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DAVE WILSON, PE
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OUTLINE SPECIFICATIONS

GENERAL NOTES:

- INSTALL ALL SPECIFIED PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, APPLICABLE INDUSTRY STANDARDS AND IN COMPLIANCE WITH APPLICABLE CODES.
- * INDICATES ITEMS TO BE SUBMITTED TO ARCHITECT FOR SHOP DRAWING REVIEW
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT ALL WORK IN COMPLIANCE WITH THESE SPECIFICATIONS & DRAWINGS AS WELL AS APPLICABLE CODES AND LOCAL ORDINANCES AND TO MEET THE ARCHITECT'S INTENT OF THESE DOCUMENTS, NOT WITHSTANDING ANY ARCHITECT'S ERRORS OR OMISSIONS OR OWNER ISSUED CHANGE ORDERS

DIVISION 2
SEE CIVIL/LANDSCAPE DRAWINGS

022810 - TERMITE PROTECTION:
PROVIDE WATER BASED EMULSION TO PREVENT TERMITE INFESTATION TO COMPLY WITH EPA REGULATIONS.
APPLY UNDER BUILDING FOUNDATIONS & SLAB AND 2' AROUND PERIMETER OF BUILDING IN ACCORDANCE WITH S.C. DIVISION OF REGULATORY & PUBLIC SERVICE PROGRAMS STANDARDS 27-1085.
PROVIDE 1 YEAR RENEWABLE WARRANTY AGAINST SUBTERRANEAN TERMITE INFESTATION (SUBMIT TO OWNER).

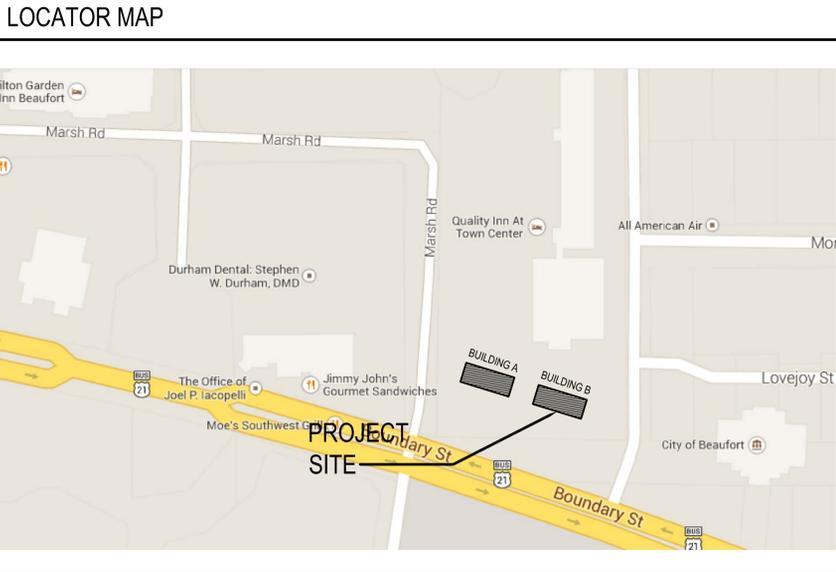
DIVISION 3
033000 - CONCRETE (* SUBMIT CONCRETE DESIGN MIX):
SEE STRUCTURAL DRAWINGS

DIVISION 4
042000 - UNIT MASONRY (* SUBMIT BRICK SHOP DRAWING AND COLOR SAMPLE)
SEE EXTERIOR ELEVATIONS FOR LOCATIONS
SEE EXTERIOR FINISH SCHEDULE ON EXTERIOR ELEVATIONS SHEETS FOR SIZE & COLOR
USE SOLIDS AT ALL TURNBACK LOCATIONS.
ADJ. MASONRY VENEER ANCHORS: MEET IBC REQUIREMENTS
TOOL EXPOSED JOINTS SLIGHTLY CONCAVE WHEN THUMBPRINT HARD, USING A JOINTER LARGER THAN THE JOINT THICKNESS, U.N.O.
PROVIDE WEEPS @ 32" O.C. ALONG FIRST COURSE OF BRICK ABOVE FLOOR LEVEL, AT ALL WINDOW HEAD & SILLS AND AT SHELF ANGLES SEPARATING FLOORS UNLESS NOTED OTHERWISE

DIVISION 5
054000 - COLD FORMED METAL FRAMING (*SUBMIT METAL STUD SHOP DRAWINGS):
SEE STRUCTURAL DRAWINGS FOR LOAD BEARING METAL STUD SPECIFICATIONS AND SUBMITTAL REQUIREMENTS

055000 - METAL FABRICATIONS (*SUBMIT METAL FABRICATION SHOP DRAWINGS):
SEE STRUCTURAL DWGS FOR LINTELS, PORCH COLUMNS, BALCONY POSTS, CANOPIES, ANCHOR BOLTS, ETC.
GALVANIZE ALL EXTERIOR COMPONENTS TO MEET ASTM A 123/A 123M.
PROVIDE PLATES, RODS, NUTS, AND BOLTS FOR WOOD CANOPY BRACKETS.

DIVISION 6
061000 - ROUGH CARPENTRY:
ALL WOOD IN CONTACT WITH GROUND, CONCRETE MASONRY, EXPOSED TO EXTERIOR CONDITIONS, OR OTHERWISE NOTED TO BE TREATED SHALL BE PRESSURE TREATED TO MEET AWPA TREATMENT C2 REQUIREMENTS.
WOOD FRAMING: NO. 2, SOUTHERN PINE (SPIB), MOISTURE CONTENT OF 19% (MAX).
PROVIDE BLOCKING WHERE REQUIRED IN WALLS FOR CASEWORK, TOILET ACCESSORIES & OWNER PROVIDED EQUIPMENT.
(USE FIRE RETARDANT TREATED WOOD IN EXTERIOR WALLS WHERE INDICATED ON PLANS)
PLYWOOD SHEATHING: APA RATED, SEE STRUCTURAL DRAWINGS.
FASTENERS: USE HOT-DIP ZINC COATING OR TYPE 304 STAINLESS STEEL IN AREAS OF HIGH HUMIDITY, EXTERIOR EXPOSURE, DAMP OR WET AREAS AND AREAS IN CONTACT WITH GROUND.
INSTALL ROUGH CARPENTRY IN ACCORDANCE WITH IBC 2006 REQUIREMENTS FOR NAILING, SPANS, THICKNESSES, ETC. (CHAPTER 23 REQUIREMENTS), AND AS SHOWN ON DRAWINGS.



SHELL BUILDING B

LOVEJOY STREET - BEAUFORT TOWN CENTER

BEAUFORT, SOUTH CAROLINA 29902

INDEX OF DRAWING *NOTE: CIVIL AND LANDSCAPE DRAWINGS PROVIDED UNDER SEPARATE COVER*

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S100A	SPECIAL INSPECTIONS	A302	WALL SECTIONS
S101.B	FOUNDATION/SLAB PLAN: BUILDING B	A303	WALL SECTIONS
S102.B	ROOF FRAMING PLAN: BUILDING B	A401	DOOR SCHEDULE, DOOR/WINDOW TYPES, DETAILS, & INTERIOR FINISHES
S200	LIGHT GAUGE DETAILS	A402	DOOR & WINDOW DETAILS
S201	SECTIONS & DETAILS	P101.B	PLUMBING PLAN: BUILDING B
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REVISIONS:

△	02.18.2015
△	
△	

DRAWN BY: FAM
CHECKED BY: FAM
DATE: 02.25.2015

COAST PROJECT NO: 1433.00

TITLE SHEET,
LOCATOR MAP,
DRAWING INDEX
& SPECIFICATIONS

G001

CONSTRUCTION DOCUMENTS

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DESIGN CODES AND STANDARDS
PROJECT DESIGNED IN ACCORDANCE WITH:
INTERNATIONAL BUILDING CODE, 2012 EDITION (WITH SC MODIFICATIONS)
INTERNATIONAL FIRE CODE, 2012
INTERNATIONAL ENERGY CONSERVATION CODE, 2009
INTERNATIONAL MECHANICAL CODE, 2012
INTERNATIONAL PLUMBING CODE, 2012
NATIONAL ELECTRICAL CODE, NFPA 70, 2011 EDITION
ASHRAE/IESNA 90.1-2007, ENERGY EFFICIENT DESIGN OF NEW BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS
ICC ANSI A117.1 - 2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
ASME 24 - FLOOD RESISTANT DESIGN AND CONSTRUCTION

BASIC CODE REVIEW INFORMATION
<p>1. SITE DEVELOPMENT - SEE CIVIL DRAWINGS BY THOMAS & HUTTON ENGINEERING</p> <p>2. OCCUPANCY (PER IBC CHAPTER 3)</p> <p>A. OCCUPANCY CLASSIFICATION(S) -</p> <p>1. B - BUSINESS (ASSEMBLY LESS THAN 50 PEOPLE PER IBC 303.1.1)</p> <p>B. BUILDING IS DESIGNED AS:</p> <p>X NON-SEPARATED USE (508.3.2)</p> <p>SEPARATED USE (508.3.3):</p> <p>3. TYPE OF CONSTRUCTION (PER IBC CHAPTER 6):</p> <p>A. CONSTRUCTION CLASSIFICATION: TYPE III B CONSTRUCTION - NOT SPRINKLERED</p> <p>B. IS THE BUILDING CONSTRUCTION PROTECTED OR UNPROTECTED: UNPROTECTED</p> <p>C. IS THE BUILDING CONSTRUCTION OF COMBUSTIBLE OR NONCOMBUSTIBLE MATERIALS: NON-COMBUSTIBLE EXTERIOR WALLS, COMBUSTIBLE FLOOR & ROOF</p> <p>NOTE: ALL PLYWOOD SHEATHING IN EXTERIOR WALLS MUST BE FIRE RETARDANT TREATED (FRT) PER IBC 2303.2</p>

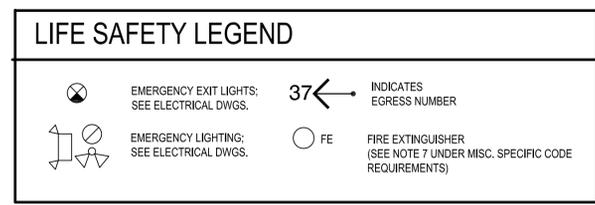
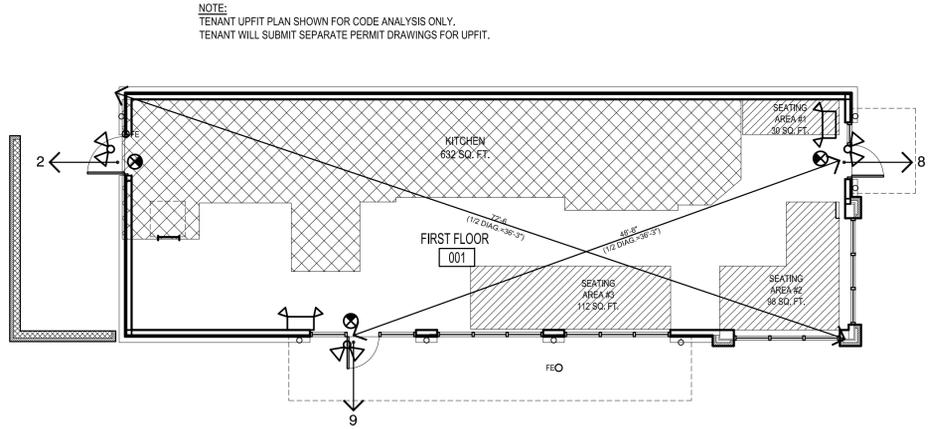
BUILDING AREA				
SQUARE FOOTAGE (AS DESIGNED)		SQUARE FOOTAGE (ALLOWED)		
TOTAL DESIGN AREA		WITHOUT INCREASE (IBC TABLE 503)	FRONTAGE INCREASE (IBC 506.2)	SPRINKLER INCREASE (IBC 506.3)
FIRST FLOOR (B)	1672 GSF	19,000 GSF	NOT REQ.	NA
TOTAL FLOOR AREA	1614 GSF			
BUILDING HEIGHT				
	AS ALLOWED BY IBC		AS DESIGNED	
	IN FEET	IN STORIES		
ALLOWABLE HEIGHT - MOST RESTRICTIVE A-2 ASSEMBLY, TYPE IIB (AS PER IBC SECTION 503)	55'-0"	3 STORIES	1 STORY	25'-5" TOP OF PARAPET

BUILDING DESIGN OCCUPANT LOAD			
AREA OR LEVEL	OCCUPANT FLOOR AREA IN SQUARE FEET (NSF OR GSF)	FLOOR AREA PER OCCUPANT IN SQFT (TABLE 1004.1.1)	DESIGN OCCUPANT LOAD
SEATING	240 NSF	15 NET	16
KITCHEN	632 GSF	200 GROSS	3.16
TOTAL DESIGN OCCUPANT LOAD			19

FIRE RESISTANCE RATING OF BUILDING ELEMENTS			
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS AND TRUSSES (PER IBC TABLE 601)	RATING AS DESIGNED (IN HOURS)	RATING AS REQUIRED (IN HOURS)	AGENCY TESTING & DESIGN NUMBER (UL, FM, ETC)
BEARING WALLS, EXTERIOR (PER IBC TABLE 601)	0	0	
BEARING WALLS, INTERIOR (PER IBC TABLE 601)	NA	NA	
NONBEARING WALLS & PARTITIONS, EXTERIOR (PER IBC TABLE 601)	0	0	
NONBEARING WALLS & PARTITIONS, INTERIOR (PER IBC TABLE 601)	0	0	
FIRE WALLS (PER IBC TABLE 705.4)	N/A	N/A	
SHAFT ENCLOSURES (PER IBC SEC 707)	N/A	N/A	
FIRE PARTITIONS (PER IBC SECTION 708)	N/A	N/A	
HORIZONTAL ASSEMBLIES (PER IBC SEC 711)	N/A	N/A	

OTHER FIRE PROTECTION REQUIREMENTS			
ITEM	YES	NO	COMMENTS
ARE SMOKE BARRIERS REQUIRED? (PER IBC SECTIONS 709 AND 710)		X	
IS DRAFTSTOPPING REQUIRED? (PER IBC SECTION 718)		X	TOTAL ATTIC AREA LESS THAN 3,000 SF
IS FIREBLOCKING REQUIRED? (PER IBC SECTION 718)		X	
ARE SPRINKLERS REQUIRED? (PER IBC SECTION 903)		X	
ARE STANDPIPES REQUIRED? (PER IBC SECTION 905)		X	
IS A FIRE ALARM SYSTEM REQUIRED? (PER IBC SECTION 907)		X	
IS A SMOKE CONTROL SYSTEM REQUIRED? (PER IBC SECTION 909)		X	

MISC. SPECIFIC CODE REQUIREMENTS
<p>1. NUMBER OF BUILDING EXITS REQUIRED (PER IBC SECTION 1015)</p> <p>(2) TWO NEEDED TOTAL - 3 EXITS PROVIDED</p>
<p>2. MAXIMUM TRAVEL DISTANCE (PER IBC TABLE 1016.2)</p> <p>WITHOUT A SPRINKLER SYSTEM: B OCCUPANCY - 200 FEET</p>
<p>3. MINIMUM INTERIOR REQUIREMENT (PER IBC CHAPTER 8 / TABLE 803.9) - NOT SPRINKLERED</p> <p>EXIT ENCLOSURES & EXIT PASSAGEWAYS: 'A'</p> <p>CORRIDORS: 'B'</p> <p>ROOMS & ENCLOSED SPACES: 'C'</p> <p>SECTION 803</p> <p>CLASS 'A': FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450</p> <p>CLASS 'B': FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450</p> <p>CLASS 'C': FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450</p>
<p>4. ACCESSIBILITY (PER IBC CHAPTER 11)</p> <p>PARKING, ACCESS, ENTRANCES, TOILET, & SIGNAGE MEET THE AMERICANS WITH DISABILITY ACT ONE MEANS OF ACCESSIBLE EGRESS PROVIDED PER IBC 1007.1.</p>
<p>5. ENERGY CONSERVATION</p> <p>THIS PROJECT MEETS OR EXCEEDS THE FOLLOWING I.E.C.C. 2009 REQUIREMENTS BASED ON THE DEPARTMENT OF ENERGY'S COMCHECK COMPLIANCE PROGRAM:</p> <p>A. BUILDING ENVELOPE - (SEE COMCHECK CERTIFICATE)</p> <p>B. INTERIOR & EXTERIOR LIGHTING - (SEE COMCHECK CERTIFICATE)</p> <p>C. MECHANICAL - (SEE COMCHECK CERTIFICATE)</p>
<p>6. PROTECTION OF OPENINGS (PER IBC SECTION 1609.1.2)</p> <p>GLAZING SHALL BE IMPACT RESISTANT. GLAZED OPENINGS LOCATED WITHIN 30 FEET OF GRADE SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996. CUSTOM WOOD DOORS/WINDOWS SHALL BE PROTECTED WITH AN IMPACT-RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT RESISTING STANDARD.</p>
<p>7. PORTABLE FIRE EXTINGUISHERS (PER IFC SECTION 906)</p> <p>FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED & MAINTAINED IN ACCORDANCE WITH SECTION 906 AND NFPA 10. THE LOCAL FIRE MARSHAL SHALL HAVE JURISDICTION OVER THE NUMBER AND LOCATIONS OF ALL PORTABLE FIRE EXTINGUISHERS.</p>
<p>8. CONSTRUCTION ADMINISTRATION</p> <p>COAST ARCHITECTS WILL PROVIDE LIMITED CONSTRUCTION ADMINISTRATION SERVICES ON THIS PROJECT.</p>
<p>9. STRUCTURAL INFORMATION</p> <p>SEE STRUCTURAL DRAWINGS ("S" SHEETS) FOR STRUCTURAL CODE INFORMATION AND SPECIAL INSPECTION / QUALITY ASSURANCE REQUIREMENTS.</p>
<p>10. SPECIAL TESTING AND INSPECTIONS</p> <p>SPECIAL TESTING AND INSPECTIONS WILL BE PROVIDED BY AN INDEPENDENT TESTING AGENCY SELECTED BY THE OWNER. INSPECTION AGENCY SHALL PROVIDE INSPECTION REPORTS AND SUMMARY REPORT TO COAST ARCHITECTS AT COMPLETION OF WORK.</p>



A1 G002 LIFE SAFETY/ EGRESS PLAN SCALE: 1/8" = 1'-0"

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 BEAUFORT, SOUTH CAROLINA

REVISIONS:
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DRAWN BY: FAM
 CHECKED BY: FAM
 DATE: 02.25.2015

COAST PROJECT NO: 1433.00

LIFE SAFETY PLAN AND CODE INFORMATION

G002

CONSTRUCTION DOCUMENTS

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GENERAL NOTES:

DESIGN CRITERIA: BUILDING CRITERIA - 2012 INTERNATIONAL BUILDING CODE

DESIGN LOADS: (LAT: 32.441; LONG: -80.687)

ROOF DEAD LOAD 20 PSF
ROOF LIVE LOAD 20 PSF

GROUND SNOW LOAD 5 PSF

WIND DESIGN DATA
ULTIMATE WIND SPEED 139 MPH
WIND EXPOSURE D
BUILDING IS DESIGNED AS ENCLOSED (IPC = +/- 0.18)

COMPONENTS AND CLADDING (ULTIMATE, Kd = 0.85)
EXTERIOR ZONE IS DEFINED AS 3.0' FROM ANY BLDG CORNER OR ROOF EDGE

ROOF ZONE 1 = +17 PSF, -49 PSF (EFF SF > 170)
ROOF ZONE 2 = +17 PSF, -58 PSF
ROOF ZONE 3 = +17 PSF, -58 PSF

OVERHANG/ CANOPIES = +22 PSF, -85 PSF

WALL ZONE 4 = +46 PSF, -50 PSF (EFF SF > 85)
WALL ZONE 5 = +46 PSF, -57 PSF
PARAPET = 170 psf

SEISMIC DESIGN DATA
IMPORTANCE FACTOR = 1.0 Ss = 0.541g S1 = 0.182g
RISK CATEGORY = II Sds = 0.493g Sd1 = 0.251g
SITE CLASS = D
SEISMIC DESIGN CATEGORY = C

RESPONSE MOD FACTOR, R = 6.5
DESIGN BASE SHEAR = 5.77 KIPS
ANALYSIS: SIMPLIFIED

SOILS DESIGN DATA
ASSUMED ALLOWABLE BEARING PRESSURE = 2000 PSF
ASSUMED SUBGRADE REACTION = 200 PSF IN

GENERAL:

- 1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, SHOP DRAWINGS AND SPECIFICATIONS.
2. SHOP DRAWINGS, REVIEWED BY THE GENERAL CONTRACTOR, FOR REINFORCING TRUSSES, COLD FORMED FRAMING, AND STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ARCHITECT AND A STAMPED APPROVAL RECEIVED PRIOR TO FABRICATION.
2.1. GENERAL CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTAL FOR APPROVAL.
2.2. FABRICATOR SHALL HIGHLIGHT CHANGES MADE IN SHOP DRAWINGS WHICH DO NOT COMPLY WITH THE DESIGN DRAWINGS.
3. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF WORK.
4. A RECORD SET OF SHOP DRAWINGS SHALL BE KEPT IN THE FIELD BY THE GENERAL CONTRACTOR.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECT'S PLANS BEFORE STARTING WORK.
6. VERIFY ALL MECHANICAL EQUIPMENT WEIGHTS, LOCATIONS AND ASSOCIATED OPENINGS WITH MECHANICAL CONTRACTOR. NOTIFY ENGINEER IF ACTUAL WEIGHT EXCEEDS THE DESIGN WEIGHT SHOWN ON THE DRAWINGS.
7. CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY BRACING, SHORING, GUYING, ETC. AND OTHER METHODS TO PREVENT EXCESSIVE STRESSES DURING CONSTRUCTION. THESE PROVISIONS ARE TO REMAIN IN PLACE UNTIL SUFFICIENT PERMANENT MEMBERS ARE CONSTRUCTED TO INSURE THE SAFETY OF THE STRUCTURE.
8. UNLESS OTHERWISE NOTED, DETAILS SHOWN ON ANY DRAWING ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

FOUNDATIONS/ SOILS:

- 1. ALL FOOTINGS SHALL BEAR ON UNDISTURBED EARTH OR ENGINEERED FILL AT ELEVATIONS SHOWN ON PLANS AND DETAILS.
2. ALL FOOTINGS, OR PORTIONS THEREOF BELOW GRADE, MAY BE EARTH FORMED BY NEAT EXCAVATIONS.
3. FOOTINGS SHALL BE CENTERED ON WALLS UNLESS NOTED OTHERWISE.
4. FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE ASSUMED OF 2000 PSF. THE OWNER SHALL BE RESPONSIBLE FOR ENGAGING A TESTING AGENCY TO VERIFY THE SOIL BEARING CAPACITY.

CONCRETE WORK:

- 1. CONCRETE SHALL HAVE THE MINIMUM STRENGTH AND MEET THE PROPERTIES AS DESCRIBED BELOW FOR THE VARIOUS CLASSES OF CONCRETE:

Table with 6 columns: MIX TYPE, SUPER P, SLUMP, W/C RATIO, COMMENT, LOCATION. Rows include 3000 PSI N/A 4" MAX .52 MAX FOOTINGS, 3000 PSI REQUIRED 3" 8" .49 MAX SLAB-ON-GRADE, 2500 PSI N/A 8"-11" N/A COARSE GROUT (ASTM C476) BLOCK FILL.

- 2. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE CURRENT "ACI MANUAL OF CONCRETE PLACEMENT".
3. PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II.
4. ALL AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33.
5. ALL REINFORCING SHALL MEET ASTM A615, GRADE 60.
6. ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED PER CRSI AND ACI STANDARDS, INCLUDING CONCRETE COVER AND BAR SUPPORTS. DESIRED METHOD OF SUPPORTING TOP BARS IN THICK MATS SHALL BE VERIFIED WITH ENGINEER. PROVIDE CORNER BARS AT ALL FOOTINGS AND WALL INTERSECTIONS TO MATCH HORIZONTAL REINFORCING IN SIZE AND SPACING. AT INTERSECTIONS OF CONTINUOUS SPREAD FOOTINGS EXTEND ALL BARS TO FAR SIDE OF INTERSECTING FOOTING. LAP BARS AT ALL SPLICES, INCLUDING CORNER BARS AND DOWELS, IN ACCORDANCE WITH SPLICE SCHEDULE OR IN LIEU THEREOF 40 BAR DIAMETERS. LAP WWF 6" OR ONE FULL MESH, WHICHEVER IS GREATER.
7. CONCRETE PROTECTION FOR REINFORCING: 3" AT FOOTINGS, 2" AT FORMED SURFACES LATER EXPOSED TO SOIL.
8. ALUMINUM SHALL NOT BE IMBEDDED IN ANY CONCRETE.
9. NO HOLES OR OPENINGS THROUGH FOUNDATION WALL AND/OR FOOTINGS WITHOUT ENGINEER'S APPROVAL.
10. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4".
11. CONTINUOUS FOOTINGS AND FLOOR SLABS SHALL HAVE KEYED CONSTRUCTION JOINTS SPACED AT 60'-0" MAXIMUM ON CENTER EACH WAY.

MASONRY:

- 1. HOLLOW CONCRETE BLOCK (MASONRY) UNITS SHALL CONFORM TO ASTM C90, LIGHTWEIGHT (95 PCF TO 115 PCF), TYPE N-1 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI ON THE NET AREA (fm = 1500 PSI).
2. ALL MORTAR FOR USE IN MASONRY SHALL CONFORM TO ASTM C270, TYPE M OR S. ALL GROUT FOR USE IN MASONRY SHALL CONFORM TO ASTM C476, MIN 2500 PSI AND NOT LESS THAN A 6-1/2 SACK MIX.
3. REINFORCING BARS SHALL MEET ASTM A615, GRADE 60.
4. PROVIDE AT LEAST 2 VERTICAL BARS AT EACH END, CORNERS, AND INTERSECTIONS OF ALL WALLS. SEE WALL SECTIONS FOR TYPICAL VERTICAL REINFORCING.
5. VERTICAL AND HORIZONTAL REINFORCING SHALL BE CONTINUOUS AND LAPPED PER THE SCHEDULE ON THIS SHEET.
6. HOLD VERTICAL BARS STRAIGHT, TRUE, AND ACCURATE IN ALL WALLS AS DETAILED. INSTALL REBAR POSITIONERS @ 4'-0" OC MAXIMUM THAT ARE DESIGNED TO HOLD REBAR IN PROPER LOCATION WITHIN THE CELL PRIOR TO GROUTING.
7. PROVIDE A MINIMUM OF 1/2" GROUT BETWEEN MAIN REINFORCING AND MASONRY UNITS.
8. PROVIDE STANDARD GAGE TRUSS TYPE JOINT REINFORCEMENT AT 16" OC FOR TYPICAL HORIZONTAL REINFORCING, UNLESS NOTED OTHERWISE.
9. GROUT FILL ALL CELLS, ALL WALLS BELOW GRADE. SLUSH JOINT BETWEEN WYTHES BELOW GRADE.
10. ALL CONCRETE MASONRY (CMU) SHALL BE LAID IN RUNNING BOND PATTERN.
11. GROUT FILL ALL CELLS THAT CONTAIN REINFORCING.

LAP SPLICE SCHEDULE FOR CMU table with columns SIZE, MIN. LAP DIST. and rows #3-#8.

PER SECTION §2107.5

MASONRY VENEER:

- 1. VENEER TIES: FOR ADJUSTABLE TWO-PIECE ANCHORS AND ANCHORS OF WIRE SIZE W1.7. PROVIDE AT LEAST ONE ANCHOR FOR EACH 1.9 SQ FT OF WALL AREA. FOR ALL OTHER ANCHORS, PROVIDE AT LEAST ONE ANCHOR FOR EACH 2.5 SQ FT OF WALL AREA. CORRUGATED SHEET METAL ANCHORS SHALL NOT BE USED.
2. SPACE ANCHORS AT A MAXIMUM OF 18 IN HORIZONTALLY AND 18 IN VERTICALLY.
3. PROVIDE ADDITIONAL ANCHORS AROUND OPENINGS LARGER THAN 16" IN EITHER DIRECTION. SPACE ANCHORS AROUND PERIMETER OF OPENING AT A MAXIMUM OF 24" ON CENTER. PLACE ANCHORS WITHIN 12 IN OF OPENINGS.
4. ALL STEEL VENEER LINTELS SHALL BE HOT-DIPPED GALVANIZED AND HAVE A MINIMUM BEARING OF 6 INCHES AT EACH END.

