

NEW COMMERCIAL BUILDINGS:
LOT 14 STOCK FARM
5824 Guilford Place, Bluffton, SC 29910

GENERAL NOTES

1. The contractor is responsible for compliance, and shall construct, to all applicable local, state, and federal codes and regulations, in conformance to all industry standards and methods of construction, and per manufacturer's recommended installations. Contractor to file all required certificates of insurance, permits, bonds, and fees prior to commencement of work.

2. All materials will be new, unless otherwise specified. All materials, finishes, and workmanship will meet accepted industry standards, and will be consistent with the plans regarding sizes. A reasonable allowance on all dimensions is allowed according to normal industry standards.

3. For dimensions not shown or in question, the contractor will notify Architect of any discrepancies or conflicts before proceeding.

4. For discrepancies or conflicts between the architectural and engineering drawings, the contractor shall request clarification from the Architect before proceeding.

5. Contractor shall verify all existing field conditions. Any discrepancies shall be brought to the attention of the Architect.

6. Contractor to provide a sample board of exterior materials, finishes and colors for final approval by Owner.

7. Contractor to provide a job sign in accordance with the neighborhood/development regulations.

8. The site is to be kept clean at all times for the duration of the project.

9. The design documents are instruments of professional service and shall remain the property of Pearce Scott Architects. Such instruments shall not be used by the client, or others, for any other purposes without the prior written consent of the Architect. The documents are a one-time only use.

10. The design documents are to be used for design intent and in coordination with supplemental engineering documents. See note 5.

11. All walls are dimensioned to the face of stud or masonry unless noted otherwise. Existing walls are dimensioned to finished surface.

12. See structural engineering documents for structural connection details and call-outs, calculation and notes required by code, and details for wall and roof connections including tie down requirements.

13. The design documents do not indicate required drainage and other site related work requirements. See landscape, civil, or other supplemental drawings.

14. When the Architect is contracted for construction observation services by the owner, the Contractor will coordinate with the Architect for progress visits based on the schedule and availability of both parties. Pay applications, if applicable, shall be provided to the Architect prior to the meeting to allow site review of work within the billing cycle.

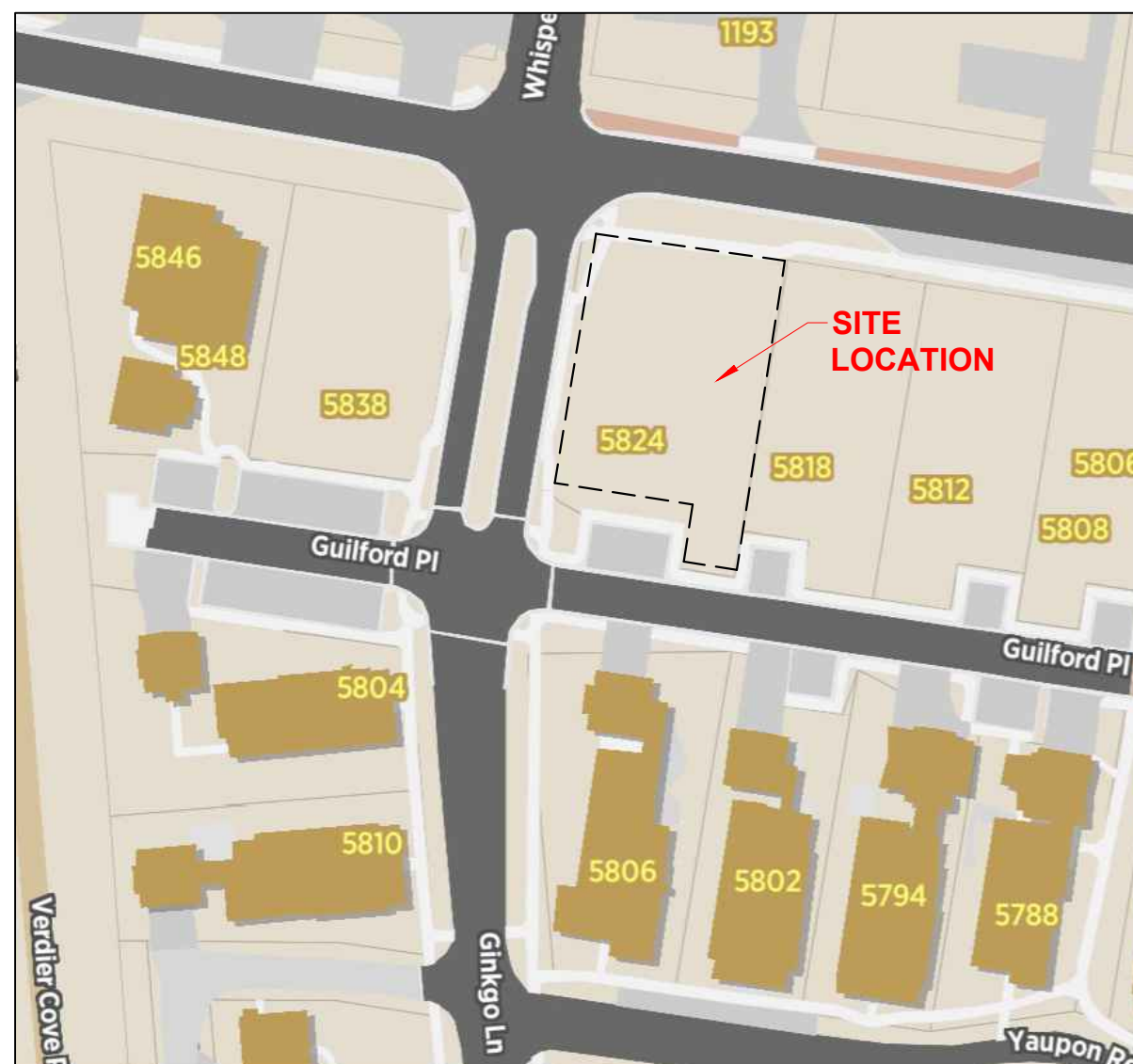
SHEET INDEX				
NUMBER	NAME	ORIG ISSUE	REV#	REV DATE
ARCH. SITE				
A001	SITE PLAN			
ARCH. FLOOR PLANS				
A101	FIRST FLOOR PLAN			
A102	SECOND FLOOR PLAN			
A103	ROOF PLAN			
A104	CARRIAGE HOUSE PLANS			
ARCH. EXT. ELEVATIONS				
A201	EXTERIOR ELEVATIONS			
A202	EXTERIOR ELEVATIONS			
A203	C.H. EXT. ELEVATIONS			
ARCH. DETAILS				
A301	BLDG & WALL SECTIONS			
A401	DETAILS			
A501	WIN. & DOOR SCHEDULES			
A502	WIN. & DOOR DETAILS			



PROJECT DESCRIPTION

This project consists of a New Building and Accessory Carriage House. The Occupancy will be Business and is located in the Stock Farm Development.

LOCATION MAP



PROJECT TEAM

OWNER:
Larry Page
22 McIntosh Road
Hilton Head Island, SC 29926
C: 843.384.7541
E: larrypagehh@gmail.com

ARCHITECT:
Pearce Scott Architects
H. Pearce Scott, AIA
Amanda J. Denmark
6 State of Mind Street, Suite 200
Bluffton, SC 29910
P: 843.837.5700
C: 843.816.6067
E: pearce@pscottarch.com
E: amanda@pscottarch.com

GENERAL CONTRACTOR:

CIVIL ENGINEER:
River Mechanics
Jonathan Page, PE, CFM
3851 Junction Boulevard
Raleigh, NC 27603
C: 843.384.7799
E: JP@River-Mechanics.com

LANDSCAPE DESIGNER:
By the Sea Landscaping, LLC
Jerry Gentile
42 Circlewood Drive
Hilton Head Island, SC 29926
C: 843.337.2214
E: jgentile.bythesea@gmail.com

STRUCTURAL ENGINEER:

ELECTRICAL ENGINEER:

PLUMBING & MECH. ENGINEER:

PROJECT INFORMATION

PROJECT ANALYSIS			
ZONING DISTRICT:	Neighborhood General HD		
BUILDING TYPE:	Additional Building Type		
USE OF PROPERTY:	Business		
GROSS SITE ACRES:	0.24 Ac., 10,401.21 s.f.		
FRONT, NORTH SETBACK:	15'		
RIGHT, EAST SETBACK:	17'		
REAR, NORTH SETBACK:	21'		
SIDE, WEST SETBACK:	21'		
SITE ALLOWABLES:	ALLOW:	CURRENT:	
MIN. FINISH PAD ELEV.:		24.5' amsl	
MAX. BUILDING S.F.:	2,890 s.f.	2,888 s.f.	
MAX. BUILDING STORIES	1-2.5 Stories	2 Story	

AREA CALCULATIONS	
MAIN BUILDING	
CONDITIONED SPACE:	
FIRST FLOOR	1,505 S.F.
SECOND FLOOR	1,283 S.F.
TOTAL COND.	2,788 S.F.
CARRIAGE HOUSE	
CONDITIONED SPACE:	
FIRST FLOOR	789 S.F.
SECOND FLOOR	422 S.F.
TOTAL COND.	1,200 S.F.
(checked 03/27/23 by A.J.D.)	
OCCUPANCY CALCULATIONS	
BUSINESS	
TENANT 1	9 OCCUPANTS
TENANT 2	9 OCCUPANTS
TENANT 3	4 OCCUPANTS
TENANT 4	2 OCCUPANTS
(checked 06/01/23 by A.J.D.)	

DO NOT SCALE FROM DRAWINGS					
NO.	DESCRIPTION / REVISION LOG	HPC CONCEPTUAL SUBMITTAL	HPC FINAL SUBMITTAL	DATE	
				AJD	INITIAL
				06.06.23	AJD
				03.28.23	AJD

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NEW COMMERCIAL BUILDING FOR:
LARRY PAGE
LOT 14: 5824 GUILFORD PLACE
STOCK FARM, NEIGHBORHOOD GENERAL - HD
BLUFFTON, SC 29910

**PEARCE
SCOTT
ARCHITECTS**

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

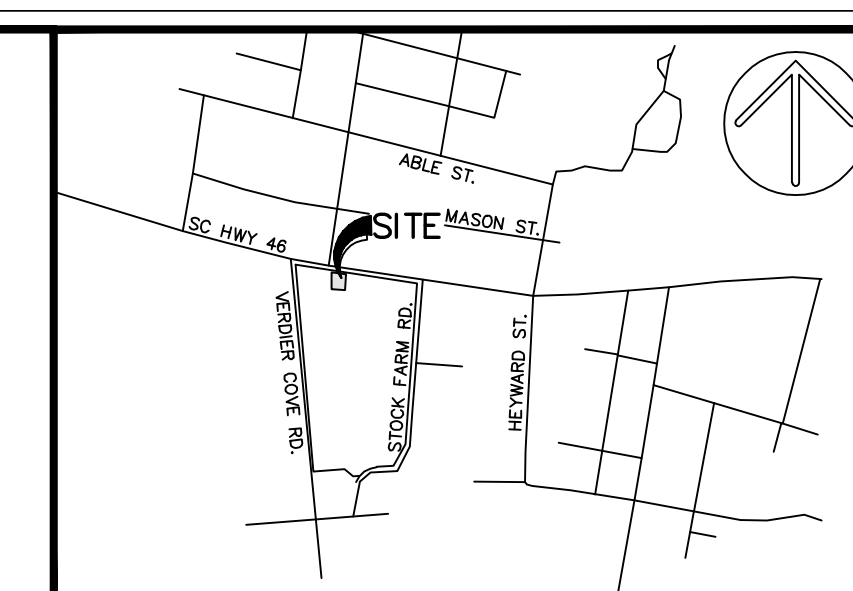
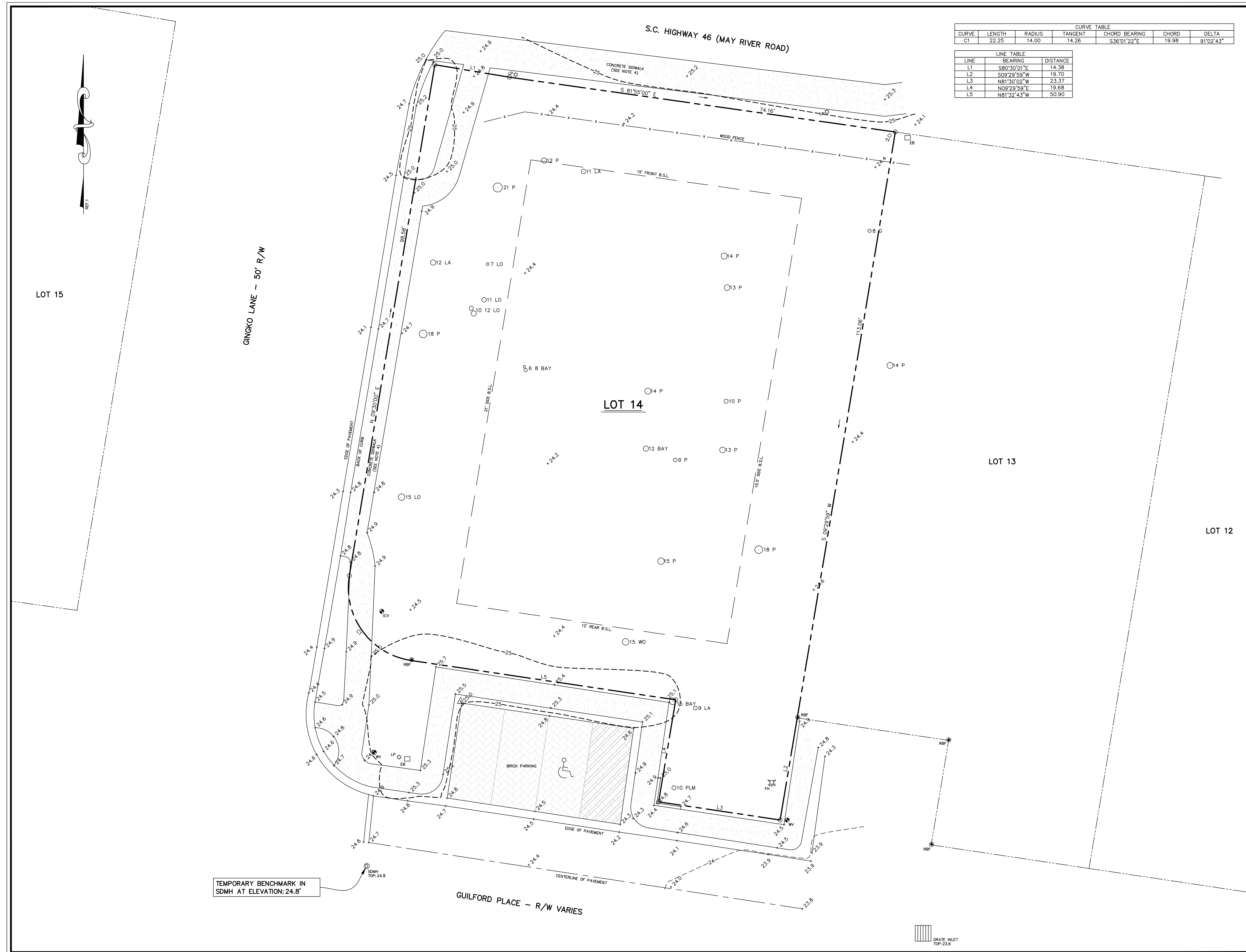
NOT FOR CONSTRUCTION

PROJECT NO.	2306
DATE	06.07.23
DRAWN BY	AJD
CHECKED BY	AWB

COVER SHEET

SHEET NO.

CVR
24X36 PAPER SIZE



VICINITY MAP NOT TO SCALE

NOTES:

1. THIS LOT APPEARS TO LIE IN FLOOD ZONE X, PER FIRM MAP No. 45013C04266, COMMUNITY No. 4502521, DATED 03/23/21.
2. TREE SIZES IN INCHES OF DIAMETER. CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS SHOWN ARE BASED ON NAVD 1988 DATUM.
3. BUILDING SETBACK LINES (B.S.L.) SHOWN WERE PROVIDED BY OTHERS.
4. ALL LOTS THAT HAVE EXISTING CONCRETE SIDEWALKS CROSSING OVER THE LOT LINES ARE SUBJECT TO A PLAT OF EASEMENT WHICH COVERS THE ENTIRE SPACE OF THE WALK. REFER TO THE COVENANTS AND RESTRICTIONS FOR FURTHER INFORMATION AND ALL OTHER RESTRICTIONS. (AS PER REF.)
5. PROPERTY MAY OR MAY NOT BE AFFECTED BY SETBACKS, EASEMENTS, COVENANTS, RESTRICTIONS AND/OR OTHER MATTERS OF TITLE NOT SHOWN HEREON AND ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

LEGEND:

RBF IRON REBAR FOUND
TV TELEVISION PEDESTAL
EB ELECTRIC BOX
LP LAMP POST
P PINE
LO LIVE OAK
POST OAK POST OAK
LA LAUREL OAK
WO WATER OAK
G GUM
PLM PALMETTO
SDMH STORM DRAINAGE MANHOLE
x10.0 SPOT ELEVATION
-10- CONTOUR

REFERENCE(S):

1. PLAT BOOK 125, PAGE 176.

REVISION(S):

1. 05.26.22 UPDATED TO NAVD 1988 DATUM

DONALD R. COOK, JR.
S.C.P.L.S. No. 19010
NOT VALID UNLESS CRIMPED WITH SEAL



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A TREE & TOPOGRAPHIC SURVEY OF

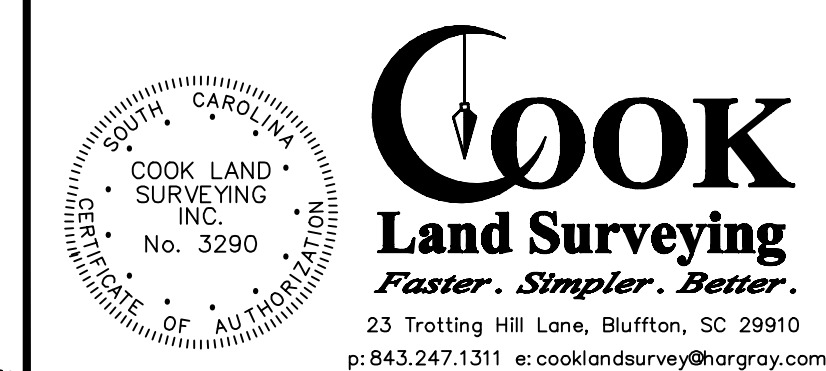
LOT 14
GUILFORD PLACE

TMS R610 039 000 1489 0000

TOWN OF BLUFFTON, BEAUFORT COUNTY,
SOUTH CAROLINA

PREPARED FOR:

MAYBERRY HOLDINGS, LLC



PROJECT No.: 17110002

DRAWN BY: DRC PROJECT NAME 17110002
DATE: 11.07.17 FILE: 17110002T rev1 052622.dwg
SCALE: 1" = 8'

SHEET 1 OF 1



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				AJD	
				AJD	INITIAL
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			DESCRIPTION / REVISION LOG	DATE	
					NO.

