERTY BOUNDARIES AND THAT NO DRAINAGE WILL BE DIRECTED ONTO ADJACENT PROPERTIES.
  7. REFER TO THE TREE AND TOPOGRAPHIC SURVEY OR BOUNDARY SURVEY BY ATLANTIC SURVEYING DATED MAY 11, 2020, FOR ALL BOUNDARY DIMENSIONS.
  8. ALL DRAINAGE TO DIRECTED TOWARDS THE STREET OR OPEN SPACE TO THE BACK OF THE LOT.
  9. ON HOUSES WITH FLOOR SYSTEMS, GRADE A PAD UNDER THE HOUSE TO DRAIN TOWARDS THE PERIMETER OF THE HOUSE.
  10. INSTALL STONE CONSTRUCTION EXIT IF NECESSARY TO KEEP MUD OR SEDIMENT OFF OF THE STREET. LOCATE STONE EXIT WHERE DRIVE WILL BE CONSTRUCTED AND BE AT A MINIMUM 1'4X20X6" DEEP.

**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 #1377, DATED MAY 1966, DEED BOOK 138 PAGE 118

SURVEYED FOR:  
**MR. KENT WOO**

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

**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" = 10'
DATE	MAY 11, 2020
REVISED	JANUARY 24, 2022
OFFICE CK.	
FIELD CK.	

**KEY ENGINEERING, Inc.**  
 P.O. BOX 2569  
 BLUFFTON, SOUTH CAROLINA 29910  
 PH (843) 227-3031 / FAX (843) 757-9031

NO.	REVISIONS	BY	DATE

**#25 LAGOON ROAD**  
**DEVELOPMENT IMPROVEMENTS**  
 HILTON HEAD ISLAND, SOUTH CAROLINA  
 PREPARED FOR KENT EUGENE WOO  
**PAVING, GRADING, DRAINAGE & EROSION CONTROL PLAN**

DESIGNED BY: BOP

SITE SOILS: FB-A

DATE: 10/12/22

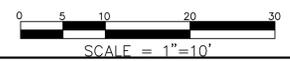
SCALE: 1"=10'

PROJECT NO: KE22212

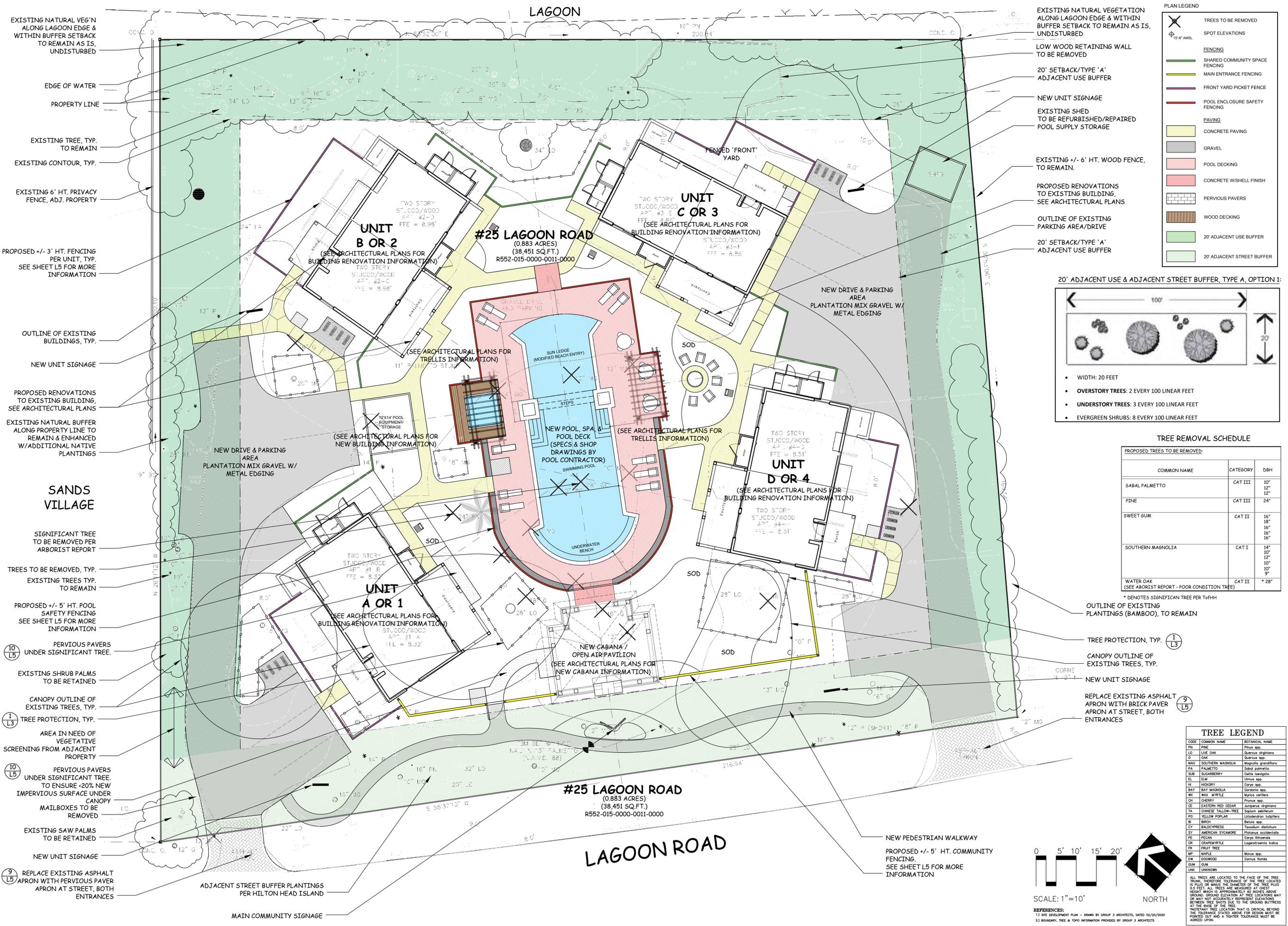
**C.02**

SEDIMENT TRACKED OFFSITE MUST BE SWEEPED UP MANUALLY OR BY STREET SWEEPER DAILY

CONSTRUCTION ACCESS TO USE DRIVEWAY LOCATION (STONE) TO BE USED AS NEEDED TO KEEP MUD ONSITE)







### 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 WISHELL FINISH
- PERVIOUS PAVERS
- WOOD DECKING
- 20' ADJACENT USE BUFFER
- 20' ADJACENT STREET BUFFER

### 20' ADJACENT USE & ADJACENT STREET BUFFER, TYPE A, OPTION 1:

- WIDTH: 20 FEET
- OVERSTORY TREES: 2 EVERY 100 LINEAR FEET
- UNDERSTORY TREES: 3 EVERY 100 LINEAR FEET
- EVERGREEN SHRUBS: 8 EVERY 100 LINEAR FEET

### TREE REMOVAL SCHEDULE

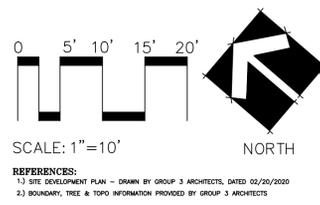
COMMON NAME	CATEGORY	DBH
SABAL PALMETTO	CAT III	10" 12" 12"
PINE	CAT III	24"
SWEET GUM	CAT II	16" 18" 16" 16"
SOUTHERN MAGNOLIA	CAT I	14" 10" 12" 10" 10" 9"
WATER OAK (SEE ARBORIST REPORT - POOR CONDITION TREE)	CAT II	* 28"

\* DENOTES SIGNIFICANT TREE PER T6FH

### TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PN	PINE	Pinus spp.
LO	LIVE OAK	Quercus virginiana
OK	OK	Quercus spp.
MG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
ELM	ELM	Ulmus spp.
HI	HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WAL	WALNUT	Juglans cinerea
CH	CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapium sebiferum
PO	YELLOW POPLAR	Liquidambar styraciflua
BI	BIRCH	Betula spp.
CY	BALDCYPRESS	Taxodium distichum
ST	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya hirsuticarpa
CR	CRAPMIRTLE	Lagerstroemia indica
FR	FRUIT TREE	
MAP	MAPLE	Acer spp.
DW	DOGWOOD	Cornus florida
GU	GUM	
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 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SPOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE. \*NOTED TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE ADDED UPON.



**SITE ANALYSIS**

**"DRIFTAWAY AT 25 LAGOON", 25 LAGOON RD., HHT, SC**

September 1, 2022 (Revised 12-02-22)

SITETWORKS DESIGN GROUP, LLC  
843-441-8839

**FOR REVIEW ONLY, NOT FOR CONSTRUCTION**

**SHEET L1 OF 6**

# #25 LAGOON ROAD

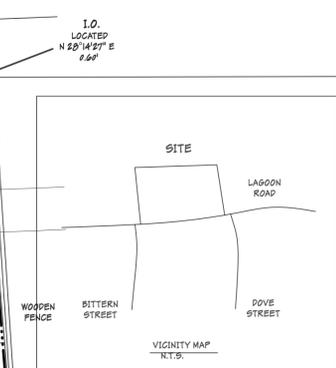
(0.883 ACRES)  
(38,451 SQ. FT.)  
R552-015-000-001-0000

## SANDS VILLAGE

Legend	
	NEW FENCE
	BUILDING IMPROVEMENTS
	PERVIOUS PAVERS
	CONCRETE PAVING
	GRAVEL
	TREE TO BE REMOVED
	SPOT ELEVATION

**Note:**  
- 5' F.E., 15'-0"

Site Calculations	
TOTAL LOT AREA	38,451 SQ. FT.
EXISTING IMPERVIOUS AREA	4,148 SQ. FT.
ADDITIONAL IMPERVIOUS AREA	8,967 SQ. FT.
TOTAL NEW IMPERVIOUS AREA	9,912 SQ. FT.
RATIO OF COVERED AREA TO LOT SIZE: 0.160 / 38,451 = 28%	



1.00 ACRE PORTION OF THE HILTON HEAD COMPANY'S PROPERTY,  
NE NORTH-WEST CORNER OF LAGOON ROAD & DOVE ROAD, PREPARED  
BY SCRLS #12777,  
DATE: 5/20/19, PAGE 119

**GROUP 3 DESIGN**  
ARCHITECTURE & INTERIORS

1600 Main Street, Hilton Head Island, SC 29926 (843) 689-9160  
Group3Designs.net

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

DATE:	12-27-22
PARTNER:	RMC
PROJ. MGR.:	MAP
DRAWN BY:	MAP
CHECKED BY:	RMC
OFFICE:	HHI
PROJECT NO.:	L-25189

REVISION:	DATE:	BY:

Site Plan  
**\$100**

**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.

SEAL

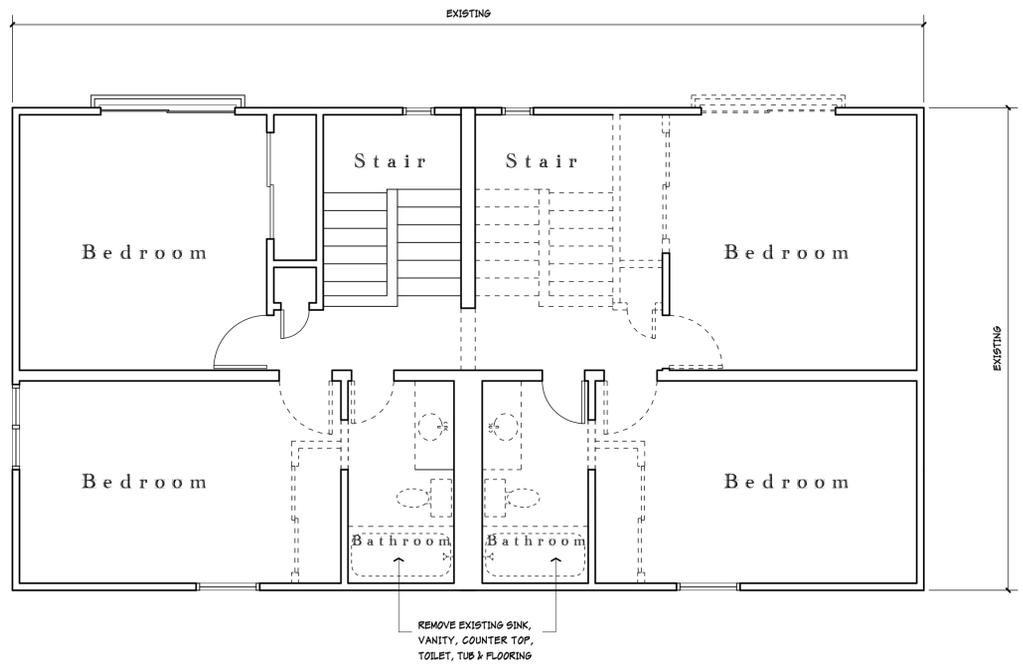
SEAL

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

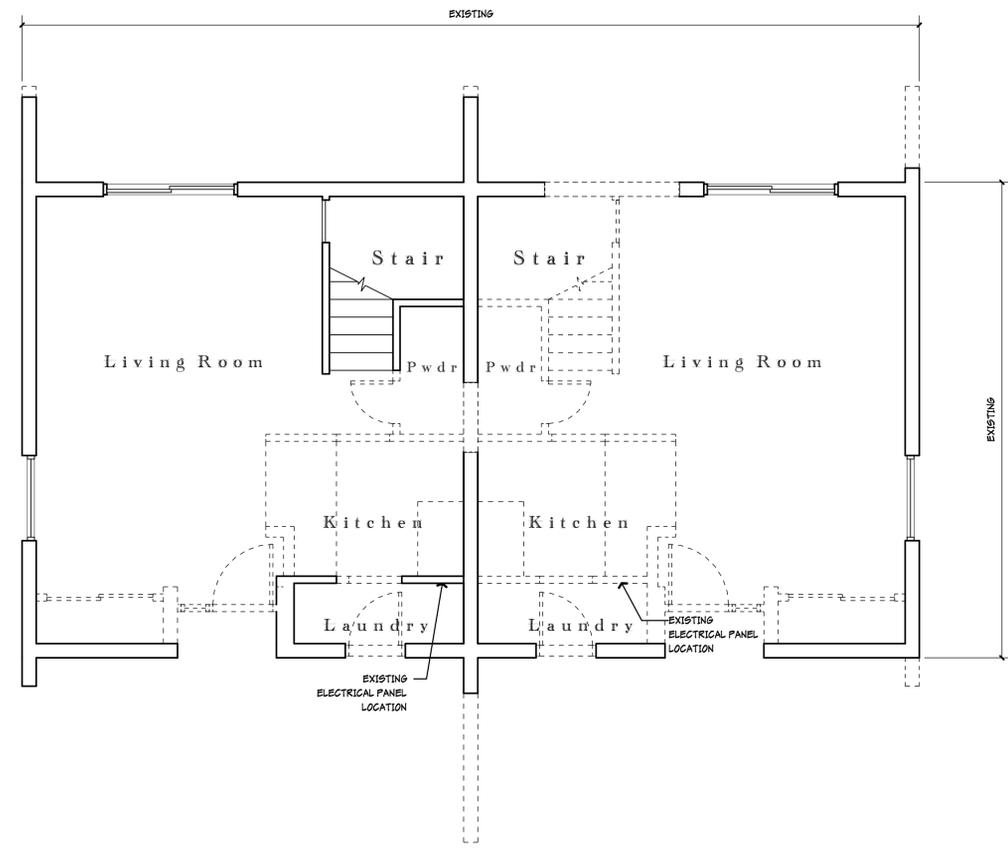
DATE: 12-27-22  
PARTNER: RAC  
PROJ. MGR.: MAP  
DRAWN BY: JGC  
CHECKED BY: RAC  
OFFICE: HHI  
PROJECT NO.: K-179-09

REVISION:	DATE:	BY:

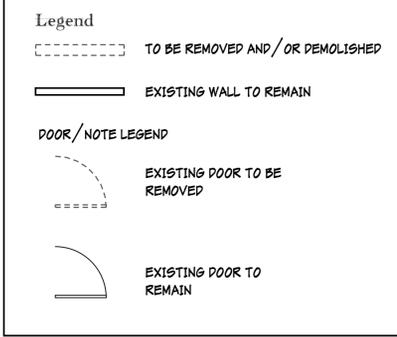
Existing Plans  
**A099**



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

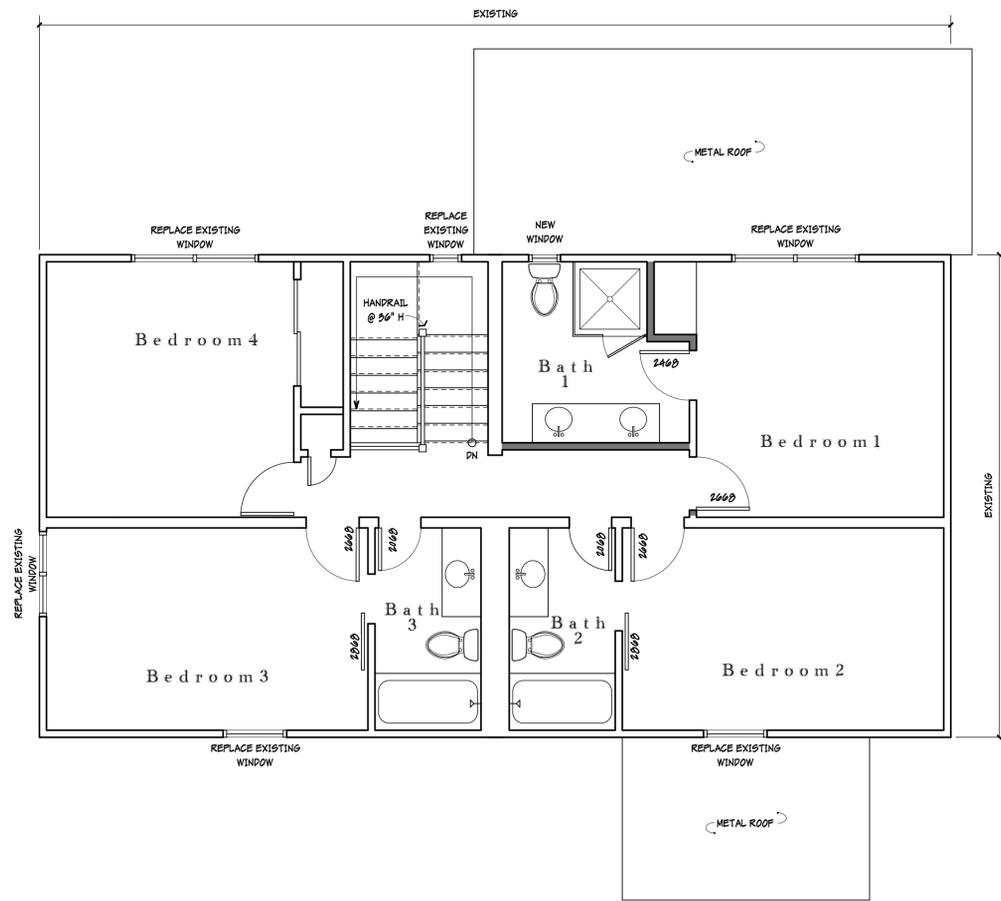


**A1 First Floor Demolition Plan** SCALE: 1/4" = 1'-0"



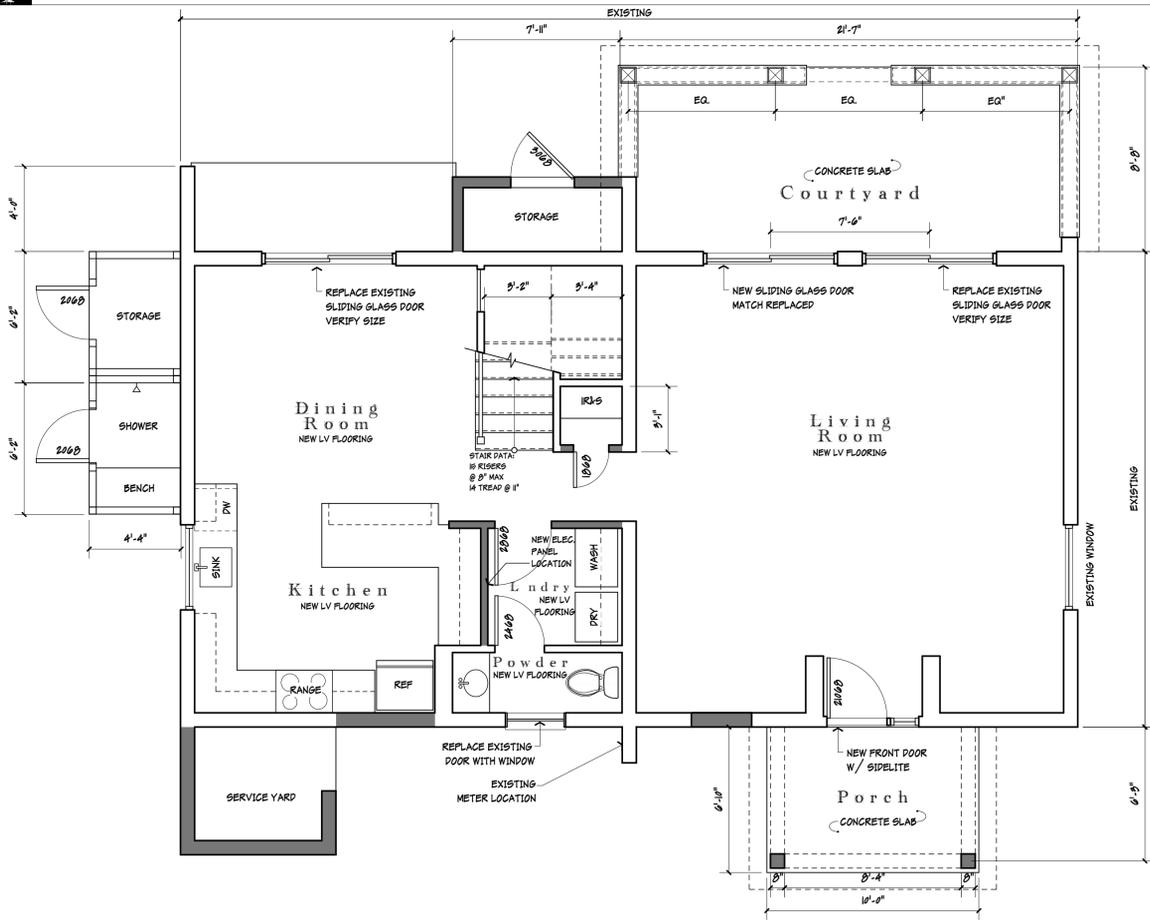
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**F1** Second Floor Plan

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" V62090 SEE PLAN FOR SIZES. SEE ELEVATION HI SHEET A 402 FOR ADDITIONAL INFORMATION
- NEW WALL OR INFILL WALL TO MATCH EXISTING
- CEILING HEIGHTS**
- 7'-0" 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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SEAL

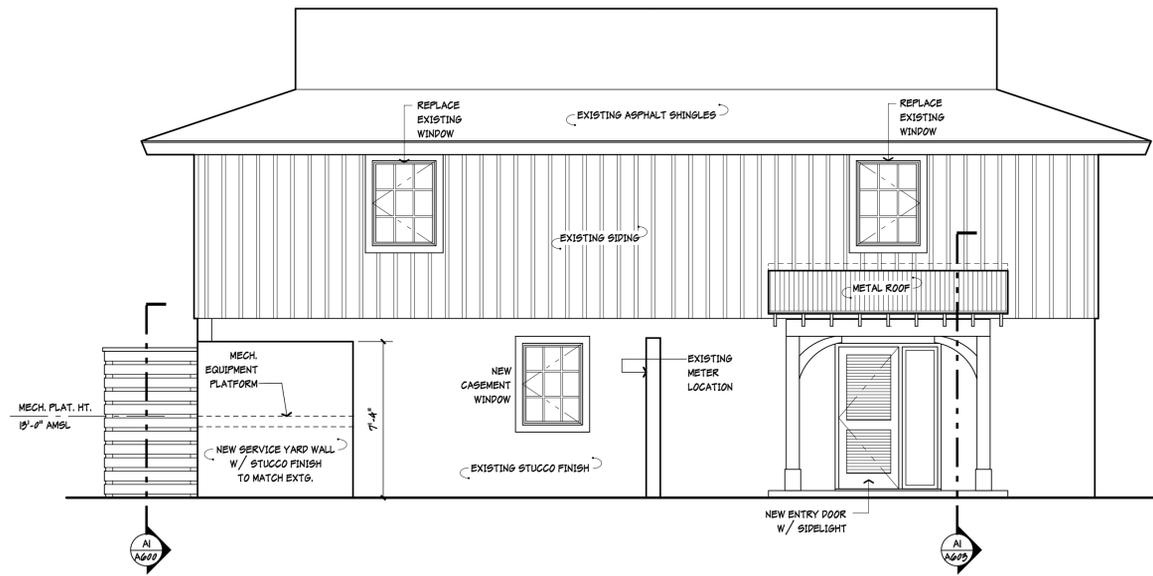
SEAL

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

DATE:	12.27.22
PARTNER:	RAC
PROJ. MGR.:	MAP
DRAWN BY:	JGC
CHECKED BY:	RAC
OFFICE:	HHI
PROJECT NO.:	K-175-00

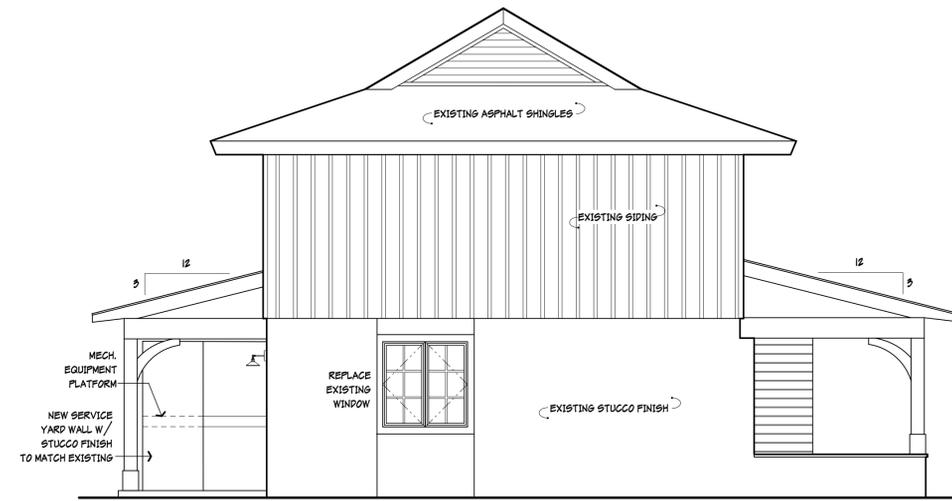
REVISION:	DATE:	BY:

