Historic Preservation Commission

Wednesday, August 03, 2022 at 6:00 PM

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr. Council Chambers

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS*

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF THE AGENDA

VI. ADOPTION OF MINUTES

1. July 6, 2022 Minutes

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. **Certificate of Appropriateness:** A request by BFL Builders for approval of Certificate of Appropriateness to allow the construction of a new 2-story Carriage House structure approximately 704 SF located at 30 Meriwether Court, Lot 4 in the Landen Oak Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-06-22-016828) (Staff - Katie Peterson)
2. **Certificate of Appropriateness:** A request by BFL Builders for approval of Certificate of Appropriateness to allow the construction of a new 2-story Carriage House structure of approximately 704 SF located at 35 Meriwether Court, Lot 5 in the Landen Oak Development,

in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-06-22-016837) (Staff - Katie Peterson)

3. **Public Project:** A request by the Town of Bluffton for approval of a Public Project to allow the renovation of the Contributing Resource, known as the Squire Pope Carriage House, located at 111 Calhoun Street in Wright Family Park, in the Old Town Bluffton Historic District and zoned Riverfront Edge-HD. (COFA-007-22-017002) (Staff - Katie Peterson)

X. DISCUSSION

1. Discussion Regarding Potential Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Related to the Maximum Building Footprint and Height for the River House Building Type – Charlotte Moore, Principal Planner

XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, September 7, 2022

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment must not exceed three (3) minutes.*

Executive Session - The public body may vote to go into executive session for any item identified for action on the agenda.

Historic Preservation Commission

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr. Council Chambers

July 06, 2022

I. CALL TO ORDER

Chairman Trimbur called the meeting to order at 6:00pm.

II. ROLL CALL

PRESENT
Commissioner Kerri Schmelter
Commissioner Mary Vaux Bell
Commissioner Jesse Solomon
Commissioner Bruce Trimbur
Commissioner Josh Simpson
Commissioner Evan Goodwin

III. NOTICE REGARDING ADJOURNMENT

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V. ADOPTION OF THE AGENDA

Commissioner Vaux Bell made a motion to adopt the agenda.

Seconded by Commissioner Solomon.
Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Commissioner Solomon, Commissioner Trimbur, Commissioner Simpson, Commissioner Goodwin

All were in favor and the motion passed.

VI. ADOPTION OF MINUTES

1. June 1, 2022

   Commissioner Simpson made a motion to adopt the minutes as written.

   Seconded by Commissioner Goodwin.
   Voting Yea: Commissioner Vaux Bell, Commissioner Solomon, Commissioner Trimbur, Commissioner Simpson, Commissioner Goodwin

   Commissioner Schmelter did not vote since she did not attend the June meeting.

All were in favor and the motion passed.

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. **Certificate of Appropriateness:** A request by Kurt Hall of Thomas L. Hiatt, Architect, on behalf of the owners Steve and Hillary Meyer, for approval of a Certificate of Appropriateness to allow the demolition of the existing garden structure and construction of a new 2-story Carriage House structure of approximately 968 SF to be located at 18 Tabby Shell Road, Lot 10 in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-05-22-016707)(Staff - Katie Peterson)

   The applicant, Mr. Kurt Hall was present. Mr. Hall informed the Commission that the Tabby Roads HARB approved their request and sent in an approval letter last week.

   Commissioner Schmelter made a motion to approve the application as submitted.

   Seconded by Commissioner Vaux Bell.
   Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Commissioner Solomon, Commissioner Trimbur, Commissioner Simpson, Commissioner Goodwin

2. **Certificate of Appropriateness:** A request by Pearce Scott Architects, on behalf of the owner, Eugene Marks, for approval of a Certificate of Appropriateness to allow the renovation of the 1,248 SF Contributing Resource, known as the Joiner House and to relocate the structure towards the eastern property line of the same parcel identified as 9 Bruin Road in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD. (COFA-03-22-016484)(Staff-Katie Peterson)

   Commissioner Goodwin recused himself.

   Before the item was presented, Town Attorney LaBruce discussed two issues regarding this application. The first being that materials were received by staff from the applicant after the packet was sent out. LaBruce asked the Commission if they would like to incorporate what the applicant sent as part of the packet. Those documents being a historical report, email correspondence and a structural report.

   > Commissioner Solomon made a motion to incorporate the three items. Commissioner Bell seconded.
   >
   > Voting Yea: Commissioner Schmelter, Commissioner Bell, Commissioner Solomon, Commissioner Trimbur, Commissioner Simpson.

   LaBruce asked the Commission when they would like the public comment that staff received via email to be presented. Commission decided to hear the staff report, then from the applicant and then the public comment.

   Heather Colin, Assistant Town Manager, introduced the project. Staff presented and discussed the 11 conditions. The applicant and owner, Eugene Marks, discussed why he wants to fix the building. His wife, Melanie Marks, discussed her preservation background and the previous

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reviews of the property. Mr. Marks discussed previous projects he has worked on. He discussed the plans on redoing the Joiner house.

Staff discussed previous projects that went through renovation and how this is a contributing structure and how each project is different. The Commission discussed how the Secretary of Interior Standards has four treatments for historic structures: preservation, rehabilitation, restoration and reconstruction. Commissioner Simpson discussed how he would like to see the windows and doors from the original house kept but be reglazed. There was discussion from the applicant about what had to be used from the existing home. Staff stated that the comments on the staff report are there because the narrative states the house will be relocated and rehabilitated. Applicant wants to preserve the building. The Commission asked what would need to be done to get the project to move forward in a positive manner.

LaBruce suggested to read the public comment. Chairman Trimbur allowed him to proceed.

LaBruce read the Public Comment from Joan Heyward, 95 Boundary Street.

> *In 2004/2005 Tommy and I undertook the rehab of The Pine House. The Pine House was in deplorable condition. We worked through SHPO and the process was amazingly easy considering the condition and size of the house. We absolutely went beyond the Standards.*
>
> *Now, we have before us, The Joiner House and following it, Kiki Cleveland's house on Wharf Street and The Deer Tongue Building. I have read the application online for The Joiner House.*
> *From my reading, it seems all of the rules are being followed. As happened with The Pine House, great consideration is being made for converting to this century, utilizing all parts of the house available. I plead with you to consider our Historic District and the few historic homes we have available for rehab. Private citizens are stepping forward to undertake these projects. This is a plus for our District and we need to accommodate them and work with them in a way that encourages others and promotes preservation while at the same time being financially feasible. These structures tell the story of Bluffton and must be saved to the best of our ability.*
>
> *I am personally working with Kiki Cleveland and it seems she is receiving roadblocks instead of encouragement. She is a young woman, grew up in Bluffton and wants to rehab her family cottage. Her project will be later.*
>
> *In closing, I plead with you, the members of the HPC, to look at the entire picture of the Joiner House…the Joiner family, the property, a place where members of the community of Old Bluffton grew up and the history this structure tells of Bluffton. Let's work together to tell our story and preserve the history and heritage of Bluffton.*
>
> *Thank you for your consideration.*

There were no more public comments.

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LaBruce requested to hear from the Commissioners to see how they wanted to continue. Commissioner Schmelter is excited for this project to happen. Commissioner Solomon agreed with Commissioner Simpson. We have to consider the Secretary of Interior Standards and the UDO. The additional information and narrative we just got is much clearer. Commissioner Solomon was concerned that he hasn't seen all four sides, elevations, etc. Commissioner Solomon feels some of the staff comments would be resolved with better drawings and what you were saving or preserving. Commissioner Trimbur asked if the applicant is looking for Federal grant money. Staff stated they are not eligible. Commissioner Trimbur asked what do we do with this project so the applicant can proceed forward. Commissioner Vaux Bell doesn't think this is restoration, it is a replication, new construction. She doesn't doubt the condition of the house. Commissioner Simpson asked if the UDO speaks to a replication process. Staff stated it does not; replicating would be new construction using green or reused materials so it would follow section 3.18.3 for new construction. Commissioner Solomon stated that according to the UDO this is a demolition and then replicating that structure. Commissioner Simpson would like to keep entry door, existing windows of the contributing structure kept and reglazed. The Marvin windows will not replicate the single pane look. He also requested that the original steel columns on side porch be kept; the panels of the roof that need to be purchased new be on the back right side of the house away from view street.

Applicant asked if he could use existing or historical style windows. Simpson wants the windows restored and to keep them as like kind as possible.

Commissioner Simpson discussed with Commissioner Solomon about how drawings could be presented to staff and have them approve windows and casings. The Commission asked who would see those drawings at the staff level and what would like that look like for the applicant. Staff and the Commission provide advice and recommendations to UDO administrator. Staff explained the Certificate of Appropriateness and Building Permit Process. Typically everything is captured in one permit. Applicant asked if they need to change the wording on their application to say "reconstruction".

There was further discussion about the process moving forward, architectural standards and what the Commission is requesting. The applicant discussed what they can do to meet the requests of the Commission.

Staff discussed conditions 9 through 11 which included placement of the structure, architectural standards and the need for additional information regarding the proposed rear elevation.

Commissioner Simpson made a motion to approve the reconstruction of the Joiner House at 9 Bruin Rd subject to the following conditions:

1. Per 3.18.3.A, Secretary of the Interior's Standards for Rehabilitation #5, additional information regarding the proposed reconstruction of the front screened porch and side portico must be provided to staff for staff level review as not enough information has been provided to ensure they meet the standards of this section.
2. Per 3.18.3.A. of the UDO, Secretary of the Interior's Standards for Rehabilitation #6, drawings for features which will be reconstructed (the porch and side portico) must be provided for review as not enough information has been provided to complete this review.

3. Per Section 5.15.6. of the UDO, to ensure the architectural standards have been met for materials, dimensions, and configurations, plans for all areas of the structure which will be dismantled and rebuilt, or new construction must be provided to ensure compliance with this section.
4. Per Section 5.15.6.I. additional information is required regarding the proposed rear elevation as not enough information was provided to complete the review of the proposed window in the location of the existing door.
5. The metal columns on the side portico shall be retained.
6. The Applicant retain all original components to maximum degree as reasonably and economically feasible.
7. The Applicant provide any substitutes to original windows, doors, brick foundation, brick piers, and roofing panels must be submitted to staff for a determination as to the appropriateness of the substitute materials.
8. The proposed location is appropriate as it matches the angle of the contributing structure in accordance with section 5.15.5.F.5 of the UDO.
9. Drawings be provided for review, and for approval at Staff level, for the reconstructed porch and side portico.

Commissioner Schmelter seconded.

Voting Yea: Commissioner Schmelter, Commissioner Bell, Commissioner Solomon, Commissioner Trimbur, Commissioner Simpson.

X. DISCUSSION

XI. ADJOURNMENT

Commissioner Goodwin made a motion to adjourn.

Seconded by Commissioner Solomon.
Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Commissioner Solomon, Commissioner Trimbur, Commissioner Simpson, Commissioner Goodwin

The meeting was adjourned at 8:22pm.

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HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	August 3, 2022
PROJECT:	30 Meriwether Court, Lot 4 – New Construction: Carriage House
APPLICANT:	BFL Builders
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, BFL Builders, requests that the Historic Preservation Commission approve the following application:

1. COFA-06-22-016828. A Certificate of Appropriateness to allow the construction of a new 2-story Carriage House structure of approximately 704 SF located at 30 Meriwether Court, Lot 4 in the Landen Oak Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

INTRODUCTION: On August 4, 2021, the Historic Preservation Commission reviewed and approved a Certificate of Appropriateness- HD for the construction of a new 1.5-story single-family residential structure and Carriage House of approximately 609 SF located at 30 Meriwether Court (COFA-06-21-015416). The Applicant has begun construction of the two structures but has decided the Carriage House originally approved does not meet the needs of the lot and therefore has proposed a new design for the Accessory Structure.

The application subject to this report is a detached Carriage House of approximately 704 SF, located in the Old Town Bluffton Historic District. The structure has all attributes of the Carriage House building type and meets the placement requirements of the same within the Neighborhood General-HD zoning district.

The 2-story structure is under a forward-facing roof with a two-story side gabled ell. It will contain a single car garage bay with a smaller bay to the left for a golf cart with living space above. The proposed materials include horizontal Hardie siding, with vertical cypress tongue and groove siding in the gable ends and asphalt shingle roof to match the approved primary structure and uses traditional water table and corner board details (Attachment 6). The plans proposed in this application maintain the same general massing and design of the approved structure but encloses the Golf Cart parking space on the first floor, rather than just the storage area towards the rear of the Golf Cart space.

This project was presented to the Historic Preservation Review Committee for conceptual review at the June 2, 2022 meeting and comments were provided to the Applicant (See Attachment 5).

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

It is important to note that the intent of Section 5.15 Old Town Bluffton Historic District of the Unified Development Ordinance (UDO) is that the Section be user friendly and informative to the residents and the members of HPC and is not intended to discourage creativity or force the replication of historic models. Rather, it is to set forth a framework in which the diversity that has always characterized Bluffton can continue to grow. The Section also defines guidelines for design and materials similar to that used on structures within the Old Town, and it is the charge of the HPC to assess the interpretation of these guidelines as they pertain to applications using the established review criteria.

REVIEW CRITERIA & ANALYSIS: Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Section 3.18.3 of the UDO in assessing an application for a Certificate of Appropriateness – Historic District (HD). The applicable criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.18.3.B. Consistency with the principles set forth in the Old Town Master Plan.

    a. *Finding*. The application is consistent with the principles set forth in the Old Town Master Plan. The Old Town Master Plan states that, "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as important to add to the built environment in a way that makes Old Town more complete."

    The Applicant proposes to construct a new Carriage House within the Old Town Bluffton Historic District, a locally and nationally designated historic district. The building has been designed to be sympathetic to the architectural character of the neighboring historic structures, so if the conditions of item 2 of this Section are met, their addition to the architectural diorama will both protect the integrity of the existing historic structures and enhance the neighborhood by adding architectural variety.

    b. *Finding*. The Old Town Master Plan initiatives also include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards

are included in Article 5 of the UDO. The new construction proposed as part of this request will be in conformance with those standards if the conditions noted in item 2 of this Section are met.

c. *Finding*. The Old Town Master Plan initiatives also promote preservation and protection of the legacy of the Old Town Bluffton Historic District through additions to the built environment which make Old Town more complete. The addition of the proposed Carriage House adds to the district as well as help provide completeness to the neighborhood and overall district.

2. Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.

   a. *Finding*. Town Staff finds that the design of the structure falls within the category of Carriage House Type as allowed in the Neighborhood General Historic District per Section 5.15.5.C.

   b. *Finding*. Town Staff finds that if the conditions noted below are met, the proposed addition will be in conformance with applicable provisions provided in Article 5:

      1) Section 5.15.6.N. Corners and Water Tables. Skirt boards shall be a minimum 5/4 stock and furred out to sit just beyond the face of the foundation wall. The Belly Band/Wall Detail on page A5.0 shows the use of 1x material for the skirtboard of the water table. Revise the Belly Band/Wall Detail on page A5.0 to be a minimum 5/4 stock.

3. Section 3.18.3.D. Consistency with the nature and character of the surrounding area and consistency of the structure with the scale, form and building proportions of the surrounding neighborhood.

   Finding. The Carriage House proposed reflects the character of the primary structure, surrounding area and is scaled appropriately.

4. Section 3.18.3.F. The historic, architectural, and aesthetic features of the structure including the extent to which its alteration or removal would be detrimental to the public interest.

   Finding. The Applicant seeks approval for the construction a new accessory structure in the Old Town Bluffton Historic District. If the conditions Section 2 of this report are met, the proposed plans will be sympathetic in design to the neighboring historic and non-historic resources; therefore, the accessory structure, with the revisions noted, will have no adverse effect on the public interest.

5. Section 3.18.3.H. The application must comply with applicable requirements in the Applications Manual.

Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete.