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BLUFFTON, SC 29910

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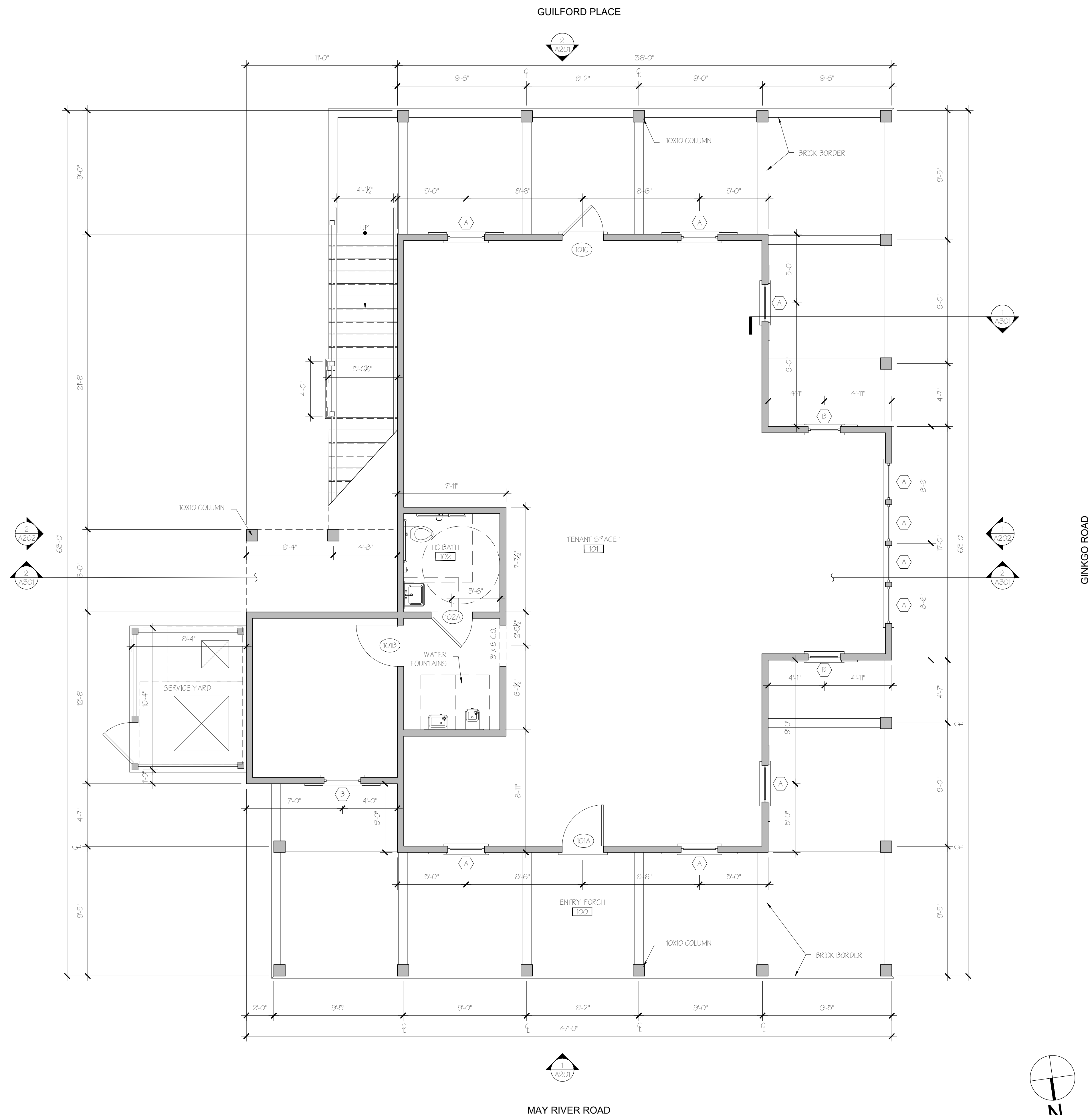
6 STATE OF MIND ST
SUITE 200
BLUFFTON, SC 29910
843.837.5700

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PROJECT NO.	2306
DATE	06.07.23
DRAWN BY	AJD
CHECKED BY	AWB

SITE PLAN & SECTION

SHEET NO.
A001
24X36 PAPER SIZE



AREA CALCULATIONS

MAIN BUILDING	
CONDITIONED SPACE:	
FIRST FLOOR	1,505
SECOND FLOOR	1,383
TOTAL COND.	2,888

CARRIAGE HOUSE	
CONDITIONED SPACE:	
FIRST FLOOR	778
SECOND FLOOR	422
TOTAL COND.	1,200

LEGEND

C.O.: CASED OPENING
H.B.: HOSE BIB
2X4: 2X4 STUD WALLS
CL : CENTER LINE

GENERAL NOTES

1. ALL FIRST FLOOR INTERIOR WALLS TO BE 2X6 UNLESS OTHERWISE NOTED.
2. ALL INTERIOR DOORS TO BE 6" OFF OF ADJACENT STUD WALL UNLESS OTHERWISE NOTED
3. ALL FIRST FLOOR CEILING HEIGHTS TO BE 10'-0" UNLESS OTHERWISE NOTED
4. ALL SECOND FLOOR CEILING HEIGHTS TO BE 9'-0" UNLESS OTHERWISE NOTED
5. ALL WINDOWS AND DOORS MEASURED TO THE CENTERLINE
6. ALL EXTERIOR WINDOW MULLS TO BE 4" UNLESS OTHERWISE NOTED

[illegible]

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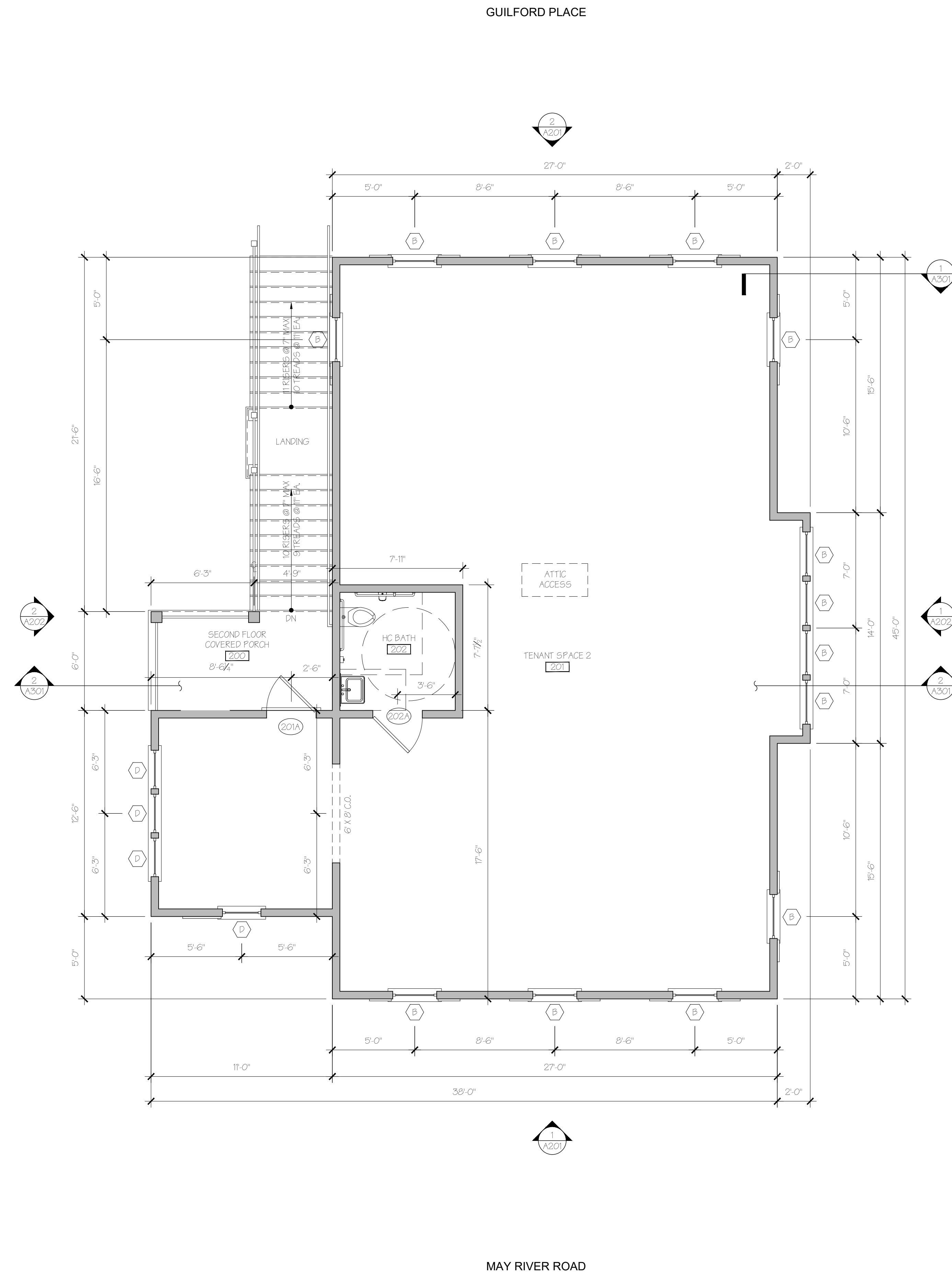
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DATE	06.07.23
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FIRST FLOOR
PLAN

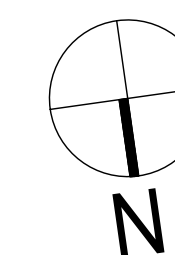
SHEET NO.

A101

24X36 PAPER SIZE



GINKGO ROAD



AREA CALCULATIONS

MAIN BUILDING	
CONDITIONED SPACE:	
FIRST FLOOR	1,505
SECOND FLOOR	1,383
TOTAL COND.	2,888

LEGEND

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H.B.: HOSE BIB
2X4: 2X4 STUD WALLS
CL: CENTER LINE

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DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
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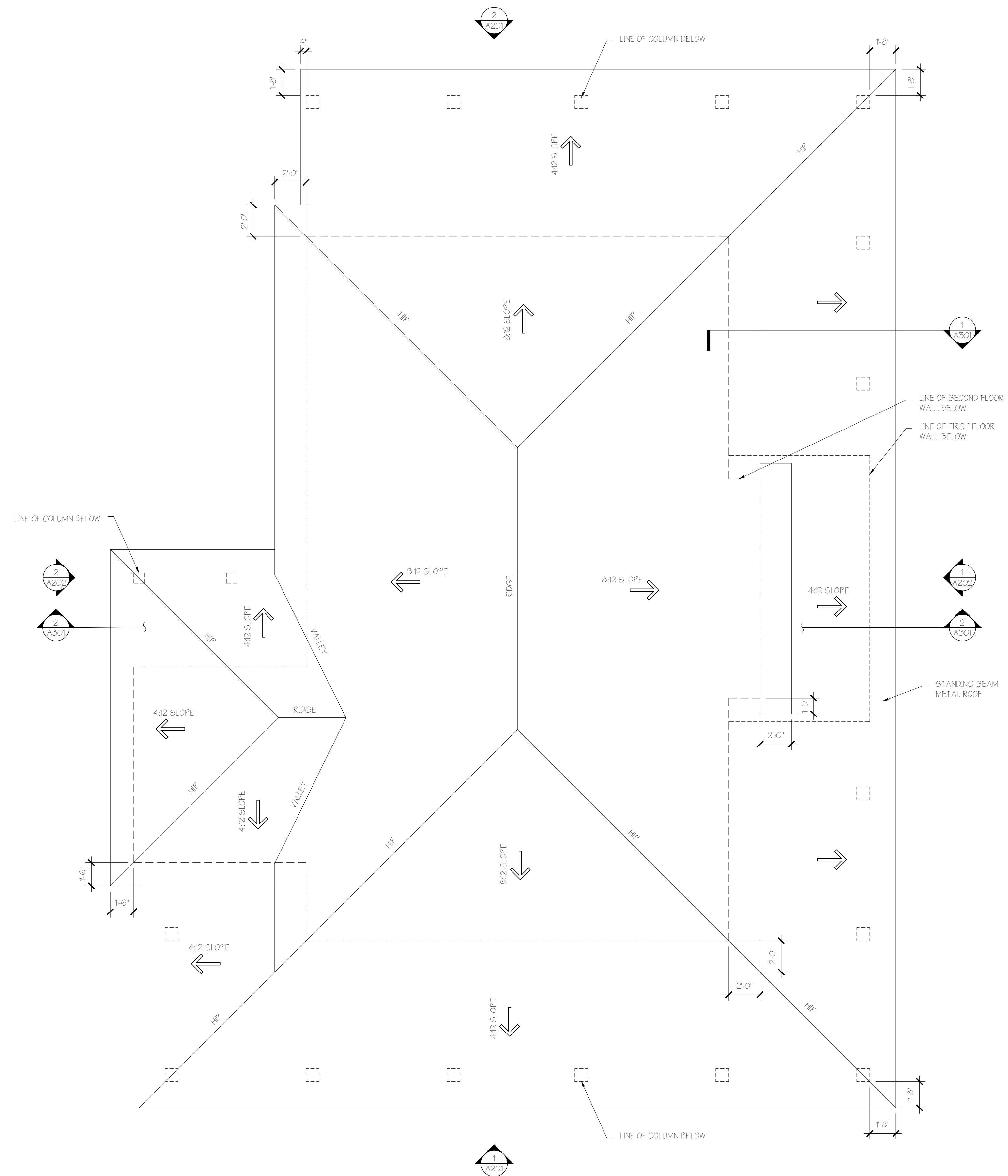
PROJECT NO.	2306
DATE	06.07.23
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SECOND FLOOR PLAN

SHEET NO.