VENEER LINTEL SCHEDULE

Table with 2 columns: MAX. CLEAR SPAN, STEEL VENEER LINTEL WHERE APPLICABLE. Row: 10'-0" MAX, L8x4x7/16 LLV.

METAL STUD FRAMING:

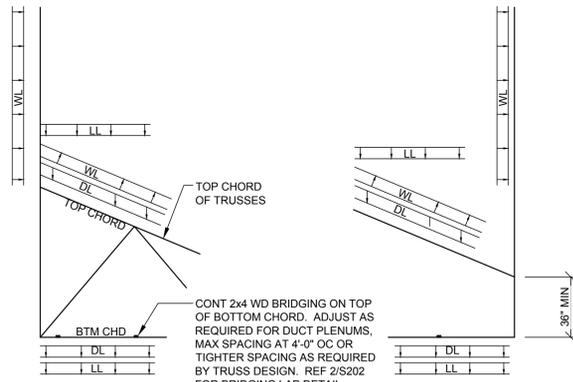
- 1. ALL COLD-FORMED STEEL FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH THE LATEST EDITION OF "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" BY THE AMERICAN IRON AND STEEL INSTITUTE. STEEL FOR 14 AND 16 GA STUDS SHALL HAVE A MINIMUM YIELD STRENGTH OF 50 KSI. STEEL FOR ALL 18 AND 20 GA STUDS AND JOISTS, AND FOR ALL GA. OF TRACK, ACCESSORIES AND BRIDGING SHALL HAVE A MINIMUM YIELD STRENGTH OF 33 KSI. STEEL SHALL BE GALVANIZED AND SHALL HAVE A MINIMUM G-60 COATING.
2. SPACE ALL WALL STUDS AT 16" OC EXCEPT AT THE CORNERS OF THE BUILDING WHERE STUDS SHALL BE SPACED AT 12" OC FOR A DISTANCE OF 3 FEET IN EACH DIRECTION.
3. FOR METAL STUD SIZES NOT SPECIFICALLY LISTED REFERENCE CURTAIN WALL/ LIGHT GAGE STRUCTURAL FRAMING PRODUCTS MANUAL BY DIETRICH INDUSTRIES, INC. (IC80 #4784P)
4. ATTACH RUNNER TO FLOOR SLAB WITH 5/8" X 3" TITEN HD FASTENER SPACED AT EA STUD WITH 3 1/2" MINIMUM EMBEDMENT.
5. PROVIDE 1 1/2" 16 GA COLD ROLLED CHANNEL LATERAL STUD BRACING AT 48" OC. ATTACH LATERAL STUD BRACING TO EACH STUD AS RECOMMENDED BY METAL STUD MANUFACTURER.
6. POSITION STEEL STUDS VERTICALLY IN RUNNERS AND ANCHOR EACH STUD TO RUNNERS WITH FOUR #12-14 SCREWS, TWO TOP AND TWO AT BOTTOM WITH ONE SCREW IN EACH FLANGE.
7. ALL STUDS SHALL HAVE STANDARD PRE PUNCHED HOLES IN WEBS. PRE PUNCHED HOLES SHALL NOT BE LOCATED WITHIN 10 INCHES OF THE STUD SUPPORT LOCATIONS.
8. USE FLUX COVERED, MILD STEEL ELECTRODES AWS E-6012, E-6013, OR E-7014 FOR WELDING STEEL STUDS. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE AWS PROCEDURES. CONSULT MANUFACTURER FOR EQUIPMENT RECOMMENDATIONS AND PROPER ELECTRODE SELECTION. TOUCH UP WELDED AREAS WITH A ZINC RICH PAINT.

STEEL:

- 1. STRUCTURAL STEEL SHALL MEET THE LATEST AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".
2. WIDE FLANGE SHAPES SHALL MEET ASTM A992, Fy = 50 KSI.
3. PLATES, CHANNELS AND ANGLES SHALL MEET ASTM A36, Fy = 36 KSI.
4. PIPES SHALL MEET ASTM A53, GRADE B, Fy = 35 KSI.
5. TUBE STEEL SHALL MEET ASTM A500, GRADE B, Fy = 46 KSI.
6. ALL BOLTS SHALL MEET ASTM A325 HIGH STRENGTH, WITH WASHERS AS REQUIRED, EXCEPT ANCHOR RODS WHICH SHALL MEET ASTM F1554 GR 36, UNO.
7. ALL BOLTED CONNECTIONS SHALL BE SNUG-TIGHT, UNO.
8. WELDING SHALL CONFORM TO THE STANDARDS SET FORTH IN AWS PUBLICATION D1.1, "STRUCTURAL WELDING CODE - STEEL".
9. ALL FIELD AND SHOP CONNECTIONS SHALL HAVE 1/4" FILLET WELDS MINIMUM UNLESS NOTED AS BOLTED CONNECTIONS.
10. ALL FIELD WELDS SHALL BE WITH E70XX ELECTRODES.
11. ALL ERECTION DRAWINGS SHALL SHOW ALL FIELD WELDS REQUIRED.
12. ELEVATIONS FOR TOP OF STEEL NOTED ON DRAWINGS. BEAM FRAME FLUSH AT TOP UNLESS NOTED (+/-).
13. ALL PROPOSED STRUCTURAL STEEL SHALL HAVE THE FOLLOWING SURFACE PREPARATIONS IN ACCORDANCE WITH THE STRUCTURAL STEEL PAINTING COUNCIL REQUIREMENTS FOR THE FOLLOWING GRADE: SP-3: "POWER TOOL" CLEANING.
14. ALL STRUCTURAL STEEL SHALL BE SHIPPED WITH ONE COAT OF SHOP PRIMER (UNO).
15. SHOP PAINTING SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS: STEEL SHAPE, PLATES, ETC.: TYP-636. BRUSH APPLIED 1.5 MIL DRY MINIMUM. SPRAY APPLIED 1.5 MIL DRY MINIMUM.
16. ALL EXTERIOR STRUCTURAL STEEL SHALL BE HOT-DIPPED GALVANIZED.

PRE-ENGINEERED WOOD TRUSSES

- 1. ALL PREFABRICATED TRUSSES SHALL BE DESIGNED TO MEET THE LOADINGS SPECIFIED. FABRICATION AND ERECTION SHALL BE PER TRUSS PLATE INSTITUTE RECOMMENDATIONS AS CONTAINED IN THE APPROPRIATE PUBLICATIONS.
2. SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED FOR EACH TYPE OF TRUSS SPECIFIED AND SHALL BEAR THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF SOUTH CAROLINA.
3. ALL LUMBER USED IN THE MANUFACTURING OF WOOD TRUSSES SHALL BE #2 SOUTHERN YELLOW PINE OR BETTER.
4. PROVIDE ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING AS REQUIRED AND SHOWN ON THE TRUSS MANUFACTURERS SHOP DRAWINGS. BRACING SHOWN ON STRUCTURAL DRAWINGS IS IN ADDITION TO ANY BRACING SHOWN ON THE SHOP DRAWINGS.
5. PROVIDE 2x4 CONTINUOUS BOTTOM CHORD/ CEILING BRACING AT 4 FEET OC MAXIMUM WHERE GYPSUM BOARD IS NOT ATTACHED DIRECTLY TO BOTTOM CHORD OF WOOD TRUSSES.
6. INSTALL STRONG BACKS, BRACING AND/OR BRIDGING PRIOR TO DECK INSTALLATION AND AS TRUSSES ARE ERECTED. FASTEN ALL BRACING TO EACH TRUSS.
7. TRUSS SUPPLIER SHALL COORDINATE TRUSS PROFILES WITH MECHANICAL SYSTEM.
8. WIND LOAD AT PARAPET TO BE APPLIED PER ASCE 7-10



TYPICAL ROOF TRUSS LOAD DIAGRAM

PLYWOOD SHEATHING:

- 1. ALL ROOF SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO FRAMING AND END JOINTS SHALL BE STAGGERED.
2. INSTALL 2X BLOCKING AT ALL UNSUPPORTED EDGES OF ROOF DECK. REF DET 1/S202
3. OPENINGS IN ROOF DECK WITH A DIMENSION PERPENDICULAR TO THE JOISTS GREATER THAN 4 FEET SHALL BE BLOCKED BEYOND THE HEADERS AND METAL TIES NOT LESS THAN 16 GAGE BY 1 1/2" WIDE WITH (8) 16d COMMON NAILS ON EACH SIDE OF THE HEADER-JOIST INTERSECTION SHALL BE PROVIDED.

WOOD FASTENERS:

- 1. ALL STEEL PLATE WASHERS SHALL BE HOT-DIPPED GALVANIZED (HDG) AND MEET ASTM A36.
2. ALL FASTENERS (INCL NAILS AND SCREWS) USED IN EXTERIOR FRAMING OR EXPOSED TO THE ENVIRONMENT SHALL BE HDG.
3. ALL STEEL BOLTS SHALL BE HDG AND MEET ASTM A307 (UNO). BOLT HOLES SHALL BE A MAXIMUM 1/16" LARGER THAN THE BOLT DIAMETER AND SHALL BE PRE-DRILLED PRIOR TO DELIVERY. BOLTS SHALL NOT BE FORCIBLY DRIVEN.
4. ALL ANCHOR RODS SHALL BE HDG AND MEET A36.
5. ALL LAG SCREWS SHALL BE HDG AND CONFORM TO STANDARD ANS/ASME B18.2.1-1981. THE CLEARANCE HOLE FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK. THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 80% TO 75% OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. THE THREADED PORTION OF THE LAG SCREW SHALL BE INSERTED IN ITS HOLE BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER. SOAP OR OTHER LUBRICANT SHALL BE USED ON THE LAG SCREWS OR IN THE LEAD HOLES TO FACILITATE INSERTION AND PREVENT DAMAGE TO THE LAG SCREW.
6. INSTALL ALL PROPRIETARY PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
7. SIMPSON STRONG-TIE CONNECTORS ARE SPECIFICALLY REQUIRED TO MEET THE STRUCTURAL CALCULATIONS OF PLAN. BEFORE SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED UPON RELIABLE PUBLISHED DATA OR CALCULATIONS. THE ENGINEER OF RECORD (EOR) SHALL EVALUATE AND GIVE WRITTEN APPROVAL FOR SUBSTITUTION PRIOR TO INSTALLATION.
7. THE STEEL NETWORK CONNECTORS (STIFF CLIPS) ARE SPECIFICALLY REQUIRED TO MEET THE STRUCTURAL CALCULATIONS OF PLAN. BEFORE SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED UPON RELIABLE PUBLISHED DATA OR CALCULATIONS. THE ENGINEER OF RECORD (EOR) SHALL EVALUATE AND GIVE WRITTEN APPROVAL FOR SUBSTITUTION PRIOR TO INSTALLATION.

NOTES REGARDING SHEARWALLS:

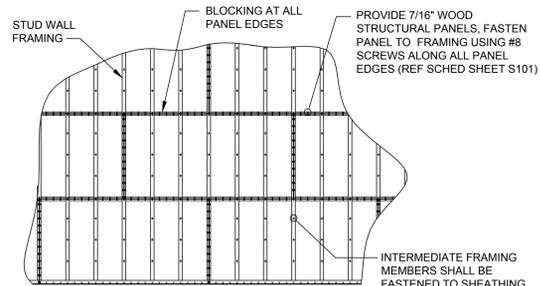
AS A MINIMUM STUDS SHALL BE DOUBLED (BACK TO BACK) AT SHEARWALL ENDS.

BOTH STUDS AND TRACK SHALL HAVE A MINIMUM UNCOATED BASE METAL THICKNESS OF 0.054 INCH.

FASTENERS ALONG THE EDGES IN SHEAR PANELS SHALL BE PLACED NOT LESS THAN 3/8 INCH IN FROM PANEL EDGES.

PANEL THICKNESS SHOWN ARE MINIMUMS. PANELS LESS THAN 12 INCHES WIDE SHALL NOT BE USED. PANEL EDGES SHALL BE FULLY BLOCKED. WHERE HORIZONTAL STRAPPING IS USED TO PROVIDE SUCH BLOCKING, IT SHALL BE A MINIMUM 1 1/2 INCHES WIDE AND OF SAME MATERIAL THICKNESS OF THE TRACK AND STUDS.

SCREWS USED TO ATTACH WOOD STRUCTURAL PANELS TO STEEL FRAMING SHALL BE HDG #8 FLAT-HEAD SELF-DRILLING TAPPING SCREWS WITH A MINIMUM HEAD DIAMETER OF 0.285 INCH (7.24 MM), AND SHALL BE OF SUFFICIENT LENGTH TO PENETRATE INTO COLD-FORMED STEEL FRAMING BY AT LEAST THREE EXPOSED THREADS.



TYPICAL EXTERIOR WALL AND SHEAR WALL ATTACHMENT

STRUCTURAL DRAWINGS

S100 GENERAL NOTES
S100A SPECIAL INSPECTIONS

BUILDING A:
S101.A FOUNDATION/SLAB PLAN: BUILDING A
S102.A ROOF FRAMING PLAN: BUILDING A

BUILDING B:
S101.B FOUNDATION/SLAB PLAN: BUILDING B
S102.B ROOF FRAMING PLAN: BUILDING B

S200 LIGHT GAGE DETAILS
S201 SECTIONS AND DETAILS
S202 SECTIONS AND DETAILS

ABBREVIATIONS:

- ARCH - ARCHITECTURAL
ATR - ALL-THREAD ROD
B/S - BOTTOM OF STEEL
BC - BOTTOM CHORD
BLDG - BUILDING
BRG - BEARING
BTM - BOTTOM
CC - CENTER TO CENTER
CFSS - COLD FORMED STRUCTURAL STEEL FRAMING
CLR - CLEAR COVER
COL - COLUMN
CONT - CONTINUOUS
DET - DETAIL
DWG - DRAWING
EA - EACH
EF - EACH FACE
ELEV - ELEVATION
EQ - EQUAL
EW - EACH WAY
EXIST - EXISTING
EXP ANCH - EXPANSION ANCHOR
EXP JT - EXPANSION JOINT
FFE - FINISHED FLOOR ELEVATION
FOC - FACE OF CONCRETE
FOM - FACE OF MASONRY
FOS - FACE OF STEEL
HCA - HEADED CONC ANCHOR
HDC - HOT-DIPPED GALVANIZED
HORIZ - HORIZONTAL
HSB - HIGH STRENGTH BOLT
JST - JOIST
LG - LONG
LLH - LONG LEG HORIZONTAL
LLV - LONG LEG VERTICAL
LLBB - LONG LEG BACK TO BACK
MAX - MAXIMUM
MECH - MECHANICAL
MO - MASONRY OPENINGS
MIN - MINIMUM
NIC - NOT IN CONTACT
NTS - NOT TO SCALE
NW - NORMAL WEIGHT
OC - ON CENTER
OO - OUT TO OUT
PE - PRE-ENGINEERED
PMB - PE METAL BLDG
REF - REFERENCE
REINF - REINFORCE
REQD - REQUIRED
SEC - SECTION
SHT - SHEET
SIM - SIMILAR
STD - STANDARD
SOG - SLAB ON GRADE
SW - SHEAR WALL
TOA - TOP OF ARCHITECTURE
TOF - TOP OF FOOTING
TOM - TOP OF MASONRY
TS - TOP OF STEEL
TOW - TOP OF WALL
TYP - TYPICAL
UNO - UNLESS NOTED OTHERWISE
VERT - VERTICAL
WP - WORKING POINT
WSP - WOOD STRUCTURAL PANEL
WWF - WELDED WIRE FABRIC

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COMMERCIAL SHELL BUILDING
LOVEJOY STREET - BEAUFORT TOWN CENTER
BEAUFORT, SOUTH CAROLINA

REVISIONS:
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DRAWN BY: JC
CHECKED BY: CJM
DATE: 02.03.2015

COAST PROJECT NO.: 1433.00

GENERAL NOTES

S100

CONSTRUCTION DOCUMENTS

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VERIFICATION AND INSPECTION	FREQUENCY OF INSPECTION		REFERENCED STANDARD	IBC REFERENCE
	CONTINUOUS	PERIODIC		
SOILS				
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X		1705.6
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X		
3. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.	-	X		
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL	X	-		
5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	-	X		

VERIFICATION AND INSPECTION	FREQUENCY OF INSPECTION		REFERENCED STANDARD	IBC REFERENCE
	CONTINUOUS	PERIODIC		
CONCRETE CONSTRUCTION				
1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.	-	X	ACI 318	1705.3
2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1705.2.2, ITEM 2B.	-	-	AWS D1.4, ACI 318: 3.5.2	1910.4
3. INSPECTION OF ANCHORS CAST IN CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED.	-	X	ACI 318: 8.1.3, 21.2.8	1908.5, 1909.1
4. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS	-	X	ACI 318: 3.8.6, 8.1.3, 21.2.8	1909.1
5. VERIFYING USE OF REQUIRED DESIGN MIX.	-	X	ACI 318: CH. 4, 5.2-5.4	1904.2, 1910.2, 1910.3
6. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TEST, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X	-	ASTM C 172, ASTM C 31, ACI 318: 5.6, 5.8	1910.10
7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	-	ACI 318: 5.9, 5.10	1910.6, 1910.7, 1910.8
8. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	-	X	ACI 318: 5.11-5.13	1910.9
9. INSPECT FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	-	X	ACI 318: 6.1.1	

VERIFICATION AND INSPECTION	FREQUENCY OF INSPECTION		REFERENCED STANDARD	IBC REFERENCE
	CONTINUOUS	PERIODIC		
STEEL CONSTRUCTION				
1. FABRICATOR AND ERECTOR DOCUMENTS	-	-	AISC 360	1705.2
2. MATERIAL VERIFICATION OF STRUCTURAL STEEL			AISC 360, N3	
A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	-	X	AISC 360, A3	
B. MANUFACTURER'S CERTIFIED MILL TEST REPORTS	-	X	AISC 360, A3	
3. EMBEDMENTS		X		1705.3
4. VERIFY MEMBER LOCATIONS, BRACES, STIFFENERS, AND APPLICATION OF JOINT DETAILS AT EACH CONNECTION COMPLY WITH CONSTRUCTION DOCUMENTS	-	X		
5. STRUCTURAL STEEL WELDING				
A. INSPECTION TASKS PRIOR TO WELDING			AISC 360, N5.4	
B. INSPECTION TASKS DURING TO WELDING			AISC 360, N5.4	
C. INSPECTION TASKS AFTER TO WELDING			AISC 360, N5.4	
6. STRUCTURAL STEEL BOLTING				
A. INSPECTION TASKS PRIOR TO BOLTING			AISC 360, N5.6	
B. INSPECTION TASKS DURING TO BOLTING			AISC 360, N5.6	
C. INSPECTION TASKS AFTER TO BOLTING			AISC 360, N5.6	
7. COMPOSITE CONSTRUCTION			AISC 360, N6	

VERIFICATION AND INSPECTION	FREQUENCY OF INSPECTION		REFERENCED STANDARD	IBC REFERENCE
	CONTINUOUS	PERIODIC		
STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL				
1. MATERIAL VERIFICATION OF COLD-FORMED STEEL DECK				1705.2.2
A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	-	X	APPLICABLE ASTM MATERIAL STANDARDS	
B. MANUFACTURER'S CERTIFIED TEST REPORTS	-	X		
2. CONNECTION OF COLD-FORMED STEEL DECK TO SUPPORTING STRUCTURE				1705.2.2.1.1
A. WELDING	-	X	AWS D1.3	
B. OTHER FASTENERS	-	X	AISC 360, N6	
3. REINFORCING STEEL				1705.2.2.1.2
A. VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A706	-	X		
B. REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, BOUNDARY ELEMENTS OF SPECIAL CONCRETE STRUCTURAL WALLS AND SHEAR REINFORCEMENT	X	-	AWS D.1, ACI 318: SECTION 3.5.2	
C. SHEAR REINFORCEMENT	X	-		
D. OTHER REINFORCING STEEL	-	X		

VERIFICATION AND INSPECTION	FREQUENCY OF INSPECTION		REFERENCED STANDARD	IBC REFERENCE
	CONTINUOUS	PERIODIC		
MASONRY CONSTRUCTION				
				TMS 402/ACI 530/ASCE 5 AND TMS 602/ACI 530.1/ASCE 6
TABLE 1.19.2				
LEVEL B QUALITY ASSURANCE				
1. VERIFICATION OF FM PRIOR TO CONSTRUCTION	-	X		
2. VERIFICATION OF SLUMP FLOW AND VISUAL STABILITY INDEX (VSI) OF SELF-CONSOLIDATING GROUT AS DELIVERED TO THE PROJECT	X	-		
3. VERIFY COMPLIANCE WITH THE APPROVED SUBMITTALS	-	X		
4. VERIFY PROPORTIONS OF SITE-MIXED MORTAR, GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS	-	X		
5. VERIFY GRADE, TYPE, AND SIZE OF REINFORCEMENT AND ANCHOR BOLTS, AND PRESTRESSING TENDONS AND ANCHORAGES	-	X		
6. VERIFY CONSTRUCTION OF MORTAR JOINTS	-	X		
7. VERIFY PLACEMENT OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES	-	X		
8. VERIFY GROUT SPACE PRIOR TO GROUTING	-	X		
9. VERIFY PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS	X	-		
10. VERIFY SIZE AND LOCATION OF STRUCTURAL MASONRY ELEMENTS	-	X		
11. VERIFY TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION.	-	X		
12. VERIFY WELDING OF REINFORCEMENT (SEE 1705.2.2)	X	-		
13. VERIFY PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 400F) OR HOT WEATHER (TEMPERATURE ABOVE 900F)	-	X		
14. VERIFY APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE	X	-		
15. NOT USED				
16. NOT USED				
17. NOT USED				
18. NOT USED				
19. PREPARE GROUT AND MORTAR SPECIMENS	-	X		
20. OBSERVE PREPARATION OF PRISMS	-	X		

REQUIRED VERIFICATION AND INSPECTION				
	INSPECTION TASK	FREQUENCY OF INSPECTION		IBC REFERENCE
		CONTINUOUS	PERIODIC	
WIND	1. ROOF CLADDING AND ROOF FRAMING CONNECTIONS. 2. WALL CONNECTIONS TO ROOF DIAPHRAGMS AND FRAMING. 3. ROOF DIAPHRAGM SYSTEMS, INCLUDING COLLECTORS, DRAG STRUTS, AND BOUNDARY ELEMENTS. 4. VERTICAL WIND FORCE-RESISTING SYSTEMS, INCLUDING BRACED FRAMES, MOMENT FRAMES, AND SHEAR WALLS. 5. WIND FORCE-RESISTING SYSTEM CONNECTIONS TO THE FOUNDATION. 6. FABRICATION AND INSTALLATION OF SYSTEMS OR COMPONENTS REQUIRED TO MEET THE IMPACT-RESISTANCE REQUIREMENTS.	-	X	1705.10
SEISMIC	1. HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC) DUCTWORK CONTAINING HAZARDOUS MATERIALS AND ANCHORAGE OF SUCH DUCTWORK. (REF MEP-DWGS) 2. PIPING SYSTEMS AND MECHANICAL UNITS CONTAINING FLAMMABLE, COMBUSTIBLE OR HIGHLY TOXIC MATERIALS. (REF MEP-DWGS) 3. ANCHORAGE OF ELECTRICAL EQUIPMENT USED FOR EMERGENCY OR STANDBY POWER SYSTEMS. (REF E-DWGS) 4. EXTERIOR WALL PANELS AND THEIR ANCHORAGE. (REF A-DWGS) 5. SUSPENDED CEILING SYSTEMS AND THEIR ANCHORAGE. (REF A-DWGS) 6. NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLD-DOWNS.	-	X	1705.11

STATEMENT OF SPECIAL INSPECTIONS:

- THE STATEMENT OF SPECIAL INSPECTIONS OUTLINED IN THIS SECTION, AS SPECIFIED BY CHAPTER 17 OF THE 2012 IBC, REQUIRES THAT THE OWNER EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS LISTED IN THE TABLE ON THIS SHEET. A REPORT SHALL BE FURNISHED TO THE BUILDING OFFICIAL AND THE APPROPRIATE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE UPON THE COMPLETION EACH INSPECTION. UPON COMPLETION OF ALL SPECIAL INSPECTIONS A FINAL REPORT DOCUMENTING THE REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.
- CONTRACTOR SHALL SUBMIT WRITTEN STATEMENT OF RESPONSIBILITY ACCORDING TO THE REQUIREMENTS LISTED IN SECTION 1704.4 OF THE IBC TO THE BUILDING OFFICIAL, OWNER, AND ENGINEER OF RECORD.
- ALL STRUCTURAL COMPONENTS AND STRUCTURAL SYSTEMS SHALL BE TESTED AND INSPECTED ACCORDING TO THE APPROPRIATE CODE SPECIFICATIONS LISTED IN THE TABLE ON THIS SHEET.
- SPECIAL INSPECTIONS NOTED AS "PERIODIC": THE INSPECTIONS AGENCY'S PART-TIME OR INTERMITTENT OBSERVATION OF WORK DURING CONSTRUCTION BY BEING PRESENT IN THE AREA WHERE THE WORK HAS BEEN OR IS BEING PERFORMED, AND OBSERVATION UPON COMPLETION OF THE WORK.
- SPECIAL INSPECTIONS NOTED AS "CONTINUOUS": THE INSPECTION AGENCY'S FULL-TIME OBSERVATION OF WORK BY BEING PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED.
- STRUCTURAL OBSERVATIONS DURING CONSTRUCTION WILL NOT BE PERFORMED BY THE STRUCTURAL ENGINEER OF RECORD UNLESS SPECIFICALLY REQUESTED BY THE CLIENT.
- WIND AND SEISMIC FORCE RESISTING SYSTEM:
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COMMERCIAL SHELL BUILDING A
LOVEJOY STREET - BEAUFORT TOWN CENTER
BEAUFORT, SOUTH CAROLINA

REVISIONS:



DRAWN BY: JC
CHECKED BY: CJM
DATE: 02.03.2015

COAST PROJECT NO.: 1433.00

SPECIAL INSPECTIONS

S100A

CONSTRUCTION DOCUMENTS

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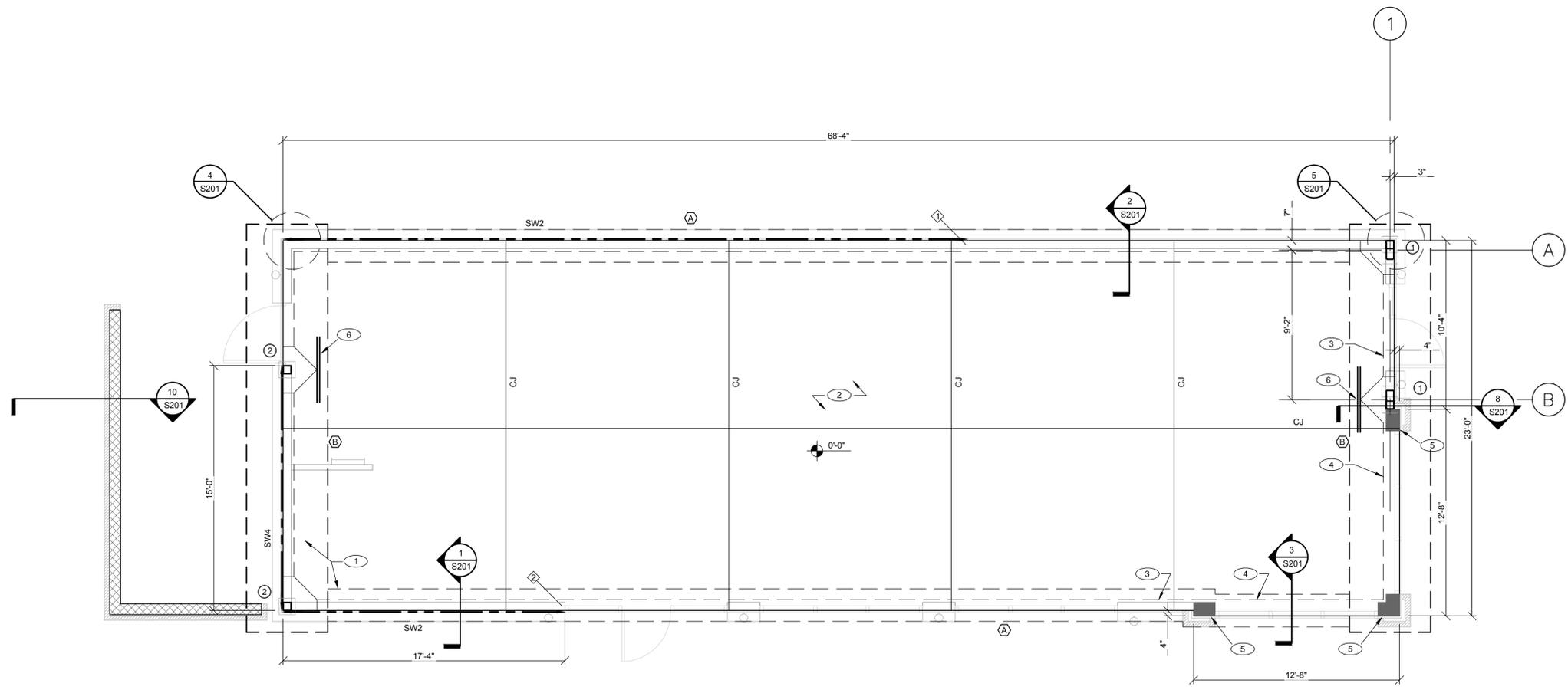
KEY NOTES

