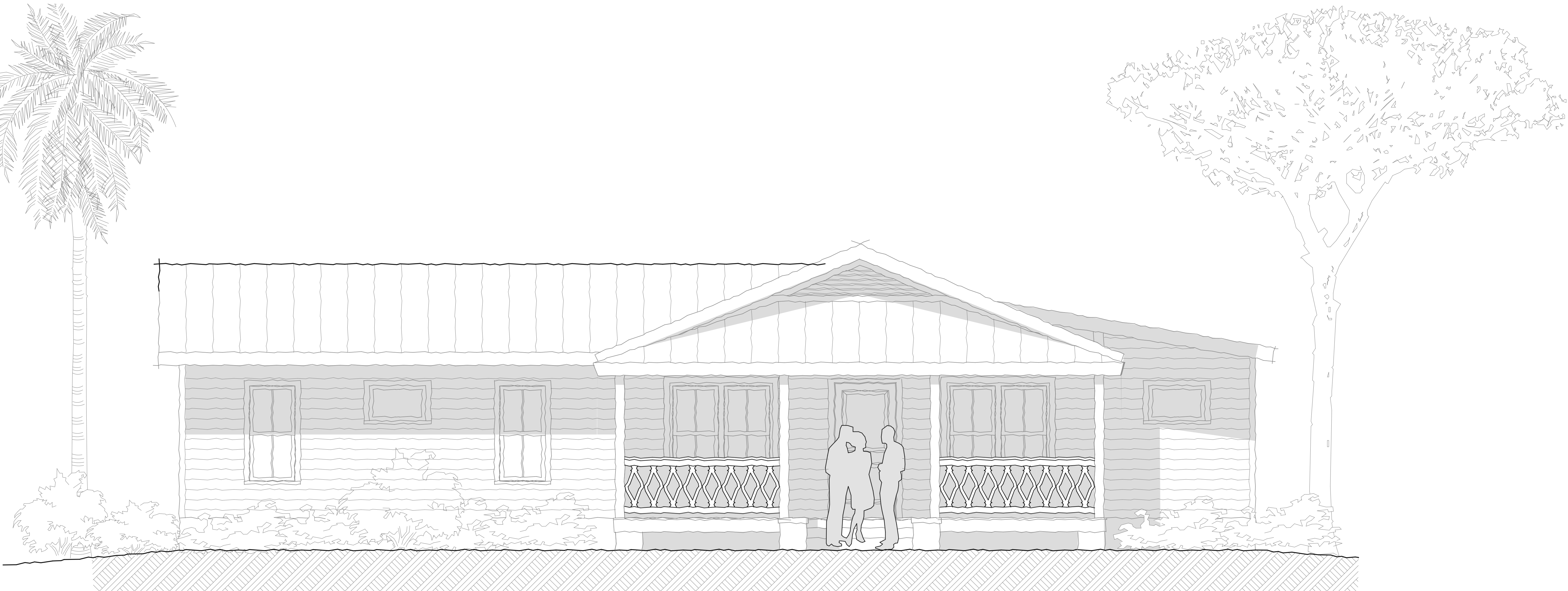




ARTISTIC RENDERING NOT FOR REFERENCE

PROJECT TEAM		INDEX OF DRAWINGS:	SCOPE OF WORK:
<u>ARCHITECT:</u> PARKER DESIGN GROUP/ ARCHITECTS (TIM PROBST) 10 PALMETTO BUSINESS PARK SUITE 201, HILTON HEAD, SC 29928 843-785-5171 EMAIL: TPROBST@HARGRAY.COM	<u>ARCHITECTURAL:</u> C-0 TITLE SHEET S-1 SITE PLAN S-2 AS BUILT PLAN L-1 LANDSCAPE PLAN A-1 FLOOR PLAN A-2 ROOF PLAN A-3 ELEVATIONS A-4 WALL SECTIONS E-1 ELECTRICAL PLAN	1. DEMOLISH RAMP IN THE FRONT. 2. DEMOLISH EXISTING PATIO ROOF. 3. ADD MASTER BATHROOM TO REAR OF THE HOUSE. 4. RENOVATE THE MAIN LIVING SPACING 5. ADD NEW PAVER PATIO IN THE REAR.	
		<u>GENERAL NOTES:</u> 1. VERIFY ALL EXISTING CONDITIONS IN THE FIELD; MINOR ADJUSTMENTS PERMITTED; NOTIFY ARCHITECT AND OWNER IMMEDIATELY, IN WRITING AND BY PHONE OF ANY SIGNNIFICANT DIFFERENCES BETWEEN DRAWINGS AND ACTUAL CONDITINS BEFORE PRECEDING WITH THE WORK OF RESPONSIBLE FOR THE SAME. 2. GENERAL CONTRACTORS AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS PARTICULAR TO EACH TRADE IN WHOLE BY THE GENERAL CONTRACTOR. EACH SUBCONTRACTOR WILL BE HELD RESPONSIBLE TO HAVE VISITED AND EXAMINED PREMISES PRIOR TO SUBMITTAL OF PROPOSAL. 3. BEGINNING OF WORK BY ANY TRADE SHALL CONSTITUTE ACCEPTANCE & RESPONSIBILITY FOR EXISTING CONDITIONS AND SUBSTRATE AS APPLICABLE UNLESS OTHERWISE INIDCATED IN WRITING PRIOR TO COMMENCEMENT OF WORK. 4. ALL PAINT, PAPER, TILE, AND FINISHES AS PER OWNER FOR FINAL APPROVAL 5. FOR ANY STRUCTURAL ITEMS OR UNCOVERED ISSUES NOTIFY THE ARCHITECT. 6. REPLACE ALL ROTTED MATERIALS THAT ARE UNCOVERED DURING DEMOLISHION.	
<u>LANDSCAPE:</u> SNELL & ASSOCIATES LANDSCAPE CONTRACTORS INC 104 GUMTREE RD, SC 29926 843-681-3636 EMAIL: SNELLANDASSOC104@GMAIL.COM			

A RENOVATION FOR :
JONI AND SARA
VANDERSLICE
3 LAWTON ST.
BLUFFTON, S.C.

REVISIONS	

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TP

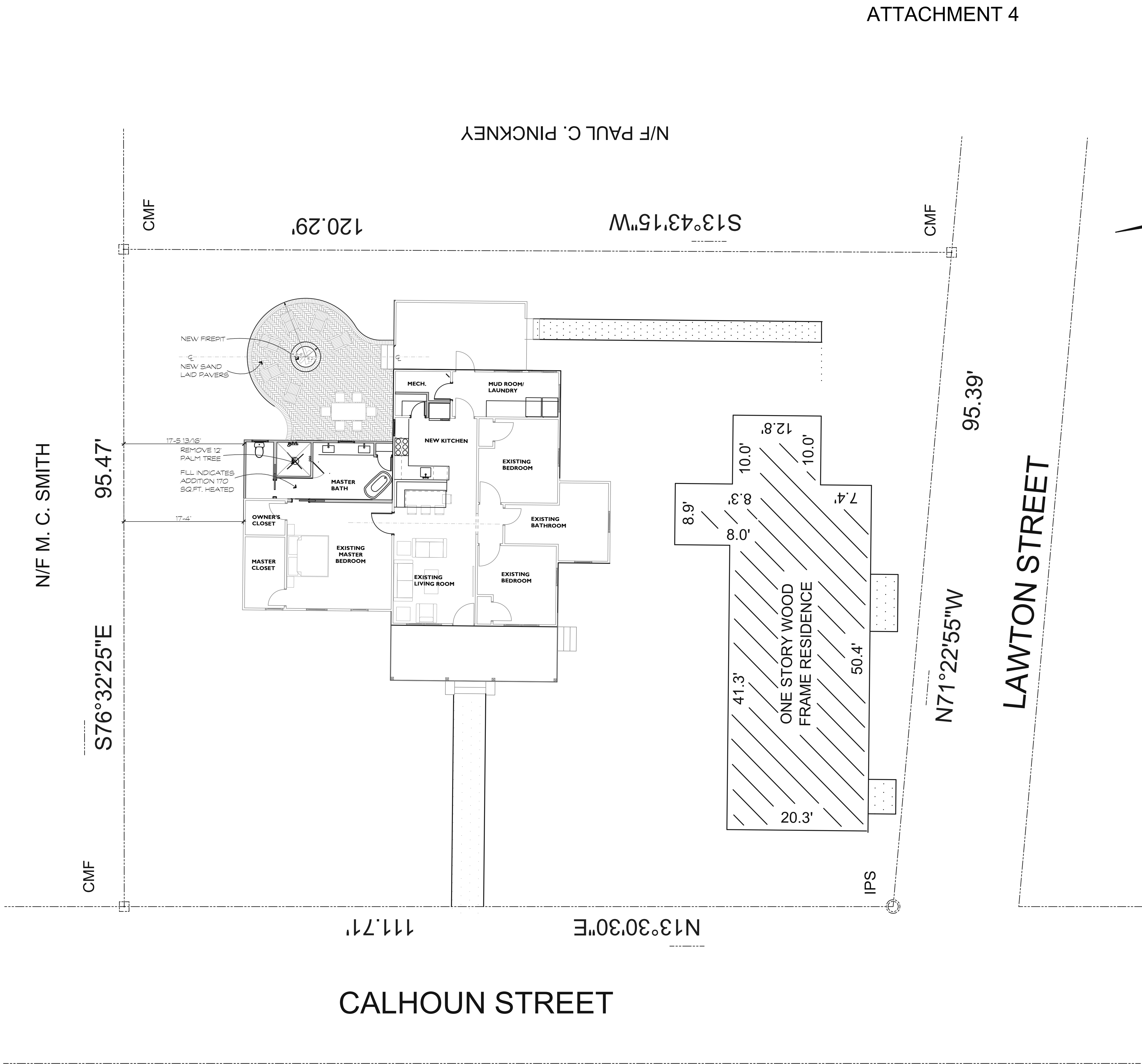
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TP

DATE OF ISSUE:
03/01/22

SCALE

JOB NO.

SHEET
C.0
OF SHEETS



REFERENCE PLAT :
PLAT BOOK 30 PAGE 72

NOTE: This Lot Lies In A Federal Flood Plain
Minimum Required Elevation

NA Ft. M.S.L. Zone C

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

MARK E. FLOWERS & KRISTY L. HIGBY

AN AS-BUILT SURVEY OF PARCEL 93A, TAX MAP 39A, TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

DATE: JANUARY 6, 1993

T-SQUARE GROUP, INC.