A102

24X36 PAPER SIZE



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

[illegible]

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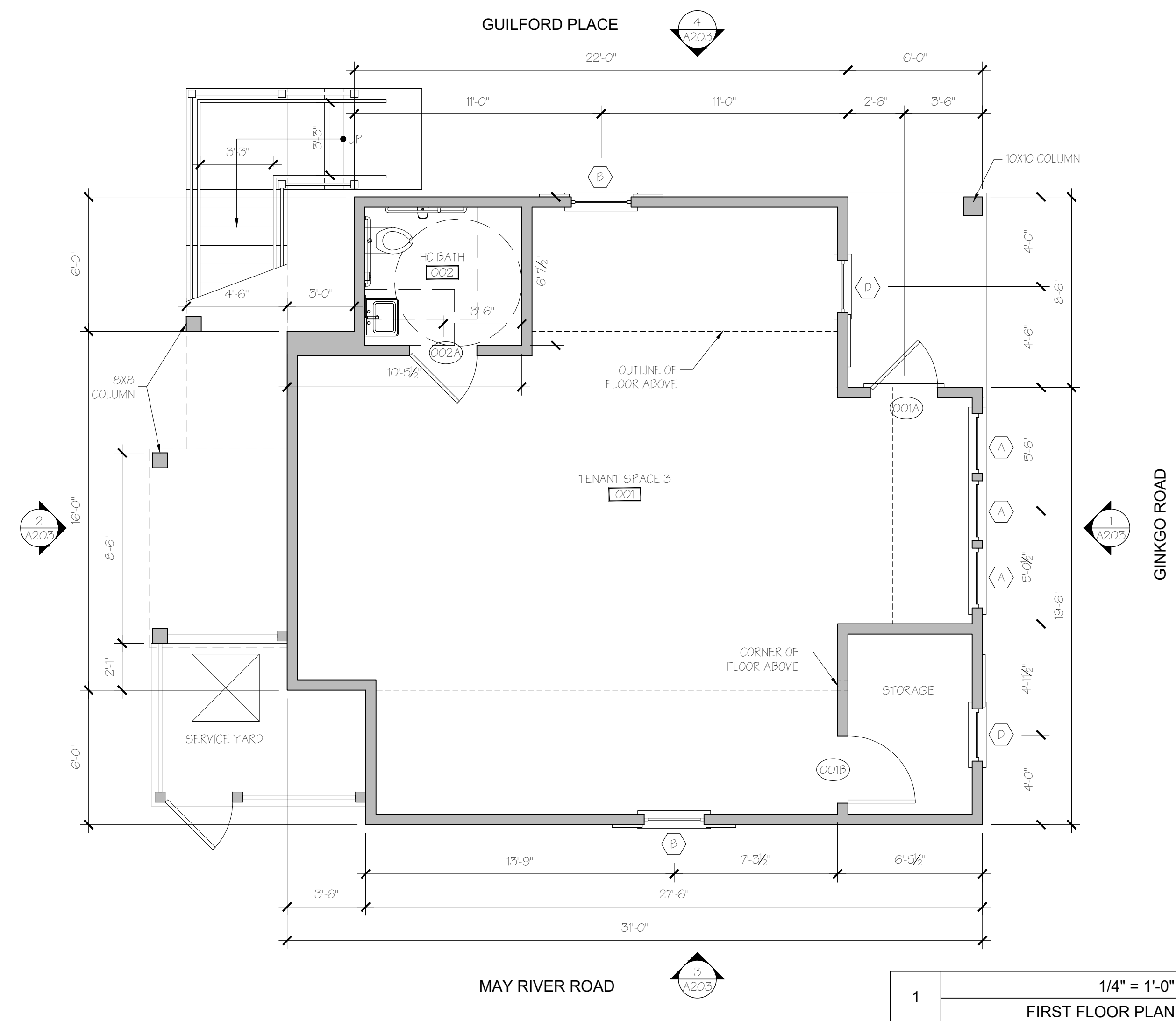
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PROJECT NO.	2306
DATE	06.07.23
DRAWN BY	AJD
CHECKED BY	AWB

ROOF PLAN

SHEET NO.
A103

24X36 PAPER SIZE



AREA CALCULATIONS

MAIN BUILDING	
CONDITIONED SPACE:	
FIRST FLOOR	1,505
SECOND FLOOR	1,383
TOTAL COND.	2,888

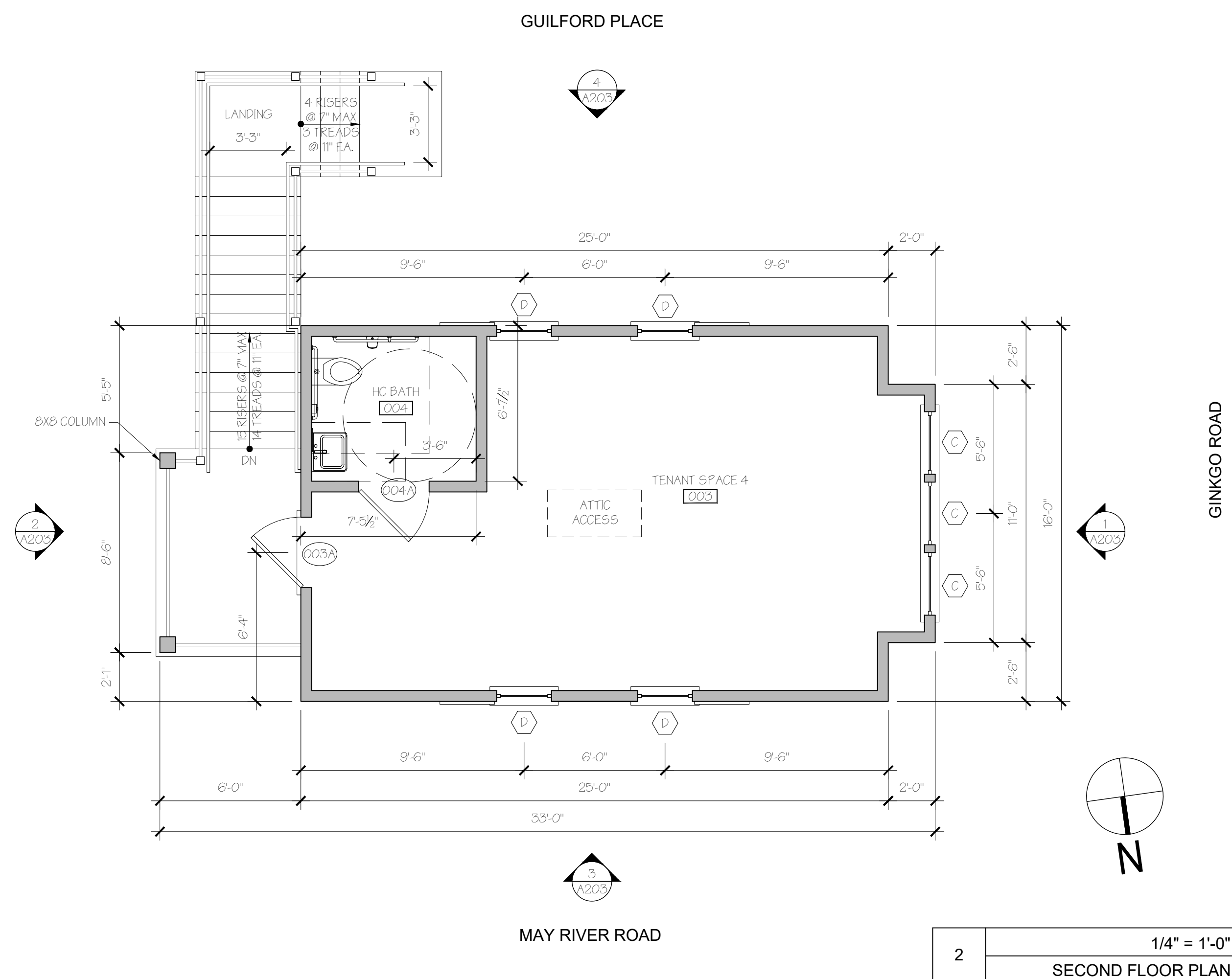
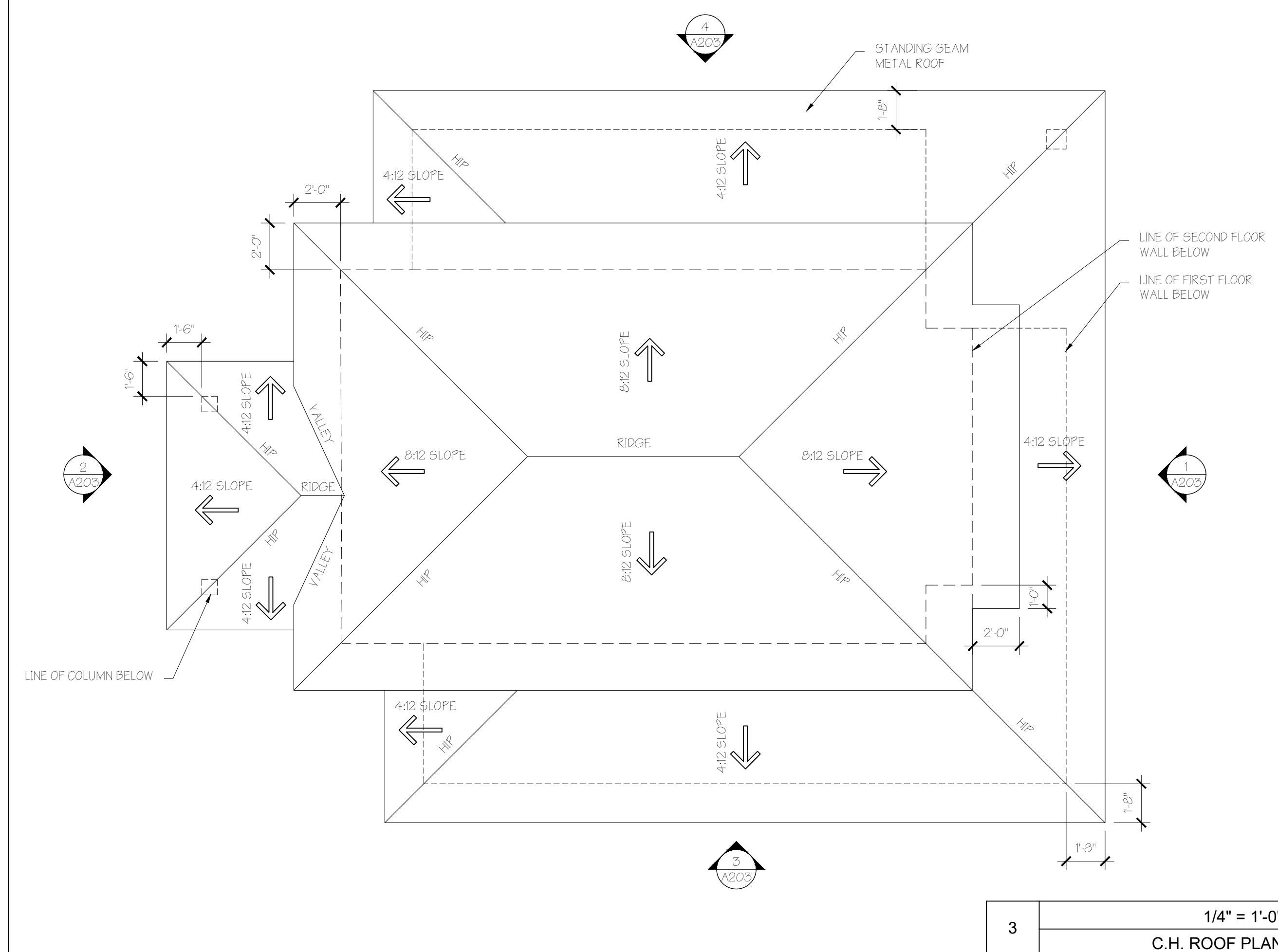
CARRIAGE HOUSE	
CONDITIONED SPACE:	
FIRST FLOOR	778
SECOND FLOOR	422
TOTAL COND.	1,200

LEGEND

C.O.: CASED OPENING
H.B.: HOSE BIB
2X4: 2X4 STUD WALLS
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NO.	DESCRIPTION / REVISION LOG	DATE	AJD
	HPC CONCEPTUAL SUBMITTAL	03/28/23	AJD
	HPC FINAL SUBMITTAL	06/06/23	AJD

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DATE	06.07.23
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C.H. FLOOR PLANS

SHEET NO.
A104
24X36 PAPER SIZE



1	1/4" = 1'-0"
	MAY RIVER ROAD / FRONT ELEVATION



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

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		06.06.23	03.28.23			
	HPC FINAL SUBMITTAL					
	HPC CONCEPTUAL SUBMITTAL					

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PROJECT NO.	2306
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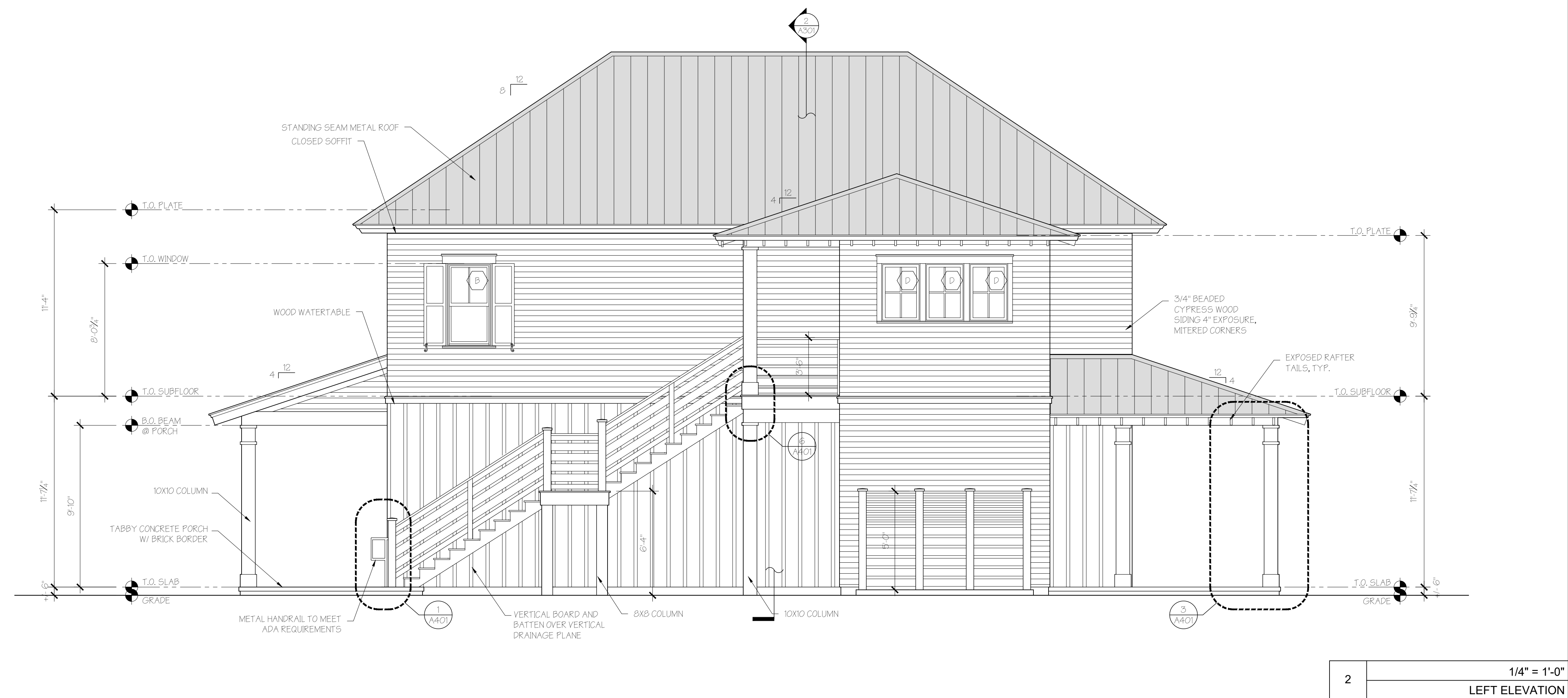
EXTERIOR ELEVATIONS

SHEET NO.

A201

24X36 PAPER SIZE

24X36 PAPER SIZE



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NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
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BLUFFTON, SC 29910

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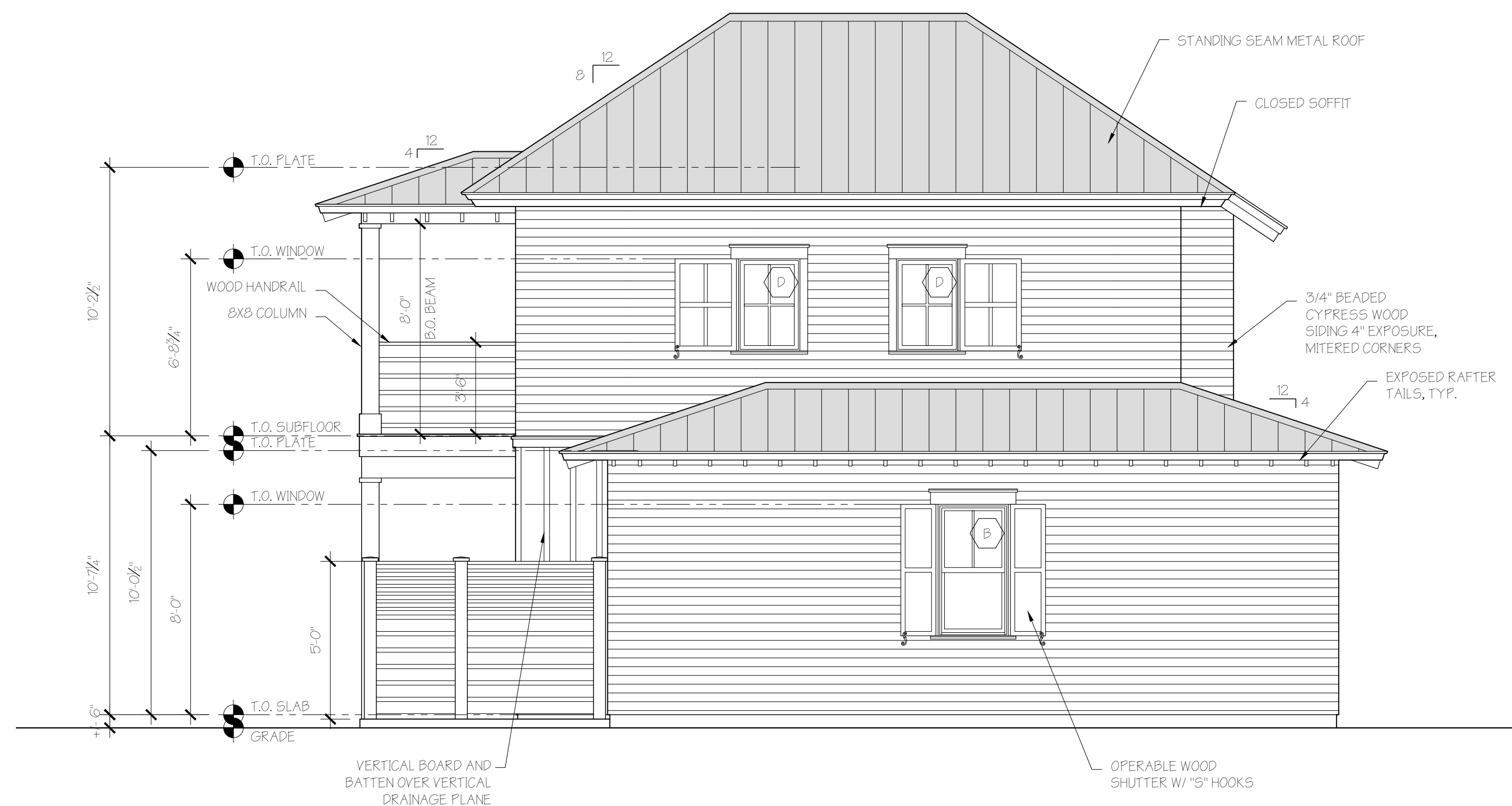
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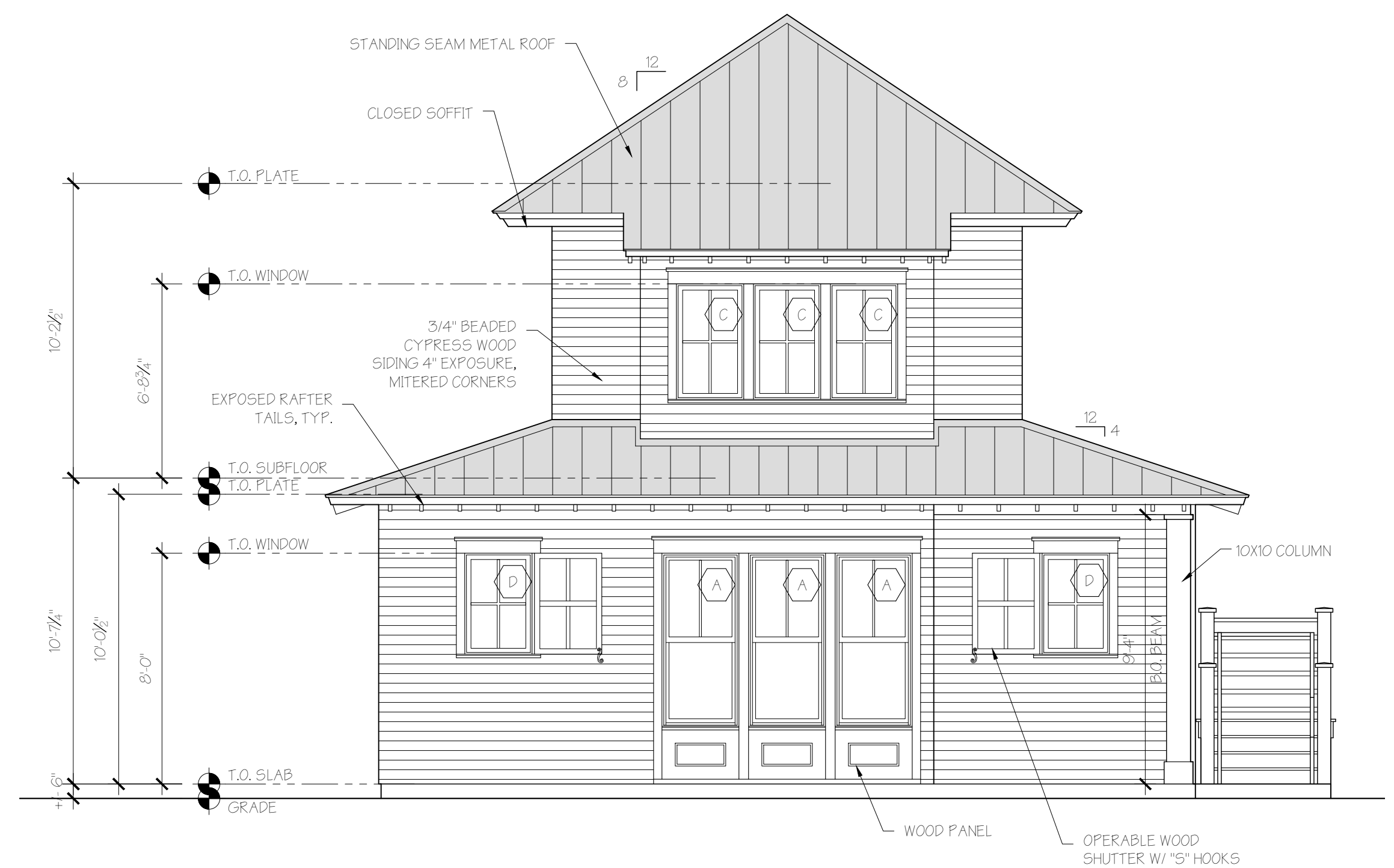
EXTERIOR ELEVATIONS

