

PROJECT: LAKESHORE PAVILION
SITE ADDRESS: 1320 SOUTHLAKE DRIVE
 MOUNT PLEASANT, SC 29464
OWNER: LAKESHORE HOMEOWNERS ASSOCIATION, INC.
CONTACT: GLEN PELLETT, TREASURER – LAKESHORE HOA
MAILING ADDRESS: LAKESHORE HOMEOWNERS ASSOCIATION, INC.
 PO BOX 805
 MOUNT PLEASANT, SC 29465-0805
EMAIL ADDRESS: LAKESHOREHOAMTP@GMAIL.COM
TELEPHONE: (843) 708-4621
LEGAL DESCRIPTION: AMENITY AREA PHASE I
PARCEL ID: 5581300040
ZONING: PD (PLANNED DEVELOPMENT)
PROPERTY CLASS: 500 – GENERAL COMMERCIAL
FLOOD ZONE: X
PLAT: LAKESHORE SUBDIVISION PHASE I FINAL PLAT DATED 01/07/1993,
 RECORDED BY CHARLESTON COUNTY ROD, BOOK CL, PAGE 081
LOT SIZE: 0.17 ACRE



PROJECT DESCRIPTION:

The Association intends to make improvements to the community pool area including: 1) replace the existing perimeter fence with an aluminum picket fence, 2) replace two gazebos with one Pavilion, and 3) demolish concrete and mature wax myrtles and replace them with sod.

Fencing: Replace the existing chain-link fence with a 60” powder-coated, commercial grade aluminum picket fence.

Gazebos Replacement: Replace the two existing 10’ Gazebos (constructed over 30 years ago and in poor condition) with one 14’x18’x12’ high Pavilion on a new concrete pad (263 sq ft) in line with the existing Pool House.

Grounds: Remove all wax myrtles along the southwest and southeast fence perimeter and replace them with sod. Demolish the abandoned brick pump house (25 sq ft) at the north corner of the lot, demolish the concrete deck (211 sq ft) adjacent to the pool house, remove debris for offsite disposal, and replace the concrete with sod.



SITE: LAKESHORE HOMEOWNERS ASSOCIATION, INC. 1320 SOUTHLAKE DRIVE MOUNT PLEASANT, SC 29464	LAKESHORE PAVILION	
	DATE: 02/17/2026	SCALE: N/A
	REVISION:	SHEET NO: 1 OF 3



Introduction

The Lakeshore Homeowners Association, Inc. (Association) owns and operates a community swimming pool located at 1320 Southlake Drive, Mount Pleasant, SC 29464.

The Association intends to make improvements to the pool area including: 1) replace the existing chain-link perimeter fence with an aluminum picket fence, 2) replace two 10' gazebos with one 14' x 18' Pavilion, and 3) demolish concrete and mature wax myrtles and replace them with sod.

Proposed Pool Area Scope of Work

1. Fencing

The existing chain-link fence is scheduled to be replaced in the spring of 2026 with a 60" powder-coated, commercial grade aluminum picket fence as shown in this photo. Modify the layout of the fence to increase usable space surrounding the pool.



- a. Demolish the existing chain-link fence and remove all debris for offsite disposal.
- b. Extend the southeast fence line of the new fence from the gate to the southwest. Square off the South corner, staying outside the Southlake Drive 50' Right-of-Way.
- c. Follow the existing Southwest fence line with its dogleg from the pool deck to stay outside the Deep Water Drive 50' Right-of-Way.

2. Gazebos Replacement

Replace the gazebos in the spring of 2026 during fence replacement. The existing gazebos were constructed over 30 years ago and are in poor condition. Replace the two existing 10' Gazebos with one 14' x 18' x 12' high Pavilion, complete with a new concrete pad. See the Pavilion image at right and the detailed drawings attached.

The location is shown on the "Reconfigured Lakeshore Pool Area" sketch on the Sheet 3, positioned in line with the Pool House. This option will accommodate larger community gatherings, increasing the sheltered area from the existing 144 ft² to 252 ft² and will provide more area on the pool deck for sunbathers.



- a. Position the pavilion pad to be at least 32½' from the Deep Water Drive centerline to remain outside the 50' Right-of-Way and 7½' from the property line to stay outside the drainage easement.
- b. Demolish the two existing 10' gazebos and remove all debris for offsite disposal.
- c. Pour a reinforced concrete pad for the new pavilion.
- d. The pavilion has been purchased by the Association but must be assembled by a licensed contractor.
- e. Lighting power (1–20-amp circuit) is to be supplied underground from the existing Pool House panel.

SITE: LAKESHORE HOMEOWNERS ASSOCIATION, INC. 1320 SOUTHLAKE DRIVE MOUNT PLEASANT, SC 29464	LAKESHORE PAVILION	
	DATE: 02/17/2026	SCALE: N/A
	REVISION:	SHEET NO: 2 OF 3

3. Grounds

- a. Remove all wax myrtles along the southwest and southeast fence perimeter. Remove all debris for offsite disposal. Replace the wax myrtles with sod and additional sprinkler heads.
- b. Demolish the abandoned brick pump house structure at the north corner of the lot, demolish the concrete deck from the northeast side of the pool house, and remove all debris for offsite disposal. Replace the concrete and demolished structure with sod.