PROFESSIONAL LAND SURVEYORS

P.O. Drawer 330

Burnt Church Road

Bluffton, S.C. 29910

Phone 803-757-2650

Fax 803-757-5758

DRAWN BY
TP
CHECKED BY
TP
DATE OF ISSUE:
03/01/22
SCALE

JOB NO.

SHEET

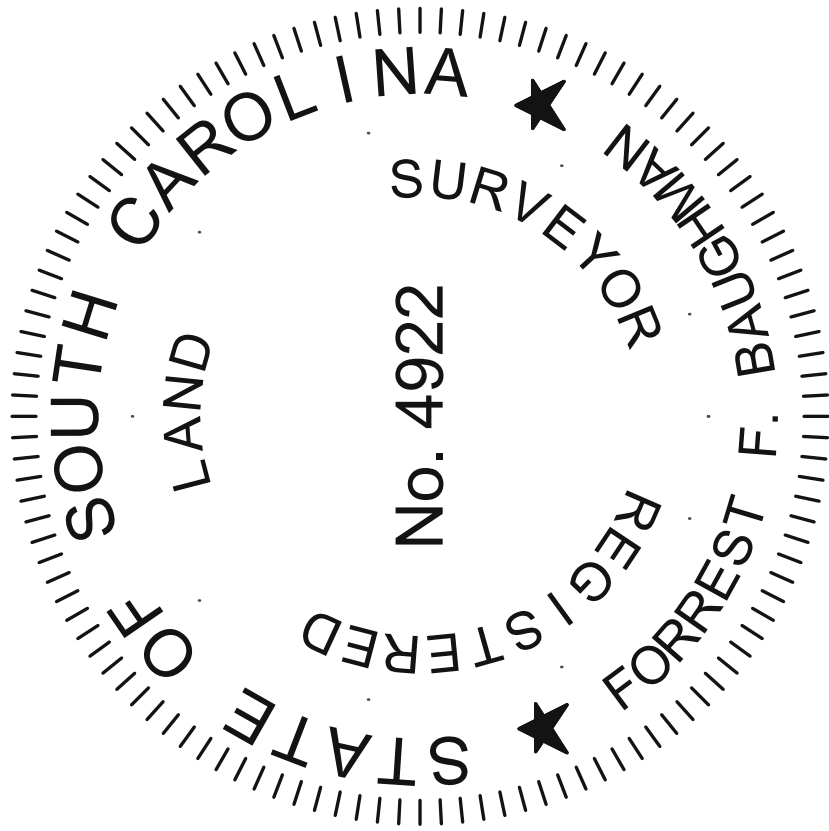
S.1

OF SHEETS

A RENOVATION FOR :
JONI AND SARA
VANDERSLICE
3 LAWTON ST.
BLUFFTON, S.C.

REVISIONS									

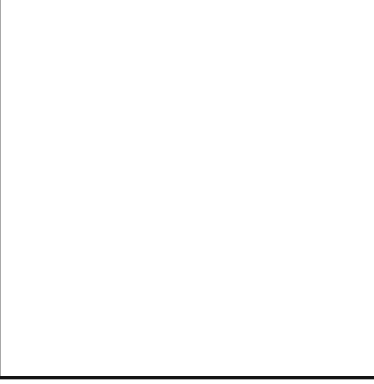
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE,
INFORMATION & BELIEF, THE SURVEY SHOWN HEREON
WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF
THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE
OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS
OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY
AS SPECIFIED THEREIN.
ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR
PROJECTIONS AFFECTING THE PROPERTY OTHER THAN
THOSE INDICATED.



FORREST F. BAUGHMAN, PLS # 4922

JOB # 93-009A

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DATE OF ISSUE:
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SCALE

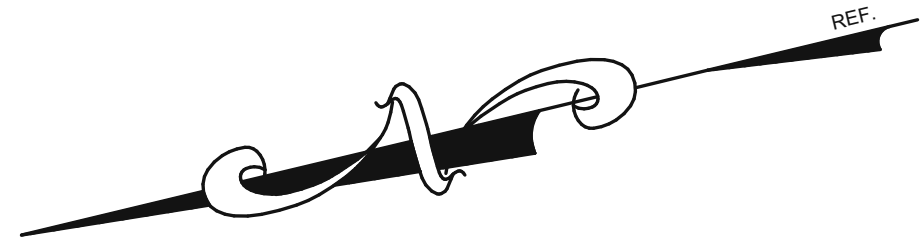
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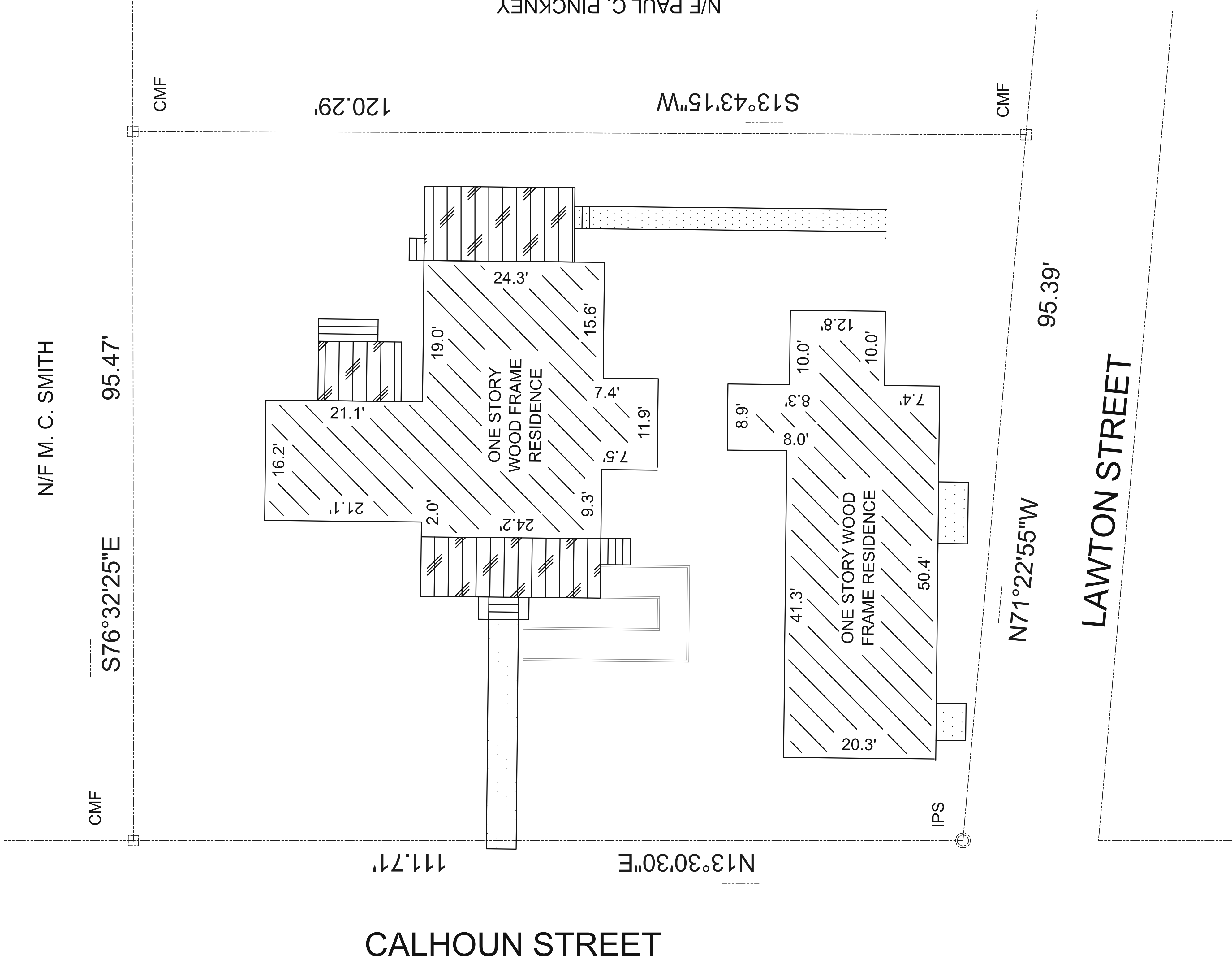
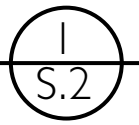
S.1

OF SHEETS





AS BUILT SITE PLAN
SCALE: 1/8" = 1'-0"

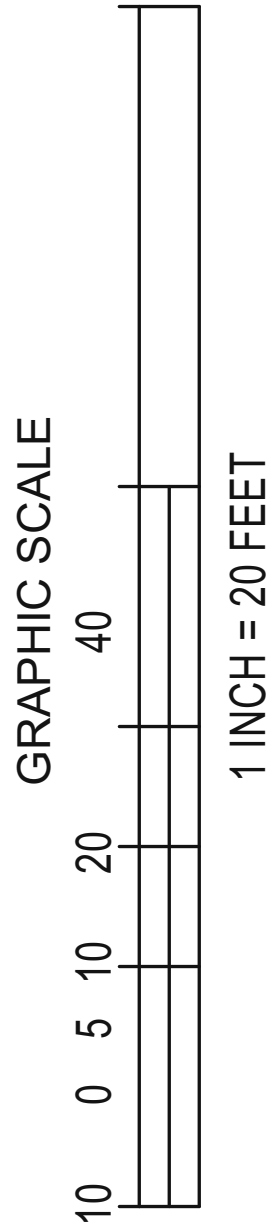


REFERENCE PLAT :
PLAT BOOK 30 PAGE 72

NOTE: This Lot Lies In A Federal Flood Plain
Minimum Required Elevation

NA Ft. M.S.L.