SHEET NO.
A202

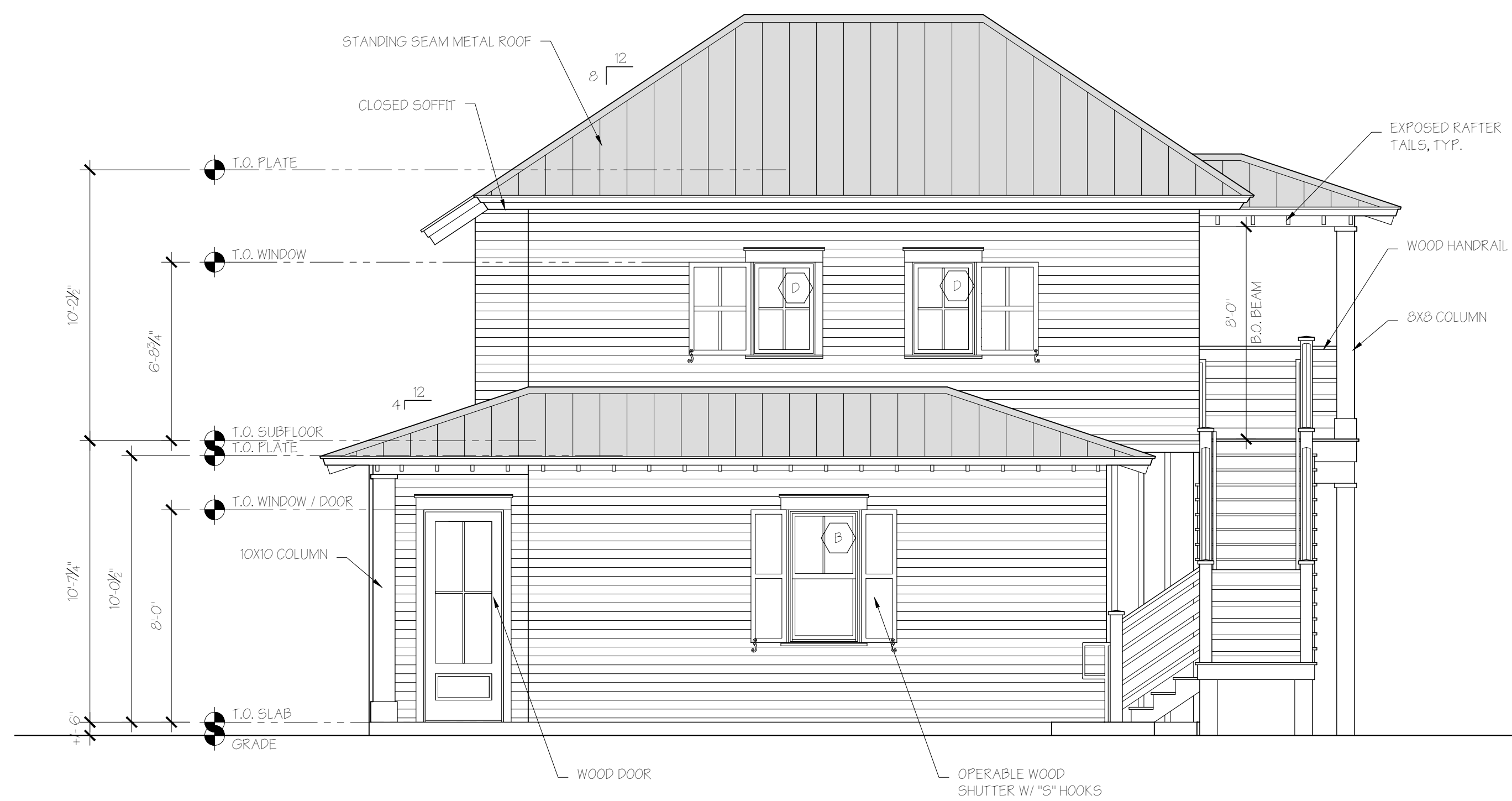
4X36 PAPER SIZE



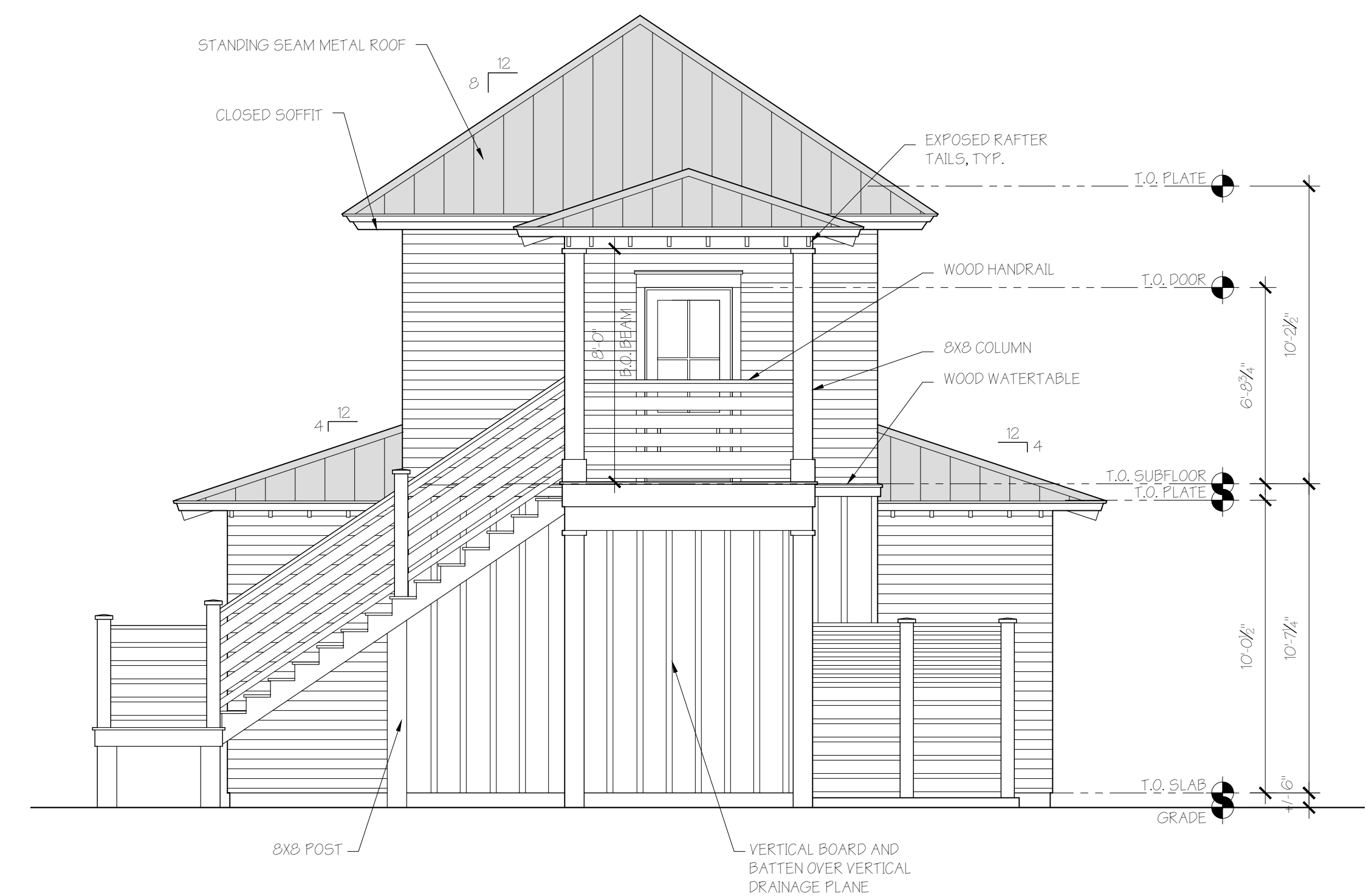
3	1/4" = 1'-0"
	FRONT ELEVATION (MAY RIVER ROAD)



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



4	1/4" = 1'-0"
	REAR ELEVATION (GUILFORD PLACE)



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

DO NOT SCALE FROM DRAWINGS				
NO.	DESCRIPTION / REVISION LOG	DATE	AJD	INITIAL
			AJD	
	HPC FINAL SUBMITTAL	06.06.23		
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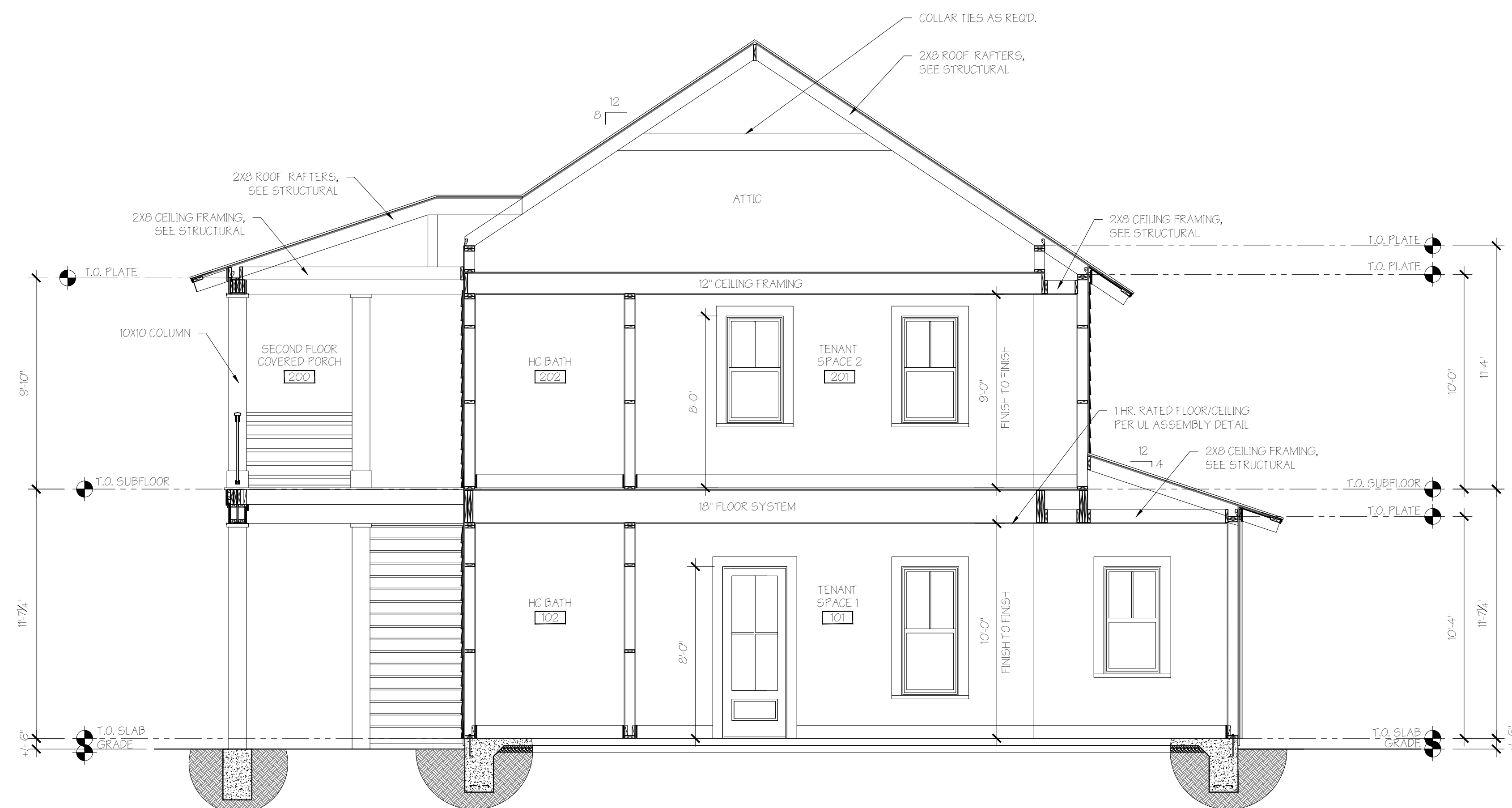
6 STATE OF MIND ST
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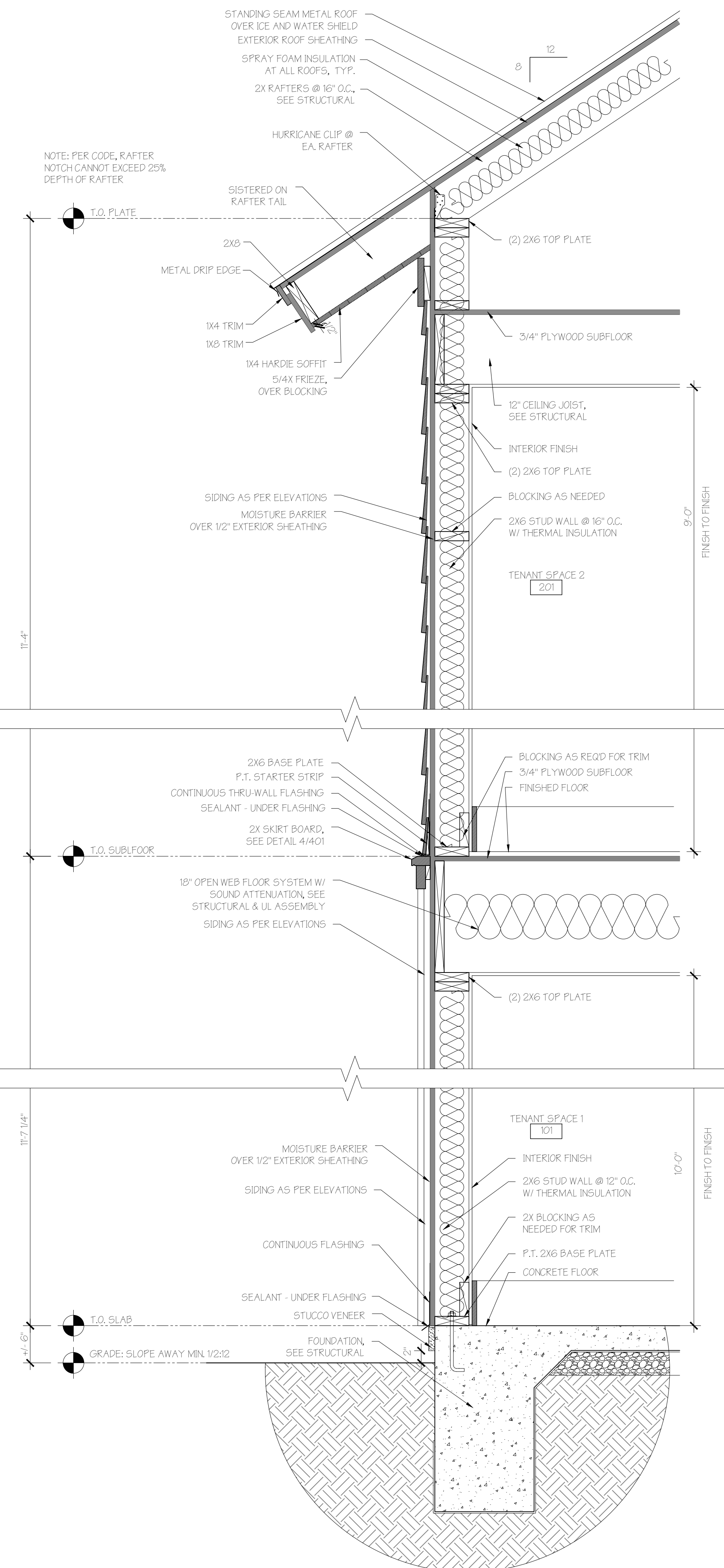
C.H. EXTERIOR ELEVATIONS

