



2 Front Perspective

Cypress River Plantation Lot 318

Area Summary

Name	Heated	Enclosed	Under Roof	Area
First Floor	2,097 SF			2,097 SF
Bonus Room	430 SF			430 SF
Garage		649 SF		649 SF
Covered Patio			437 SF	437 SF
Front Porch			46 SF	46 SF
	2,527 SF	649 SF	483 SF	3,660 SF



3 Rear Perspective

GENERAL PROJECT NOTES:

- DO NOT SCALE DRAWINGS.** CONTRACTOR SHALL RELY ON WRITTEN DIMENSION AS SHOWN. DIMENSIONS SHOWN ARE TO FACE OF STUD/CMU, FINISH FACE OF MASONRY/CONCRETE, CENTER OF OPENING (IN FRAME WALLS), SIDE OF OPENING (CMU WALLS), CENTER OF FIXTURES AND OTHER FEATURES, UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE BUILDER OR CONTRACTOR AND COORDINATE WITH ALL AFFECTED TRADES OR SPECIALTIES. IN CASE OF ANY CONFLICTS OR DISCREPANCIES, CONTACT THE DESIGNER AND OWNER IN WRITING FOR ADDITIONAL INFORMATION, CLARIFICATION OR REVISIONS BEFORE COMMENCING OR RESUMING WORK. WHEN CONFLICTS ARISE, THE DESIGNER AND OWNER SHALL COORDINATE WITH THE BUILDER AND ANY CONSULTANTS, ENGINEERS, SUPPLIERS OR VENDORS TO RESOLVE THE ISSUE TO PROVIDE THE BEST SOLUTION AVAILABLE FOR THE OWNER.
- CONSULTANT, ENGINEERING AND SHOP DRAWINGS ARE SUPPLEMENTAL TO THIS DRAWING SET. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE ANY SUPPLEMENTAL DRAWINGS WITH THIS DRAWING SET TO VERIFY THAT ALL SYSTEMS AND FEATURES INTEGRATE AND COINCIDE WITH THE DESIGN INTENT WITHIN THIS DRAWING SET. CONTRACTOR SHALL PRESENT ANY CONFLICTS OR DISCREPANCIES TO THE DESIGNER AND OWNER IN WRITING FOR CLARIFICATION AND RESOLUTION.
- THE BUILDER, CONTRACTOR AND SUBCONTRACTORS SHALL PROVIDE ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. ANY ASSOCIATED FEES, REVIEWS AND EXPENSES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION, AND SERVICES NECESSARY FOR THE SATISFACTORY COMPLETION OF ALL WORK UNLESS NOTED OTHERWISE IN THE DRAWING SET. ALL EQUIPMENT, INSTALLATION, COMPONENTS AND WARRANTIES SHALL COMPLY WITH ALL CURRENT AND APPLICABLE CODES AND REGULATIONS IN ADDITION TO ANY CONTRACT DOCUMENTS WITH THE OWNER.
- THE BUILDER, CONTRACTOR AND ALL SUBCONTRACTORS SHALL PROTECT ALL FINISH WORK AND SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPLACE AND/OR REPAIR ANY DAMAGE CAUSED BY CONTRACTOR PERSONNEL TO THE SATISFACTION OF BOTH THE OWNER AND DESIGNER. ALL REASONABLE EFFORTS SHALL BE MADE TO PROTECT AND SECURE ALL MATERIALS, SUPPLIES AND FINISHES FROM DAMAGE, WEATHER, THEFT AND VANDALISM.
- UNLESS SPECIFIED OR NOTED OTHERWISE, ACCESS PANELS SHALL BE PROVIDED AND INSTALLED WHEREVER REQUIRED BY CODE OR FOR THE PROPER INSTALLATION, OPERATION OR MAINTENANCE OF MECHANICAL, ELECTRICAL OR PLUMBING EQUIPMENT. WHETHER INDICATED ON THE DRAWING SET OR NOT, THE CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT, RELOCATION OR DEMOLITION OF EXISTING UTILITIES THAT MAY EXIST BOTH ABOVE AND BELOW GRADE WITH RESPECTIVE UTILITY OR SERVICE PROVIDERS.
- ANY WORK IMPROPERLY INSTALLED OR IN CONFLICT WITH THIS DRAWING SET OR CONTRACT DOCUMENTS SHALL BE CORRECTED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR(S). NO ADDITIONAL EXPENSES OR FEES SHALL BE PASSED ON TO THE OWNER, DESIGNER, ENGINEERS OR CONSULTANTS TO REMEDY THE IMPROPER WORK. IF NECESSARY, ANY DESIGN, ENGINEERING OR CONSULTANT FEES REQUIRED TO REMEDY THE IMPROPER WORK SHALL BE THE RESPONSIBILITY OF THE RESPONSIBLE CONTRACTOR(S).
- THE SIZE, TYPE, SHAPE AND LOCATION OF MECHANICAL EQUIPMENT, FIXTURES, EQUIPMENT PADS AND BASES CONTAINED WITHIN THE DRAWING SET AND CONTRACT DOCUMENTS ARE APPROXIMATE ONLY, UNLESS SPECIFICALLY NOTED. THE CONTRACTOR SHALL VERIFY DIMENSIONS WITH OTHER TRADES AND/OR THE MANUFACTURER/SUPPLIER.