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. Town Staff finds that with the conditions noted below, the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application with the following conditions:

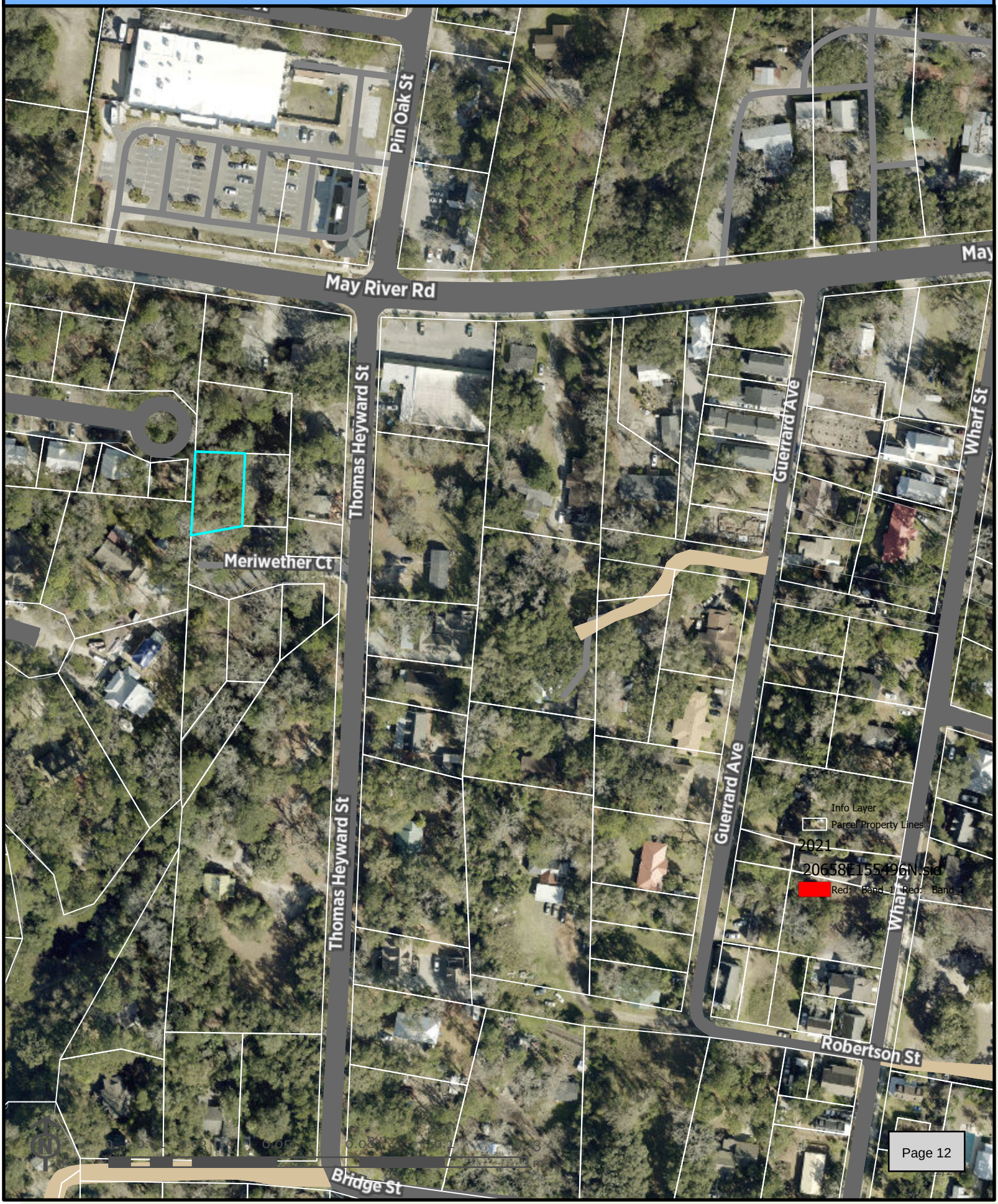
1. Per Section 5.15.6.N. of the UDO, Revise the Belly Band/Wall Detail on page A5.0 to be a minimum 5/4 stock.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Application
4. Site Plan & Elevations
5. HPRC Report
6. Approved Primary Structure Elevations

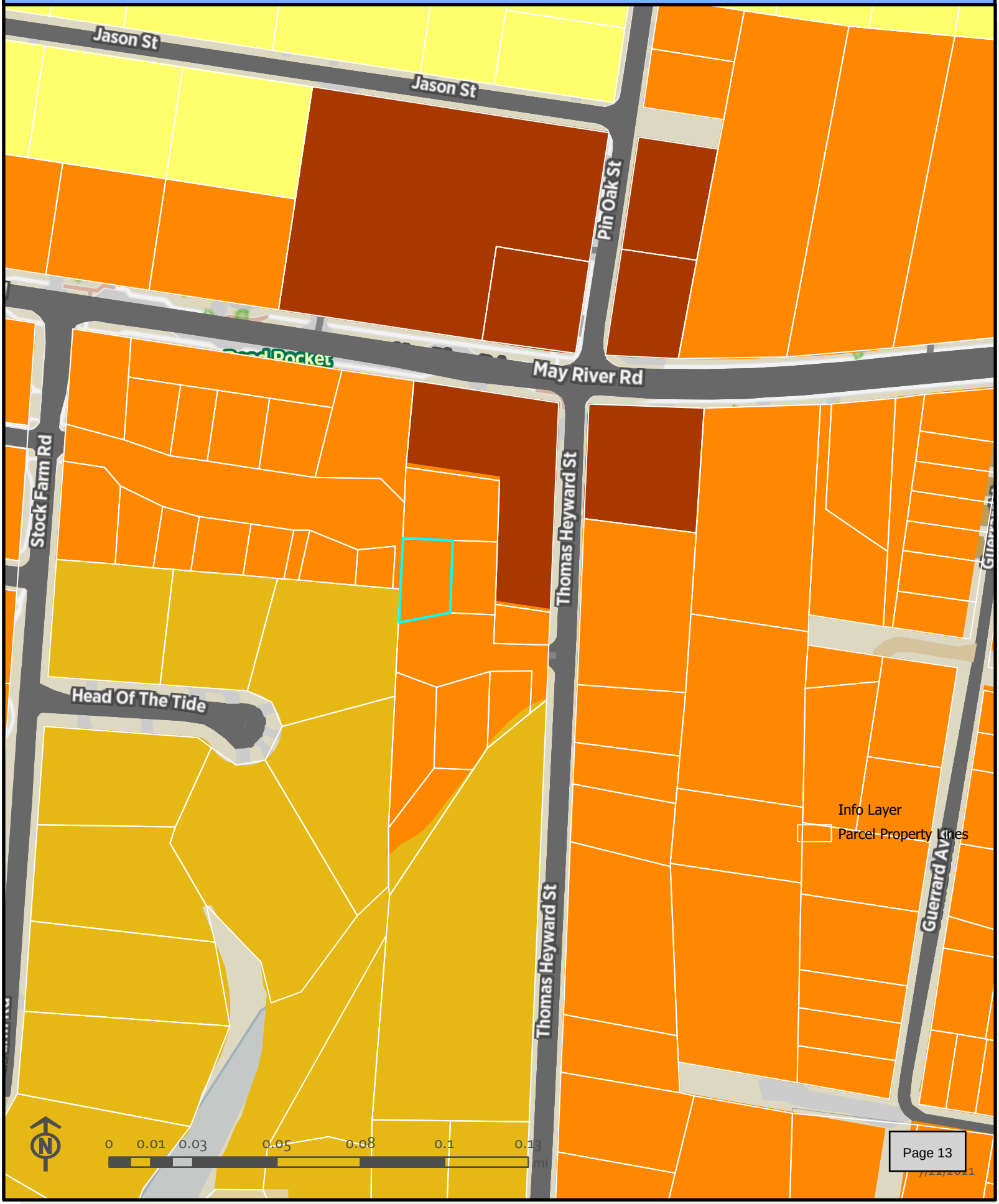
Town of BLUFFTON South Carolina

30 Meriwether Court, Lot 4 - Loc



Town of BLUFFTON South Carolina

30 Meriwether Court, Lot 4- Z[illegible]



TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION

Growth Management Custom
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name:BFL Builders	Name:Same
Phone:843.473.3679	Phone:
Mailing Address:Box 21484 HHI, SC 29925	Mailing Address:
E-mail:barry@hhrandr.com	E-mail:
Town Business License # (if applicable):LIC-07-21-038383	

Project Information (tax map info available at http://www.townofbluffton.us/gis/)

Project Name:Landen Oak Subdivision - Lot 4	Conceptual: ☐	Final: ☑	Amendment: ☐
Project Location:30 Meriwether Court	Application for:		
Zoning District:NG-HD	☑ New Construction		
Acreage:.159	☐ Renovation/Rehabilitation/Addition		
Tax Map Number(s):R610 039 00A 0391 0000	☐ Relocation or Demolition		

Project Description: Construction of detached garage behind previously approved single family residentail home.

Minimum Requirements for Submittal

- ☑ 1. Full sized copies and digital files of the Site Plan(s). One (1) set for Conceptual, two (2) sets for Final
- ☑ 2. Full sized copies and digital files of the Architectural Plan(s). One (1) set for Conceptual, two (2) sets for Final
- ☑ 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☑ 5. All information required on the attached Application Checklist.
- ☐ 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature:	Barry L Byrd	Date:	July 7, 2022
Applicant Signature:	Barry L Byrd	Date:	July 7, 2022

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS-
OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION
PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	**Applicant & Staff**
Prior to the filing of a Certificate of Appropriateness-HD Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting – Concept Review Submission	**Applicant & Staff**
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Concept Review Submission of the Certificate of Appropriateness Application with the required submittal materials during an Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator and HPC	**Staff**
If the UDO Administrator determines that the Concept Review Submission of the Certificate of Appropriateness-HD Application is complete, it shall be forwarded to the Historic Preservation Review Committee. The Review Committee shall review the application and prepare written comment for review with the Applicant.	
Step 4. Historic Preservation Review Committee	**Applicant, Staff & Historic Preservation Review Committee**
A public meeting shall be held with the Applicant to the review the Review Committee's Staff Report and discuss the application. The Review Committee shall review the Concept Review Submission for compliance with the criteria and provisions in the UDO. The Applicant will be given the opportunity to address comments, if any, and resubmit the application materials to proceed to the Final Review Submission.	
Step 5. Application Check-In Meeting - Final Review Submission	**Applicant & Staff**
The Applicant shall submit the completed Final Review Submission of the Certificate of Appropriateness Application with the required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 6. Historic Preservation Commission Meeting	**Applicant, Staff & Historic Preservation Commission**
A public meeting shall be held with the Applicant where the HPC shall review the Final Application materials of the Certificate of Appropriateness-HD Application for compliance with the criteria and provisions in the UDO. The HPC may approve, approve with conditions, or deny the application.	
Step 7. Issue Certificate of Appropriateness	**Staff**
If the HPC approves the Certificate of Appropriateness-HD Application, the UDO Administrator shall issue the Certificate of Appropriateness-HD.	

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT
PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN REVIEW PHASE			**CONCEPTUAL REVIEW** ☐	**FINAL REVIEW** ☑
2. SITE DATA				
Identification of Proposed Building Type (as defined in Article 5): Additional Building Type				
Building Setbacks	Front: 40'	Rear: 28'	Rt. Side: 40'	Lt. Side: 10'

3. BUILDING DATA			
Building	**Description** (Main House, Garage, Carriage House, etc.)	**Existing Square Footage**	**Proposed Square Footage**
Main Structure			
Ancillary	Garage with ADU above		704
Ancillary			

4. SITE COVERAGE	
Impervious Coverage	**Coverage (SF)**
Building Footprint(s)	352 (garage)
Impervious Drive, Walks & Paths	0
Open/Covered Patios	0
A.TOTAL IMPERVIOUS COVERAGE	352
B.TOTAL SF OF LOT	6,920
% COVERAGE OF LOT (A/B= %)	5%

5. BUILDING MATERIALS			
Building Element	**Materials, Dimensions, and Operation**	**Building Element**	**Materials, Dimensions, and Operation**
Foundation	Concrete w/tabby	Columns	pressure treated 2x6
Walls	2x6 w/Hardie smooth siding	Windows	vinyl
Roof	asphalt shingle	Doors	Solid wood
Chimney	n/a	Shutters	n/a
Trim	Hardie smooth	Skirting/Underpinning	Tabby
Water table	5/4 x 10 Hardie	Cornice, Soffit, Frieze	Hardie
Corner board	5/4 x 6 Hardie	Gutters	
Railings	pressure treated 2x2	Garage Doors	aluminum overhead
Balusters	pressure treated 2x2	Green/Recycled Materials	
Handrails	2x8		

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT
APPLICATION CHECKLIST

Note: Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

Concept	Final	BACKGROUND INFORMATION.
☐	☑	**COMPLETED CEFTIFICATE OF APPROPRIATENESS-HD APPLICATION:** A competed and signed application providing general project and contact information.
☐	☐	**PROPERTY OWNER CONSENT**: If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
☐	☑	**PROJECT NARRATIVE:** A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
☐	☐	**DEED COVENANTS/RESTRICTIONS:** A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
☐	☐	**ADDITIONAL APPROVALS:** A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	**Final**	**SITE ASSESSMENT.**
☐	☐	**LOCATION MAP:** Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
☐	☑	**PROPERTY SURVEY:** Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology.
☐	☑	**SITE PLAN:** Showing layout and design indicating, but not limited to: • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT
APPLICATION CHECKLIST

☐	☑	**PHOTOS:** Comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
Concept	**Final**	**ARCHITECTURAL INFORMATION.**
☐	☐	**CONCEPTUAL ARCHITECTURAL SKETCHES:** Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
☐	☑	**FLOOR/ROOF PLANS:** Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
☐	☑	**ELEVATIONS:** Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
☐	☑	**ARCHITECTURAL DETAILS:** Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
☐	☐	**MANUFACTURER'S CUT SHEET/SPECIFICATIONS:** Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
Concept	**Final**	**LANDSCAPE INFORMATION.**
☐	☐	**TREE REMOVAL PLAN:** A site plan indicating location, species, and caliper of existing trees and trees to be removed.
☐	☐	**LANDSCAPE PLAN:** Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.
Concept	**Final**	**ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).**
☐	☐	**PRELIMINARY DEVELOPMENT PLAN APPLICATION:** Submit a Preliminary Development Plan Application along with all required submittal items as depicted on the application checklist.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

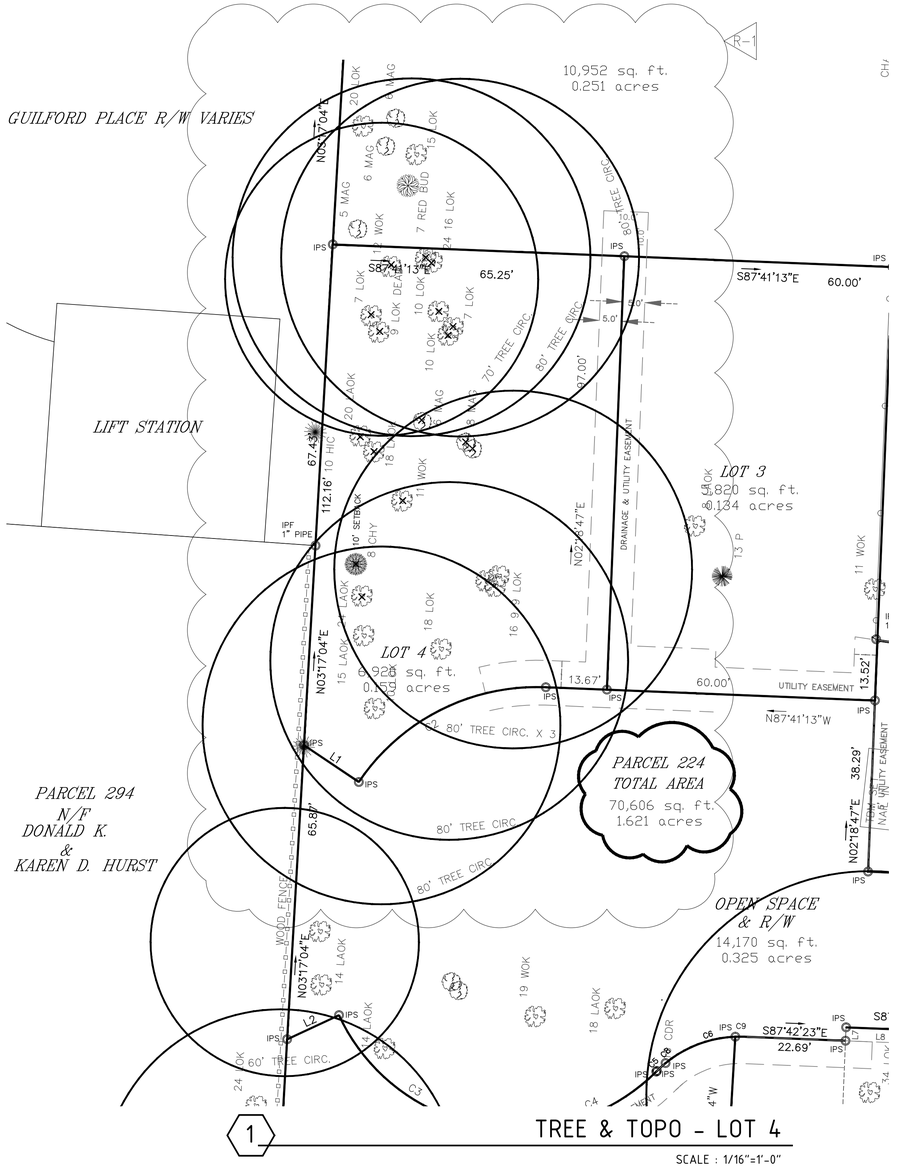
Barry L Bryant — July 7, 2022

Signature of Property Owner or Authorized Agent — Date

Barry L Bryant

Printed Name

issued for:	issued date:
PERMIT SET	11.17.21-mtc
TOWN AMENDMENT	05.11.22-mtc
TOWN AMENDMENT-GARAGE	07.07.22-mtc



1 TREE & TOPO - LOT 4

SCALE : 1/16"=1'-0"

PHONE:901.949.2568
EMAIL:travis@quirks.global
web:www.quirks.global

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PROJECT:

LOT4

LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC

R-1 NOTES:
PER SECTION 5.15.5.F.4 SECTIONS 31 & 32
WINDOW PROPORTIONS ON THE LEFT ELEVATION HAVE BEEN CHANGED

PRE SECTION 5.3.7.D
UPDATED TREE CANOPY SHOWN ON SITE PL

PER SECTION 5.15.6.F.10
A SERVICE YARD DETAIL HAS BEEN INCLUDED

PER SECTION 5.15.6.H
A TYPICAL RAILING DETAIL HAS BEEN INCLUDED

PER SECTION 5.15.6.H
ALL HANDRAILS HAVE BEEN EXTENDED FROM TOP NOSE TO BOTTOM NOSE OF STAIRS

PER SECTION 5.15.6.H.1.a OF THE UDO
COLUMNS ARE NOW SPACED IN ACCORDANCE W/ THIS SECTION

PER SECTION 5.15.6.P
THE T-111 PLYWOOD SOFFIT HAS BEEN CHANGED TO A HARDIE SOFFIT MATERIAL

THE FRONT DOOR HEIGHT HAS CHANGED TO MATCH WINDOW HEAD HEIGHT

quirks PROJECT # LOM.01

C1.0

TREE & TOP - LOT 4

GUILFORD PLACE R/W VARIES

10,952 sq. ft.
0.251 acres

N03°17'04"E

20 LOK
6 MAG
6 MAG
15 LOK
5 MAG
7 RED BUD
12 WOK
24 16 LOK

IPS

37'-6 3/4"
7'-7 5/16"
10.0'
10.0'
5'-7 7/8"
IPS
IPS

S87°41'13"E — 65.25' 5' SETBACK

S87°41'13"E 60.00'

81.52'

CH

S02°18'47"W

27.76' LOK
9 LOK DEAD
10 LOK
7 LOK
5.0'
5.0'
97.00'

4'-0" x 6'-0"
SERVICE YARD
ON 4X4 POSTS
PAINTED HOUSE
TRIM COLORS

T 1A

LIFT STATION

67.43'

20 LAOK
6 MAG
6 MAG
11 WOK
112.16' 10 HIC

DRAINAGE & UTILITY EASEMENT

N02°18'47"E

LOT 3
5,820 sq. ft.
0.134 acres

13 P

11 WOK

IPF
1" PIPE

10' SETBACK

TOP OF
PORCH @
30" ABOVE
GRADE

40'-11 15/16"