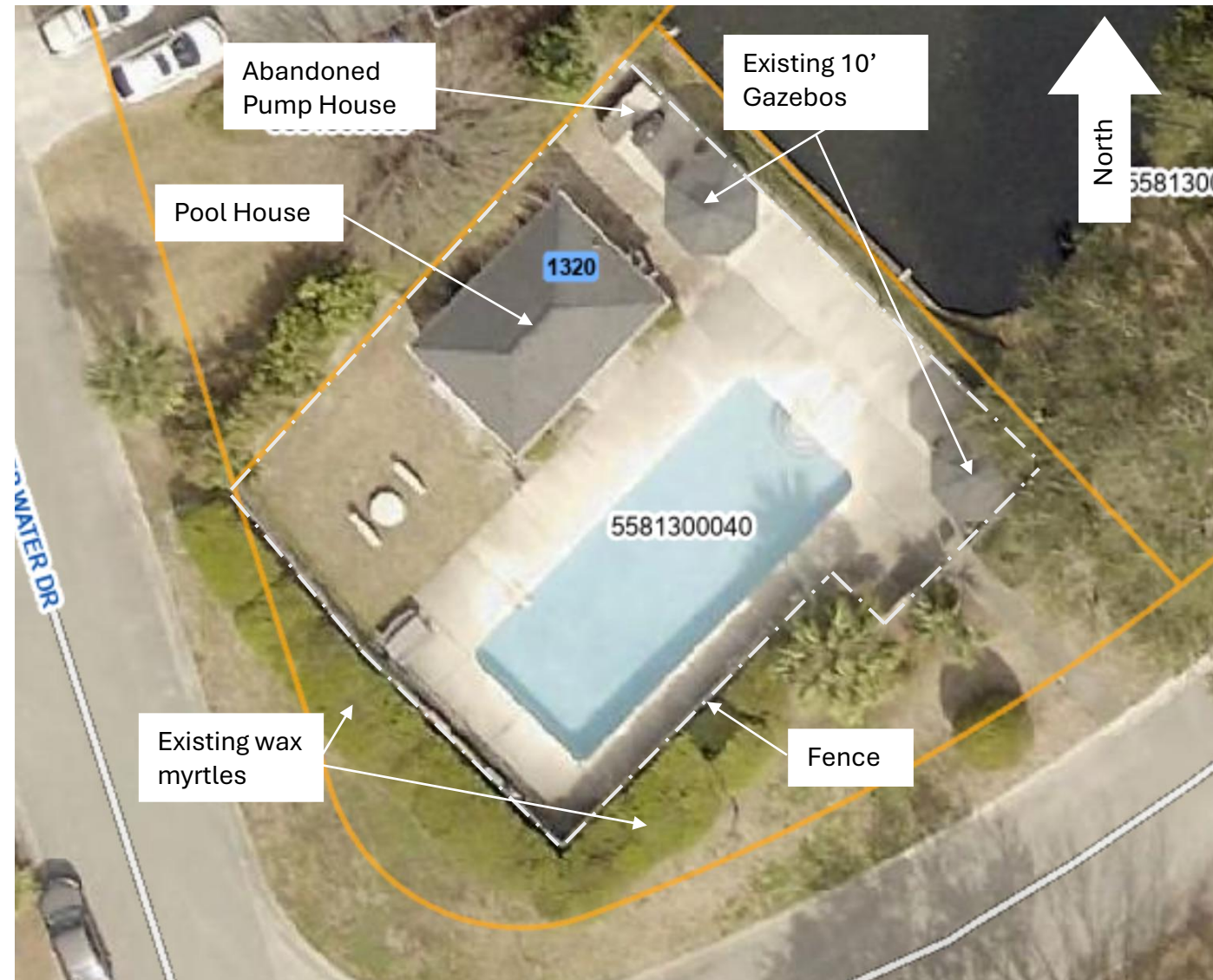
DRT REVIEW
COMPLETED
Mount Pleasant, SC
3/23/2026