SHEET NO.
A203
24X36 PAPER SIZE



2

1/4" = 1'-0"



•

1" = 1'-0"

TWO STORY WALL SECTION

[illegible]

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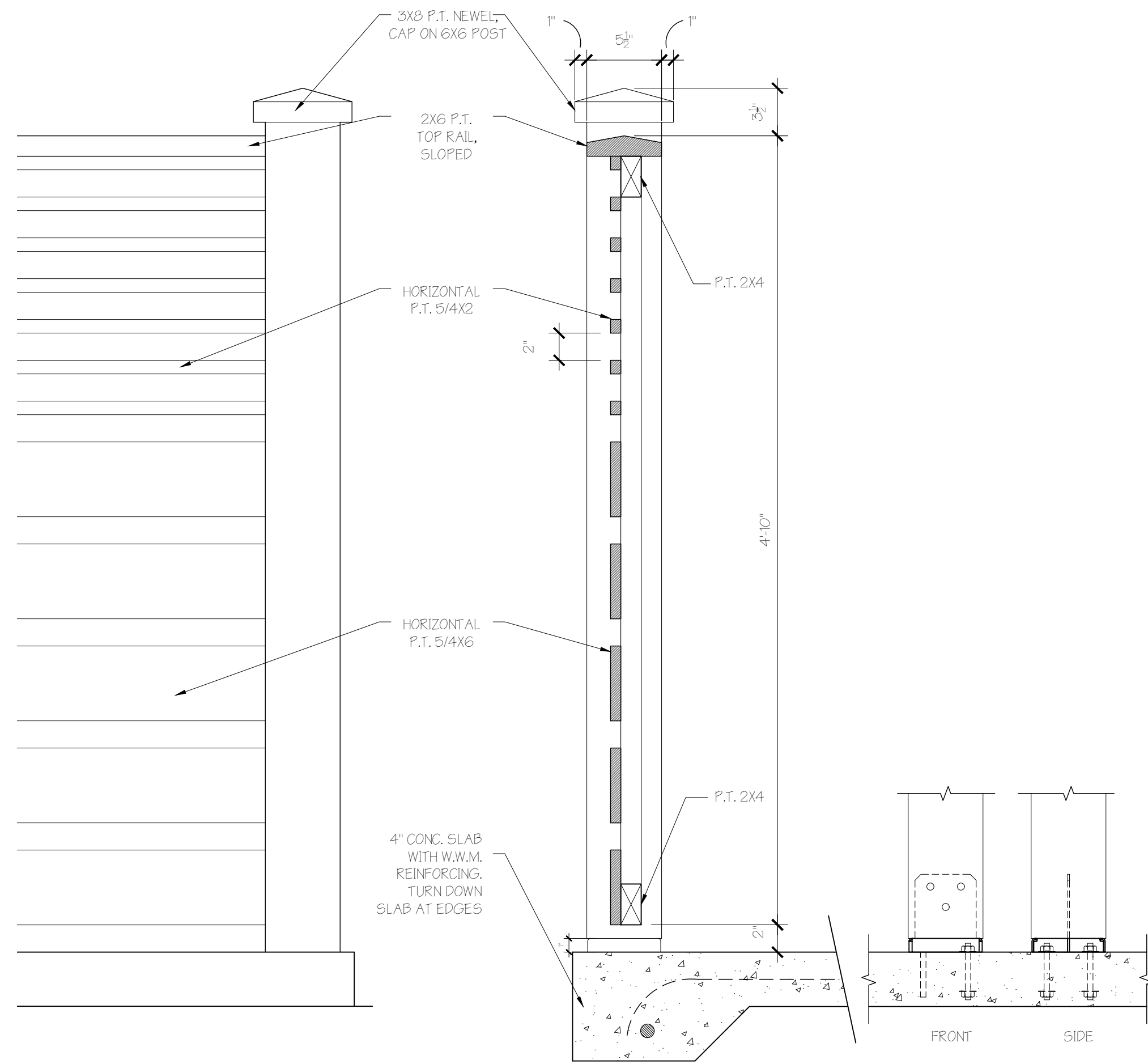
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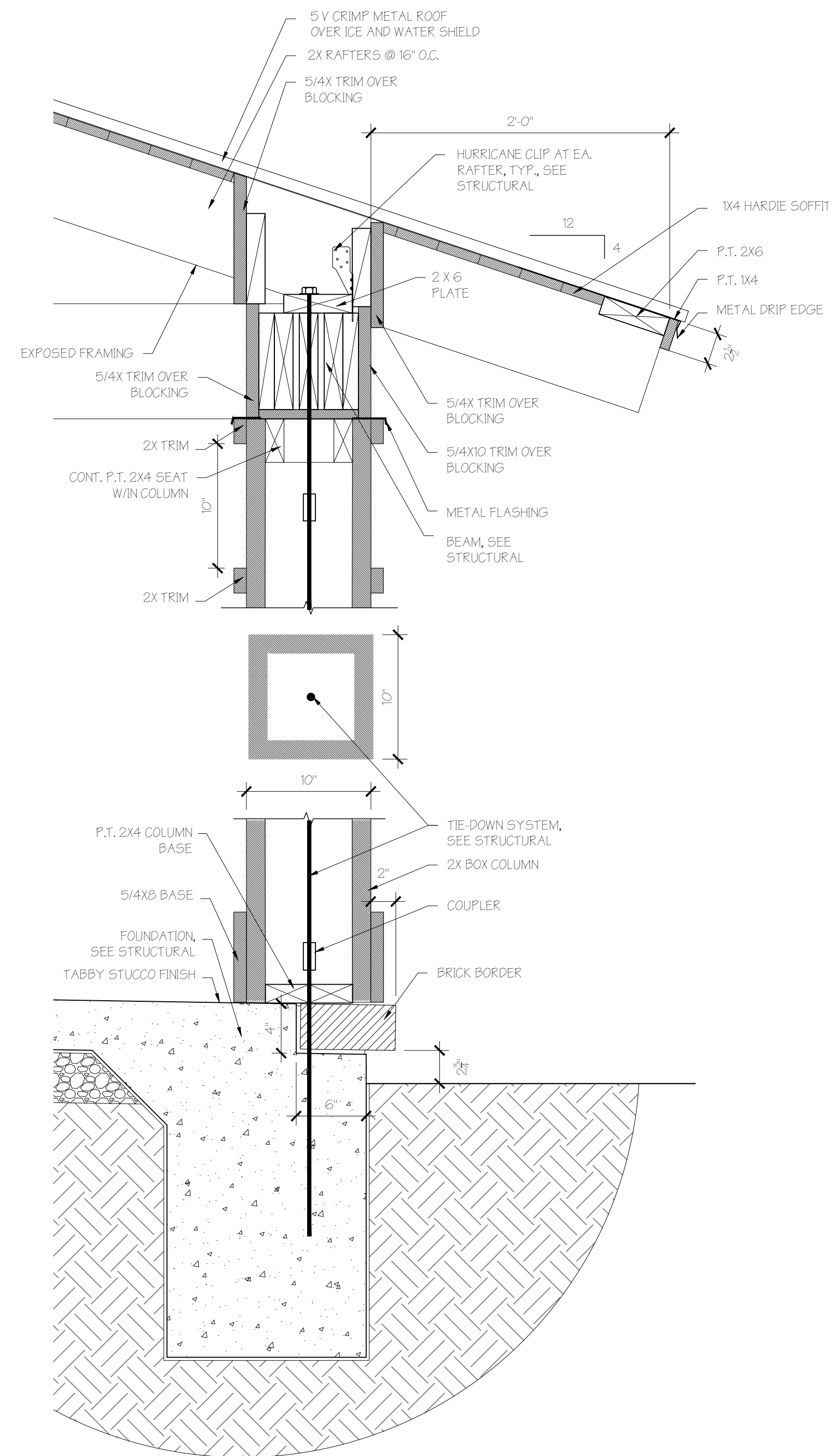
BLDG & WALL SECTIONS