38'-7 7/16"

13.87'

97.00'

IPF
1.5" PIPE

S81°41'13"E

40'-0 5/16"

N03°17'04"E

15 LAOK 24 LAOK

38'-4 3/16"

LOT 4
6,928 sq. ft.
0.159 acres

C2

60.00'

UTILITY EASEMENT

13.52'

IPS

IPS

IPS

IPS

N87°41'13"W

S02°18'46"W

L1

IPS

PARCEL 224
TOTAL AREA
70,606 sq. ft.
1.621 acres

38.29'

02°18'47"E

FD NAIL IN 18" GUM

51.81'

65.87'

PARCEL 294
N/F
DONALD K.
&

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

issued for:	issued date:
PERMIT SET	11.17.21-mtc
TOWN AMENDMENT	05.11.22-mtc
TOWN AMENDMENT-GARAGE	07.07.22-mtc

quirks
PHONE:901.949.2568
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PROJECT:

LOT4

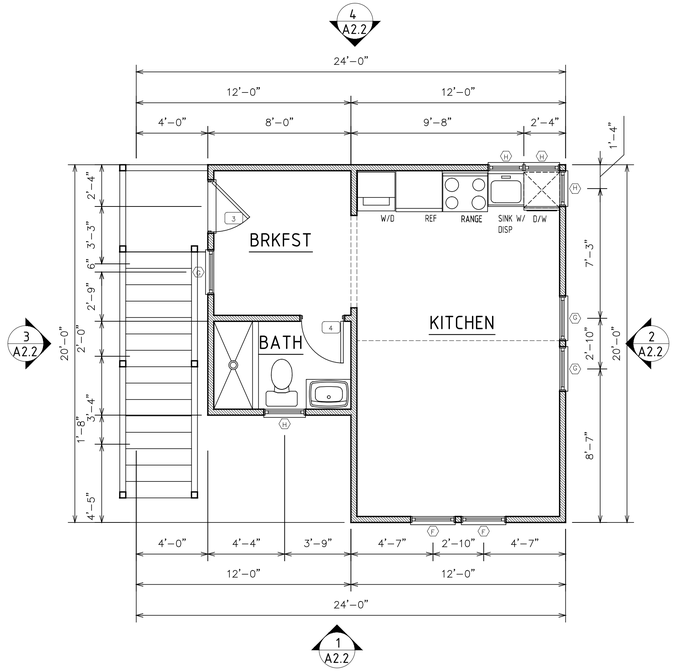
LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC

quirks PROJECT # LOM.01

C1.1

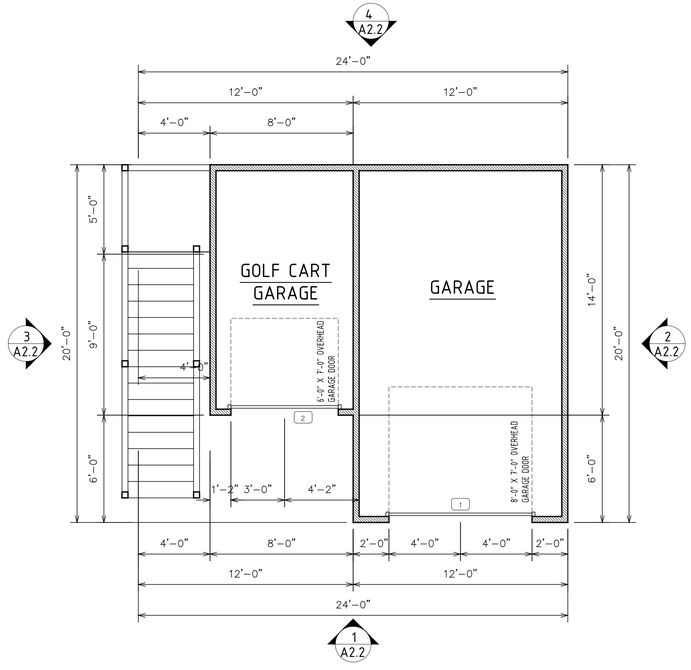
SITE PLAN - LOT 4

issued for:	issued date:
PERMIT SET	11.17.21-mtc
TOWN AMENDMENT	05.11.22-mtc
TOWN AMENDMENT-GARAGE	07.07.22-mtc



4 SECOND FLOOR - W/ATTIC SPACE - LOT 4

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



3 GROUND FLOOR - GARAGE/STORAGE - LOT 4

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

GARAGE SQUARE FOOTAGE	
FIRST FLOOR UN-HEATED	352 SF.
SECOND FLOOR HEATED	352 SF.
TOTAL:	704 SF.

WALL LEGEND

2X4 FRAMING

DOOR SCHEDULE

INTERIOR

4 2'-6" X 6'-8" LH

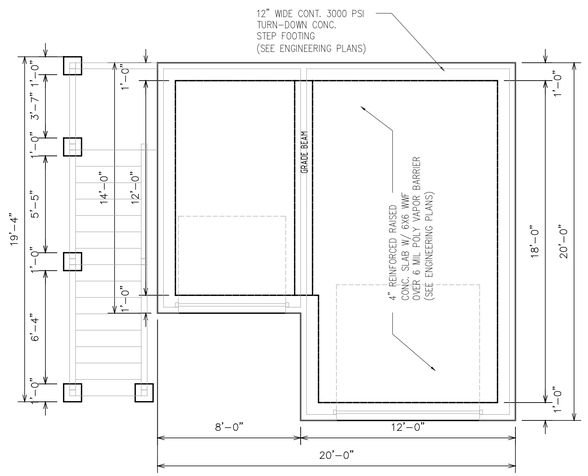
EXTERIOR

1 8'-0" X 7'-0" OH GARAGE
2 6'-0" X 7'-0" OH GARAGE
3 3'-0" X 6'-8" LH

Window Schedule

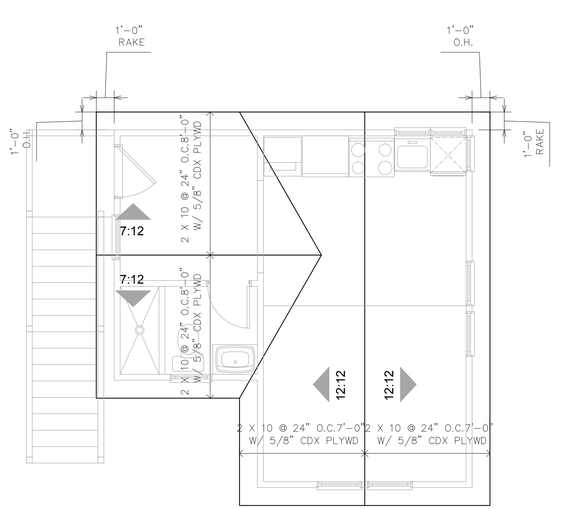
Kitchen	25x47	ELCA2547
Living Room	30x68	ELDH3068
Living Room	26x40	ELDH2640
Bath	25x47	ELDH2640

Text



2 FOUNDATION PLAN - LOT 4

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



1 ROOF PLAN - LOT 4

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

PHONE:901.949.2568
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web:www.quirks.global

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PROJECT:

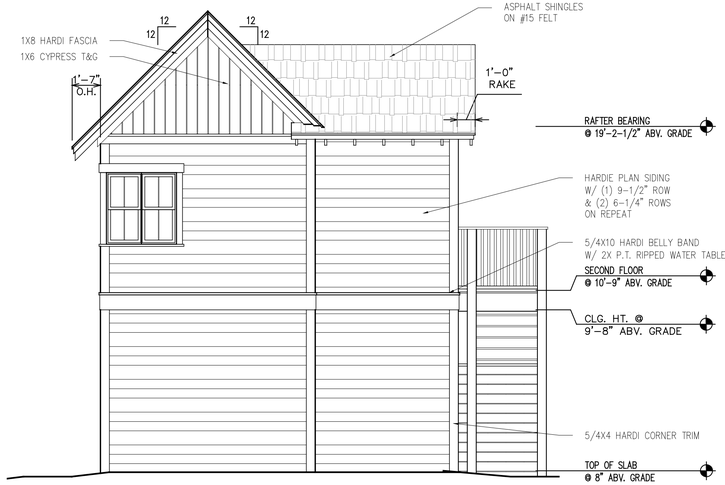
LOT4

LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC

quirks PROJECT # LOM.01

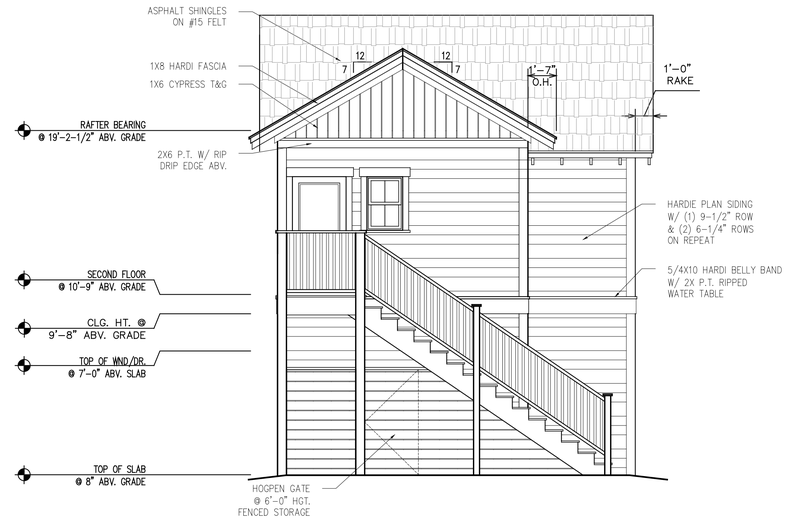
G1

GARAGE PLANS
LOT 4



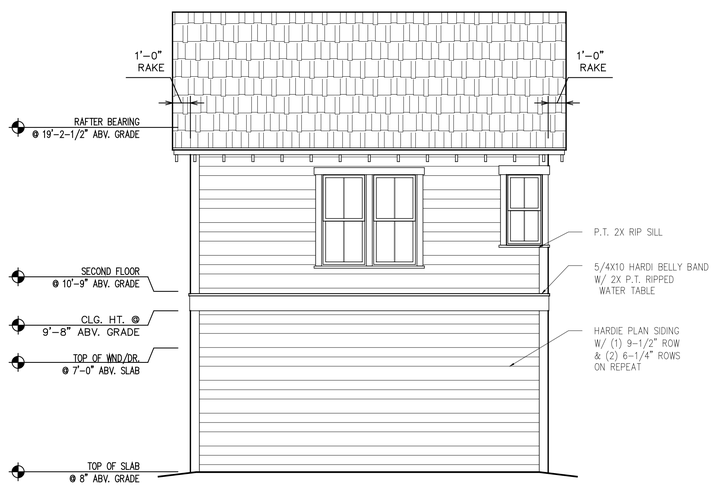
4 REAR ELEVATION - LOT 4

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



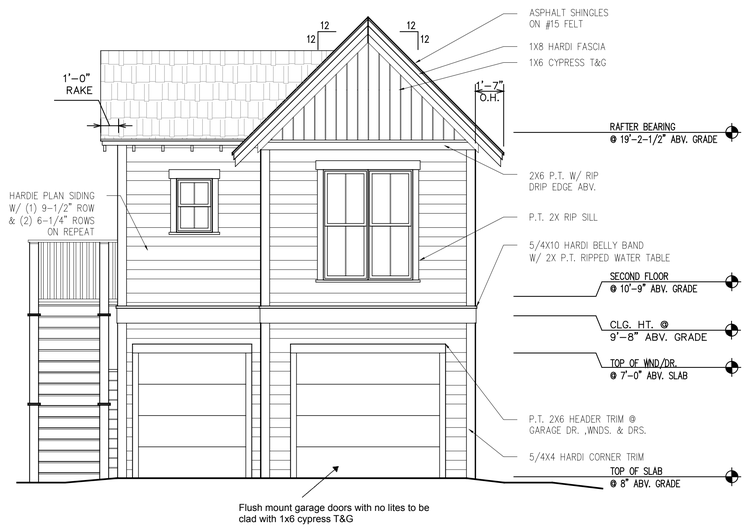
3 LEFT ELEVATION - LOT 4

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



2 RIGHT ELEVATION - LOT 4

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



1 FRONT ELEVATION - LOT 4

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

issued for:	issued date:
PERMIT SET	11.17.21-mtc
TOWN AMENDMENT	05.11.22-mtc
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PROJECT:

LOT4

LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC

quirks PROJECT # LOM.01

G2

GARAGE/LOFT
ELEVATIONS - LOT 4

issued for:	issued date:
PERMIT SET	11.17.21-mtc
TOWN AMENDMENT	05.11.22-mtc
TOWN AMENDMENT-GARAGE	07.07.22-mtc

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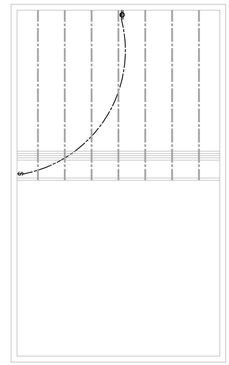
PROJECT:

LOT4

LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC

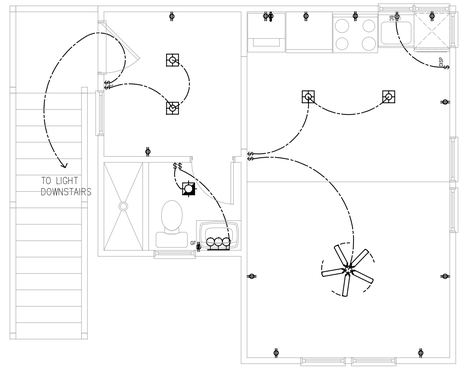


3 ATTIC STORAGE - ELECTRICAL -LOT 4

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

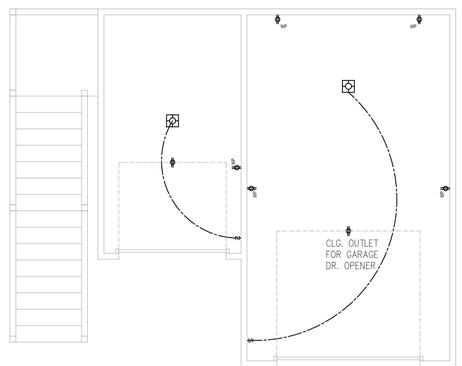
Electrical Symbols Legend

	Duplex Outlet: Mount at 18" A.F.F. (Typical)	WP	Switch: Weather Proof		Recessed Can Light Fixture
44	Duplex Outlet: Mounting Height as Shown	AC	Switch: Above Counter		Recessed Can Light Fixture: Wall Washer
AC	Duplex Outlet: Wall Mount Above Counter	DISP	Switch: Sink Disposal	WP	Recessed Can Light Fixture: Water Proof
H	Duplex Outlet: Half Switched		Data Outlet: Mount at 18" A.F.F.		Ceiling Mounted Light Fixture: Incandescent
GFI	Duplex Outlet: Ground Fault Interrupt	48	Telephone Outlet: Mount at Height Shown	TZ	Wall Mounted Light Fixture: Mounting Height
	220 Volt Outlet	TV	TV Cable & Junction Box		Ceiling Mounted Light Fixture: Junction Box
WP	Duplex Outlet: Wet Applications	T	Thermostat		Fluorescent 2x4 Ceiling Light Fixture
BC	Duplex Outlet: Below Cabinet @ 18" A.F.F.		Carbon Monoxide Detector		Fluorescent 2x2 Ceiling Light Fixture
	Duplex Outlet: Floor Mounted, Owner Verified		Smoke Detector		1x4 Fluorescent Under Cabinet Strip Lighting
$	Switch: Mounted at 44" A.F.F. (Typical)		Push Button		Vanity Light Fixture
$3	Switch: 3 Way	DB	Door Bell		Exhaust Fan w/ Light Fixture (Silent)
$4	Switch: 4 Way	EP	Electrical Panel		Exhaust Fan (Silent)
$P	Plunger Switch in Door Jamb	DISC	Main Disconnect		Ceiling Fan
$D	Switch: Dimmer Control	AD	Accessory Disconnect		Attic Fan



2 SECOND FLOOR - ELECTRICAL - LOT 4

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



1 FIRST FLOOR - ELECTRICAL - LOT 4

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

quirks PROJECT # LOM.01

G3

GARAGE/LOFT
ELECTRICAL PLANS
LOT 4

issued for:	issued date:
PERMIT SET	11.17.21-mtc
TOWN AMENDMENT	05.11.22-mtc
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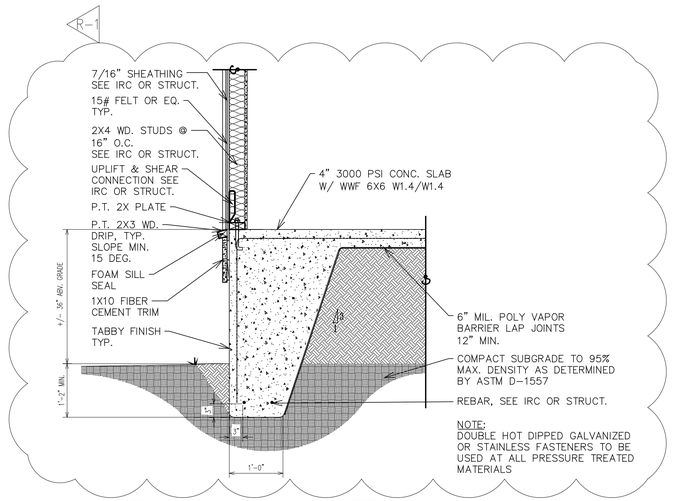
PROJECT:

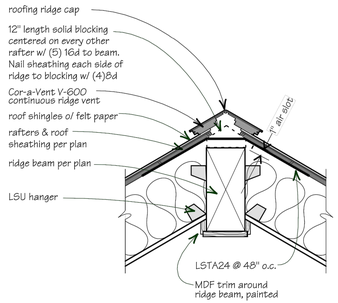
LOT4

LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC

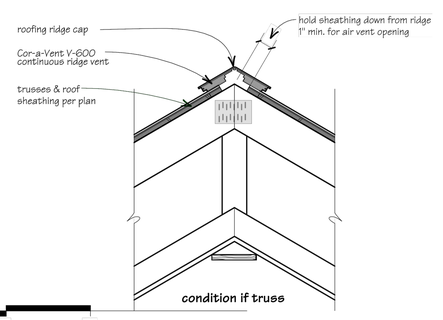


BELLY BAND/WALL DETAIL

SCALE : 3/4"=1'-0"