Zone C



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MARK E. FLOWERS & KRISTY L. HIGBY

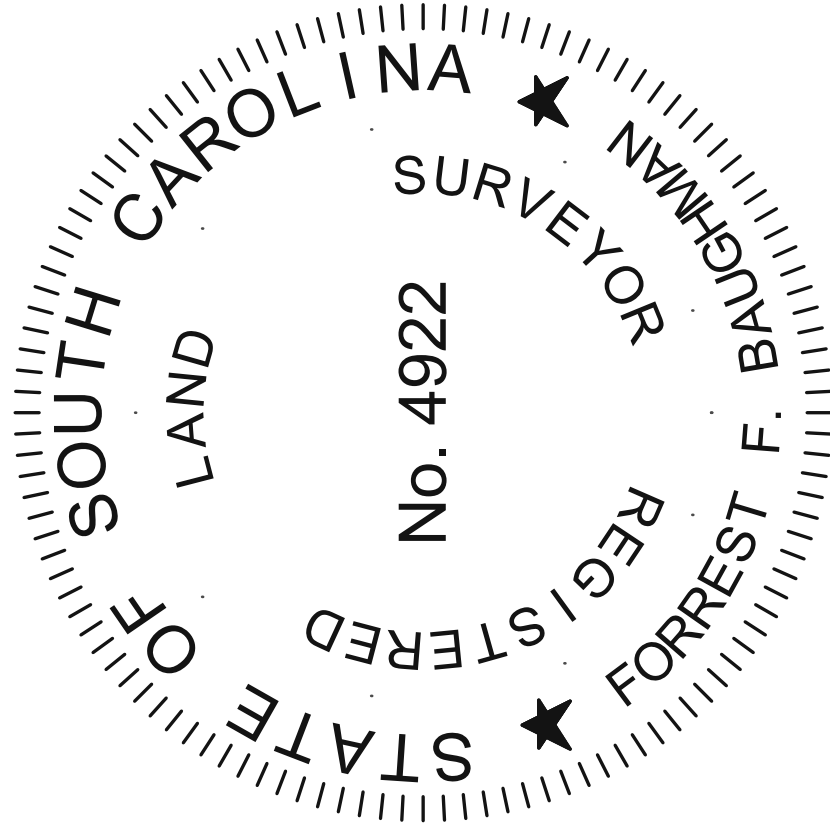
AN AS-BUILT SURVEY OF PARCEL 93A, TAX MAP 39A, TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

DATE: JANUARY 6, 1993

T-SQUARE GROUP, INC.

PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
Burnt Church Road
Bluffton, S.C. 29910

Phone 803-757-2650 Fax 803-757-5758



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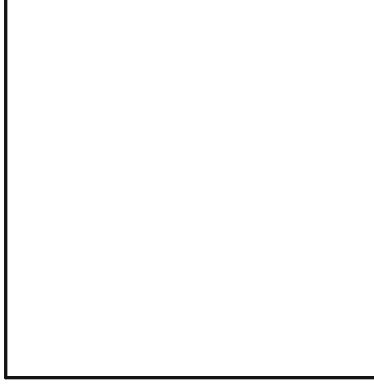
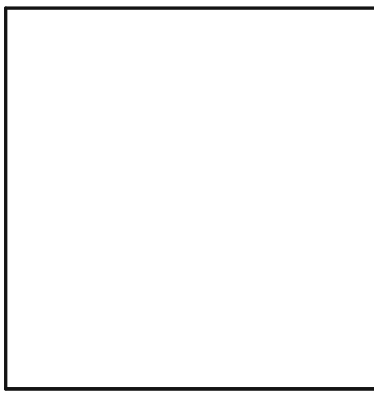
FORREST F. BAUGHMAN, PLS # 4922

JOB # 93-009A

SHEET	
OF	S.2
SHEETS	

REVISIONS	

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Gum Tree Nursery

Snell & Associates
Landscape Contractors Inc.
Landscape Design Construction Maintenance
104 Gumtree Road
Hilton Head Island, SC 29926
Tel.: 843-681-3636
Fax: 843-681-8383
snellandassoc104@gmail.com

Landscape Plan

Vanderslice Residence

Lot 93A #3 Lawton Street
Bluffton, South Carolina

Revisions:

Project #:

PDG-22057

By:

MCS

Scale:

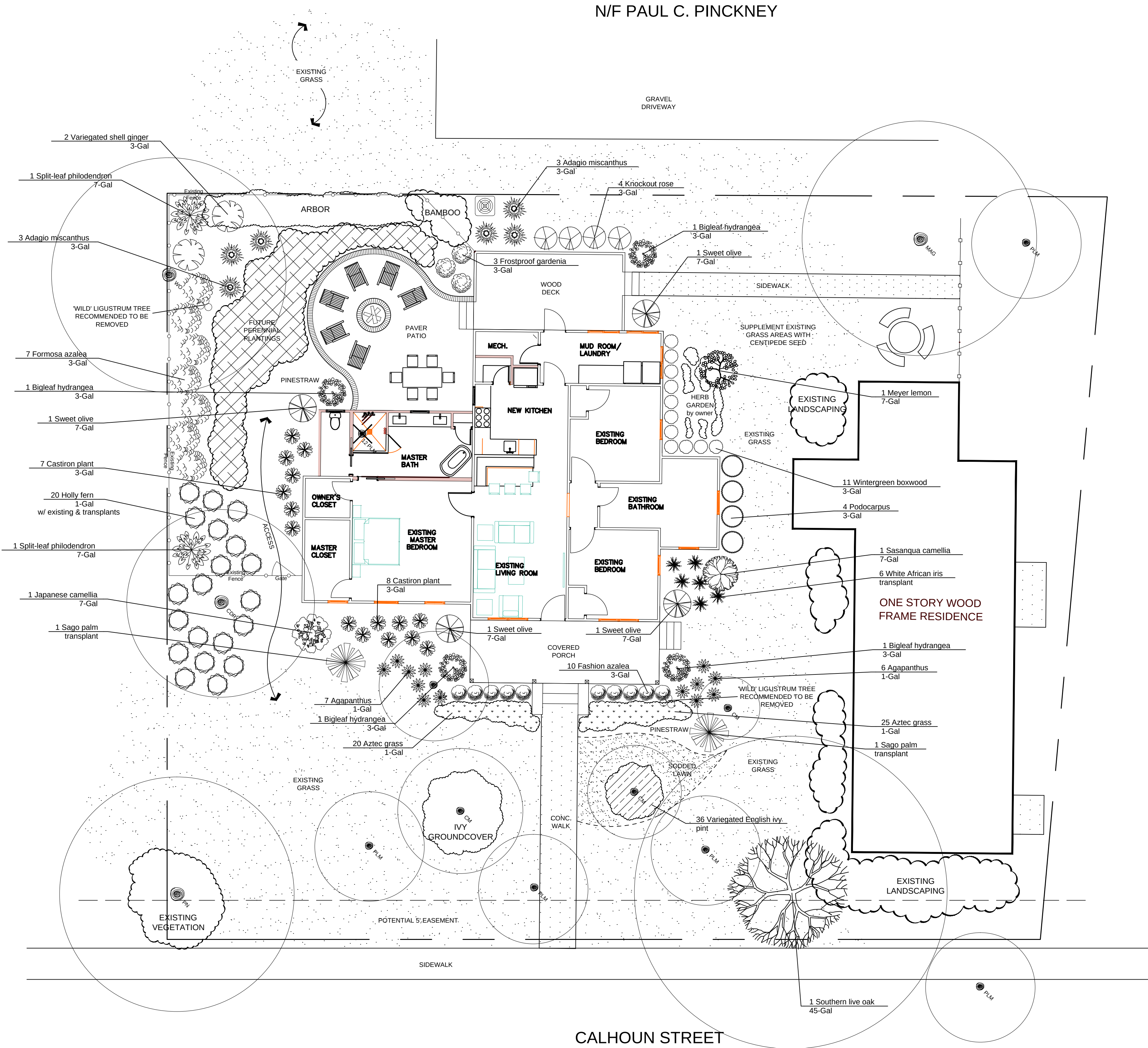
1"=8'

Date:

2/16/2022

Sheet #:

L-1



IRRIGATION NOTE

Drip irrigation to be provided for new plantings and controlled by either a hose end timer or battery operated valve. Supplemental hand watering will also be required for areas not receiving automatic irrigation.