- ① INDICATES INSIDE SURFACE OF FOOTING.
- ② 4" CONCRETE SLAB
- ③ INSIDE FACE OF 8" CMU STEM WALL
- ④ INSIDE FACE OF 10" CMU STEM WALL
- ⑤ HATCHING DENOTES 10" STUD WALL
- ⑥ 2-#4x48" LG MID-DEPTH OF SLAB

FOUNDATION PLAN

- 1/4" = 1'-0"
FIN FLR EL = 0'-0" = 14.0' AMSL (DATUM)
- ALL DIMENSIONS ARE TO EDGE OF SLAB (UNO)
 - DO NOT SCALE
 - REFERENCE A-DWGS FOR ALL DIMENSIONS NOT ON PLAN
 - C.J. DENOTES CONTROL JOINT OR CONSTRUCTION JOINT
 - SW# DENOTES SHEAR WALL (REF SCHED THIS SHEET)
 - FD DENOTES FLOOR DRAIN (REF A-DWGS)
 - T/F DENOTES TOP OF FOOTING ELEVATION
 - TOP OF EXT FTG EL = -1'-4" (TYP UNO)
 - ■ DENOTES 10" STUD WALL
 - (A) DENOTES FOOTING TYPE (REF SCHED THIS SHEET)
 - (B) DENOTES COLUMN TYPE (REF SCHED THIS SHEET)
 - ●-XX-XX" DENOTES TOP OF SLAB
 - ▴/▾ DENOTES STEP IN FLOOR SLAB

- PLAN NOTES:**
- PROPOSED SLAB CONSTRUCTION:**
4" CONCRETE SLAB REINFORCED WITH FIBERMESH (OR 6x6-W1.4xW1.4 FLAT SHEETS) OVER 10 MIL VAPOR BARRIER AND COMPACTED STRUCTURAL FILL MATERIAL. REFERENCE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION AT BUILDING PAD.
 - CONTROL JOINT NOTE:**
CONTROL JOINT SPACING SHALL NOT EXCEED 14 FEET EACH WAY, AND SLAB UNITS CREATED BY JOINT LAYOUTS SHOULD BE AS SQUARE AS POSSIBLE WITH A MAXIMUM ASPECT RATIO OF 1.25 TO 1. (REF DET B & C/ S201)



STEEL COLUMN SCHEDULE				
MARK	COLUMN SIZE	BASE PLATE SIZE	# ANCHOR BOLT DIA. X EMBED	REMARKS
①	HSS 14x6x1/2	REF DET 9/S201	(4) 3/4" x 12"	
②	HSS 6x6x3/16	3/4x12x12	(4) 3/4" x 12"	

FOOTING SCHEDULE (2000 PSF)					
MARK	FOOTING SIZE	BTM REINF (TRANS)	BTM REINF (LONG)	TOP REINF (TRANS)	TOP REINF (LONG)
(A)	2'-0" WIDE x 12" THK x CONT	#4 @ 18" OC	(3) #5	#4 @ 18" OC	(3) #5
(B)	5'-0" WIDE x 20" THK x 25'-0" LONG	#5 @ 6" OC	(15) #6	#5 @ 6" OC	(15) #6

SHEAR WALL SCHEDULE					
SHEAR WALL	SHEATHING	EDGE	FIELD	SHEAR	HOLD-DOWNS
SW1	(1) 7/16" WSP	#8 @ 4" OC	#8 @ 12" OC	494	REF PLAN
SW2	(1) 7/16" WSP	#8 @ 6" OC	#8 @ 12" OC	330	REF PLAN
SW3	NOT USED				
SW4	(2) 7/16" WSP	#8 @ 4" OC	#8 @ 12" OC	1410	REF PLAN

- SHEAR WALL NOTES:**
- "WSP" DENOTES WOOD STRUCTURAL PANEL (OSB OR PLYWOOD).
 - BLOCK ALL UNSUPPORTED EDGES PER DETAIL ON SHEET S100. SEE GENERAL NOTES FOR OTHER REQUIREMENTS.
 - EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS SHALL MEET REQUIREMENTS INDICATED FOR "SWA" IN THE SCHEDULE ABOVE.
 - SHEAR WALL LENGTHS WHERE NOTED ARE MINIMUM. DO NOT LOCATE HOLD-DOWNS FROM THESE DIMENSIONS. SEE ARCH DWGS FOR ACTUAL WALL LENGTHS.
 - EDGE FASTEN WALL PLY TO STUDS OR POSTS WITH HOLD-DOWNS.
 - EDGE FASTENER APPLIES TO FASTENING AT ALL EDGES OF PANELS, TOP AND BOTTOM PLATES, AND BLOCKING.
 - FIELD FASTENER APPLIES TO FASTENING AT STUDS.
 - SHEATHING SHALL BE CONTINUOUS ABOVE AND BELOW OPENINGS.
 - PERPENDICULAR WALLS SHALL NOT INTERRUPT SHEAR WALL SHEATHING.
 - (2) DENOTES WALLS TO BE SHEATHED BOTH SIDES

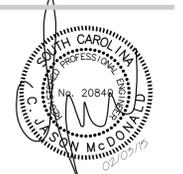
RUNNER TRACK ANCHORAGE SCHEDULE		
SHEAR WALL	BASE MATERIAL & ANCHOR REQ'MENTS	
	WOOD ¹	CONCRETE
SW1 & SW2	N-A	5/8" TITEN HD @ 16" OC (REF DET 5/S200)
SW4	N-A	5/8" TITEN HD @ 9" OC (REF DET 5/S200)

- NOTES:**
- ADJUST STUD SPACING AS REQUIRED TO AVOID ANCHORS
 - REFERENCE SECTIONS & DETAILS FOR FURTHER REQUIREMENTS
 - SW1 ATTACHMENT REQ'MENTS APPLICABLE TO ALL EXTERIOR (AND INTERIOR BEARING) WALLS NOT DESIGNATED AS SHEAR WALLS

HOLD-DOWN SCHEDULE						
HOLD-DOWN ID (ON PLAN)	HOLD-DOWN SPEC.	MIN REQ'D END STUDS	CAPACITY (ASD), lb	REQ'D ANCHOR	EMBEDMENT (de), in	EDGE DISTANCE (F), in
①	S/HDU4	2-600S162-54	3970	PAB5	6	9
②	S/HDU6	2-600S162-54	6125	PAB5	6	9

- NOTES:**
- ALL HOLD-DOWNS ARE MANUFACTURED BY SIMPSON STRONG-TIE.
 - REFERENCE SECTIONS & DETAILS FOR FURTHER REQUIREMENTS.
 - IN THE EVENT WHERE HOLD-DOWN FALL ON FOUNDATION WALL, ROD MUST EXTEND INTO FOOTING TO OBTAIN SPECIFIED EMBEDMENT.
 - EXTEND BRICK LEDGE AS REQUIRED TO OBTAIN EDGE DISTANCE REQ'MENTS.
 - ALL END STUDS SHALL BE #4 MIL OR BETTER (TYP UNO).
 - POST INSTALLED ANCHORAGE IS ACCEPTABLE. USE HILTI HAS ROD. SET IN HILTI HY-150 MAX EPOXY (REQUIRED DIAMETER, EMBEDMENT, AND EDGE DISTANCE TO BE SAME AS CAST-IN-PLACE OPTION (NOTED IN SCHEDULE).
 - POST INSTALLED ANCHORAGE IS ACCEPTABLE. USE HILTI HAS ROD. SET IN HILTI HY-150 MAX EPOXY (REQUIRED DIAMETER, EMBEDMENT, AND EDGE DISTANCE TO BE SAME AS CAST-IN-PLACE OPTION (NOTED IN SCHEDULE).

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COMMERCIAL SHELL BUILDING
LOVEJOY STREET - BEAUFORT TOWN CENTER
BEAUFORT, SOUTH CAROLINA

REVISIONS:
DRAWN BY: JC
CHECKED BY: CJM
DATE: 02.03.2015

COAST PROJECT NO: 1433.00

FOUNDATION / SLAB PLAN:
BUILDING B

S101.B

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HEADER SCHEDULE							
MARK	HEADER SIZE	KING STUDS	SILL	T/STUD CONN	HDR CONN	BASE CONN	REMARKS
A	(2) 1000S250-54 W/ (2) 600T150-54	(2) 600JS250-68 (BACK TO BACK)	--	STIFF CLIP CL600-118	HE (H)	STIFF CLIP AL600	--
B	(2) 600S162-54 W/ (2) 600T150-54	600JS350-68	--	STIFF CLIP CL600-118	HE (H)	STIFF CLIP AL600	--
C	(2) 600S162-54 W/ (2) 600T150-54	(2) 600S162-54 (BACK TO BACK)	600S162-54	STIFF CLIP CL600-118	HE (H)	STIFF CLIP AL600	--
D	(2) 1000S250-54 W/ (2) 600T150-54	(2) 600S162-54 (BACK TO BACK)	--	STIFF CLIP CL600-118	HE (H)	STIFF CLIP AL600	--
E	(2) 1000S250-54 W/ (2) 1000T150-54	(2) 1000S200-54 (BACK TO BACK)	--	STIFF CLIP CL800-118	HE (H)	STIFF CLIP CL800-118	--

TYPICAL UPLIFT CONNECTORS
(SIMPSON STRONG-TIE)
COMMON TRUSS TO PLATE = H10A

CONNECTOR SCHEDULE TO BE
COORDINATED WITH TRUSS SHOP
DRAWING SUBMITTAL

ROOF FRAMING PLAN

1/4" = 1'-0"
TRUSS BEARING = +16'-0" (UNO)

- ALL DIMENSIONS ARE TO FACE OF STUD (UNO)
- DO NOT SCALE
- REFERENCE A-DWGS FOR ALL DIMENSIONS NOT ON PLAN

JOIST BEARING EQUALS TOP OF STEEL
(+/-) DENOTES RELATIVE TOP OF STEEL

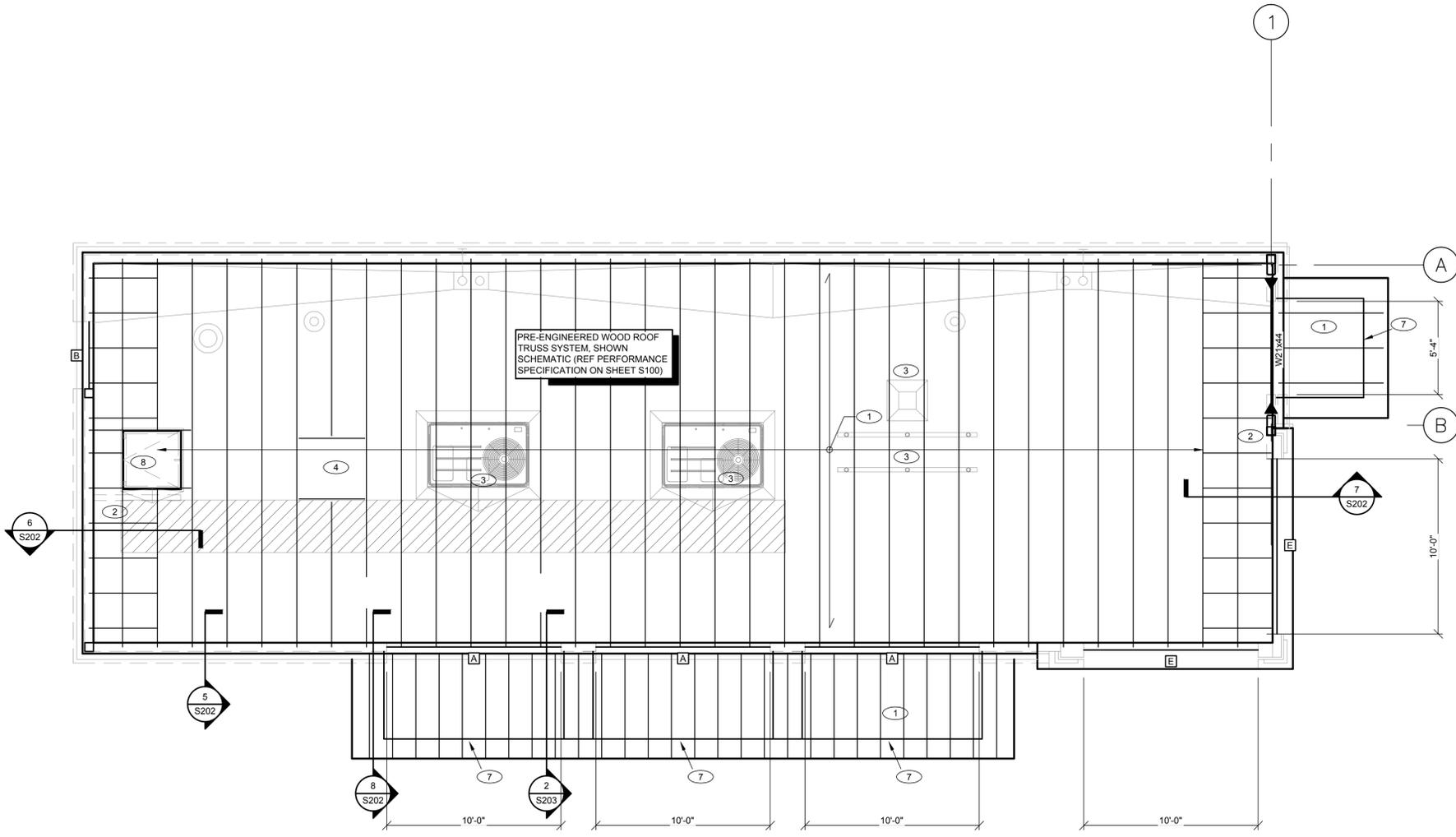
XX'-XX" DENOTES TOP OF STEEL ELEV

B DENOTES HEADER TYPE (REF SCHED THIS SHEET)

DENOTES ORDINARY MOMENT FRAME (REF DET 11/S202)

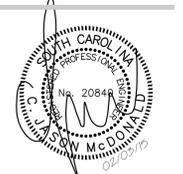
- PLAN NOTES:**
- ROOF SHEATHING TO BE 5/8" EXP 1 WSP W/ 10d RING SHANK NAILS @ 2 1/2" OC (DIAPHRAGM BOUNDARY), 4" OC (ALL PANEL EDGES) AND 6" OC (FIELD). PROVIDE 2x BLOCKING AT ALL UNSUPPORTED PANEL EDGES.
 - ALL ROOF TRUSSES TO BE SYP NO 2 @ 24" OC (TYP)(UNO)
 - ALL EXTERIOR COLD-FORMED METAL STUD WALLS (LOAD-BEARING & NON LOAD-BEARING) SHALL BE CONSTRUCTED OF THE FOLLOWING STUDS BASED ON MAXIMUM HEIGHT OF STUD (H max):
H max = 16'-0" : USE 600S162-54 @ 16" OC
H max = 16'-0" : USE 1000S200-54 @ 16" OC (WHERE NOTED)
 - REF ARCHITECTURAL DRAWINGS FOR TRUSS PROFILES

- KEY NOTES**
- PE WOOD ROOF TRUSSES @ 24" OC
 - PE WOOD TRUSS PARAPET
 - HVAC MECHANICAL UNITS. (REF MEP-DWGS)
 - TRUSS MANUFACTURER TO CONTACT MECHANICAL ENGINEER FOR RTU LOADS @ ROOF
 - 2x10 RAFTERS @ 16" OC - CANTILEVERED
 - DBL 2x10 RAFTER - CANTILEVERED
 - PT 4x8
 - GC SHALL COORD TRUSS FRAMING W/ ROOF HATCH



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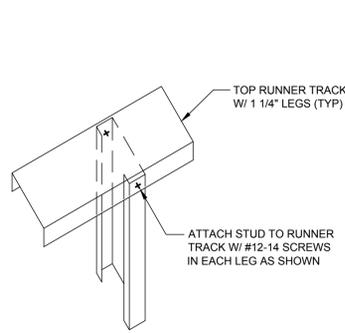
COAST PROJECT NO.: 1433.00

ROOF FRAMING
PLAN:
BUILDING B

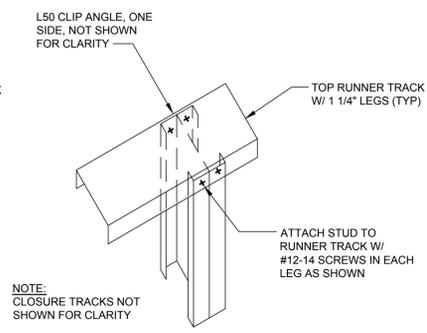
S102.B

CONSTRUCTION DOCUMENTS

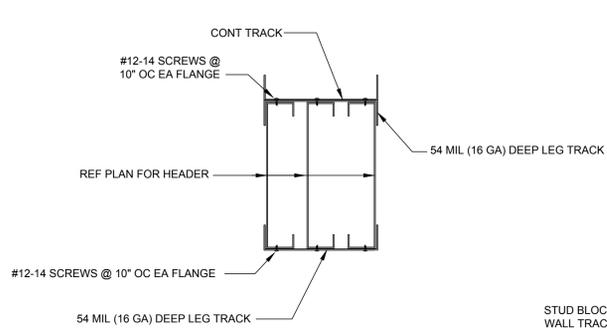
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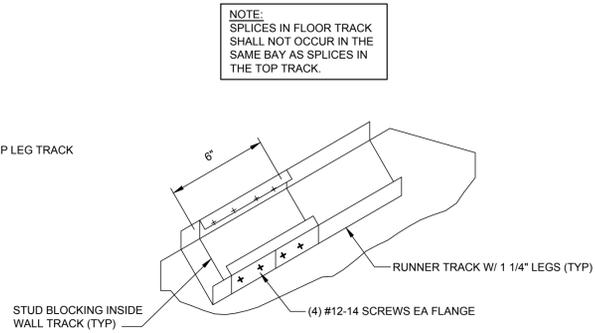
STUD TO TOP TRACK CONNECTION
DETAIL 1
NOT TO SCALE S200



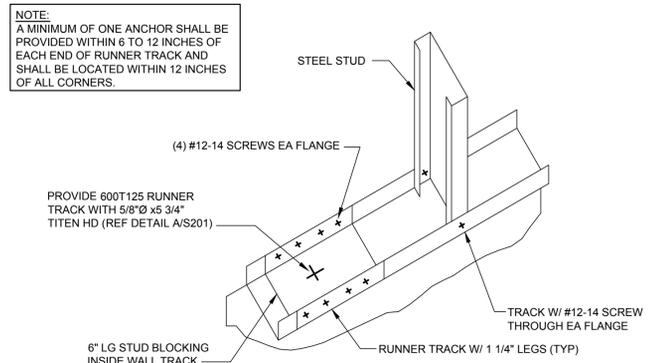
STUD TO TOP TRACK CONNECTION
DETAIL 2
NOT TO SCALE S200



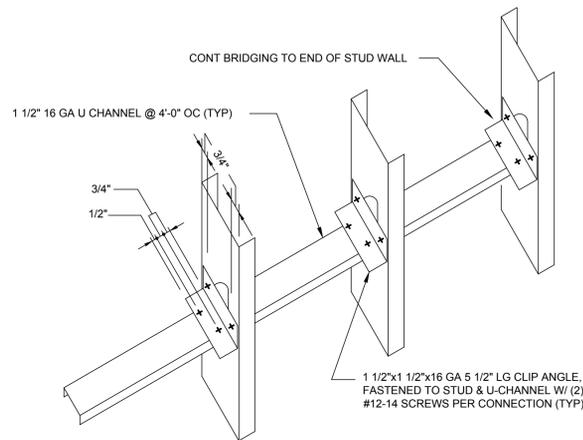
BOXED HEADER DETAIL
DETAIL 3
NOT TO SCALE S200



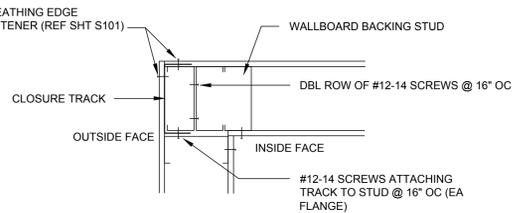
TYPICAL TRACK SPLICE
DETAIL 4
NOT TO SCALE S200



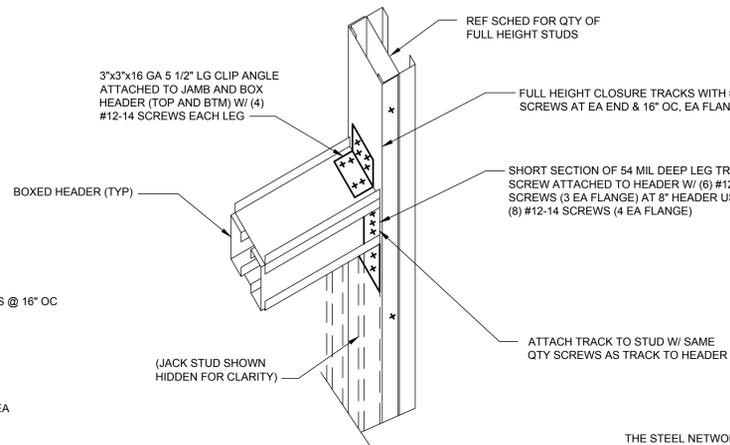
RUNNER TRACK ANCHORAGE
DETAIL 5
NOT TO SCALE S200



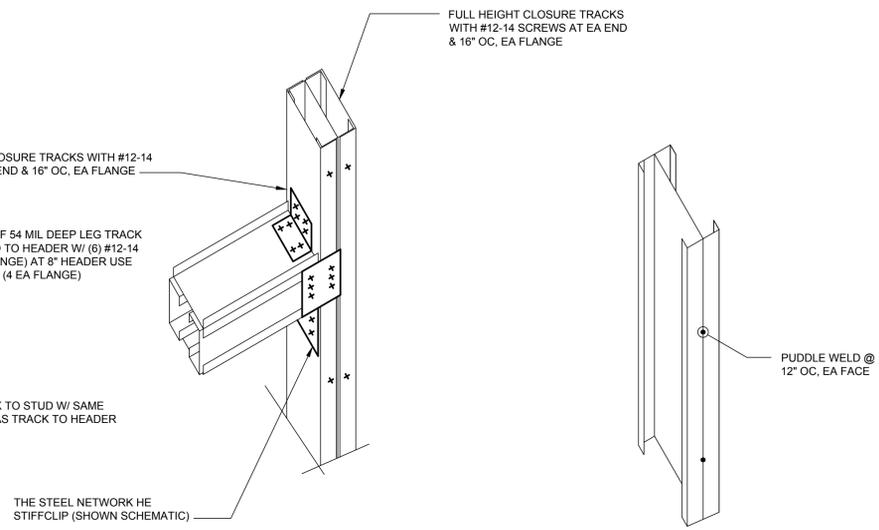
LATERAL BRIDGING
DETAIL 6
NOT TO SCALE S200



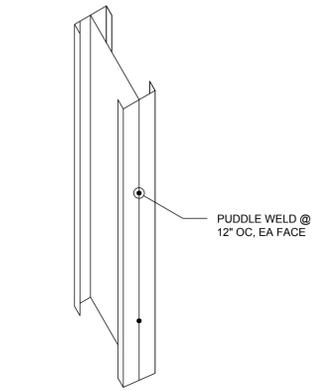
TYPICAL CORNER FRAMING PLAN
DETAIL 7
NOT TO SCALE S200



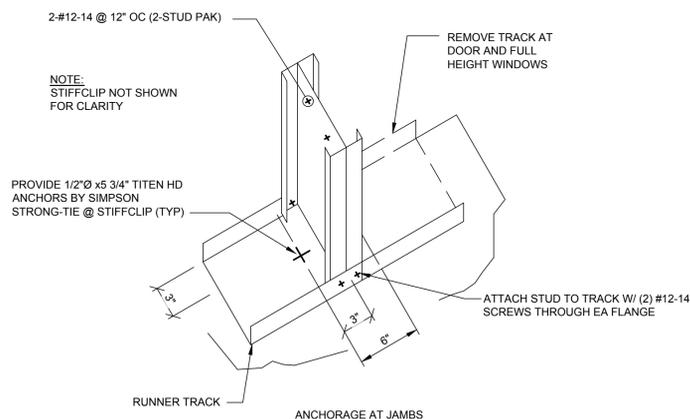
ALTERNATE HEADER CONNECTION
DETAIL 8
NOT TO SCALE S200



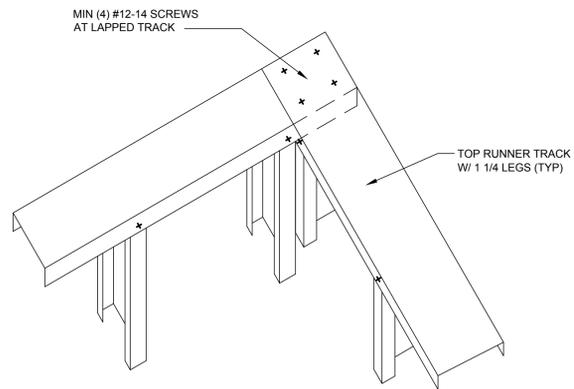
HE HEADER CONNECTION
DETAIL 8A
NOT TO SCALE S200



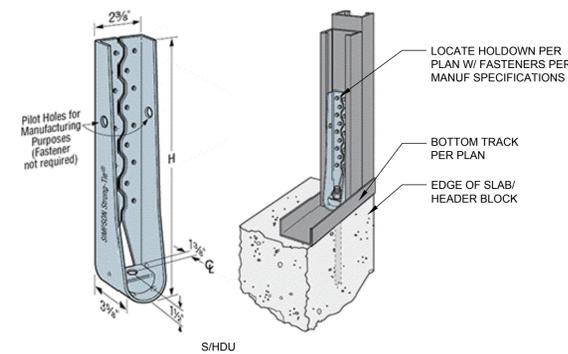
2-STUD PAK (3, 4-STUD PAK SIMILAR)
DETAIL 9
NOT TO SCALE S200