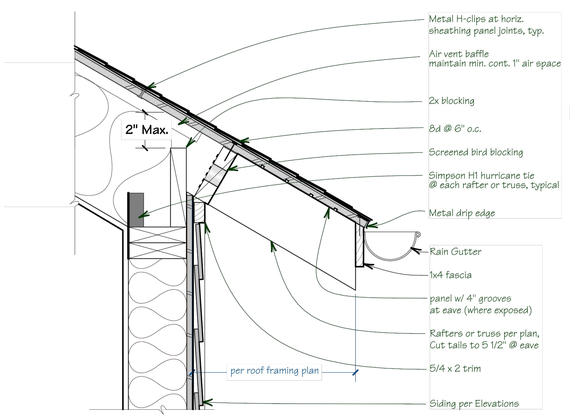
condition if ridge beam



condition if truss

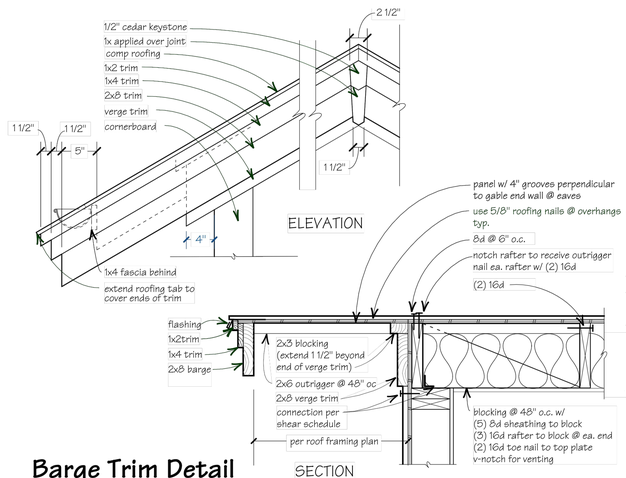
Ridge

0 6" 12" 24"



Eave Detail

0 6" 12" 24"



Barge Trim Detail

0 6" 12" 24"

R-1 NOTES:
PER SECTION 5.15.5.F.4 SECTIONS 31 & 32 WINDOW PROPORTIONS ON THE LEFT ELEVATION HAVE BEEN CHANGED

PRE SECTION 5.3.7.D
UPDATED TREE CANOPY SHOWN ON SITE PL

PER SECTION 5.15.6.F.10
A SERVICE YARD DETAIL HAS BEEN INCLUDED

PER SECTION 5.15.6.H
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PER SECTION 5.15.6.H
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THE FRONT DOOR HEIGHT HAS CHANGED TO MATCH WINDOW HEAD HEIGHT

quirks PROJECT # LOM.01

A5.0

DETAILS
LOT 4

issued for:	issued date:
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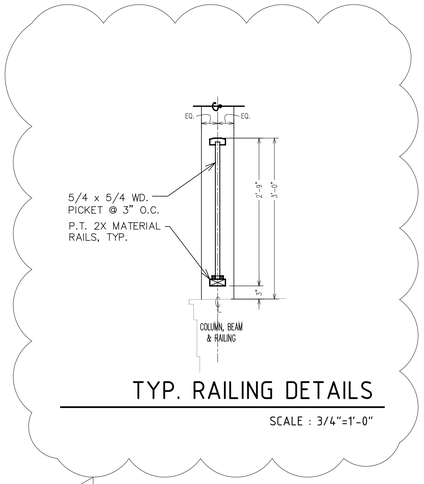
PROJECT:

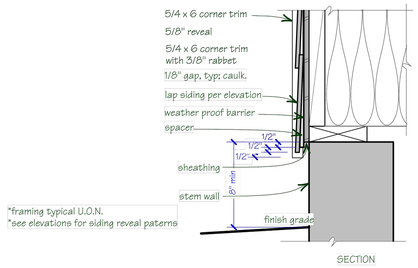
LOT4

LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC



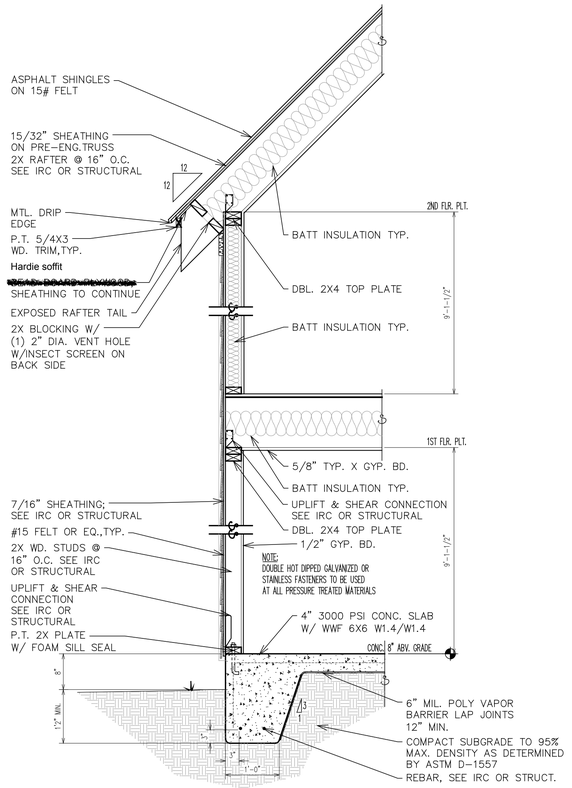
TYP. RAILING DETAILS

SCALE : 3/4"=1'-0"



Lap Siding Detail

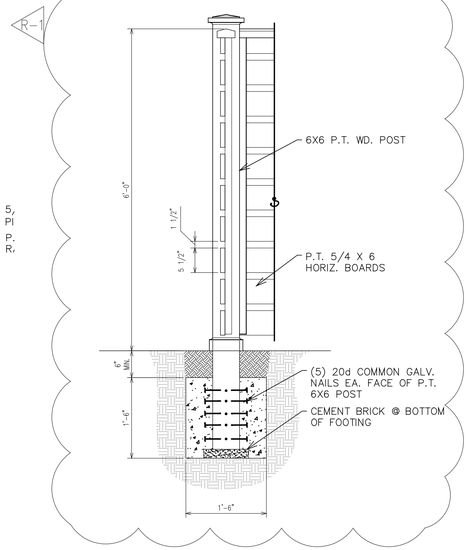
0 6" 12" 24"



TYP. GARAGE WALL SECTION

SCALE : 3/4"=1'-0"

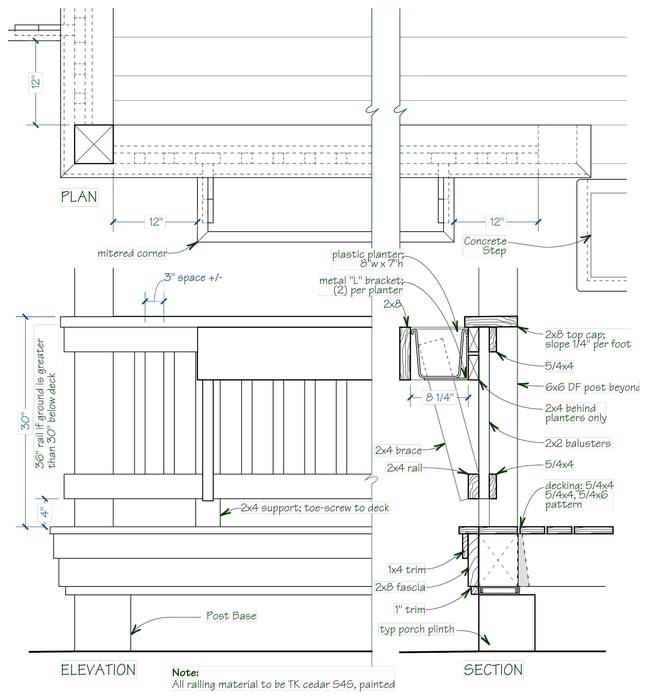
R-1



5 PL P.T.

SERVICE YARD DETAIL

SCALE : 3/4"=1'-0"



Note:
All railing material to be TK cedar S4S, painted

Vertical Porch Railing and Planter Detail

0 6" 12" 24"

R-1 NOTES:
PER SECTION 5.15.5.F.4 SECTIONS 31 & 32
WINDOW PROPORTIONS ON THE LEFT ELEVATION HAVE BEEN CHANGED

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A SERVICE YARD DETAIL HAS BEEN INCLUDED

PER SECTION 5.15.6.H
A TYPICAL RAILING DETAIL HAS BEEN INCLUDED

PER SECTION 5.15.6.H
ALL HANDRAILS HAVE BEEN EXTENDED FROM TOP NOSE TO BOTTOM NOSE OF STAIRS

PER SECTION 5.15.6.H.1.a OF THE UDO
COLUMNS ARE NOW SPACED IN ACCORDANCE W/ THIS SECTION

PER SECTION 5.15.6.P
THE T-111 PLYWOOD SOFFIT HAS BEEN CHANGED TO A HARDIE SOFFIT MATERIAL

THE FRONT DOOR HEIGHT HAS CHANGED TO MATCH WINDOW HEAD HEIGHT

quirks PROJECT # LOM.01

A5.1

DETAILS
LOT4

ATTACHMENT 5
PLAN REVIEW COMMENTS FOR COFA-06-22-016828

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
OLD TOWN

Plan Type: Historic District
Apply Date: 06/02/2022
Plan Status: Pending
Plan Address: 30 Meriwether Court BLUFFTON, SC 29910
Case Manager: Katie Peterson
Plan PIN #: R610 039 00A 0391 0000
Plan Description: A request by BFL Builders for review of a Certificate of Appropriateness- HD to allow the construction of a new 2-story Carriage House structure of approximately 704 SF located at 30 Meriwether Court, Lot 4 in the Landen Oak Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. STATUS [6-3-2022]: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the June 27, 2022 meeting.

Staff Review (HD)

Submission #: 1 Received: 06/03/2022 Completed: 06/24/2022

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Growth Management Dept Review (HD)	06/24/2022	Katie Peterson	Approved with Conditions

Comments:

1. Provide a site plan as not enough information has been provided to complete the review. (Applications Manual)
2. Provide a window and door table showing the dimensions, materials and configuration as not enough information was provided to complete the review. (5.15.6.I.)
3. Provide additional information on the door outline under the stairs, which does not appear on the site plans. Note that service yard fences shall not exceed 6' in height.
4. As the project moves toward Final submittal, provide architectural details for the railing detail, water table trim, corner board, and a section through the eave. (Applications Manual)

Beaufort Jasper Water and Sewer Review	06/24/2022	James Clardy	Approved

Comments:

1. No comments provided by reviewer.

HPRC Review	06/24/2022	Katie Peterson	Approved

Comments:

1. No comment.

Transportation Department Review - HD	06/24/2022	Constance Clarkson	Approved

Comments:

1. No comments provided by reviewer.

Watershed Management Review	06/24/2022	Lidia Delhomme	Approved

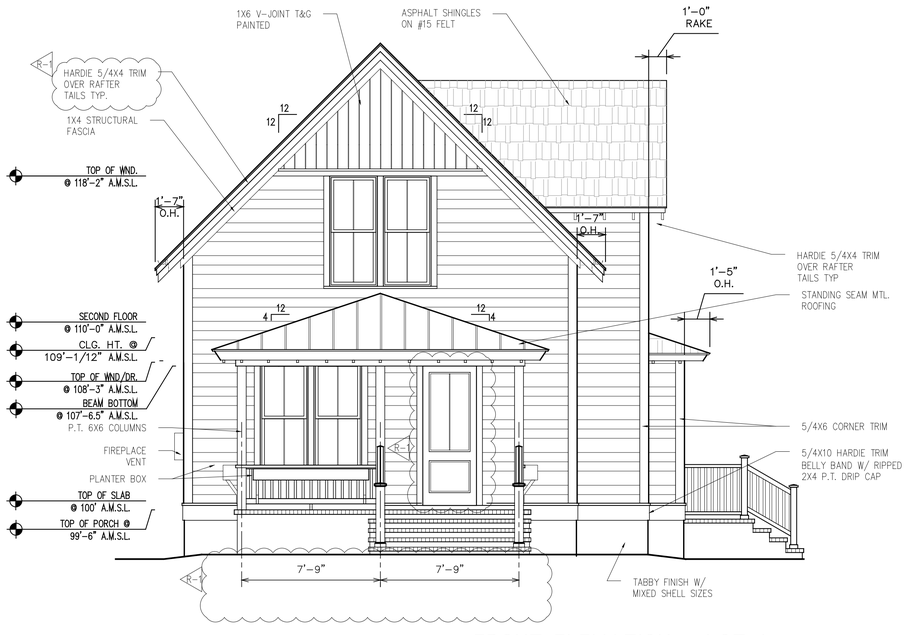
Comments:

1. No comments provided by reviewer.

Addressing Review	06/06/2022	Nick Walton	Approved

2 RIGHT ELEVATION - LOT 4

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



1 FRONT ELEVATION - LOT 4

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

issued for:	issued date:

PHONE:901.949.2568
EMAIL:travis@quirks.global
web:www.quirks.global

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PROJECT:

LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC

R-1 NOTES:
PER SECTION 5.15.5.F.4 SECTIONS 31 & 32
WINDOW PROPORTIONS ON THE LEFT ELEVATION HAVE BEEN CHANGED

PRE SECTION 5.3.7.D
UPDATED TREE CANOPY SHOWN ON SITE PL

PER SECTION 5.15.6.F.10
A SERVICE YARD DETAIL HAS BEEN INCLUDED

PER SECTION 5.15.6.H
A TYPICAL RAILING DETAIL HAS BEEN INCLUDED

PER SECTION 5.15.6.H
ALL HANDRAILS HAVE BEEN EXTENDED FROM TOP NOSE TO BOTTOM NOSE OF STAIRS

PER SECTION 5.15.6.H.1.a OF THE UDO
COLUMNS ARE NOW SPACED IN ACCORDANCE W/ THIS SECTION

PER SECTION 5.15.6.P
THE T-111 PLYWOOD SOFFIT HAS BEEN CHANGED TO A HARDIE SOFFIT MATERIAL

THE FRONT DOOR HEIGHT HAS CHANGED TO MATCH WINDOW HEAD HEIGHT

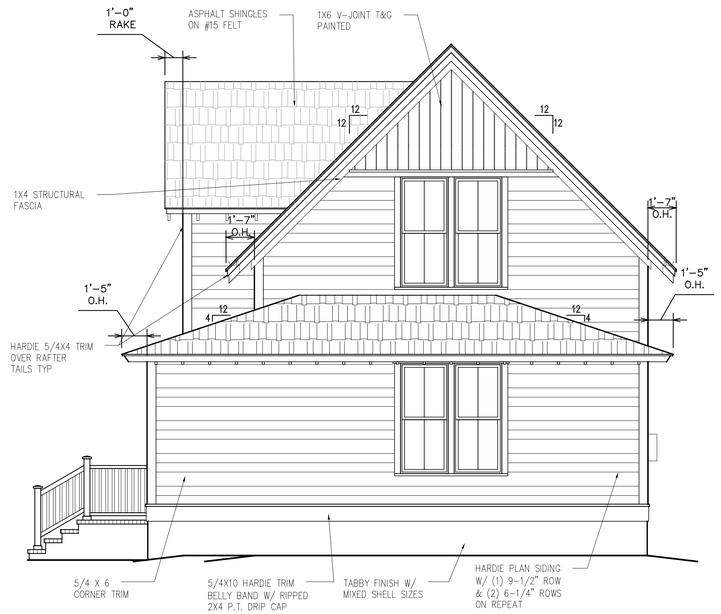
quirks PROJECT # LOM.01

A2.0

ELEVATIONS - LOT 4

2 LEFT ELEVATION - LOT 4

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



1 REAR ELEVATION - LOT 4

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

issued for:	issued date:

PHONE:901.949.2568
EMAIL:travis@quirks.global
web:www.quirks.global

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PROJECT:

LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC

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quirks PROJECT # LOM.01

A2.1

ELEVATIONS - LOT 4

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	August 3, 2022
PROJECT:	35 Meriwether Court, Lot 5 – New Construction: Carriage House
APPLICANT:	BFL Builders
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, BFL Builders, requests that the Historic Preservation Commission approve the following application:

1. COFA-06-22-016837. A Certificate of Appropriateness to allow the construction of a new 2-story Carriage House structure of approximately 704 SF located at 35 Meriwether Court, Lot 5 in the Landen Oak Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

INTRODUCTION: On August 4, 2021, the Historic Preservation Commission reviewed and approved a Certificate of Appropriateness- HD for the construction of a new 1.5-story single-family residential structure and Carriage House of located at 35 Meriwether Court (COFA-06-21-015419). The Applicant has begun construction of the primary structure but has decided the Carriage House originally approved does not meet the needs of the lot and therefore has proposed a new design for the Accessory Structure. The structure has all attributes of the Carriage House building type and meets the placement requirements of the same within the Neighborhood General-HD zoning district.

The 2-story structure is under a forward-facing roof with a two-story side gabled ell. It will contain a single car garage bay with a smaller bay to the left for a golf cart with living space above. The proposed materials include vertical Hardie siding, with and asphalt shingle roof to match the approved primary structure and uses traditional water table and corner board details (Attachment 6). The plans proposed in this application maintain the same general design of the approved structure but encloses the Golf Cart parking space on the first floor, rather than just the storage area towards the rear of the Golf Cart space.

This project was presented to the Historic Preservation Review Committee for conceptual review at the June 11, 2022 meeting and comments were provided to the Applicant (See Attachment 5).