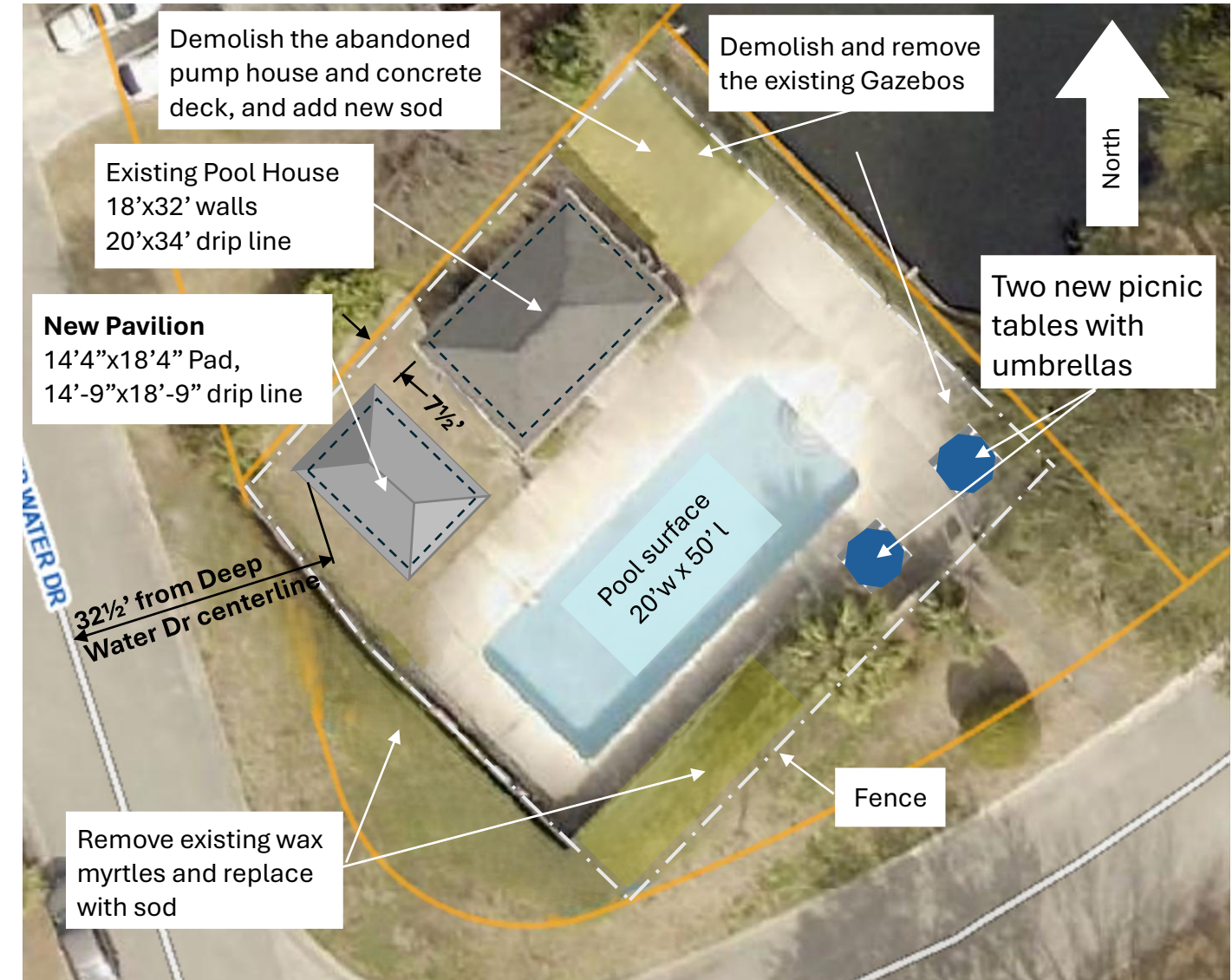
no stormwater comments.
KRM 3/8/2026

Lakeshore Pool Area – Sketches

BEFORE – Existing Lakeshore Pool area, courtesy of the Charleston County GIS.



AFTER – Reconfigured Lakeshore Pool Area



SITE: LAKESHORE HOMEOWNERS ASSOCIATION, INC.
1320 SOUTHLAKE DRIVE
MOUNT PLEASANT, SC 29464

LAKESHORE PAVILION

DATE: 02/17/2026

SCALE: 1:80

REVISION:

SHEET NO: 3 OF 3

Owner's Certification
 This is to certify that construction and installation of required improvements shall be made in accordance with the requirements of the Town of Mt. Pleasant and that upon approval, all public streets, drains, and easements shall be dedicated to the Town of Mt. Pleasant.
 Robert S. Riddick, Jr. DATE: Jan 12, 1993

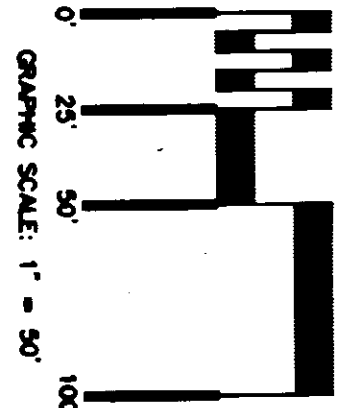
Land/Pond Certification
 The owner, heirs, assigns, and successors of the land shown on this plat acknowledge and agree to perpetual maintenance of the pond shown on this plat from any and all local, county, state, and federal laws, rules, regulations, orders, decrees, judgments, and awards of any court or agency having jurisdiction over the pond/ponds.
 Robert S. Riddick, Jr. DATE: Jan 12, 1993

Certificate of Design
 I hereby certify that the design and layout of the drainage facilities proposed lots, blocks, streets, and other planned features included in this proposed preliminary plan have been prepared by me or under my direct supervision.
 David W. Hildebrand REGISTERED PROFESSIONAL ENGINEER, NO. 94571 DATE: Jan 12, 1993

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE DESIGN AND LAYOUT OF THE DRAINAGE FACILITIES AND THE LOCATION OF THE POND/PODS SHOWN ON THIS PLAT CONFORM TO THE REQUIREMENTS OF THE TOWN OF MOUNT PLEASANT, SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SUBDIVISION AS SET FORTH IN SECTION 15-1-100 OF THE TOWN CHARTER.
 KEITH RIDDICK, JR. S.C. REG. NO. 12003 DATE: Jan 12, 1993

PL L 223P6379

CURVE DATA		RIGHT-OF-WAY CURVE DATA (CONT.)	
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A. FABRICATION AND ASSEMBLY

- UNLESS OTHERWISE NOTED, BUILDING MATERIALS SPECIFIED ON THIS DRAWING ARE SUPPLIED BY AMISH COUNTRY GAZEBOS.
- WOOD MEMBERS ARE PRECUT PRIOR TO SHIPPING AND SOME BUILDING ELEMENTS MAY BE PRE-ASSEMBLED.
- BUILDING MATERIALS (LUMBER, FASTENERS, HARDWARE, ASSEMBLIES) ARE SHIPPED AS A COMPLETE PACKAGE TO THE JOBSITE FOR FINAL ASSEMBLY.