SHEET NO.
A301

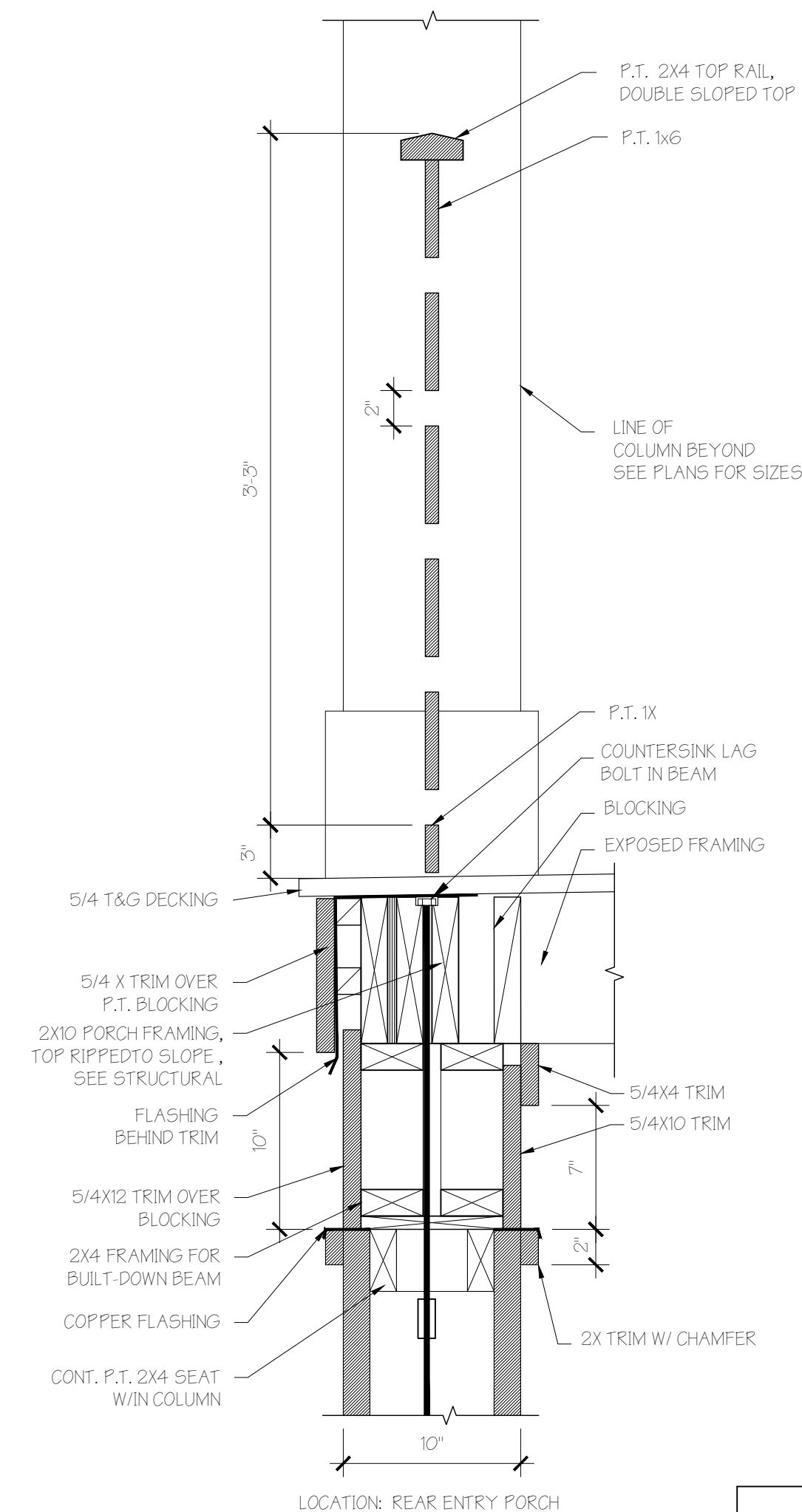
24X36 PAPER SIZE



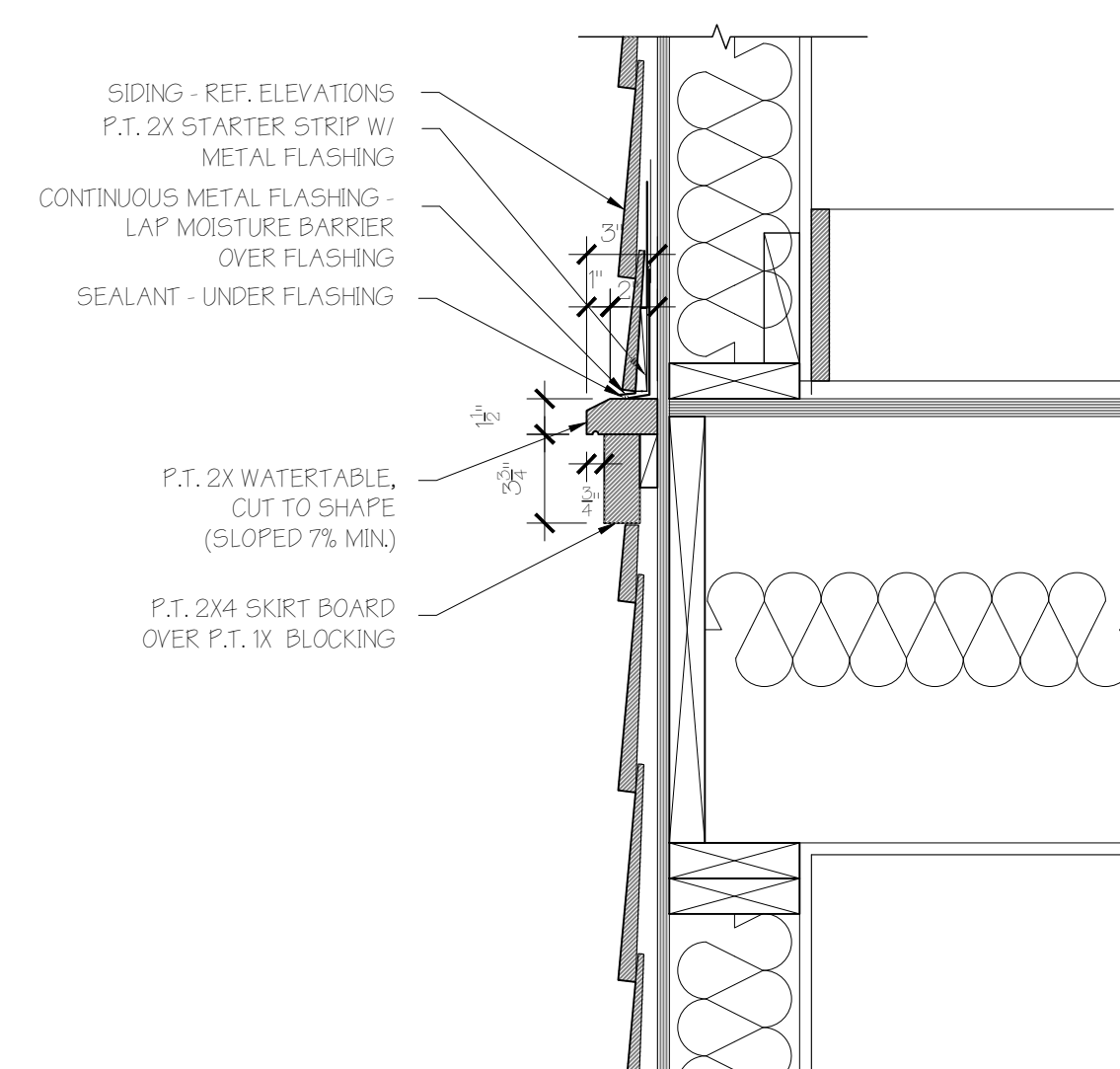
5	1" = 1'-0"
	SERVICE YARD DETAIL



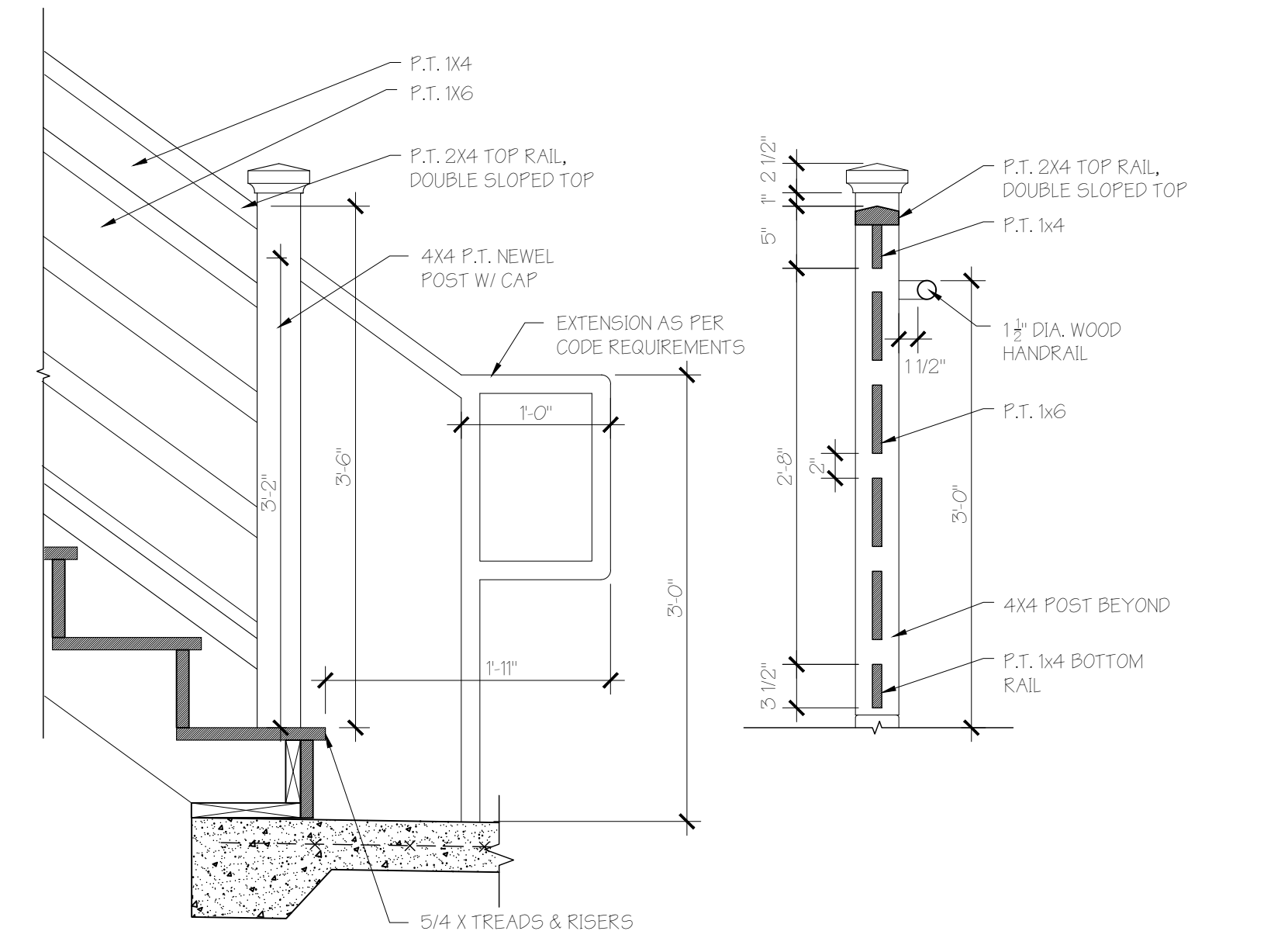
3	1 1/2" = 1'-0"
	COLUMN DETAIL



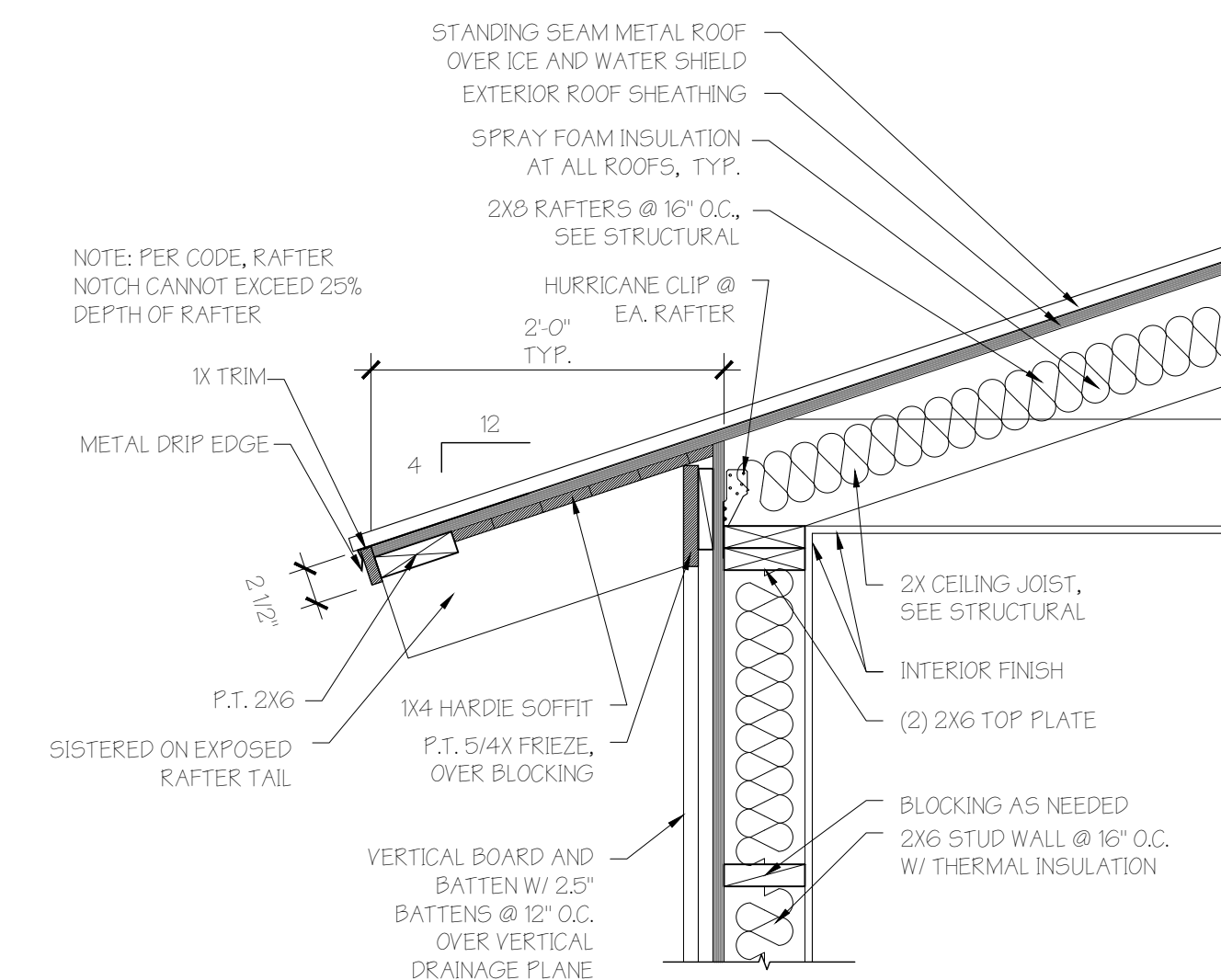
6	1 1/2" = 1'-0"
	PORCH COLUMN DETAIL



4	1 1/2" = 1'-0"
	SKIRT BOARD DETAIL



1	1" = 1'-0"
	EXTERIOR HANDRAIL DETAIL



NOTE: PER CODE, RAFTER NOTCH CANNOT EXCEED 25% DEPTH OF RAFTER

1X TRIM

METAL DRIP EDGE

2'-0" TYP.

4

12

2'-0" TYP.

P.T. 2X6

1X4 HARDIE SOFFIT

P.T. 5/4X FRIEZE, OVER BLOCKING

SISTERED ON EXPOSED RAFTER TAIL

STANDING SEAM METAL ROOF OVER ICE AND WATER SHIELD

EXTERIOR ROOF SHEATHING

SPRAY FOAM INSULATION AT ALL ROOFS, TYP.

2X6 RAFTERS @ 16" O.C., SEE STRUCTURAL

HURRICANE CLIP @ EA. RAFTER

(2) 2X6 TOP PLATE

2X CEILING JOIST, SEE STRUCTURAL

VERTICAL BOARD AND BATTEN W/ 2"5" BATTENS @ 12" O.C. OVER VERTICAL DRAINAGE PLANE

INTERIOR FINISH

2X6 STUD WALL @ 16" O.C. W/ THERMAL INSULATION

2	1" = 1'-0"
	4:12 EAVE DETAIL

[illegible]

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NEW COMMERCIAL BUILDING FOR:
LARRY PAGE
LOT 14: 5824 GUILFORD PLACE
STOCK FARM, NEIGHBORHOOD GENERAL - HD
BLUFFTON, SC 29910

**PEARCE
SCOTT
ARCHITECTS**

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

NOT FOR CONSTRUCTION

PROJECT NO.	2306
DATE	06.07.23
DRAWN BY	AJD
CHECKED BY	AWB

DETAILS

SHEET NO.
A401

24X36 PAPER SIZE

DOOR	ROOM NAME	TYPE	DESCRIPTION	NOMINAL DOOR SIZE	DETAILS			REMARKS
					HEAD	SILL	JAMB	
001A	TENANT SPACE 3	A	EXTERIOR FIR OUTSWING DOOR W/GLASS	3'-0" X 8'-0"	1/A502	5/A502	3/A502, SIM.	4 LITE, 1 PANEL (3/4 LITE)
001B	TENANT SPACE 3	C	INTERIOR MDF DOOR	3'-0" X 8'-0"				SIMPLE INTERIOR CASING
002A	HC BATH	C	INTERIOR MDF DOOR	3'-0" X 8'-0"				SIMPLE INTERIOR CASING
003A	TENANT SPACE 4	B	EXTERIOR FIR OUTSWING DOOR W/GLASS	3'-0" X 6'-8"	1/A502	5/A502	3/A502, SIM.	4 LITE, 1 PANEL (3/4 LITE)
004A	HC BATH	D	INTERIOR MDF DOOR	3'-0" X 6'-8"				SIMPLE INTERIOR CASING
101A	TENANT SPACE 1	A	EXTERIOR FIR INSWING DOOR W/GLASS	3'-0" X 8'-0"	1/A502	5/A502	3/A502, SIM.	4 LITE, 1 PANEL (3/4 LITE)
101B	TENANT SPACE 1	C	INTERIOR MDF DOOR	3'-0" X 8'-0"				SIMPLE INTERIOR CASING
101C	TENANT SPACE 1	A	EXTERIOR FIR OUTSWING DOOR W/GLASS	3'-0" X 8'-0"	1/A502	5/A502	3/A502, SIM.	4 LITE, 1 PANEL (3/4 LITE)
102A	HC BATH	C	INTERIOR MDF DOOR	3'-0" X 8'-0"				SIMPLE INTERIOR CASING
201A	TENANT SPACE 2	A	EXTERIOR FIR OUTSWING DOOR W/GLASS	3'-0" X 8'-0"	1/A502	5/A502	3/A502, SIM.	4 LITE, 1 PANEL (3/4 LITE)
202A	HC BATH	C	INTERIOR MDF DOOR	3'-0" X 8'-0"				SIMPLE INTERIOR CASING

NOTES:

1. REFER TO MANUFACTURER'S SPECIFICATIONS FOR VARIOUS INTERIOR AND EXTERIOR DOOR ROUGH OPENING REQUIREMENTS.
2. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE. SEE DOOR ELEVATIONS FOR LOCATIONS OF TEMPERED GLAZING IN DOORS
3. ALL EXTERIOR DOORS TO BE IMPACT RESISTANT, SEE SPECIFICATIONS FOR IMPACT REQUIREMENTS.
4. INTERIOR DOOR STYLE TO BE DETERMINED BY OWNER.

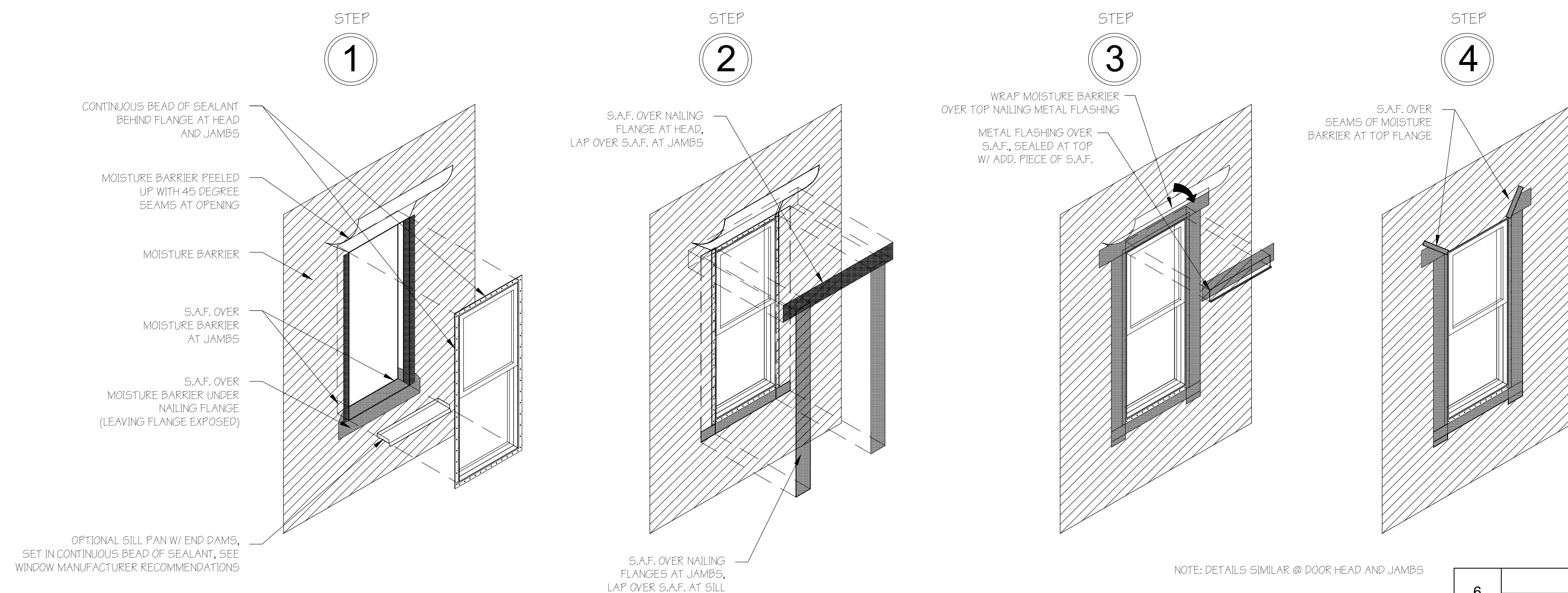
4	NTS
	DOOR SCHEDULE

WINDOW TYPE	MODEL NO.	NOMINAL FRAME SIZE	MANUF.	DESCRIPTION	LITE CONFIG.	DETAILS				REMARKS
						HEAD	SILL	JAMB	VERTICAL MULL	
A		2'-8" X 6'-0"	MARVIN ELEVATE	CLAD DOUBLE HUNG	2 OVER 1	1/A502	2/A502	3/A502	4/A502	
B		2'-8" X 5'-0"	MARVIN ELEVATE	CLAD DOUBLE HUNG	2 OVER 1	1/A502	2/A502	3/A502	4/A502	
C		2'-4" X 4'-0"	MARVIN ELEVATE	CLAD CASEMENT	4 LITE	1/A502	2/A502	3/A502		
D		2'-4" X 3'-6"	MARVIN ELEVATE	CLAD CASEMENT	4 LITE	1/A502	2/A502	3/A502		

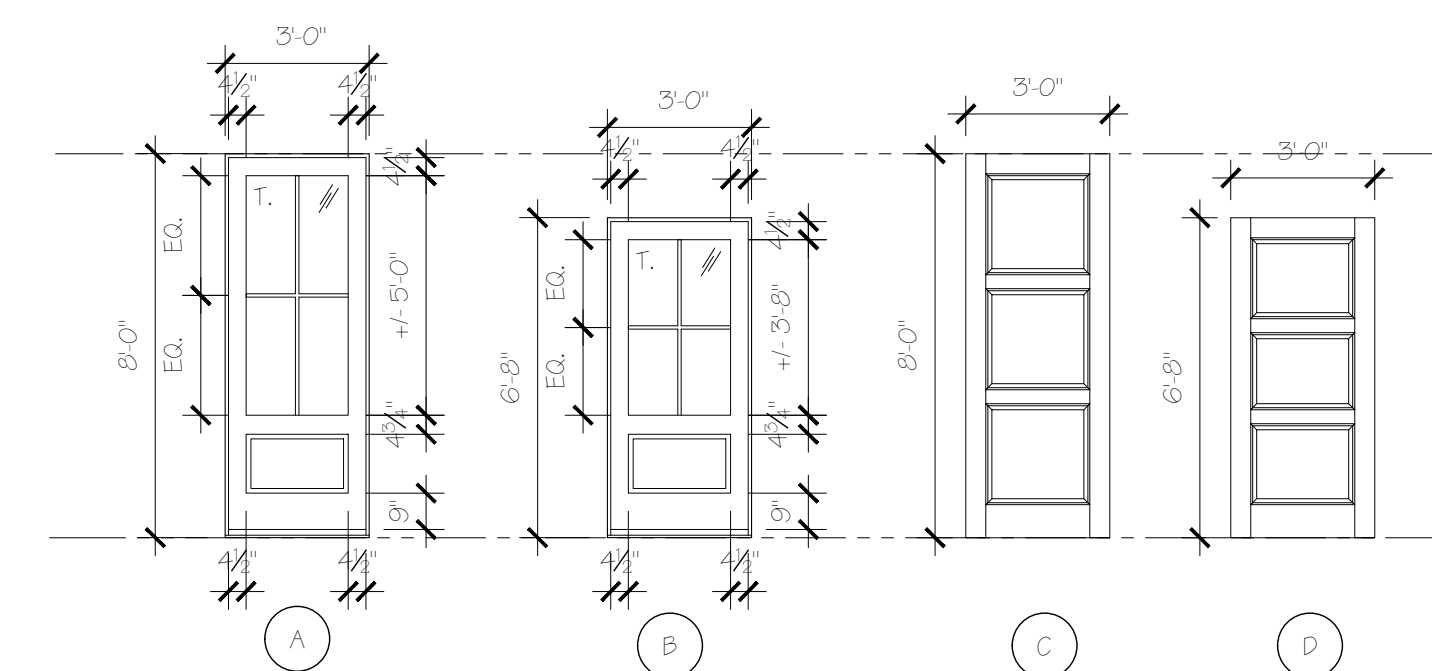
NOTES:

1. DESIGN BASED ON MARVIN ELEVATE WINDOWS & DOORS. ALL WINDOWS & DOORS TO HAVE SIMULATED DIVIDED LITES WITH SPACER BARS (SDL).
2. ALL WINDOWS ARE TO BE IMPACT-RATED.
3. REFER TO MANUFACTURER'S SPECIFICATIONS FOR VARIOUS EXTERIOR WINDOW ROUGH OPENING REQUIREMENTS.
4. ALL WINDOWS TO BE OPERABLE UNLESS OTHERWISE NOTED.
5. IF MANUFACTURER CHANGES, COORDINATE WITH ARCHITECT AS IT MAY HAVE AN IMPACT ON DESIGN.
6. IF WINDOWS ARE GROUPED, MAINTAIN MULL AS PER DETAIL.