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

It is important to note that the intent of Section 5.15 Old Town Bluffton Historic District of the Unified Development Ordinance (UDO) is that the Section be user friendly and informative to the residents and the members of HPC and is not intended to discourage creativity or force the replication of historic models. Rather, it is to set forth a framework in which the diversity that has always characterized Bluffton can continue to grow. The Section also defines guidelines for design and materials similar to that used on structures within the Old Town, and it is the charge of the HPC to assess the interpretation of these guidelines as they pertain to applications using the established review criteria.

REVIEW CRITERIA & ANALYSIS: Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Section 3.18.3 of the UDO in assessing an application for a Certificate of Appropriateness – Historic District (HD). The applicable criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.18.3.B. Consistency with the principles set forth in the Old Town Master Plan.

    a. *Finding*. The application is consistent with the principles set forth in the Old Town Master Plan. The Old Town Master Plan states that, "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as important to add to the built environment in a way that makes Old Town more complete."

    The Applicant proposes to construct a new Carriage House within the Old Town Bluffton Historic District, a locally and nationally designated historic district. The building has been designed to be sympathetic to the architectural character of the neighboring historic structures, so if the conditions of item 2 of this Section are met, their addition to the architectural diorama will both protect the integrity of the existing historic structures and enhance the neighborhood by adding architectural variety.

    b. *Finding*. The Old Town Master Plan initiatives also include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the UDO. The new construction proposed as part of this request will be in conformance with those standards if the conditions noted in item 2 of this Section are met.

c. *Finding*. The Old Town Master Plan initiatives also promote preservation and protection of the legacy of the Old Town Bluffton Historic District through additions to the built environment which make Old Town more complete. The addition of the proposed Carriage House adds to the district as well as help provide completeness to the neighborhood and overall district.

2. Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.

   a. *Finding*. Town Staff finds that the design of the structure falls within the category of Carriage House Type as allowed in the Neighborhood General Historic District per Section 5.15.5.C.

   b. *Finding*. Town Staff finds that if the conditions noted below are met, the proposed addition will be in conformance with applicable provisions provided in Article 5:

      1) Section 5.15.6.N. Corners and Water Tables. Skirt boards shall be a minimum 5/4 stock and furred out to sit just beyond the face of the foundation wall. The Belly Band/Wall Detail on page A5.0 shows the use of 1x material for the skirtboard of the water table. Revise the Belly Band/Wall Detail on page A5.0 to be a minimum 5/4 stock.

3. Section 3.18.3.D. Consistency with the nature and character of the surrounding area and consistency of the structure with the scale, form and building proportions of the surrounding neighborhood.

   Finding. The Carriage House proposed reflects the character of the primary structure, surrounding area and is scaled appropriately.

4. Section 3.18.3.F. The historic, architectural, and aesthetic features of the structure including the extent to which its alteration or removal would be detrimental to the public interest.

   Finding. The Applicant seeks approval for the construction a new accessory structure in the Old Town Bluffton Historic District. If the conditions Section 2 of this report are met, the proposed plans will be sympathetic in design to the neighboring historic and non-historic resources; therefore, the accessory structure, with the revisions noted, will have no adverse effect on the public interest.

5. Section 3.18.3.H. The application must comply with applicable requirements in the Applications Manual.

   Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete.

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. Town Staff finds that with the conditions noted below, the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application with the following conditions:

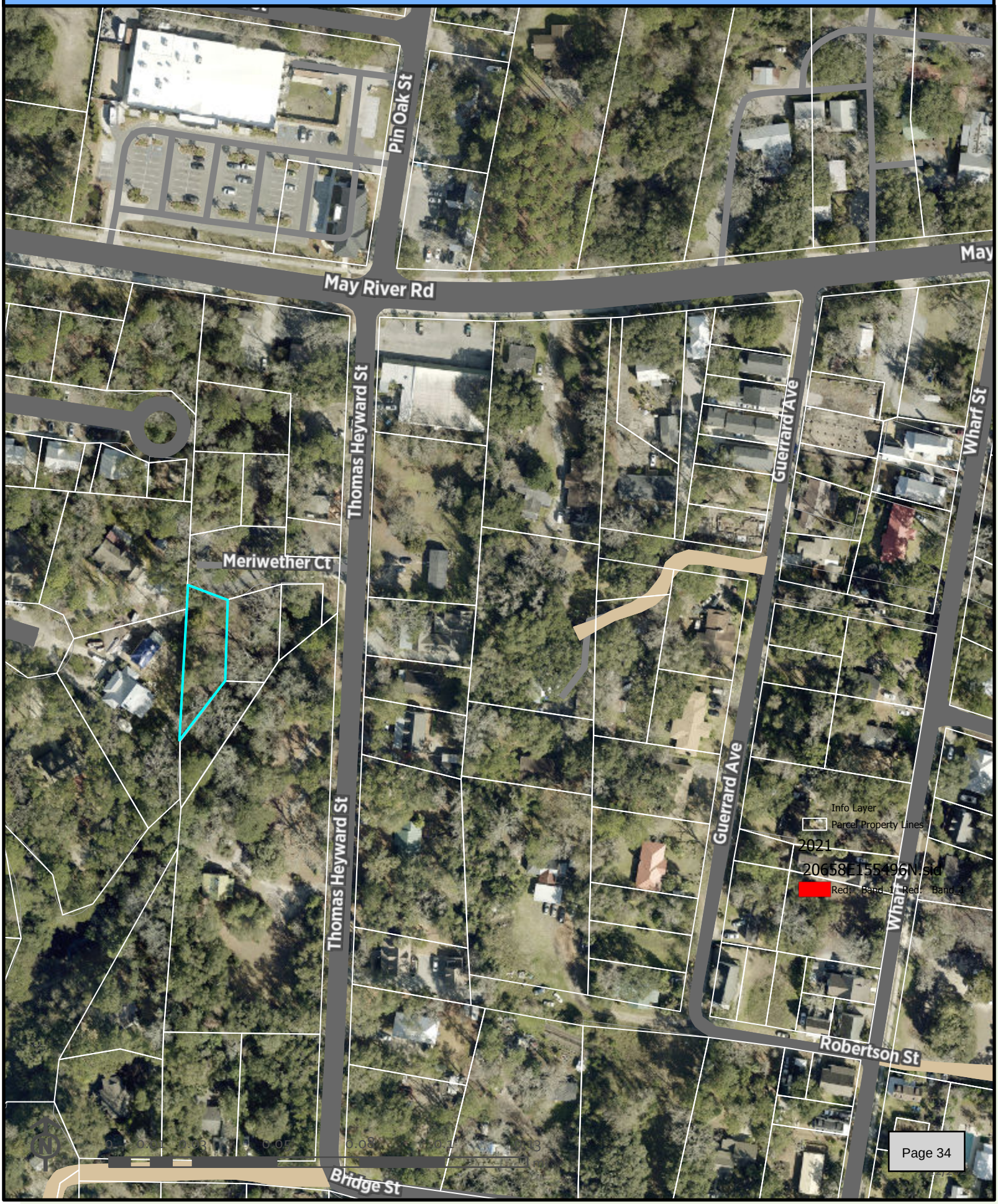
1. Per Section 5.15.6.N. of the UDO, Revise the Belly Band/Wall Detail on page A5.0 to be a minimum 5/4 stock.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Application
4. Site Plan & Elevations
5. HPRC Report
6. Approved Primary Structure Elevations

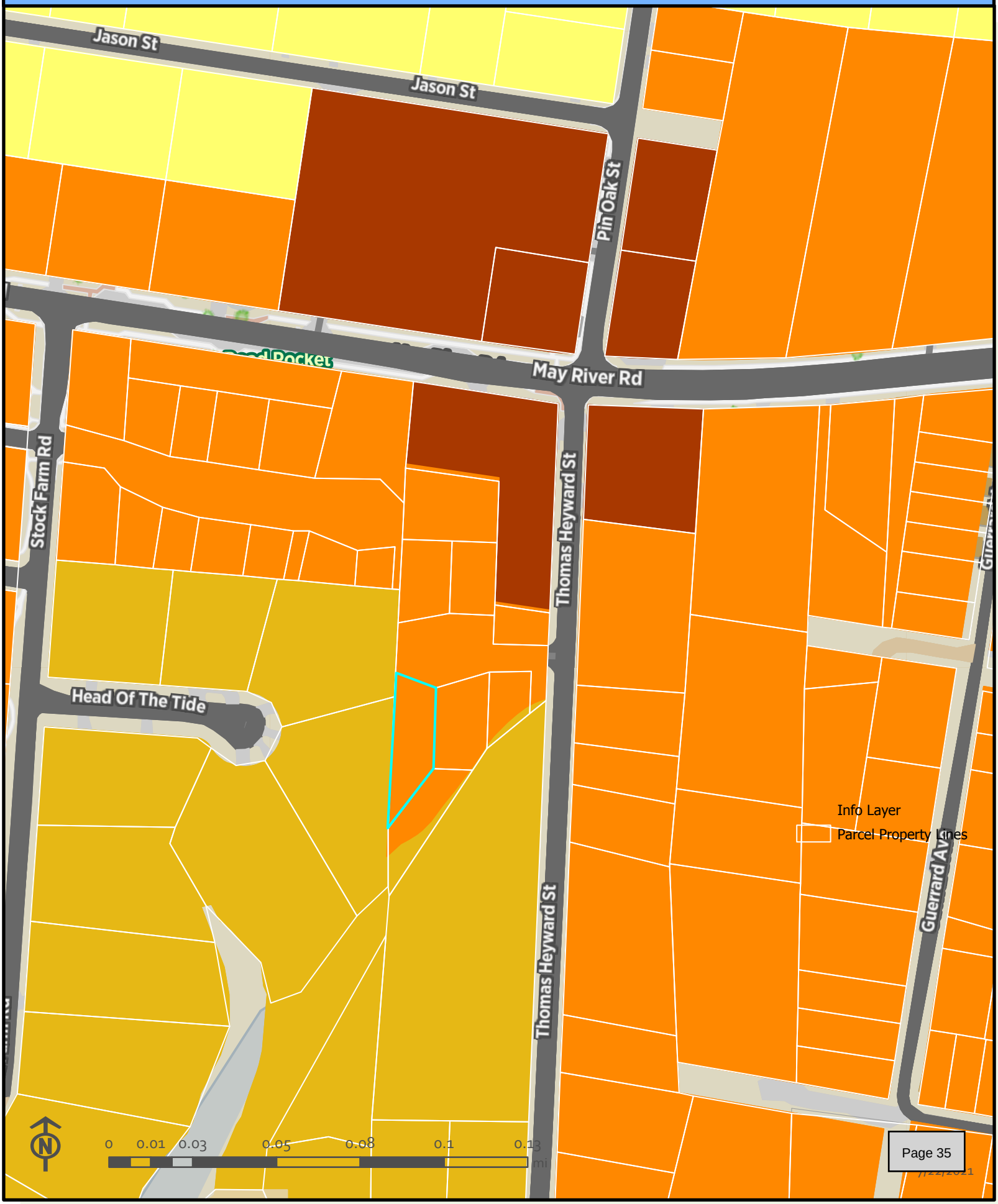
Town of BLUFFTON South Carolina

35 Meriwether Court, Lot 5 - Loc



Town of BLUFFTON South Carolina

35 Meriwether Court, Lot 5- Z[illegible]



TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION

Growth Management Custom
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name:BFL Builders	Name:Same
Phone:843.473.3679	Phone:
Mailing Address:Box 21484 HHI, SC 29925	Mailing Address:
E-mail:barry@hhrandr.com	E-mail:
Town Business License # (if applicable):LIC-07-21-038383	

Project Information (tax map info available at http://www.townofbluffton.us/gis/)

Project Name:Landen Oak Subdivision - Lot 5	Conceptual: ☑	Final: ☑	Amendment: ☐
Project Location:35 Meriwether Court	Application for:		
Zoning District:NG-HD	☑ New Construction		
Acreage:.192	☐ Renovation/Rehabilitation/Addition		
Tax Map Number(s):R610 039 00A 0392 0000	☐ Relocation or Demolition		

Project Description: Construction of detached garage behind previously approved single family residentail home.

Minimum Requirements for Submittal

- ☑ 1. Full sized copies and digital files of the Site Plan(s). One (1) set for Conceptual, two (2) sets for Final
- ☑ 2. Full sized copies and digital files of the Architectural Plan(s). One (1) set for Conceptual, two (2) sets for Final
- ☑ 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☑ 5. All information required on the attached Application Checklist.
- ☐ 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature:	Barry L Byrd	Date:	July 7, 2022
Applicant Signature:	Barry L Byrd	Date:	July 7, 2022

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

ATTACHMENT 3

TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	**Applicant & Staff**
Prior to the filing of a Certificate of Appropriateness-HD Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting – Concept Review Submission	**Applicant & Staff**
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Concept Review Submission of the Certificate of Appropriateness Application with the required submittal materials during an Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator and HPC	**Staff**
If the UDO Administrator determines that the Concept Review Submission of the Certificate of Appropriateness-HD Application is complete, it shall be forwarded to the Historic Preservation Review Committee. The Review Committee shall review the application and prepare written comment for review with the Applicant.	
Step 4. Historic Preservation Review Committee	**Applicant, Staff & Historic Preservation Review Committee**
A public meeting shall be held with the Applicant to the review the Review Committee's Staff Report and discuss the application. The Review Committee shall review the Concept Review Submission for compliance with the criteria and provisions in the UDO. The Applicant will be given the opportunity to address comments, if any, and resubmit the application materials to proceed to the Final Review Submission.	
Step 5. Application Check-In Meeting - Final Review Submission	**Applicant & Staff**
The Applicant shall submit the completed Final Review Submission of the Certificate of Appropriateness Application with the required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 6. Historic Preservation Commission Meeting	**Applicant, Staff & Historic Preservation Commission**
A public meeting shall be held with the Applicant where the HPC shall review the Final Application materials of the Certificate of Appropriateness-HD Application for compliance with the criteria and provisions in the UDO. The HPC may approve, approve with conditions, or deny the application.	
Step 7. Issue Certificate of Appropriateness	**Staff**
If the HPC approves the Certificate of Appropriateness-HD Application, the UDO Administrator shall issue the Certificate of Appropriateness-HD.	

ATTACHMENT 3

TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN REVIEW PHASE			**CONCEPTUAL REVIEW** ☐	**FINAL REVIEW** ☑
2. SITE DATA				
Identification of Proposed Building Type (as defined in Article 5): Additional Building Type				
Building Setbacks	Front: 40'	Rear: 28'	Rt. Side: 40'	Lt. Side: 10'

3. BUILDING DATA			
Building	**Description** (Main House, Garage, Carriage House, etc.)	**Existing Square Footage**	**Proposed Square Footage**
Main Structure			
Ancillary	Garage with ADU above		704
Ancillary			

4. SITE COVERAGE	
Impervious Coverage	**Coverage (SF)**
Building Footprint(s)	352 (garage)
Impervious Drive, Walks & Paths	0
Open/Covered Patios	0
A.TOTAL IMPERVIOUS COVERAGE	352
B.TOTAL SF OF LOT	8,370
% COVERAGE OF LOT (A/B= %)	4%

5. BUILDING MATERIALS			
Building Element	**Materials, Dimensions, and Operation**	**Building Element**	**Materials, Dimensions, and Operation**
Foundation	Concrete w/tabby	Columns	pressure treated 2x6
Walls	2x6 w/Hardie smooth siding	Windows	vinyl
Roof	asphalt shingle	Doors	Solid wood
Chimney	n/a	Shutters	n/a
Trim	Hardie smooth	Skirting/Underpinning	Tabby
Water table	5/4 x 10 Hardie	Cornice, Soffit, Frieze	Hardie
Corner board	5/4 x 6 Hardie	Gutters	
Railings	pressure treated 2x2	Garage Doors	aluminum overhead
Balusters	pressure treated 2x2	Green/Recycled Materials	
Handrails	2x8		

ATTACHMENT 3
TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT
APPLICATION CHECKLIST

Note: Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

Concept	Final	BACKGROUND INFORMATION.
☐	☑	**COMPLETED CEFTIFICATE OF APPROPRIATENESS-HD APPLICATION:** A competed and signed application providing general project and contact information.
☐	☐	**PROPERTY OWNER CONSENT**: If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
☐	☑	**PROJECT NARRATIVE:** A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
☐	☐	**DEED COVENANTS/RESTRICTIONS:** A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
☐	☐	**ADDITIONAL APPROVALS:** A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	**Final**	**SITE ASSESSMENT.**
☐	☐	**LOCATION MAP:** Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
☐	☑	**PROPERTY SURVEY:** Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology.
☐	☑	**SITE PLAN:** Showing layout and design indicating, but not limited to: • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.

ATTACHMENT 3

TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT APPLICATION CHECKLIST

☐	☑	**PHOTOS:** Comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
Concept	**Final**	**ARCHITECTURAL INFORMATION.**
☐	☐	**CONCEPTUAL ARCHITECTURAL SKETCHES:** Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
☐	☑	**FLOOR/ROOF PLANS:** Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
☐	☑	**ELEVATIONS:** Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
☐	☑	**ARCHITECTURAL DETAILS:** Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
☐	☐	**MANUFACTURER'S CUT SHEET/SPECIFICATIONS:** Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
Concept	**Final**	**LANDSCAPE INFORMATION.**
☐	☐	**TREE REMOVAL PLAN:** A site plan indicating location, species, and caliper of existing trees and trees to be removed.
☐	☐	**LANDSCAPE PLAN:** Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.
Concept	**Final**	**ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).**
☐	☐	**PRELIMINARY DEVELOPMENT PLAN APPLICATION:** Submit a Preliminary Development Plan Application along with all required submittal items as depicted on the application checklist.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Barry L Bryant

Signature of Property Owner or Authorized Agent

July 7, 2022

Date

Barry L Bryant

Printed Name

Landen Oak Subdivision
Lot 5 - 35 Meriwether Court

Project Narrative

Landen Oak subdivision consists of 6 single family residential building lots located off Thomas Hayward Street approximately 100 yards from its intersection with Route 46 in Old Town Bluffton. It is located within the Town of Bluffton's Neighborhood General Historic District (NG-HD) zoning classification. BFL Builders, the applicant, purchased 5 of the building lots and the common areas from Bluffton Development Group in January 2021.