ANCHORAGE AT JAMBS
DETAIL 10
NOT TO SCALE S200

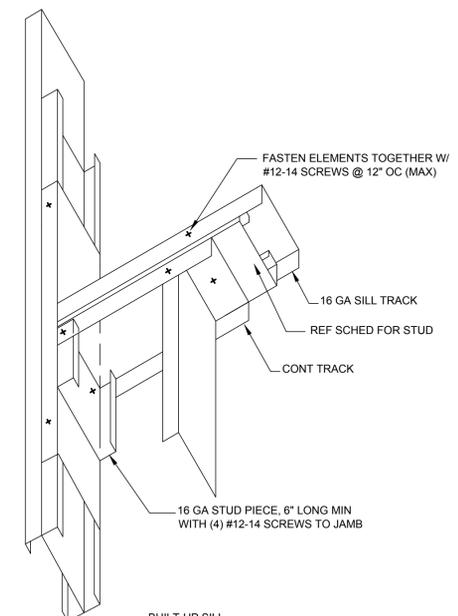


ANCHORAGE AT JAMBS
DETAIL 11
NOT TO SCALE S200



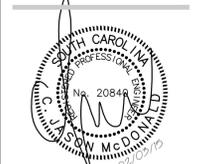
SIMPSON HOLDOWN	GA	DIMENSIONS					FASTENERS	
		W	H	B	CL	SO	ANC ROD	SCREWS
SHDU4	10	2 1/2"	1 1/2"	3 1/2"	1 1/2"	1 1/2"	PAB5	6-#14
SHDU6	10	2 1/2"	1 1/2"	3 1/2"	1 1/2"	1 1/2"	PAB5	12-#14

SIMPSON HOLDOWN
DETAIL 12
NOT TO SCALE S200



BUILT-UP SILL
DETAIL 13
NOT TO SCALE S200

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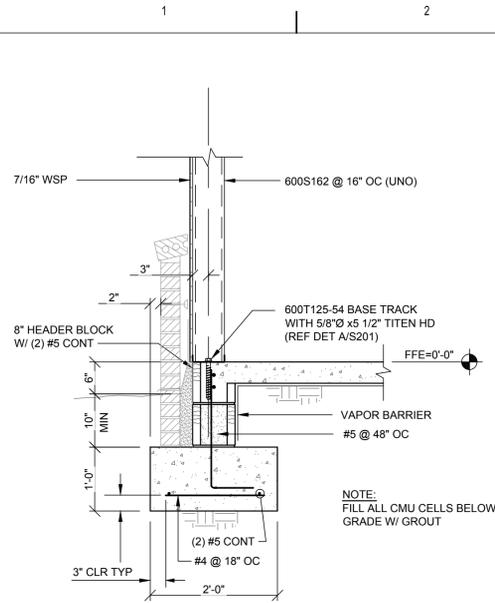
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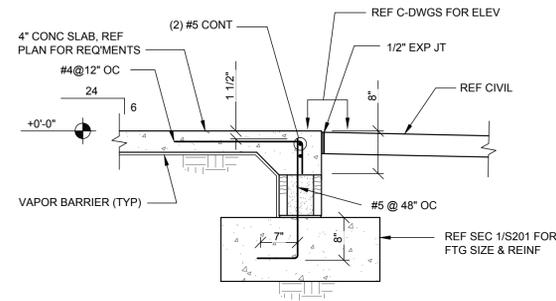
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CONSTRUCTION DOCUMENTS
LIGHT GAGE DETAILS
S200

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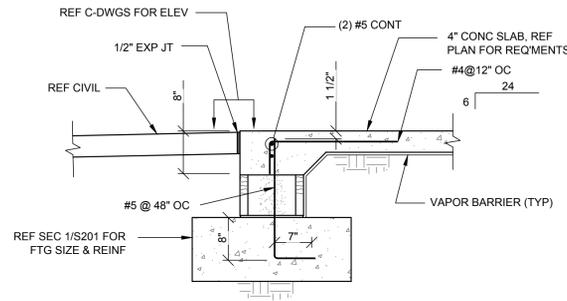


SECTION 1
3/4" = 1'-0"
S201

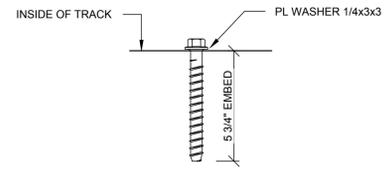


TYPICAL SECTION AT DOORWAY & FULL HEIGHT WINDOWS

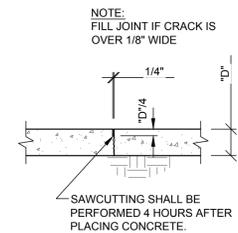
SECTION 2
3/4" = 1'-0"
S201



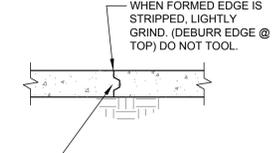
SECTION 3
3/4" = 1'-0"
S201



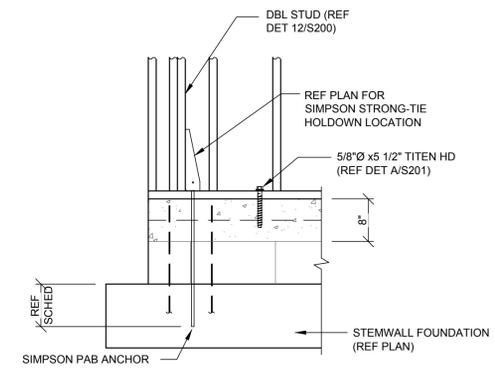
TYPICAL 5/8" TITEN HD @ FOUNDATION
DETAIL A
NOT TO SCALE
S201



DETAIL B
NOT TO SCALE
S201

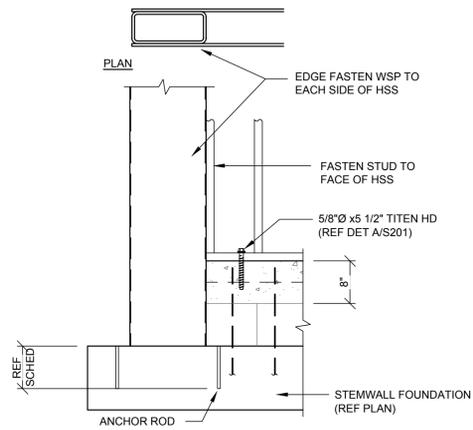


TYPICAL CONSTRUCTION JOINT
DETAIL C
NOT TO SCALE
S201



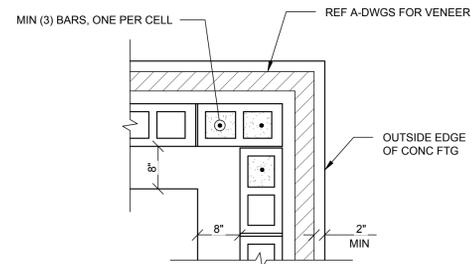
TYPICAL HOLDDOWN ANCHOR @ FOUNDATION

DETAIL 4
NOT TO SCALE
S201



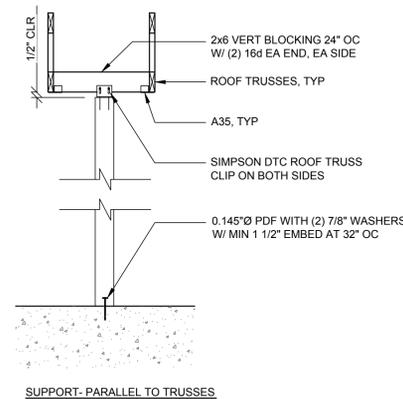
TYP CORNER CMU REINF

DETAIL 5
NOT TO SCALE
S201



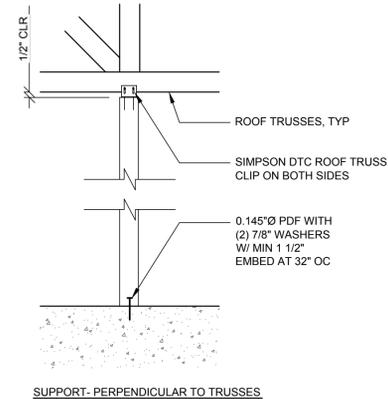
NON-LOAD BEARING INTERIOR PARTITIONS

DETAIL 6
NOT TO SCALE
S201

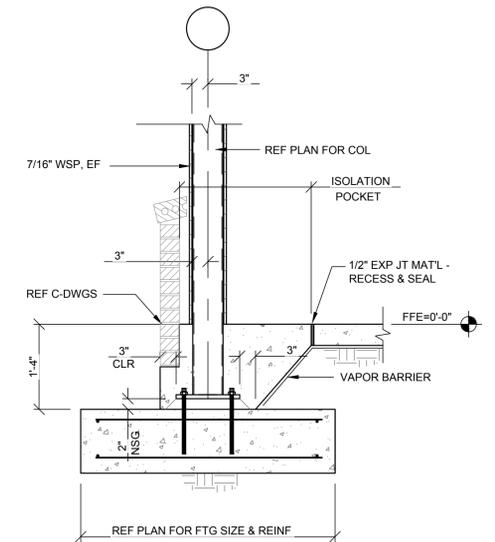


SUPPORT-PARALLEL TO TRUSSES

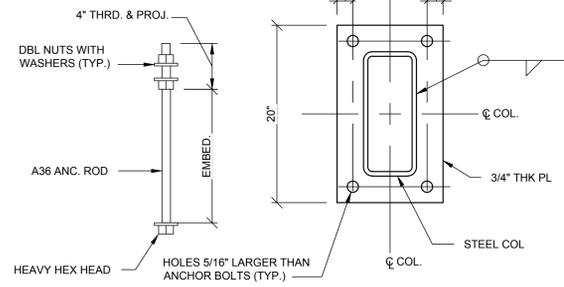
DETAIL 7
NOT TO SCALE
S201



SUPPORT-PERPENDICULAR TO TRUSSES



SECTION 8
3/4" = 1'-0"
S201

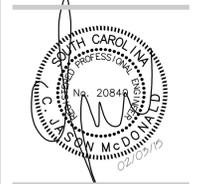


DETAIL 9
NOT TO SCALE
S201

SEE SHEET A101 FOR SCREEN WALL DETAIL

SECTION 10
3/4" = 1'-0"
S201

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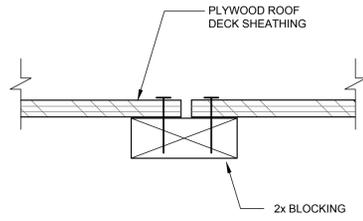
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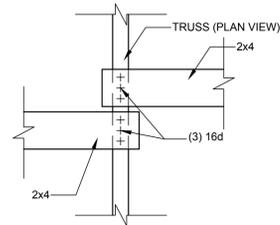
CONSTRUCTION DOCUMENTS
SECTIONS AND DETAILS
S201

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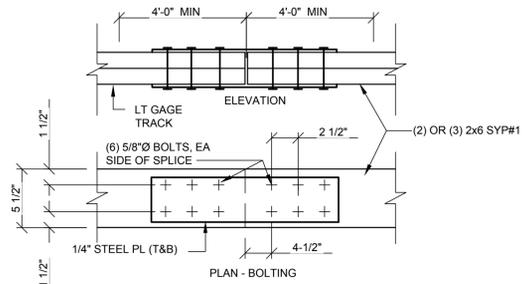
TYPICAL PLYWOOD EDGE SUPPORT

DETAIL 1
NOT TO SCALE S202



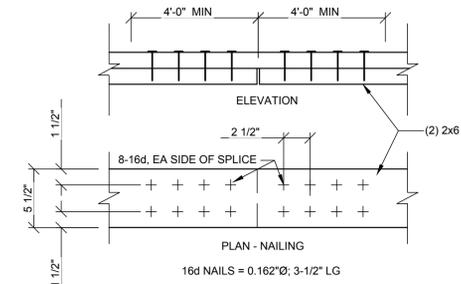
NOTE: REFER TO TRUSS SCHEMATIC ON SHT S0

DETAIL 2
NOT TO SCALE S202



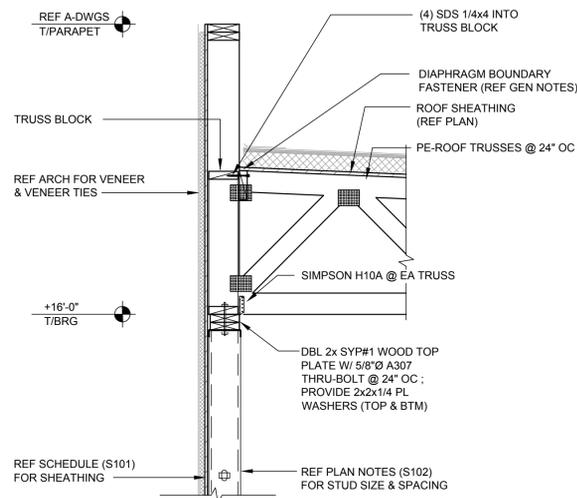
TYPICAL TOP PLATE SPLICE AT TRUSS BEARING

DETAIL 3
NOT TO SCALE S202

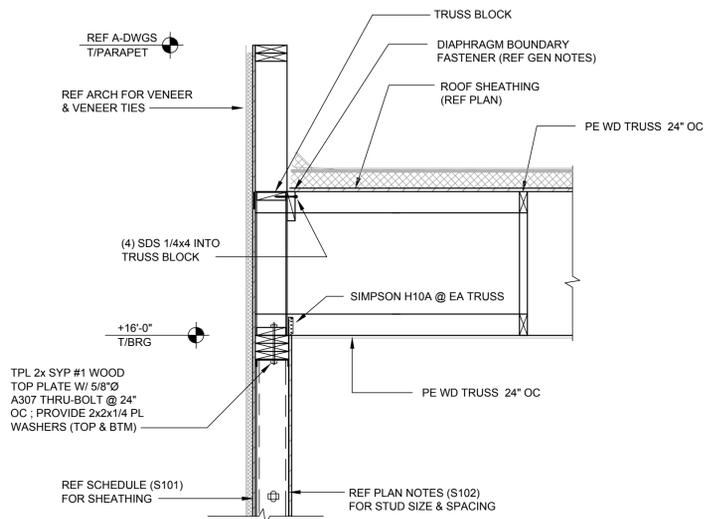


TYPICAL TOP PLATE SPLICE AT OTHER CONDITIONS (UNO)

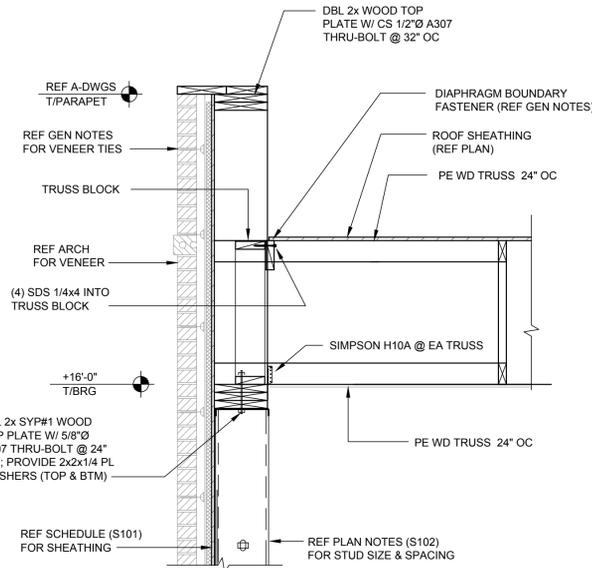
DETAIL 4
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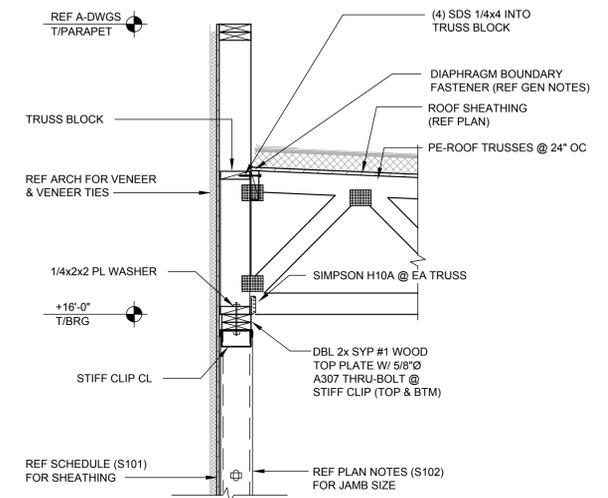
SECTION 5
3/4" = 1'-0" S202



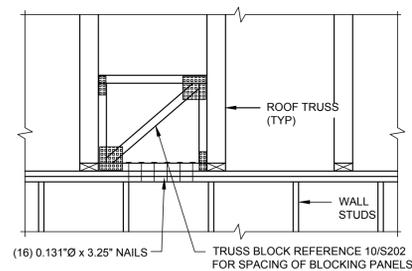
SECTION 6
3/4" = 1'-0" S202



SECTION 7
3/4" = 1'-0" S202

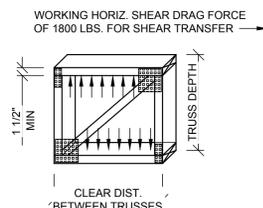


SECTION 8
3/4" = 1'-0" S202



BLOCKING AT LOAD BEARING WALL PERP. TO TRUSSES

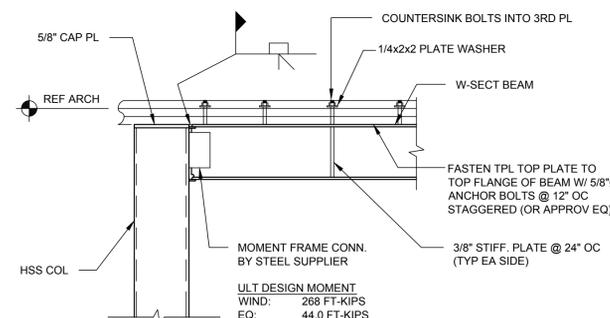
DETAIL 9
NOT TO SCALE S202



SHEAR TRUSS BLOCK SCHEDULE

DETAIL 10
NOT TO SCALE S202

SHEAR WALLS	SHEAR TRUSS BLOCK SPACING
SW1	EVERY OTHER TRUSS SPACE
SW2	EVERY OTHER TRUSS SPACE
OMF	EA TRUSS SPACE
SW4	EA TRUSS SPACE

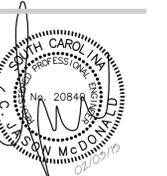
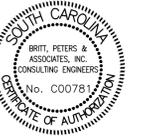


ORDINARY MOMENT FRAME CONNECTION (SHOWN SCHEMATIC)

DETAIL 11
NOT TO SCALE S202

- NOTES:
1. SHEAR BLOCK SHALL BE MANUFACTURED WITH SYP MATERIAL #2 OR BETTER.
 2. NUMBER OF SHEAR BLOCKS SHALL BE BASED ON SHEAR LOAD IN ROOF.
 3. NAILS SHALL BE 0.131"Ø x 3.25" MIN.
 4. TRUSS BLOCKS SHALL BE INSTALLED ALONG ENTIRE LENGTH OF WALL AND NOT JUST OVER SHEAR WALL.
 5. OMF DENOTES ORDINARY MOMENT PLATE

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BEAUFORT, SOUTH CAROLINA

REVISIONS:



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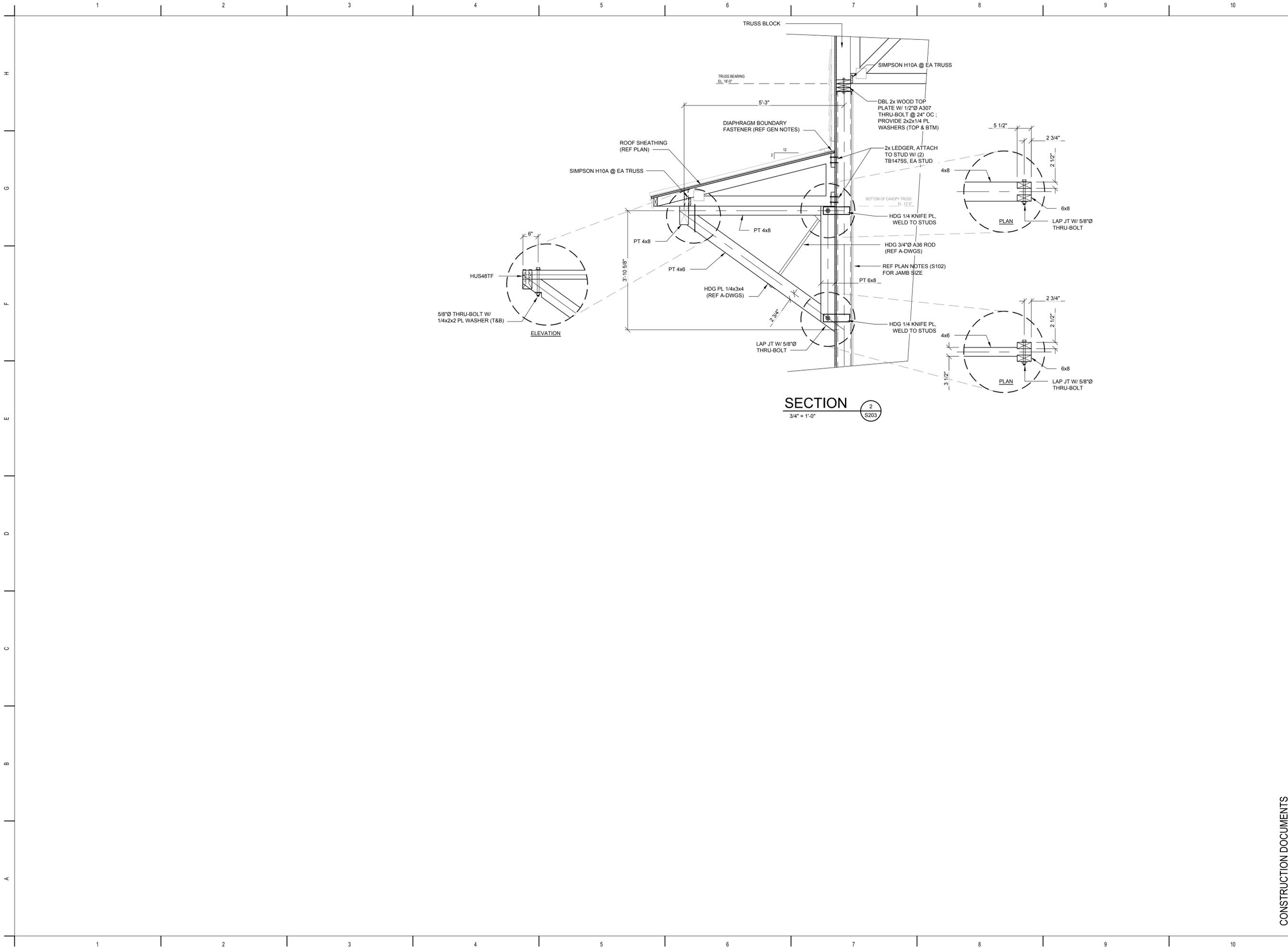
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SECTIONS AND DETAILS

S202

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SECTION 2
3/4" = 1'-0" S203

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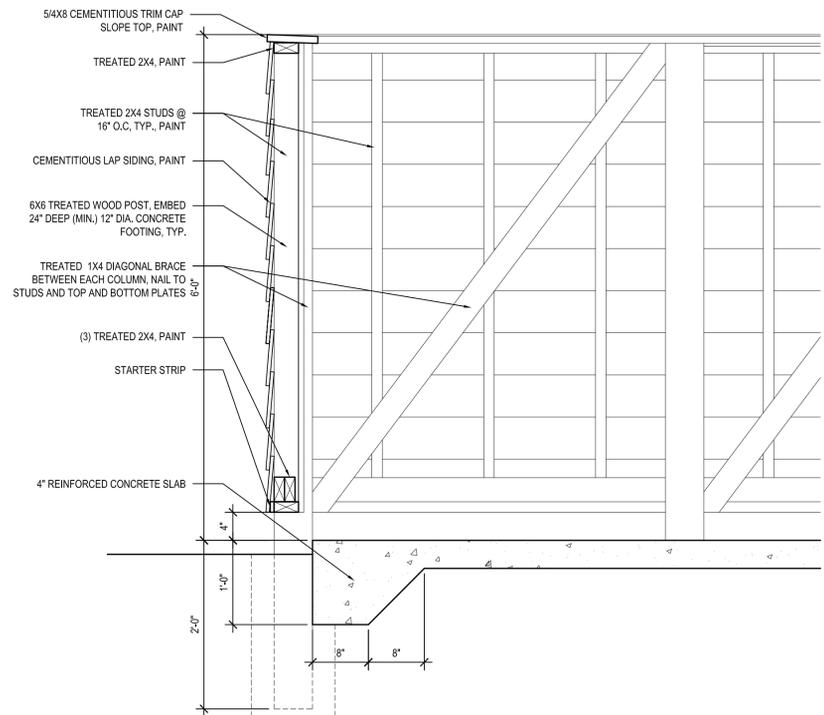
COAST PROJECT NO.: 1433.00

SECTIONS AND DETAILS

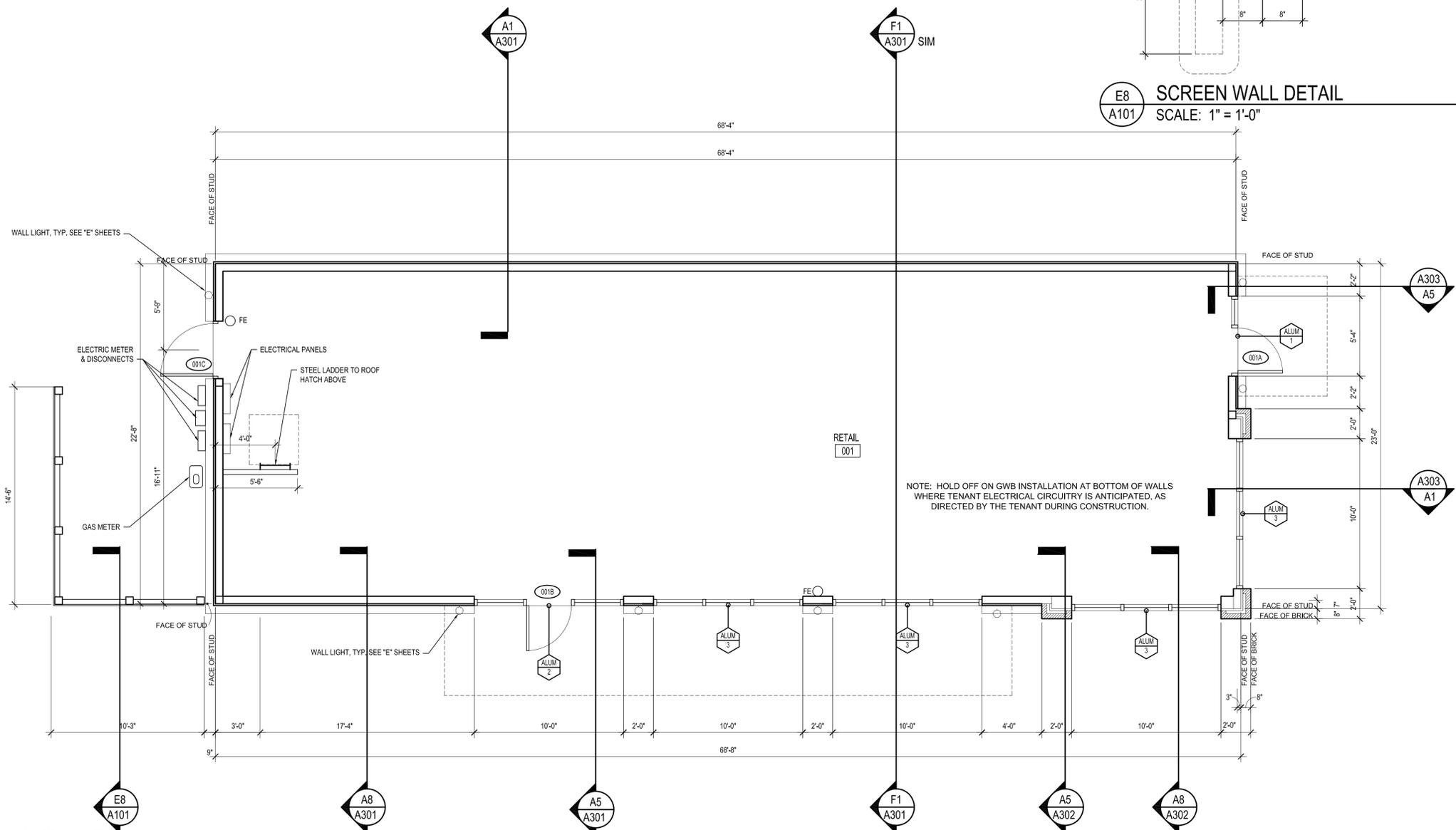
S203

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E8
A101 SCREEN WALL DETAIL
SCALE: 1" = 1'-0"



A1
A101 FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES

- THIS PROJECT IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2012 EDITION.
- DIMENSIONS ARE TO OUTSIDE FACE OF EXTERIOR METAL STUDS, OUTSIDE FACE OF CAST-IN-PLACE CONCRETE AND CMU, CENTER LINE OF STRUCTURAL STEEL COMPONENTS, CENTERLINE OF DOOR & WINDOW OPENINGS, AND TO THE NORTH & EAST FACE OF INTERIOR WALLS UNLESS OTHERWISE NOTED. (*)
- CONTRACTOR SHALL TAKE RESPONSIBLE PRECAUTIONS FOR THE SAFETY OF WORKERS AND OTHER AFFECTED PERSONS AND SHALL PROVIDE RESPONSIBLE PROTECTION TO PREVENT DAMAGE TO ALL WORK, MATERIALS, AND EQUIPMENT.
- CONTRACTOR SHALL NOTIFY ARCHITECT OF PROPOSED FIELD CHANGES PRIOR TO CONSTRUCTION OF MODIFICATIONS.
- THE INTENT OF THE CONTRACT DRAWINGS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE COMPLETION OF THE WORK INCLUDING WHAT IS REASONABLY INFERRABLE TO PRODUCE THE INTENDED RESULTS.
- REFER TO STRUCTURAL DRAWINGS FOR CONTROL & EXPANSION JOINT LOCATIONS IN SLABS.
- LOCATION OF FIRE EXTINGUISHERS SHOWN ARE FOR GENERAL REQUIREMENTS ONLY - THE LOCAL FIRE MARSHALL SHALL HAVE JURISDICTION OVER THE NUMBER AND LOCATION OFF ALL PORTABLE FIRE EXTINGUISHERS, TOP @ 5'-0" A.F.F.; FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH SECTION 906 AND NFPA 10.