SITE NOTES

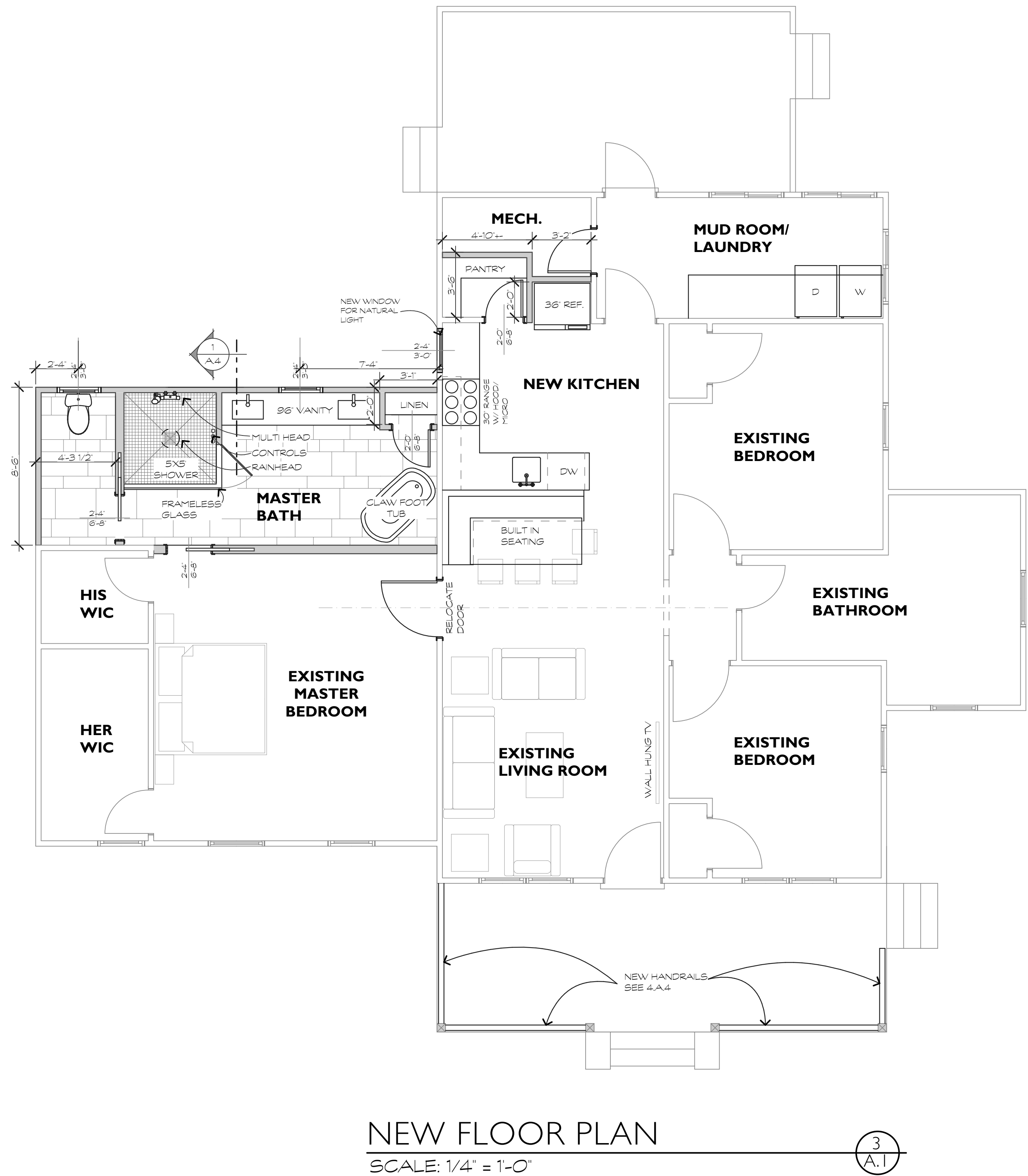
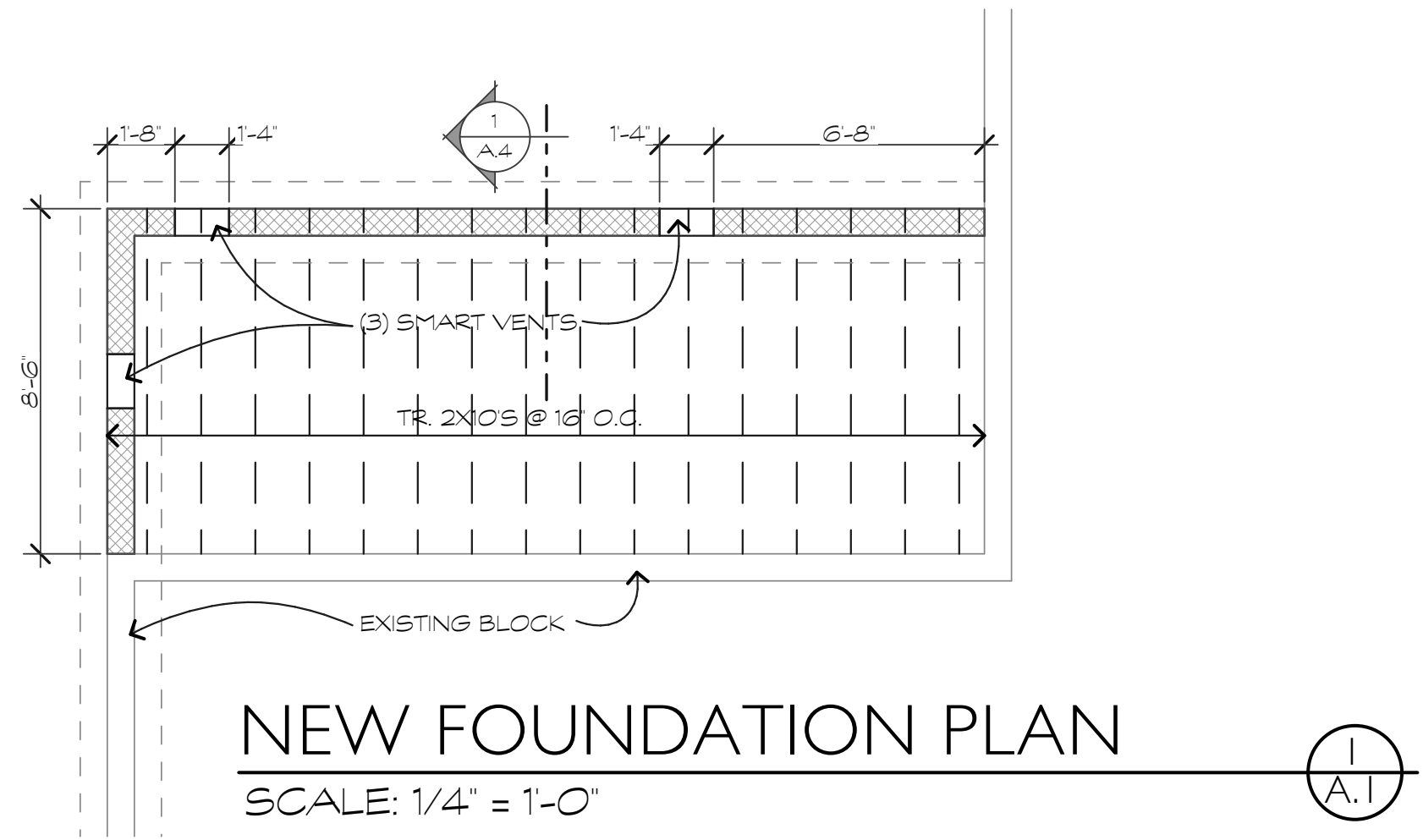
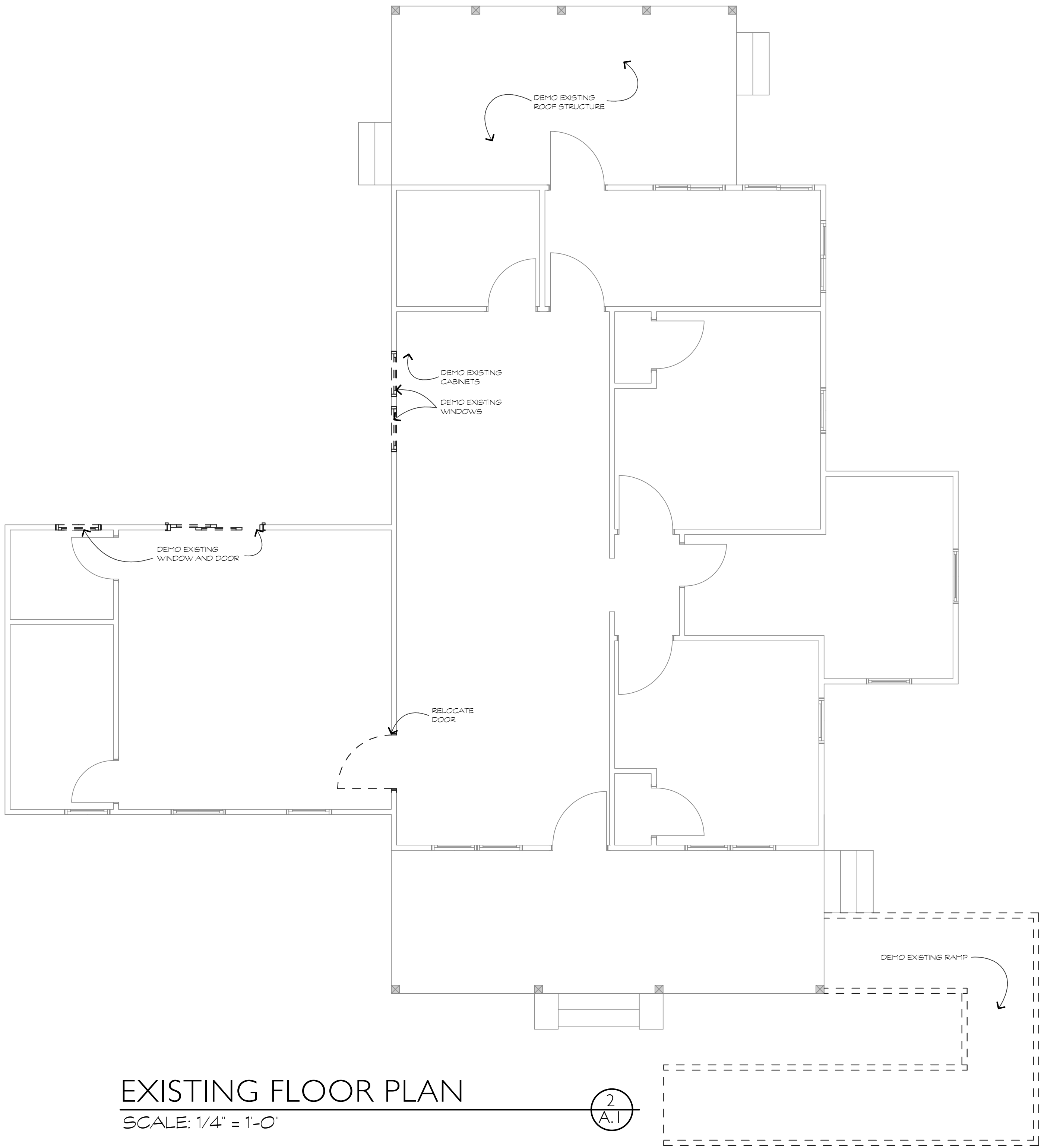
- All invasive ligustrum and cherry laurel plants recommended to be removed
- Canopy clean remaining trees of dead wood and crossing branches to allow for proper growth
- Trim palmetto trees of seed pods and lower fronds
- Supplement existing grass with centipede seed and fertilizer
- Repurpose existing plants on site where practical

Plant Materials

Quantity	Common Name	Scientific Name	Planting Size
13	Agapanthus	Agapanthus africanus	1-Gal
45	Aztec grass	Liriope muscari 'Aztec'	1-Gal
20	Holly fern	Cyrtomium falcatum	1-Gal
6	Adagio miscanthus	Miscanthus sinensis 'Adagio'	3-Gal
4	Bigleaf hydrangea	Hydrangea macrophylla	3-Gal
15	Castiron plant	Aspidistra elatior	3-Gal
10	Fashion azalea	Azalea hybrid 'Fashion'	3-Gal
7	Formosa azalea	Azalea indica 'Formosa'	3-Gal
3	Frostproof gardenia	Gardenia augusta 'Frostproof'	3-Gal
4	Knockout rose	Rosa 'Knockout'	3-Gal
4	Podocarpus	Podocarpus macrophyllus	3-Gal
2	Variegated shell ginger	Alpinia zurembet 'Variegata'	3-Gal
11	Wintergreen boxwood	Buxus microphylla 'Wintergreen'	3-Gal
1	Southern live oak	Quercus virginiana	45-Gal
1	Japanese camellia	Camellia japonica	7-Gal
1	Meyer lemon	Citrus calamondin 'Meyer'	7-Gal
1	Sasanqua camellia	Camellia sasanqua	7-Gal
2	Split-leaf philodendron	Philodendron selloum	7-Gal
4	Sweet olive	Osmanthus fragrans	7-Gal
36	Variegated English ivy	Hedera helix var. spp.	pint
2	Sago palm	Cycas revoluta	transplant
6	White African iris	Dietes vegata	transplant

Mulch: Pinestraw (min. 3" depth) 65 bales / All disturbed plant bed areas





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BLUFFTON, S.C.