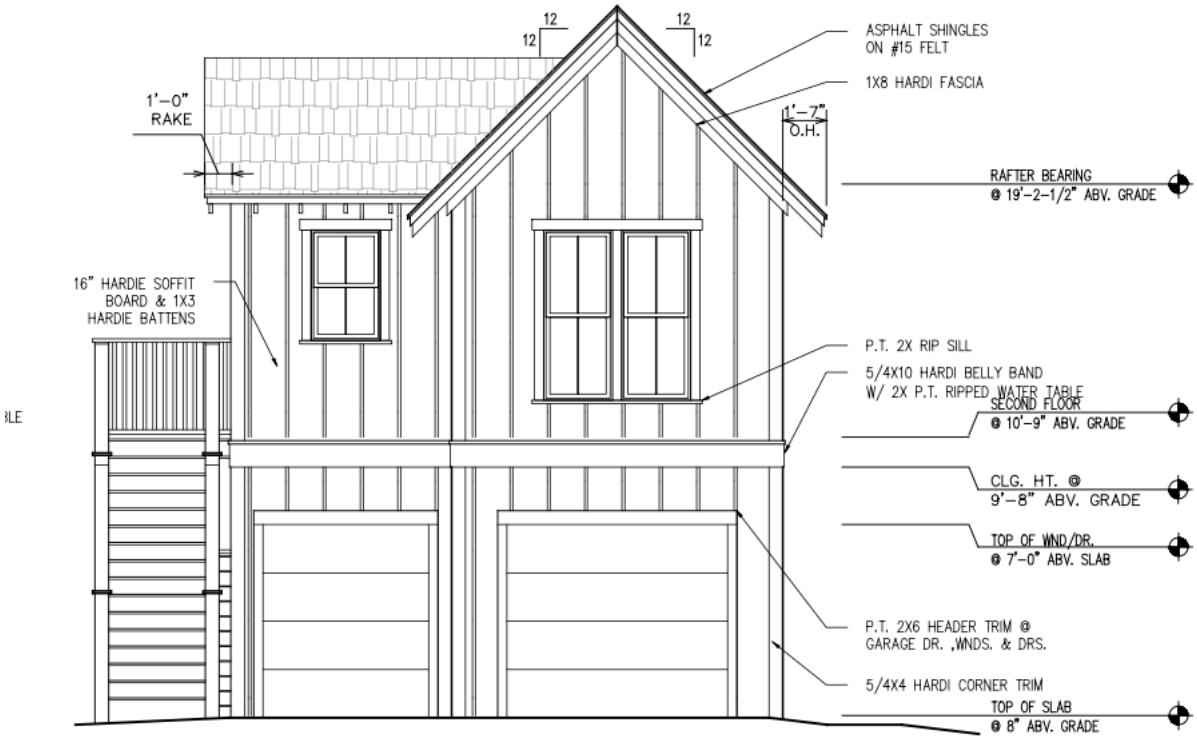
BFL Builders intends to construct 5 single family residences with detached garages on these lots during 2021 and 2022.

Lot 5 is a heavily treed 8,370 square foot (.192 acre) lot located at the left rear of the subdivision bordering Stock Farm. BFL Builders plans to construct a 2,113 square foot 1.5 story main house and detached 1.5 car garage located at the rear of the lot. This house will fall under the "Additional Building Type" classification within the NG-HD district's design standards as defined in section 5 of the Unified Development Ordinance (UDO).

BFL Builders will construct a 1.5 car garage to the right rear of the already approved main house with a finished ADU above. The garage and ADU will be built with the same general character as the primary structure.

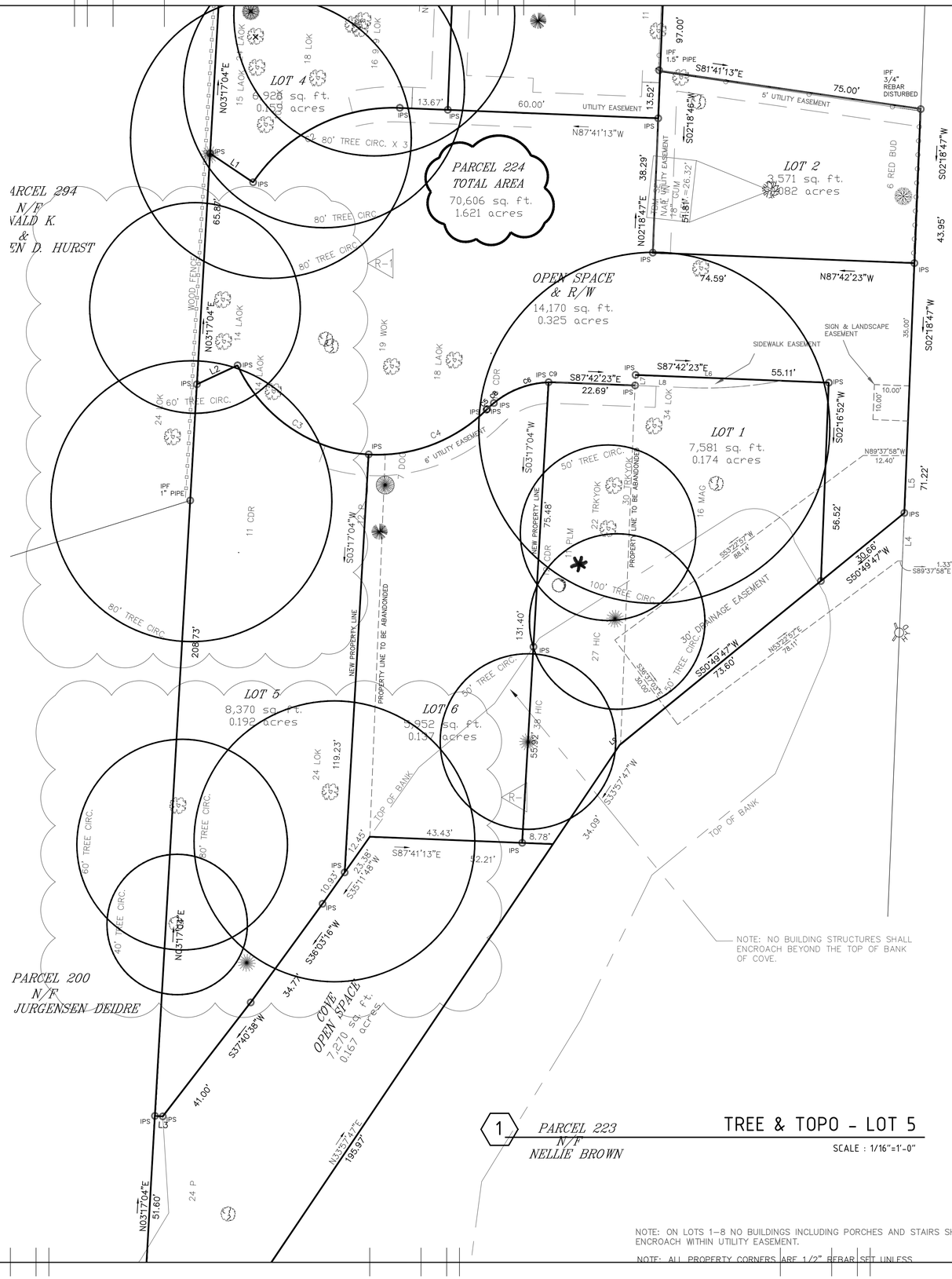
Lot 5 - 35 Meriwether Court

Garage and ADU above



1 FRONT ELEVATION

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



1 TREE & TOPO - LOT 5

SCALE : 1/16"=1'-0"

NOTE: ON LOTS 1–8 NO BUILDINGS INCLUDING PORCHES AND STAIRS SH/ ENCROACH WITHIN UTILITY EASEMENT.

NOTE: ALL PROPERTY CORNERS ARE 1/2" REBAR SET UNLESS

issued for:	issued date:
PERMIT SET	11.17.21-mtc
REVISED MUDROOM SET	11.23.21-mtc
NEW 2 CAR GARAGE ADDITION	01.06.22-mtc
REVISED NEW 2 CAR GARAGE ADDITION	01.25.22-mtc
2ND REVISION 2 CAR GARAGE ADDITION	01.27.22-mtc
REVISED MAIN & SECOND FLOOR	02.08.22-mtc
REDESIGN OF GARAGE	02.17.22-mtc
REVERT DESIGN	03.11.22-mtc
TOWN AMENDMENT	05.11.22-mtc
TOWN AMENDMENT-GARAGE	07.07.22-mtc

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PROJECT:

LOT5

LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC

R–1 NOTES:
PER SECTION 5.15.5.F.4 SECTIONS 31 & 32
WINDOW PROPORTIONS ON THE LEFT ELEVATION HAVE BEEN CHANGED

PRE SECTION 5.3.7.D
UPDATED TREE CANOPY SHOWN ON SITE PLAN

PER SECTION 3.18.3.D
VERTICAL BOARD & BATTEN SIDING REMOVED FROM ALL GABLE ENDS OF LOT 5

PER SECTION 5.15.6.F.10
A SERVICE YARD DETAIL HAS BEEN INCLUDED

PER SECTION 5.15.6.H
A TYPICAL RAILING DETAIL HAS BEEN INCLUDED

PER SECTION 5.15.6.H
ALL HANDRAILS HAVE BEEN EXTENDED FROM TOP NOSE TO BOTTOM NOSE OF STAIRS

PER SECTION 5.15.6.H.1.a OF THE UDO
COLUMNS ARE NOW SPACED IN ACCORDANCE W/ THIS SECTION

PER SECTION 5.15.6.P
THE T–111 PLYWOOD SOFFIT HAS BEEN CHANGED TO A HARDIE SOFFIT MATERIAL

quirks PROJECT # LOM.01

C1.0

TREE & TOPO
LOT 5

issued for:	issued date:
PERMIT SET	11.17.21-mtc
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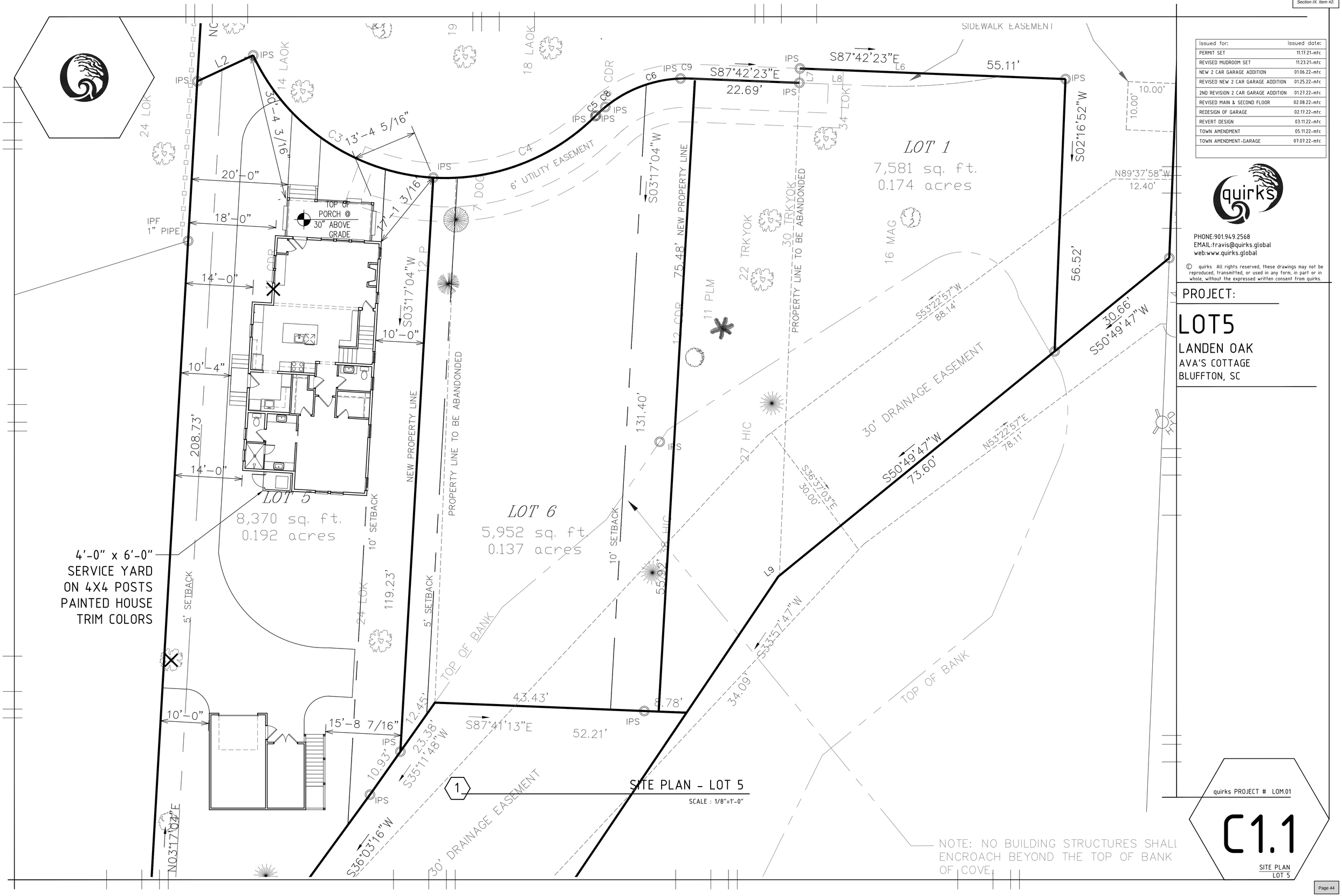
PROJECT:

LOT5

LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC



1 SITE PLAN - LOT 5
SCALE : 1/8"=1'-0"

quirks PROJECT # LOM.01

C1.1
SITE PLAN
LOT 5

issued for:	issued date:
PERMIT SET	11.17.21-mtc
REVISED MUDROOM SET	11.23.21-mtc
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TOWN AMENDMENT-GARAGE	07.07.22-mtc

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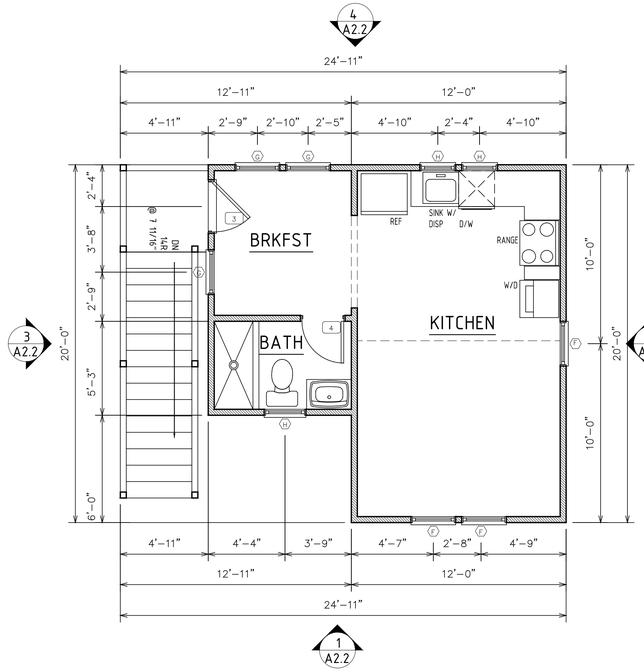
PROJECT:

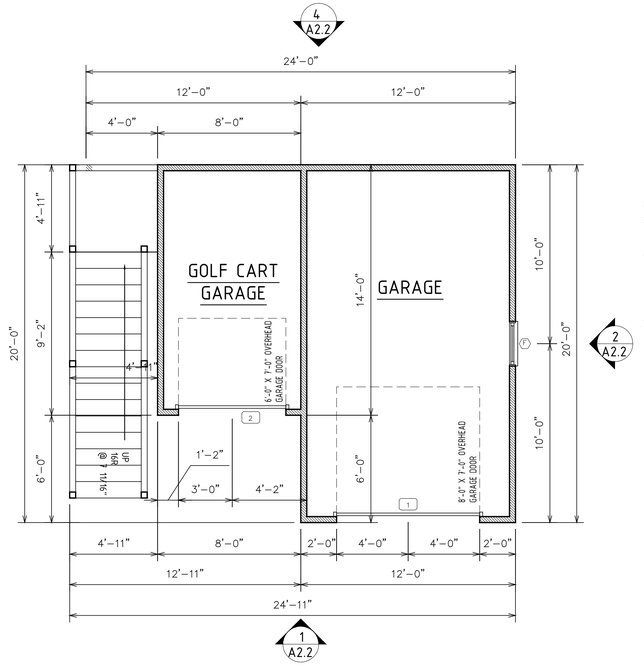
LOT5

LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC



4 SECOND FLOOR -STUDIO

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



3 GROUND FLOOR - GARAGE/STORAGE

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

GARAGE SQUARE FOOTAGE	
FIRST FLOOR UN-HEATED	352 SF.
SECOND FLOOR HEATED	352 SF.
TOTAL:	704 SF.