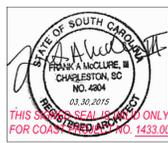
WALL LEGEND

- 8" LOAD BEARING METAL STUDS @ 16" O.C WITH 5/8" GWB ON BOTH SIDES TO BOTTOM OF TRUSS- SEE "S" SHEETS FOR FURTHER DETAIL
- EXT. EXTERIOR METAL STUD WALL W/ BRICK VENEER; SEE WALL SECTIONS AND "S" SHEETS FOR DETAILS
- INT. EXTERIOR METAL STUD WALL WITH CEMENTITIOUS SIDING; SEE WALL SECTIONS AND "S" SHEETS FOR DETAILS
- INDICATES ITEMS OVERHEAD, U.N.O.

SYMBOL LEGEND

- ROOM NAME & NUMBER: LOBBY 100, ROOM NAME SEE FINISH SCHEDULE
- PLAN OR SECTION DETAIL: DRAWING NUMBER (DASHED LINE AROUND AREA DETAILED), SHEET NUMBER WHERE DETAIL IS DRAWN
- BUILDING OR WALL SECTION DETAIL: DRAWING NUMBER, SHEET NUMBER WHERE SECTION IS DRAWN
- EXTERIOR ELEVATION DETAIL: DRAWING NUMBER, SHEET NUMBER WHERE ELEVATION IS DRAWN
- INTERIOR ELEVATION DETAIL: DRAWING NUMBER, SHEET NUMBER WHERE ELEVATION IS DRAWN
- WALL PARTITION TYPE: WALL PARTITION TYPE ALL WALLS TYPE A, U.N.O.
- COLUMN GRID LINE: A
- DOOR NUMBER: SEE DOOR SCHEDULE (PROVIDE MIN. CLEARANCES TO MEET ADA REQUIREMENTS), DOOR ID
- STOREFRONT OR WINDOW TYPE: WINDOW TYPE, SHEET NUMBER WHERE WINDOW IS DRAWN
- HOSE BIB: SEE PLUMBING DWGS., HB
- FIRE EXTINGUISHER BRACKET OR CABINET: FE - FIRE EXTINGUISHER ON BRACKET, FEC - FIRE EXTINGUISHER IN CABINET

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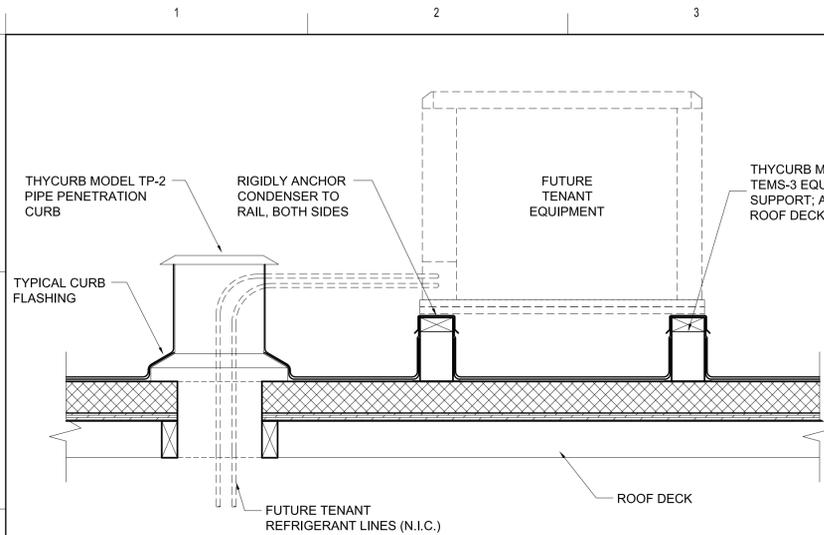
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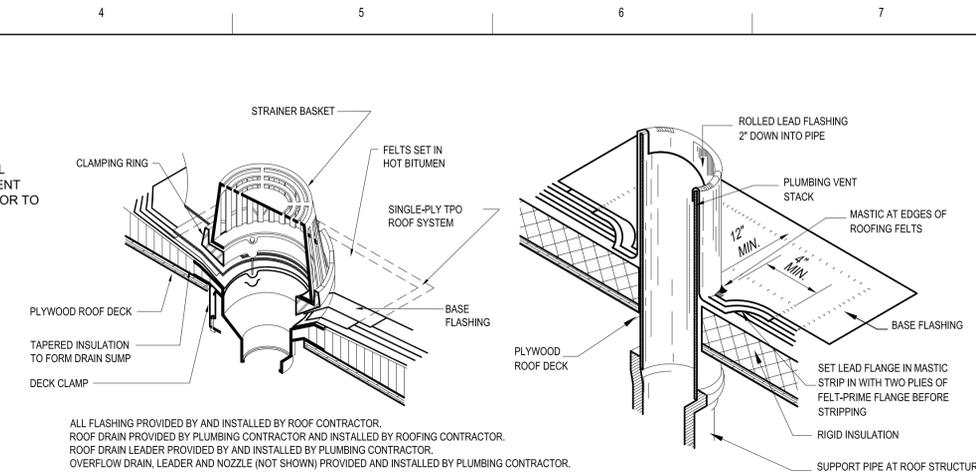
FLOOR PLAN:
BUILDING B
A101.B

CONSTRUCTION DOCUMENTS

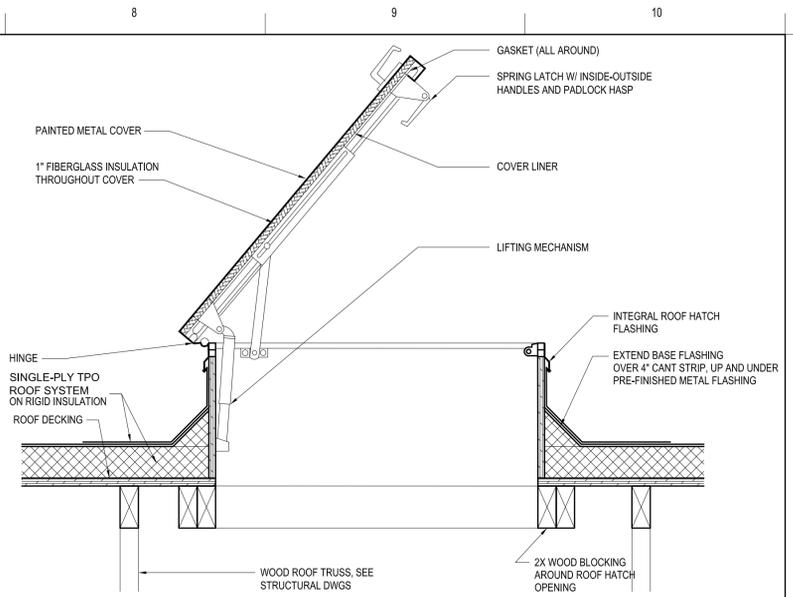
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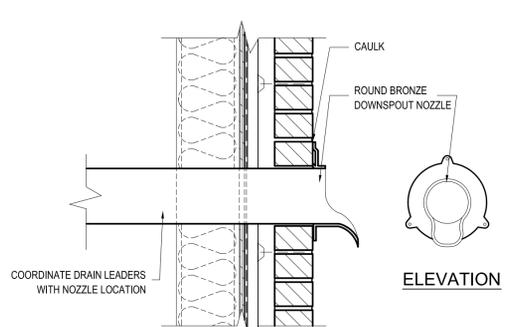
F1
A102 **EQUIPMENT RAIL DETAIL**
SCALE: 1 1/2" = 1'-0"



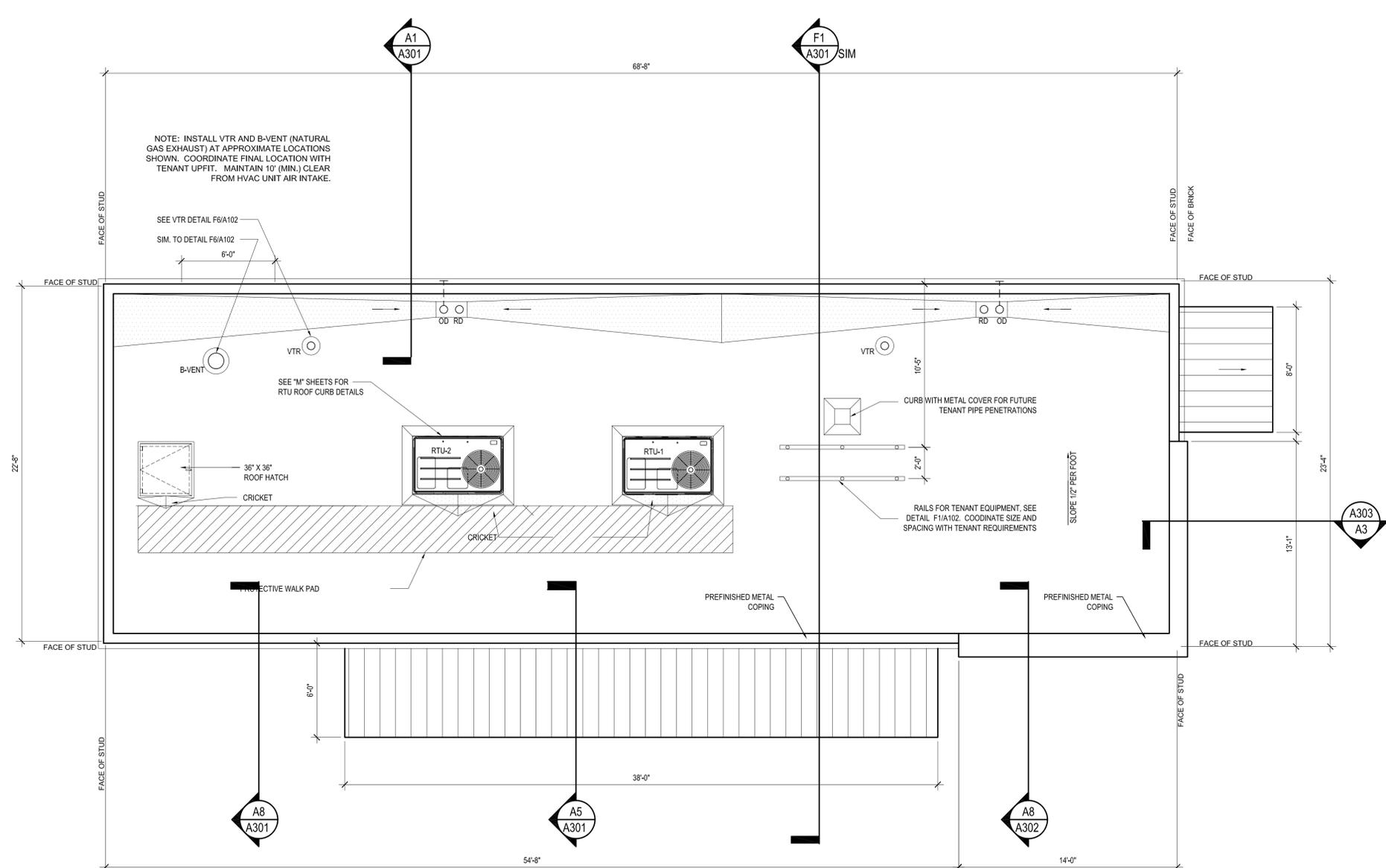
F4
A102 **ROOF DRAIN DETAIL**
SCALE: 1 1/2" = 1'-0"



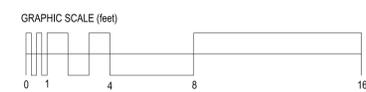
F8
A102 **ROOF HATCH DETAIL**
SCALE: 1 1/2" = 1'-0"



D8
A102 **OVERFLOW NOZZLE DETAIL**
SCALE: 1 1/2" = 1'-0"



A1
A102 **ROOF PLAN**
SCALE: 1/4" = 1'-0"



SYMBOL LEGEND	
	DRAWING NUMBER
	DASHED LINE AROUND AREA DETAILED
	SHEET NUMBER WHERE DETAIL IS DRAWN
	BUILDING OR WALL SECTION DETAIL
	DRAWING NUMBER
	SHEET NUMBER WHERE SECTION IS DRAWN
	ROOF DRAIN (RD) & OVERFLOW DRAIN (OD) LOCATION: SEE ROOF DETAILS & PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
	INDICATED ITEMS BENEATH ROOF, UNLESS NOTED OTHERWISE
	DS DOWNSPOUT
	TAPERED INSULATION, SLOPED AT 1/2" PER FOOT

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ROOF PLAN AND DETAILS: BUILDING B

A102.B

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F1 SOUTH ELEVATION

A201 SCALE: 1/4" = 1'-0"

C1 EAST ELEVATION

A201 SCALE: 1/4" = 1'-0"

C5 WEST ELEVATION

A201 SCALE: 1/4" = 1'-0"

A1 NORTH ELEVATION

A201 SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL/FINISH SCHEDULE	
NOTE: VERIFY COLOR LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION	
MATERIAL	DESCRIPTION - BASIS OF DESIGN
BR-1	BRICK (FIELD)
BR-2	HANSON "OLD SAVANNAH" #431 (MODULAR)
BR-3	BRICK (ACCENT)
BR-4	HANSON "CHOCOLATE WIRECUT" (MODULAR)
BR-5	MORTAR
BR-6	LAFARGE "CANYON BROWN"
CM-1	CONCRETE MASONRY UNITS
CM-2	SHERWIN WILLIAMS "CHAT ROOM" SW6171
CM-3	SHERWIN WILLIAMS "SEDATE GRAY" SW6169
CM-4	CEMENTITIOUS LAP SIDING
CM-5	SHERWIN WILLIAMS "SEDATE GRAY" SW6169
CM-6	CEMENTITIOUS PANELS
CM-7	SHERWIN WILLIAMS "CHAT ROOM" SW6171
CM-8	CEMENTITIOUS TRIM
CM-9	SHERWIN WILLIAMS "CHAT ROOM" SW6171
MR-1	PREFINISHED STANDING SEAM METAL ROOF
MR-2	MCELROY - DARK BRONZE
AS-1	ALUMINUM STOREFRONT DOOR & FRAMES
AS-2	KAVNEER OR YKK ANODIZED DARK BRONZE
CF-1	PARAPET CAP FLASHING AT CEMENTITIOUS SIDING
CF-2	MCELROY - ASH GRAY
GTR-1	PREFINISHED GUTTER AND DOWNSPOUTS
GTR-2	GUTTERS: MCELROY - HARTFORD GREEN DOWNSPOUTS: MCELROY - ASH GRAY
CF-3	PARAPET CAP FLASHING AT BRICK VENEER
CF-4	MCELROY - HARTFORD GREEN
HM-1	HOLLOW METAL DOORS AND FRAMES
HM-2	SHERWIN WILLIAMS "SEDATE GRAY" SW6169
WB-1	TREATED WOOD BRACKET WITH GALVANIZED ROD AND BOLTS
WB-2	SHERWIN WILLIAMS "CHAT ROOM" SW6171
WL-1	EXTERIOR WALL LIGHT
WL-2	HINKLEY 1834 WALL SCONCE, DARK BRONZE
WL-3	EXTERIOR WALL LIGHT
WL-4	LITHONIA WSR-LED WALL LIGHT, DARK BRONZE
OD	OVERFLOW DRAIN
OD-1	BRONZE OVERFLOW DRAIN NOZZLE, SEE "P" SHEETS

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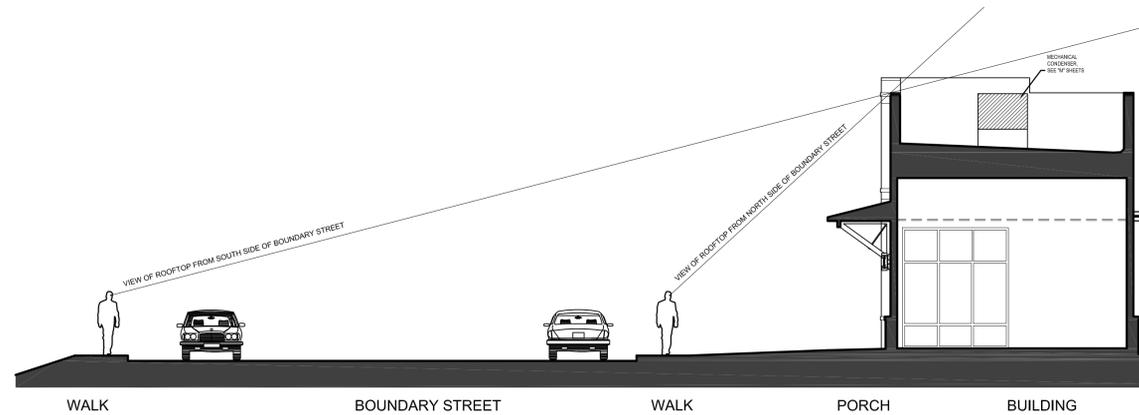
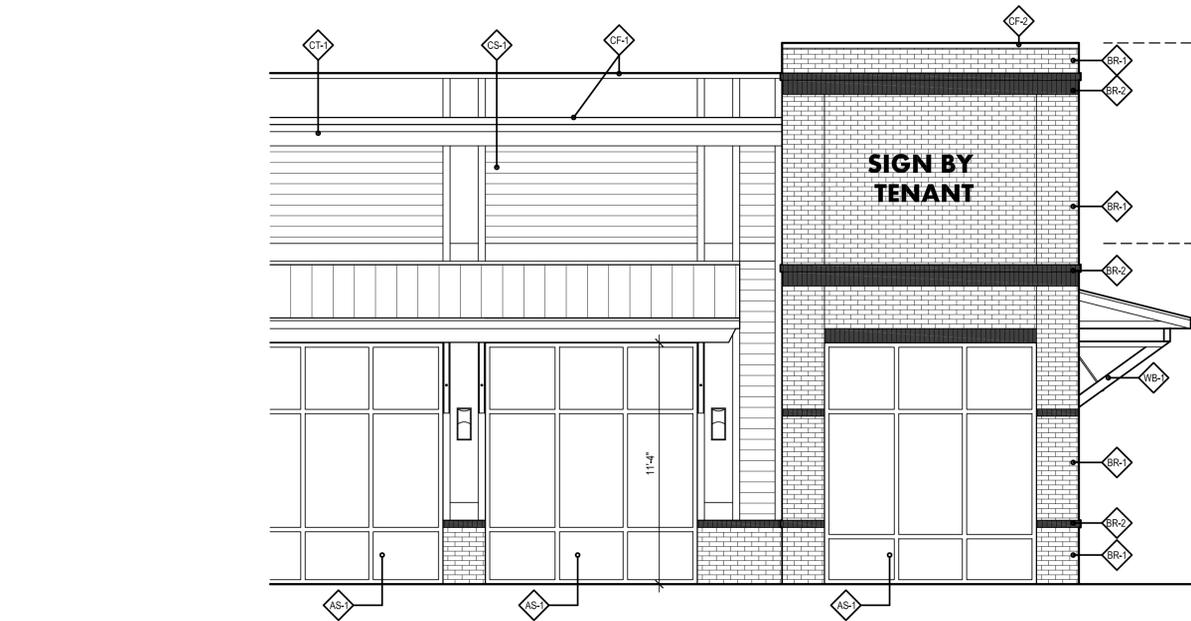
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EXTERIOR ELEVATIONS:
 BUILDING B

A201.B

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A1
A202 **SITE LINE OF ROOFTOP EQUIPMENT**
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS/COLORS



BRICK (FIELD) HANSON "OLD SAVANNAH" #431 (MODULAR)



CEMENTITIOUS LAP SIDING CEMENTITIOUS PANELS SHERWIN WILLIAMS "CHATROOM" SW6171



BRICK (ACCENT) HANSON "CHOCOLATE WIRECUT" (MODULAR)



CEMENTITIOUS TRIM SHERWIN WILLIAMS "SEDATE GRAY" SW6169



MORTAR LAFARGE "CANYON BROWN"



EXPOSED STEEL SHERWIN WILLIAMS "URBANE BRONZE" SW7148



METAL ROOF AND PARAPET CAP FLASHING @ BRICK GUTTERS MCELROY - HARTFORD GREEN



ALUMINUM STOREFRONT DOOR & FRAMES DARK BRONZE ANODIZED ALUMINUM



PARAPET CAP FLASHING MCELROY - ASH GRAY AT CEMENTITIOUS SIDING



EMERGENCY EXIT LIGHTS (ABOVE EXIT DOORS) DUAL-LITE EVBOD COLOR: BLACK



WALL LIGHT LITHONIA MODEL WSR COLOR: DARK BRONZE



WALL LIGHT HINKLEY LIGHTING MODEL 1832 COLOR: DARK BRONZE

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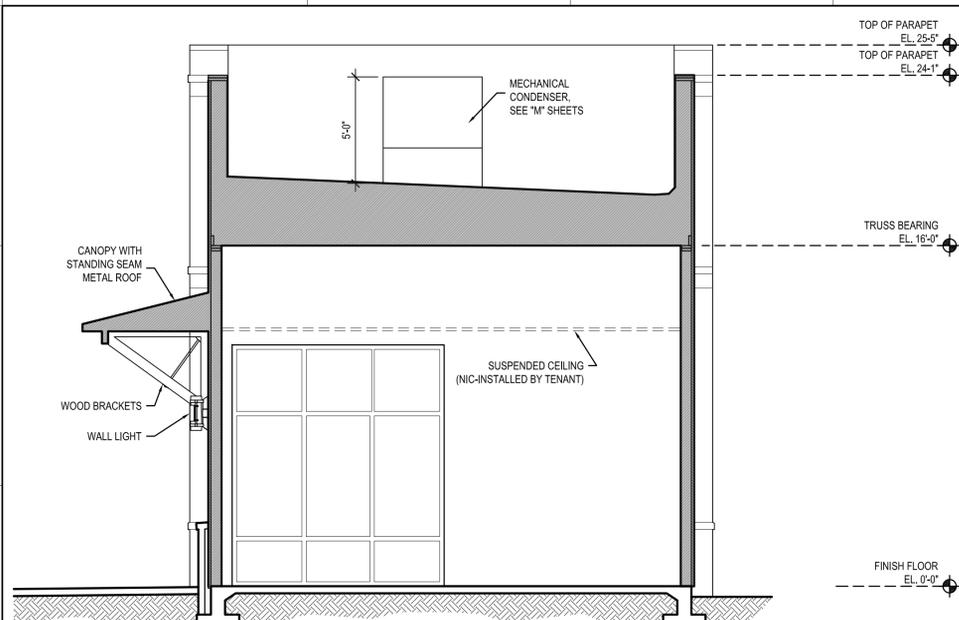
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EXTERIOR COLORS & MATERIALS BUILDING B

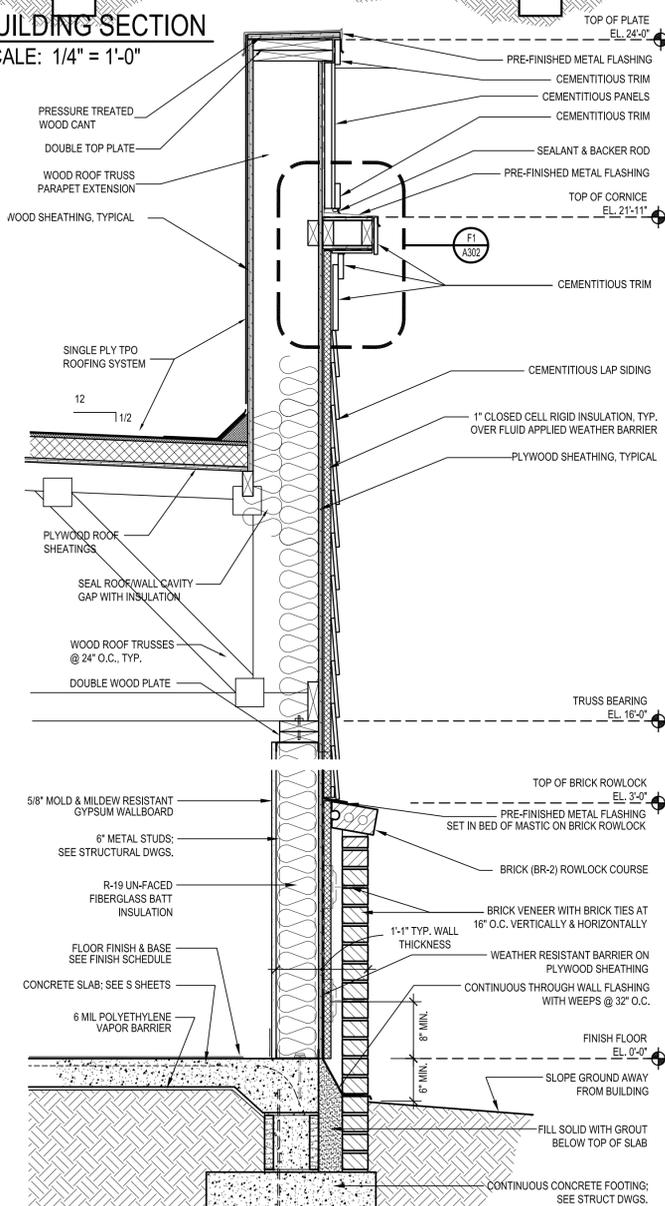
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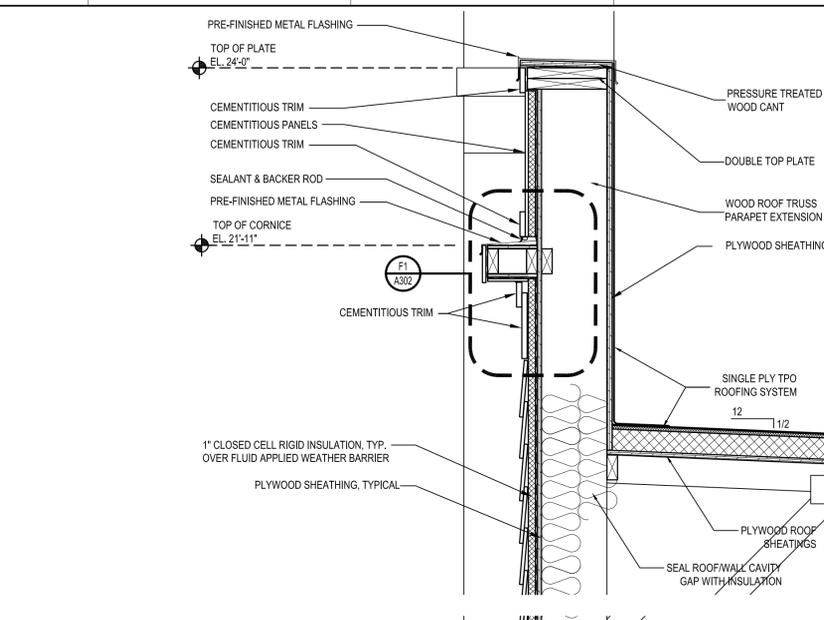
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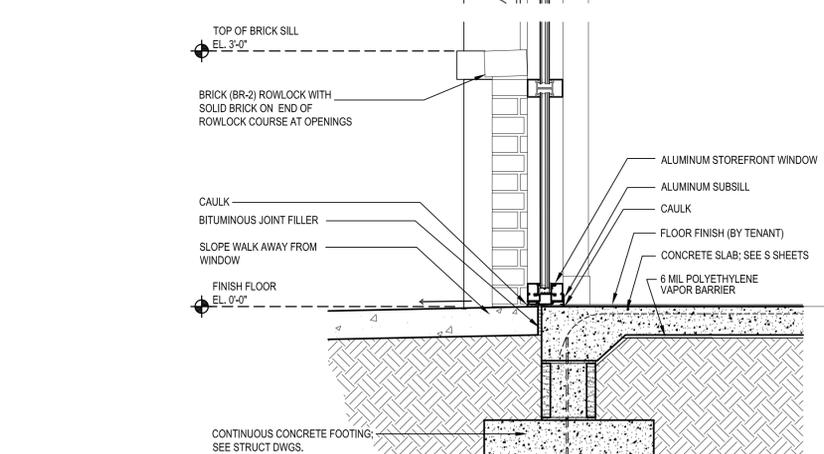
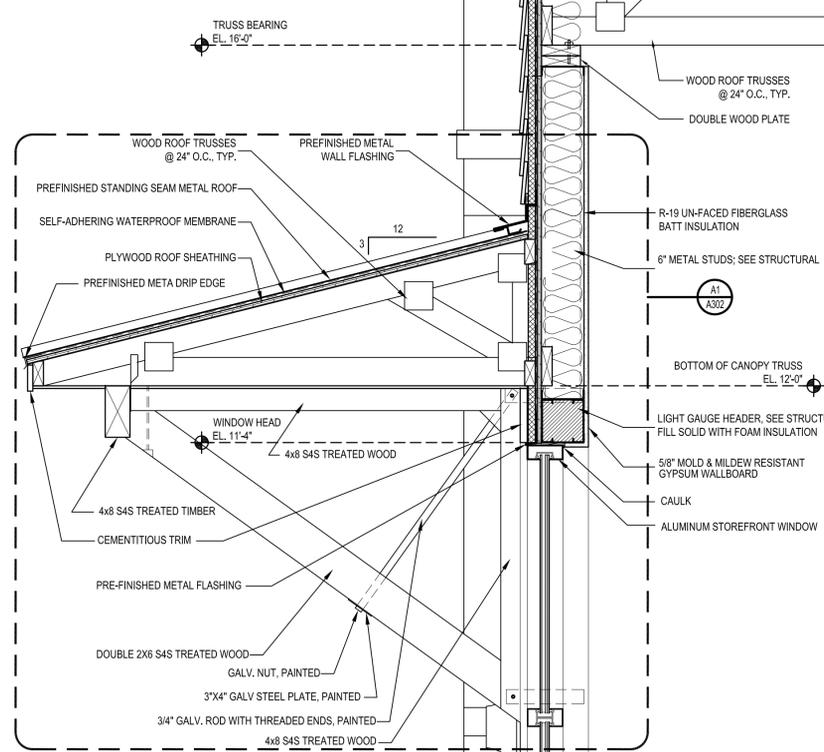
F1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