- THE BUILDER AND/OR CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING A REASONABLE AND PRUDENT SAFETY PROGRAM FOR ALL TRADES PERFORMING WORK ON THE PREMISES. THIS SHOULD INCLUDE BUT IS NOT LIMITED TO THE ISOLATION OF WORK AREAS, STORAGE AREAS, AND THE PROMPT REMOVAL OF ANY DEBRIS, WASTE, TOOLS & EQUIPMENT WHICH MIGHT ENDANGER VISITORS, VENDORS AND CONSULTANTS OF THE OWNER OR DESIGNER.
- THE BUILDER AND/OR CONTRACTOR SHALL COORDINATE WITH REPRESENTATIVES OF ANY AND ALL UTILITIES AND SERVICE PROVIDERS TO VERIFY AVAILABLE FACILITIES AND ARRANGE FOR TEMPORARY SERVICES AS NEEDED. IN ADDITION, THE BUILDER AND/OR CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT, RELOCATION OR DEMOLITION OF EXISTING UTILITIES THAT MAY EXIST BOTH ABOVE AND BELOW GRADE WITH RESPECTIVE UTILITY OR SERVICE PROVIDERS.
- SUBSTITUTIONS OR EQUALS:** REFERENCES TO MAKERS, BRAND, MODELS, ETC., IS TO ESTABLISH AND COMMUNICATE THE TYPE AND QUALITY OF MATERIALS AND/OR EQUIPMENT DESIRED FOR THE PROJECT. SUBSTITUTION WITH ACCEPTABLE EQUIVALENTS SHALL BE APPROVED BY THE DESIGN AND OWNER PRIOR TO BID, PURCHASE OR INSTALLATION (UNLESS NOTED OTHERWISE).
- ONLY NEW MATERIALS AND EQUIPMENT OF RECENT MANUFACTURE, OF SPECIFIED QUALITY, FREE FROM DEFECTS, WILL BE PERMITTED ON THIS PROJECT.**
- SHOP DRAWINGS:** SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL EQUIPMENT, MATERIALS AND SYSTEMS SUCH AS TRUSSES WHICH MUST INTEGRATE AND COORDINATE WITH OTHER SYSTEMS OR MUST BE REVIEWED FOR QUALITY OR EQUIVALENCY TO SPECIFIED MATERIALS, WHETHER DETAILED IN THE CONSTRUCTION SET OR NOT.
- FINAL CLEAN-UP AND DISPOSAL:** THE BUILDER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF CONSTRUCTION DEBRIS, TRASH, AND WASTE MATERIAL FROM THE OWNER'S PROPERTY TO A LAWFUL DISPOSAL AEA AND PAY ALL HAULING AND DUMPING COSTS. ALSO, THE BUILDER/CONTRACTOR WILL OBSERVE AND OBEY ALL APPLICABLE LAWS, REGULATIONS, AND ORDERS REGARDING COMPLETION OF PROJECT AND WORK CLEAN-UP. ALL AREAS OF THE PROJECT AND PROPERTY AFFECTED BY CONSTRUCTION SHALL BE LEFT VACUUM-CLEANED AND FREE FROM DIRT AND DEBRIS. THIS SHALL INCLUDE BUT IS NOT LIMITED TO: CLEAN ALL DUST, DIRT, STAINS, HAND MARKS, SCUFF MARKS, PAINT SPOTS, RUNS AND DRIPS AND ANY OTHER SIMILAR MESSSES AND BLEMISHES.
- THE STRUCTURAL ENGINEER AND DESIGNER SHALL BE CONSULTED IN ALL CASES WHERE CUTTING INTO AN EXISTING STRUCTURAL PORTION OF ANY BUILDING IS EITHER EXPEDIENT OR NECESSARY. PRIOR TO PROCEEDING, REINFORCING AND/OR BRACING SATISFACTORY TO THE STRUCTURAL ENGINEER SHALL BE PROVIDED BY THE BUILDER/CONTRACTOR PRIOR TO CUTTING INTO THE STRUCTURAL PORTIONS OF ANY BUILDING.
- THE BUILDER/CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING FLOOR-TO-FLOOR ELEVATIONS. ANY NEW WORK SHOULD ALIGN WITH RESPECTIVE FLOORS, CEILINGS, AND ANY OTHER ADJACENT FINISHES.
- THE BUILDER/CONTRACTOR WILL RE-LOAM, RE-SEED AND/OR RE-SOD ANY AREAS DISTURBED BY CONSTRUCTION.
- DRAWINGS OF EXISTING CONDITIONS HAVE BEEN COMPILED FROM EXISTING DATA SUPPLIED BY THE OWNER AND CONSULTANTS TO THE DESIGNER AND ENGINEERS. THE DESIGNER AND ENGINEER DOES NOT WARRANT EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF EXISTING INFORMATION RECORDED. THE BUILDER/CONTRACTOR SHALL FIELD VERIFY ANY AND ALL EXISTING CONDITIONS. THE BUILDER/CONTRACTOR SHOULD NOTIFY THE DESIGNER AND ENGINEER, IN WRITING, OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE THE COMMENCEMENT OR RESUMPTION OF WORK.