REVISIONS	

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SCALE

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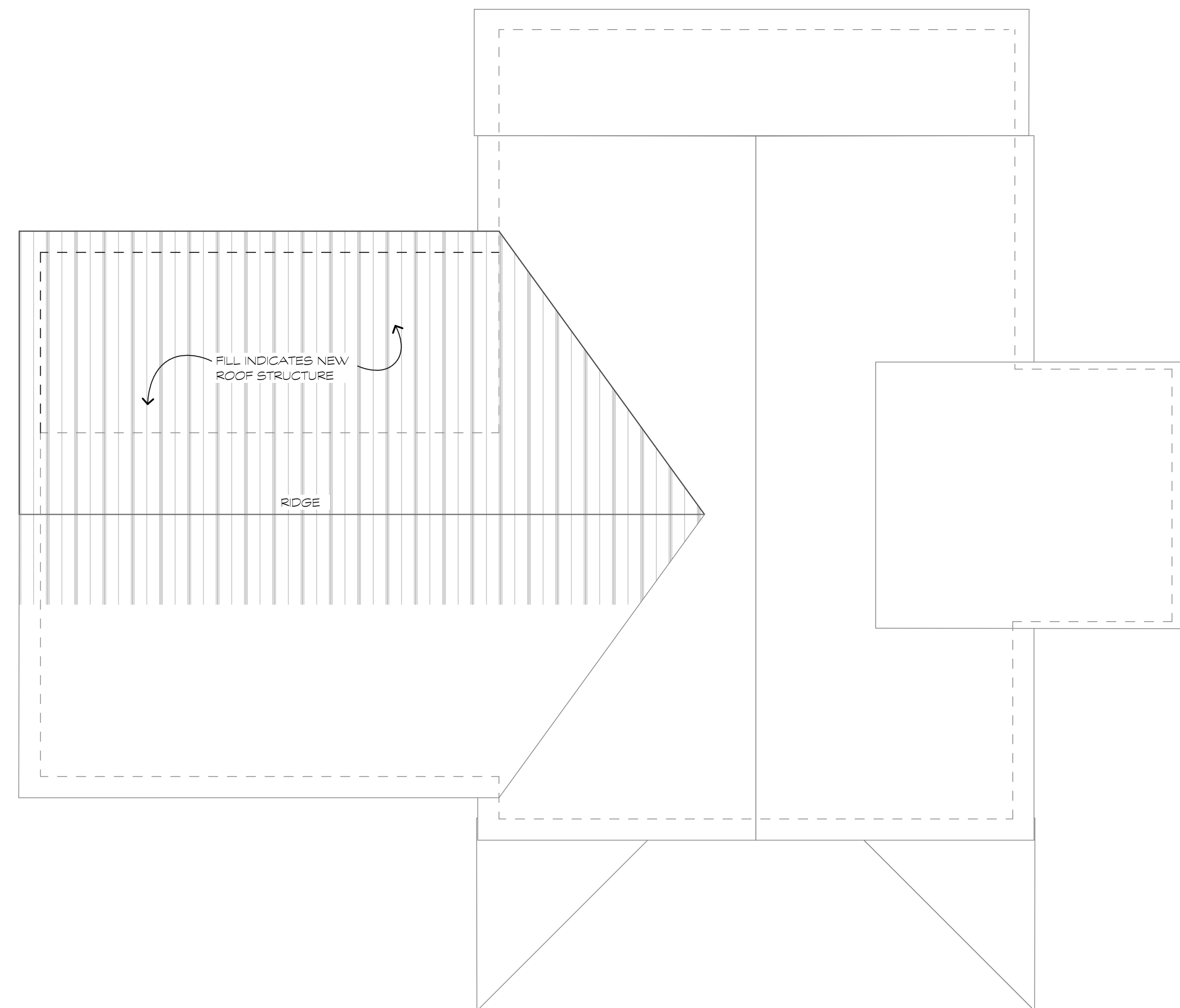
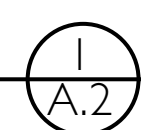
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A.1

OF SHEETS

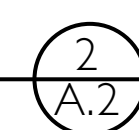
EXISTING ROOF PLAN

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



NEW ROOF PLAN

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



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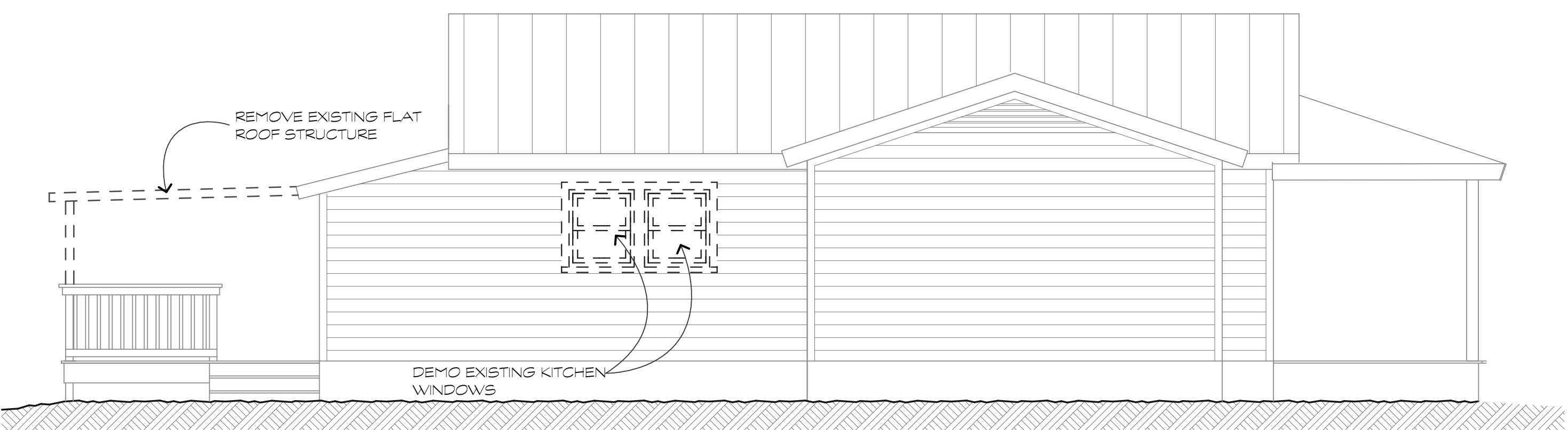
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DATE OF ISSUE: 03/01/22
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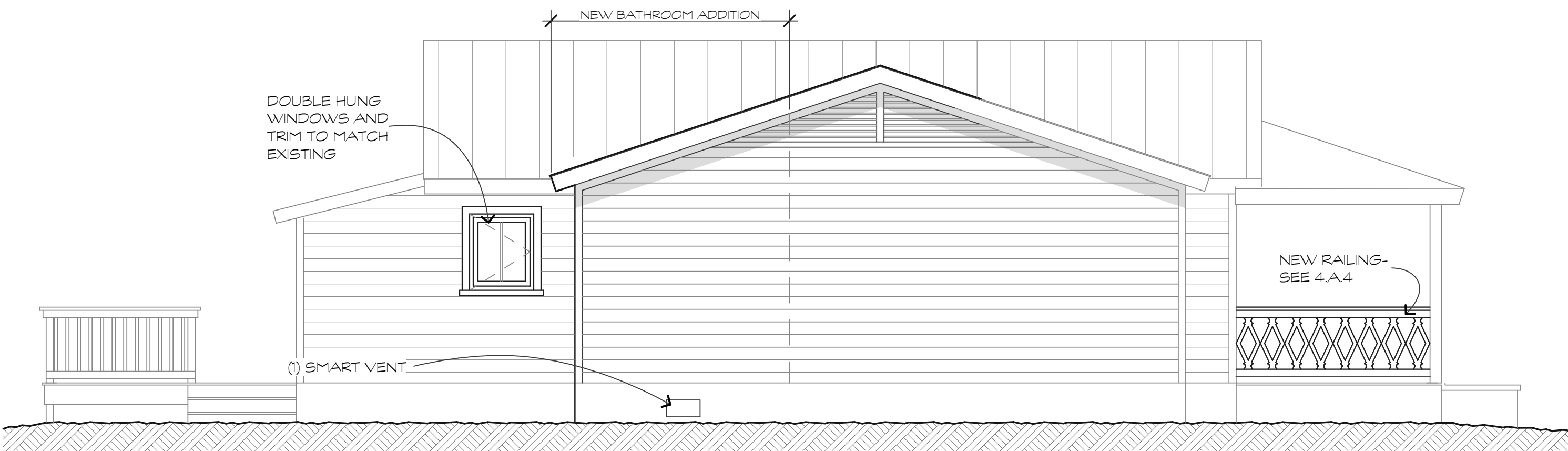
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EXISTING LEFT SIDE ELEVATION