B. BUILDING CODES AND STANDARDS

- THE 2021 SOUTH CAROLINA BUILDING CODE, INCLUDING ALL CODES AND SPECIFICATIONS REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION AND QUALITY CONTROL OF ALL WORK PERFORMED ON THE PROJECT.
- ADDITIONAL DESIGN STANDARDS FOR MATERIALS SHALL BE FOUND IN THE APPROPRIATE SECTIONS THAT FOLLOW.

C. DESIGN LOADS

- ROOF DEAD LOAD 6 PSF
- ROOF LIVE LOAD 20 PSF
- SNOW LOAD
 - P_g (GROUND SNOW) 5 PSF
 - I_s (SNOW IMPORTANCE FACTOR) 1.0
 - C_e (EXPOSURE FACTOR) 1.0
 - C_t (THERMAL FACTOR) 1.2
 - P_f (FLAT ROOF SNOW LOAD) 4.2 PSF
- WIND LOADS
 - WIND SPEED (V_{ult}) 150 MPH
 - RISK CATEGORY II
 - EXPOSURE CATEGORY C

D. FOUNDATIONS

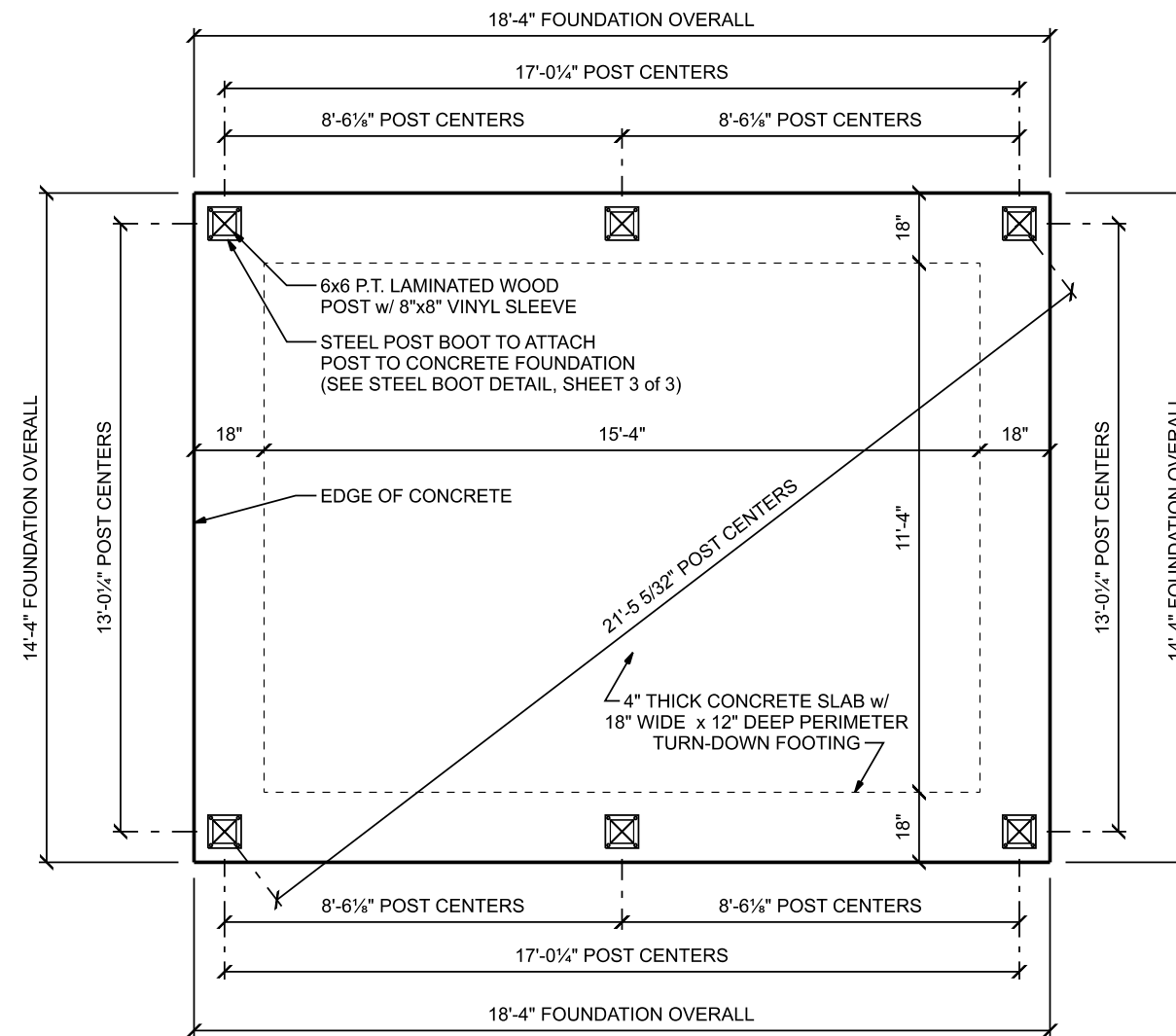
- EXCAVATED SURFACES SHALL BE FREE OF ALL ORGANIC MATERIAL, TOP SOIL AND ANY OTHER FOREIGN MATERIAL.
- 3,500 PSI CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS.
- SOIL DESIGN ASSUMPTIONS:
 - ALLOWABLE VERTICAL FOUNDATION PRESSURE OF 2,000 PSF.
 - LATERAL BEARING PRESSURE OF 150 PSF/FT (300 PSF/FT USED ASSUMING 1/2" MOVEMENT AT BASE IS PERMISSIBLE.)
 - DESIGN ASSUMES NO HYDROSTATIC PRESSURE AND NO EXPANSIVE SOILS.
- REINFORCING:
 - REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 SPECIFICATIONS.
 - REINFORCING SHALL BE SUPPORTED TO REMAIN IN PLACE FOR THE DURATION OF THE CONCRETE PLACEMENT.