Survey Notes:

- This site plan was drawn based from the survey by RLA & Associates dated 11/12/2022. Owner and builder are responsible for verifying all survey information.
- Refer to survey for existing elevations, conditions and other details.
- Dimensions to locate the house are measured from face of concrete/CMU/stud perpendicular to property lines.
- Horonzy Design & Development and its associates are not liable for any errors, omissions or defects from information in this survey and shall be held harmless against any claims.

Drainage Notes:

- Lot shall be sloped away from the house towards the street, wetlands and existing drainage as much as possible.
- Overall site drainage shall be designed and implemented to integrate and utilize neighborhood drainage systems including swales, stormwater and natural areas/wetlands.
- Gutters and downspouts shall be designed & installed to integrate with site drainage to effectively direct water away from the property.
- French Drain system to be installed as indicated on Drainage Plan, exact size and location to be field determined. As much as reasonably possible, all downspouts, floor drains and similar drainage elements are to be tied into this french drain with outfall positioned as shown. French drain piping to be sized appropriately based on gutter and drainage capacity it must handle.
- All reasonable efforts shall be made to direct site drainage away from neighboring lots/homes.

Sheet List

Sheet # Sheet Name

A0	Cover & Site
A1	Floor Plans
A2	Elevations
D1	Drainage & Grading
E5	Existing Survey
L91	Landscape Plan