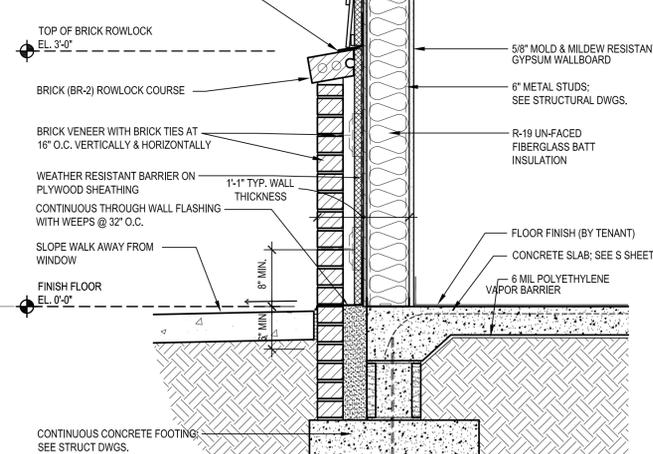
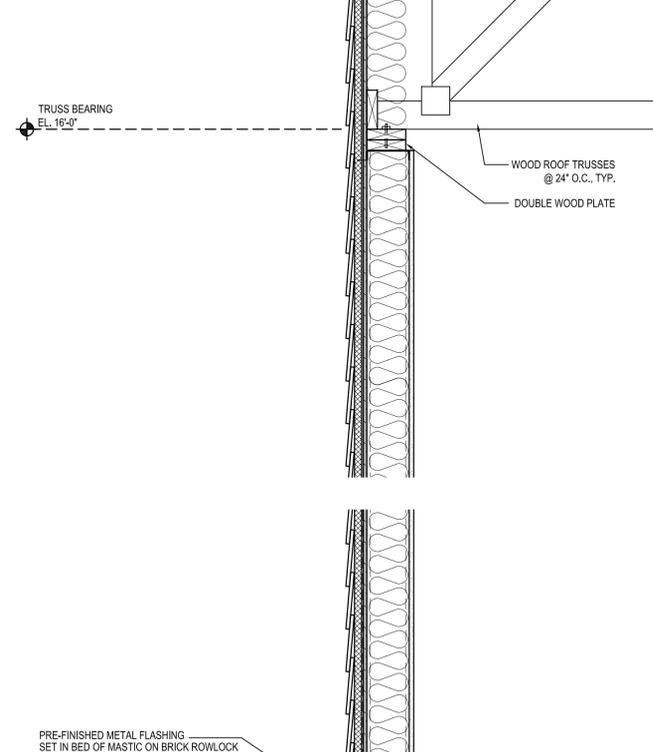
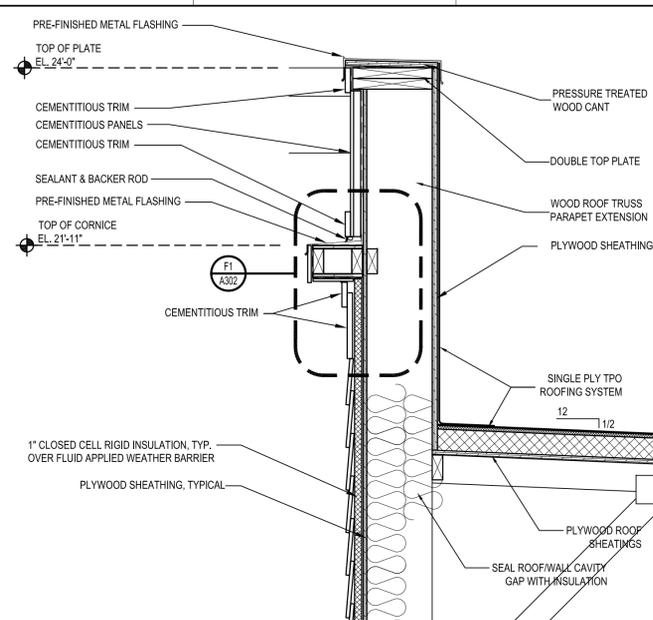
A1 WALL SECTION
SCALE: 1/4" = 1'-0"



A5 WALL SECTION
SCALE: 1 1/2" = 1'-0"



A5 WALL SECTION
SCALE: 1 1/2" = 1'-0"



A8 WALL SECTION
SCALE: 1 1/2" = 1'-0"

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COAST ARCHITECTS INC.
Charleston, SC No. 03038
REGISTERED ARCHITECT

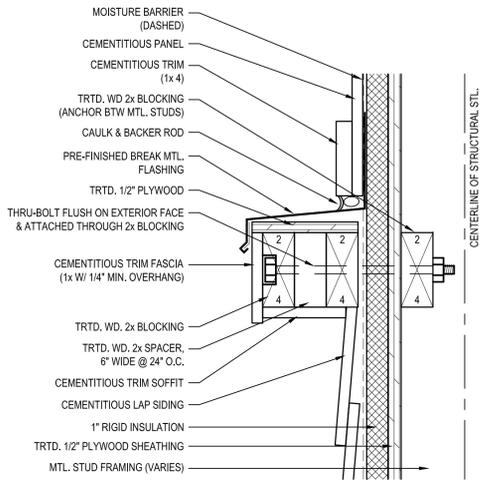
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FRANK A. MCCLURE, II
CHARLESTON, SC
NO. 4804
03.30.2015
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BEAUFORT, SOUTH CAROLINA

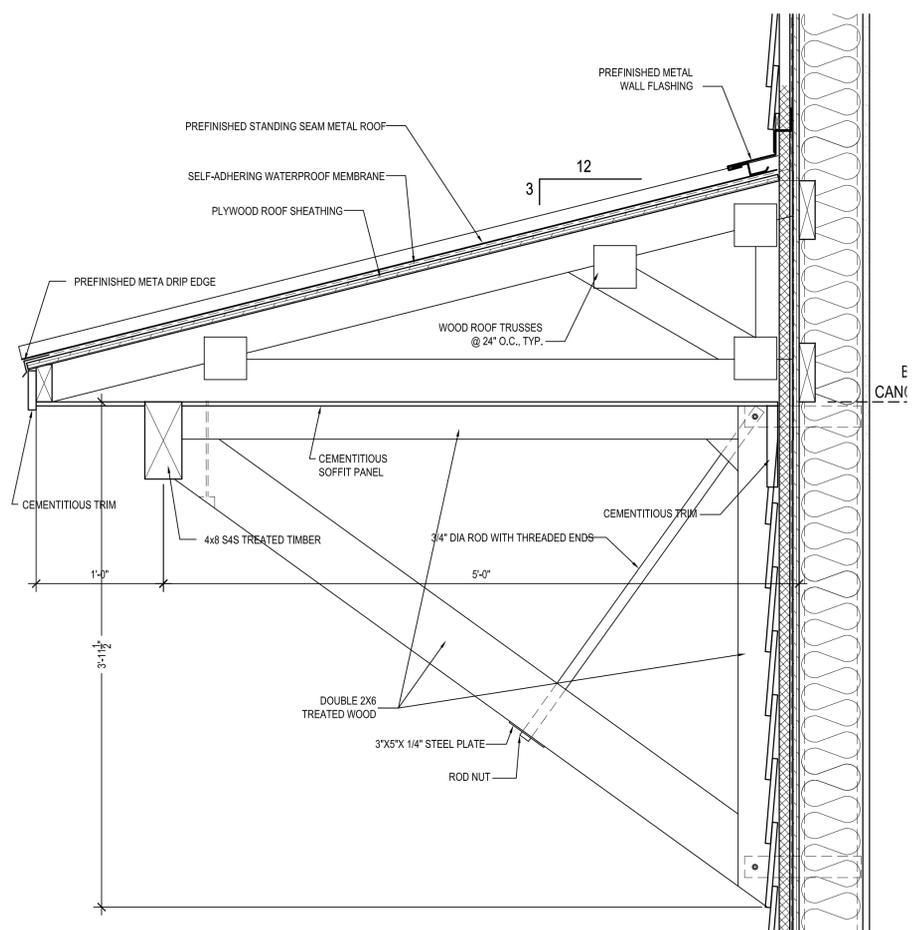
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CONSTRUCTION DOCUMENTS
A301.B
BUILDING & WALL SECTIONS

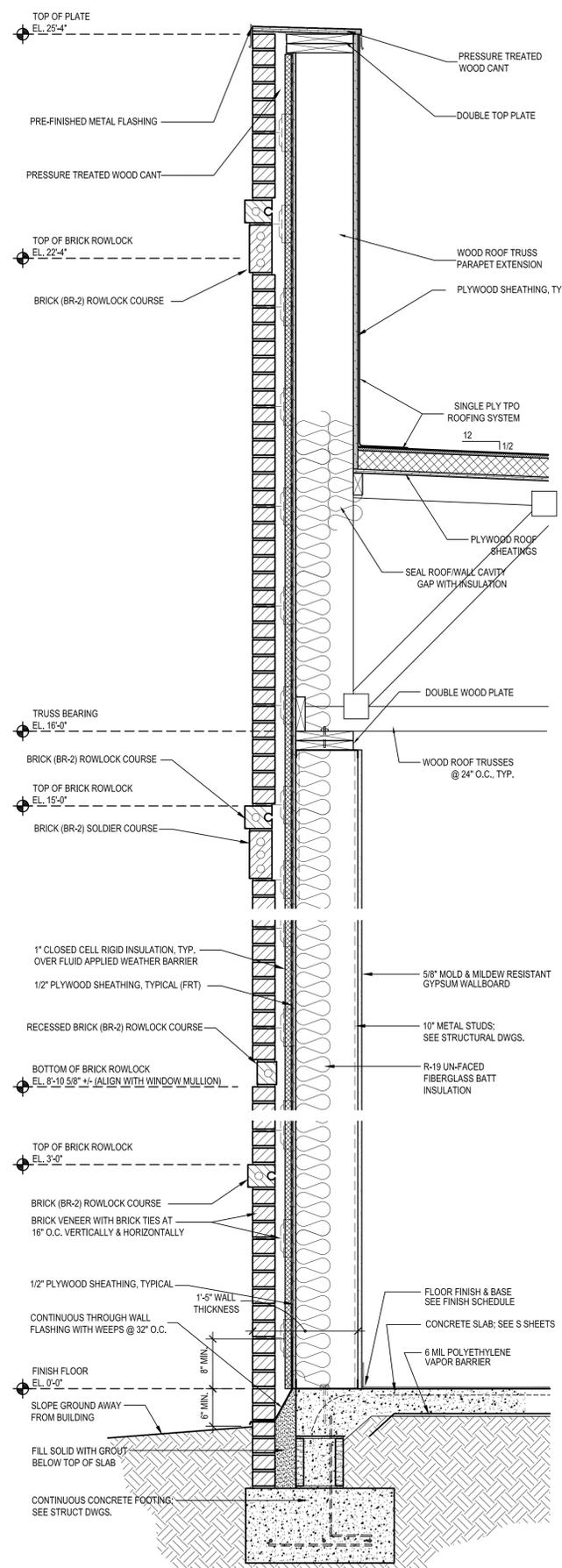
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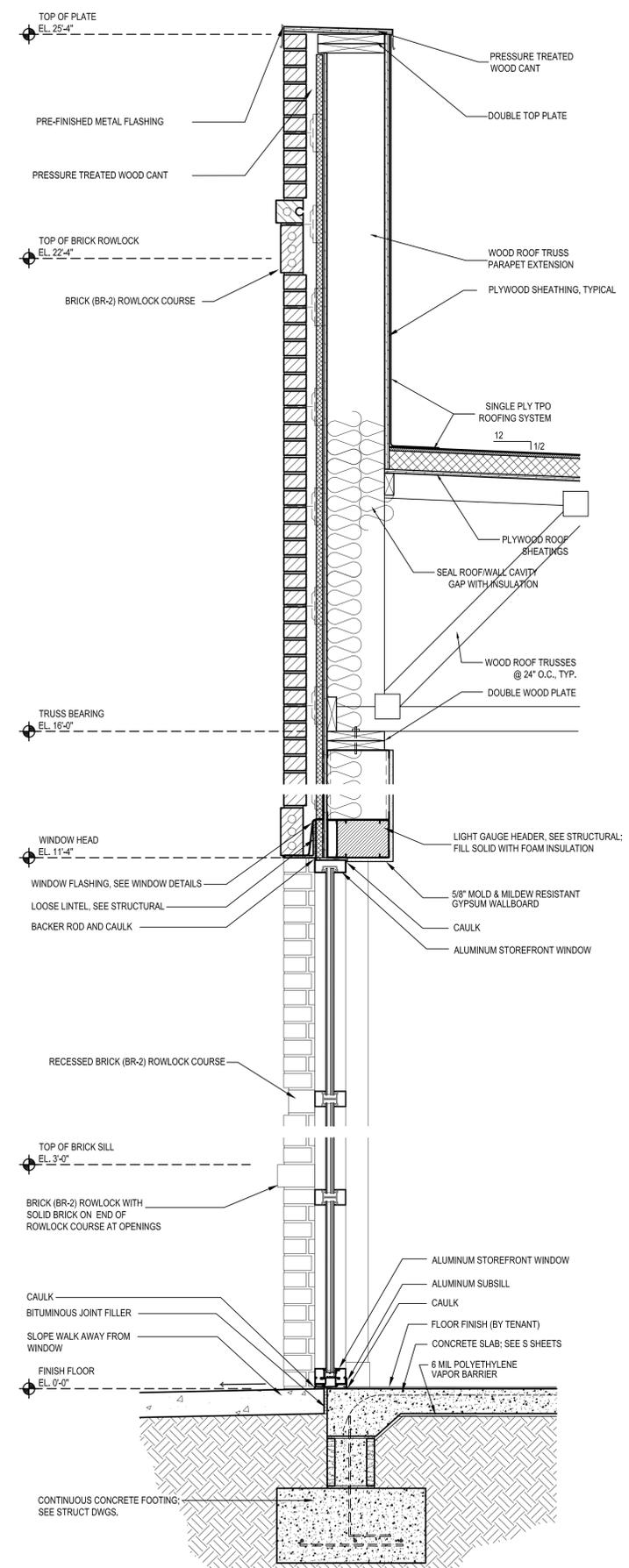
F1
A302
CORNICE TRIM DETAIL
SCALE: 3" = 1'-0"



A1
A302
WOOD BRACKET DETAIL
SCALE: 1 1/2" = 1'-0"



A5
A302
WALL SECTION
SCALE: 1" = 1'-0"



A8
A302
WALL SECTION
SCALE: 1" = 1'-0"

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COAST PROJECT NO.: 1433.00

DETAILS & WALL SECTIONS

A302.B

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DOOR SCHEDULE

DOOR NO.	ROOM NAME	DOOR TYPE	DOOR			FIRE RATING	DETAILS			HDWR	REMARKS
			W	H	T		H	J	S		
001A	RETAIL		3'-0"	7'-0"	1-3/4"		H	J3-SIM	S2	AS	
001B	RETAIL		3'-0"	7'-0"	1-3/4"		H	J3	S2	AS	
001C	RETAIL		3'-6"	7'-0"	1-3/4"		H	J4	S4	HM	

HARDWARE SCHEDULE

NOTE: THIS HARDWARE SCHEDULE IS FOR BIDDING PURPOSES ONLY. GENERAL CONTRACTOR TO PROVIDE FINAL HARDWARE BASED ON TENANT PROVIDED SPECIFICATION. SEE OUTLINE SPECIFICATION FOR ADDITIONAL HARDWARE REQUIREMENTS.

AS - ALUMINUM STOREFRONT DOORS

- BY STOREFRONT SUPPLIER:
- LOCK SET (WITH CONSTRUCTION CYLINDER)
 - PIVOT HINGES
 - CLOSER
 - PUSH AND PULL HANDLES
 - PERIMETER WEATHER STRIPPING

- BY HARDWARE SUPPLIER:
- PERMANENT CYLINDER (KEYED TO MATCH"EN")

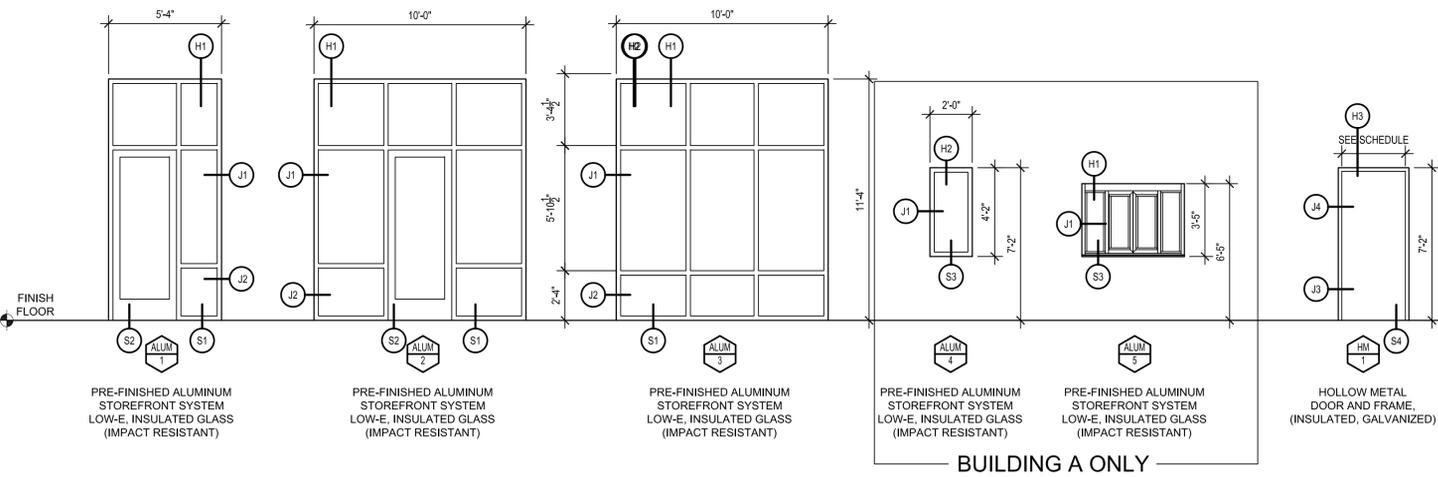
HM - HOLLOW METAL DOORS

- BY HARDWARE SUPPLIER:
- DOOR CLOSER/HOLD-OPEN
 - LOCK SET (KEYED TO MATCH "AS")
 - PEEP HOLE
 - THRESHOLD
 - PERIMETER WEATHER STRIPPING
 - BOTTOM DOOR SWEEP
 - TOP DRIP EDGE
 - TOE KICK

INTERIOR FINISHES

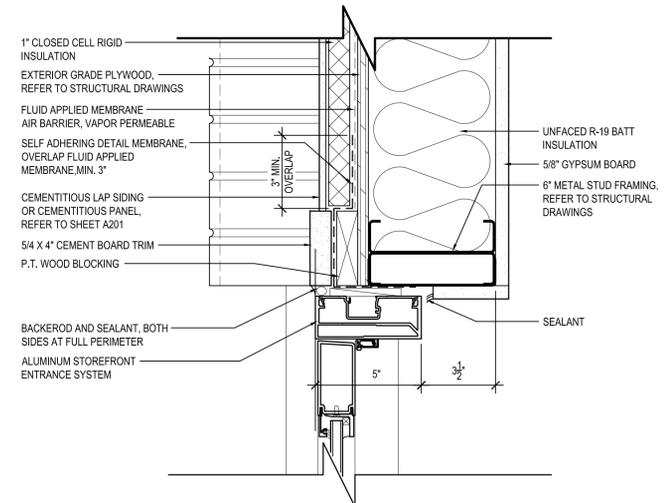
RETAIL 001:

- FLOOR: UNFINISHED CONCRETE (READY FOR STAINING)
- BASE: NONE
- WALLS: 5/8" GWB, PRIMED
- CEILING: NONE (EXPOSED WOOD TRUSSES)



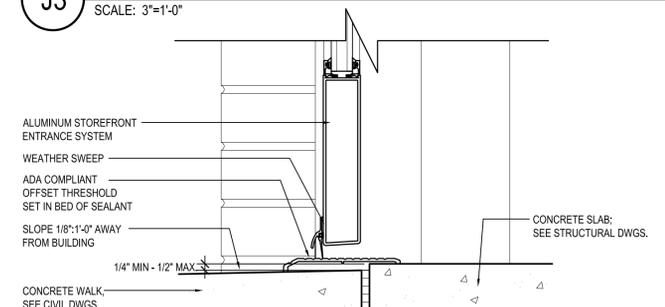
A1 DOOR AND WINDOW TYPES

A401 SCALE: 1/4" = 1'-0"



J3 JAMB FOR ALUMINUM STOREFRONT DOOR/FRAME AT EXTERIOR WALL

SCALE: 3" = 1'-0"



S2 SILL FOR ALUMINUM STOREFRONT DOOR/FRAME AT EXTERIOR WALL

SCALE: 3" = 1'-0"

A7 DOOR AND WINDOW DETAILS

A401 SCALE: 3" = 1'-0"

coast architects
671 St. Andrews Blvd., Charleston, SC 29407
Phone: 843.763.7064 Fax: 843.763.7061
www.coastarchitects.net



COMMERCIAL SHELL BUILDING B
LOVEJOY STREET - BEAUFORT TOWN CENTER
BEAUFORT, SOUTH CAROLINA

REVISIONS:



DRAWN BY: ALR
CHECKED BY: FAM
DATE: 02.25.2015

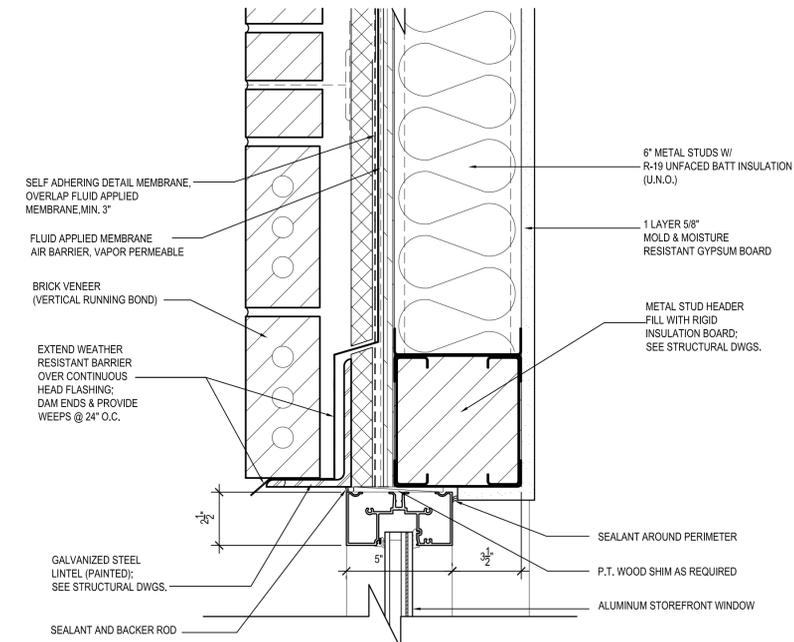
COAST PROJECT NO.: 1433.00

DOOR SCHEDULE
DOOR/WINDOW
TYPES, DETAILS
& INT FINISHES

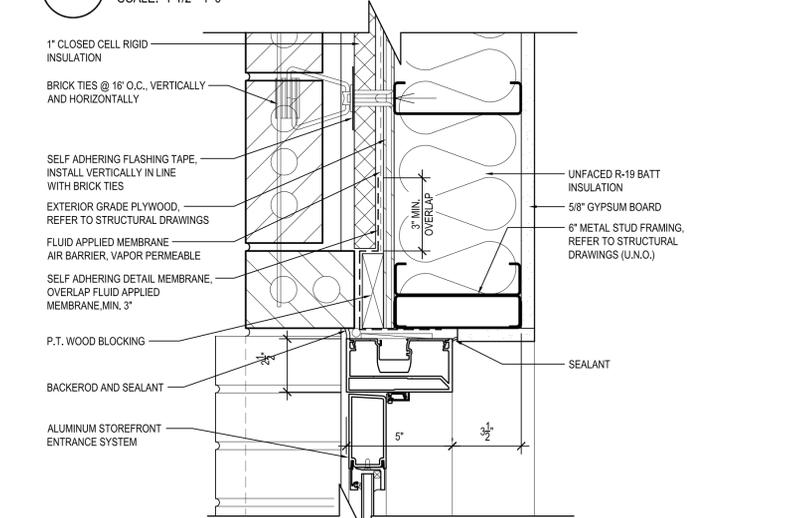
A401

CONSTRUCTION DOCUMENTS

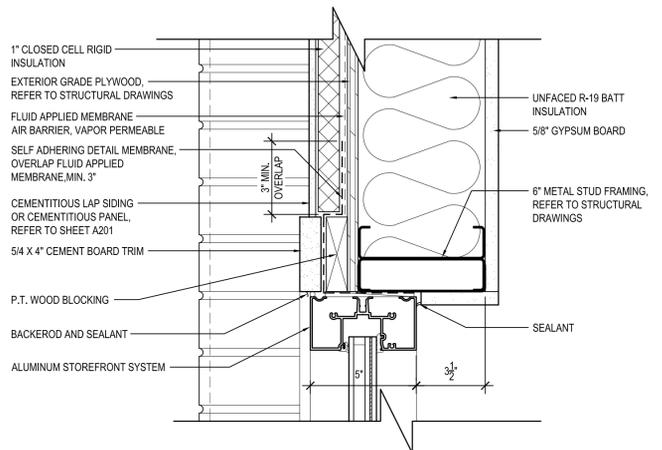
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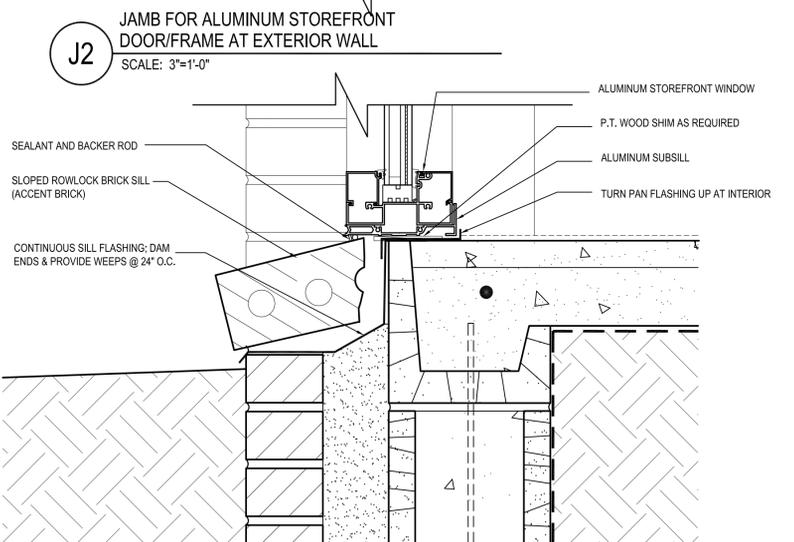
H2 HEAD AT ALUM. STOREFRONT WINDOW AT EXTERIOR MASONRY / METAL STUD WALL
SCALE: 1-1/2"=1'-0"