E. WOOD

- DIMENSION LUMBER DESIGNED IN ACCORDANCE WITH 2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) AND SUPPLEMENT.
- UNLESS NOTED OTHERWISE, DIMENSION LUMBER SHALL BE:
 - #1 SOUTHERN PINE
 - SURFACED FOR IMPROVED APPEARANCE AS FOLLOWS: 2X4: 1-3/8" X 3-3/8"; 2X6: 1-3/8" X 5-1/4"; 2X8: 1-3/8" X 7"; 2X10: 1-3/8" X 9"
- UNLESS NOTED OTHERWISE, POSTS SHALL BE:
 - 6X6 (5-1/2"X5-1/2") NAIL-LAMINATED #2 SP GRADE
- UNLESS NOTED OTHERWISE, LUMBER AND POSTS SHALL BE PRESSURE TREATED AS FOLLOWS:
 - LUMBER SHALL BE TREATED WITH WATERBORNE PRESERVATIVES IN ACCORDANCE WITH AWPA STANDARD U1 TO THE REQUIREMENTS OF USE CATEGORY 3B (UC3B) OR GREATER.
 - ALL TREATED LUMBER SHALL BE KILN DRIED TO 19% MAXIMUM MOISTURE CONTENT.

F. FLOOD DESIGN

- THIS STRUCTURE IS FABRICATED WITH FLOOD DAMAGE-RESISTANT MATERIALS (CLASS 4) PER FEMA AND NFIP REQUIREMENTS.
- THE STRUCTURE HAS NOT BEEN DESIGNED TO RESIST BUOYANCY UPLIFT FORCES OR LATERAL FORCES DUE TO FLOODING OR WAVE ACTION.



FOUNDATION / POST LOCATION PLAN

SEAL



PLOT DATE Thursday, November 20, 2025



Glyn R. Boone, P.E.
Myer Hill Enterprises LLC
444 Myer Ter • Leola, PA 17540
SC PE# 13708 - SC COA# 5956

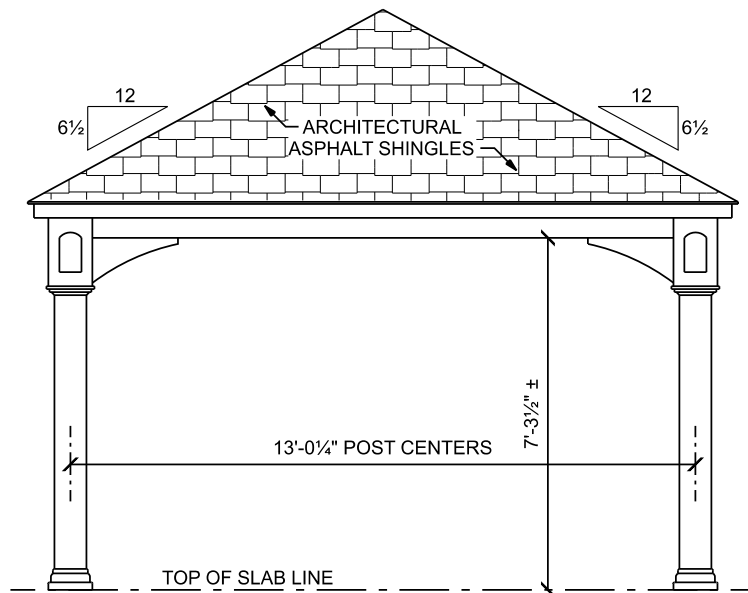
AMISH COUNTRY GAZEBOS
340 HOSTETTER ROAD
MANHEIM, PA 17545
1-800-700-1777

SITE LOCATION:
LAKESHORE HOMEOWNERS ASSOCIATION
1320 SOUTHLAKE DRIVE
MOUNT PLEASANT, SC 29464
CHARLESTON COUNTY
ACG ORDER # 25-9573