**First & Second Floor Plans**  
**A100**



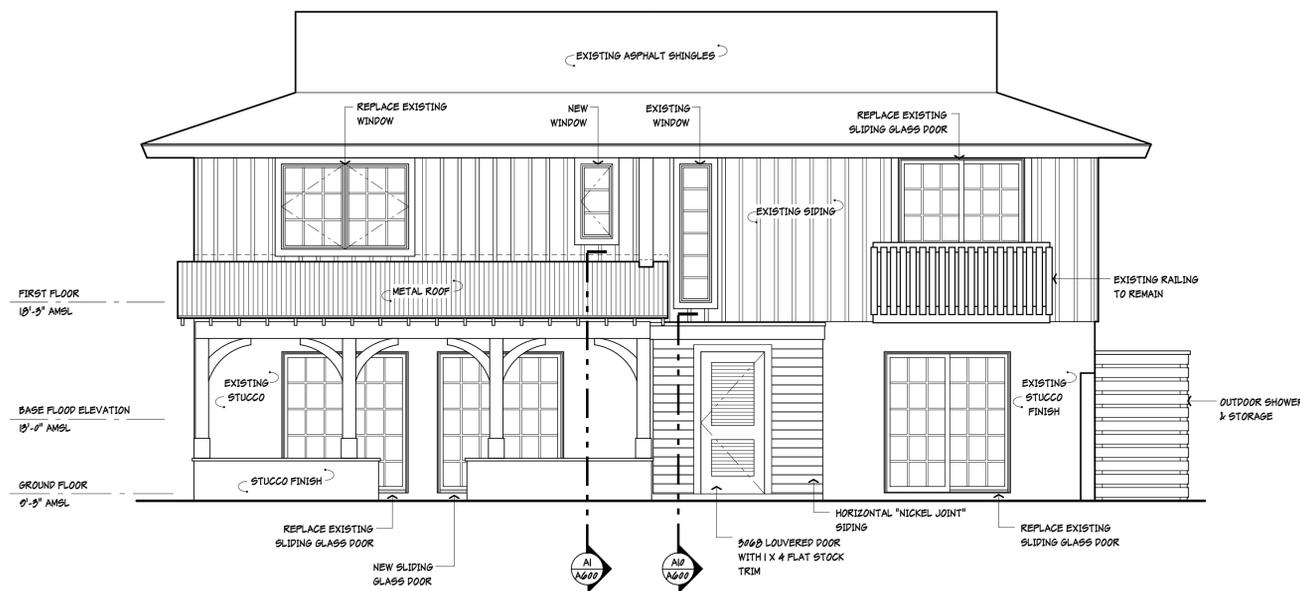
**F1** Front Elevation

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



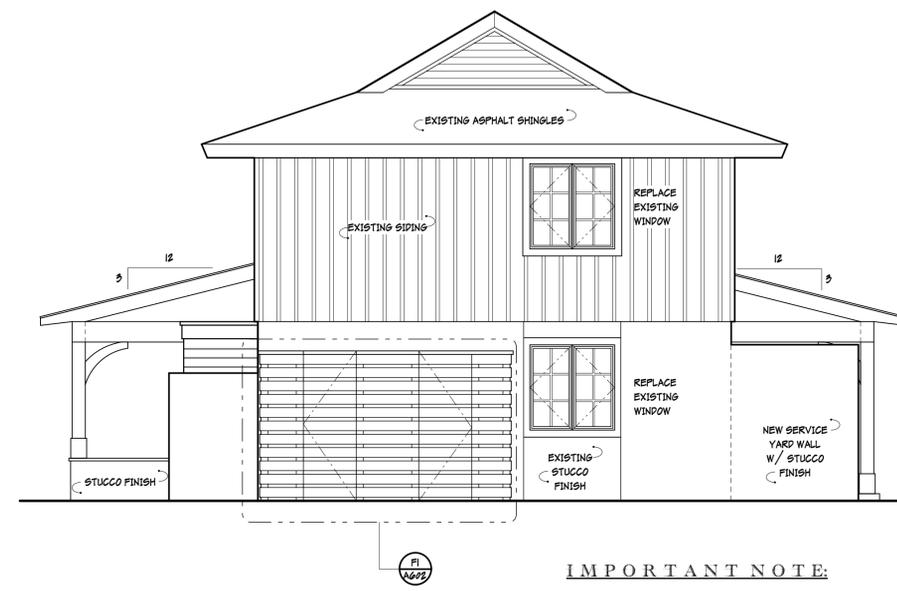
**F9** Right Elevation

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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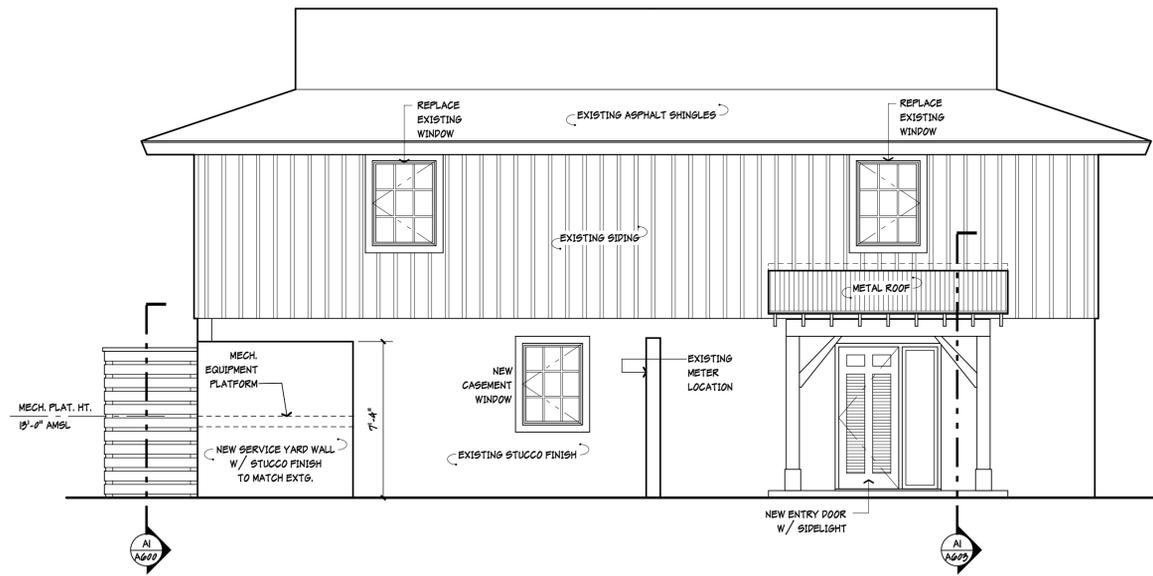
SEAL
SEAL

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

DATE:	12.27.22
PARTNER:	RAC
PROJ. MGR.:	MAP
DRAWN BY:	JGC
CHECKED BY:	RAC
OFFICE:	HHI
PROJECT NO.:	K-179-00

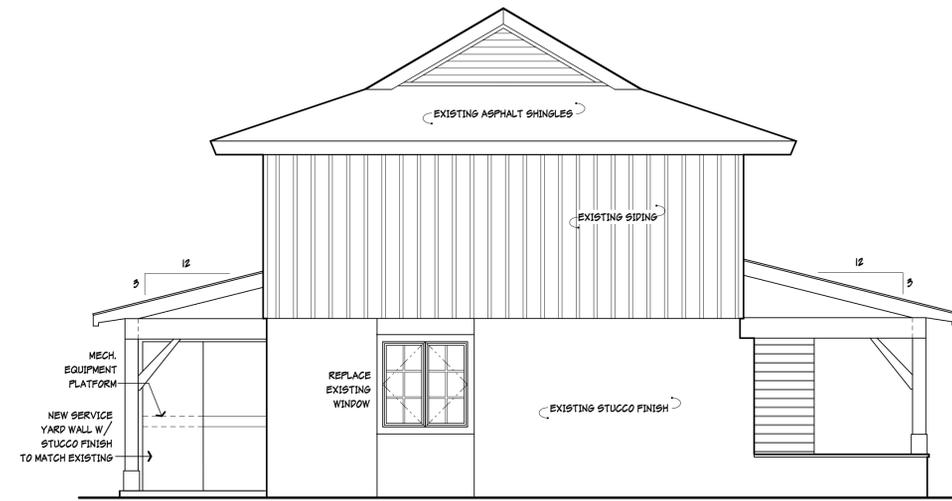
REVISION:	DATE:	BY:

Unit "1"  
Elevations  
**A200**



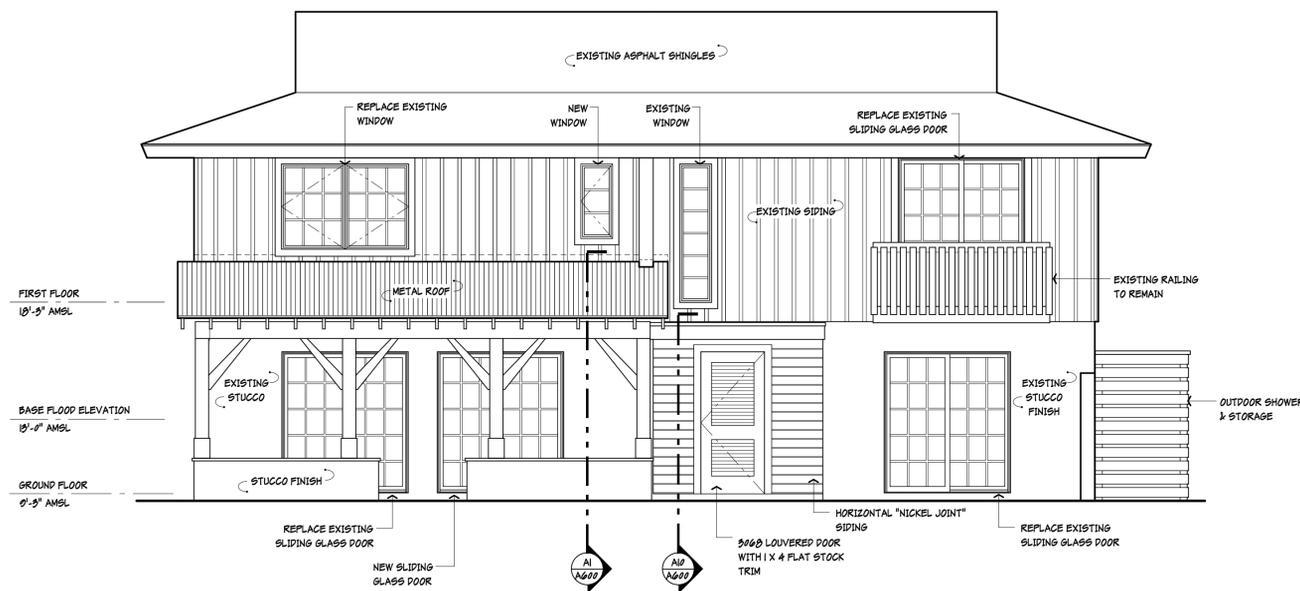
**F1** Front Elevation

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



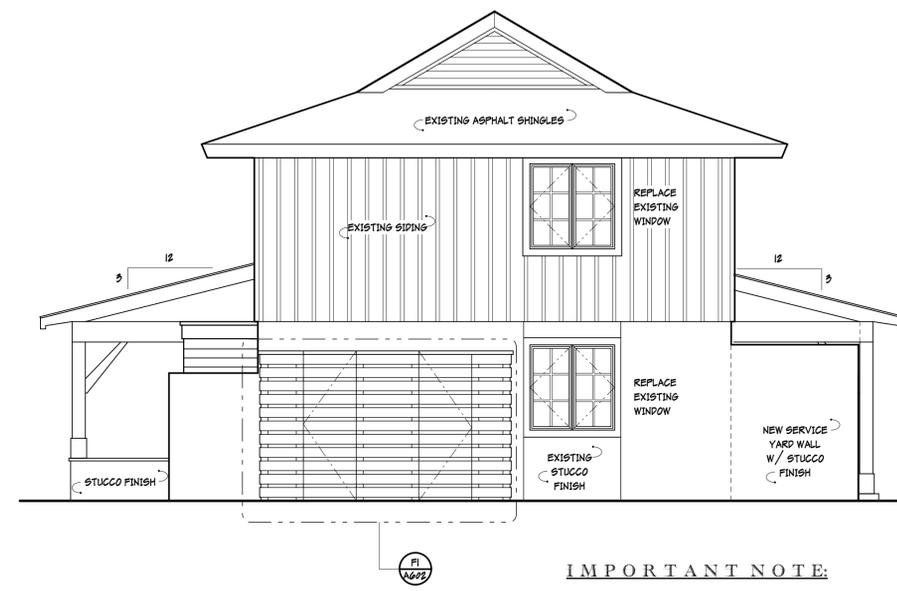
**F9** Right Elevation

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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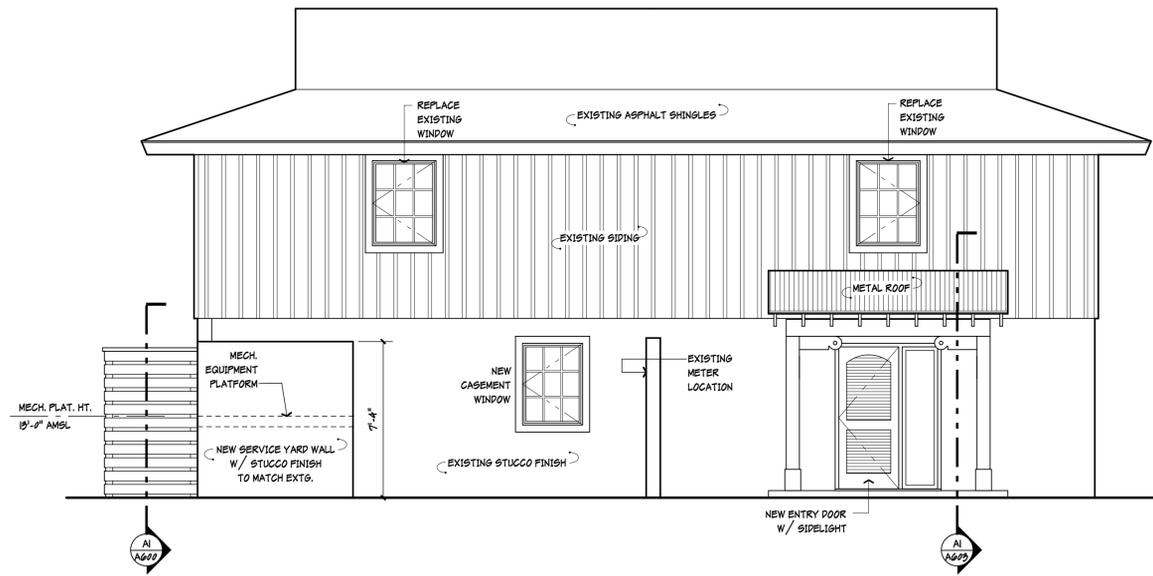
SEAL
SEAL

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25 Lagoon Rd  
Hilton Head Island, SC

DATE:	12.27.22
PARTNER:	RAC
PROJ. MGR.:	MAP
DRAWN BY:	JGC
CHECKED BY:	RAC
OFFICE:	HHI
PROJECT NO.:	K-179-00

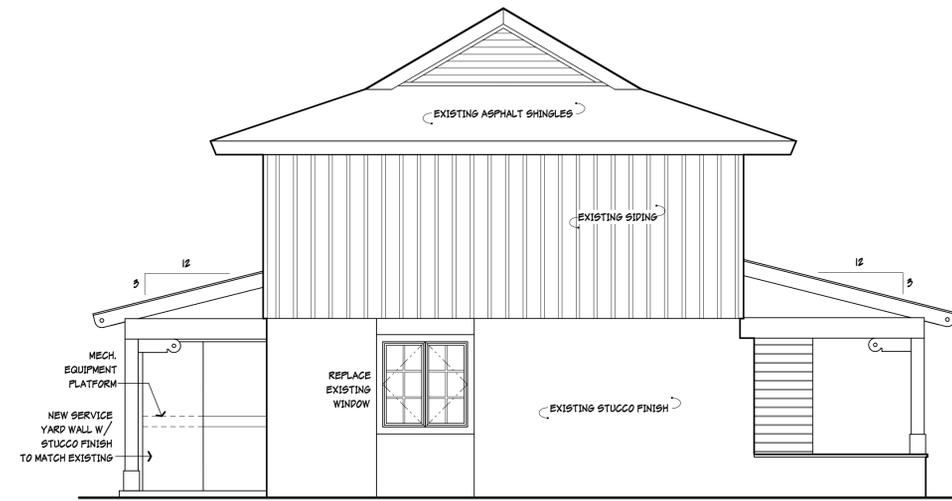
REVISION:	DATE:	BY:

Unit "2"  
Elevations  
**A201**



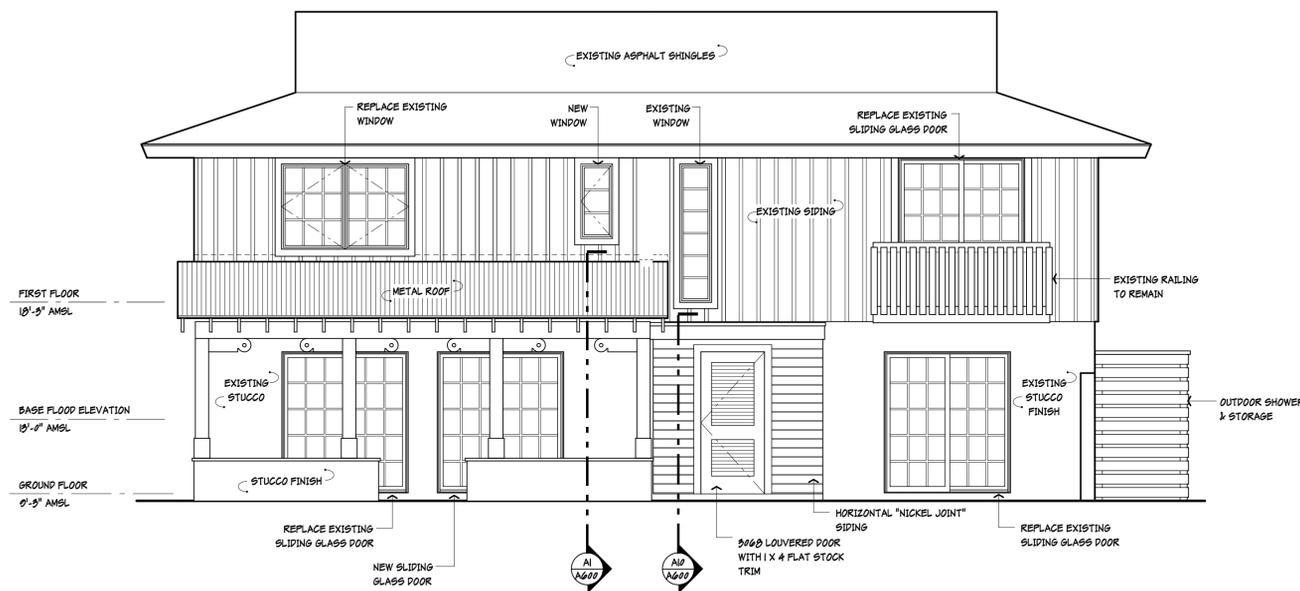
**F1** Front Elevation

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



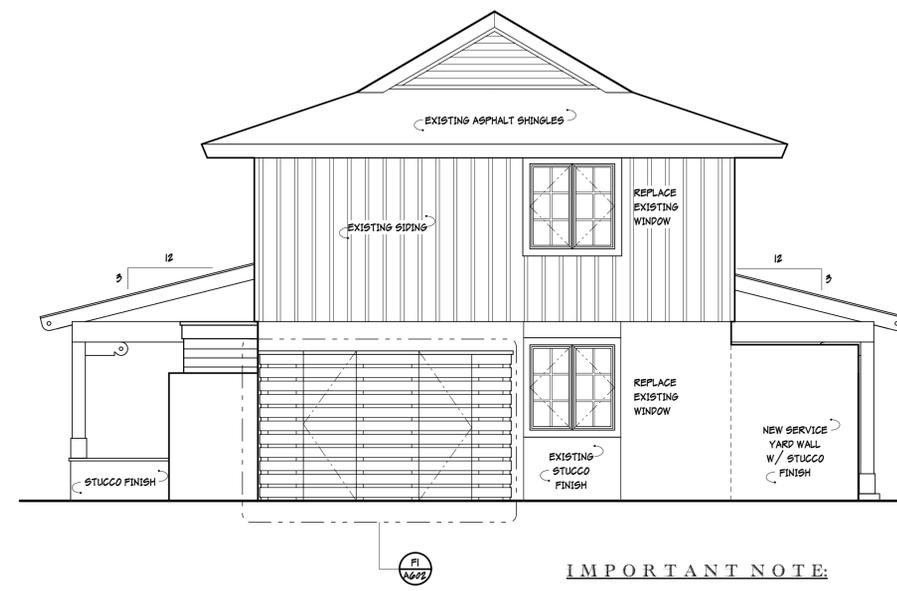
**F9** Right Elevation

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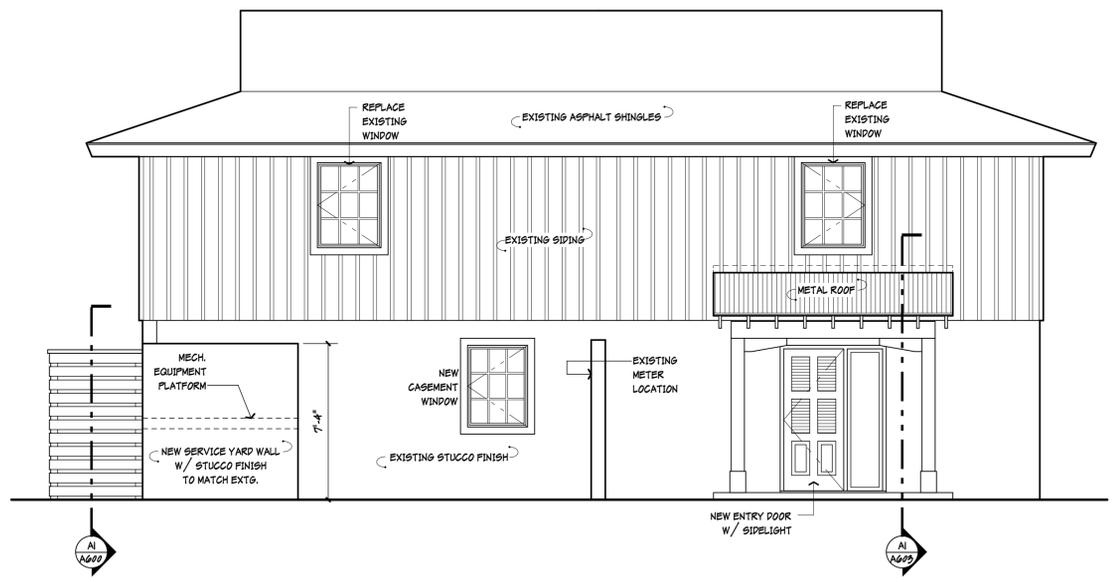
A Renovation for:  
**25 Lagoon Rd**  
25 Lagoon Rd  
Hilton Head Island, SC

DATE: 12.27.22  
PARTNER: RAC  
PROJ. MGR.: MAP  
DRAWN BY: JGC  
CHECKED BY: RAC  
OFFICE: HHI  
PROJECT NO.: K-179-00

REVISION: DATE: BY:

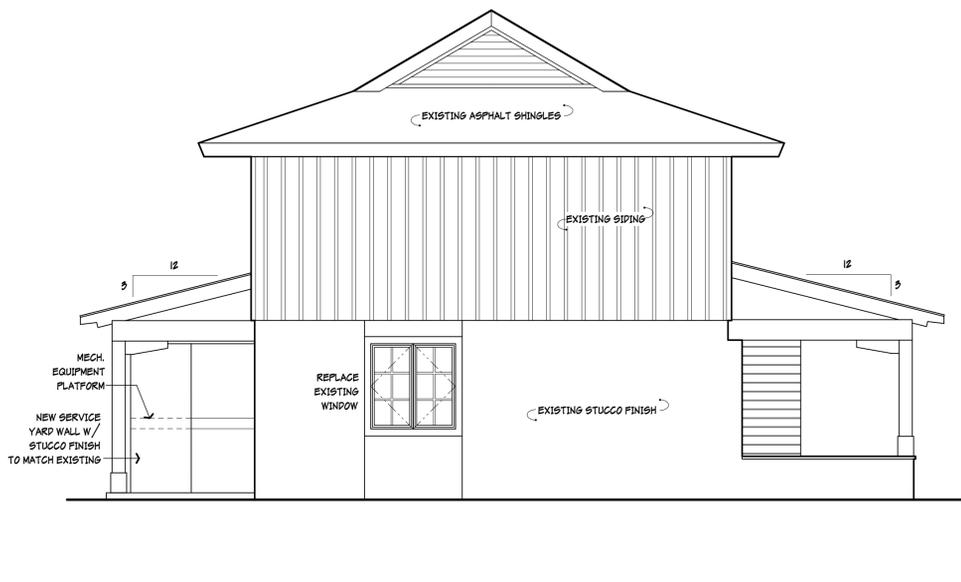
Unit "3"  
Elevations

**A202**



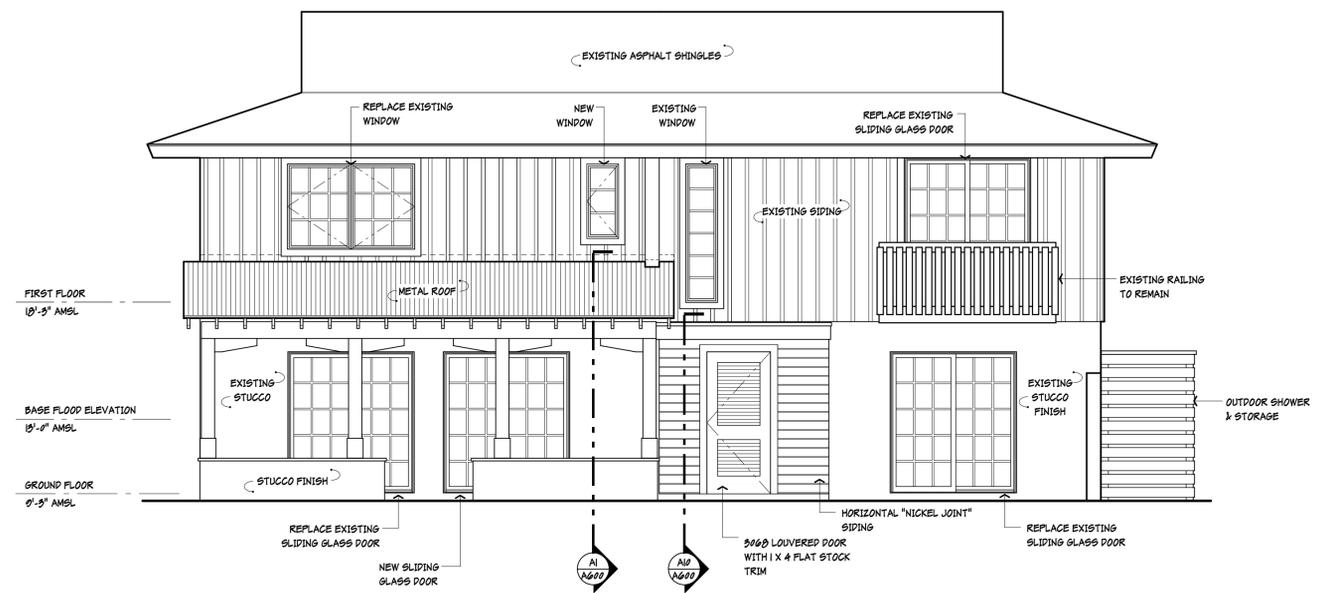
**F1** Front Elevation

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



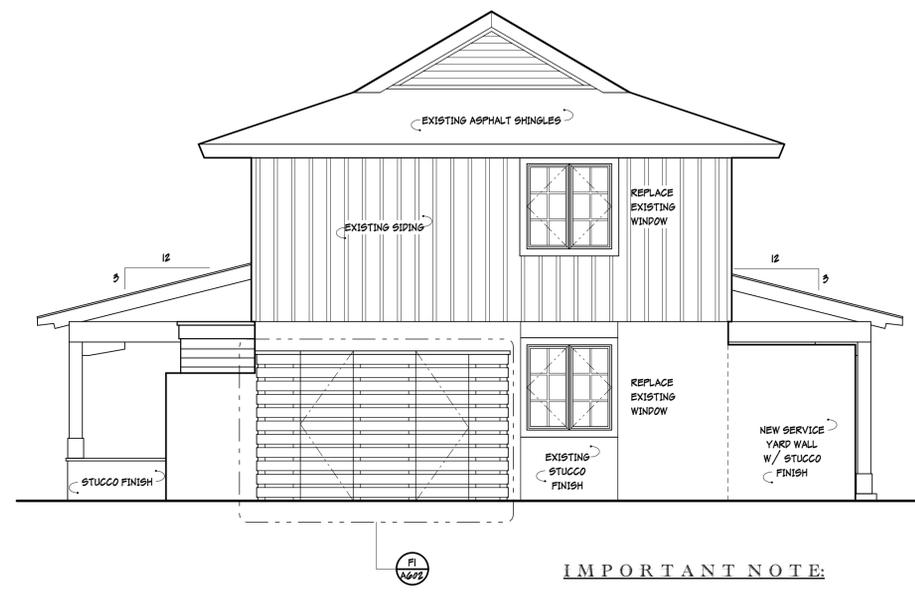
**F9** Right Elevation

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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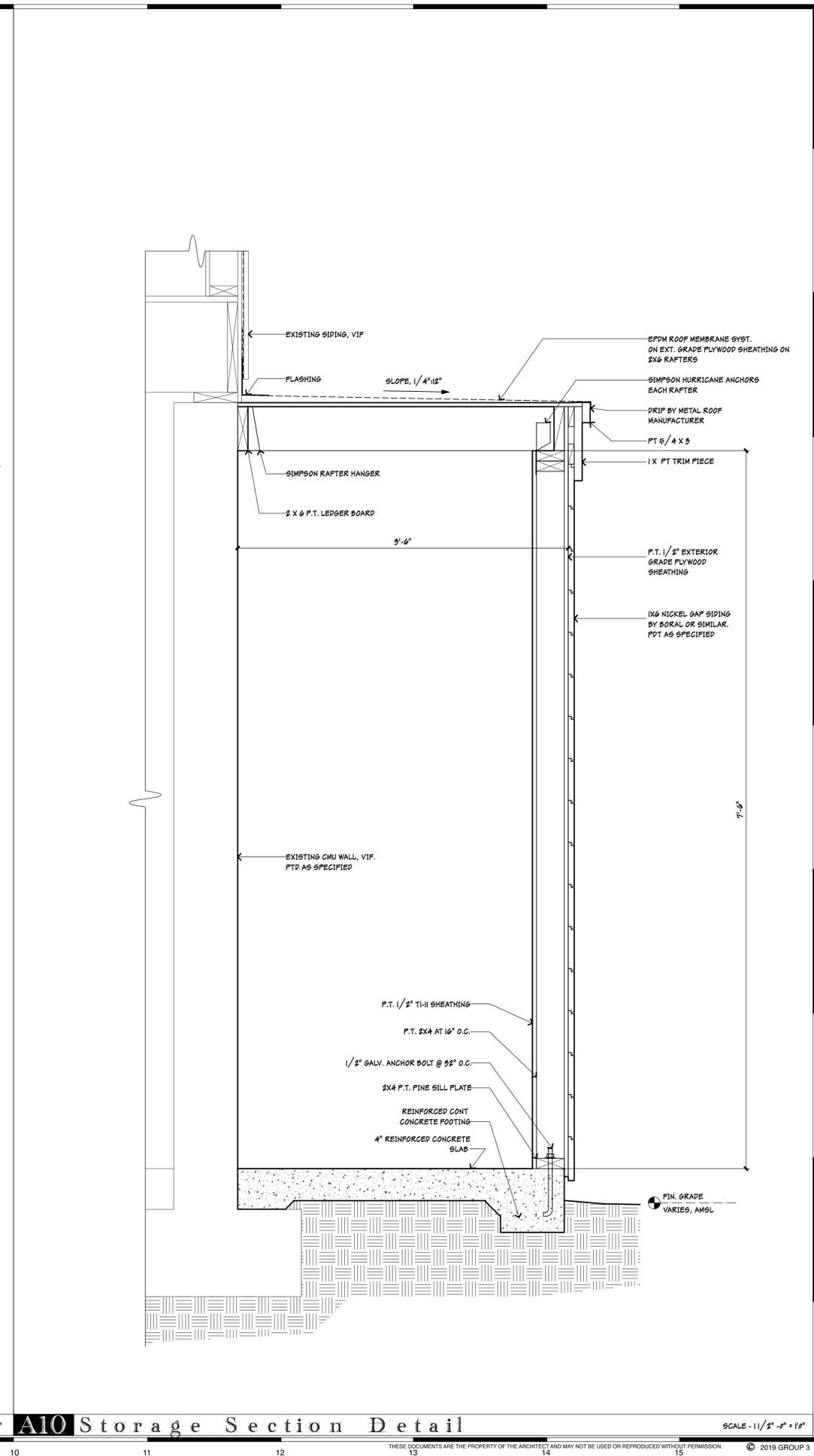
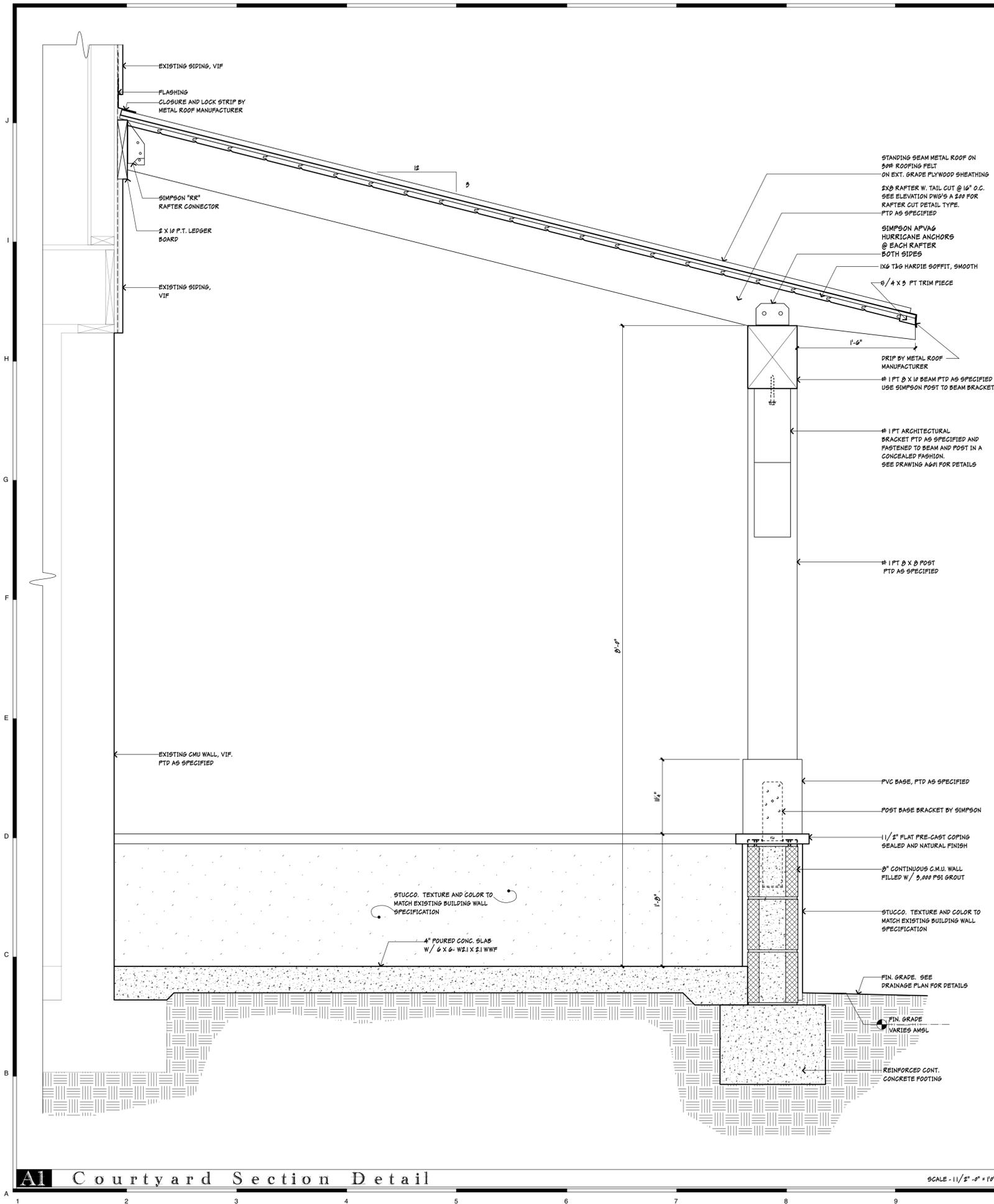
SEAL
SEAL

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

DATE:	12.27.22
PARTNER:	RAC
PROJ. MGR.:	MAP
DRAWN BY:	JGC
CHECKED BY:	RAC
OFFICE:	HHI
PROJECT NO.:	K-179-00

REVISION:	DATE:	BY:

Unit "4"  
Elevations  
**A203**



SEAL

SEAL

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

DATE: 12-27-22  
PARTNER: RMC  
PROJ. MGR.: MAP  
DRAWN BY: MAP  
CHECKED BY: RMC  
OFFICE: HH  
PROJECT NO.: L-25189

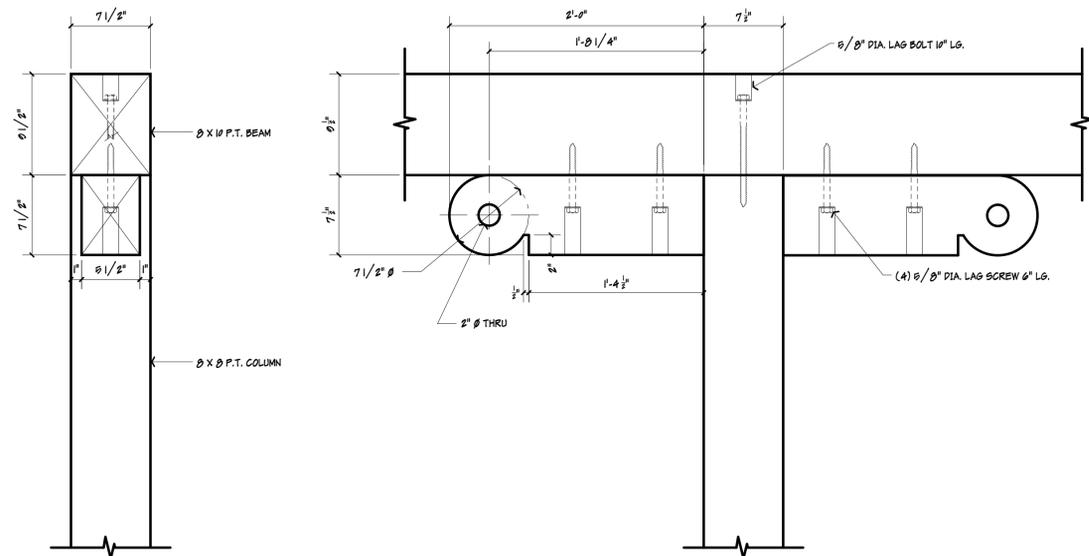
REVISION: DATE: BY:

Section  
Detail @  
Courtyard  
& Storage  
**A600**

**A1 Courtyard Section Detail**

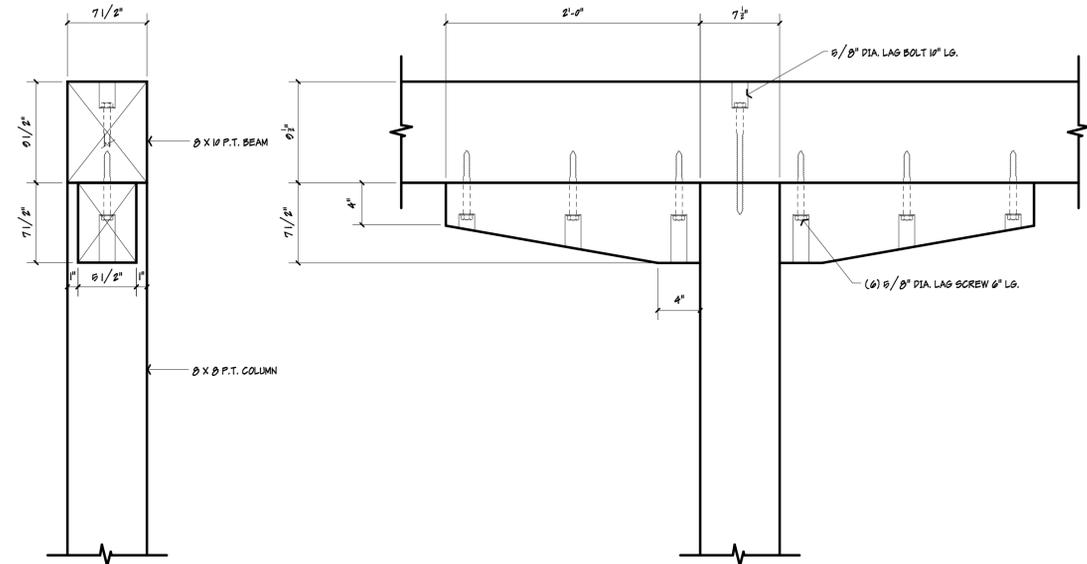
**A10 Storage Section Detail**

SCALE - 1/2" = 1'-0"



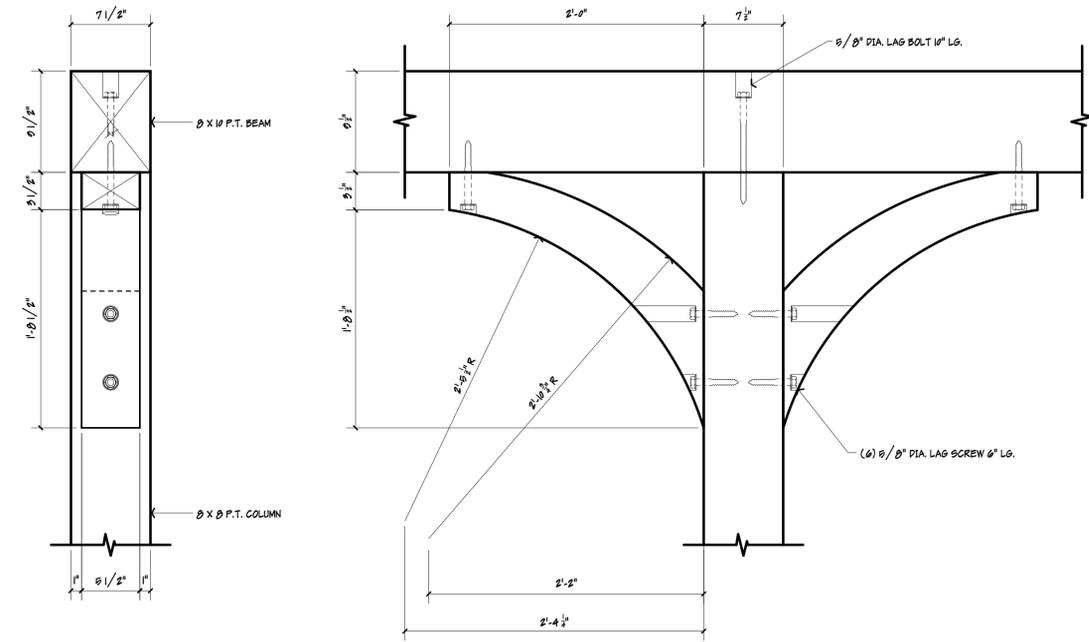
**F1 Unit "3" Bracket Detail**

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



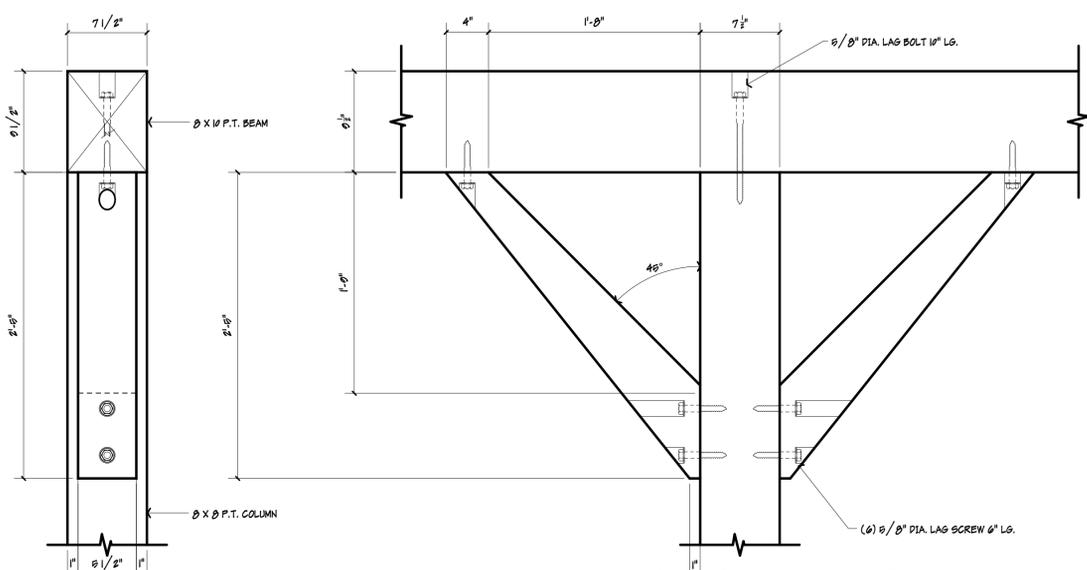
**F9 Unit "4" Bracket Detail**

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"

**IMPORTANT NOTE:**

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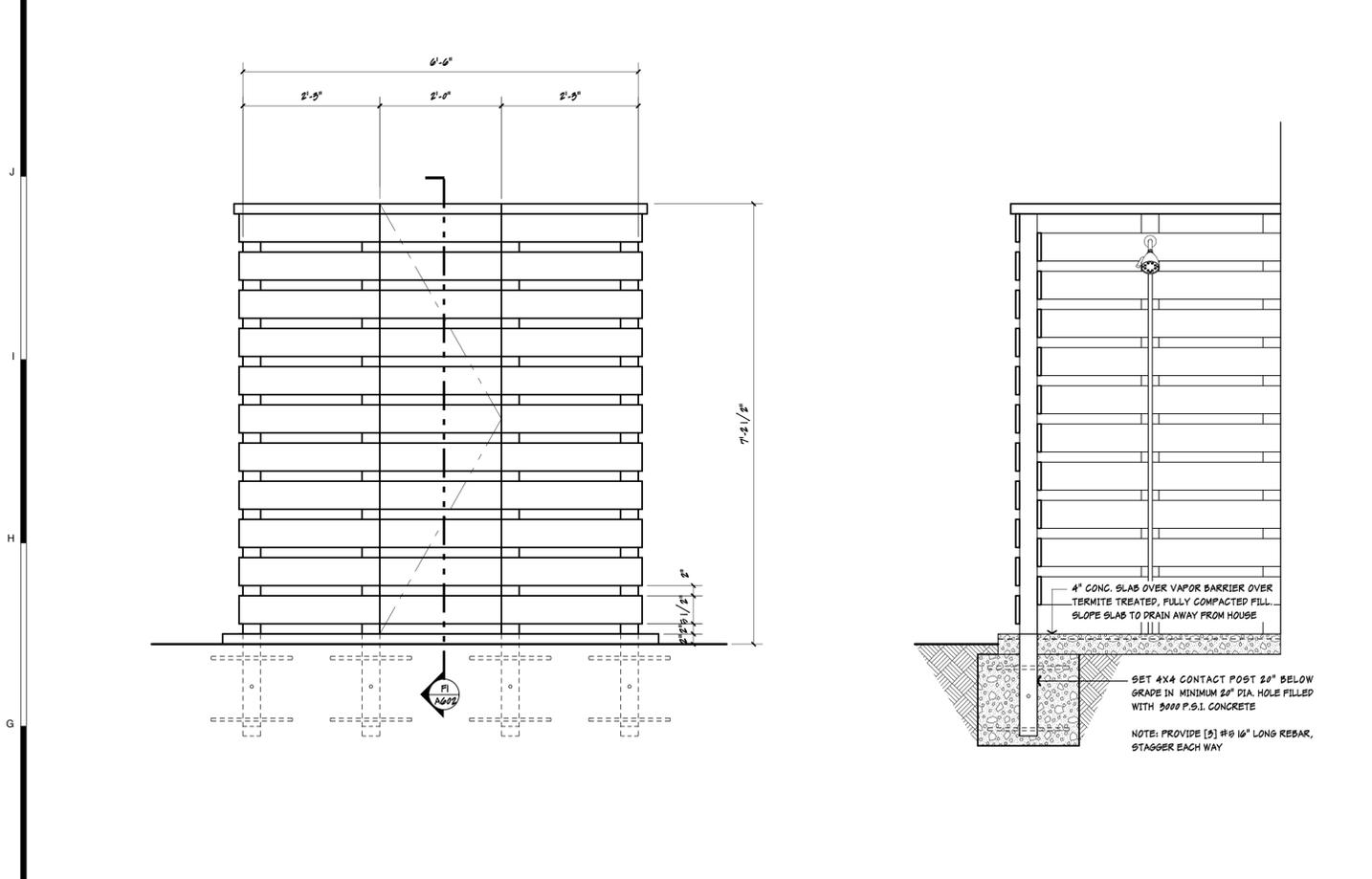
SEAL
SEAL

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

DATE:	12-27-22
PARTNER:	RAC
PROJ. MGR.:	MAP
DRAWN BY:	JGC
CHECKED BY:	RAC
OFFICE:	HHI
PROJECT NO.:	K-175-00

REVISION:	DATE:	BY:

Porch  
Bracket  
Details  
**A601**



**F1** Outdoor Shower Detail

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



SEAL

SEAL

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

DATE:	12-27-22
PARTNER:	RAC
PROJ. MGR.:	MAP
DRAWN BY:	JGC
CHECKED BY:	RAC
OFFICE:	HHI
PROJECT NO.:	K-173-09

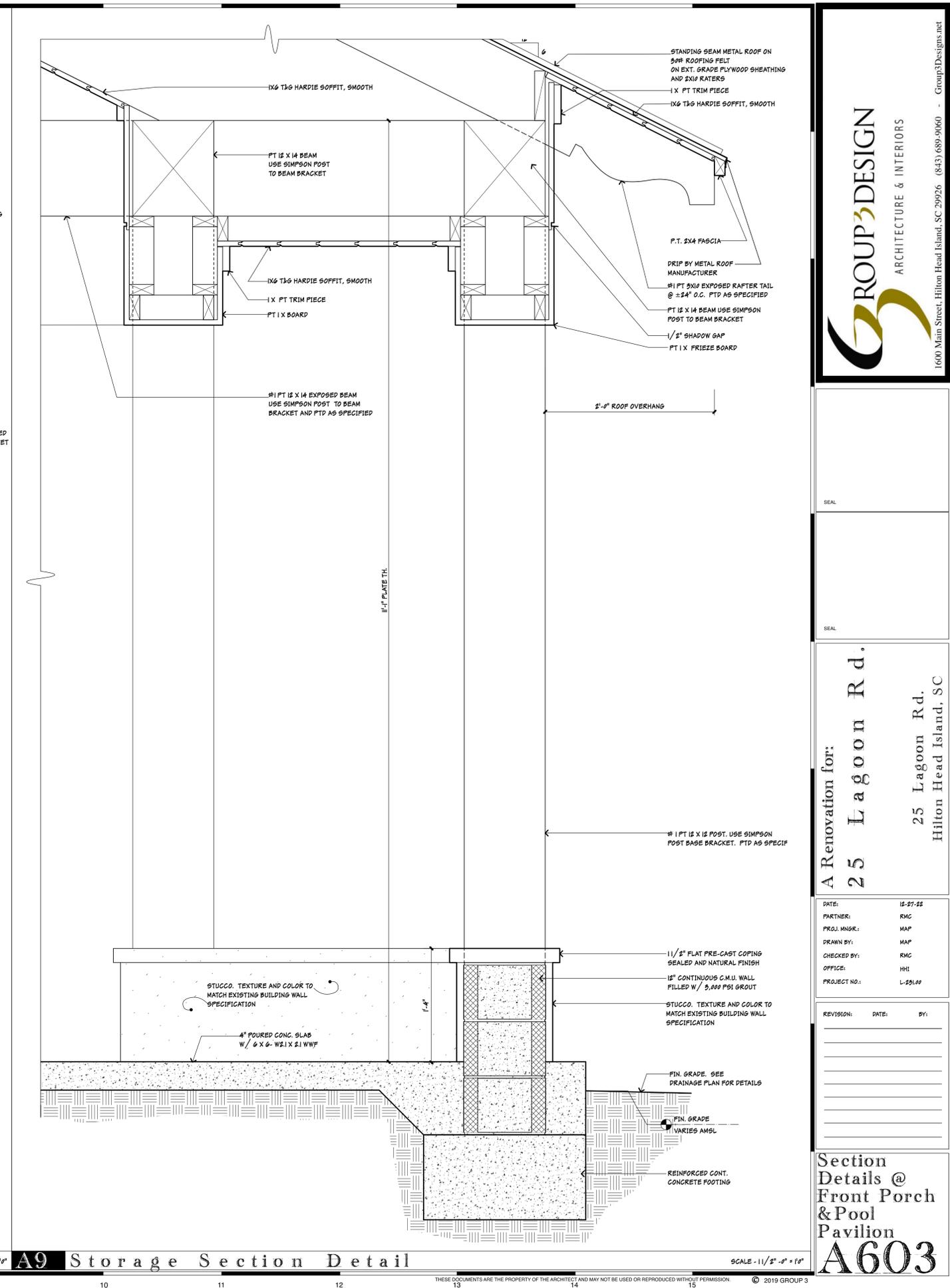
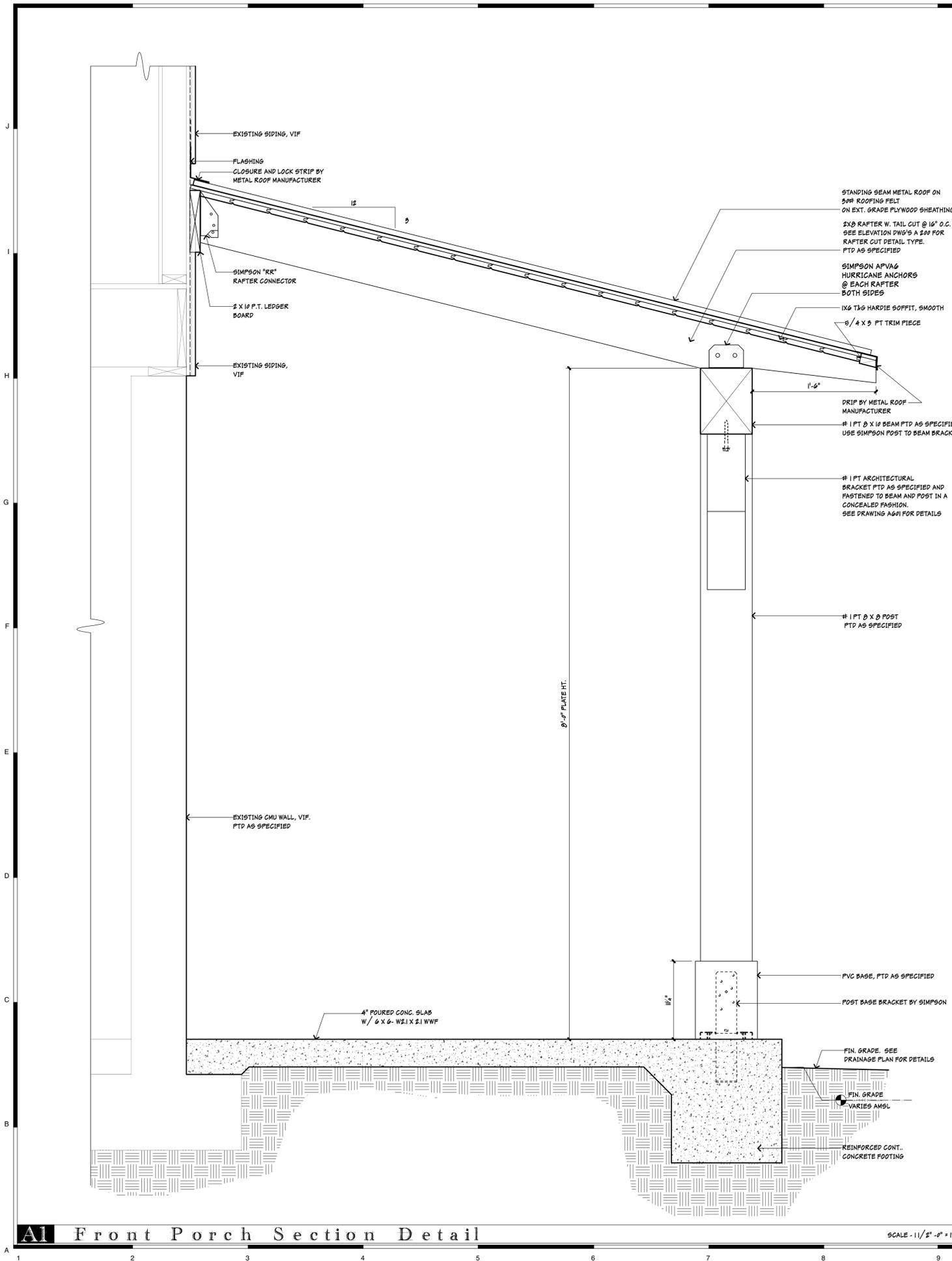
REVISION:	DATE:	BY:

**Outdoor Shower Detail**

**A602**

**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.

**A1**



SEAL

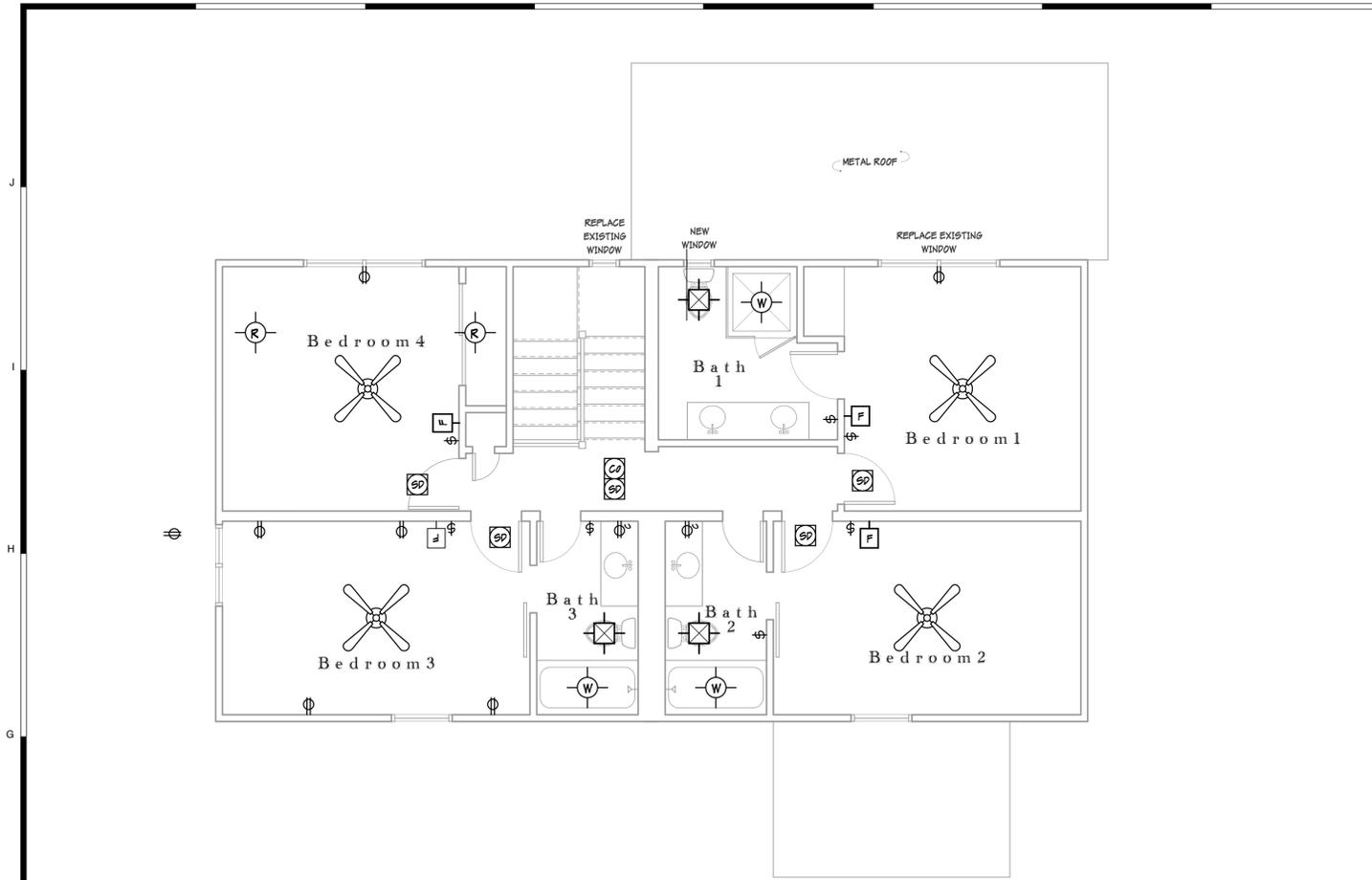
SEAL

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

DATE: 12-27-22  
PARTNER: RMC  
PROJ. MGR.: MAP  
DRAWN BY: MAP  
CHECKED BY: RMC  
OFFICE: HHI  
PROJECT NO.: L-25100

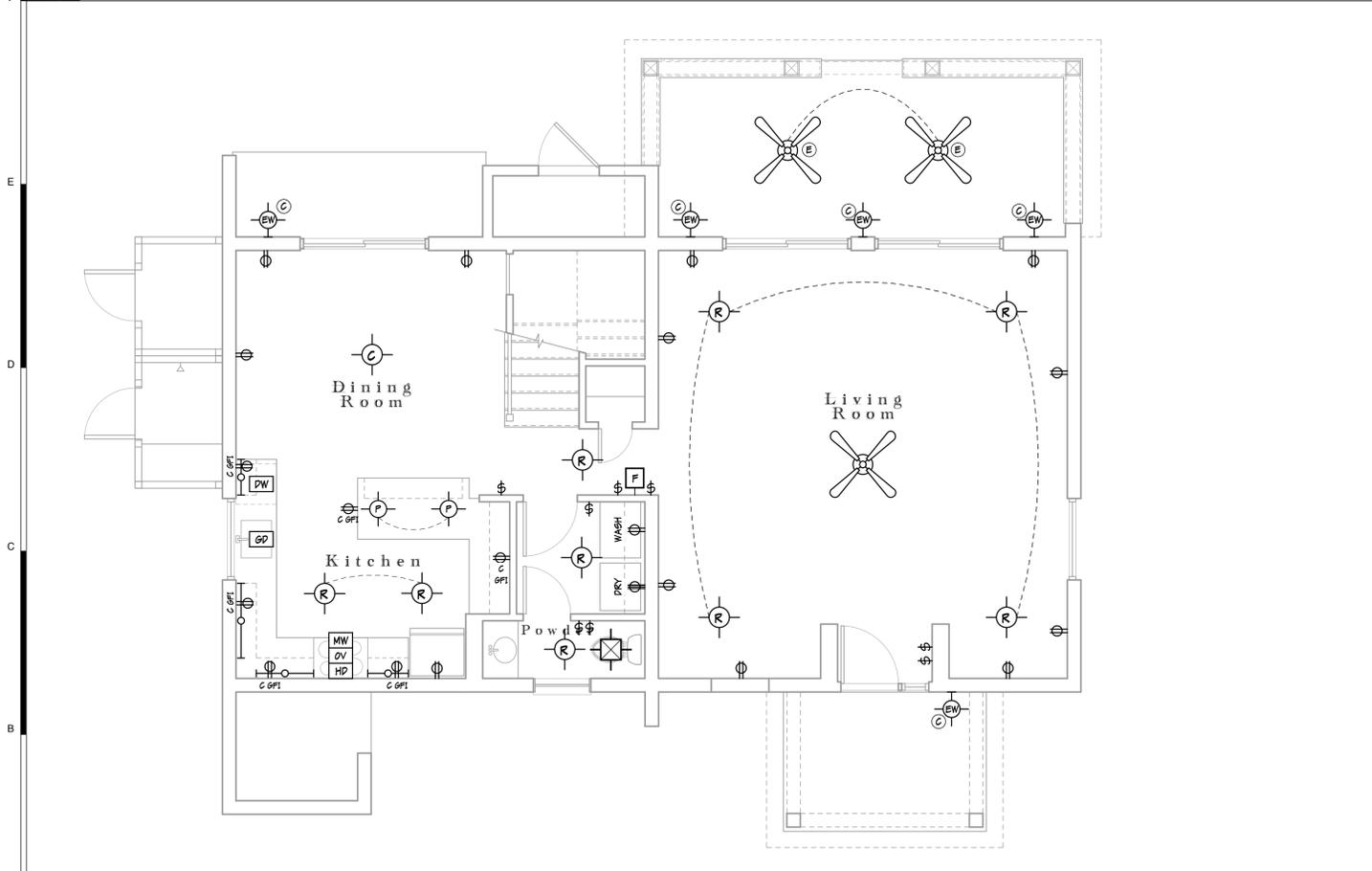
REVISION: DATE: BY:

Section Details @  
Front Porch & Pool Pavilion  
**A603**



**F1** Second Floor Electrical Plan

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



**A1** Ground Floor Electrical Plan

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

**Lighting Legend**

- 8" 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

**IMPORTANT NOTE:**

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**GROUP 3 DESIGN**  
ARCHITECTURE & INTERIORS  
1600 Main Street, Hilton Head Island, SC 29926 (843) 689-9060  
Group3Designs.net

SEAL

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

DATE:	12.27.22
PARTNER:	RAC
PROJ. MGR.:	MAP
DRAWN BY:	JGC
CHECKED BY:	RAC
OFFICE:	HHI
PROJECT NO.:	K-179-09

REVISION:	DATE:	BY:

**Electrical Plans**  
**E100**

SEAL

SEAL

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

DATE: 12-27-22  
 PARTNER: RMC  
 PROJ. MGR.: MAP  
 DRAWN BY: MAP  
 CHECKED BY: RMC  
 OFFICE: HHI  
 PROJECT NO.: L-25100

REVISION:	DATE:	BY:

Electrical Plans: Pergola, Pavilion, Pool Equipment Shed  
**E101**

General Fixture Notes:

- Refer to electrical and Lighting plan and floor plans for lighting information.
- Contractor and electrician to confirm all voltages.
- Contractor to confirm quantities of power supplies required for all LED fixtures. Contractor shall confirm power supplies are compatible with the control system or the base electrical system in place.
- Contractor to verify fixtures can physically be installed with the given field conditions prior to purchase. If there is a conflict with the mounting conditions and RFI shall be sent to the Architect for clarification.
- When single manufacturers are indicated, proposals of alternate prices for manufacturers not listed shall be equal in performance to base fixture specified. If alternate fixtures are accepted, the accepted alternate manufacturer shall submit specifications and photometric data that meet or exceed the standards of the base fitting specified. Operating sample fixtures may be required for each type. Lighting fixture submittals shall be presented to Architect for review and approval prior to purchasing.
- All light fixtures to be on dimmers.

Type	Fixture Information	Description	Finish	Color Temp.	Lamp	Manufacturer #	Quantity	Location	QTY.	Rev. Date
A	WAC WAC1913833	LEDme LED100 Step and Deck Light	Bronze	3000°K				Spa Deck, Pool Pavilion	Deck 5, Pavilion 6	
B	WAC R36T204	LEDme LED200 Step and Wall Light	Bronze	3000°K				Spa Deck Bench	3	
C	dweLED DWE855034	Sodor 8" Outdoor Wall Sconce	Bronze	3000°K				Existing Buildings, Pool equipment Shed	TBD	
D	Tech Lighting TEC1649115	6" Ash Outdoor Pendant	Bronze	2700°K				Pool Pavilion	4	
E	Big Ass Fans BFC1833971	58" Haiku Monochrome Outdoor Ceiling Fan	Bronze					Pool Pavilion	2	

**Electrical Notes**

1. CONTRACTOR TO COORDINATE WITH OWNER AND ELECTRICAL SUB-CONTRACTOR REQUIREMENTS FOR SECURITY.
2. DESIGNATION "BY OWNER" REFERENCES SELECTION BY OWNER, TO BE PROVIDED BY OTHERS AND INSTALLED BY CONTRACTOR.
3. HEAD OFF STRUCTURE AS NEEDED AND LOCATE ALL LIGHTING IN LOCATIONS AS SHOWN ON PLANS.
4. ALL LAMPS TO BE LED LAMPS WHERE POSSIBLE.
5. ALL LIGHT FIXTURES TO BE SELECTED BY OWNER, INSTALLED BY ELECTRICAL SUB CONTRACTOR AND COORDINATED BY S.C.

\*\*\*SEE SPECIFICATIONS FOR ADDITIONAL ELECTRICAL REQUIREMENTS

**IMPORTANT NOTE: ALL ELECTRICAL SWITCHES, OUTLETS, EQUIPMENT MUST BE LOCATED ABOVE THE MINIMUM REQUIRED FLOOD ELEVATION.**

**Electrical Legend**

- Ⓢ SWITCH, TYPICAL
- GFI Ⓢ DUPLEX RECEPTACLE, GFI TYPE
- WP Ⓢ DUPLEX RECEPTACLE IN WEATHERPROOF BOX
- Ⓢ SWITCH, FAN CONTROL MULTI-SPEED
- EP ELECTRICAL PANEL

**Lighting Legend**

- Ⓢ LIGHT FIXTURE, EXTERIOR RECESSED
- Ⓢ EXTERIOR SURFACE MOUNTED FIXTURE
- Ⓢ LIGHT FIXTURE, EXTERIOR WALL SCONCE BY OWNER
- Ⓢ LIGHT FIXTURE, PENDANT EXTERIOR, BY OWNER. USE SLOPE CEILING ADAPTER
- Ⓢ RECESSED LIGHT FIXTURE AT STEP AND WALLS AS INDICATED 120V W/ BLACK FACE
- Ⓢ 4' FLUORESCENT FIXTURE W/ 2 LAMPS
- Ⓢ 58" CEILING FAN: SELECTION BY OWNER. USE SLOPE CEILING ADAPTER



A LEDme LED100 Step and Deck Light



B LEDme LED200 Step and Wall Light



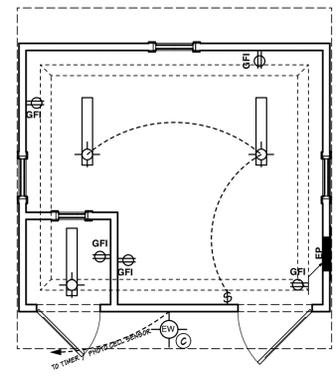
C Sodor 8" Outdoor Wall Sconce



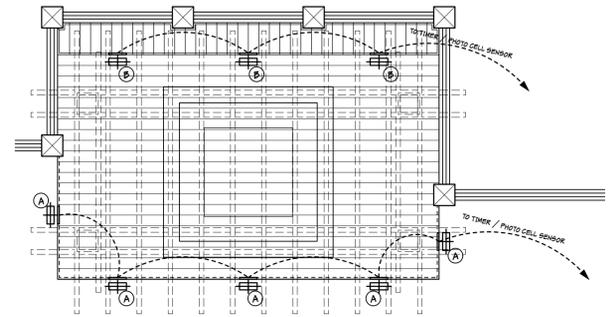
D Ash Outdoor Pendant



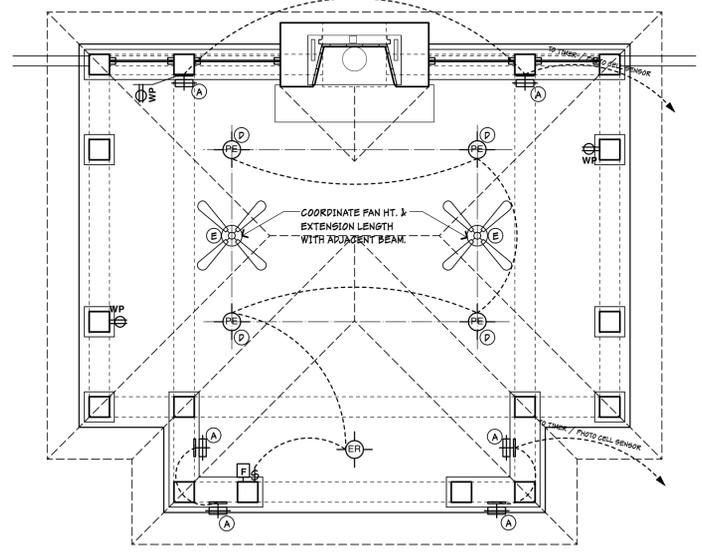
E Haiku Monochrome Outdoor Ceiling Fan



**E1 Pool Equipment Shed Electrical Plan** SCALE - 1/4" = 1'-0"



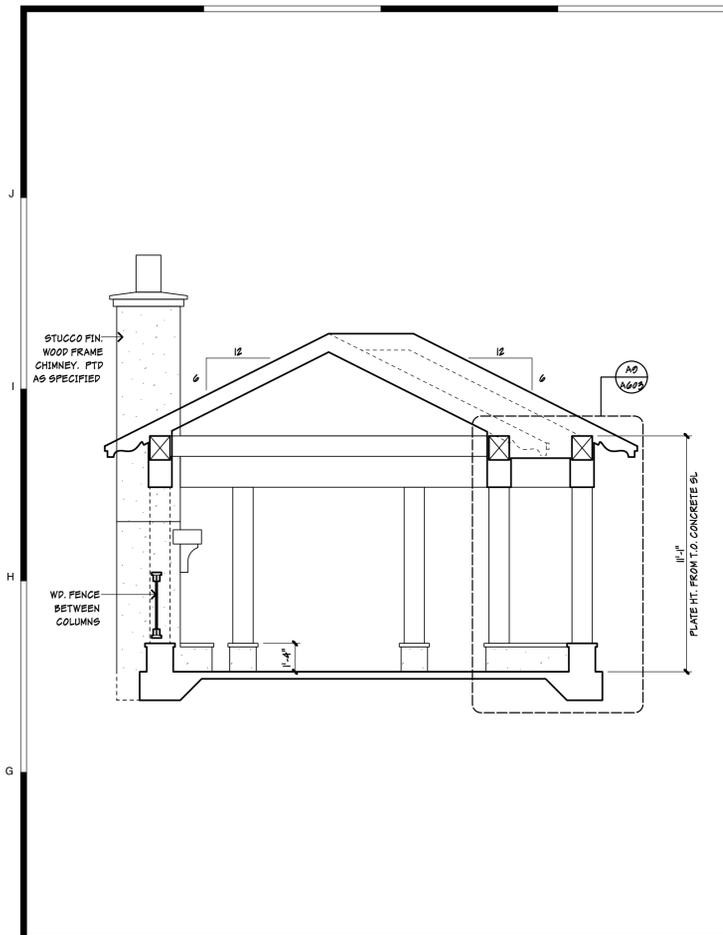
**E1 Pergola Electrical Plan** SCALE - 1/4" = 1'-0"



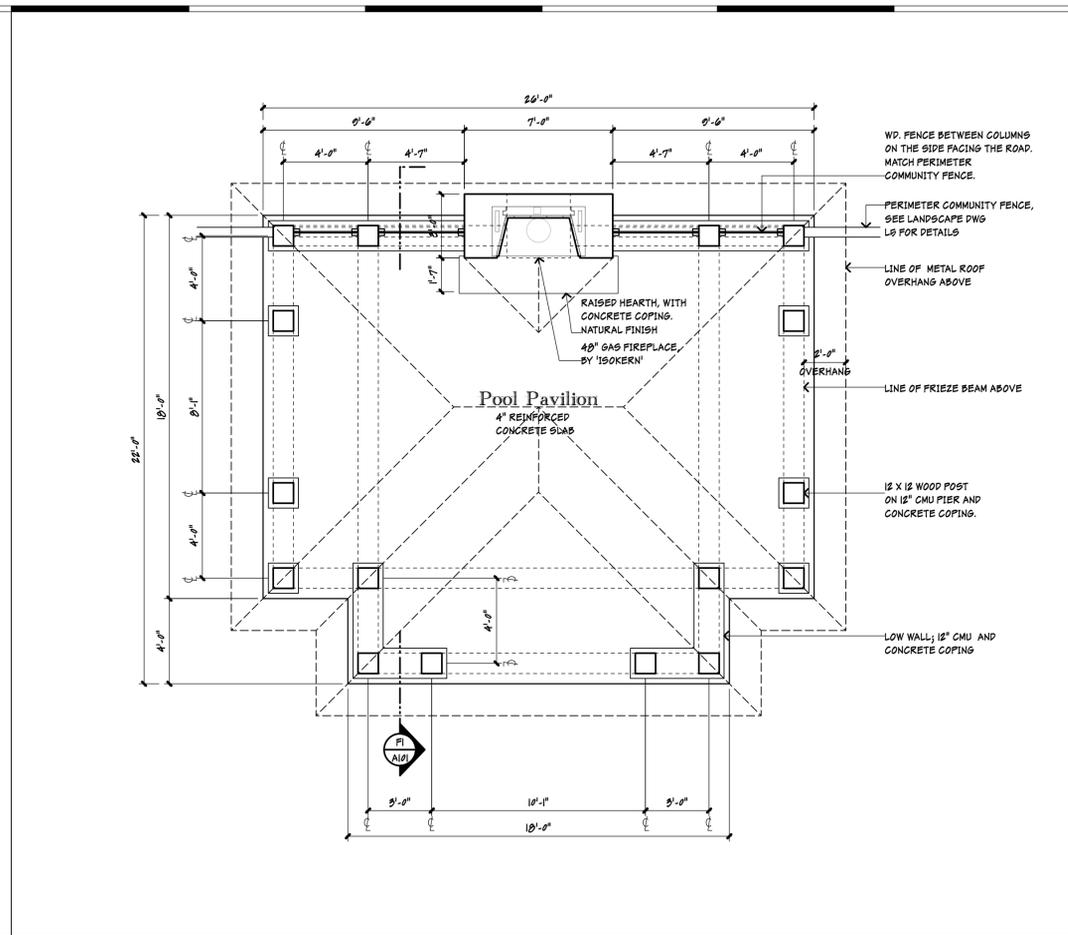
**A1 Pool Pavilion Electrical Plan** SCALE - 1/4" = 1'-0"

**A7 Electrical Notes & Symbols** NTS

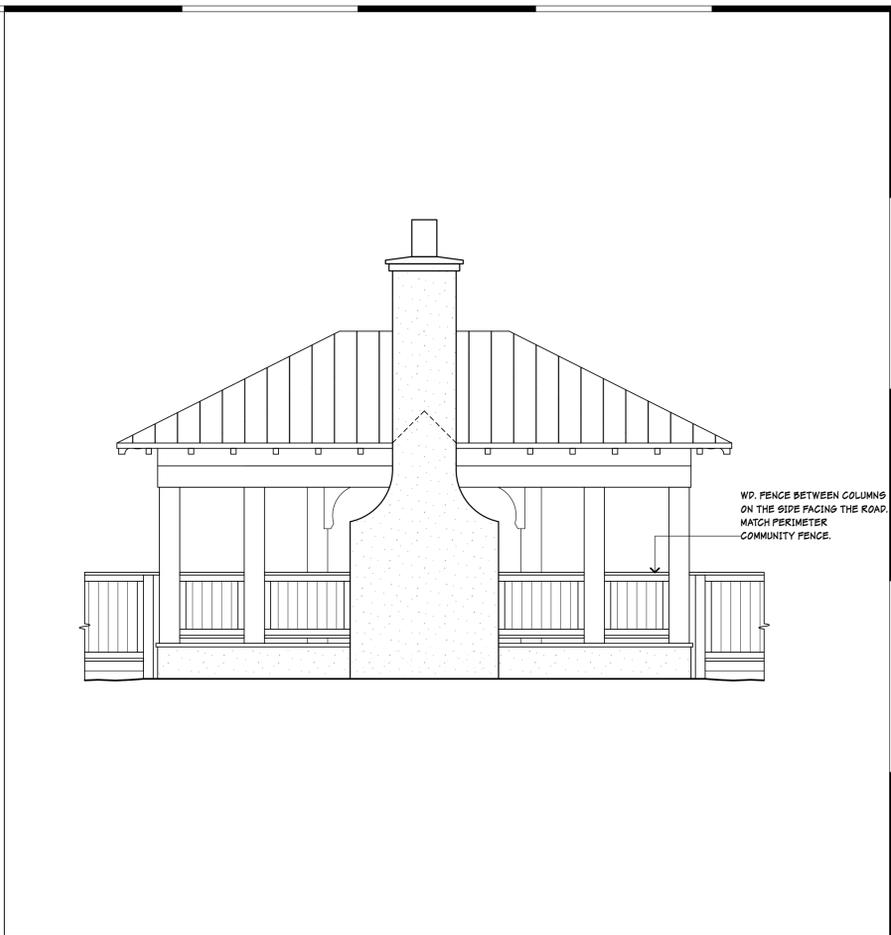
**A7 Lighting Schedule** NTS



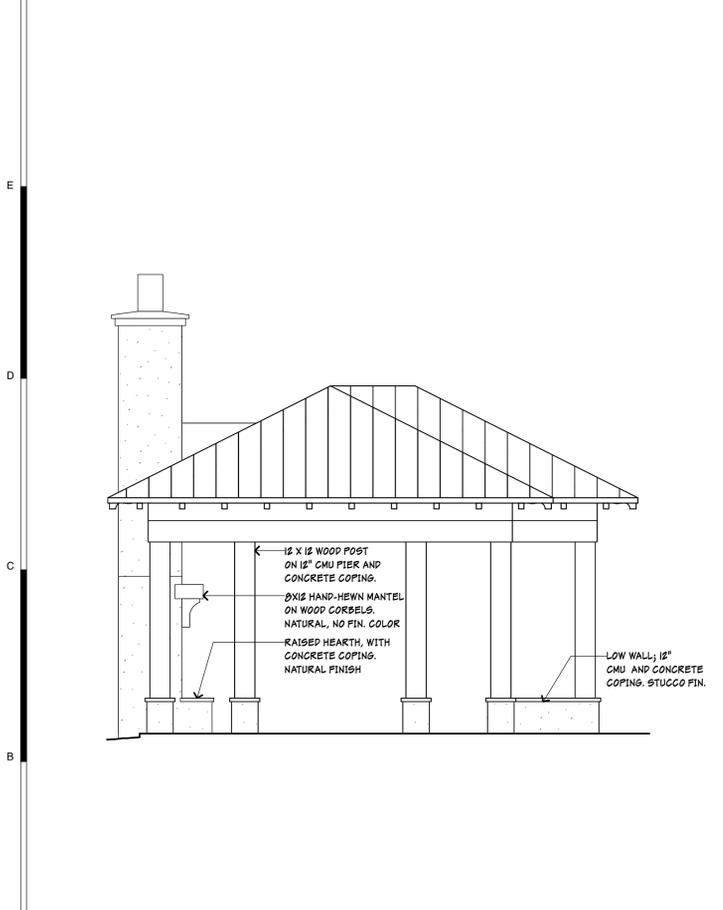
**F1 Building Section** SCALE - 1/4" = 1'-0"



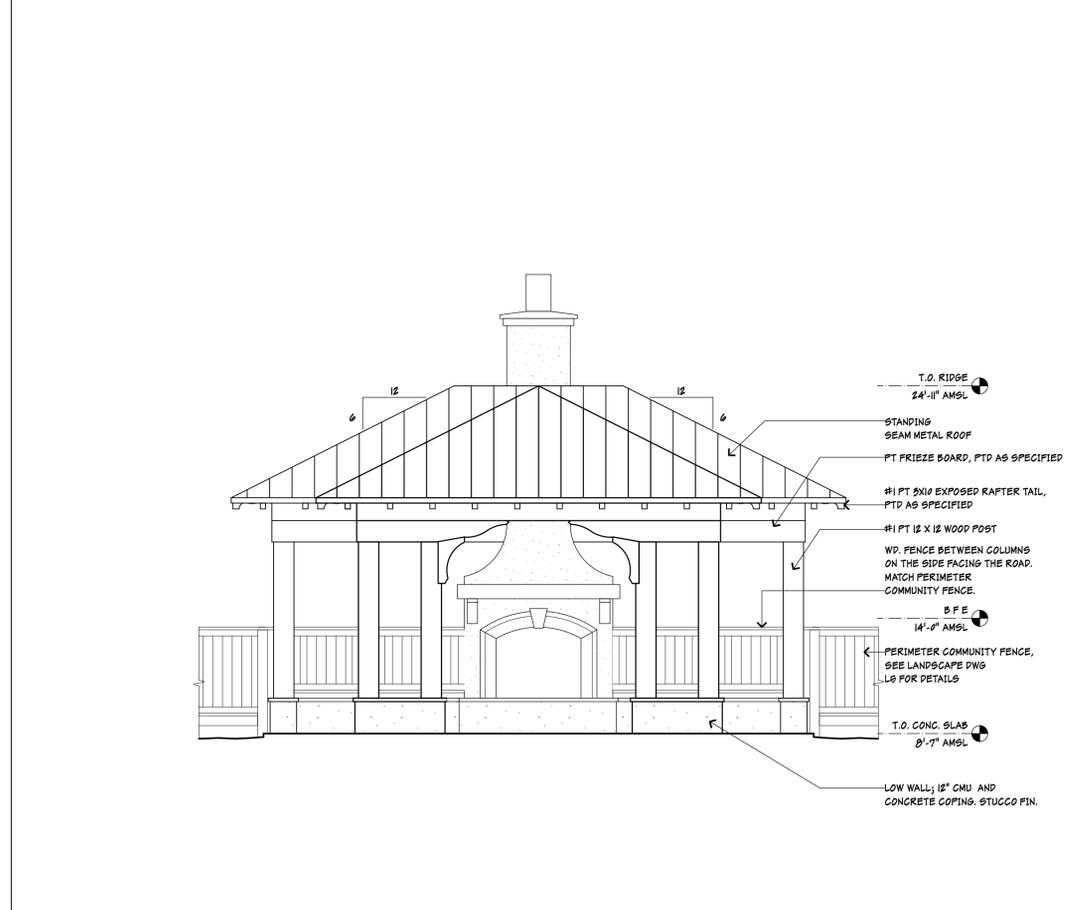
**F5 Floor Plan** SCALE - 1 1/2" = 1'-0"



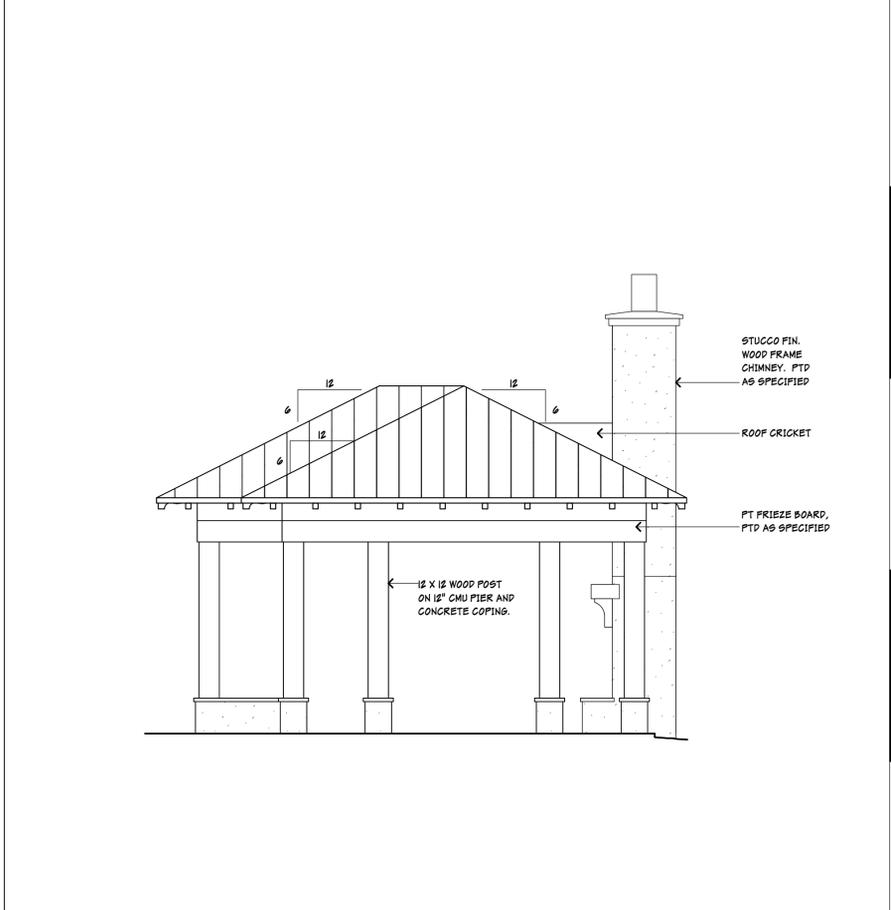
**F11 Rear Elevation** SCALE - 1/4" = 1'-0"



**A1 Left Elevation** SCALE - 1/4" = 1'-0"



**A5 Front Elevation** SCALE - 1/4" = 1'-0"



**A11 Right Elevation** SCALE - 1/4" = 1'-0"

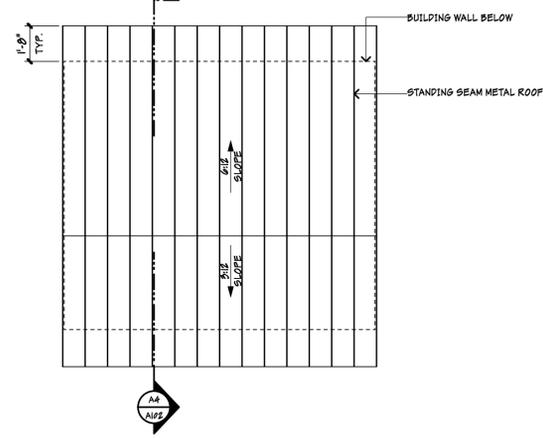
SEAL

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

DATE: 12-27-22  
PARTNER: RMC  
PROJ. MGR.: MAP  
DRAWN BY: MAP  
CHECKED BY: RMC  
OFFICE: HHI  
PROJECT NO.: L-25160

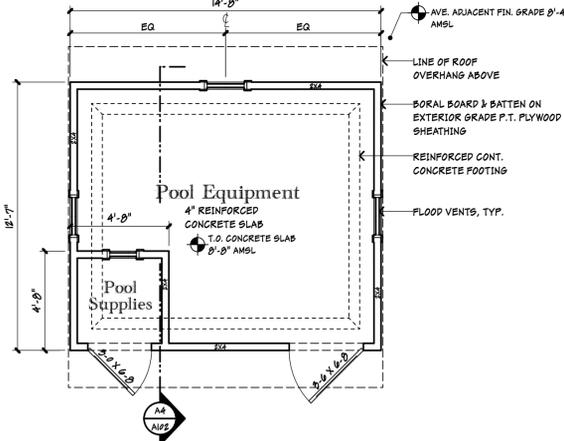
REVISION: DATE: BY:

**Pool Pavilion:  
Plan,  
Elevations &  
Section**  
**A101**



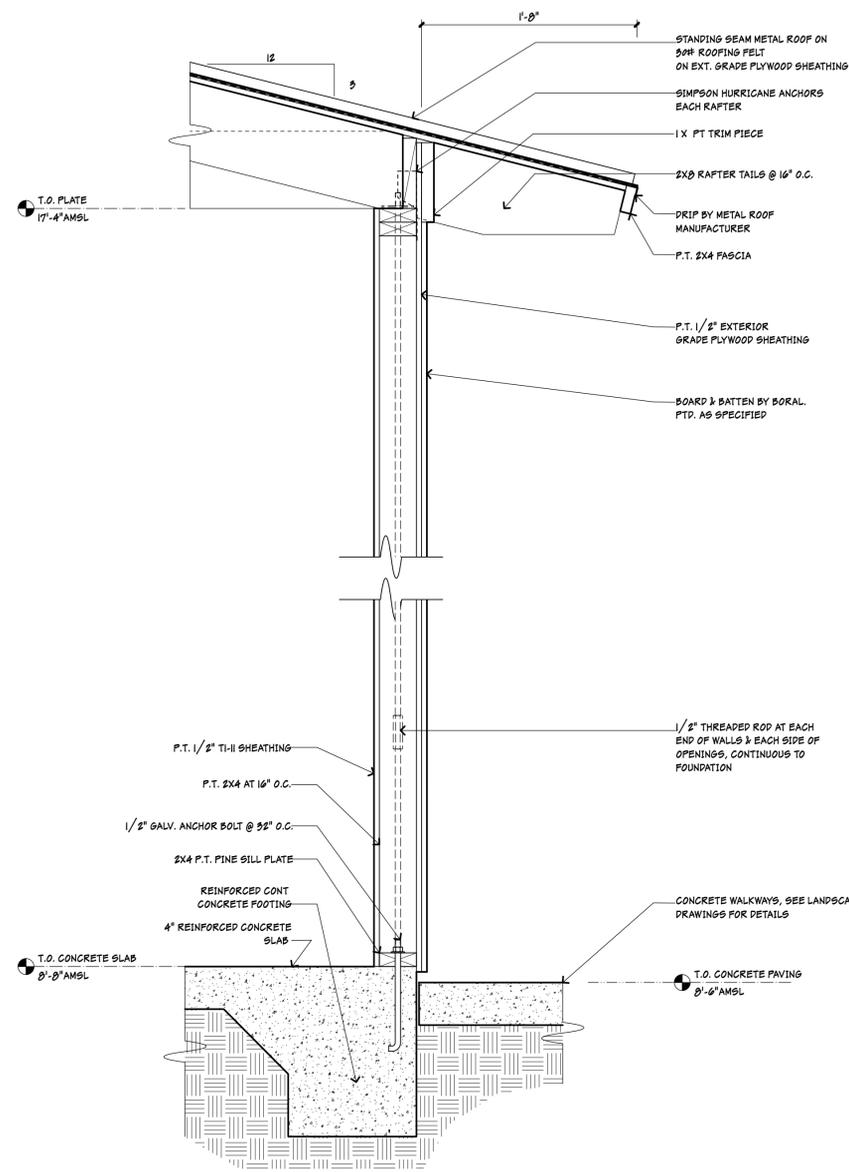
**G1** Roof Plan

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



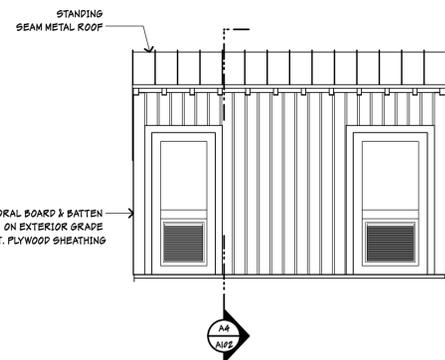
**D1** Floor Plan

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



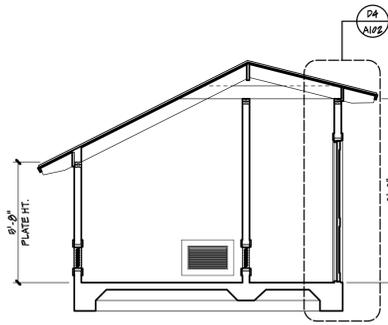
**D4** Wall Section Detail

SCALE - 1/2" = 1'-0"



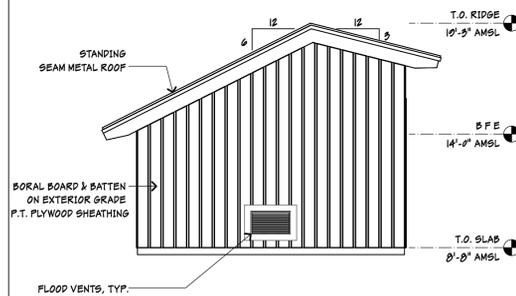
**A1** Front Elevation

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



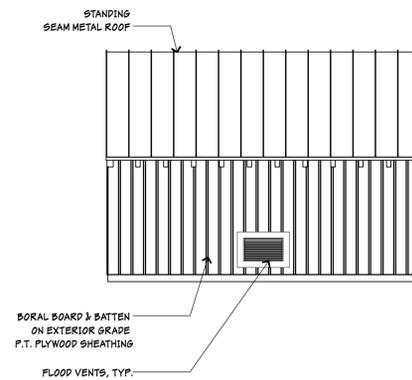
**A4** Section

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



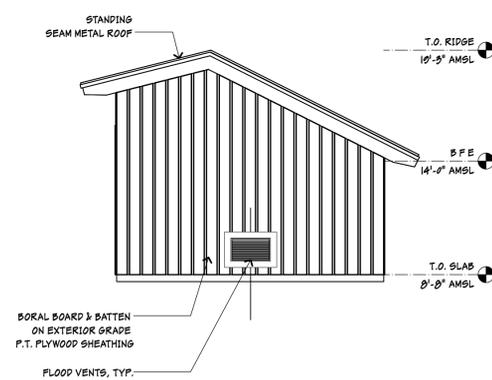
**A7** Left Elevation

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



**A10** Rear Elevation

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



**A13** Right Elevation

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

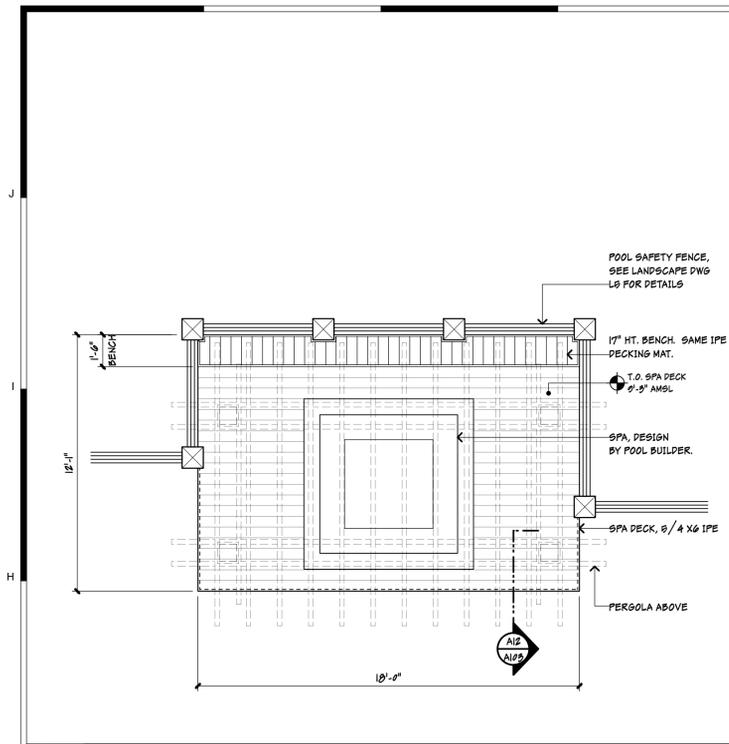
A Renovation for:  
**25 Lagoon Rd.**  
25 Lagoon Rd.  
Hilton Head Island, SC

DATE: 12-27-22  
PARTNER: RMC  
PROJ. MGR.: MAP  
DRAWN BY: MAP  
CHECKED BY: RMC  
OFFICE: HH  
PROJECT NO.: L-25100

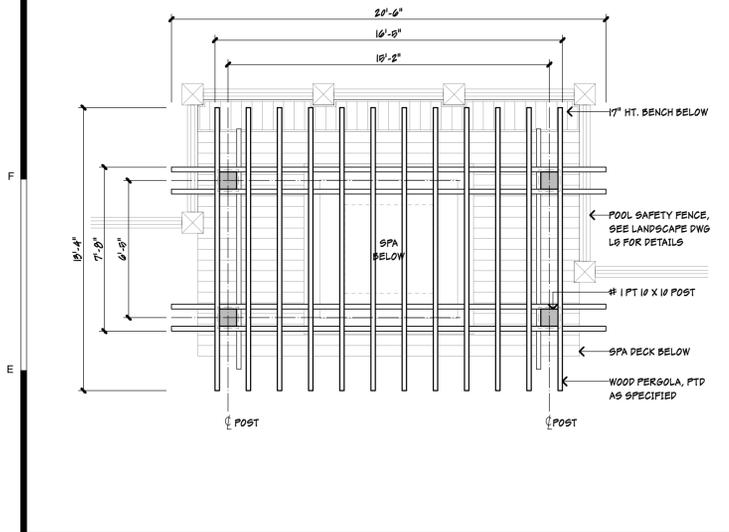
REVISION: DATE: BY:

Pool  
Equipment  
Shed

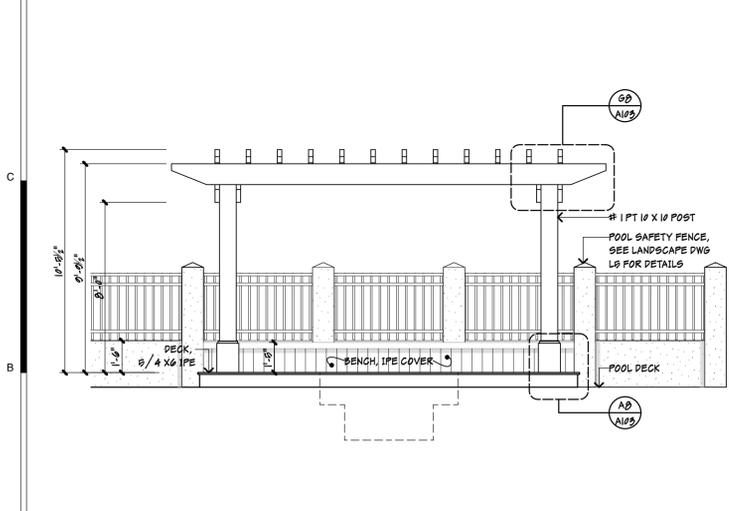
**A102**



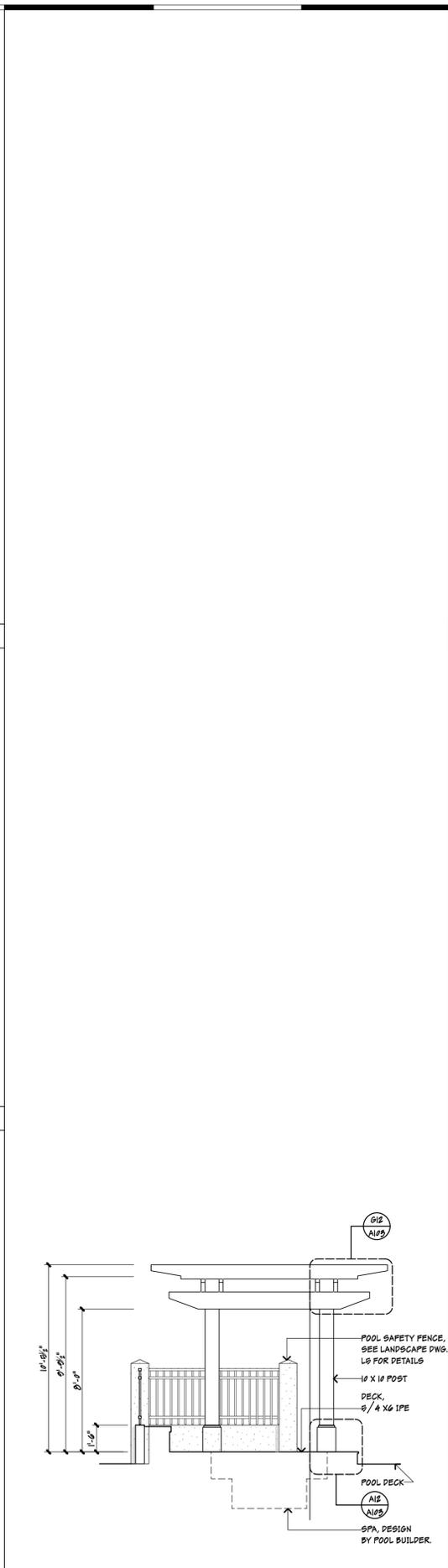
**G1** Floor Plan - Spa Deck SCALE - 1/4" = 1'-0"



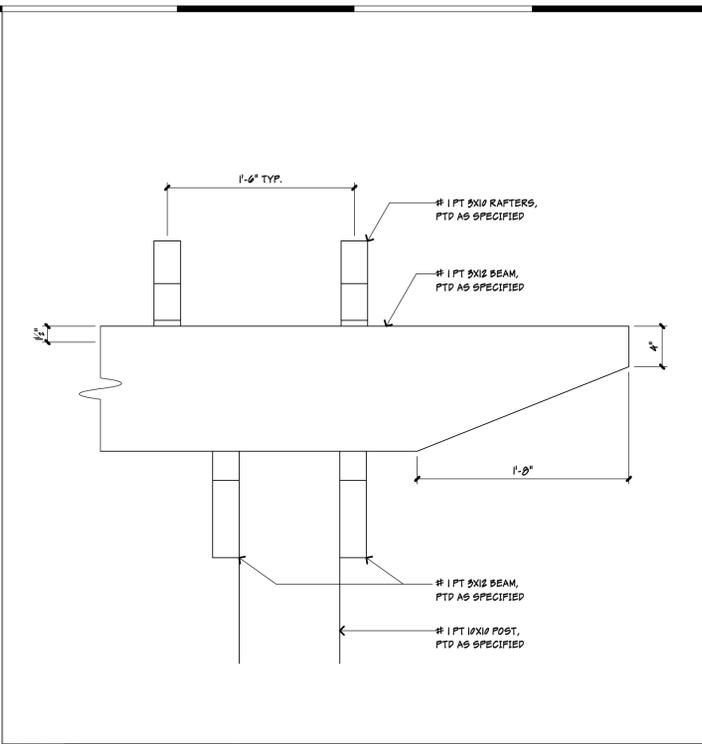
**D1** Floor Plan - Pergola SCALE - 1/4" = 1'-0"



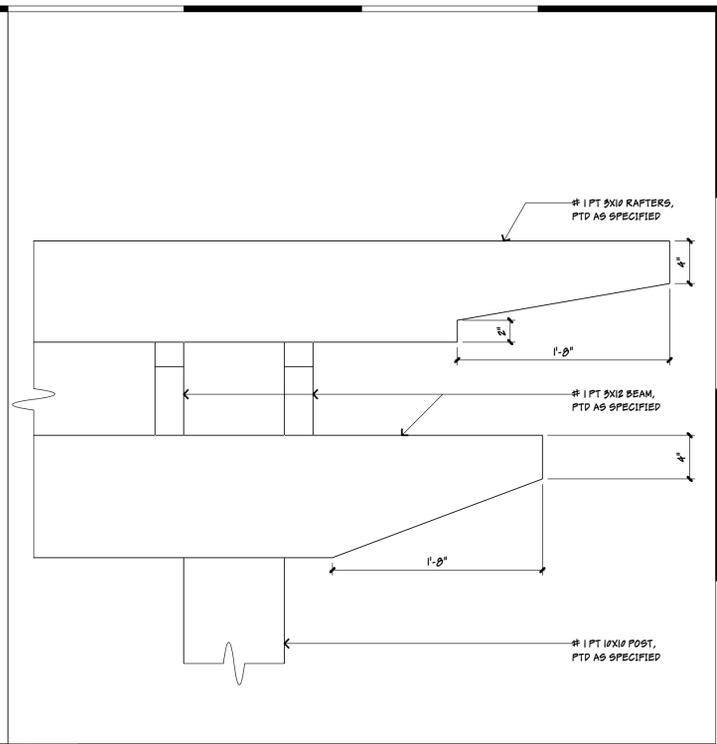
**A1** Pergola Front Elevation SCALE - 1/4" = 1'-0"



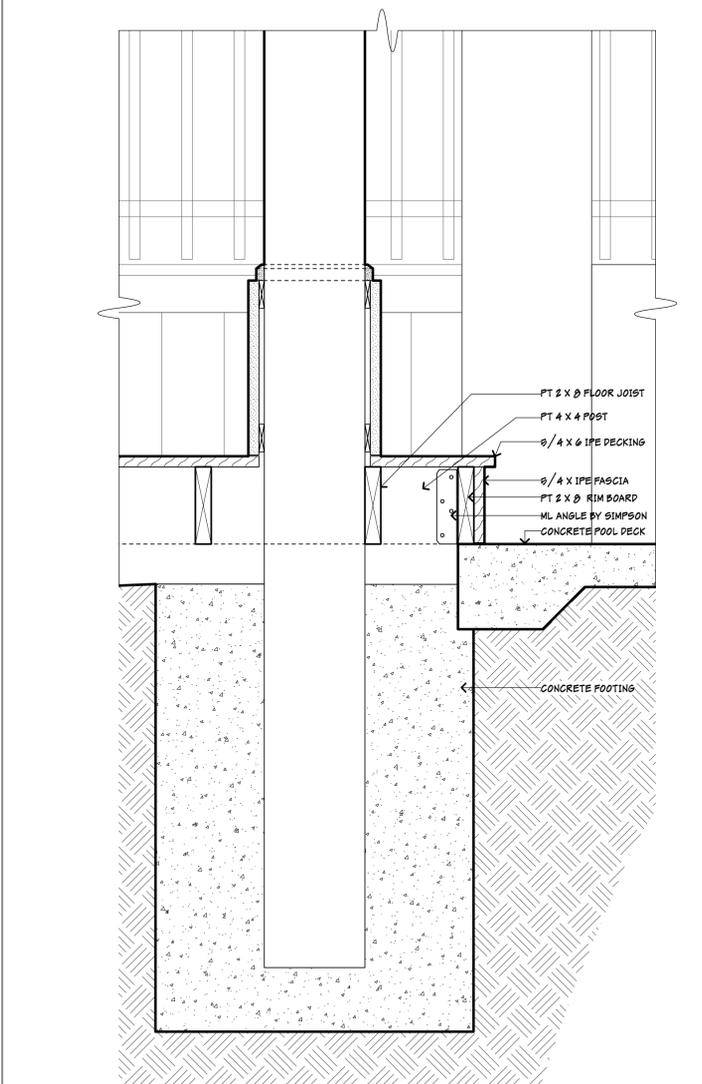
**A5** Pergola Side Elev. SCALE - 1/4" = 1'-0"



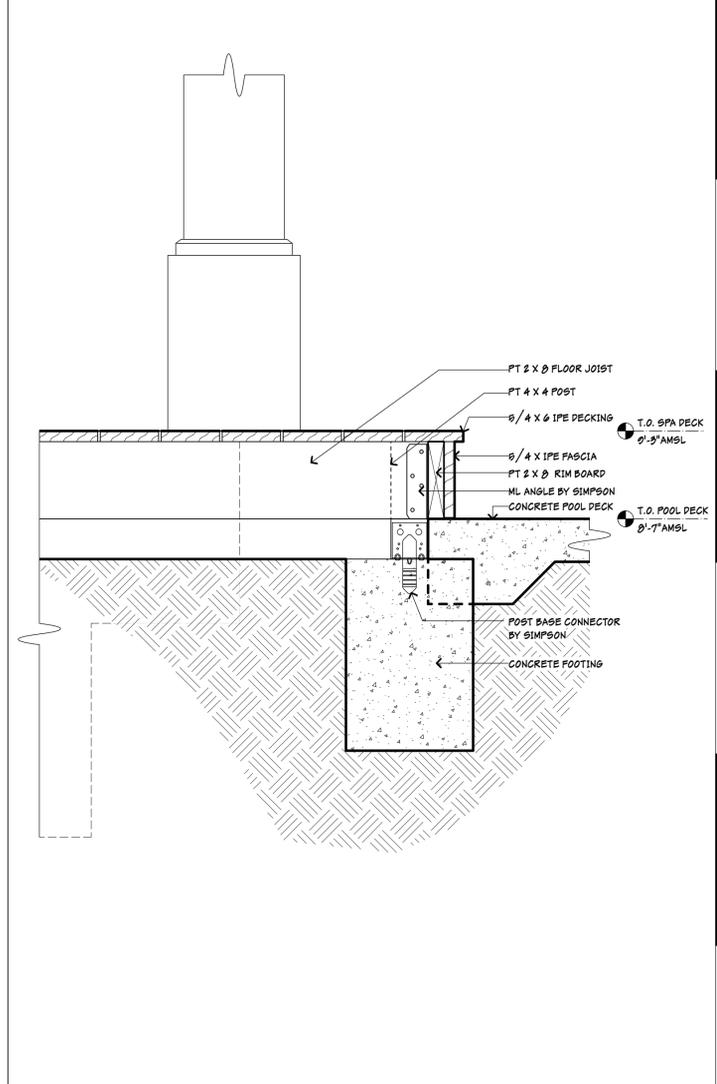
**G8** Pergola Detail SCALE - 1 1/2" = 1'-0"



**G12** Pergola Detail SCALE - 1 1/2" = 1'-0"



**A8** Pergola Detail SCALE - 1 1/2" = 1'-0"



**A12** Pergola Detail SCALE - 1 1/2" = 1'-0"



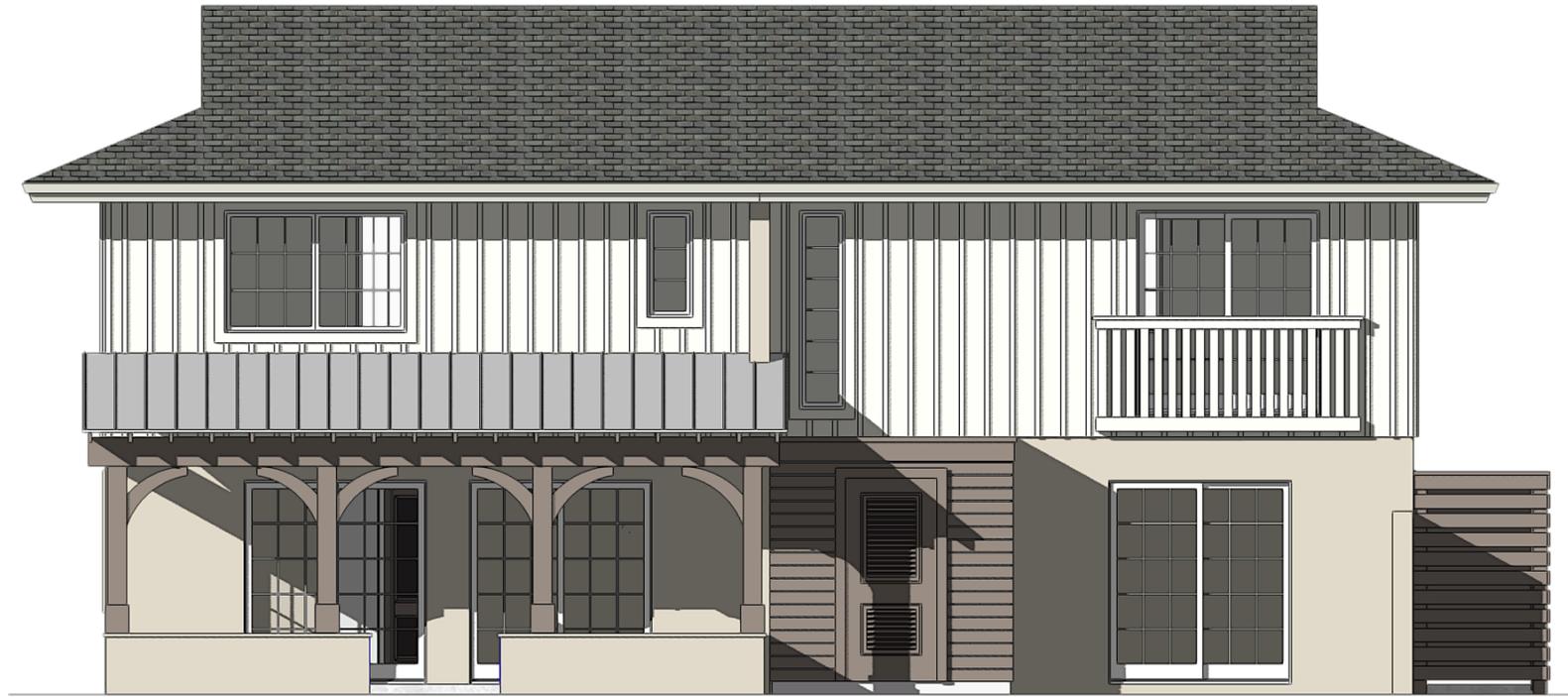
SEAL

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

DATE: 12-27-22  
 PARTNER: RMC  
 PROJ MGR: MAP  
 DRAWN BY: RMC  
 CHECKED BY: HHI  
 PROJECT NO: L-25189

REVISION	DATE	BY

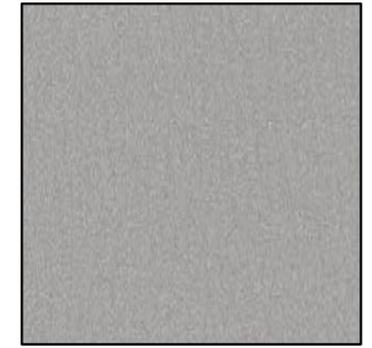
Pergola:  
 Plans,  
 Elevations &  
 Details  
**A103**



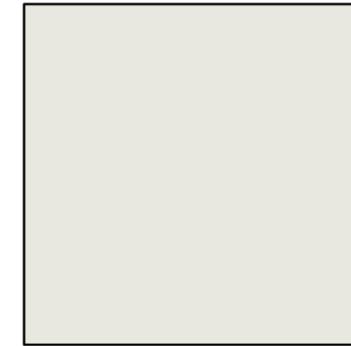
Unit 1 Rear Elevation



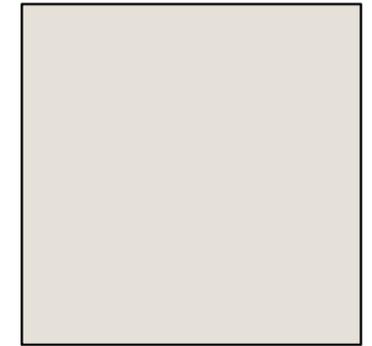
ASPHALT SHINGLE ROOF:  
GAF TIMBERLINE: "WEATHERED WOOD"



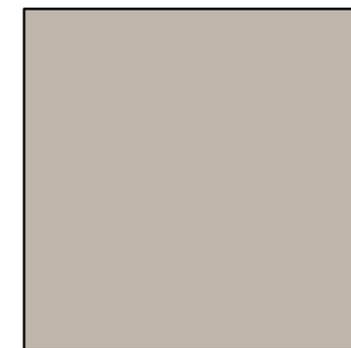
METAL ROOF:  
BERRIDGE METAL: "LEAD COTE"



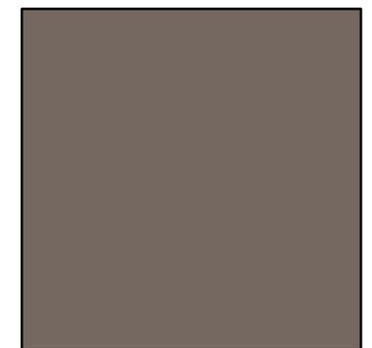
WINDOWS: "STONE WHITE"



WD SIDING: SW 6070 "HERON PLUME"