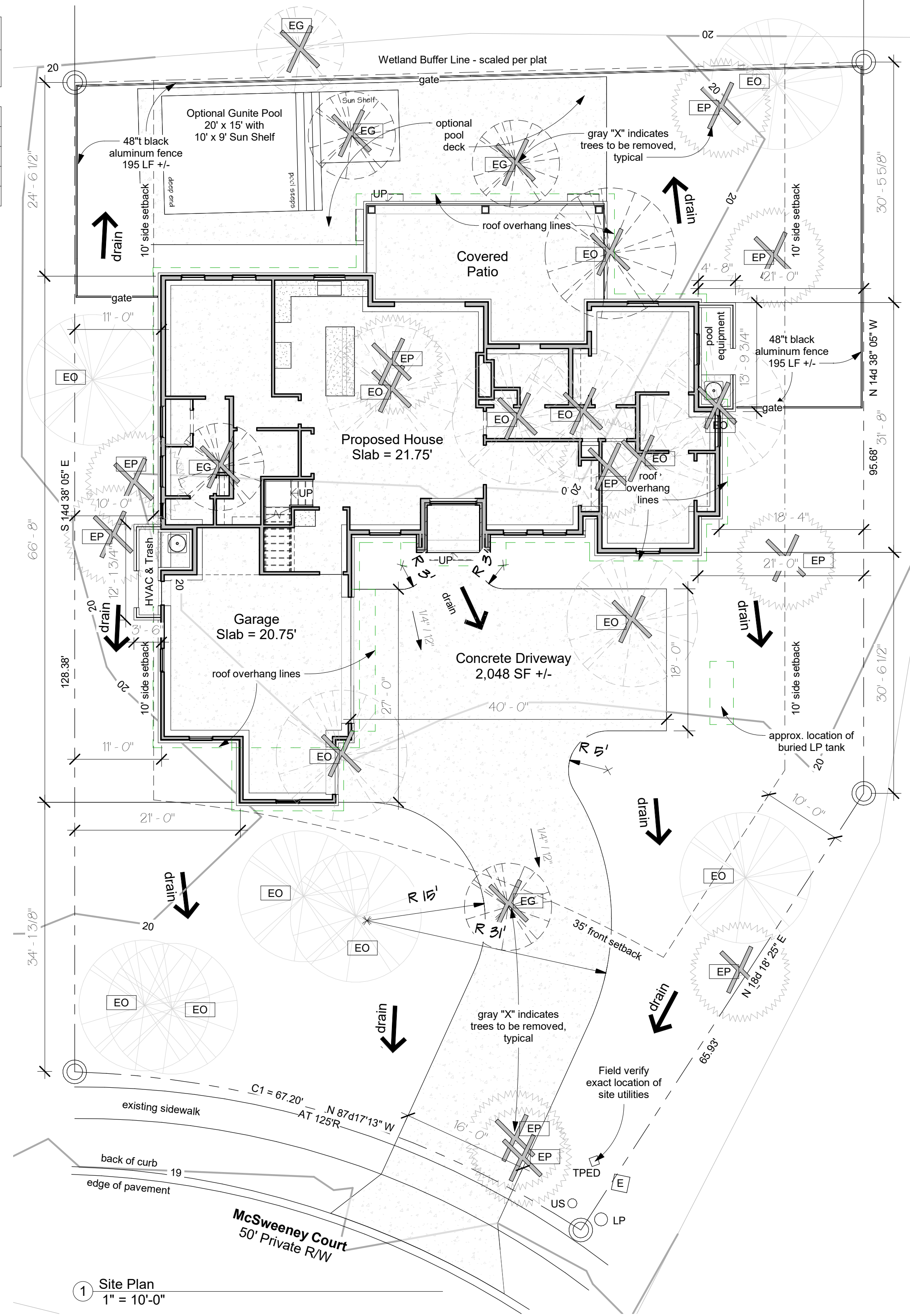
ARB Set

Wetlands

Lot 318

46,938 sq. ft.
1.08 Acre +/-

Wetland Buffer



Horonzy
Design &
Development

Designed by Ken Gorski at
Horonzy Design & Development
413 79th Avenue N., Myrtle Beach, SC 29572
(843) 449-9444 Ext. 5258

This house design is the intellectual property of
Horonzy Design & Development, LLC.
Contractor is responsible for verifying
compliance with any and all applicable codes.

A new custom home for Colby Johnson at:
Cypress River Plantation
Lot 318 - Cutlass model

South Carolina

Myrtle Beach,

Project Number:

22-24

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Latest Revision Date:

revised 01-10-2023

Designed & Drawn by:

KG

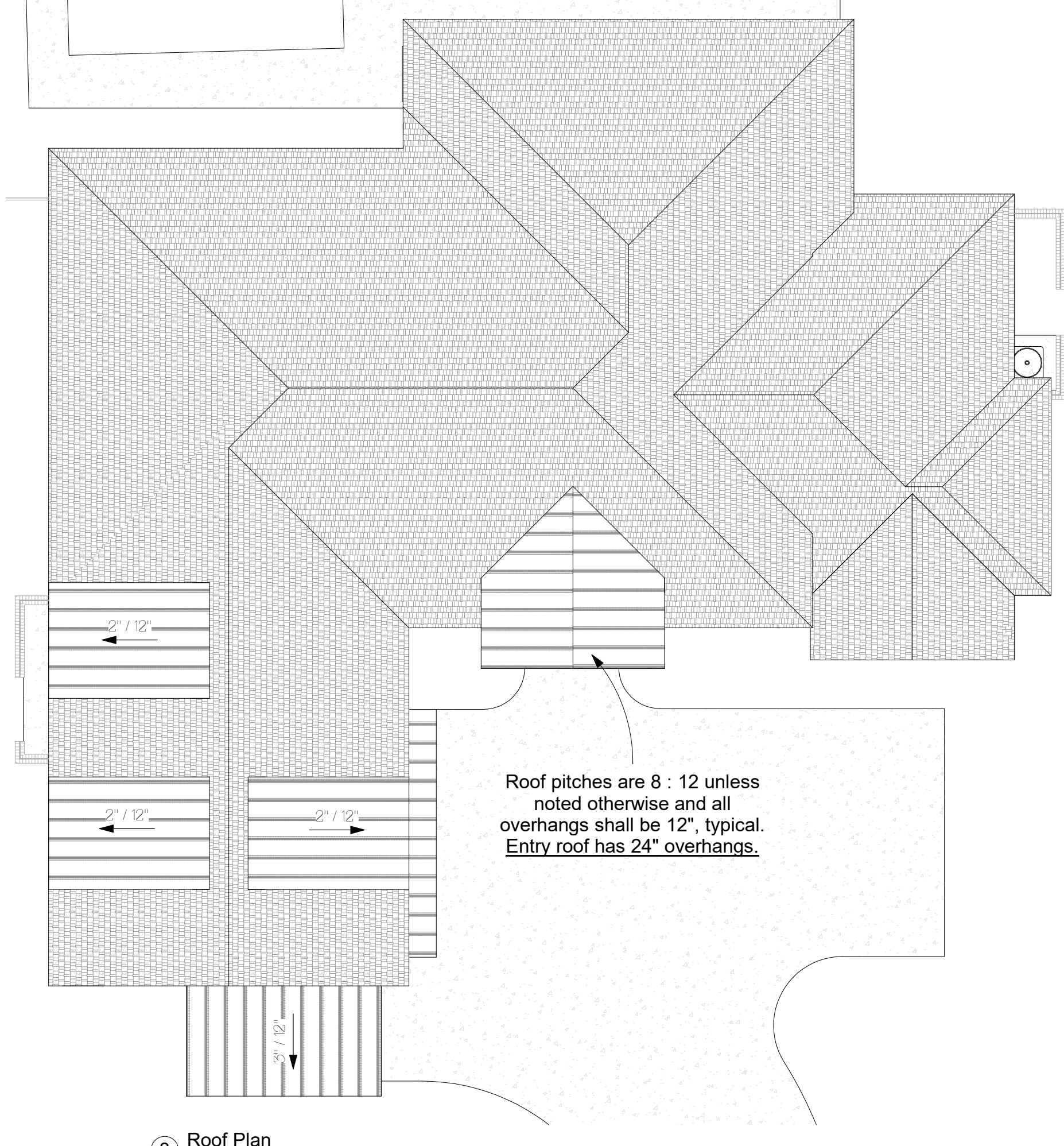
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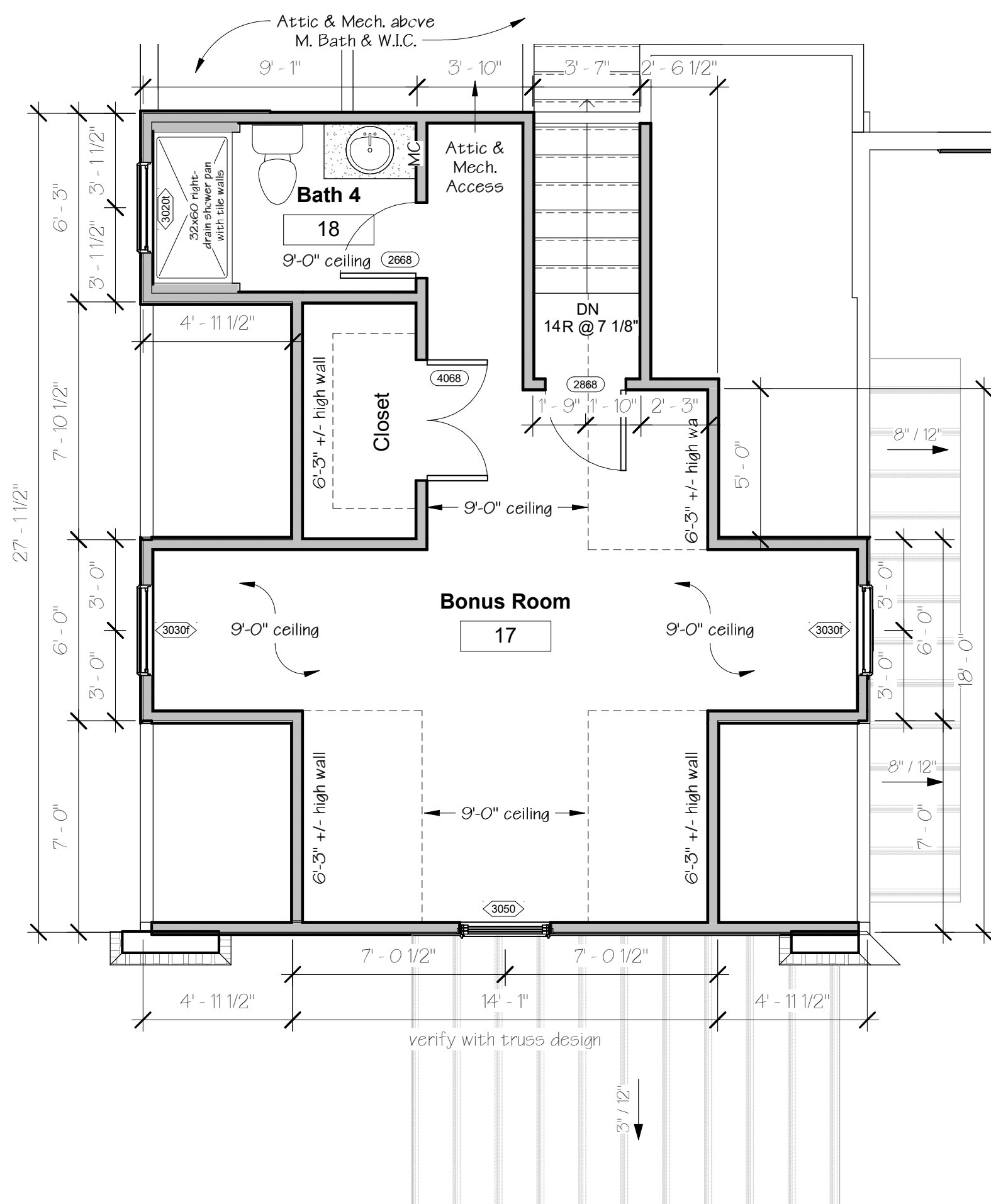