5	NTS
	WINDOW SCHEDULE

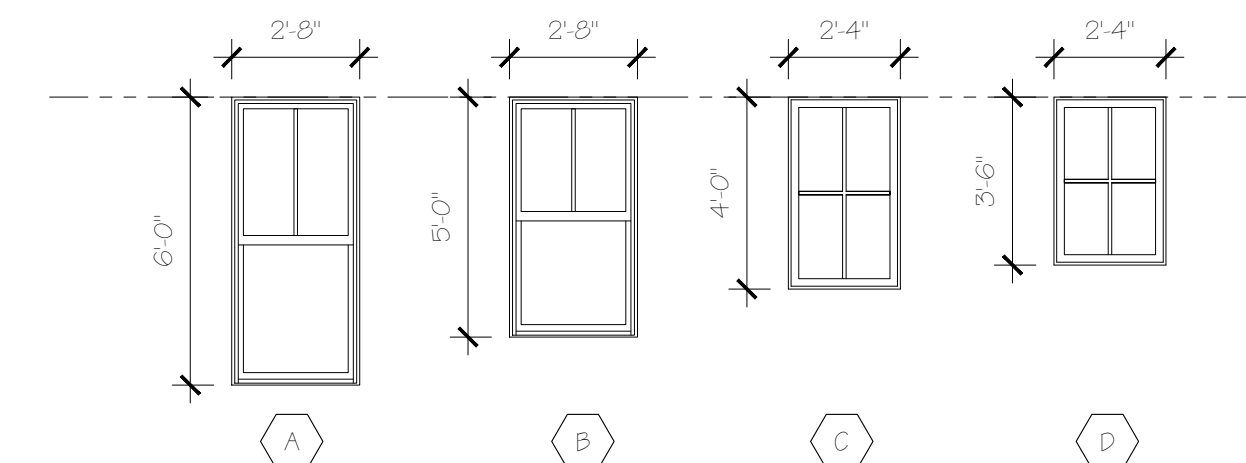


6	NTS
	INSTALLATION DIAGRAM



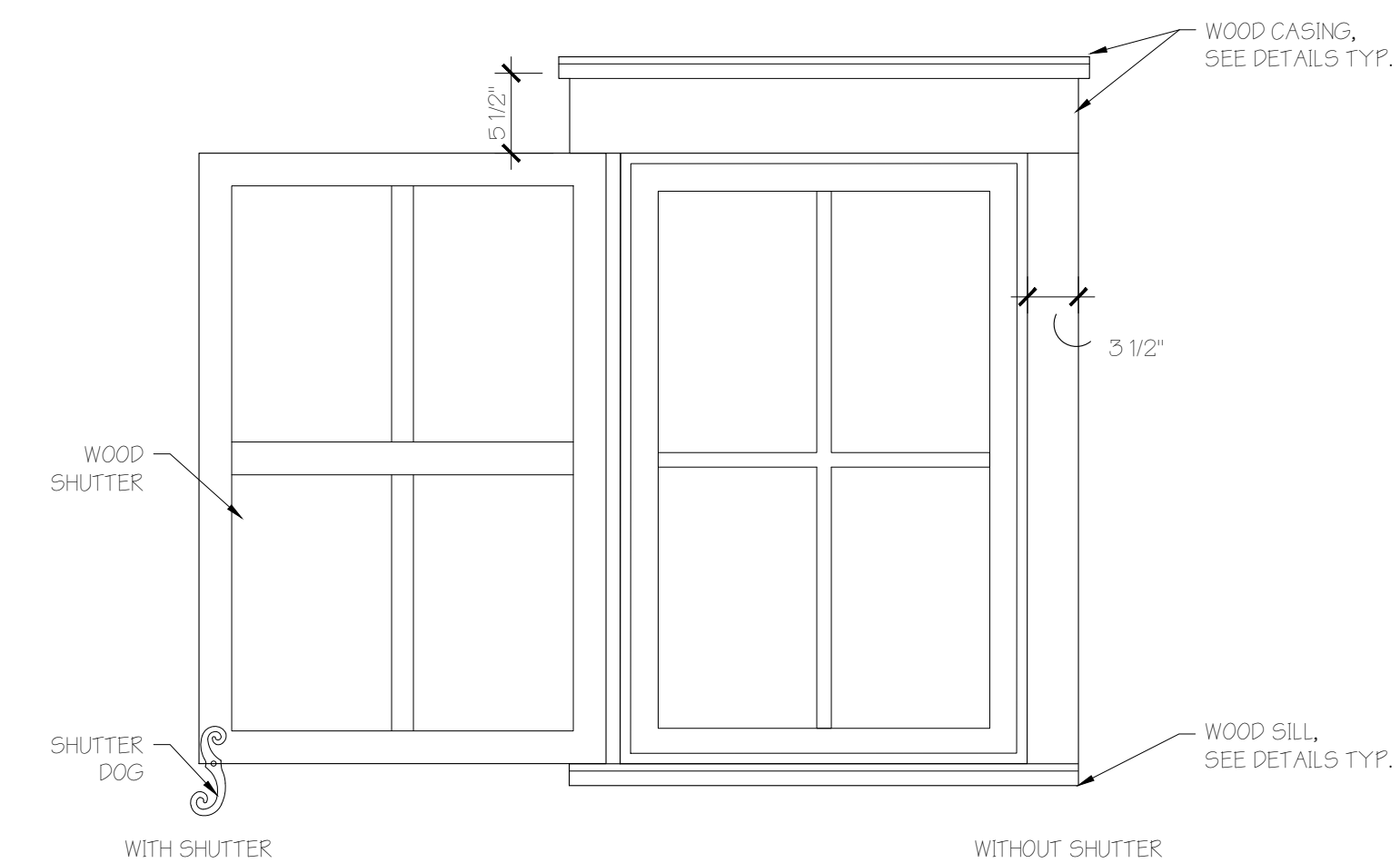
T. = TEMPERED
INT. DOOR STYLE TBD BY OWNER

1	1/4" = 1'-0"
	DOOR ELEVATIONS



NOTE: VERIFY ALL SIZES, DIMENSIONS AND
ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.

2	1/4" = 1'-0"
	WINDOW ELEVATIONS



3	1" = 1'-0"
	WINDOW/ DOOR ELEVATION, TYP.

[illegible]

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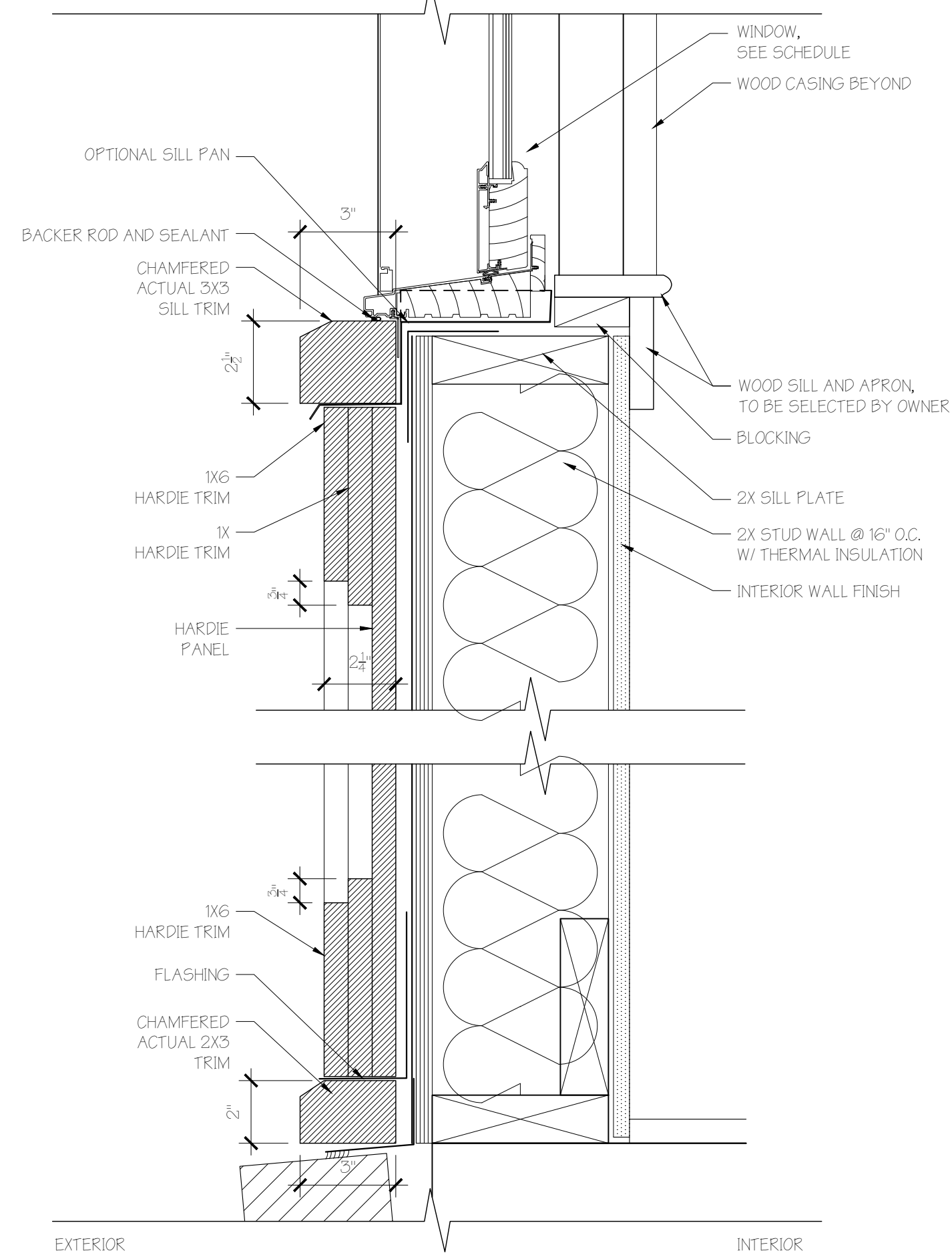
WIN. & DOOR SCHEDULES

SHEET NO.

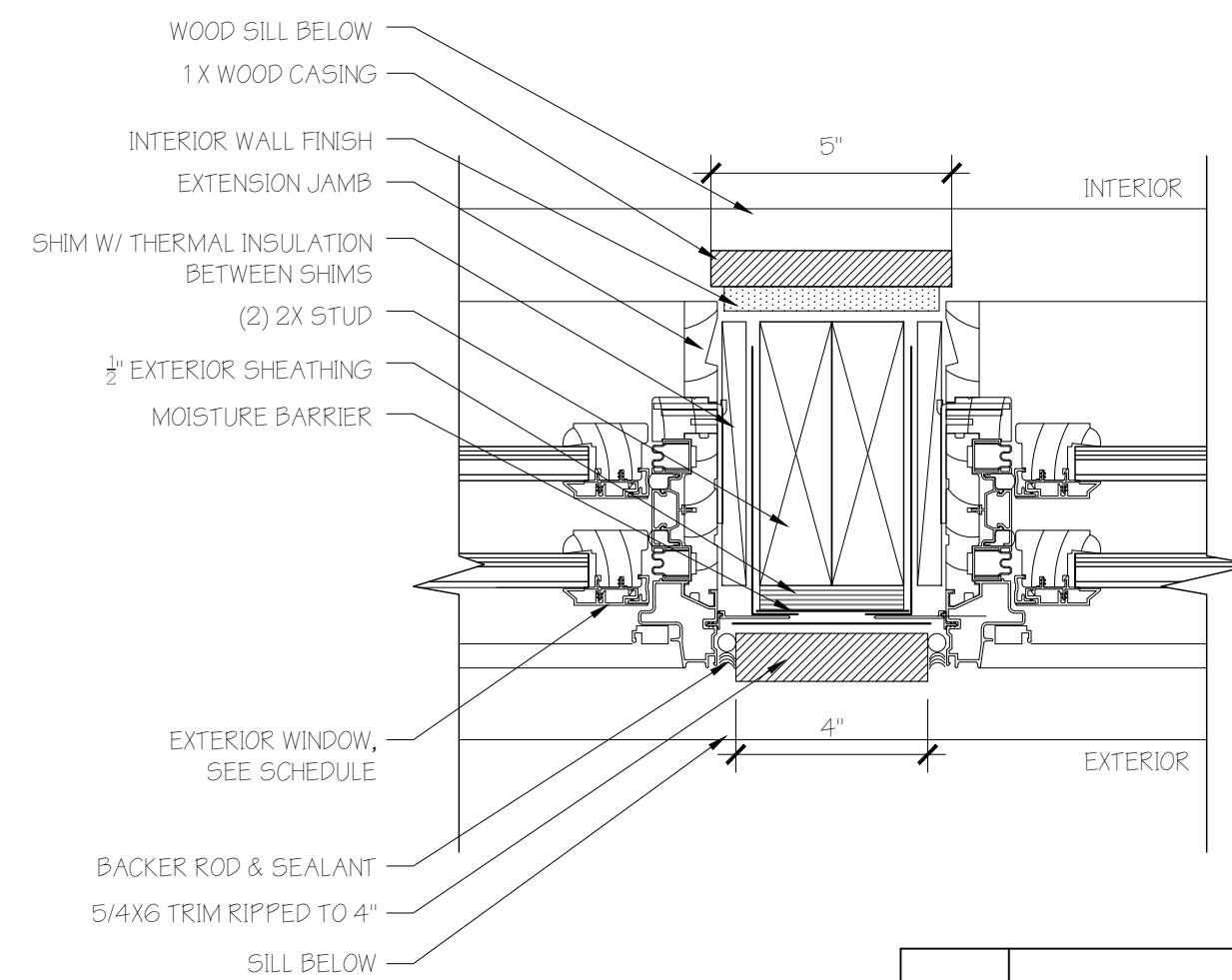
A501

24X36 PAPER SIZE

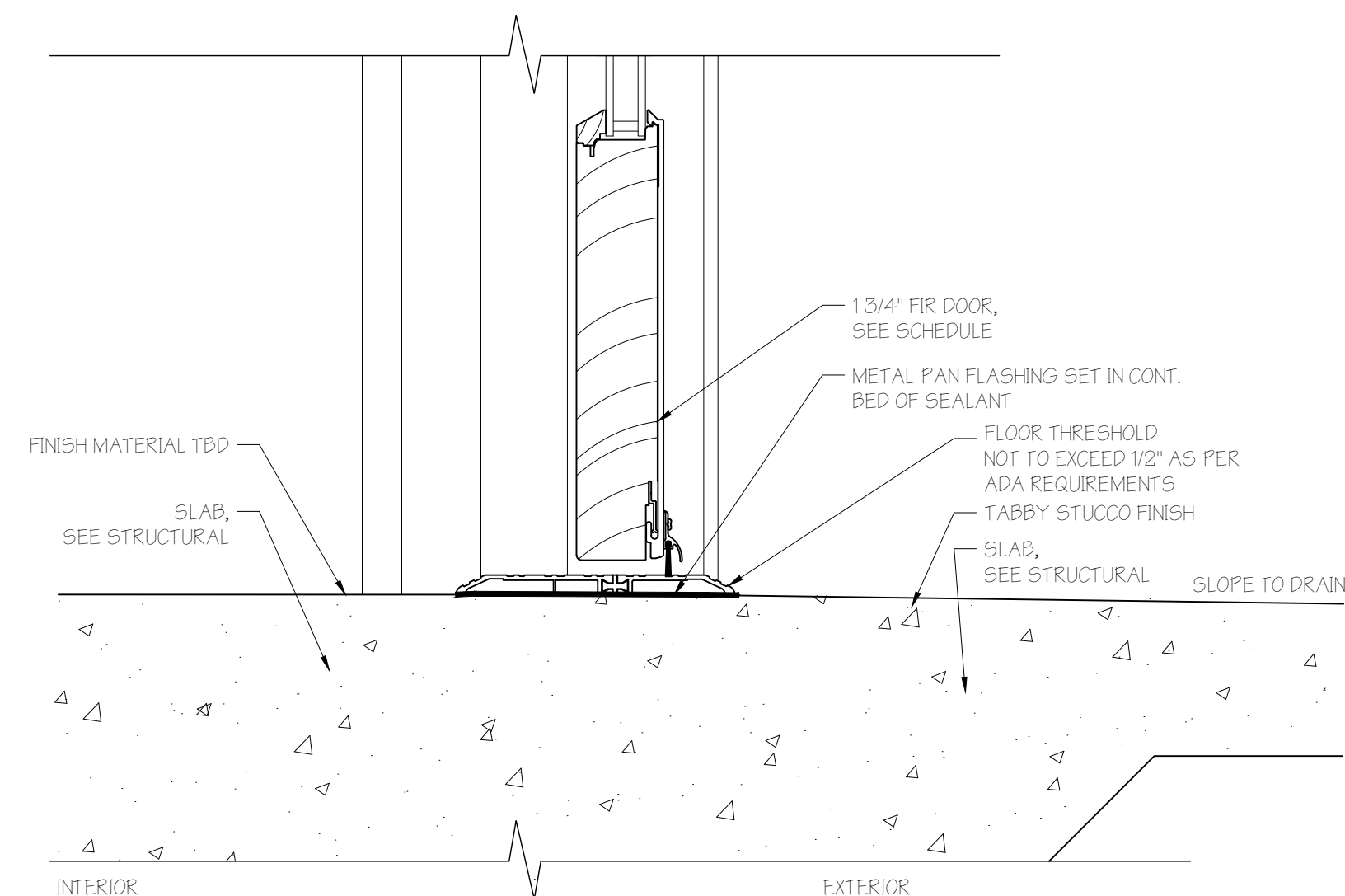
NOTE: WINDOW & DOOR DETAILS FOR TRIM PROFILES ONLY.
SEE INSTALLATION DIAGRAM AND MANUFACTURER'S INSTALLATION
INSTRUCTIONS FOR FLASHING AND WATERPROOFING.