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

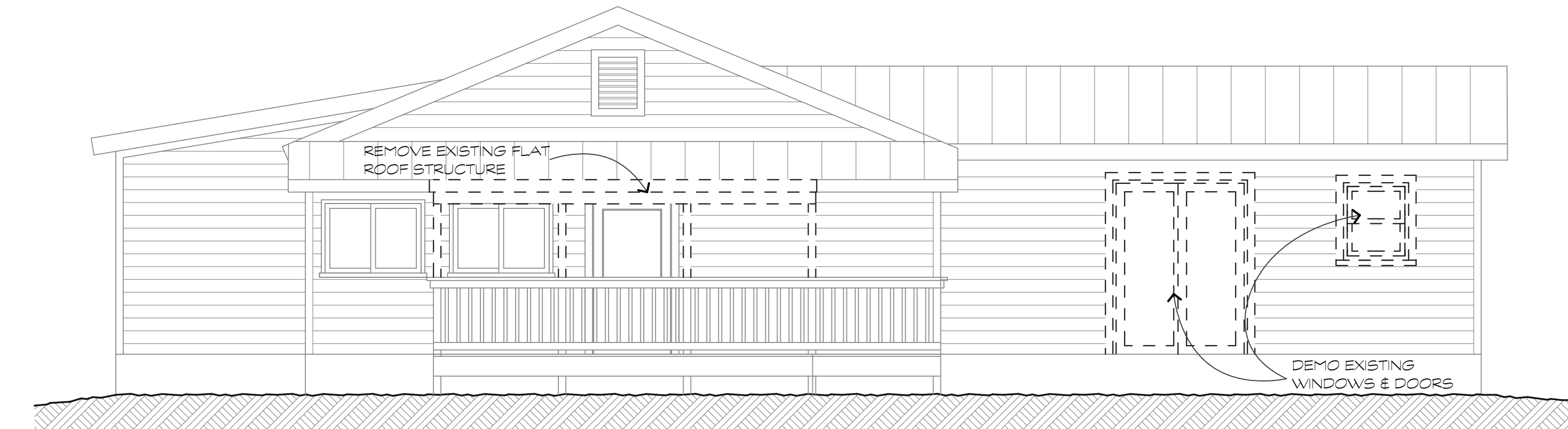
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A.3



NEW LEFT SIDE ELEVATION

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

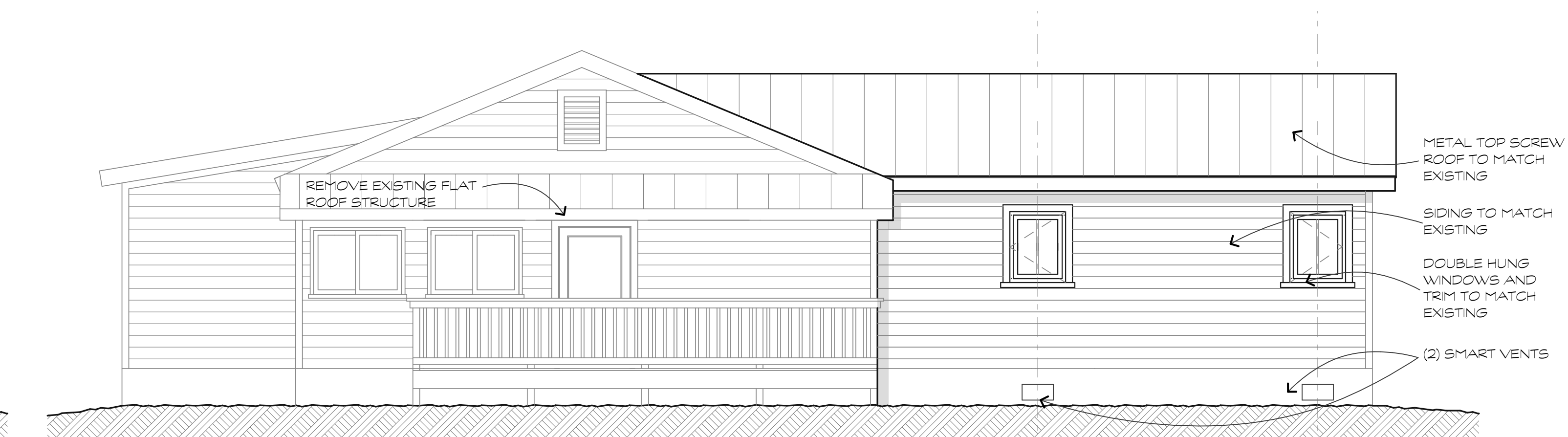
1
A.3



EXISTING REAR SIDE ELEVATION

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

6
A.3



NEW REAR SIDE ELEVATION

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

2
A.3



EXISTING RIGHT SIDE ELEVATION

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

7
A.3



NEW RIGHT SIDE ELEVATION

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

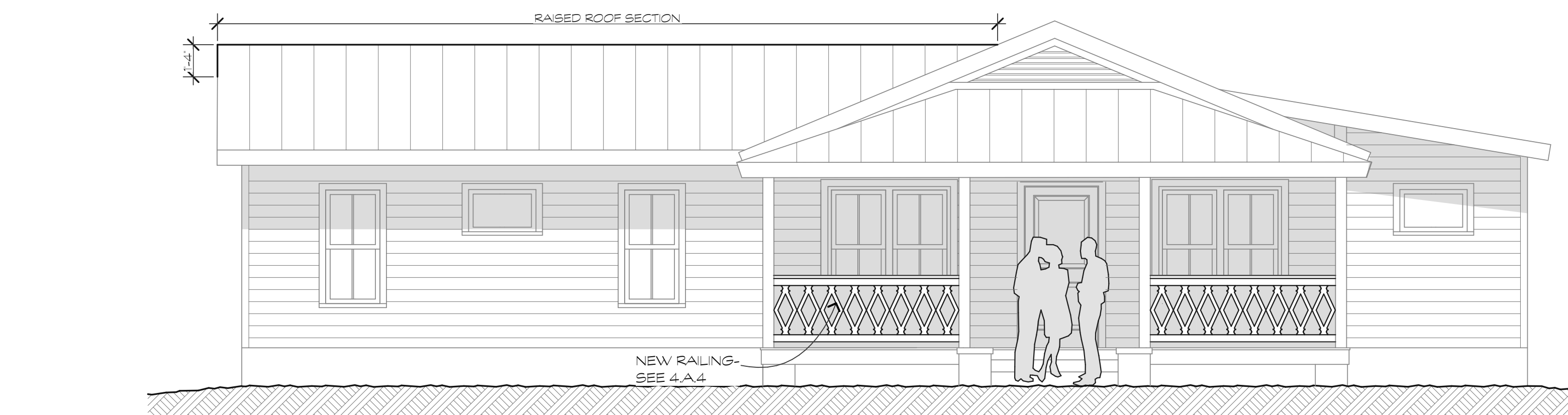
3
A.3



EXISTING ENTRY ELEVATION

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

8
A.3



NEW ENTRY ELEVATION

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

4
A.3

REVISIONS	

1

CUT BUILDING WRAP

2

FOLD IN AND STAPLE

3

CUT WIDTH OF FLASHING AND CREATE TOP FLAP FROM HOUSE WRAP

4

FOLD FLAP UP AND TAPE

5

APPLY SILL FLASHING

6

STAPLE, NAIL, OR TAPE CORNERS

7

INSTALL JAMB/SILL GUARD, SILL PAN OR EQ.

8

SET AND LEVEL SHIMS AT ALL SIDE JAMB LOCATIONS

9

3/8" SEALANT BEAD

10

CENTER WINDOW IN OPENING ON SHIMS

11

TEMPORARILY FASTEN TOP CORNER

12

SEAL ALL FLANGE OVERLAPS, LAP TOP SIDE FLANGES OVER BOTTOM SIDE FLANGES TO THE EXTERIOR

13

SHIM SIDES AND LEVEL WINDOW, FASTEN ON ALL SIDES BY SCREW OR NAIL

14

APPLY FLASHING AT SIDES, OVERLAPPING SILL FLASHING

15

APPLY SEALANT AT TOP ONLY, QUICKLY GO TO NEXT STEP

16

PLACE METAL HEAD FLASHING IN SEALANT, CENTERING OVER UNIT.