WALL LEGEND

2X4 FRAMING

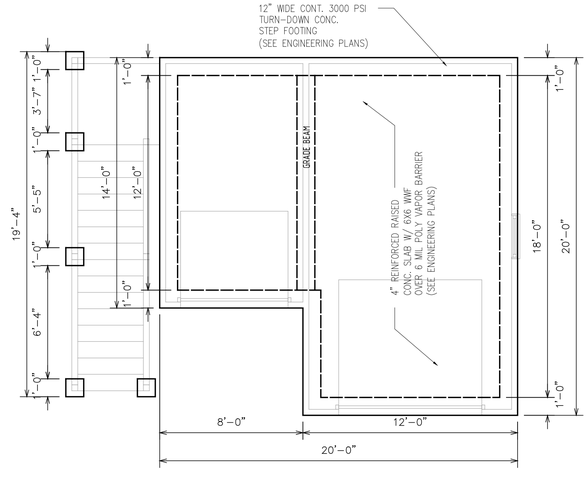
DOOR SCHEDULE

INTERIOR
4 2'-6" X 6'-8" LH

EXTERIOR
1 8'-0" X 7'-0" OH GARAGE
2 6'-0" X 7'-0" OH GARAGE
3 3'-0" X 6'-8" LH

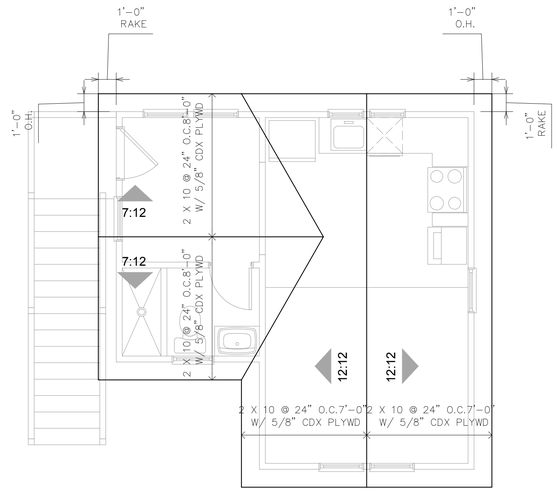
WINDOW SCHEDULE

KITCHEN	H	25X47	ELCA2547
LIVING ROOM	F	30X66	ELDH3066
BATH	H	2640	ELDH2640
BREAKFAST	G	2660	ELDH2660



2 FOUNDATION PLAN

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



1 ROOF PLAN

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

quirks PROJECT # LOM.01

G1

GARAGE PLANS
LOT 5

issued for:	issued date:
PERMIT SET	11.17.21-mtc
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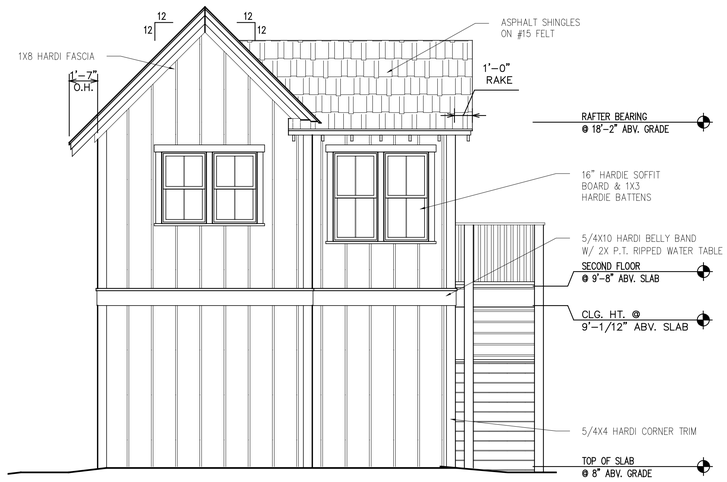
PROJECT:

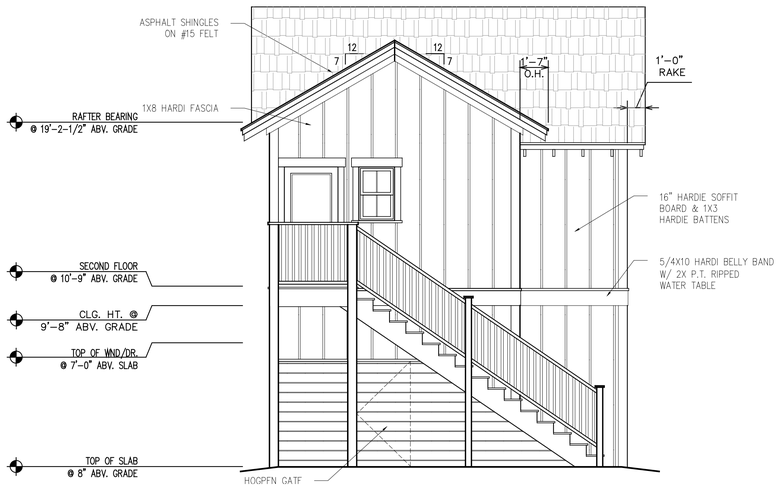
LOT5

LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC



4 REAR ELEVATION

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

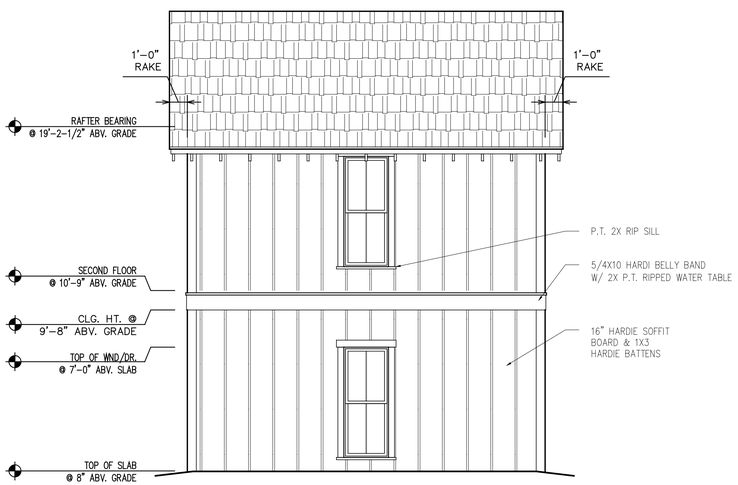


3 LEFT ELEVATION

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

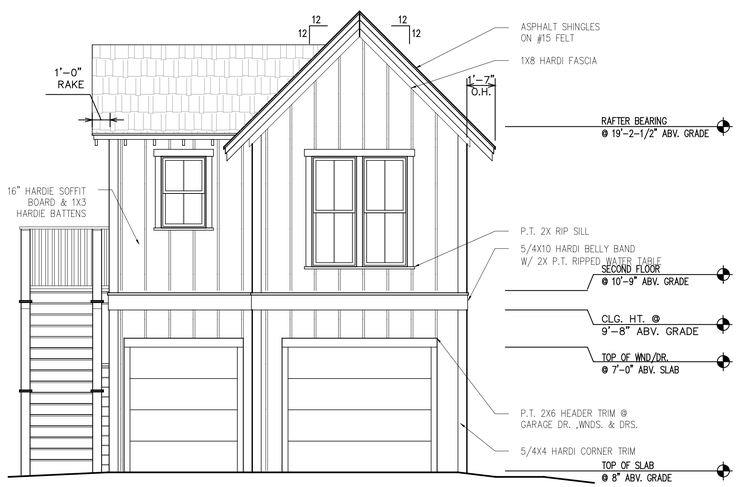
TYP. GARAGE WALL SECTION

SCALE : 3/4"=1'-0"



2 RIGHT ELEVATION

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



1 FRONT ELEVATION

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

quirks PROJECT # LOM.01

G2

GARAGE/LOFT ELEVATIONS LOT 5

issued for:	issued date:
PERMIT SET	11.17.21-mtc
REVISED MUDROOM SET	11.23.21-mtc
NEW 2 CAR GARAGE ADDITION	01.06.22-mtc
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REVERT DESIGN	03.11.22-mtc
TOWN AMENDMENT	05.11.22-mtc
TOWN AMENDMENT-GARAGE	07.07.22-mtc

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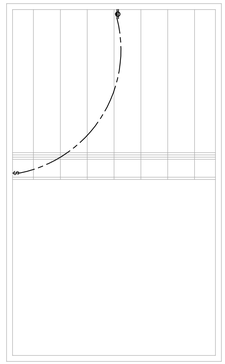
PROJECT:

LOT5

LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC

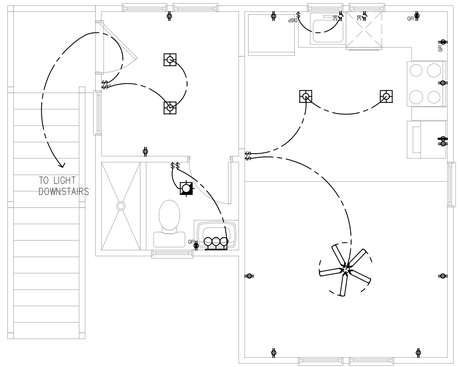
Electrical Symbols Legend

- Duplex Outlet: Mount at 18" A.F.F. (Typical)
- 44 Duplex Outlet: Mounting Height as Shown
- AC Duplex Outlet: Wall Mount Above Counter
- Duplex Outlet: Half Switched
- GFI Duplex Outlet: Ground Fault Interrupt
- 220 Volt Outlet
- WP Duplex Outlet: Wet Applications
- BC Duplex Outlet: Below Cabinet @ 18" A.F.F.
- Duplex Outlet: Floor Mounted, Owner Verified
- Switch: Mounted at 44" A.F.F. (Typical)
- 3 Switch: 3 Way
- 4 Switch: 4 Way
- P Plunger Switch in Door Jamb
- D Switch: Dimmer Control
- WP Switch: Weather Proof
- AC Switch: Above Counter
- DISP Switch: Sink Disposal
- Data Outlet: Mount at 18" A.F.F.
- 48 Telephone Outlet: Mount at Height Shown
- TV Cable & Junction Box
- T Thermostat
- C Carbon Monoxide Detector
- S Smoke Detector
- Push Button
- DB Door Bell
- EP Electrical Panel
- DISC Main Disconnect
- AD Accessory Disconnect
- Recessed Can Light Fixture
- Recessed Can Light Fixture: Wall Washer
- WP Recessed Can Light Fixture: Water Proof
- Ceiling Mounted Light Fixture: Incandescent
- 72 Wall Mounted Light Fixture: Mounting Height
- Ceiling Mounted Light Fixture: Junction Box
- Fluorescent 2x4 Ceiling Light Fixture
- Fluorescent 2x2 Ceiling Light Fixture
- 1x4 Fluorescent Under Cabinet Strip Lighting
- Vanity Light Fixture
- Exhaust Fan w/ Light Fixture (Silent)
- Exhaust Fan (Silent)
- Ceiling Fan
- Attic Fan



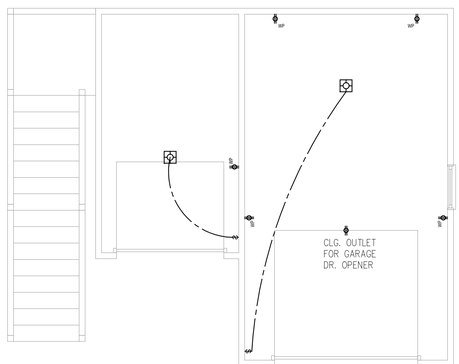
3 ATTIC STORAGE - ELECTRICAL

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



2 SECOND FLOOR - ELECTRICAL

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



1 FIRST FLOOR - ELECTRICAL

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

quirks PROJECT # LOM.01

G3

GARAGE/LOFT
ELECTRICAL PLANS
LOT 5

issued for:	issued date:
PERMIT SET	11.17.21-mtc
REVISED MUDROOM SET	11.23.21-mtc
NEW 2 CAR GARAGE ADDITION	01.06.22-mtc
REVISED NEW 2 CAR GARAGE ADDITION	01.25.22-mtc
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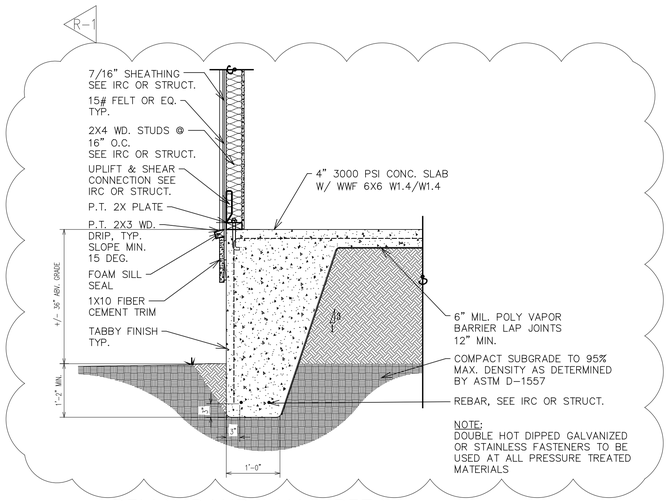
PROJECT:

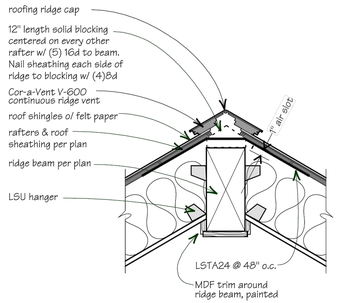
LOT5

LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC

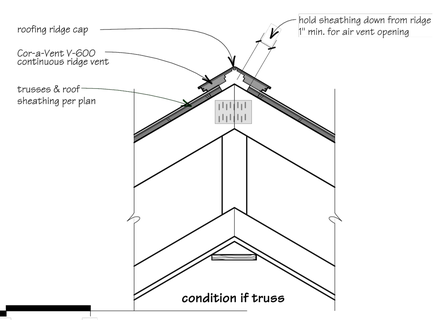


BELLY BAND/WALL DETAIL

SCALE : 3/4"=1'-0"



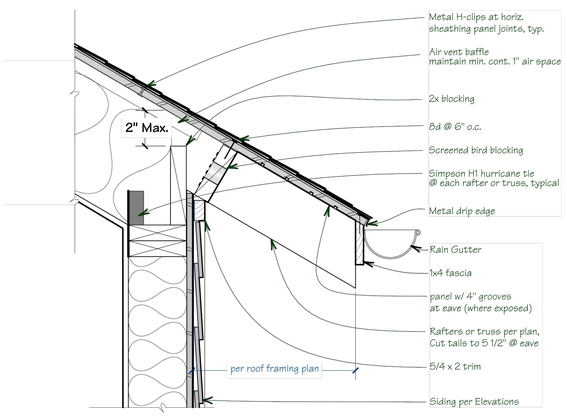
condition if ridge beam



condition if truss

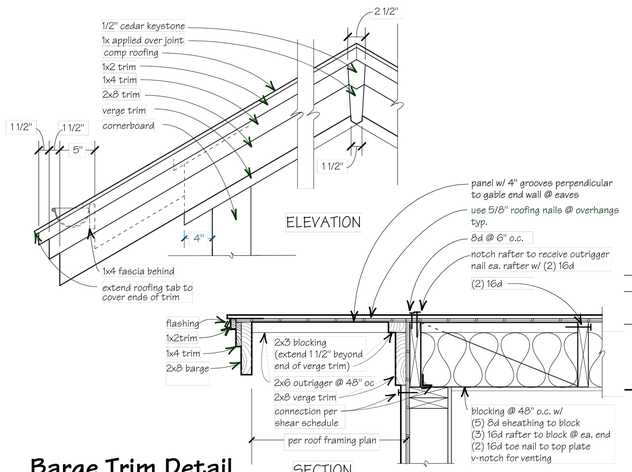
Ridge

0 6" 12" 24"



Eave Detail

0 6" 12" 24"



Barge Trim Detail

0 6" 12" 24"

R-1 NOTES:
PER SECTION 5.15.5.F.4 SECTIONS 31 & 32 WINDOW PROPORTIONS ON THE LEFT ELEVATION HAVE BEEN CHANGED

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UPDATED TREE CANOPY SHOWN ON SITE PLAN

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VERTICAL BOARD & BATTEN SIDING REMOVED FROM ALL GABLE ENDS OF LOT 5

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PER SECTION 5.15.6.H
ALL HANDRAILS HAVE BEEN EXTENDED FROM TOP NOSE TO BOTTOM NOSE OF STAIRS

PER SECTION 5.15.6.H.1.a OF THE UDO COLUMNS ARE NOW SPACED IN ACCORDANCE W/ THIS SECTION

PER SECTION 5.15.6.P
THE T-111 PLYWOOD SOFFIT HAS BEEN CHANGED TO A HARDIE SOFFIT MATERIAL

quirks PROJECT # LOM.01

A5.0

DETAILS LOT 5

issued for:	issued date:
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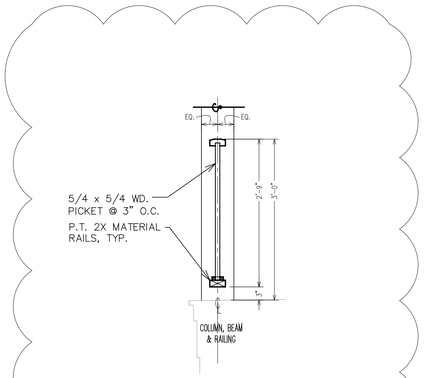
PROJECT:

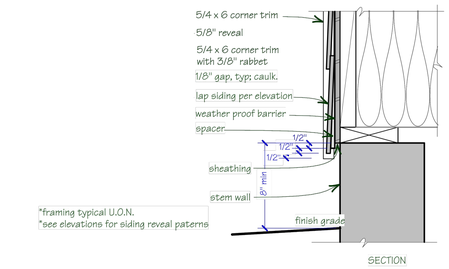
LOT5

LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC



TYP. RAILING DETAILS

SCALE : 3/4"=1'-0"

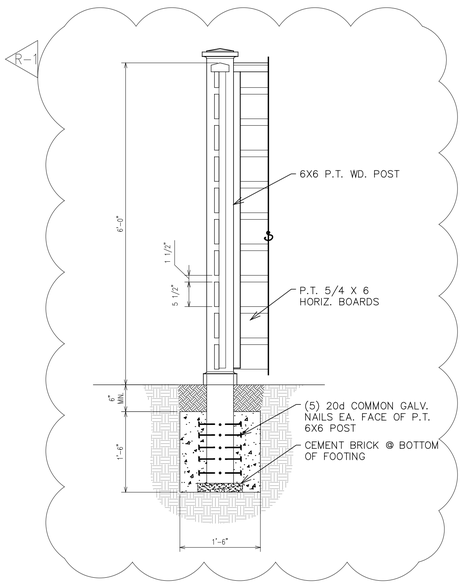


SECTION

Lap Siding Detail

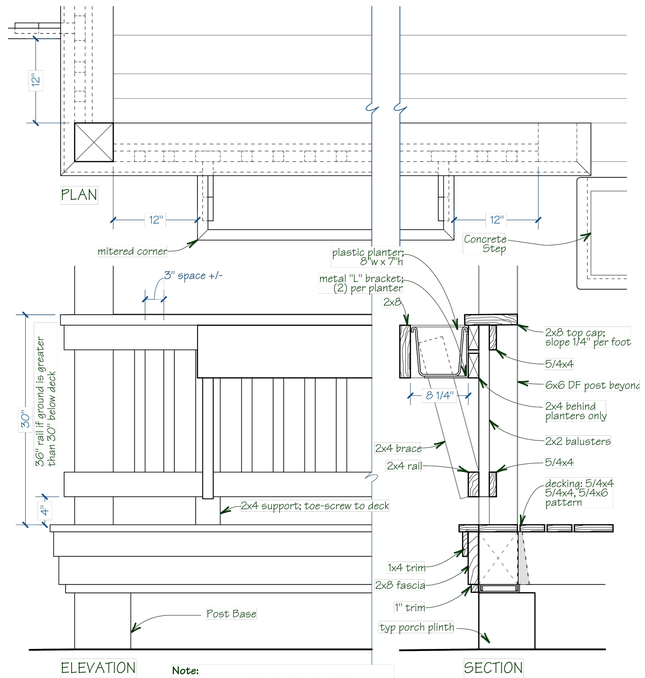
0 6" 12" 24"

R-1



SERVICE YARD DETAIL

SCALE : 3/4"=1'-0"



Note:
All railing material to be TK cedar S4S, painted

Vertical Porch Railing and Planter Detail

0 6" 12" 24"

R-1 NOTES:
PER SECTION 5.15.5.F.4 SECTIONS 31 & 32 WINDOW PROPORTIONS ON THE LEFT ELEVATION HAVE BEEN CHANGED

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THE T-111 PLYWOOD SOFFIT HAS BEEN CHANGED TO A HARDIE SOFFIT MATERIAL

quirks PROJECT # LOM.01

A5.1

DETAILS LOT 5

ATTACHMENT 5
PLAN REVIEW COMMENTS FOR COFA-06-22-016837

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
OLD TOWN

Plan Type:	**Historic District**	**Apply Date:**	**06/07/2022**
Plan Status:	**Pending**	**Plan Address:**	**35 Meriwether Court BLUFFTON, SC 29910**
Case Manager:	**Katie Peterson**	**Plan PIN #:**	**R610 039 00A 0392 0000**

Plan Description: **A request by BFL Builders for review of a Certificate of Appropriateness- HD to allow the construction of a new 2-story Carriage House structure of approximately 704 SF located at 35 Meriwether Court, Lot 5 in the Landen Oak Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.**

STATUS: The Application will be heard at the 7/11/2022 meeting of the HPRC.