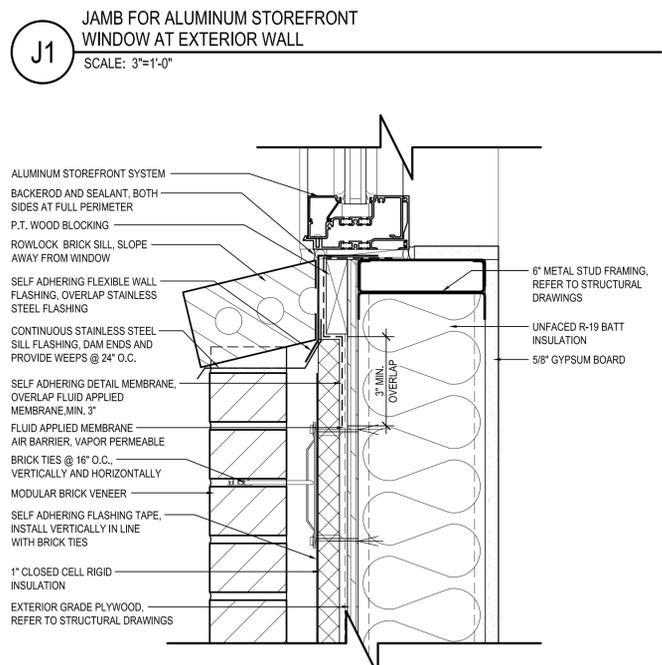
H1 HEAD FOR ALUMINUM STOREFRONT WINDOW AT EXTERIOR WALL
SCALE: 3"=1'-0"



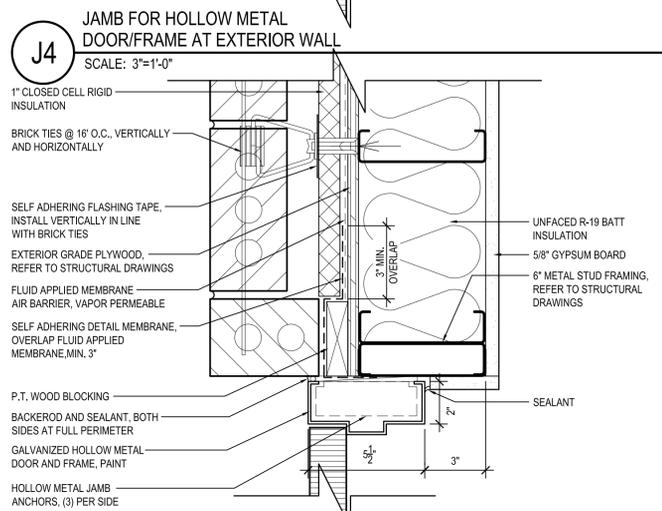
H3 HEAD FOR HOLLOW METAL DOOR/FRAME AT EXTERIOR WALL
SCALE: 3"=1'-0"



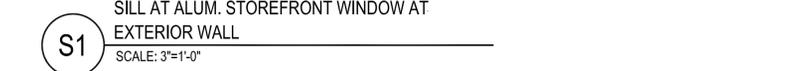
J2 JAMB FOR ALUMINUM STOREFRONT DOOR/FRAME AT EXTERIOR WALL
SCALE: 3"=1'-0"



J1 JAMB FOR ALUMINUM STOREFRONT WINDOW AT EXTERIOR WALL
SCALE: 3"=1'-0"



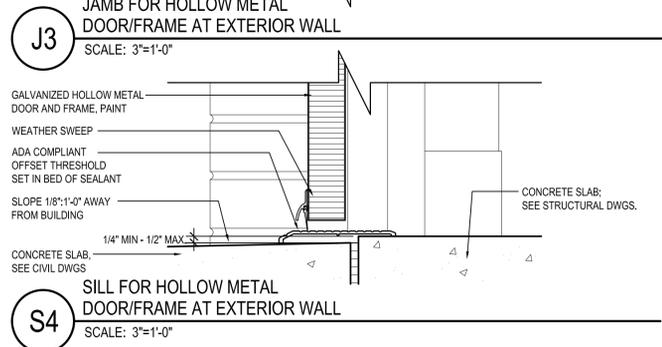
J4 JAMB FOR HOLLOW METAL DOOR/FRAME AT EXTERIOR WALL
SCALE: 3"=1'-0"



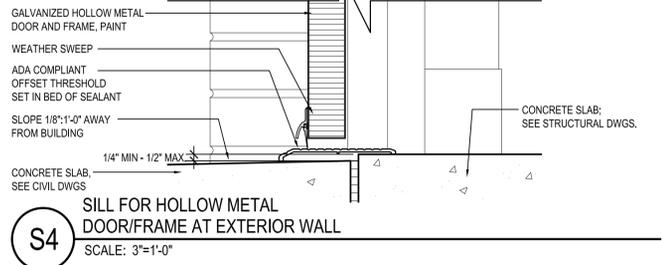
S1 SILL AT ALUM. STOREFRONT WINDOW AT EXTERIOR WALL
SCALE: 3"=1'-0"



S3 SILL FOR ALUMINUM STOREFRONT WINDOW AT EXTERIOR WALL
SCALE: 3"=1'-0"



J3 JAMB FOR HOLLOW METAL DOOR/FRAME AT EXTERIOR WALL
SCALE: 3"=1'-0"



S4 SILL FOR HOLLOW METAL DOOR/FRAME AT EXTERIOR WALL
SCALE: 3"=1'-0"

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COMMERCIAL SHELL BUILDING B
LOVEJOY STREET - BEAUFORT TOWN CENTER
BEAUFORT, SOUTH CAROLINA

REVISIONS:
△
△
△
DRAWN BY: ALR
CHECKED BY: FAM
DATE: 02.25.2015
COAST PROJECT NO.: 1433.00

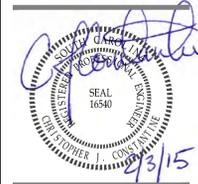
DOOR AND WINDOW DETAILS

A402

CONSTRUCTION DOCUMENTS

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CONSTANTINE ENGINEERING ASSOCIATES, LLC
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COMMERCIAL SHELL BUILDING B
 LOVEJOY STREET - BEAUFORT TOWN CENTER
 BEAUFORT, SOUTH CAROLINA

REVISIONS:
 DRAWN BY: DDF
 CHECKED BY: CJC
 DATE: 02.03.2015
 COAST PROJECT NO.: 1433.00

CONSTRUCTION DOCUMENTS
PLUMBING PLAN: BUILDING B
P101.B

LEGEND

- COLD WATER LINE, CW
- SANITARY DRAIN LINE
- GW GREASE WASTE LINE
- G GAS LINE
- BRANCH ISOLATION VALVE
- HB HOSE BIBB

GENERAL NOTES

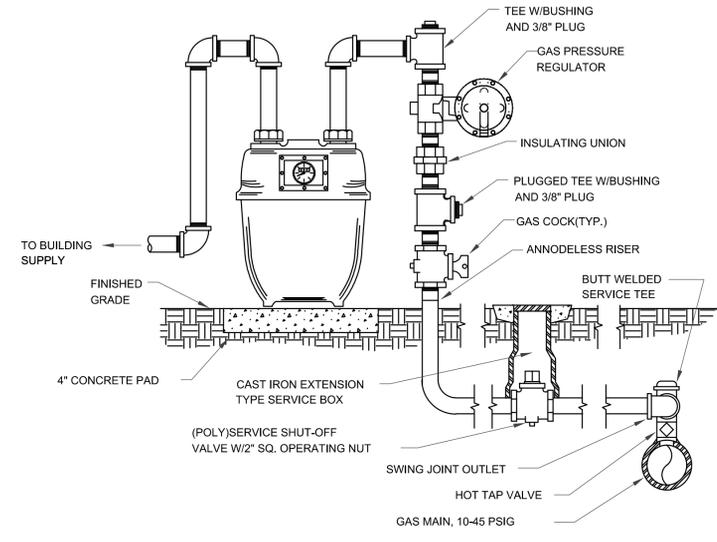
- G1. PROVIDE LABOR, EQUIPMENT AND MATERIALS TO COMPLETE THE PLUMBING WORK INDICATED ON THESE DRAWINGS AS REQUIRED BY LOCAL CODE AND ORDINANCES.
- G2. INCLUDE WASTE, VENT, DOMESTIC COLD & HOT WATER PIPING, AS INDICATED ON THESE DRAWINGS, AS WELL AS INSULATION OF PIPING.
- G3. INCLUDE ITEMS, SUCH AS FITTINGS, ETC. NOT MENTIONED BUT UNDERSTOOD TO BE NECESSARY TO COMPLETE THE PLUMBING SYSTEM.
- G4. SOIL, WASTE, VENT AND WATER PIPING MATERIALS MUST MEET OR EXCEED LOCAL CODES.
- G5. PROVIDE CLEANOUTS FOR SOIL AND WASTE LINES THAT MEET OR EXCEED LOCAL CODES.
- G6. CAP STUBS FOR THE DRAINAGE SYSTEM UNTIL FINISHED WORK IS INSTALLED.
- G7. COMPLETE WORK IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE AND LOCAL ORDINANCES. SEE SPECIFICATIONS FOR PRODUCT AND INSTALLATION REQUIREMENTS.
- G8. GUARANTEE WORK UNDER THIS CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP. MATERIALS AND EQUIPMENT FOR ONE YEAR AFTER ACCEPTANCE OF THE BUILDING BY THE OWNER. SHOULD SUCH DEFECTS OCCUR DURING THE ONE YEAR PERIOD, REPAIR AND/OR REPLACE DEFECTIVE ITEMS AND DAMAGE RESULTING FROM THE FAILURE OF THESE ITEMS AT NO EXPENSE WHATSOEVER TO THE OWNER.

PLUMBING SPECIFICATIONS

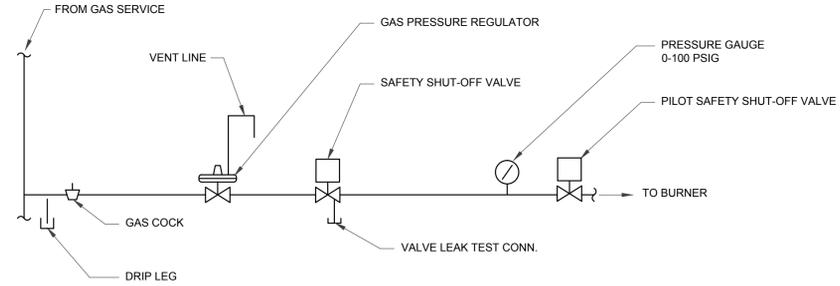
- COMMON PIPING REQUIREMENTS**
1. SUPPORTING DEVICES
 - A. Hanger and Pipe Attachments: Factory fabricated with galvanized coatings; nonmetallic coated for hangers in direct contact with copper tubing.
 2. INSTALLATION
 - A. Install piping free of sags and bends.
 - B. Install fittings free of sags and branch connections.
 - C. Install sleeves for pipes passing through walls, gypsum-board partitions and concrete floor.
 - D. Exterior Wall, Pipe Penetrations: Mechanical sleeve seals installed in steel or cast-iron pipes for wall sleeves.
 - E. Install dielectric coupling and nipple fittings to connect piping materials of dissimilar metals in water piping.
 3. HANGERS AND SUPPORTS
 - A. Install building attachments within concrete or to structure. Install additional attachments at concentrated loads, and at changes in direction of piping.
 - B. Load Distribution: Install hangers and supports so piping live and dead loading and stresses from movement will not be transmitted to connected equipment.

- DOMESTIC WATER PIPING**
1. PIPES AND TUBES
 - A. Hard Copper Tube: ASTM B 88, Type L, water tube, drawn temper.
 - B. Soft Copper Tube: ASTM B 88, Type K, water tube, annealed temper.
 2. FITTINGS
 - A. Wrought-Copper, Solder-Joint Pressure Fittings: ASME B16.22.
 - B. Cast-Copper-Alloy, Solder-Joint Pressure Fittings: ASME B16.18.
 - C. Copper Unions: ASME B16.18, cast-copper-alloy body, hexagonal stock, with ball-and-socket joint, metal-to-metal sealing surfaces, and solder-joint, threaded, or solder-joint and threaded ends. Threads complying with ASME B1.20.1.
 - D. Ductile- and Gray-Iron Gasketed Fittings: AWWA C110 standard pattern or ductile-iron AWWA C153 compact pattern, 250-psig minimum pressure rating, with AWWA C104 cement-mortar lining and AWWA C111 rubber gaskets.
 3. JOINING MATERIALS
 - A. Solder Filler Metal: ASTM B 32, alloys to suit system requirements.
 - B. Brazing Filler Metals: AWS A5.8, alloys to suit system requirements.
 4. PIPING APPLICATIONS
 - A. Install listed pipe materials and joint methods below in the following applications:
 1. Underground, Service Entrance Piping: soft copper tube, Type K, seamless.
 2. Aboveground: hard copper tube, Type L; wrought-copper or cast-copper-alloy pressure fittings; copper unions; bronze flanges; and solder joints with Alloy Sn95, Sn94, or E solder.
 5. VALVE APPLICATIONS
 - A. Install gate valves close to main on each branch and riser serving 2 or more plumbing fixtures or equipment connections and where indicated.
 - B. Install gate or ball valves on inlet to each plumbing equipment item, on each supply to each plumbing fixture not having stops on supplies, and elsewhere as indicated.
 - C. Install drain valve at base of each riser, at low points of horizontal runs, and where required to drain water distribution piping system.
 6. PIPING INSTALLATIONS
 - A. Install hangers and supports at intervals indicated in the applicable Plumbing Code and as recommended by pipe manufacturer.
 - B. Install water hammer arresters at location indicated and elsewhere as required for acceptable control of water shock.
 7. INSPECTING AND CLEANING
 - A. Inspect and test piping systems following procedures of authorities having jurisdiction.
 - B. Clean and disinfect water distribution piping following procedures of authorities having jurisdiction.
 8. PIPE INSULATION
 - A. Cold water: 1/2-inch elastomeric, closed cell type.
 - B. Hot water: 3/4-inch elastomeric, closed cell type.

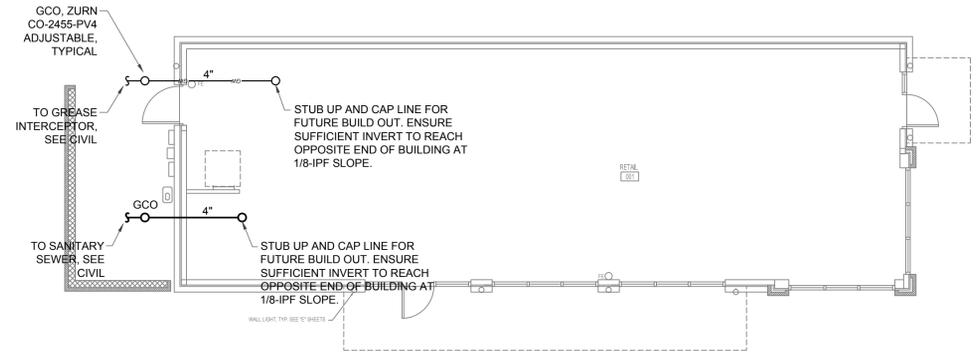
- GAS PIPING**
1. PIPES AND TUBES
 - A. Steel pipe: ASTM A53; type E or S; Grade B; Schedule 40; Black
 2. FITTINGS
 - A. Steel threaded fitting; ASME B16.11, forged steel with threaded ends according to ASME B1.20.1 with joint compound and tape suitable for natural gas.
 - B. Unions: Provide adjacent to each valve and at final connections to equipment.
 3. VALVES
 - A. Quick disconnect: ANSI Z21.41.
 - B. Valves: Threaded ends; ASME B1.20.1
 - C. Appliance Connector; ANSI Z21.15.
 - D. Automatic ANSI Z21.21 with electrical operator for actuation by appliance automatic shut-off device.
 4. PIPING INSTALLATION
 - A. Hangers: Install at intervals indicated in applicable Plumbing Code.
 - B. Provide seismic cable at each hanger per manufacturers recommendations.
 5. INSPECTION
 - A. Inspect and test piping systems following procedures of authorities having jurisdiction.
- SANITARY WASTE AND VENT PIPING**
1. PIPES AND TUBES
 - A. PVC Plastic, DWV Pipe: ASTM D 2665, Schedule 40, plain ends.
 2. FITTINGS
 - A. PVC Plastic, DWV Pipe Fittings: ASTM D 2665, made to ASTM D 3311; socket-type; drain, waste, and vent pipe patterns.
 3. PIPE APPLICATIONS
 - A. PVC Plastic, DWV Pipe: PVC socket-type drain, waste, and vent pipe pattern fittings; and solvent-cemented joints.
 4. PIPING INSTALLATION
 - A. Install cleanout and extension to grade at connection of building sanitary drain and building sanitary sewer.
 - B. Locate drainage piping runouts as close as possible to bottom of floor slab supporting fixtures or drains.
 5. INSPECTION
 - A. Inspect and test piping systems following procedures of authorities having jurisdiction.



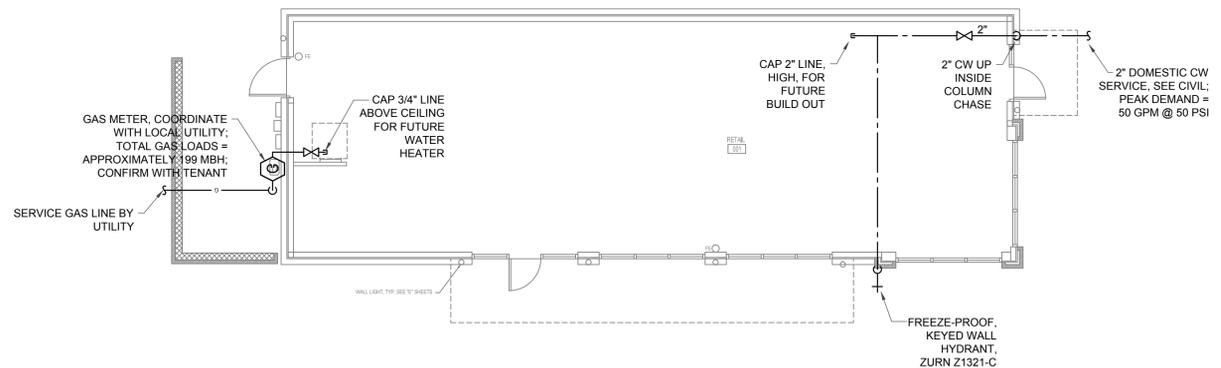
F5 GAS METER INSTALLATION
 NO SCALE



C5 TYPICAL EQUIPMENT GAS TRAIN
 NO SCALE



C1 PLUMBING PLAN - DRAIN, WASTE, VENT
 1/8" = 1'-0"



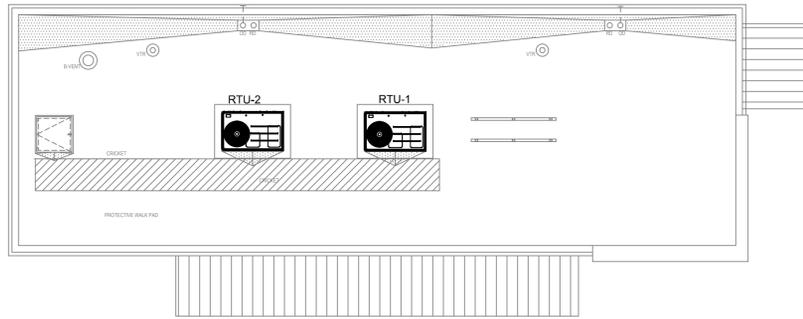
A1 PLUMBING PLAN - SUPPLY
 1/8" = 1'-0"

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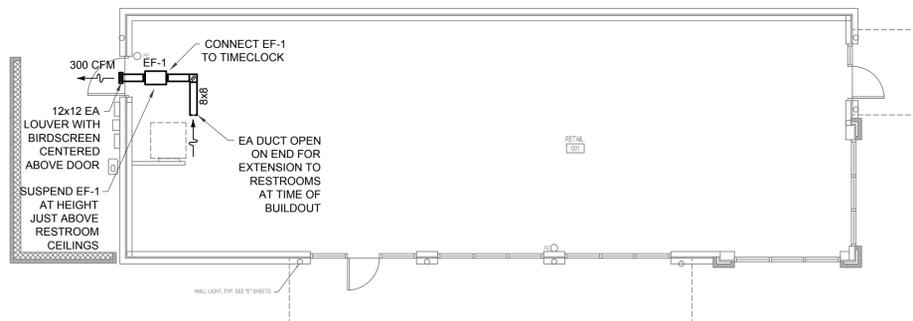
PACKAGED ROOFTOP HEAT PUMP SCHEDULE													
SYMBOL	AIR HANDLING SECTION				COOLING CAPACITY @95°F (MBTUH)			HEATING SECTION			ELECTRICAL VOLTS/Φ/MCA/MOCP	FILTER	DESIGN BASIS
	TOTAL CFM	O.A. CFM	AIR ENTR.	E.S.P. I.W.G.	TOTAL	SENS.	(S)EER	MBH	KW	TOT MBH			
RTU-1	2000	250	80Fdb/67Fwb	0.5	58.4	44.3	13	58.5	13.1	44.6	208V/3Ø/75.6/80	2" PLEATED @ UNIT	TRANE WSC060E3RGA**F0B300000300010
RTU-2	2000	250	80Fdb/67Fwb	0.5	58.4	44.3	13	58.5	13.1	44.6	208V/3Ø/75.6/80	2" PLEATED @ UNIT	TRANE WSC060E3RGA**F0B300000300010

NOTES

- PROVIDE WITH SINGLE POINT POWER CONNECTION. DISCONNECT AND CONVENIENCE OUTLET BY ELECTRICAL.
- SEER BASED ON ARI NET COOLING CAPACITY.
- UNITS TO BE DOWNFLOW TYPE AND MOUNTED ON SEISMIC CURB SIZED TO MATCH UNIT AND MOUNTED ON ROOF. COORDINATE WITH ROOFER.
- PROVIDE WITH ECONOMIZER, REFERENCE ENTHALPY 0-100% WITH BAROMETRIC RELIEF.
- PROVIDE WITH TIME INITIATED, TEMPERATURE DEFROST SYSTEM.
- PROVIDE MANUFACTURER'S MATING CONTROLS- 24/7 PROGRAMMABLE THERMOSTAT/HUMIDISTAT
- PROVIDE DUCT MOUNTED SMOKE DETECTOR IN THE RETURN DUCT OF ALL ROOFTOP UNITS TO DE-ENERGIZE THE SUPPLY FAN SHOULD SMOKE BE DETECTED. DUCT MOUNTED SMOKE DETECTORS FURNISHED BY FIRE ALARM, INSTALLED BY MECHANICAL AND WIRED BY FIRE ALARM.
- RELIATEL MICROPROCESSOR
- BLACK EPOXY PRE-COATED CONDENSER COIL WITH HAIL GUARD
- INCLUDE DEHUMIDIFICATION OPTION.
- OPENINGS IN ROOF SHALL MATCH DUCT DROP DIMENSIONS; NO OVERCUTTING OF OPENINGS. SEAL ROOF OPENINGS AROUND DUCT PENETRATIONS AIR TIGHT.
- COORDINATE EXACT LOCATION OF RTUs WITH WOULD TRUSS SPACING TO ALLOW SUPPLY AND RETURN TO PASS BETWEEN THE TRUSSES.

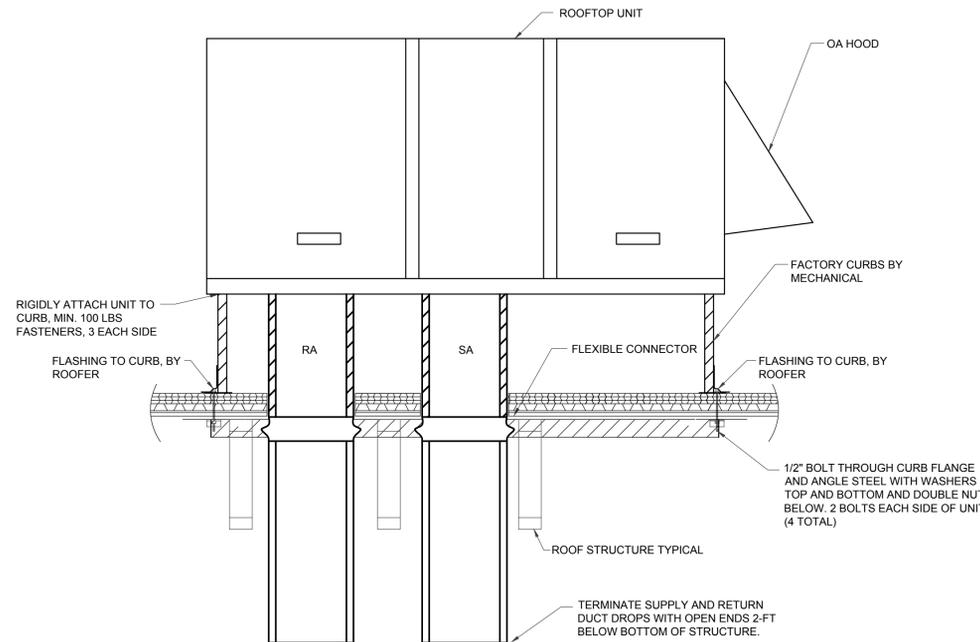


D1 MECHANICAL PLAN - ROOF
1/8" = 1'-0"
0 4' 8' 16'



A1 MECHANICAL PLAN - FIRST FLOOR
1/8" = 1'-0"
0 4' 8' 16'

EXHAUST FAN SCHEDULE									
SYMBOL	MFR	MODEL	CFM	ST PR (IWG)	DRIVE	FAN RPM	MOTOR POWER	VOLTS/PHASE	NOTES
EF-1	GREENHECK	SQ-95-G	300	0.2	DIRECT	988	1/15 HP	115V / 1 PH	1. GALVANIZED STEEL HOUSING, BACKWARD INCLINED ALUMINUM WHEEL 2. NEMA-1 TOGGLE SWITCH AND J-BOX MOUNTED AND WIRED 3. SPRING ISOLATOR HANGERS 4. SOLID STATE SPEED CONTROL, UNIT MOUNTED, FOR BALANCING.