17

APPLY FLASHING OVER HEAD FLASHING LEG, OVERLAPPING SIDE FLASHING

18

FOLD HOUSE WRAP DOWN AND TAPE

19

INTERIOR VIEW
INSERT BACKER ROD ON (2) SIDES, SILL, AND HEAD

20

INTERIOR VIEW
APPLY SEALANT ON (2) SIDES, SILL, AND HEAD

21

LEAVE GAP BETWEEN EXT. STUCCO WINDOW FOR SEALING

22

INSERT BACKER ROD ON (2) SIDES AND SILL

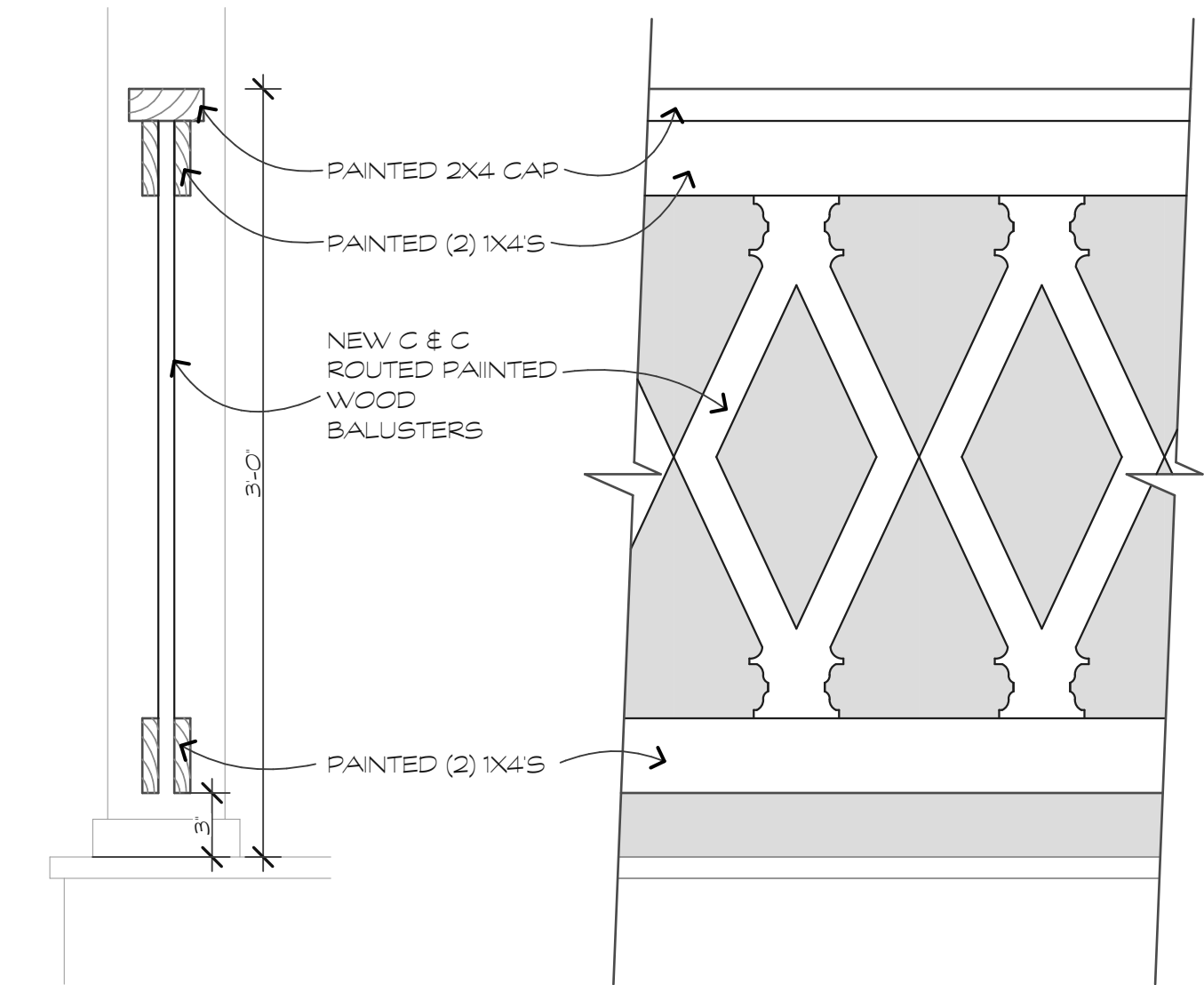
23

APPLY SEALANT ON (2) SIDES AND SILL

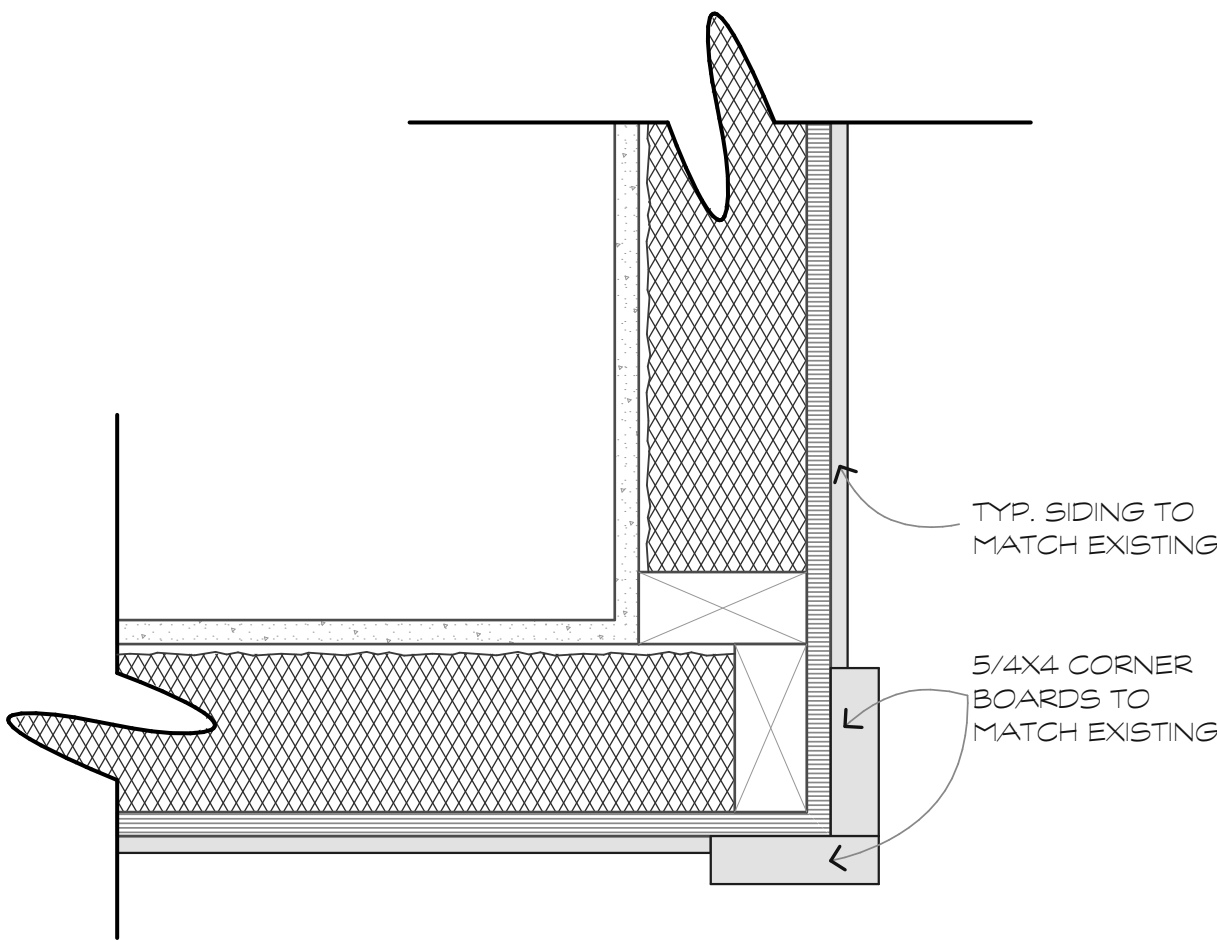
WINDOW INSTALLATION DIAGRAM

N.T.S.

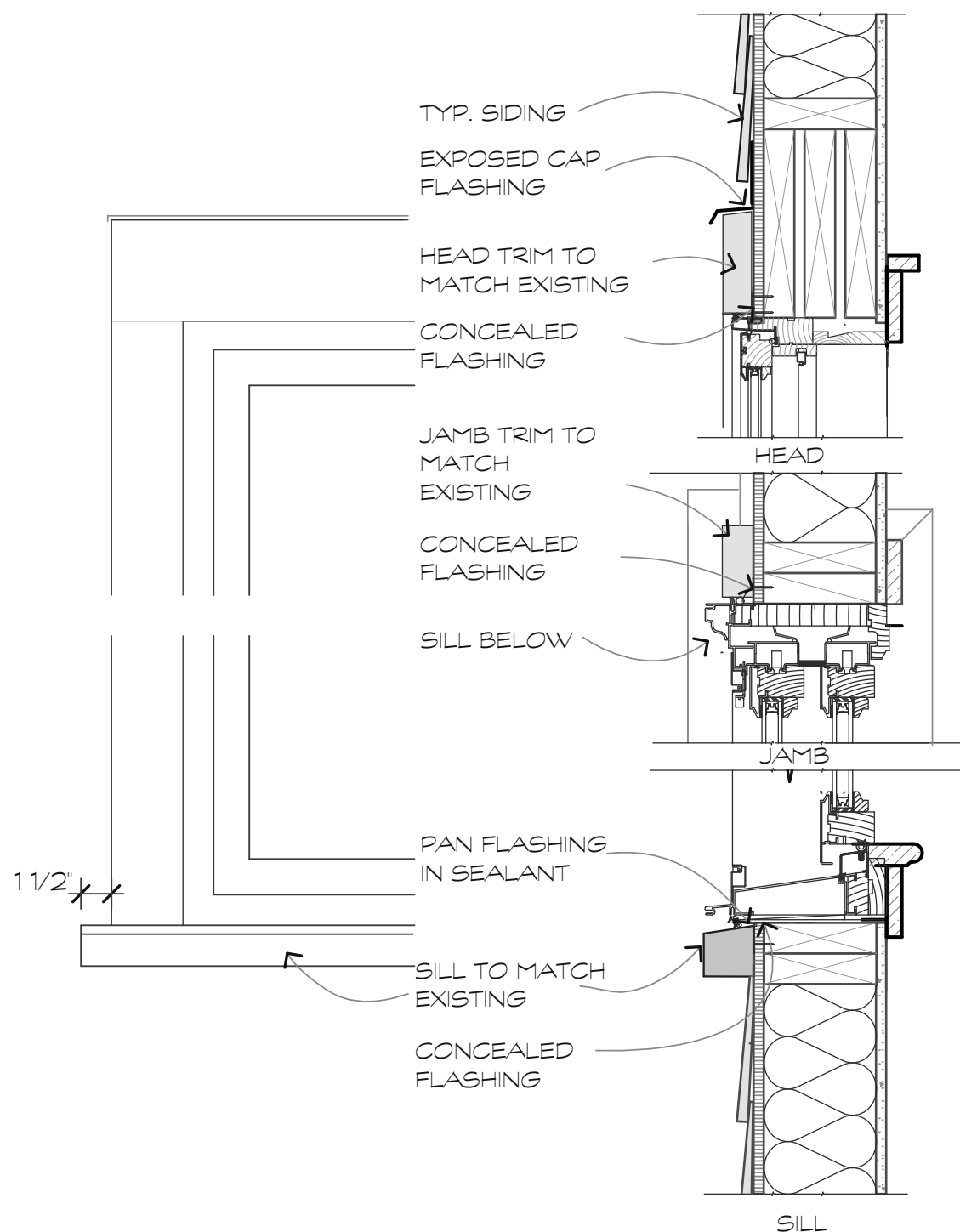
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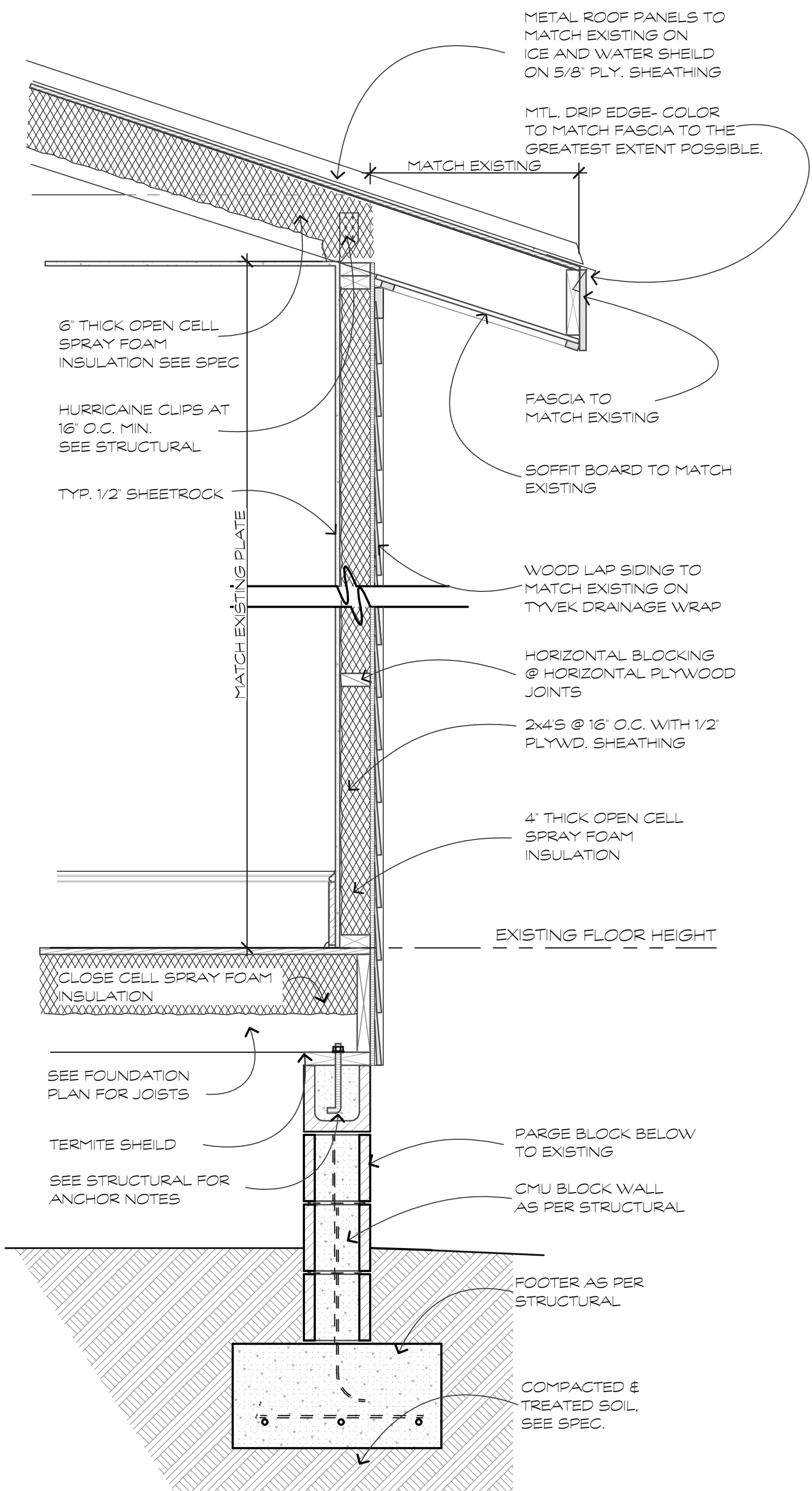
RAILING DETAIL
SCALE: 1 1/2" = 1'-0"