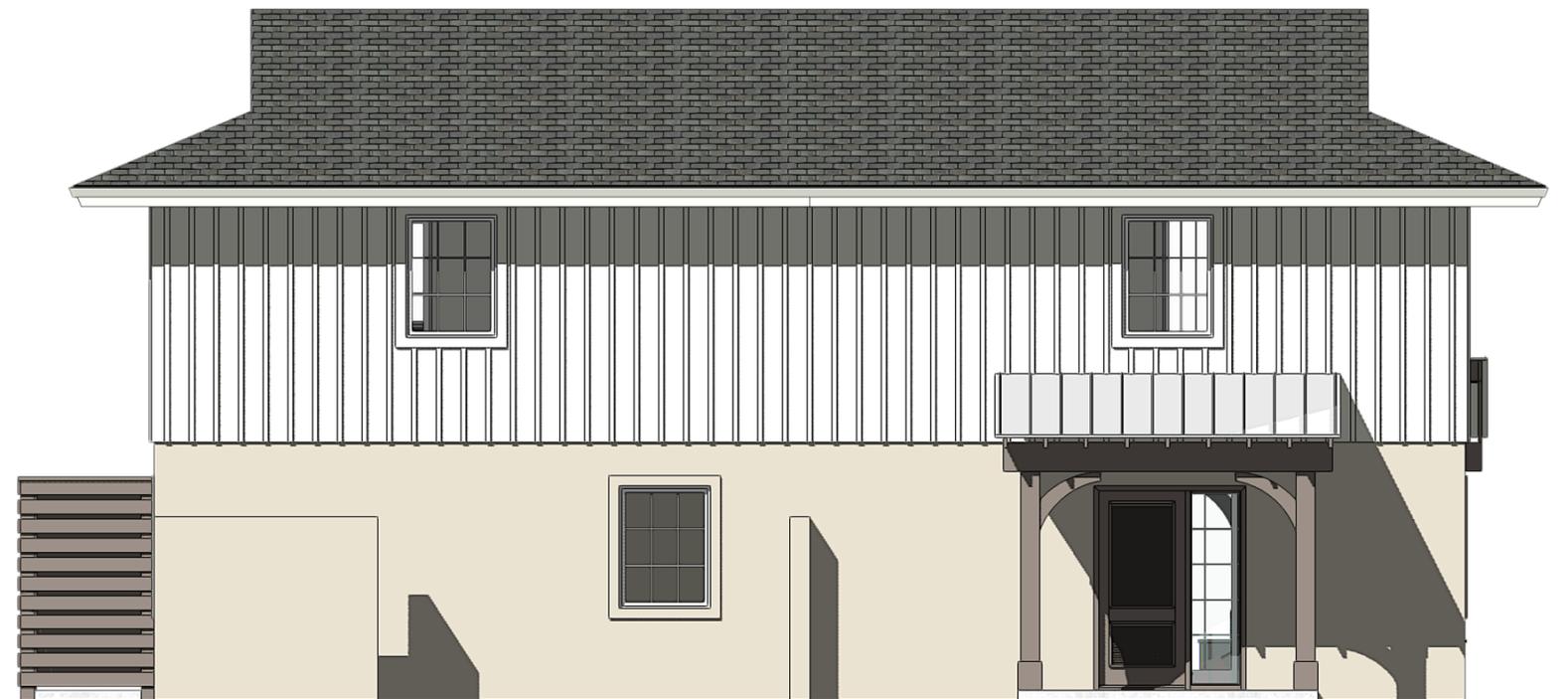


STUCCO: SW 6072 "VERSATILE GRAY"



ACCENT BEAMS & TRIM:  
SW 6076 "GARRET GRAY"

Materials



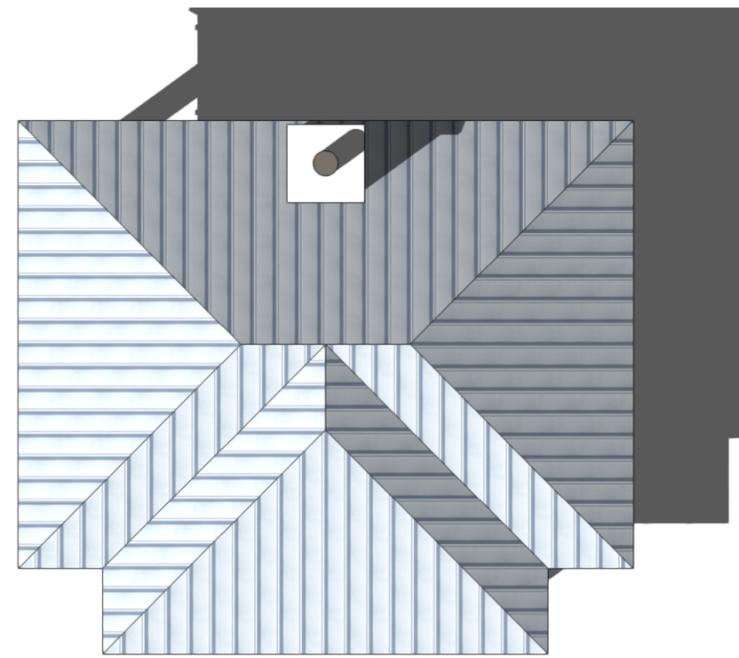
Unit 1 Fron Elevation

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

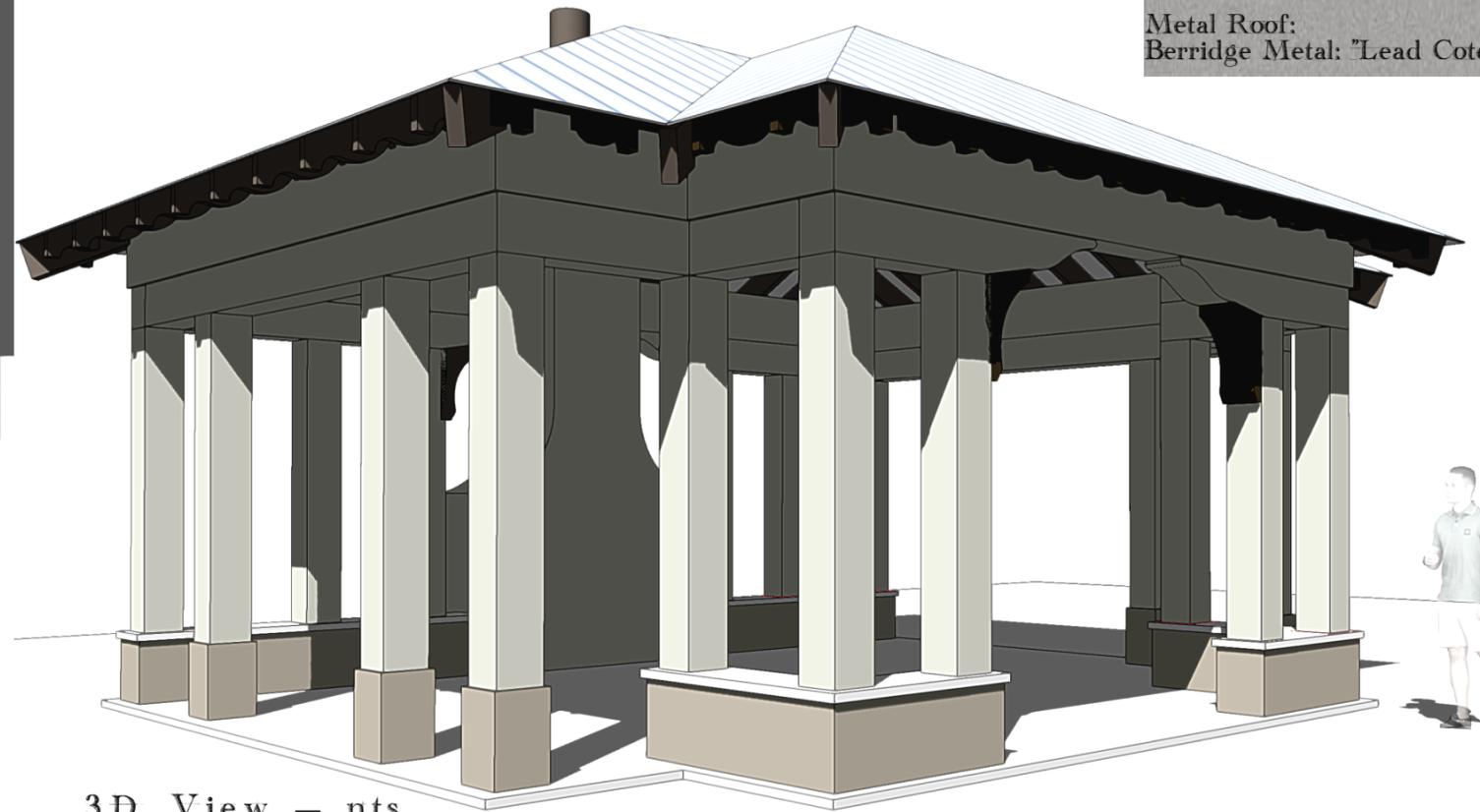
Driftaway At 25 Lagoon  
25 Lagoon - Hilton Head - SC  
November 29, 2022



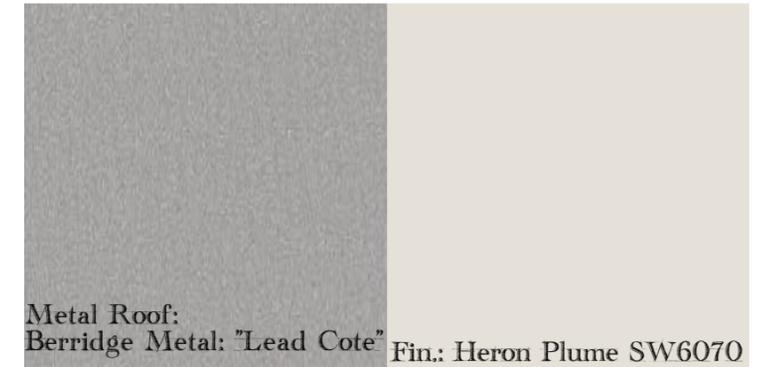
1600 Main Street, Hilton Head Island, SC 29926  
(843) 689-9060 group3designs.com



Floor Plan



3D. View — nts

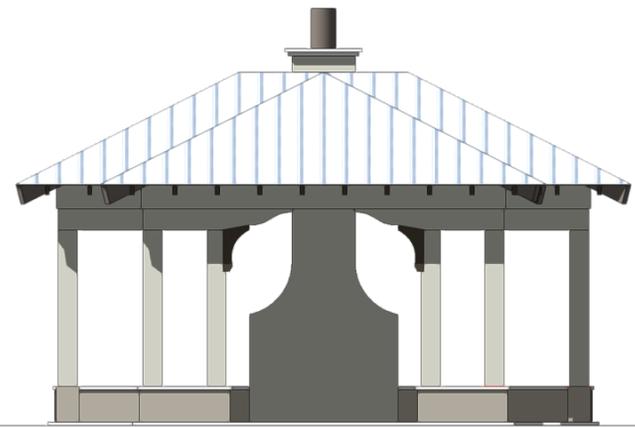


Metal Roof:  
Berridge Metal: "Lead Cote"

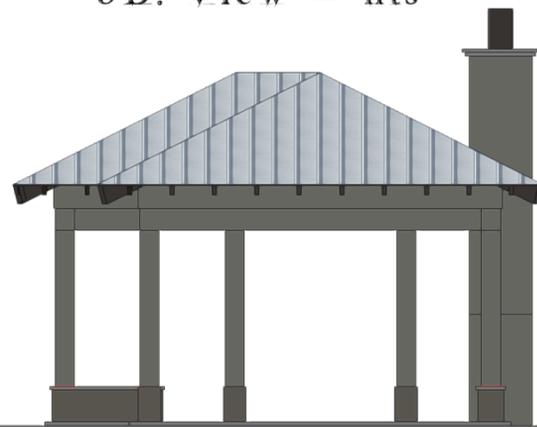
Fin.: Heron Plume SW6070

Fin.: Versatile Gray SW6072

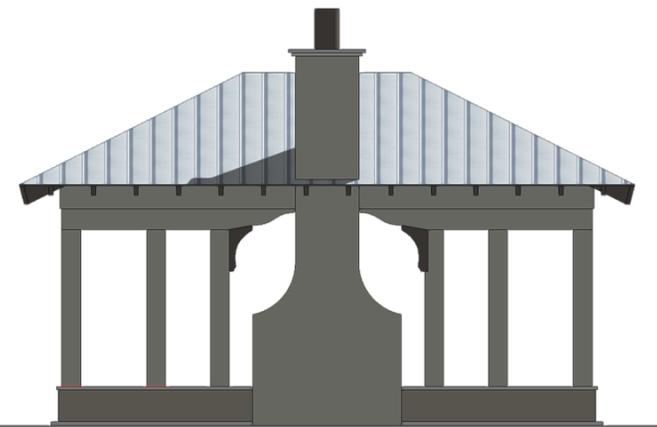
Fin.: Garret Gray SW6075



Front Elevation



Right Side Elevation



Rear Elevation



Left Side Elevation

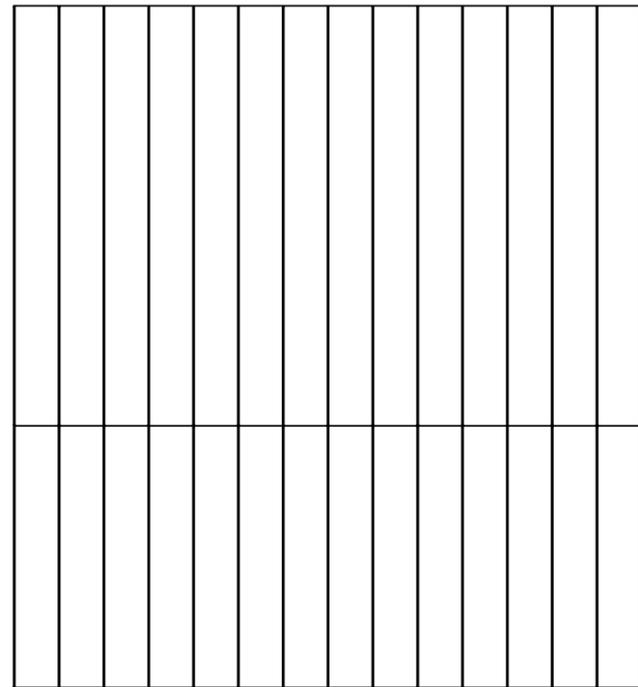
DSK-3 Pavilion Concept

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

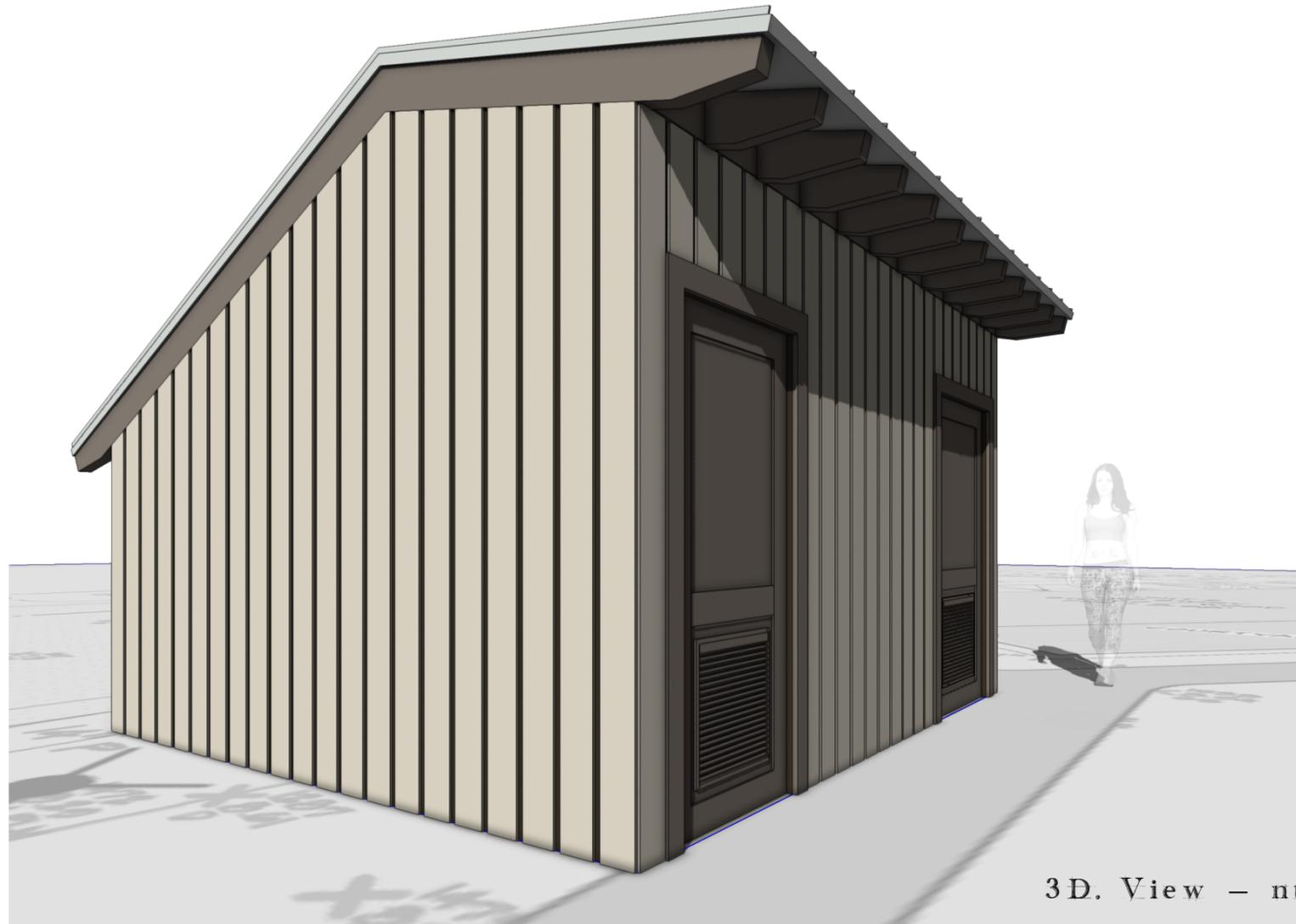
Driftaway At 25 Lagoon  
25 Lagoon = Hilton Head = SC  
November 29, 2022



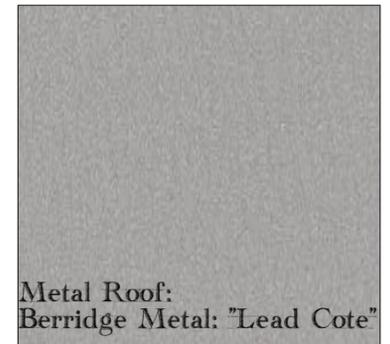
1600 Main Street, Hilton Head Island, SC 29926  
(843) 689-9060 group3designs.com



Floor Plan



3D. View - nts



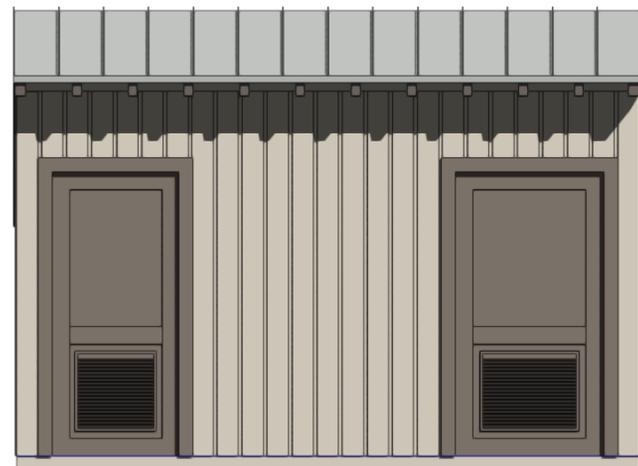
Metal Roof:  
Berridge Metal: "Lead Cote"



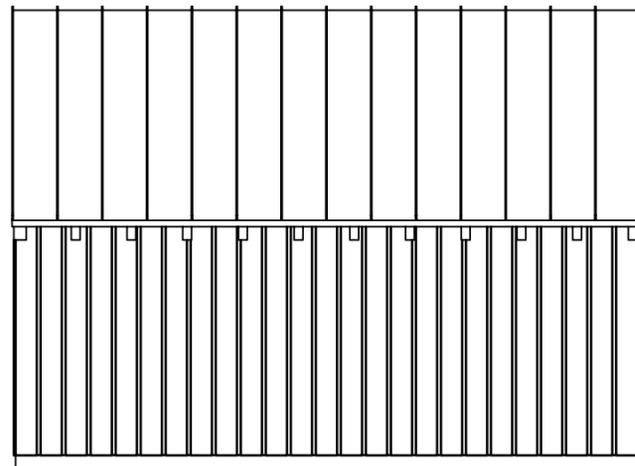
Fin.: Versatile Gray SW6072



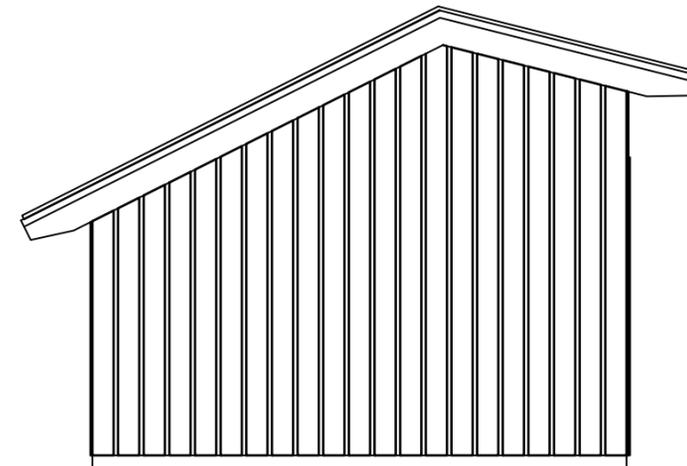
Fin.: Garret Gray SW6075



Front Elevation



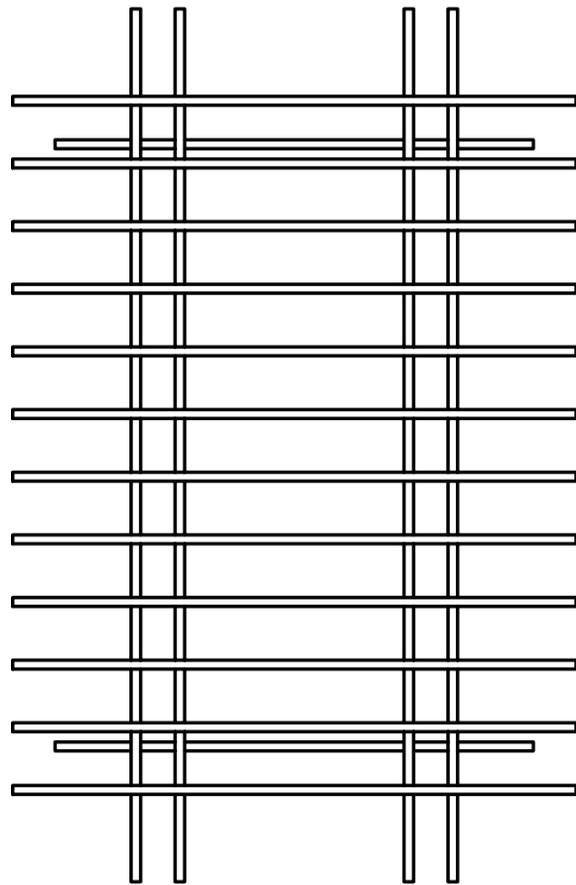
Rear Elevation



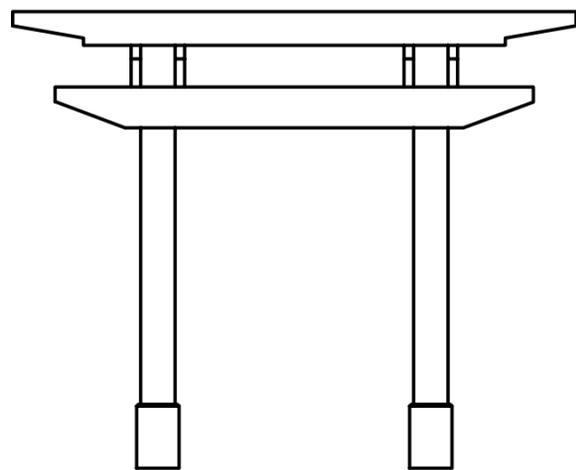
Side Elevation

DSK-4 Pool Equipment Shed Concept 25 Lagoon - Hilton Head - SC  
 Scale : 1/4" = 1'-0"  
 Driftaway At 25 Lagoon  
 November 29, 2022

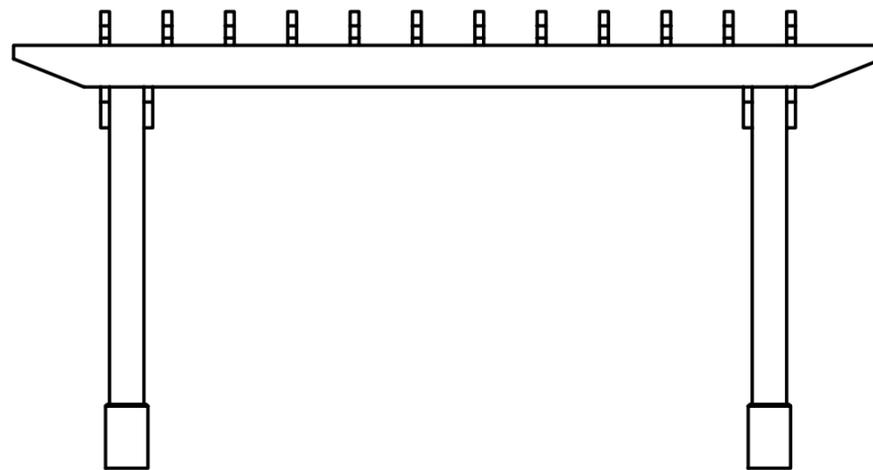
**GROUP3DESIGNS**  
 ARCHITECTURE & INTERIORS  
 1600 Main Street, Hilton Head Island, SC 29926  
 (843) 689-9060 group3designs.com