A1 PACKAGED ROOFTOP UNIT
NO SCALE

LEGEND

- TURNING VANES
- EA EXHAUST AIR
- RTU ROOFTOP UNIT
- EF EXHAUST FAN

GENERAL NOTES

- PROVIDE LABOR, MATERIALS AND EQUIPMENT TO COMPLETE THE HVAC WORK INDICATED ON THE DRAWINGS AND AS REQUIRED BY LOCAL CODES AND ORDINANCES.
- FURNISH AND INSTALL HEATING AND COOLING UNITS AS INDICATED ON THE DRAWINGS.
- FABRICATE AND INSTALL DUCTWORK IN ACCORDANCE WITH SMACNA STANDARDS.
- INSTALL CONTROL SYSTEM COMPLETE WITH WIRING, COMPONENTS, ETC., TO PERFORM CONTROL SEQUENCE AS PER FACTORY RECOMMENDATIONS.
- INSTALL AND CONNECT THE HVAC SYSTEM IN STRICT ACCORDANCE WITH LOCAL CODES, ORDINANCES AND THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
- ADJUST CONTROLS AND EQUIPMENT FOR PROPER OPERATION. LUBRICATE AND CLEAN EQUIPMENT PRIOR TO ACCEPTANCE OF BUILDING BY OWNER.
- COORDINATE WORK WITH THE ELECTRICAL INSTALLER.
- FURNISH THE OWNER WITH OPERATING MANUALS AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT INSTALLED.
- GUARANTEE WORK INSTALLED UNDER THE CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS, USUAL WEAR EXPECTED. SHOULD SUCH DEFECTS DEVELOP WITHIN A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE BUILDING BY THE OWNER, REPAIR AND/OR REPLACE DEFECTIVE ITEMS AND DAMAGE, RESULTING FROM FAILURE OF THESE ITEMS, AT NO EXPENSE WHATSOEVER TO THE OWNER. PROVIDE FIVE (5) YEAR COMPRESSOR WARRANTY.

MECHANICAL SPECIFICATIONS

- MECHANICAL INSULATION**
- SECTION REQUIREMENTS
 - Summary: Mechanical insulation includes duct insulation for indoor applications.
 - Submit Product Data for each type of mechanical insulation
 - Quality Assurance: UL labeled with maximum flame-spread rating of 25 and maximum smoke-developed rating of 50 according to ASTM E 84.
 - DUCT AND EQUIPMENT INSULATION
 - New Indoor Duct Insulation: ASTM C 553, Type II, Class F1, jacketed blankets with a k-value of 0.31 at 75 deg F mean temperature.
 - INSTALLATION
 - Seal vapor-barrier penetrations for hangers, supports, anchors, and other projections.
 - Install duct insulation as follows:
 - Install insulation continuously on supply and return ducts. Maintain insulation vapor retarder.
 - Blanket Insulation Installation: Bond ducts having long sides or diameters smaller than 24 inches with bonding adhesive applied in 6-inch- wide transverse strips on 12-inch centers. Bond ducts having long sides or diameters 24 inches and larger with anchor pins spaced 12 inches apart each way. Apply bonding adhesive to prevent sagging of insulation. Overlap joints 3 inches. Seal joints, breaks, and punctures with vapor-barrier compound.
 - Duct Insulation Thickness and Application Schedule: Insulate ducts with the following material and thickness:
 - Fiberglass blanket, 3 inches thick.

PACKAGED ROOFTOP HEAT PUMP UNITS

- SECTION REQUIREMENTS
 - Submit Product Data
 - Submit Shop Drawings, including mounting and installation details for curbs.
- PACKAGED UNITS
 - Factory assembled and tested, consisting of compressors, condensers, evaporator coils, auxiliary electric heating coils, condenser and evaporator fans, refrigeration and temperature controls, filters, and dampers. See schedule for manufacturer and model number.
 - Curbs: Manufacturer's standard corrosion-resistant-coated, insulated, seismic curb.
 - Operating Controls: 7-day programmable thermostats.
- INSTALLATION
 - Install units level and plumb, and firmly anchored.
 - Install curb to pad, level according to NRCA installation recommendations. Install and secure unit on curb.
 - Install supply and return duct drops to 24-inches below roof structure for extension by others during tenant buildout.
 - Connect unit to wiring systems and to ground.
 - Tighten connectors and terminals according to tightening torques specified in UL 486A and UL 486B.
 - Suspend thermostats 5-ft above ground floor with 75-ft of control wiring back to RTUs.

DUCTS AND ACCESSORIES

- SECTION REQUIREMENTS
 - Summary: Metal and nonmetal ducts and accessories in pressure classes 2 inch wg (500 Pa) or less.
 - Comply with 90A.
- Ducts
 - Galvanized Sheet Steel: Lock-forming quality, ASTM A 653, G90 (ASTM A 653M, Z275).
 - Joint and Seam Sealant: Comply with UL 181A.
 - Rectangular Metal Duct Fabrication: Comply with SMACNA's "HVAC Duct Construction Standard for metal thickness, reinforcing types and intervals, tie-rod applications, and joint types and intervals.
- ACCESSORIES
 - Flexible Connectors: Flame-retarded or noncombustible fabrics, coatings, and adhesives complying with UL 181, class 1.
- Installation
 - Duct System Pressure Class: Construct and install each duct system for low pressure duct classification.
 - Support and connect metal ducts according to SMACNA's "HVAC Duct Construction Standard".
- TESTING, ADJUSTING, AND BALANCING
 - Balance supply, return, and outside airflows to indicated quantities. Test coil operations by taking temperature readings of EAT and LAT for both evaporator and condenser coils under full load operation. Also, at same time, record outside, and return air temperatures.
 - Provide reports to Engineer which are in full compliance with AABC or NEBB reporting standards.



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16468 Savannah Hwy., #181, Charleston, SC 29407
Phone: 843.628.7898, Fax: 843.628.7881

COMMERCIAL SHELL BUILDING B
LOVEJOY STREET - BEAUFORT TOWN CENTER
BEAUFORT, SOUTH CAROLINA

REVISIONS:
DRAWN BY: DDF
CHECKED BY: CJC
DATE: 02.03.2015
COAST PROJECT NO.: 1433.00

MECHANICAL PLAN:
BUILDING B

M101.B

CONSTRUCTION DOCUMENTS

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GENERAL ELECTRICAL NOTES

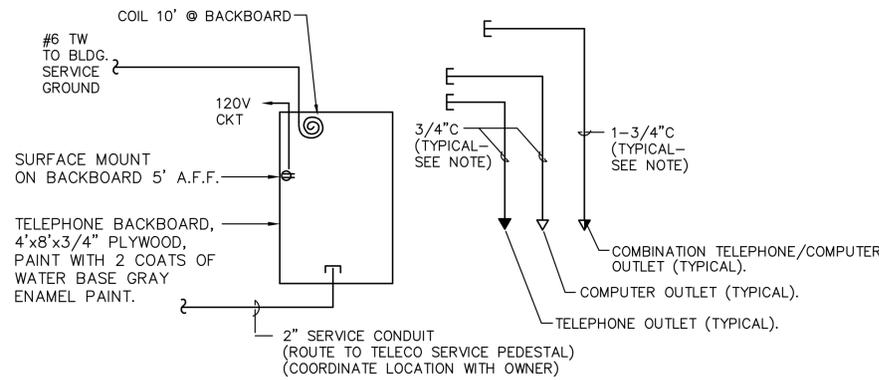
- FURNISH ALL MATERIALS AND LABOR NECESSARY TO PROVIDE COMPLETE AND PROPERLY OPERATING ELECTRICAL SYSTEMS. FURNISH ALL MATERIALS AND LABOR NECESSARY TO DEMONSTRATE TO THE OWNER AND TO THE ENGINEER THAT ALL SYSTEMS ARE OPERATING PROPERLY AND AS SPECIFIED. WARRANTY ALL WORK AND ALL MATERIALS, EQUIPMENT AND DEVICES FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE.
- WORK SHALL CONFORM TO THE LATEST EDITION OF:
 - ANSI/NFPA 70 (NATIONAL ELECTRICAL CODE)
 - NECA STANDARD OF INSTALLATION
 - INTERNATIONAL BUILDING CODE
 - NFPA 101 (LIFE SAFETY CODE)
 - ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES
 - LOCAL UTILITY COMPANY REGULATIONS
- ALL MATERIALS, EQUIPMENT AND DEVICES SHALL, AS A MINIMUM, MEET THE REQUIREMENTS OF U.L. WHERE U.L. STANDARDS ARE ESTABLISHED FOR THOSE ITEMS, AND THE REQUIREMENTS OF NFPA 70. ALL ITEMS SHALL BE CLASSIFIED BY U.L. AS SUITABLE FOR THE PURPOSE USED.
- COORDINATE LOCATION OF ELECTRICAL DEVICES AND ELECTRICAL WORK WITH OTHER TRADES TO AVOID CONFLICTS AND INTERFERENCES.
- PROVIDE THE INTERCONNECTING POWER WIRING AND CONDUIT, CONTROL WIRING RATED 120 VOLTS (NOMINAL) AND CONDUIT, AND THE ELECTRICAL POWER CIRCUITS FOR ALL EQUIPMENT PROVIDED BY OTHER TRADES.
- COORDINATE WITH AND OBTAIN PERMITS AND INSPECTIONS FROM THE AUTHORITY HAVING JURISDICTION, AND INCLUDE ALL FEES IN BID.
- PROVIDE A LAMINATED PLASTIC NAMEPLATE FOR EACH MAJOR ITEM OF ELECTRICAL EQUIPMENT (E.G. PANELBOARDS, DISCONNECT SWITCHES, TRANSFORMERS, ETC.). ATTACH WITH SCREWS, BOLTS OR RIVETS.
- PROVIDE ALL PANELS WITH TYPED DIRECTORIES SHOWING AS-BUILT CONDITIONS AND LABEL ALL CIRCUITS.
- THE NEUTRAL AND GROUND BUS SHALL BE BONDED TOGETHER AT THE SERVICE EQUIPMENT ONLY. THE GROUNDING CONDUCTOR SHALL BE BONDED TO THE GROUNDING ELECTRODE SYSTEM, WHICH SHALL BE COMPRISED OF A 3/4" X 10' DRIVEN GROUND ROD, METALLIC PIPING, BUILDING STEEL, ETC. ALL SUBPANELS SHALL HAVE INSULATED NEUTRALS PER N.E.C. ARTICLE 250.
- ALL WIRING SHALL BE COPPER, 600 VOLT, WITH THHN/THWN INSULATION UNLESS NOTED OTHERWISE. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG FOR POWER AND LIGHTING CIRCUITS AND #16 AWG FOR CONTROL CIRCUITS UNLESS NOTED OTHERWISE. ALL WIRING SHALL BE INSTALLED IN CONDUIT UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, CONDUITS SHALL BE:
 - ELECTRICAL METALLIC TUBING (EMT) FOR INTERIOR LOCATIONS.
 - SCHEDULE 40 PLASTIC CONDUIT (PVC) FOR EXTERIOR LOCATIONS.
 - RIGID GALVANIZED STEEL (RGS) CONDUIT WHERE EXPOSED TO PHYSICAL DAMAGE.
- ALL CONDUIT ABOVE CEILING SHALL BE SUPPORTED FROM BUILDING STRUCTURAL MEMBERS OR CONCRETE DECKING, NOT FROM CEILING GRID OR GRID HANGER WIRES.
- PROVIDE ALL MOUNTING BRACKETS, HANGERS, CLIPS, ETC. AS NECESSARY TO MOUNT AND SECURE LIGHT FIXTURES IN LOCATIONS SHOWN AND AS RECOMMENDED BY THE MANUFACTURER FOR THE APPLICATION INTENDED.
- WHERE CONDUIT PENETRATES FIRE RATED BARRIERS (WALLS, FLOORS AND CEILINGS), SEAL THE OPENING AROUND THE CONDUIT WITH U.L. LISTED FIRE STOPPING MATERIAL TO MAINTAIN THE FIRE RATING OF THE BARRIER.
- ROUTE CONDUIT THROUGH ROOF OPENINGS FOR PIPING AND DUCTWORK WHERE POSSIBLE; OTHERWISE, PROVIDE ROOF JACK WITH PITCH POCKET.
- MAKE ARRANGEMENTS WITH THE POWER COMPANY TO OBTAIN PERMANENT ELECTRICAL SERVICE TO THE PROJECT. PROVIDE SERVICE ENTRANCE AND PROVISIONS FOR METERING IN ACCORDANCE WITH THE POWER COMPANY'S REQUIREMENTS. INCLUDE ALL FEES IN BID.
- MAKE ARRANGEMENTS WITH THE POWER COMPANY AND PROVIDE TEMPORARY ELECTRICAL SERVICE TO THE PROJECT FOR CONSTRUCTION POWER. INCLUDE ALL FEES IN BID.

LIGHT FIXTURE SCHEDULE (UNLESS NOTED OTHERWISE EQUALS WILL BE ACCEPTED)

TYPE	DESCRIPTION	LAMP(S)	MANUFACTURER
A	L.E.D. DECORATIVE WALL SCONCE, ALUMINUM HOUSING, BRONZE FINISH, AMBER GLASS LENS	1-13W LED	HINKLEY LIGHTING 1834 CASCADE SERIES
B	2' X 4' FLOURESCENT RECESSED TROFFER, 18 CELL, 3" DEEP PARABOLIC LOUVERS, ELECTRONIC BALLAST	3-F32T8 3500K	COLUMBIA-P4D24 SERIES
C	LED WALL MOUNTED AREA LIGHT, TYPE III DISTRIBUTION, ALUMINUM HOUSING WITH BRONZE FINISH	L.E.D. 4028 LUMENS	LITHONIA WRS SERIES
⊗	LED EXIT SIGN, PLASTIC HOUSING, WHITE FINISH, STENCIL FACE, RED LETTERS AND DIFFUSER, INTEGRAL BATTERY AND CHARGER, UNIVERSAL MOUNTING ADAPTER	LED'S PER CODE	DUALLITE-EVEURWE
⚡	OUTDOOR TWIN MINI CYLINDER, BLACK FINISH, 9.6V - POWERED FROM EMERGENCY/ EXIT LIGHT AS INDICATED ON PLANS.	2-1.5W L.E.D.	DUALLITE - EVODB
⚡	EMERGENCY LIGHTING UNIT, PLASTIC HOUSING, WHITE FINISH, INTEGRAL BATTERY AND CHARGER, MOUNT 1' BELOW CEILING BUT NO HIGHER THAN 12' A.F.F.	2-1.5W L.E.D.	DUALLITE-EVCURW
⚡	EMERGENCY LIGHTING UNIT, PLASTIC HOUSING, WHITE FINISH, INTEGRAL BATTERY WITH REMOTE HEAD CAPABILITY AND CHARGER, MOUNT 1' BELOW CEILING BUT NO HIGHER THAN 12' A.F.F. CA	2-1.5W L.E.D.	DUALLITE-EVCURW

LEGEND

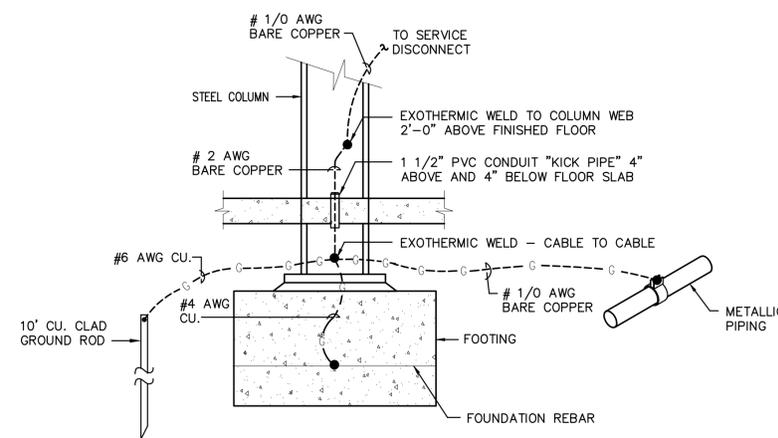
- ⬢ A ENCLOSED FLUORESCENT FIXTURE, LETTER INDICATES TYPE, APPROXIMATE DIMENSIONS AS INDICATED.
- ⬢ A LIGHT FIXTURE PROVIDED WITH EMERGENCY BATTERY INVERTER TO OPERATE 1 LAMP WHEN NORMAL POWER FAILS, CONNECT INVERTER TO UNSWITCHED CIRCUIT CONDUCTOR.
- ⬢ A OPEN FLUORESCENT FIXTURE, LETTER INDICATES TYPE.
- ⊕ A CEILING MOUNTED FIXTURE, LETTER INDICATES TYPE.
- ⊕ A WALL MOUNTED FIXTURE, LETTER INDICATES TYPE.
- ⚡ A LIGHTING TRACK WITH LENGTH & NUMBER OF FIXTURES INDICATED, LETTER INDICATES TYPE.
- ⊗ EXIT SIGN, BLACKENED AREA(S) INDICATE FACE(S), DIRECTIONAL ARROWS AS INDICATED.
- ⚡ EMERGENCY LIGHTING UNIT WITH NUMBER OF HEADS INDICATED.
- NL LIGHT FIXTURE IDENTIFIER, INDICATES FIXTURE CONNECTED TO UNSWITCHED NIGHT LIGHT CIRCUIT.
- \$ SWITCH, 20 AMP, 120-277V, AC (48" A.F.F. UNLESS NOTED OTHERWISE).
SUBSCRIPT: NONE - SINGLE POLE
3 - 3 WAY
4 - 4 WAY
D - DIMMER (1000 WATTS UNLESS NOTED OTHERWISE)
- ⊡ DISCONNECT SWITCH, UNLESS NOTED OTHERWISE RATING SHALL BE 30 AMP/2 POLE/NEMA 1/NON FUSED (30/2/1/NF). 20AF - INDICATES 20 AMP FUSE. (FUSES SHALL BE DUAL ELEMENT, TIME DELAY, CURRENT LIMITING).
- ⊕ ELECTRIC MOTOR, NUMBER, WHERE INCLUDED, INDICATES HORSEPOWER (PROVIDED UNDER DIVISION 15 - WIRED UNDER DIVISION 16).
- ⊕ DUPLEX RECEPTACLE OUTLET, 20 AMP, 125V AC, 2 POLE, 3 WIRE, GROUNDING (18" A.F.F. UNLESS NOTED OTHERWISE). SUBSCRIPT: WP - WEATHERPROOF
EWC - ELECTRIC WATER COOLER
- ⊕ DUPLEX RECEPTACLE OUTLET, SEE ABOVE, MOUNT 6" ABOVE COUNTER.
- ⊕ DUPLEX RECEPTACLE OUTLET, SEE ABOVE, GROUND FAULT CIRCUIT INTERRUPTER (GFCI).
- ⊕ DUPLEX RECEPTACLE OUTLET, SEE ABOVE, GFCI, MOUNT 6" ABOVE COUNTER.
- ⊕ QUADRAPLEX RECEPTACLE OUTLET, SEE ABOVE.
- ⊕ SPECIAL RECEPTACLE OUTLET, RATING AS INDICATED, (18" A.F.F. UNLESS NOTED OTHERWISE).
- ⊕ JUNCTION BOX, COORDINATE WITH EQUIPMENT (18" A.F.F. UNLESS NOTED OTHERWISE).
- ⚡ TELEPHONE OUTLET, 4"x4"x1 1/2" BOX WITH SINGLE GANG EXTENSION RING (18" A.F.F. UNLESS NOTED OTHERWISE). SUBSCRIPT: W - 48" A.F.F. FOR WALL PHONE
- ⚡ TELEPHONE OUTLET, SEE ABOVE, MOUNT 6" ABOVE COUNTER.
- ⚡ COMBINATION TELEPHONE/COMPUTER OUTLET, 4"x4"x1 1/2" BOX WITH SINGLE GANG EXTENSION RING (18" A.F.F. UNLESS NOTED OTHERWISE).
- ⚡ COMBINATION TELEPHONE/COMPUTER OUTLET, SEE ABOVE, MOUNT 6" ABOVE COUNTER.
- P1 POWER PANEL "P1".
- TB1 TELEPHONE BACKBOARD "TB1".
- ⊕ PC PHOTOCELL (1000 WATTS UNLESS NOTED OTHERWISE).
- ⊕ GROUNDING CONNECTION/DEVICE.
- ⚡ BRANCH CIRCUIT, ARROW INDICATES HOMERUN, CROSS LINES INDICATE NUMBER OF CONDUCTORS, GROUNDING CONDUCTOR IS NOT SHOWN BUT SHALL BE PROVIDED IN ALL CIRCUITS (2#12, 1#12G, 1/2"C UNLESS NOTED OTHERWISE).
- ⊕ KEYED NOTE IDENTIFIER



TELEPHONE RISER

SCALE: NONE

- NOTE**
- OUTLET. STUB UP 1-3/4" EMT ABOVE DROP CEILING FROM EACH COMBINATION TELEPHONE/COMPUTER OUTLET. WHERE OUTLETS ARE MOUNTED IN A FIRE RATED WALL, PROVIDE A 90 DEGREE BEND OUT OF WALL TO ALLOW ACCESS. WHERE OUTLETS WILL NOT BE MOUNTED ON A FLOOR TO CEILING WALL, RUN CONDUIT TO NEAREST WALL AND STUB UP ABOVE DROP CEILING.
 - SEE FLOOR PLANS FOR NUMBER AND LOCATIONS OF OUTLETS.



TYPICAL GROUNDING CONNECTION AT BUILDING STEEL

SCALE: NONE

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REVISIONS:
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DRAWN BY: DFW
CHECKED BY: DFW
DATE: 01.22.2015

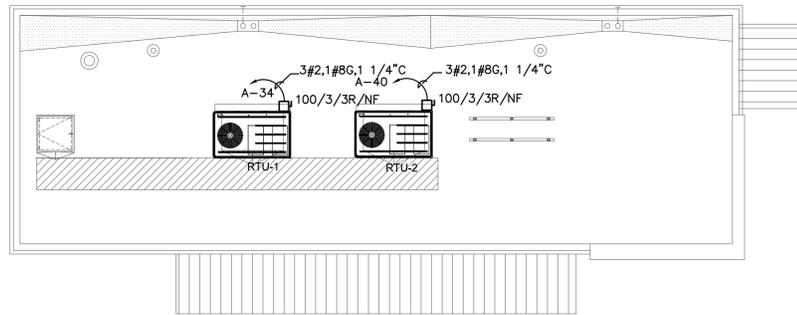
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ELECTRICAL NOTES, LEGEND, AND SCHEDULES

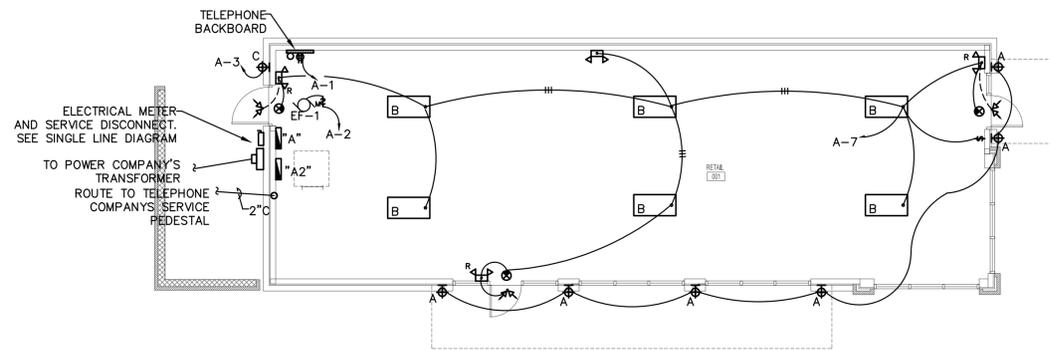
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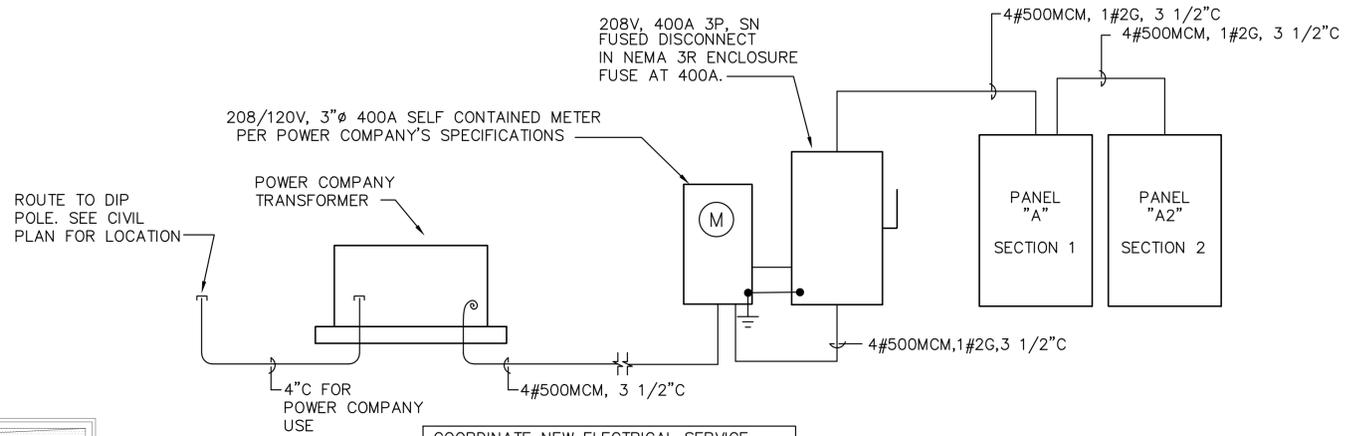
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ROOF ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



GROUND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



COORDINATE NEW ELECTRICAL SERVICE WITH POWER COMPANY. REFER TO TENANT UPFIT PLANS FOR LOAD INFORMATION.

SINGLE LINE DIAGRAM
SCALE: NONE

PANEL A - SECTION 1 400 AMP MAINS SURFACE
208/120 V, 3 PH, 4 W, 60 HZ 400 AMP MAIN BKR
ALL BREAKERS SHALL HAVE A MINIMUM INTERRUPTING RATING OF 22,000 AMPS.
PANEL SHALL BE PROVIDED WITH SEPARATE GROUND BUS.

CKT No.	LOAD DESCRIPTION	BREAKERS		KVA		BREAKERS		LOAD DESCRIPTION	CKT No.
		POLE	AMP			AMP	POLE		
1	TELEPHONE	1	20	0.5	0.6	20	1	EXHAUST FAN EF-1	2
3	EXTERIOR LIGHTS	1	20	1.5					4
5	SPARE	1	20						6
7	LIGHTING - TEMP	1	20	0.7					8
9									10
11									12
13									14
15									16
17									18
19									20
21									22
23									24
25									26
27									28
29									30
31									32
33									34
35									36
37									38
39	RTU-1	3	80	18	18	80	3	RTU-2	40
41									42

TOTAL CONNECTED LOAD 110 EST KVA

** ROUTE CIRCUIT THROUGH LIGHTING CONTROL PANEL

PANEL A - SECTION 2 400 AMP MAINS SURFACE
208/120 V, 3 PH, 4 W, 60 HZ MLO AMP MAIN BKR
ALL BREAKERS SHALL HAVE A MINIMUM INTERRUPTING RATING OF 22,000 AMPS.
PANEL SHALL BE PROVIDED WITH SEPARATE GROUND BUS.

CKT No.	LOAD DESCRIPTION	BREAKERS		KVA		BREAKERS		LOAD DESCRIPTION	CKT No.
		POLE	AMP			AMP	POLE		
1									2
3									4
5									6
7									8
9									10
11									12
13									14
15									16
17									18
19									20
21									22
23									24
25									26
27									28
29									30
31									32
33									34
35									36
37									38
39									40
41									42

TOTAL CONNECTED LOAD — KVA

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ELECTRICAL PLANS

E101B

PERMIT SET