TYP. CORNER DETAIL
SCALE: 3" = 1'-0"



WINDOW DETAIL
SCALE: 1 1/2" = 1'-0"



WALL SECTION
SCALE: 1" = 1'-0"

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VANDERSLICE

3 LAWTON ST.

BLUFFTON, S.C.

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DATE OF ISSUE:
03/01/22

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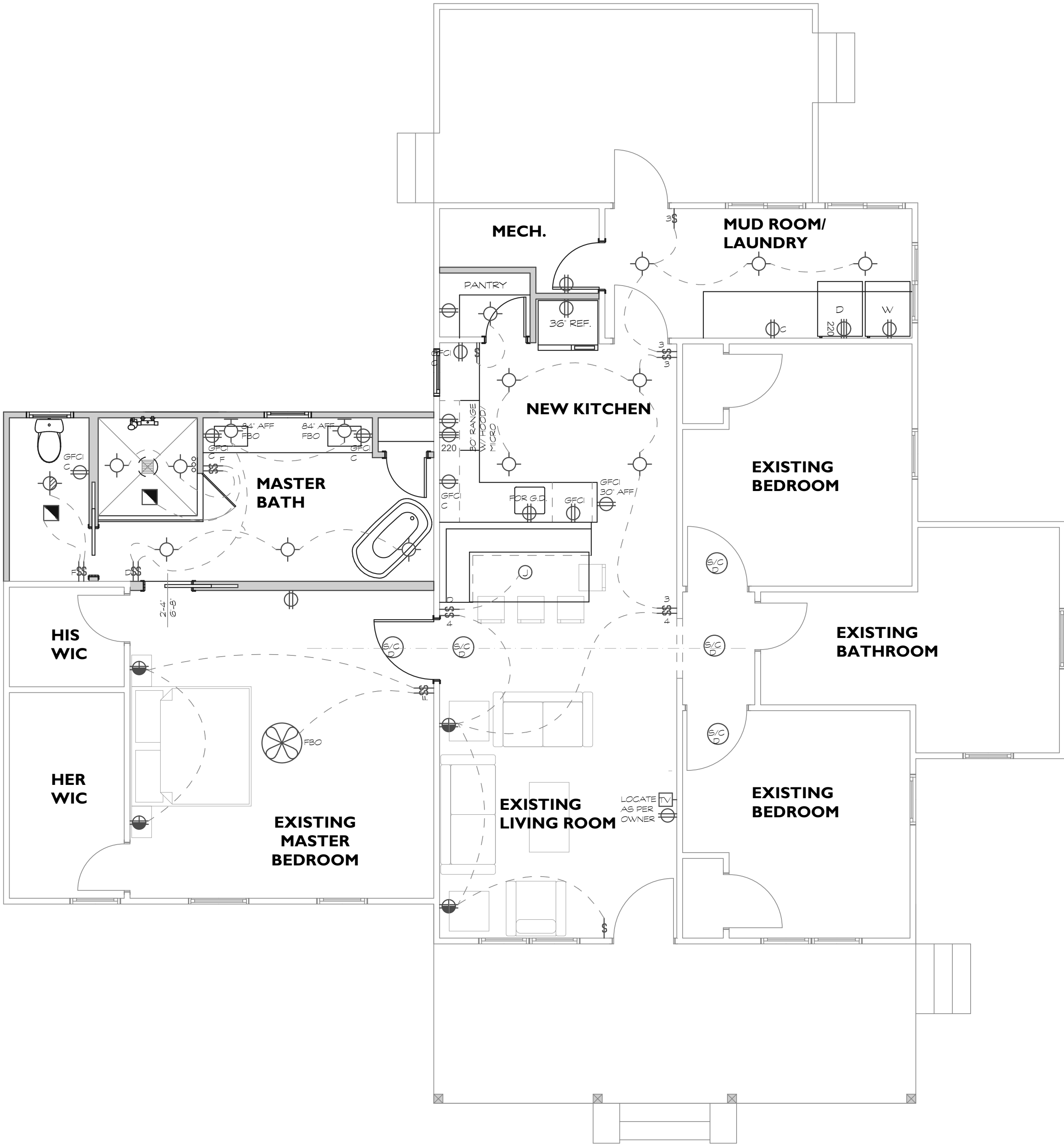
SHEET

A.4

OF SHEETS

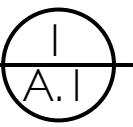
ELECTRICAL LEGEND

SWITCH		2X4 FLUORESCENT	
DIMMER SWITCH		1X4 FLUORESCENT	
JAMB SWITCH		FLUORESCENT STRIP	
THREE WAY SWITCH		TRACK LIGHT	
DUPLEX		COVE LIGHT	
QUADPLEX		JUNCTION BOX	
COUNTER HEIGHT		DISCONNECT	
G.F.I. DUPLEX		THERMOSTAT	
CLOCK OUTLET		METER	
FLOOR DUPLEX		CEILING FAN	
220 DUPLEX		TELEPHONE	
SWITCHED DUPLEX		WALL TELEPHONE	
WATERPROOF DUPLEX		TELEVISION CABLE	
CAN LIGHT		PANEL	
ACCENT LIGHT		EXHAUST FAN	
SLOPED CEILING CAN		EXHAUST FAN/ LIGHT	
WALL MOUNTED FIXTURE		PUSH BUTTON	
SMOKE /CARBON MONOXIDE DETECTOR		CHIME	
UNDER CABINET		STEP LIGHT	
FAN SWITCH		USB/ POWER	



NEW FLOOR PLAN

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



GENERAL NOTES

- 50% OF ALL PERMANENTLY INSTALLED LIGHTING FIXTURES WILL HAVE HIGH-EFFICACY LAMPS PROVIDED PER IECC SECTION 404.
- ALL NEW OUTLETS WILL BE ARC-FAULT PROTECTED PER IRC SECTION 3802.12.
- ALL NEW, REPLACED OR RELOCATED RECEPTACLES WILL BE TAMPERED RESISTANT PER IRC SECTION 4002.14
- SMOKE DETECTORS WILL BE BROUGHT IN TO COMPLIANCE WITH CURRENT CODES AS PER IRC SECTION 314.3.1
- CO2 DETECTORS WILL BE INSTALLED AS PER IRC SECTION 315.

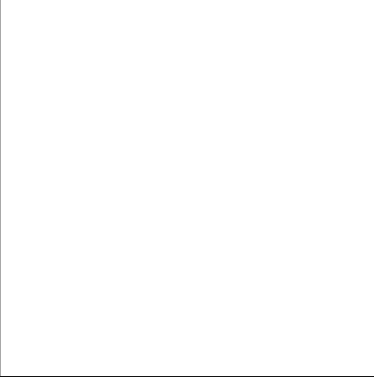
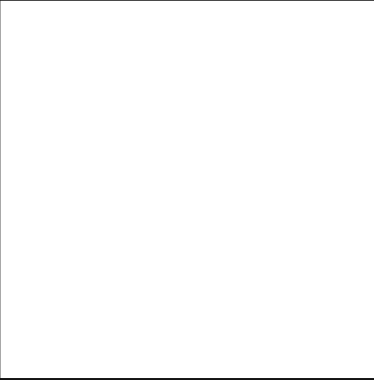
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VANDERSLICE

3 LAWTON ST.

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REVISIONS	

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TP

CHECKED BY
TP

DATE OF ISSUE:
03/01/22

SCALE

JOB NO.

SHEET

E.1

OF SHEETS

on: Driveways, Pools, Patios, Paths | Price: \$\$\$ | Style: Traditional | Texture: Smooth

ed 4×8 clay pavers are tumbled after firing to mimic the look and appeal of antique reclaimed

Love the look?

Get a Quote >

ts using Rumbled Clay Pavers:



ble Colors:



ocoa



Full Range



Pathway Autumn



Pathway Red