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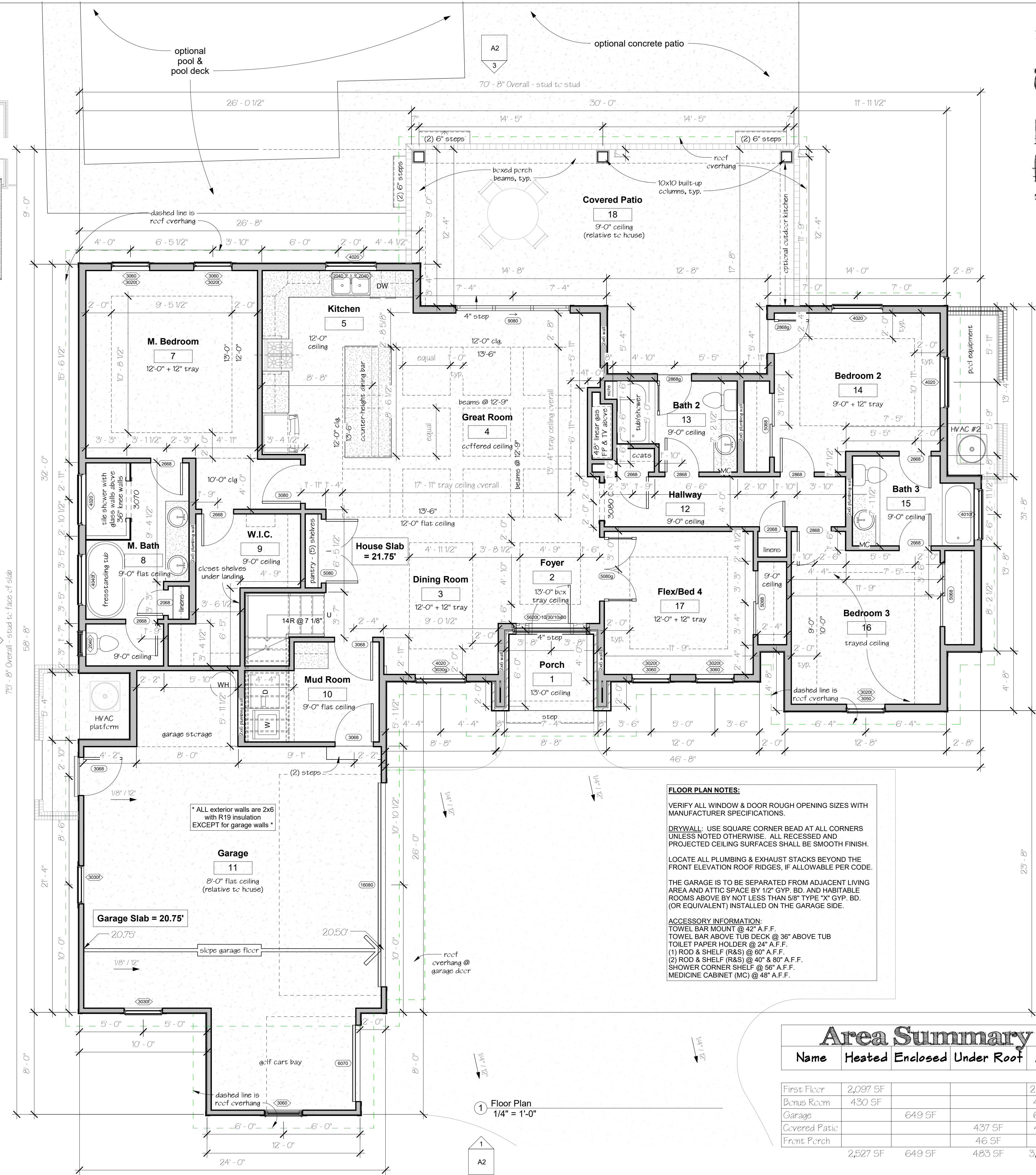
Cover & Site