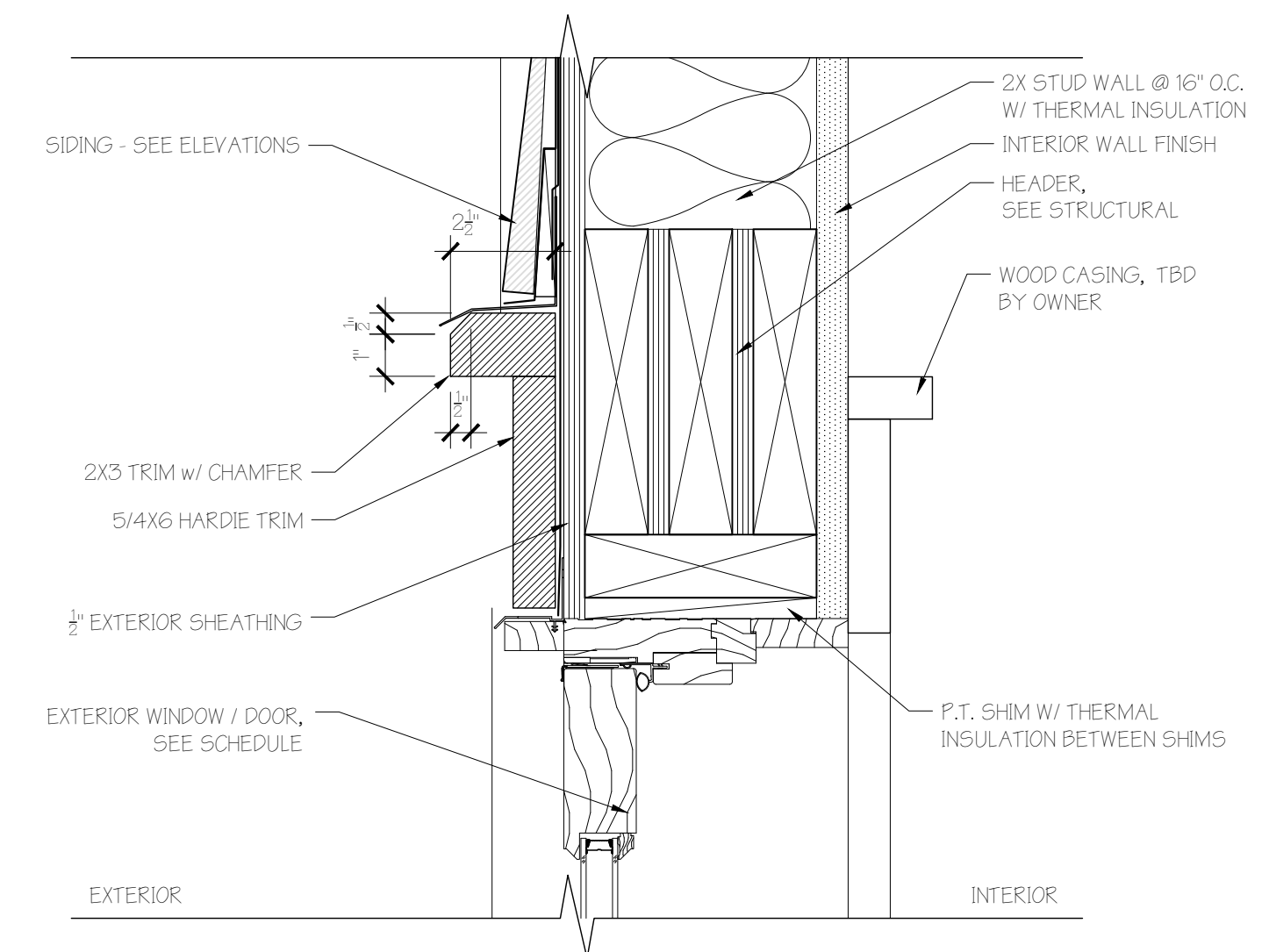
7	3" = 1'-0"
	WINDOW SILL @ PANEL



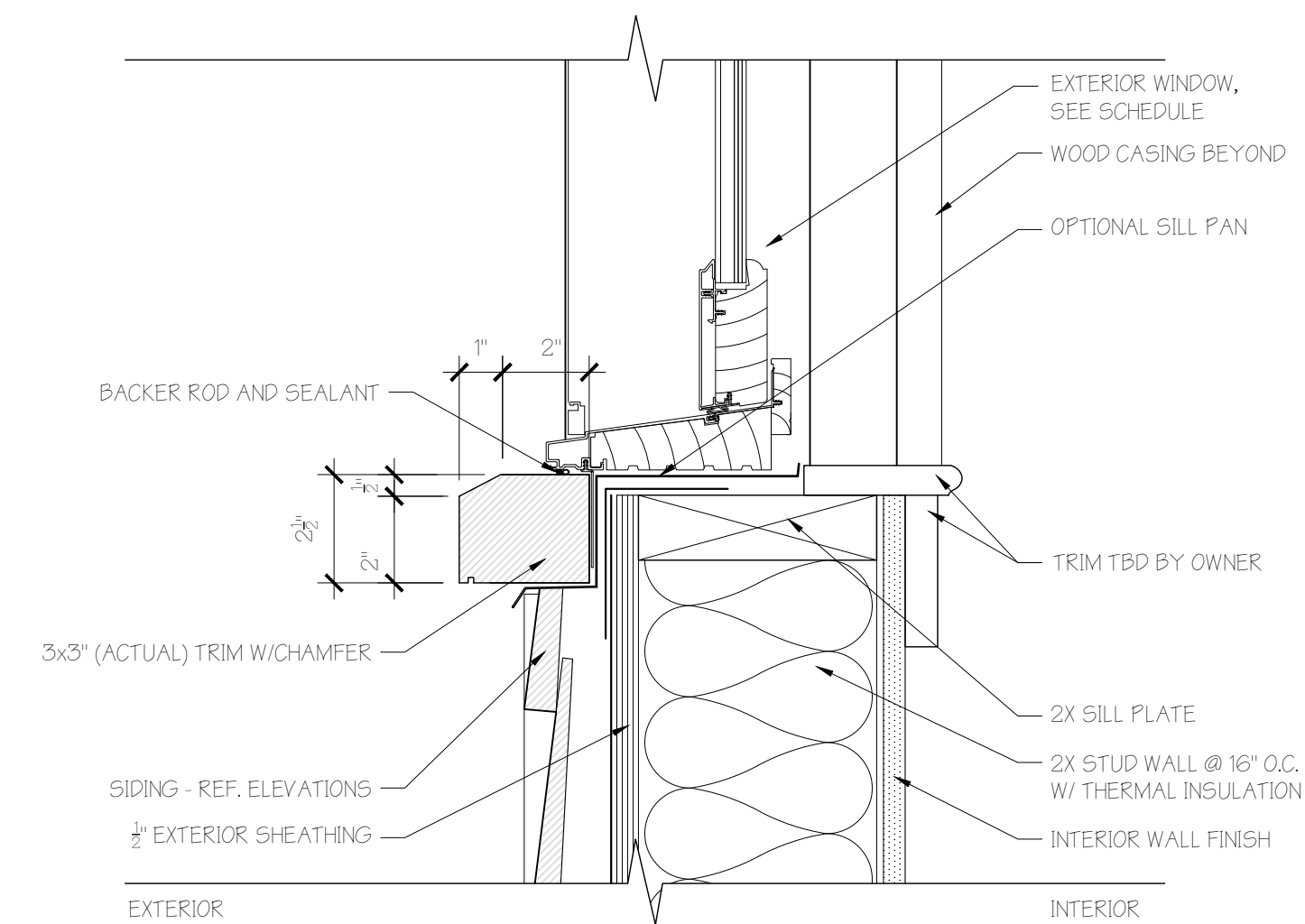
4	3" = 1'-0"
	MULL DETAIL, TYP.



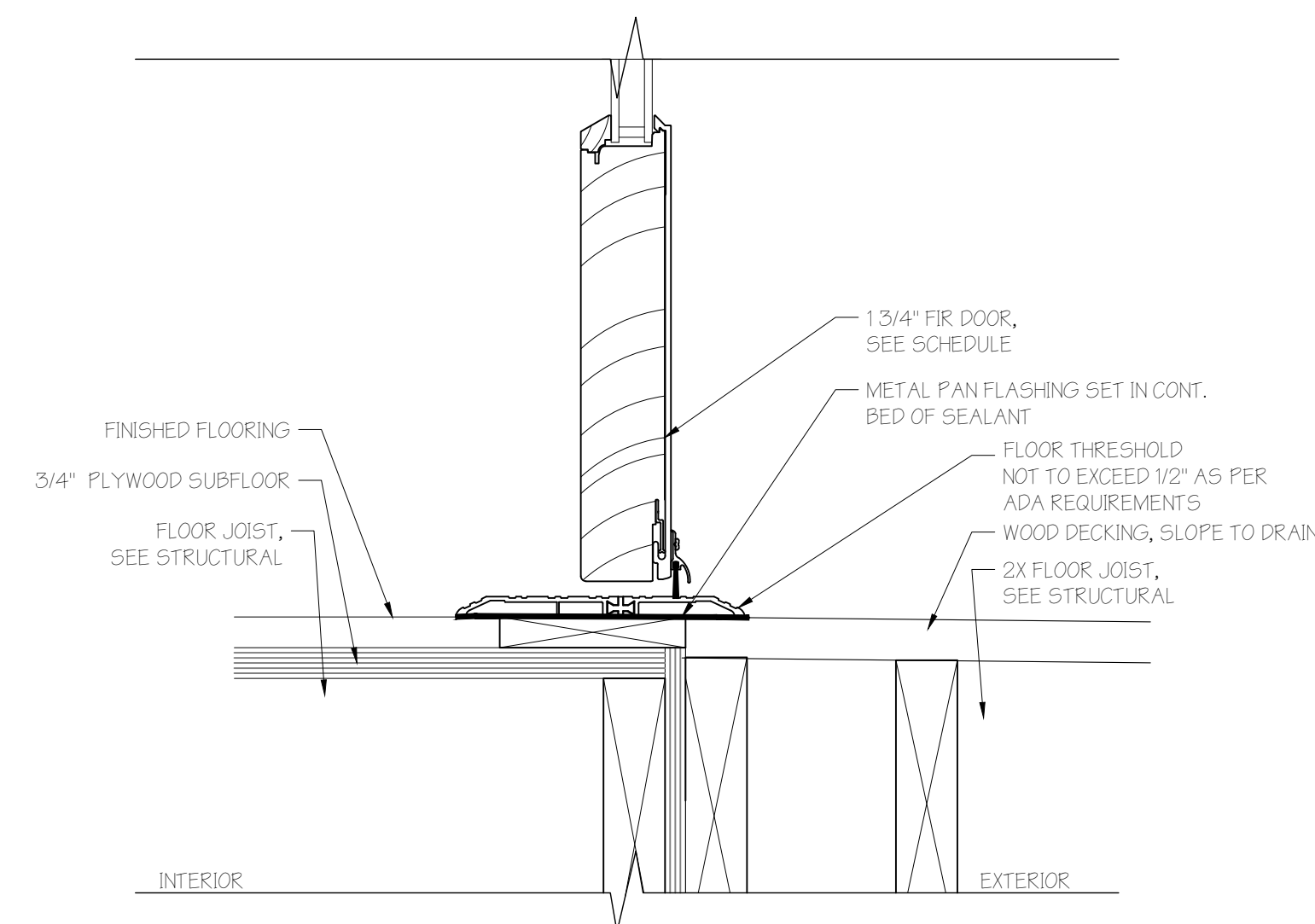
5	3" = 1'-0"
	DOOR SILL @ SLAB, TYP.



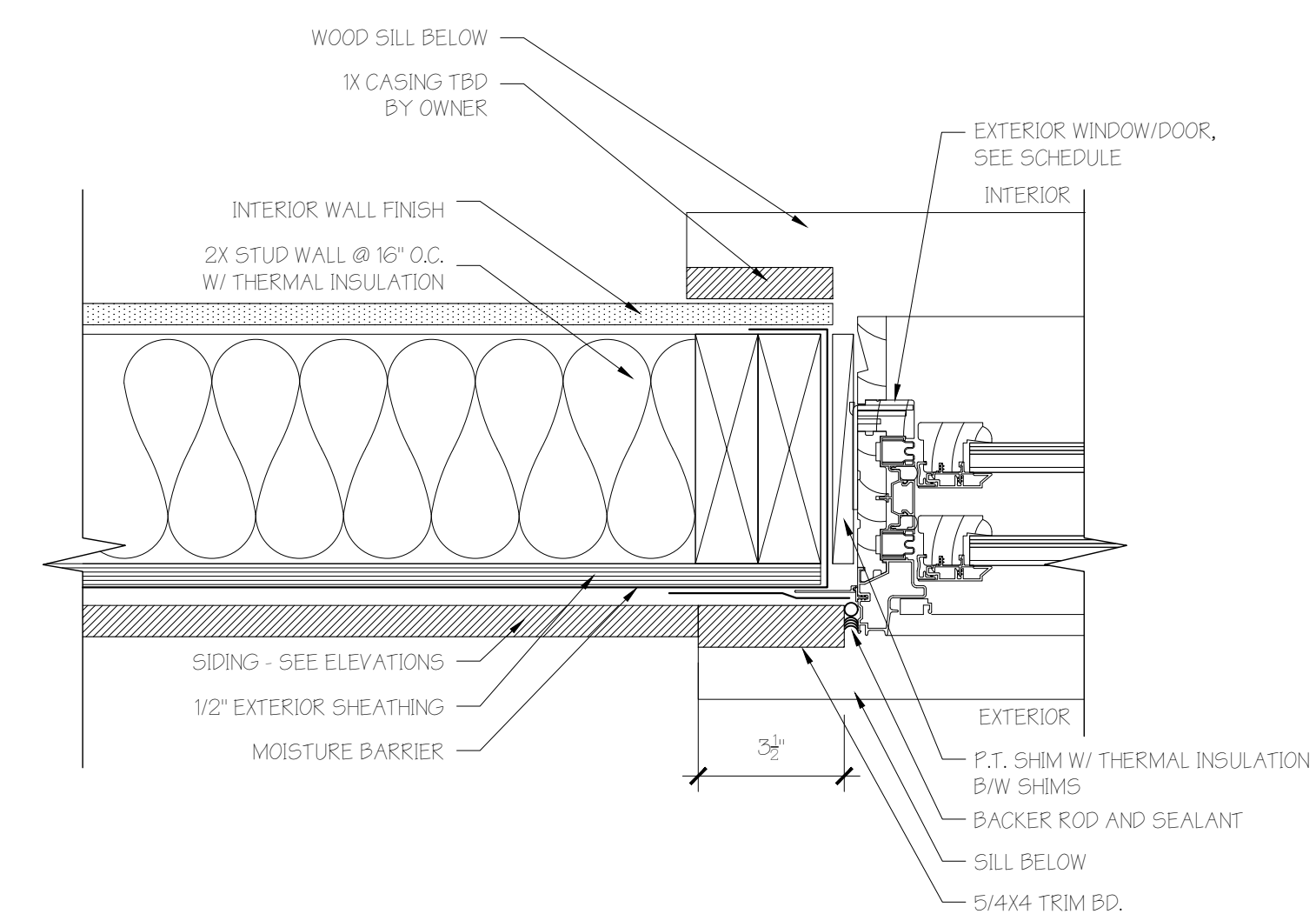
1	3" = 1'-0"
	WINDOW/ DOOR HEAD, TYP.



2	3" = 1'-0"
	WINDOW SILL, TYP.



6	3" = 1'-0"
	DOOR SILL @ WOOD, TYP.



3	3" = 1'-0"
	WINDOW JAMB, TYP.

[illegible]

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WINDOW & DOOR DETAILS

SHEET NO.
A502

24X36 PAPER SIZE