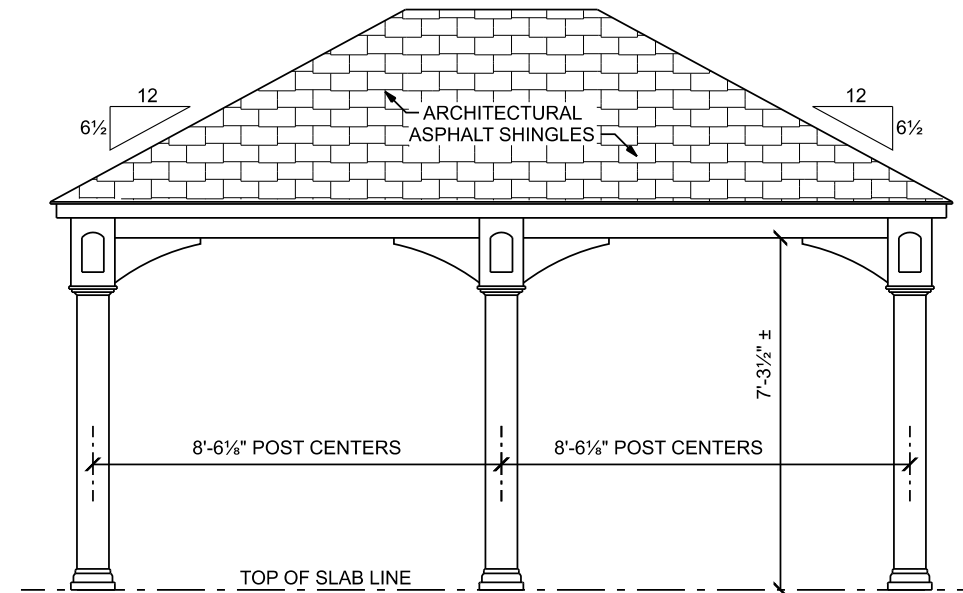
14' x 18' VINYL PAVILION

DATE	11/20/2025	SCALE	1/4" = 1'-0" U.N.O.
REVISIONS		P.N.	15 - 21
		SHEET NO.	1 OF 3





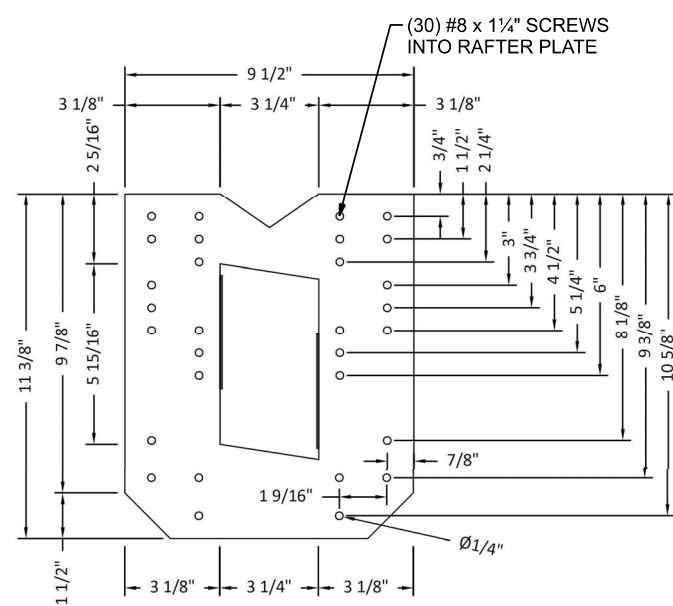
TYPICAL END ELEVATION



TYPICAL SIDE ELEVATION



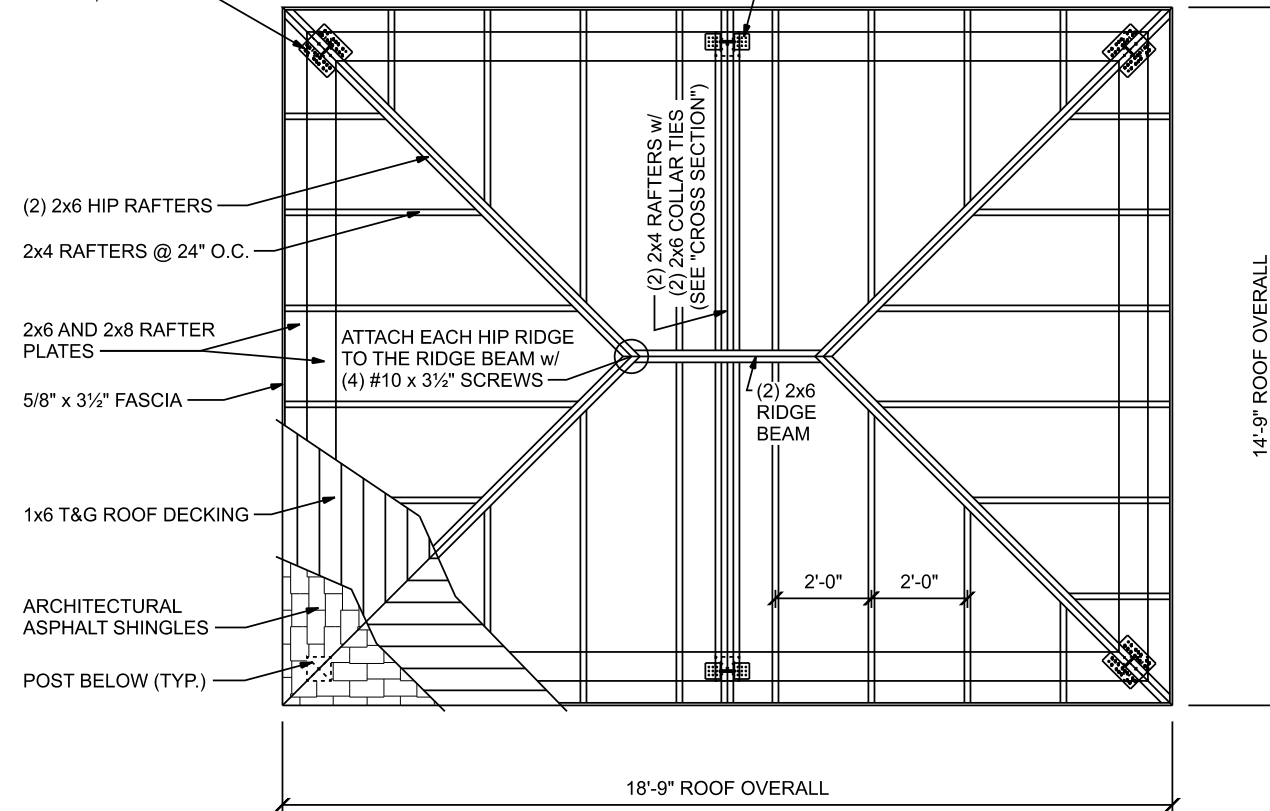
REVIEW COMPLETED
Mount Pleasant, SC
3/23/2026