3 Roof Plan
1/8" = 1'-0"



2 Bonus Room
1/4" = 1'-0"



1 Floor Plan
1/4" = 1'-0"

FLOOR PLAN NOTES:

VERIFY ALL WINDOW & DOOR ROUGH OPENING SIZES WITH MANUFACTURER SPECIFICATIONS.

DRYWALL: USE SQUARE CORNER BEAD AT ALL CORNERS UNLESS NOTED OTHERWISE. ALL RECESSED AND PROJECTED CEILING SURFACES SHALL BE SMOOTH FINISH.

LOCATE ALL PLUMBING & EXHAUST STACKS BEYOND THE FRONT ELEVATION ROOF RIDGES, IF ALLOWABLE PER CODE.

THE GARAGE IS TO BE SEPARATED FROM ADJACENT LIVING AREA AND ATTIC SPACE BY 1/2" GYP. BD. AND HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYP. BD. (OR EQUIVALENT) INSTALLED ON THE GARAGE SIDE.

ACCESSORY INFORMATION:

TOWEL BAR MOUNT @ 42" A.F.F.
TOWEL BAR ABOVE TUB DECK @ 36" ABOVE TUB
TOILET PAPER HOLDER @ 24" A.F.F.
(1) ROD & SHELF (R&S) @ 60" A.F.F.
(2) ROD & SHELF (R&S) @ 40" & 80" A.F.F.
SHOWER CORNER SHELF @ 56" A.F.F.
MEDICINE CABINET (MC) @ 48" A.F.F.

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A new custom home for Colby Johnson at:

Cypress River Plantation

Lot 318 - Cutlass model

South Carolina

Myrtle Beach,

Project Number: 22-24

Consultant: Address: Phone: Fax: e-mail:

Latest Revision Date: revised 01-10-2023

Designed & Drawn by: KG

Scale: As indicated

Sheet Name: A1

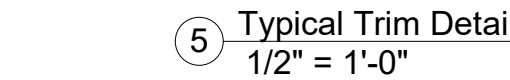
Floor Plans

ARB Set

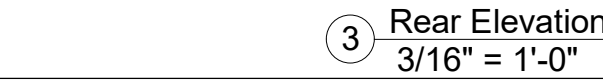
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Design & Development

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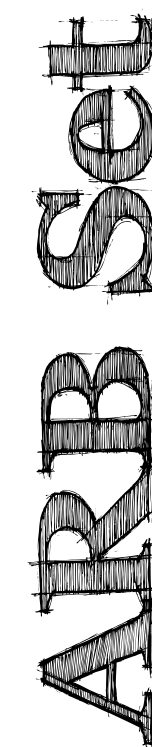
Front Porch			46 SF	46 SF
	2,527 SF	649 SF	483 SF	3,660 SF