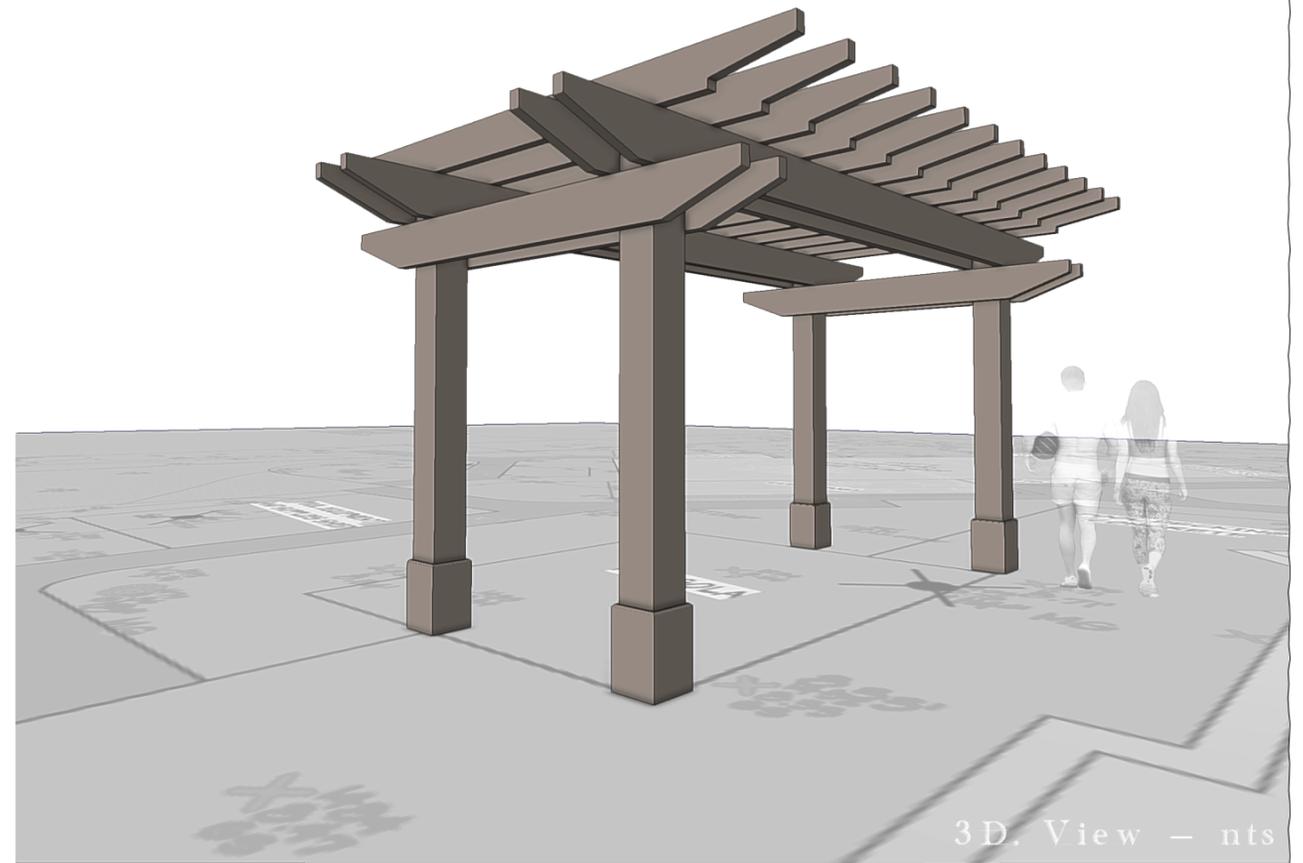
Floor Plan



Side Elevation



Front Elevation



3D View - nts

Fin.: Garret Gray SW6075

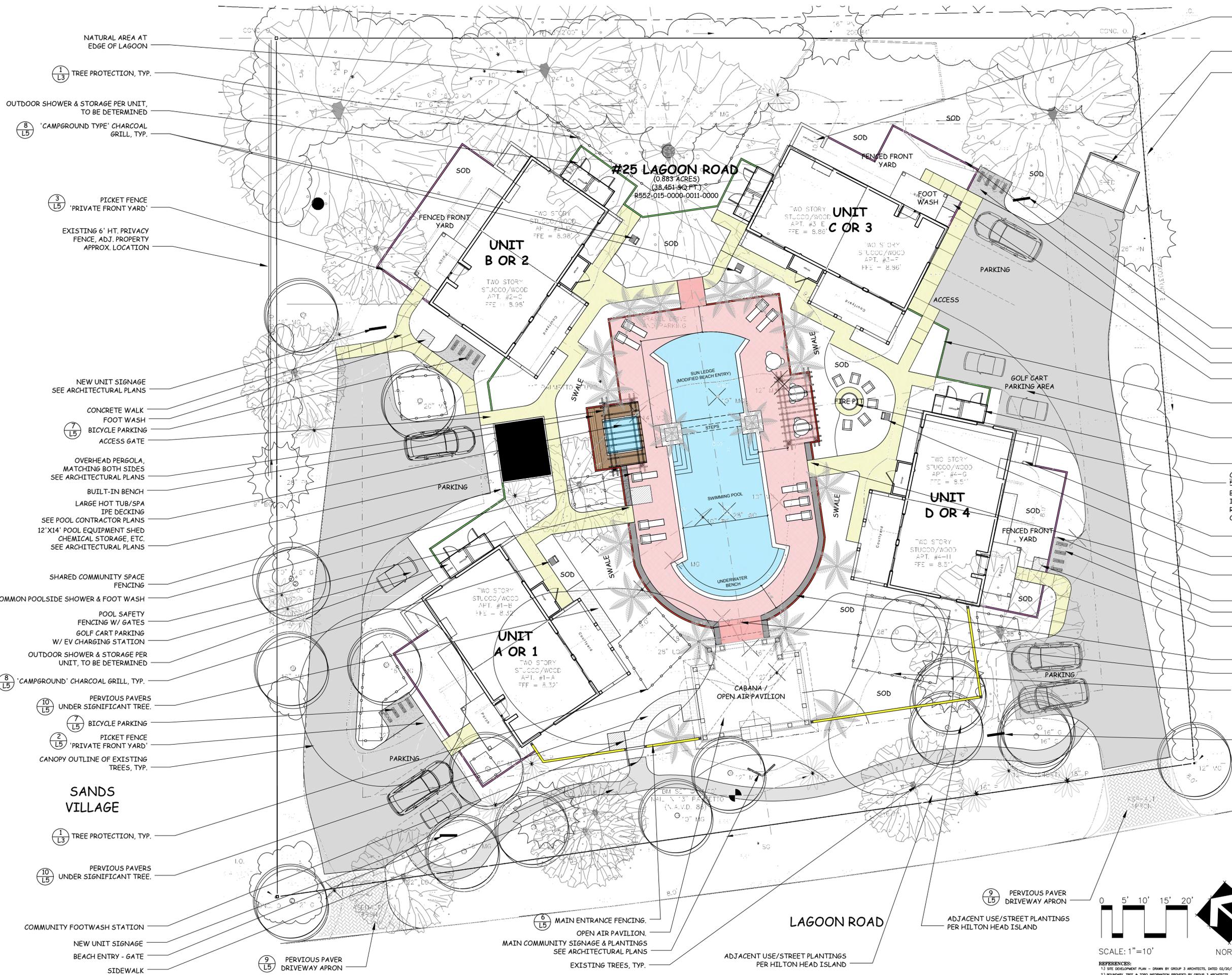
# DSK-5 Pergola Concept

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

Driftaway At 25 Lagoon  
 25 Lagoon - Hilton Head - SC  
 November 29, 2022



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- 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
  - 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 W/SHELL FINISH
    - PERVIOUS PAVERS
    - WOOD DECKING
- 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 50 GAL KETTLE BOWL AS MANUFACTURED BY "SEA ISLAND FORGE". (6" DUCTILE IRON, WITH A GALVANIZED STEEL BOOT RAIL). SIZE: 50" DIAM, 19.5" HT.). OUTFITTED TO ACCEPT GAS SUPPLY LINE.
- TRASH CONTAINERS IN SERVICE YARD 'CAMPGROUND' TYPE, TYP.
- GATE AT POOL
- PICKET FENCE - 'PRIVATE' FRONT YARD
- BICYCLE STORAGE / BIKE RACK
- FOOTWASH
- POOL SAFETY FENCING W/STUCCO COLUMNS AND BASE
- GATE AT POOL
- TREE PROTECTION, TYP.
- CORNER 12"
- NEW UNIT SIGNAGE SEE ARCHITECTURAL PLANS

- NATURAL AREA AT EDGE OF LAGOON
- TREE PROTECTION, TYP.
- 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'X14' 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.
- PERVIOUS PAVERS UNDER SIGNIFICANT TREE
- BICYCLE PARKING
- PICKET FENCE 'PRIVATE FRONT YARD'
- CANOPY OUTLINE OF EXISTING TREES, TYP.
- TREE PROTECTION, TYP.
- PERVIOUS PAVERS UNDER SIGNIFICANT TREE
- COMMUNITY FOOTWASH STATION
- NEW UNIT SIGNAGE
- BEACH ENTRY - GATE
- SIDEWALK
- PERVIOUS PAVEMENT DRIVEWAY APRON
- MAIN ENTRANCE FENCING, OPEN AIR PAVILION, MAIN COMMUNITY SIGNAGE & PLANTINGS SEE ARCHITECTURAL PLANS
- EXISTING TREES, TYP.
- ADJACENT USE/STREET PLANTINGS PER HILTON HEAD ISLAND

**TREE LEGEND**

CODE	COMMON NAME	BOTANICAL NAME
PN	PINE	Pinus spp.
LO	LIVE OAK	Quercus virginiana
OK	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
UM	UMU	Ulmus spp.
HI	HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WL	WAX MYRTLE	Myrica cerifera
CH	CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapium sebiferum
PO	YELLOW POPLAR	Liquidambar styraciflua
BI	BIRCH	Betula spp.
CY	BALDCYPRESS	Taxodium distichum
ST	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya hirsuticarpa
CR	CHAPMANYRTLE	Lagerstroemia indica
FR	FRUIT TREE	
MP	MAPLE	Acer spp.
DW	DOGWOOD	Cornus florida
GU	GUM	
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 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SPOTS DUE TO THE GROUND BUTTRISS AT THE BASE OF THE TREE. \*HOTSPOT TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE ADDED IF NEEDED.

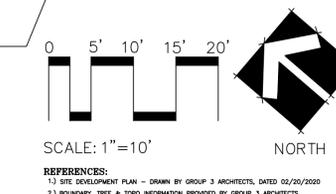
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**MASTER PLAN**  
 FOR  
**"DRIFTAWAY AT 25 LAGOON", 25 LAGOON RD., HHI, SC**  
 September 1, 2022 (Revised 12-02-22)  
 SITEWORKS DESIGN GROUP, LLC  
 843-441-8839

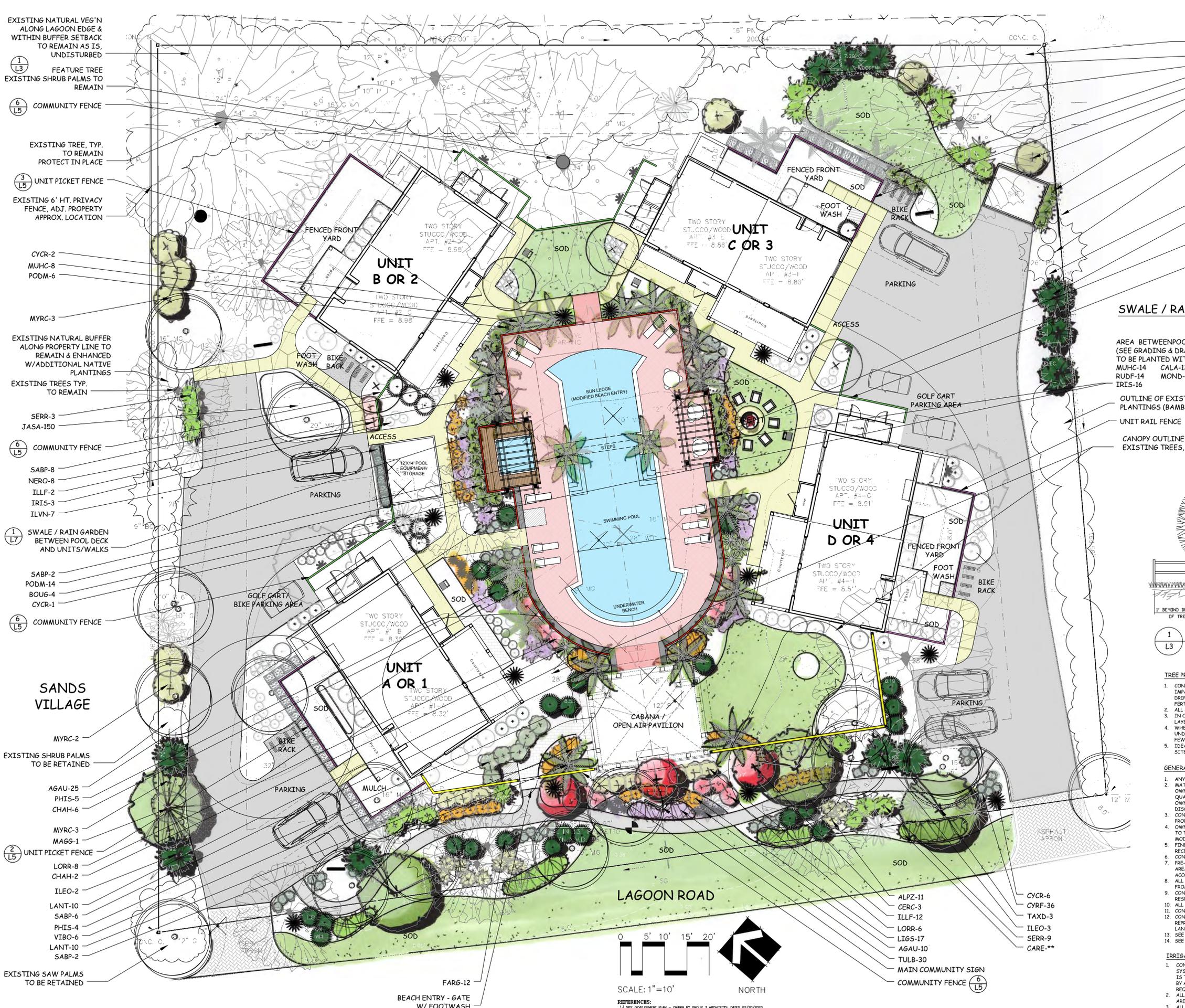
**FOR REVIEW ONLY, NOT FOR CONSTRUCTION**

State of South Carolina  
 LAND AND WATER CONSTRUCTION  
 No. 1458  
 FULLY REGISTERED

**SHEET L2 OF 6**



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



### TREE LEGEND

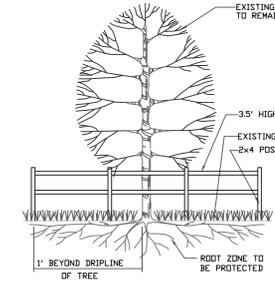
CODE	COMMON NAME	BOTANICAL NAME
FN	PINE	Pinus spp.
L5	LAKE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SIB	SIBBYPRESS	Cedrela tomentosa
EL	ELM	Ulmus spp.
H	HICKORY	Carya spp.
BAW	BAY WAXMAGNOLIA	Cordia spp.
WX	WAX MYRTLE	Myrica caribaea
CH	CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapium indicum
PO	YELLOW POPLAR	Liriodendron tulipifera
BT	BIRCH	Betula spp.
CY	CYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
OR	ORANGE MYRTLE	Lagerstroemia indica
FR	FRUIT TREE	
MP	MAPLE	Acer spp.
DW	DWARF DOGWOOD	Cornus florida
CLM	CLM	
UNK	UNKNOWN	

ALL TREES ARE LOCATED TO THE FACE OF THE TREE UNLESS NOTED OTHERWISE. THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS OR MINUS THE DIAMETER OF THE TREE PLUS OR MINUS THE DIAMETER OF THE TREE PLUS OR MINUS THE DIAMETER OF THE TREE. HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND (GROUND ELEVATION AT TREE LOCATION) MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SPECIES 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 TIGHTER TOLERANCE MUST BE AGREED UPON.

### PLAN LEGEND

	TREES TO BE REMOVED
	SPOT ELEVATIONS
<b>FENCING</b>	
	SHARED COMMUNITY SPACE FENCING
	MAIN ENTRANCE FENCING
	FRONT YARD PICKET FENCE
	POOL ENCLOSURE SAFETY FENCING
<b>PAVING</b>	
	CONCRETE PAVING
	GRAVEL
	POOL DECKING
	CONCRETE WISHELL FINISH
	PERVIOUS PAVERS
	WOOD DECKING

**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



**EXISTING TREE PROTECTION**  
 SCALE: 1/8" = 1'-0"

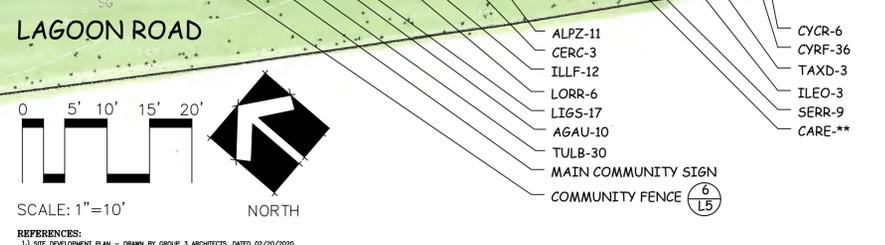
- TREE PROTECTION NOTES:**
- CONSULT WITH AN ARBORIST REGARDING PRECONDITIONING EXISTING TREES THAT WILL BE IMPACTED BY THE CONSTRUCTION WORK. SUGGESTIONS INCLUDE: IMPROVING SOIL CONDITIONS IN DRIPLINE BY AERATING THE SOIL PRIOR TO CONSTRUCTION. APPLY A LOW NITROGEN SLOW RELEASE FERTILIZER TO STIMULATE ROOT GROWTH PRE & POST CONSTRUCTION FOR ALL SPECIMEN TREES.
  - ALL SPECIMEN TREES SHALL RECEIVE MYCORRHIZAL TREATMENT AS SPECIFIED BY AN ARBORIST.
  - IN ORDER TO AVOID SOIL COMPACTION PROBLEMS AROUND SIGNIFICANT TREE ROOTS, APPLY A 4-6" LAYER OF AGED WOOD CHIPS (ZONE, CYPRESS OR HARDWOOD) WITHIN DRIPLINE OF TREE.
  - WHEN TRENCHING NEAR EXISTING TREES TO REMAIN, USE A POWER AUGER TO BORE A TUNNEL UNDER ROOTS. IF UNAVOIDABLE, PLACE TRENCH AS FAR FROM TRUNK AS POSSIBLE (MIN. 8"), CUT AS FEW ROOTS AS POSSIBLE, CLEANLY PRUNE CUT ROOTS AND REFILL TRENCHES AS A.P.
  - IDEALLY TREE PROTECTION BARRIERS SHOULD EXTEND BEYOND THE DRIPLINE. SEE ARCHITECTURAL SITE PLAN FOR BARRIERS LOCATIONS.

- 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 NOTICED 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 OWNERS 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 HERBICIDE SUCH AS ROXSTAR 6" OR EQUAL, SHALL BE APPLIED TO PLANTING AREAS IMMEDIATELY FOLLOWING LANDSCAPE INSTALLATION AND PRIOR TO MULCHING, ACCORDING TO THE MANUFACTURERS 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 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 WITH 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.

- 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
- AGAU-25
- PHIS-5
- CHAH-6
- MYRC-3
- MAGG-1
- UNIT PICKET FENCE
- LORR-8
- CHAH-2
- ILEO-3
- LANT-10
- SABP-6
- PHIS-4
- VIBO-6
- LANT-10
- SABP-2
- EXISTING SHRUB PALMS TO BE RETAINED
- EXISTING SAW PALMS TO BE RETAINED

- EXISTING NATURAL VEG'N ALONG LAGOON EDGE & WITHIN BUFFER SETBACK TO REMAIN AS IS, SOME CLEANUP OF VINES, ETC.
- ILEO-3
- SERR-3
- PODM-6
- UNIT PICKET FENCE
- MYRC-2
- PODM-4
- EXISTING 6' PRIVACY FENCE, TO REMAIN
- EXISTING TREE, TYP.
- EXISTING NEWLY PLANTED VIBURNUMS TO REMAIN, TRANSPANTED AS NECESSARY
- ILEO-3
- POOL SAFETY FENCE
- COMMUNITY FENCE
- 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.
- EXISTING TREE TO REMAIN
- 3.5' HIGH SPLIT RAIL FENCE
- EXISTING GRADE
- 2x4 POST
- 1' BEYOND DRIPLINE OF TREE
- ROOT ZONE TO BE PROTECTED



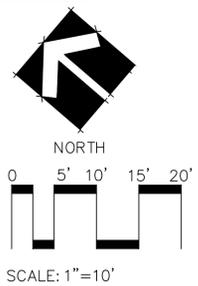
REFERENCES:  
 1) SITE DEVELOPMENT PLAN - DRAWN BY GROUP 3 ARCHITECTS, DATED 02/20/2020  
 2) BOUNDARY, TREE & TOPO INFORMATION PROVIDED BY GROUP 3 ARCHITECTS

LANDSCAPE PLAN (COMMON AREAS & BUFFER PLANTINGS)  
 FOR "DRIFTAWAY AT 25 LAGOON", 25 LAGOON RD., HHI, SC  
 September 1, 2022 (Revised 12-02-22)  
 SITEWORKS DESIGN GROUP, LLC  
 843-441-1839

FOR REVIEW ONLY,  
 NOT FOR CONSTRUCTION

State of South Carolina  
 LANDSCAPE ARCHITECT  
 No. 1458  
 CALLY HEPPEL

SHEET  
 L3 OF 6



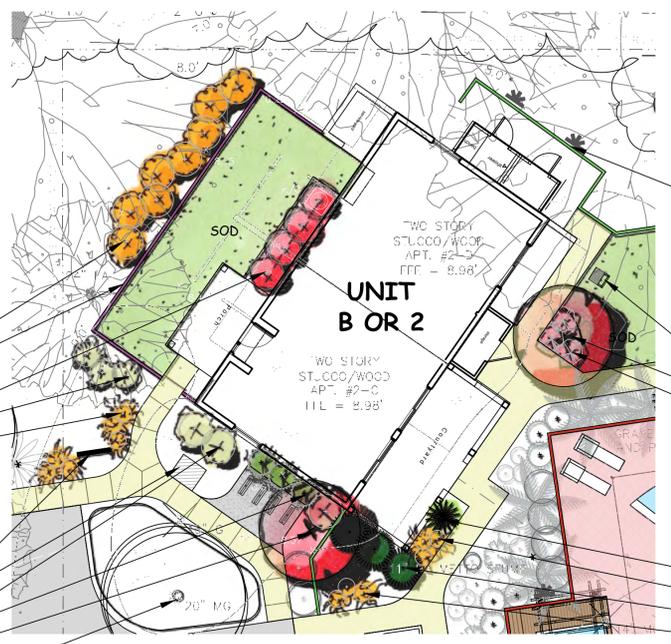
3  
L5

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

TRAJ-2

MYRC-1  
TRAJ-2

GRILL  
LAGN-1  
ROSK-3

ROSK-3  
LAGN-1  
GRILL

CYCR-1  
IRIS-3  
PHIS-3

IRIS-3  
CYCR-1  
IRIS-3

GRILL  
LAGN-1  
ROSK-3

CYCR-1  
IRIS-3  
PHIS-3

IRIS-3  
CYCR-1  
IRIS-3

GRILL  
LAGN-1  
ROSK-3

CYCR-1  
IRIS-3  
PHIS-3

IRIS-3  
CYCR-1  
IRIS-3

GRILL  
LAGN-1  
ROSK-3

CYCR-1  
IRIS-3  
PHIS-3

IRIS-3  
CYCR-1  
IRIS-3

GRILL  
LAGN-1  
ROSK-3

CYCR-1  
IRIS-3  
PHIS-3

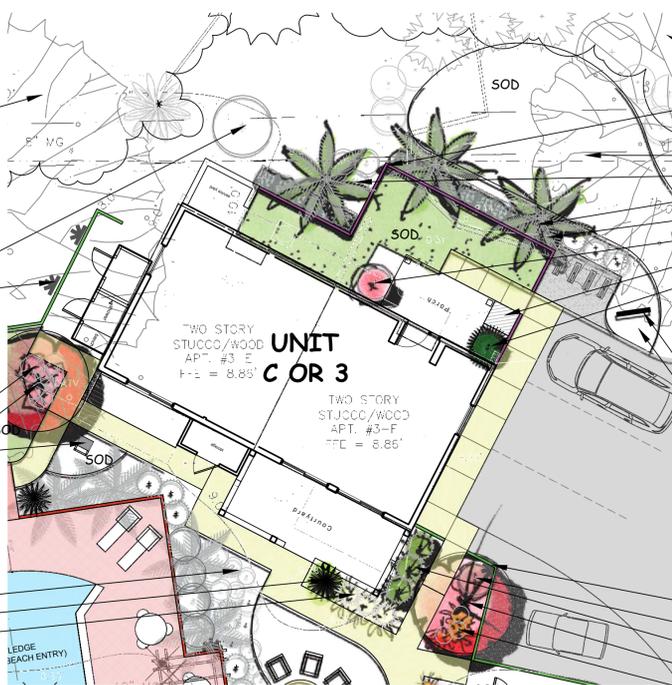
IRIS-3  
CYCR-1  
IRIS-3

GRILL  
LAGN-1  
ROSK-3

CYCR-1  
IRIS-3  
PHIS-3

IRIS-3  
CYCR-1  
IRIS-3

GRILL  
LAGN-1  
ROSK-3



LANDSCAPE PLAN: UNIT C or 3

SCALE: 1" = 10'

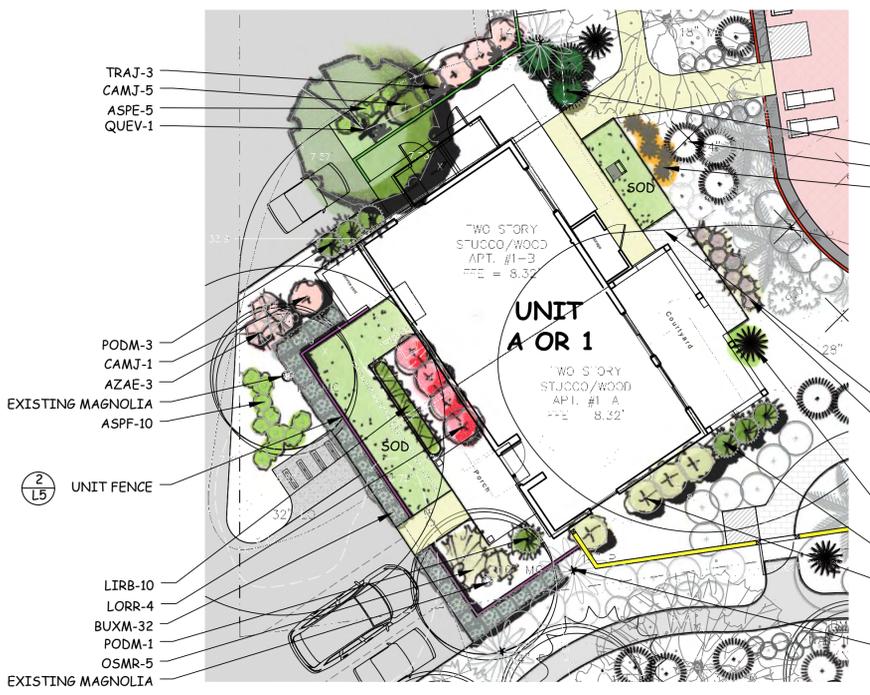
EXISTING NATURAL VEGETATION TO REMAIN UNDISTURBED

UNIT FENCE 4  
L5

COMMUNITY DOGWALK AREA  
ITEA-3  
SABP-3  
BUXM-25  
LORR-1  
FOOT WASH  
PHIS-1

UNIT SIGN (SEE ARCHITECTURAL DWG5)  
LANT-3

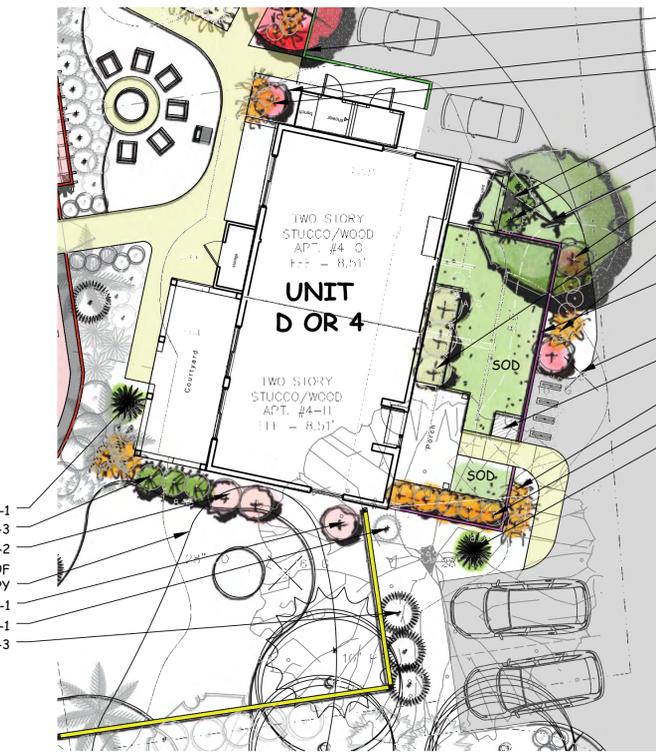
TRAJ-1  
NERO-1  
PODM-3  
LAGN-1  
IRIS-3



LANDSCAPE PLAN: UNIT A or 1

SCALE: 1" = 10'

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



LANDSCAPE PLAN: UNIT D or 4

SCALE: 1" = 10'

COMMUNITY FENCE 6  
L5

IRIS-3  
NERO-1  
TRAJ-1  
PODM-3  
QUEV-1  
NERO-2  
VIBO-3  
IRIS-5

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PN	PINE	Pinus spp.
LD	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SIB	SILVERBERRY	Cotula leucostachya
EL	ELM	Ulmus spp.
HI	HICKORY	Carya spp.
BAV	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica cerifera
CH	CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapium molle
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	CYPRESS	Taxodium distichum
ST	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPMYRTLE	Lagartostroma indica
FR	FRUIT TREE	Morus spp.
MP	MAPLE	Acer spp.
DW	DOGWOOD	Cornus florida
QUM	QUM	Quercus spp.
UNK	UNKNOWN	

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK. THEREFORE, TO BRANCH OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 15 FEET. MAXIMUM HEIGHT IS MEASURED AT GROUND LEVEL WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SPOTS DUE TO THE GROUND SURFACE AT THE BASE OF THE TREE. MAXIMUM TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TOLERANCE MUST BE AGREED UPON.