CORNER RAFTER BRACKET DETAIL
NO SCALE

METAL BRACKET TO TIE THE (2) 2x6 HIP RAFTERS TO THE 2x6 AND 2x8 RAFTER PLATES (TYPICAL AT EACH CORNER-SEE DETAIL)

A2 CUSTOM STEEL L-BRACKET, (1) EACH SIDE OF DOUBLE RAFTER ATTACHED TO RAFTER PLATE w/ (9) #10x1 1/2" SCREWS AND TO RAFTERS w/ (1) 1/2" THROUGH BOLT



ROOF FRAMING PLAN

SEAL



PLOT DATE Thursday, November 20, 2025

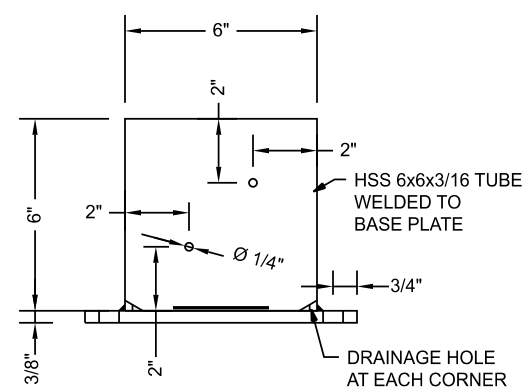


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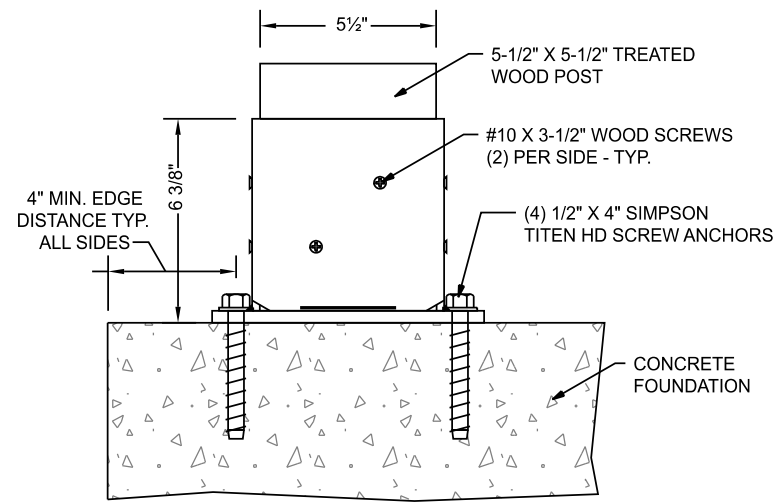
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ACG ORDER # 25-9573