Latest Revision Date:	revised 01-10-2023
Prepared by:	RC

Myrtle Beach,

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Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Latest Revision Date:	revised 01-19-2023
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Ken Gorsk

Designed & Draw
Scale:

$$I'' = I_0' - I_0$$

Sheet
Name:

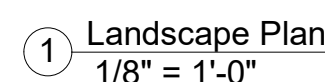
D1

Drainage & Grading

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46,938 sq. ft.
1.08 Acre +/-

Wetlands buffer area to be left natural and cleaned/pruned periodically.
Wetland area to be undisturbed except for occasional maintenance as required.



- 1) Owner and builder reserve the right to substitute plant varieties as needed due to availability, seasonality or similar issues. Substituted plants shall be similar in character and nature to the original.
- 2) All existing pine trees are to be removed due to their proximity to the house/utilities and likely damage to both the trees and or the house either during construction or in the future. Refer to survey for complete existing tree inventory.
- 3) All plant beds shall be covered to a minimum 2" depth with a shredded hardwood mulch as selected by the owner in accordance with the ARB. The plant beds as shown cover a total area of approximately 2,156 SF.
- 4) All areas not built, paved or concrete beds shall be sodded or seeded with centipede grass in accordance with ARB guidelines.
- 5) All landscaped areas of the property, including all grass and plant bed areas shall be watered with an automated, multi-zone irrigation system. This system shall be professionally designed and installed in accordance with ARB guidelines. The control box is to be located based upon the owners' preference.
- 6) All landscaping shall be maintained and upkeep according to ARB and community standards.
- 7) **Landscaping Lighting:** Pathway lights: Low-voltage or solar LED pathway lights shall be located along the front walk and driveway at the discretion of the homeowner.

Up-lighting of Trees: Each of the hardwood trees, palm trees and ornamental trees may be uplit in accordance with ARB guidelines at the discretion of the homeowner
- 8) Plant bed borders, if any, are to be selected by the owner and shall comply with any and all ARB and community guidelines.

Category	Quantity	Type Mark	Common Name	Botanical Name	Variant/Cultivar	Planting Size	Mature Growth
Tree - Existing	7	EO	Existing Oak	Quercus	EXISTING to remain	4"caliper or greater	
Tree	1	CM	Grape Myrtle	Lagerstroemia Indica	"Tuscarora"	30 gal	20-25' tall mature
Tree	1	JM	Japanese Maple	Acer Palmatum	"Bloodgood"	30 gal	12-18' mature
Tree	2	WP	Windmill Palm	Trachycarpus Fortunei	Windmill Palm	30 gal	15-20' mature
Tree	2	LV	Loquat	Eriobotrya Japonica	"Variegata"	15 gal	20-25' tall mature
Shrub	3	HL	Holly Inkberry	Ilex Glabra		7 gal	up to 10' tall
Shrub	8	KO	Knock-out Rose	Rosa hybrid	"Double Pink"	7 gal	3' wide & tall
Shrub	9	TO	Tea Olive	Osmanthus Heterophyllus	"Rotundifolius"	7 gal	4-5' tall & wide
Shrub	8	BG	Breeze Grass	Carex Mccowii	Matt Rush	3 gal	3' wide x 4' tall
Shrub	22	GJ	Gardenia	Gardenia Jasminoides	"Frostproof"	3 gal	3' wide & tall
Shrub	16	LC	Loropetalum	Loropetalum Chinense	"Purple Pixie"	3 gal	4' wide x 2' tall
Shrub	1	MG	Muhly Grass	Muhlenbergia Capillaris	pink	3 gal	3' wide x 4' tall
Shrub	12	ND	Nandina	Nandina Domestica	"Firepower"	3 gal	4' wide & tall
Shrub	14	RI	Indian Hawthorn	Rhaphiclepis Indica	"Georgia Petite"	3 gal	3' wide & tall
Ground cover	22	LSS	Liriope	Liriope Muscari	"Silvery Surproof"	9-12" (1 gal)	12-15" tall
Ground cover	9	SJ	Shore Juniper	Juniper Conferta	"Blue Pacific"	3-4' spread	12-18" tall & 6-8' spread
Ground cover	20	CIP	Cast Iron Plant	Aspidistra Elatior	Variegated	3 gal	18" 24" tall
Grand total: 157	157						

ARB SET

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