PLANTING SCHEDULE

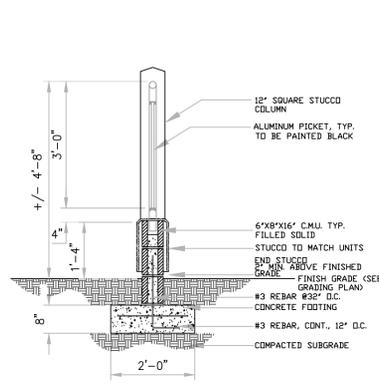
TREES:						
SYMBOL	QTY	BOTANICAL NAME COMMON NAME	HEIGHT	SPREAD	ROOT	REMARKS
CERC	3	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY RED BUD	8-10'	3-4'	B&B	** N
ILEO	11	ILEX CASSINE DAHON HOLLY	5-6'	3-4'	15 GAL	*CAT II
LAGN	4	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ GRAPE MYRTLE	8-10'	4-5'	45 GAL	N
MAG6	1	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	10-12'	4-5'	B&B	N
MYRC	11	MYRTICA CERIFERA WAX MYRTLE	7-8'	3-4'	---	N
SABP	21	SABAL PALMETTO CABBAGE PALM	12'-16'	4-5'	BARE ROOT	N
TAXD	3	TAXUS DISTICHUM BALD CYPRESS	10-12'	4-5'	B&B	** N
QUEV	2	QUERCUS VIRGINIANA LIVE OAK	16-18'	7-9'	B&B	N

SHRUBS:						
SYMBOL	QTY	BOTANICAL NAME COMMON NAME	HEIGHT	SPREAD	ROOT	REMARKS
ALPZ	11	ALPYNIA ZERUMBET VAR. SHELL GINGER	14-18"	14-18"	3 GAL	---
CYRF	36	CYRTOMIUM FALCATUM HOLLY FERN	10-12"	10-12"	3 GAL	---
AZEA	3	RHODODENDRON 'ENCORE' ENCORE AZALEA	24-30"	18-24"	3 GAL	---
BUXM	25	BUXUM 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	---
GHAH	8	GHAMAEROPS HUMILIS DWARF MEDITERRANEAN FAN PALM	24-30"	18-24"	---	---
CYCR	14	CYCAS REVOLUTA SAGO PALM	24-30"	24-30"	---	---
FARG	12	FARFUGIUM JAPONICUM 'GIGANTEUM' GIANT LEOPARD PLANT	18-24"	18-24"	3 GAL	---
ILLF	21	ILLICLIUM FLORIDANUM FLORIDA ANISE	30-36"	24-30"	7 GAL	** N
ILLS	8	ILLICLIUM FLORIDANUM FLORIDA SUNSHINE ANISE	30-36"	24-30"	7 GAL	** N
ILVN	7	ILEX VOMITORIA NANA DWARF YAUPON HOLLY	10-12"	8-10"	3 GAL	---
ITEA	6	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 PHLODENDRON	24-30"	14-18"	3 GAL	---
PODM	43	PODOCARPUS MACROPHYLLUS YEW PODOCARPUS	30-36"	18-24"	7 GAL	---
ROSK	6	ROSA 'RADRAZZ' KNOCK-OUT ROSE	24-30"	18-24"	3 GAL	---
SERR	21	SERENOA REPENS SAW PALMETTO	18-24"	18-24"	3 GAL	** N
VIBO	9	VIBURNUM ODORATISSIMUM SWEET VIBURNUM	24-36"	24-36"	7 GAL	---

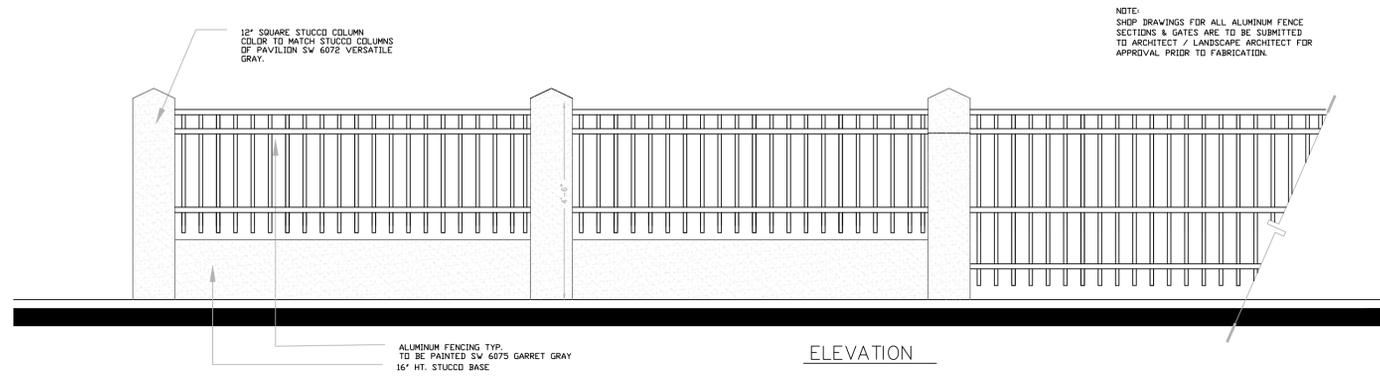
GROUNDCOVERS, PERENNIALS & VINES:						
SYMBOL	QTY	BOTANICAL NAME COMMON NAME	HEIGHT	SPREAD	ROOT	REMARKS
AGAU	42	AGAPANTHUS UMBELLATUM BLUE LILY OF THE NILE	8-10"	10-12"	1 GAL	---
ASPF	15	ASPARAGUS DENSTIFLORUS FOXTAIL FERN	10-15"	6-10"	1 GAL	---
BOUG	4	BOUGAINVILLEA SPP BOUGAINVILLEA	---	---	3 GAL	TRAIN ON PERGOLAS
CARE	140	CAREX EVERILLA YELLOW SEDGE	10-12"	10-12"	1 GAL	---
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" e/c
LANT	23	LANTANA LANTANA 'NEW GOLD'	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	---
RUBD	14	RUBRECTA 'GOLDSTRUM' BLACK EYED SUSAN	---	---	1 GAL	---
TRAJ	9	TRACHELOSPERMUM JASMINODES CONFEDERATE JASMINE	---	---	3 GAL	TRAIN ON FENCES
TULV	30	TULBAGHIA VIOLACEA SOCIETY GARLIC	10-12"	10-12"	1 GAL	---
SOD	** sf	ZOYSIA SOD	---	---	---	---
MULCH	---	LONGBEAM PINE	---	---	---	3" DEPTH
MULCH	---	HARDWOOD (IN SWALE/RAIN GARDEN)	---	---	---	2" DEPTH

- 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 OWNERS 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 HERBICIDE 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. NURSERY'S 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.

- TREE PROTECTION NOTES:
- CONSULT WITH AN ARBORIST REGARDING PRECONDITIONING EXISTING TREES THAT WILL BE IMPACTED BY THE CONSTRUCTION WORK. SUGGESTIONS INCLUDE: IMPROVING SOIL CONDITIONS IN DRIFELINE BY AERATING THE SOIL PRIOR TO CONSTRUCTION, APPLY A LOW NITROGEN SLOW RELEASE FERTILIZER TO STIMULATE ROOT GROWTH.
  - IN ORDER TO AVOID SOIL COMPACTION PROBLEMS AROUND SIGNIFICANT TREE ROOTS, APPLY A 4-6" LAYER OF AGED WOOD CHIPS (PINE, CYPRESS OR HARDWOOD) WITHIN DRIFELINE OF TREE.
  - WHEN TRENCHING NEAR EXISTING TREES TO REMAIN, USE A POWER AUGER TO BORE A TUNNEL UNDER ROOTS. IF UNAVOIDABLE, PLACE TRENCH AS FAR FROM TRUNK AS POSSIBLE (MIN. 8'). CUT AS FEW ROOTS AS POSSIBLE. CLEANLY PRUNE CUT ROOTS AND REFILL TRENCHES AS A F.
  - IDEALLY TREE PROTECTION BARRIERS SHOULD EXTEND BEYOND THE DRIFELINE. SEE ARCHITECTURAL SITE PLAN FOR BARRIER LOCATIONS.
- 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

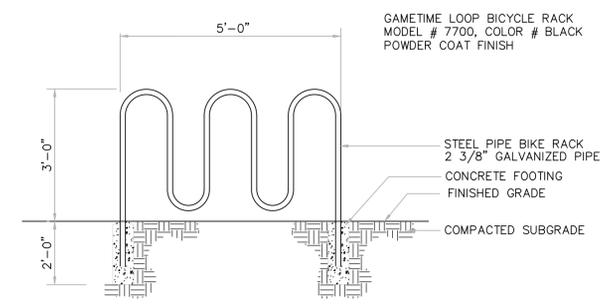


**1 POOL SAFETY FENCE**  
L5 SCALE : NTS



ELEVATION

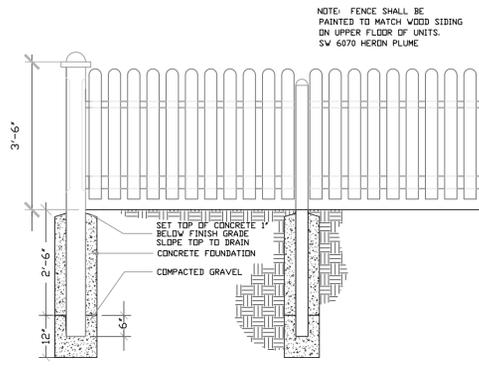
NOTE:  
SHOP DRAWINGS FOR ALL ALUMINUM FENCE SECTIONS & GATES ARE TO BE SUBMITTED TO ARCHITECT / LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.



**7 LOOP BICYCLE RACK**  
L5 SCALE : NTS

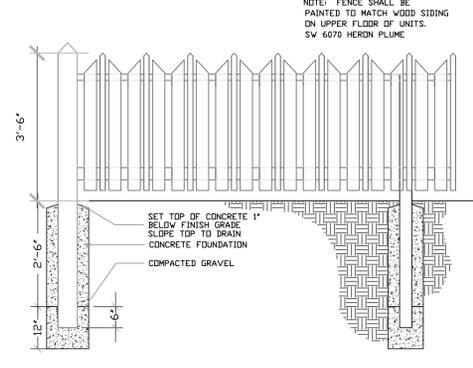
GAMETIME LOOP BICYCLE RACK  
MODEL # 7700, COLOR # BLACK  
POWDER COAT FINISH

STEEL PIPE BIKE RACK  
2 3/8" GALVANIZED PIPE  
CONCRETE FOOTING  
FINISHED GRADE  
COMPACTED SUBGRADE



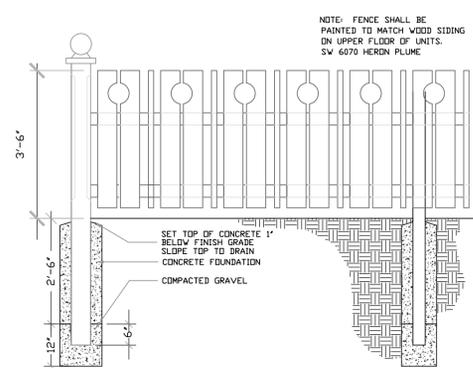
**2 PICKET FENCE: UNIT A or 1**  
L5 SCALE : NTS

NOTE: FENCE SHALL BE PAINTED TO MATCH WOOD SIDING ON UPPER FLOOR OF UNITS. SW 6070 HERON PLUME



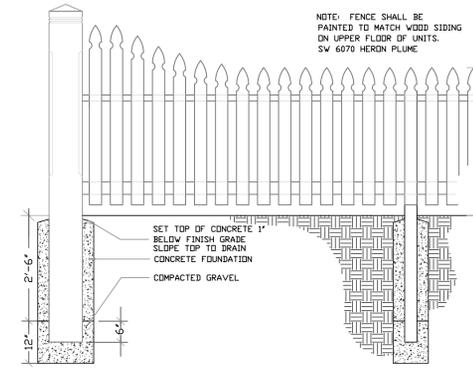
**3 PICKET FENCE: UNIT B or 2**  
L5 SCALE : NTS

NOTE: FENCE SHALL BE PAINTED TO MATCH WOOD SIDING ON UPPER FLOOR OF UNITS. SW 6070 HERON PLUME



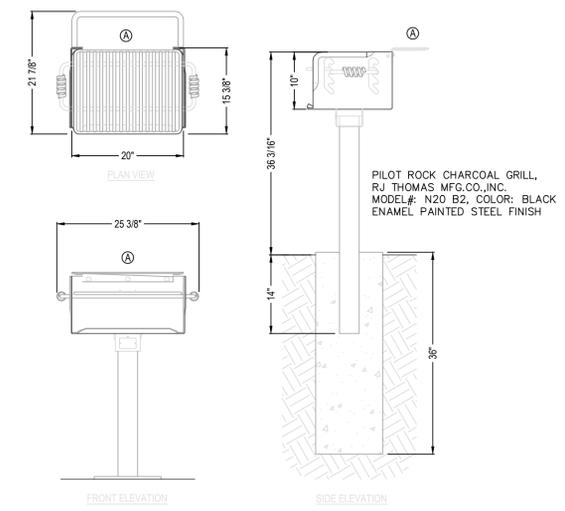
**4 PICKET FENCE: UNIT C or 3**  
L5 SCALE : NTS

NOTE: FENCE SHALL BE PAINTED TO MATCH WOOD SIDING ON UPPER FLOOR OF UNITS. SW 6070 HERON PLUME



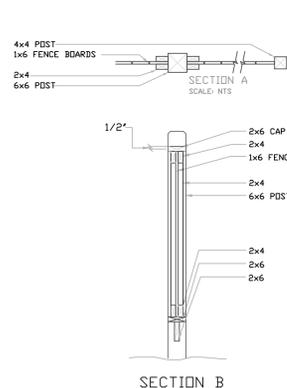
**5 PICKET FENCE: UNIT D or 4**  
L5 SCALE : NTS

NOTE: FENCE SHALL BE PAINTED TO MATCH WOOD SIDING ON UPPER FLOOR OF UNITS. SW 6070 HERON PLUME



**8 OUTDOOR GRILL**  
L5 SCALE : NTS

PILOT ROCK CHARCOAL GRILL,  
RJ THOMAS MFG.CO.,INC.  
MODEL#: N20 B2, COLOR: BLACK  
ENAMEL PAINTED STEEL FINISH



NOTES:  
1. 6x6 POSTS SHALL BE P.T. SOUTHERN YELLOW PINE LP-22 GROUND CONTACT. ALL OTHER WOOD SHALL BE P.T. SOUTHERN YELLOW PINE LP-2  
2. FENCE SHALL BE PAINTED SW6075 GARRET GRAY.  
3. ALL FASTENERS SHALL BE HOT-DIPPED GALVANIZED.  
4. ALL CONCRETE FOOTINGS SHALL BE 3000 P.S.I.

SECTION A  
SCALE: NTS

SECTION B  
SCALE: NTS

2x6 CAP  
2x4  
1x6 FENCE BOARDS  
2x4  
6x6 POST

CHAMFER TOP  
2x6 CAP  
2x4  
1x6 FENCE BOARDS  
2x4  
6x6 POST  
2x4

FINISH GRADE  
2x6  
2x4  
COMPACTED SUBGRADE  
CONCRETE FOOTING  
3" COMPACTED GRAVEL

6x6 POST @ 10' O.C. ±  
5' O.C. ± EQUALLY SPACED

SEE ARCHITECTURAL PLANS FOR TREATMENT OF BACK WALL OF PAVILION

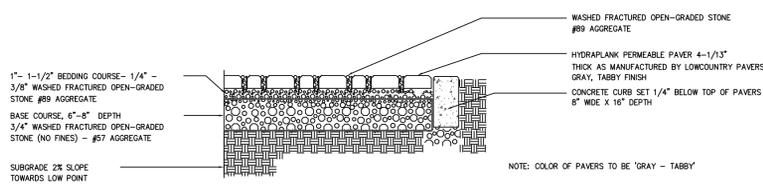
VARIES 2" MIN. TO 4" MAX.  
EXTEND BOTTOM OF FENCE ON PANELS WHERE GRADE CHANGES BEYOND MAX. HEIGHT.

4x4 POST

PAVILION

ELEVATION

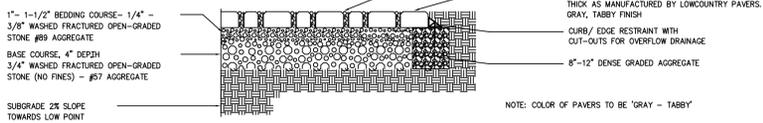
6 PERIMETER/SHARED COMMUNITY FENCE  
L5 SCALE : NTS



**9 PERVIOUS PAVER DRIVEWAY APRON**  
L5 SCALE : NTS

1"-1-1/2" BEDDING COURSE- 1/4" - 3/8" WASHED FRACTURED OPEN-GRADED STONE #89 AGGREGATE  
BASE COURSE, 4"-8" DEPTH 3/4" WASHED FRACTURED OPEN-GRADED STONE (NO FINES) - #57 AGGREGATE  
SUBGRADE 2% SLOPE TOWARDS LOW POINT

WASHED FRACTURED OPEN-GRADED STONE #89 AGGREGATE  
HYDRAPLANK PERMEABLE PAVER 4-1/13" THICK AS MANUFACTURED BY LOWCOUNTRY PAVERS. GRAY, TABBY FINISH  
CONCRETE CURB SET 1/4" BELOW TOP OF PAVERS 6" WIDE X 18" DEPTH  
NOTE: COLOR OF PAVERS TO BE 'GRAY - TABBY'



**10 PERVIOUS PAVER WALKWAY**  
L5 SCALE : NTS

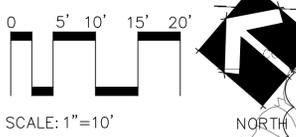
1"-1-1/2" BEDDING COURSE- 1/4" - 3/8" WASHED FRACTURED OPEN-GRADED STONE #89 AGGREGATE  
BASE COURSE, 4" DEPTH 3/4" WASHED FRACTURED OPEN-GRADED STONE (NO FINES) - #57 AGGREGATE  
SUBGRADE 2% SLOPE TOWARDS LOW POINT

WASHED FRACTURED OPEN-GRADED STONE #89 AGGREGATE  
HYDRAPLANK PERMEABLE PAVER 4-1/13" THICK AS MANUFACTURED BY LOWCOUNTRY PAVERS. GRAY, TABBY FINISH  
CURB/ EDGE RESTRAINT WITH CUT-OUTS FOR OVERFLOW DRAINAGE  
6"-12" DENSE GRADED AGGREGATE  
NOTE: COLOR OF PAVERS TO BE 'GRAY - TABBY'

LANDSCAPE DETAILS  
FOR  
"DRIFTAWAY AT 25 LAGOON", 25 LAGOON RD., HHI, SC  
September 1, 2022 (Revised 12-02-22)  
SITTEWORKS DESIGN GROUP, LLC  
843-441-8839

FOR REVIEW ONLY,  
NOT FOR  
CONSTRUCTION





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

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

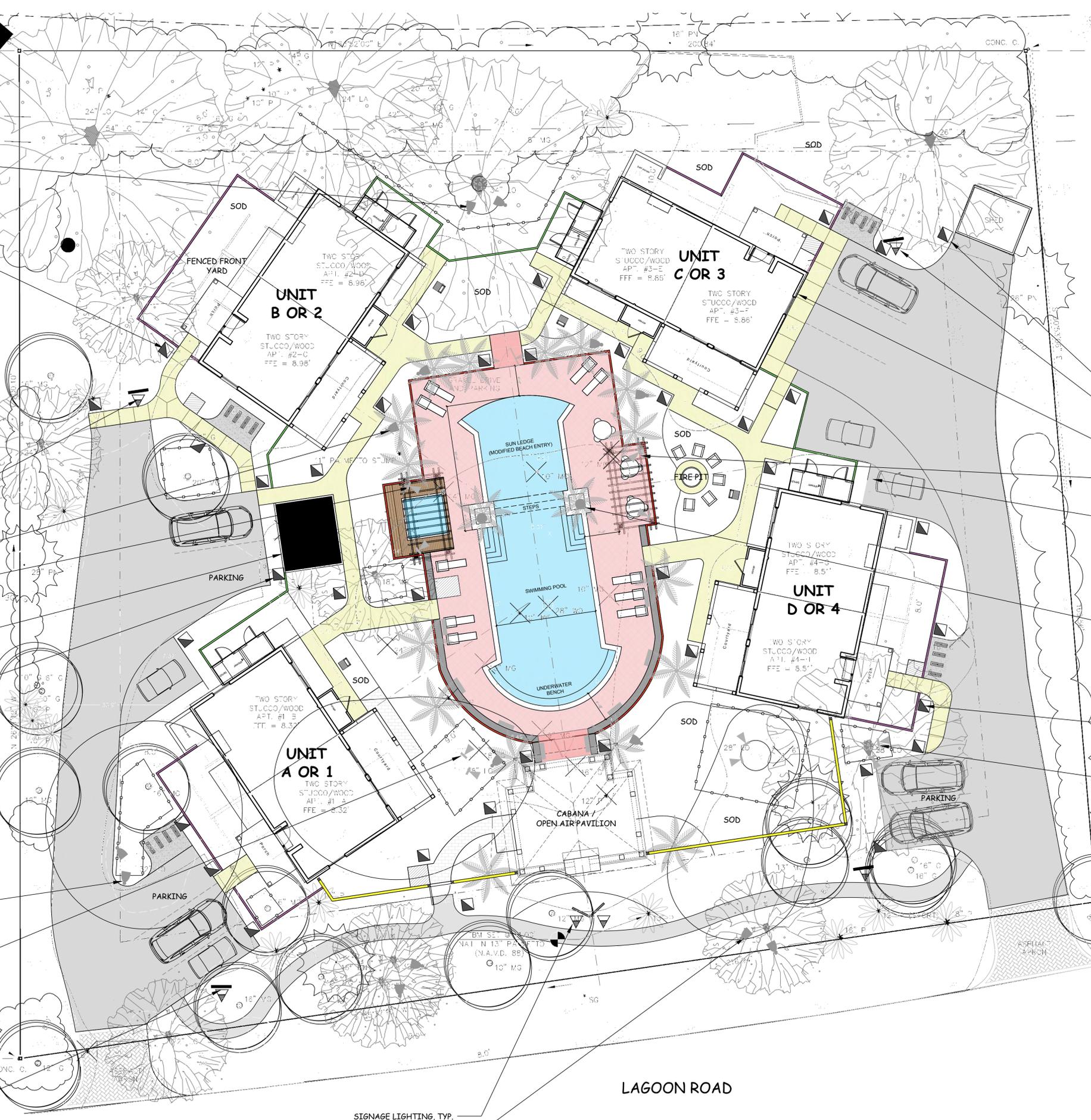
PATH LIGHT, TYP.

SANDS VILLAGE

UP-LIGHTING OF EXISTING TREES, TYP.

SEE TREE PROTECTION INFORMATION FOR INSTALLATION OF LIGHTING ADJACENT TO SPECIMEN TREES

SIGNAGE LIGHTING, TYP.



LIGHTING SCHEDULE				
NO. REQ'D.	SYMBOL	FIXTURE/MANUFACT./CAT. NO.	LAMP TYPE	MOUNTING
8	—	STRIP LIGHT BY KITCHLER OR SIMILAR MODEL NO. 16103A7T27, 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
10	▲	DOWN LIGHT BY KITCHLER OR SIMILAR MODEL NO. 15475 CBR	12V LED	TREE MOUNTED DOWN LIGHT
14	●	UP LIGHT BY KITCHLER OR SIMILAR MODEL NO. 15475 CBR	12V LED	GROUND MOUNTED
2	○	WELL LIGHT BY KITCHLER OR SIMILAR MODEL NO. 16024 CBR 30 (CENTENNIAL BRASS)	VLO3000/12V LED	IN GROUND
	⊕	ELECTRICAL OUTLET, TYP.		
TBD	⊕	LOW VOLTAGE TRANSFORMER		MOUNT PER MANUFACTURER'S SPECS. - EXACT MOUNTING LOCATIONS TO BE DETERMINED IN FIELD.

NOTE:  
 COORDINATE ALL WORK WITH ELECTRICAL DRAWINGS FROM GROUP 3 ARCHITECTS SEE ARCHITECTURAL DRAWINGS

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



PATH LIGHT, TYP.



UP/DOWN LIGHT, TYP.



WELL LIGHT, TYP.



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 CONTACTOR 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 AIMING 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.
  - INSTALL CONDUIT NEAR EXISTING TREES BY BORING, NOT TRENCHING, TO PRESERVE THE HEALTH AND STRUCTURAL INTEGRITY OF SIGNIFICANT/SPECIMEN TREES FOR UPLIGHTS.

LANDSCAPE LIGHTING PLAN  
 FOR  
 "DRIFTAWAY AT 25 LAGOON", 25 LAGOON RD., HHI, SC  
 September 1, 2022 (Revised 12-02-22)

FOR REVIEW ONLY,  
 NOT FOR  
 CONSTRUCTION



SHEET  
 L6 OF 6

SITWORKS DESIGN GROUP, LLC  
 843-441-1839



DSK-6 Inspiration Board  
NTS

Driftaway At 25 Lagoon  
25 Lagoon = Hilton Head = SC  
November 29, 2022

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

## PLAN CORRECTIONS REPORT DRB-002527-2022

**PLAN ADDRESS:** 25 Lagoon Road, 1A  
Hilton Head, SC 29928

**PARCEL:** R552 015 000 0011 001A

**APPLICATION DATE:** 10/13/2022      **SQUARE FEET:** 0.00      **DESCRIPTION:**

**EXPIRATION DATE:**      **VALUATION:** \$0.00

<b>CONTACTS</b>	<b>Name</b>	<b>Company</b>	<b>Address</b>
Agent	MICHAEL RUEGAMER		16 Main Street 29926 Hilton Head Island,
Applicant	MICHAEL RUEGAMER	GROUP 3 ARCHITECTURE INTERIORS PLANNING	1600 Main Street Hilton Head Island Sc, 29926
Owner	KENT WOO		309 Mcalpin Dr Savannah, GA 31406

### Application & Plans (DRB Alteration or Addition)

<b>REVIEW ITEM</b>	<b>STATUS</b>	<b>REVIEWER</b>
Development Review & Zoning v.1 DRZ This project requires a Minor Development Plan Review (DPR) application. Submit all the applicable materials listed in LMO Appendix D-7.	DRB Review	Nicole Dixon Ph: 843-341-4686 email: nicoled@hiltonheadislandsc.gov
DRB Urban Design Recommend approval as submitted.	DRB Review Completed	Chris Darnell Ph: 843-341-4676 email: chrisda@hiltonheadislandsc.gov
Site Plan - Natural Resources Review v.1 Recommend approval as submitted	DRB Review Completed	Brian Eber Ph: 843-341-4682 email: briane@hiltonheadislandsc.gov

DATE REVIEWED: 12/29/2022

CATEGORY: Alteration/Addition

STAFF RECOMMENDATION: Approval as submitted

RECOMMENDED CONDITIONS:



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: ROBERT CLARK Company: DETAIL PROPERTY SERVICES  
 Mailing Address: P.O. Box 23403 City: HHI State: SC Zip: 29926  
 Telephone: 843-816-8011 Fax: \_\_\_\_\_ E-mail: DETAILPROPERTYSERVICES@GMAIL.COM  
 Project Name: Dunes House Project Address: 14 Dunes House Ln  
 Parcel Number [PIN]: R.520 012 000 0334 0002  
 Zoning District: \_\_\_\_\_ Overlay District(s): \_\_\_\_\_

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

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

Project Category:

<input type="checkbox"/> Concept Approval – Proposed Development	<input checked="" type="checkbox"/> Alteration/Addition
<input type="checkbox"/> Final Approval – Proposed Development	<input type="checkbox"/> 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 16-2-103.1.4.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.

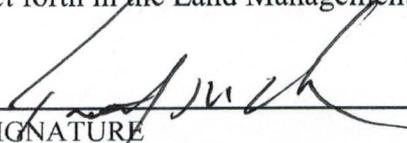
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

*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

12-24-2022  
\_\_\_\_\_  
DATE



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January 3, 2023

Chris Darnell

Urban Designer

Town of Hilton Head

1 Town Center Court

Hilton Head Island, SC 29928

RE: Project Narrative for THE DUNES HOUSE, 14 Dunes House Ln.

This letter is a narrative for the Addition/Alteration of the Dunes House located at 14 Dunes House Lane in the Palmetto Dunes Resort. The project consists of changing the building facade from a cedar shake to a Hardie product (Board and Batten) as well as changing the roof from an architectural asphalt shingle to a metal Standing Seam (Snap Lock 1.5 inch on 16-inch centers)

The intentions of the project are as follows:

Remove the existing Cedar Shake façade.

Replace with Hardie Product (Board and Batten) with Batten on 16inch centers

Paint new façade with Sherwin Williams colors Trim: SW 7071 Grey Screen and Siding SW 7073 Network Gray

Remove old asphalt shingles

Replace with Metal Standing Seam "Silversmith" (Snap lock 1.5 seams) on 16-inch centers.

If you should have any questions or need additional information, please feel free to contact me at

843-816-8011.

Sincerely,

*Robert Clark*

Robert Clark

Detail Property Services, LLC

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P.O. Box 23403  
Hilton Head Island, SC 29925-3403  
843-310-3324

# The Dunes House

14 Dunes House Lane

Hilton Head, SC 29928

- **Exterior Currently 2022**

Front



Rear



- **Siding**

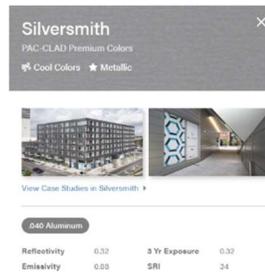
Style: Board and Batten



- **Roofing**

Style: Standing Seam

Color: Silversmith

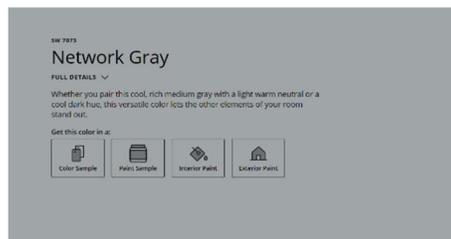


- **Exterior Siding - Paint**

Brand: Sherwin Williams

Trim Color: SW 7071 Grey Screen

Siding Color: SW 7073 Network Gray



# PLAN CORRECTIONS REPORT DRB-003037-2022

**PLAN ADDRESS:** 14 Dune House Lane, BEACH  
Hilton Head, SC 29928

**PARCEL:** R520 012 000 0334 0002

**APPLICATION DATE:** 12/29/2022      **SQUARE FEET:** 0.00      **DESCRIPTION:**

**EXPIRATION DATE:**      **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Applicant	ROBERT CLARK	DETAIL PROPERTY SERVICES LLC	27 Paddocks Blvd Hilton Head Island, SC 29926
Owner	RUSSELL PROFITTA	PALMETTO DUNES RESORT LLC	Po Box 1017 Greenwood, SC 29648

## Application & Plans (DRB Alteration or Addition)

REVIEW ITEM	STATUS	REVIEWER
DRB Urban Design review v.1	DRB Review	Chris Darnell Ph: 843-341-4676 email: chrisda@hiltonheadislandsc.gov

### DRB Urban Design review

- ~~1. The standing seam metal roof in a galvalume finish is not compliant with the Design Guide, page 15, "Reflective materials other than glass must be avoided." Staff recommends a Gun Metal color for the finish on the roof. 01/03/23 – Silversmith is not at reflective.~~
- ~~2. The proposed color for the siding (SW 6526 Icelandic) is not compliant with the Design Guide, page 16, "Earth Tones must be chosen as the predominant colors." Staff recommends a color that picks up the color of the beach sand. 01/03/23 – The applicant revised the application for a darker gray building color with a lighter gray for the trim.~~

DATE REVIEWED: 12/29/2022 **01/03/2023**

CATEGORY: Alteration/Addition

STAFF RECOMMENDATION: Denial **Approval as submitted**

### RECOMMENDED CONDITIONS:

- ~~1. Specify a less reflective finish for the metal roof.~~
- ~~2. Specify an earth tone for color of the building.~~