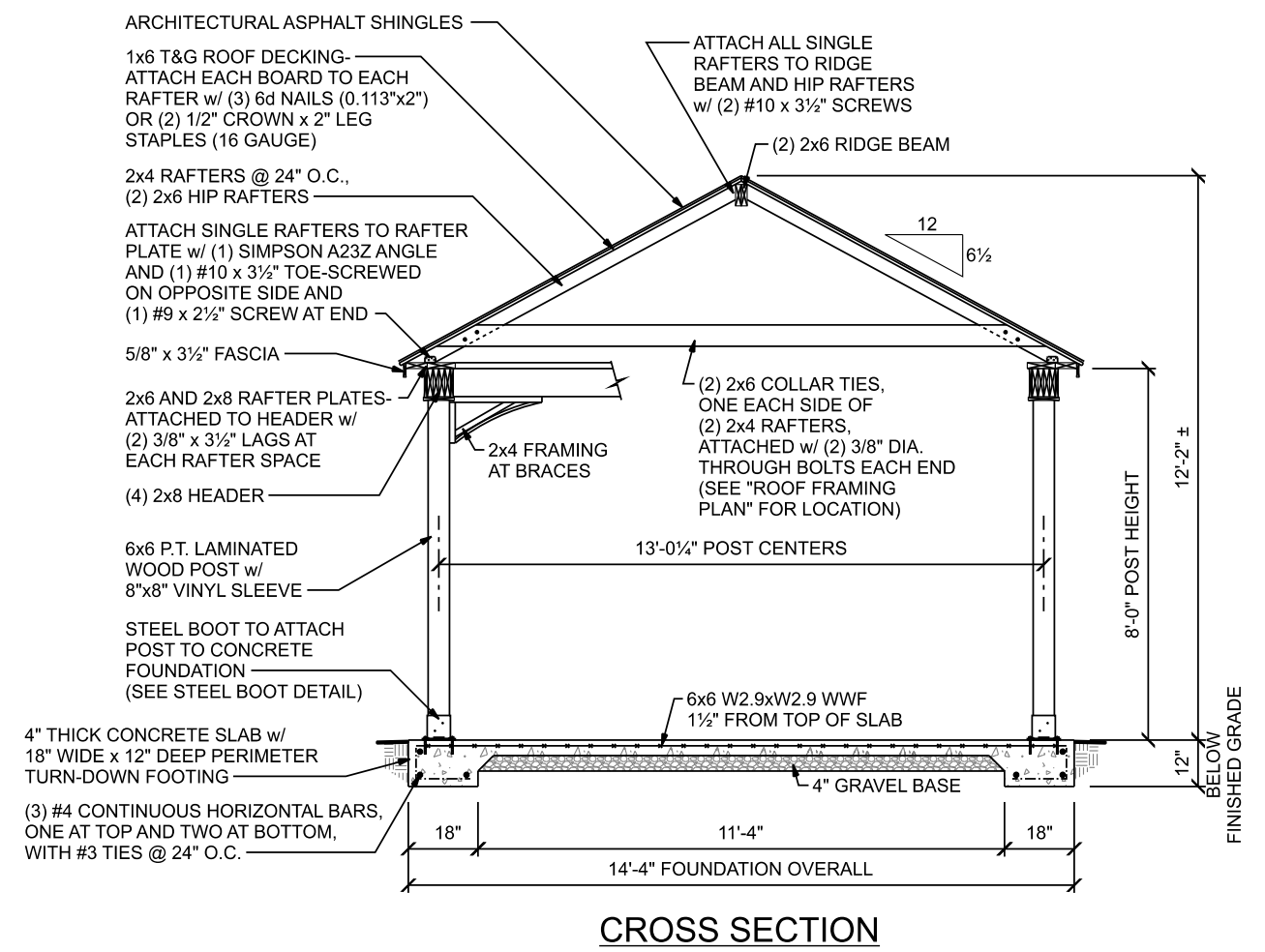
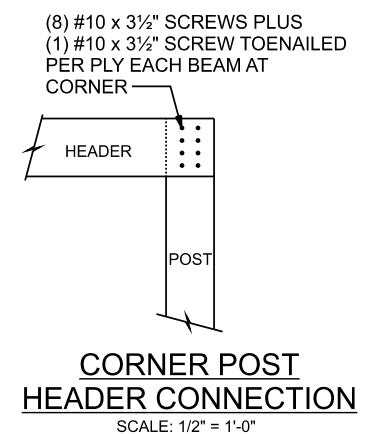
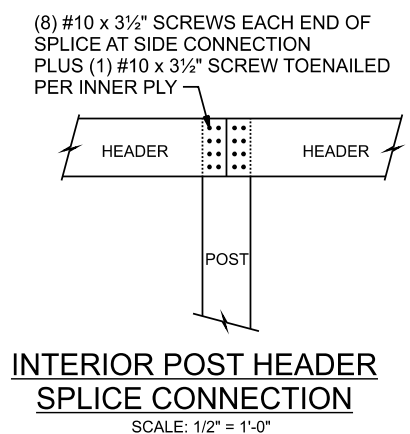
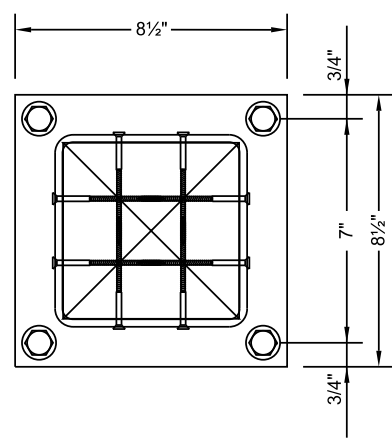
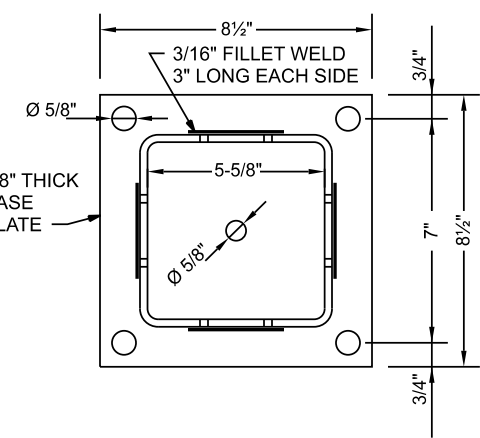
14' x 18' VINYL PAVILION		
DATE	11/20/2025	SCALE 1/4" = 1'-0" U.N.O.
REVISIONS		P.N. 15 - 21
		SHEET NO. 2 OF 3



POST BASE BOOT MFG. DETAIL
 MATERIAL: POWDER-COATED A36 STEEL
 NO SCALE



POST BASE BOOT INSTALLATION DETAIL
 MATERIAL: POWDER-COATED A36 STEEL
 NO SCALE



PLOT DATE Thursday, November 20, 2025

MYERHILL ENGINEERING
 Glyn R. Boone, P.E.
 Myer Hill Enterprises LLC
 444 Myer Ter • Leola, PA 17540
 SC PE# 13708 - SC COA# 5956

AMISH COUNTRY GAZEBOS
 340 HOSTETTER ROAD
 MANHEIM, PA 17545
 1-800-700-1777

SITE LOCATION:
 LAKESHORE HOMEOWNERS ASSOCIATION
 1320 SOUTHLAKE DRIVE
 MOUNT PLEASANT, SC 29464
 CHARLESTON COUNTY
 ACG ORDER # 25-9573

14' x 18' VINYL PAVILION	
DATE	11/20/2025
REVISIONS	SCALE 1/4" = 1'-0" U.N.O.
	P.N. 15 - 21
	SHEET NO. 3 OF 3