Staff Review (HD)

Submission #: 1 Received: 06/10/2022 Completed: 07/08/2022

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Growth Management Dept Review (HD)	07/08/2022	Katie Peterson	Approved with Conditions

Comments:

1. Update the Site Plan associated with the application as it shows the floor plans from the previously approved Carriage house, which do not match the proposed plans (Sheet A1.2 etc.)
2. Provide a window and door table showing the dimensions, materials and configuration as not enough information was provided to complete the review. (5.15.6.I.)
3. Provide additional information on the door outline under the stairs, which does not appear on the site plans. Note that service yard fences shall not exceed 6' in height.
4. As the project moves toward Final submittal, provide architectural details for the railing detail, water table trim, corner board, and a section through the eave. (Applications Manual)

Watershed Management Review	06/27/2022	Lidia Delhomme	Approved with Conditions

Comments:

1. The Town will require a Stormwater Affidavit and implementation of the Construction Site BMPs found in Chapter 5 of the Southern Lowcountry Stormwater Design Manual, the SCDHEC Erosion and Sediment Reduction standards, and other Stormwater Management regulations, where applicable before Building Permits will be issued.

Beaufort Jasper Water and Sewer Review	07/07/2022	James Clardy	Approved

Comments:

1. None

HPRC Review	07/08/2022	Katie Peterson	Approved

Comments:

1. No comments provided by reviewers.

Transportation Department Review - HD	07/07/2022	Megan James	Approved

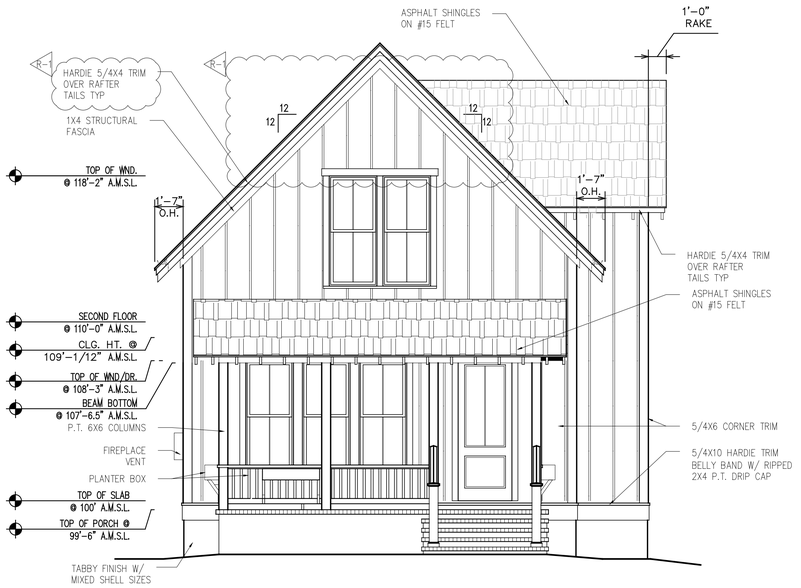
Comments:

No comment

Addressing Review	06/13/2022	Nick Walton	Approved

2 RIGHT ELEVATION - LOT 5

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



1 FRONT ELEVATION - LOT 5

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

issued for:	issued date:

PHONE:901.949.2568
EMAIL:travis@quirks.global
web:www.quirks.global

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PROJECT:

LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC

R-1 NOTES:
PER SECTION 5.15.5.F.4 SECTIONS 31 & 32 WINDOW PROPORTIONS ON THE LEFT ELEVATION HAVE BEEN CHANGED

PRE SECTION 5.3.7.D
UPDATED TREE CANOPY SHOWN ON SITE PLAN

PER SECTION 3.18.3.D
VERTICAL BOARD & BATTEN SIDING REMOVED FROM ALL GABLE ENDS OF LOT 5

PER SECTION 5.15.6.F.10
A SERVICE YARD DETAIL HAS BEEN INCLUDED

PER SECTION 5.15.6.H
A TYPICAL RAILING DETAIL HAS BEEN INCLUDED

PER SECTION 5.15.6.H
ALL HANDRAILS HAVE BEEN EXTENDED FROM TOP NOSE TO BOTTOM NOSE OF STAIRS

PER SECTION 5.15.6.H.1.a OF THE UDO COLUMNS ARE NOW SPACED IN ACCORDANCE W/ THIS SECTION

PER SECTION 5.15.6.P
THE T-111 PLYWOOD SOFFIT HAS BEEN CHANGED TO A HARDIE SOFFIT MATERIAL

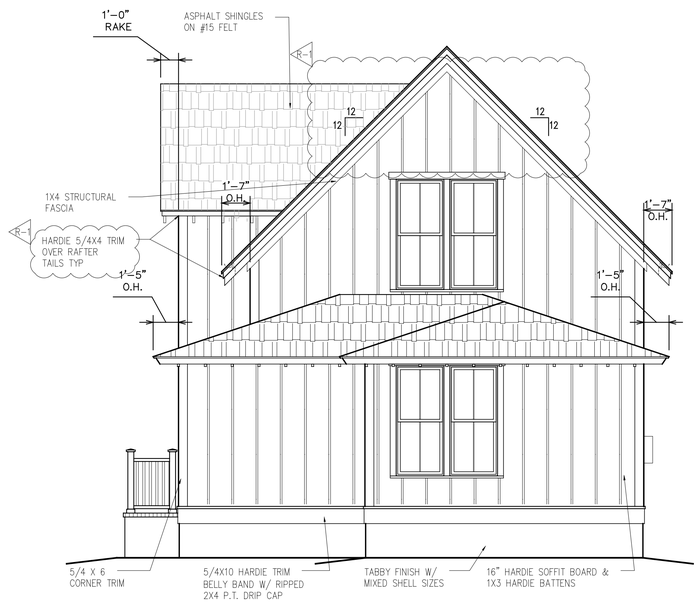
quirks PROJECT # LOM.01

A2.0

ELEVATIONS
LOT 5

2 LEFT ELEVATION - LOT 5

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



1 REAR ELEVATION - LOT 5

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

issued for:	issued date:

PHONE:901.949.2568
EMAIL:travis@quirks.global
web:www.quirks.global

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PROJECT:

LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC

R-1 NOTES:
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PER SECTION 5.15.6.P
THE T-111 PLYWOOD SOFFIT HAS BEEN CHANGED TO A HARDIE SOFFIT MATERIAL

quirks PROJECT # LOM.01

A2.1

ELEVATIONS
LOT 5

MEMORANDUM

TO: Historic Preservation Commissioners

FROM: Katie Peterson, AICP, Senior Planner

RE: Recommendation for Squire Pope Carriage House Renovations

DATE: 8/3/2022

CC: Kevin Icard, AICP, Director of Growth Management

BACKGROUND. At the request of the Town of Bluffton Historic Preservation Commission (HPC), Town Council adopted an ordinance at their April 9, 2019 meeting that amended the Unified Development Ordinance (UDO) Article 3 Application Process and Article 5 Design Standards to allow the HPC to review Public Projects and provide comment to the UDO Administrator for consideration. Additionally, Town Council revised the Town of Bluffton Process Table through a resolution to incorporate the review and recommendation of Public Projects by the HPC with the final review authority to remain as the UDO Administrator.

The Squire Pope Carriage House, a Contributing Resource the Old Town Bluffton Historic District, located at 111 Calhoun Street in Wright Family Park is owned by the Town of Bluffton. In November of 2019, a Preservation Plan by Meadors Inc., was approved by Town Council. Since that date, the structure has been stabilized. The documents in this application are for the renovation of the structure to allow for its reuse.

APPLICATION REQUEST: The Applicant, Brian Osborne, on behalf of The Town of Bluffton, requests that the Historic Preservation Commission recommend approval the following application:

> **DP-06-22-017002.** A Public Project to allow the renovation of The Squire Pope Carriage House, a Contributing Resource, located at 111 Calhoun Street, known as Wright Family Park, in the Old Town Bluffton Historic District and zoned Riverfront Edge-HD.

INTRODUCTION: The Applicant has proposed to renovate the Contributing Resource. As much of the structure as possible will remain intact, and the renovations are in line with the 2019 Preservation Plan. The hyphen between the two main masses will be removed and rebuilt as it is deteriorated beyond repair. The enclosed portion of the second story balcony on the front elevation will be returned to open air. A new low-profile ramp to allow for ADA access will be added to the west elevation and the screens removed. The structure will be lifted for the addition of pier foundations to support the structure. (See Attachments 2 and 3)

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to

this application:

1. Recommend Approval of the application as submitted by the Applicant;
2. Recommend Approval of the application with conditions; or
3. Recommend denial of the application as submitted by the Applicant.

It is important to note that the intent of Section 5.15 Old Town Bluffton Historic District of the UDO, is that the Section be user friendly and informative to the residents and the members of HPC and is not intended to discourage creativity or force the replication of historic models. Rather, it is to set forth a framework in which the diversity that has always characterized Bluffton can continue to grow. The Section also defines guidelines for design and materials similar to that used on structures within the Old Town, and it is the charge of the HPC to assess the interpretation of these guidelines as they pertain to applications using the established review criteria.

REVIEW CRITERIA & ANALYSIS: As established in section 3.18.2 of the UDO, Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Section 3.18 of the UDO in assessing an application for a Public Project located in the Old Town Bluffton Historic District. The applicable criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.18.3.B. Consistency with the principles set forth in the Old Town Master Plan.

    a. *Finding*. The Old Town Master Plan initiatives also include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the Unified Development Ordinance. The work proposed as part of this request is in conformance with those standards.

    b. *Finding*. The Old Town Master Plan states that the Town should actively work to acquire properties for green space to further complete the green network through Old Town. While the structure is not specifically green space, it is located in Wright Family Park, which specifically helps to complete the goals listed in the Plan.

2. Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.

    a. *Finding*. Town Staff finds that the proposed work will be in conformance with the other applicable provisions provided in Article 5.

3. Section 3.18.3.D. The nature and character of the surrounding area and consistency of the structure with the harmony of the surrounding neighborhood.

    Finding. Town Staff finds that nature and character of the work is consistent and harmonious with that of the surrounding

neighborhood. The mass and scale are appropriate for the location and the architectural detailing is sensitive to the neighboring properties.

4. Section 3.18.3.F. The historic, architectural, and aesthetic features of the structure including the extent to which its alteration or removal would be detrimental to the public interest.

   Finding. The Applicant seeks approval for the renovation of a Contributing Resource within the Old Town Bluffton Historic District. The proposed plans are sympathetic to the historic character of the structure and seeks to preserve as much material as possible, restoring where possible rather than replacing materials. The renovation of the structure, as proposed, will have no adverse effect on the public interest.

5. Section 3.18.3.H. The application must comply with applicable requirements in the Applications Manual.

   Finding. The application has been reviewed by Town Staff and has been determined to be complete.

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. Town Staff finds the application meets the requirements of Section 3.18.3 of the UDO may be met and recommends that the HPC recommend approval of the application to the UDO Administrator.

ATTACHMENTS:

1. Application
2. Narrative
3. Plan & Elevations

ATTACHMENT 1

RECEIVED
JUL 21 2022

TOWN OF BLUFFTON
PUBLIC PROJECT APPLICATION

Growth Management Customer Service
20 Bridge
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: BRIAN OSBORNE	Name: TOWN OF BLUFFTON
Phone: 843-707-2783	Phone: 843-706-4500
Mailing Address: 20 BRIDGE STREET, BLUFFTON, SC. 29910	Mailing Address: 20BRIDGE STREET, BLUFFTON, SC. 29910
E-mail: BOSBORNE@TOWNOFBLUFFTON.COM	E-mail: BOSBORNE@TOWNOFBLUFFTON.COM
Town Business License # (if applicable):	

Project Information

Project Name: SQUIRE POPE CARRIAGE HOUSE	☐ New	☒ Amendment
Project Location: 111 CALHOUN STREET BLUFFTON, SC	Acreage: 1.36	
Zoning District: BLUFFTON HISTORIC DISTRICT		
Tax Map Number(s): R 610 039 00A 0111 0000		
Project Description: PRESERVATION OF SQUIRE POPE CARRIAGE HOUSE		

Minimum Requirements for Submittal

- ☒ 1. Two (2) full sized copies and digital files of the Preliminary or Final Public Project Plans.
- ☒ 2. Recorded deed and plat showing proof of property ownership.
- ☒ 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☐ 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: _____ Date: 7/21/22

Applicant Signature: BRIAN OSBORNE Date: 7/20/2022

RECEIVED
JUL 21 2022
BY:

For Office Use

Application Number: DP-07-22-017002	*Date Received:*
Received By:	*Date Approved:*

Project: Squire Pope Carriage House Interior and Exterior Renovation
Date: December 29, 2019

Memo: Historic Preservation Commission (HPC)- Information Request from Meadors for HPC Submittal

- **Project Narrative/Intent**

  The Squire Pope Carriage House is listed on the National Register of Historic Places as a contributing historic structure in the Bluffton Historic District. The existing building is comprised of two outbuildings that were combined with a hyphen following the Civil War. The original main house was destroyed in 1863 during the burning of Bluffton.

  The proposed preservation of the Squire Pope Carriage House focused on preserving the remaining items in situ to highlight the development of the structure over time. The evolution of the structure and the evidence that displays the change over time have be respected during the planning process. Interventions abide by the Secretary of Interior's Standards and combine the approaches of Preservation and Rehabilitation.

  Recommendations and interventions have been guided by two integral goals:
  The first goal focuses on maximizing the retention of historic character-defining elements and minimizing the further loss of historic fabric. The second goal focuses on repairing all necessary elements of the Squire Pope Carriage House to provide the structure a successful future. Current and past deterioration mechanisms that have contributed to the decay of the structure have been addressed and remedied. Existing deficiencies in the structure have been sensitively addressed and modern interventions and systems have been integrated seamlessly as not to detract from the preserved structure.

  The proposed preservation and rehabilitation of the Squire Pope Carriage House ensures that the multiple layers of change are represented within the structure and communicate the full evolutionary history of the building. In addition to preserving the existing fabric, public access has also been considered. A new ADA ramp has been proposed at the side of the porch as well as a removable rubber ramp at the porch entrance door.

  The existing foundation piers have collapsed, and the floor framing is currently resting on the ground. As part of the building restoration, the structure will be temporarily stabilized and elevated to install a new foundation that will set the porch floor at 28" above the current grade.

  Additionally, the bathrooms will be upgraded with new plumbing fixtures and a new efficiency kitchenette will be installed in the current kitchen space. The remaining claw foot tub is scheduled to be retained. The electrical, mechanical, and plumbing systems will all be replaced in full and new fire sprinkler system will be installed.

- **Preservation Approach for Doors**
  - The intent is to restore all existing doors except one door that must be replicated due to its deteriorated condition.
    - All repairs are specified to be accomplished using dutchman repairs with salvaged pine or sapele wood and/or where applicable 5:1 epoxy with the applicable fillers.
    - Door restoration specifications adhere to the Secretary of the Interior Standards for Historic Buildings.
    - Replicated door in kitchen will be constructed of sapele wood. The new door will match the existing in size and molding profile.
    - Original hardware will be salvaged and restored.
    - Missing/damaged hardware will be purchased from a vendor that offers replica hardware of the same materials as the original.

- **Preservation Approach for Shutters**
  - The intent is to restore all existing louvered shutters sheltered by the first and second story porches. The remaining missing and deteriorated shutters are to be replaced with shutters matching those found on the porches. Note: Only the porch shutters are original, all other shutters are later replacements.
    - All repairs are specified to be accomplished using dutchman repairs with salvaged pine or sapele wood and/or where applicable 5:1 epoxy with the applicable fillers.
    - Shutter restoration specifications adhere to the Secretary of the Interior Standards for Historic Buildings.
    - Replicated shutters will be constructed of sapele wood. The new shutters will match the existing porch shutters. The sizes will be adjusted as necessary to match the openings.
    - Original hardware will be salvaged and restored.
    - Missing/damaged hardware will be replicated in kind by a blacksmith or purchased from a vendor that offers replica hardware of the same materials as the original.

P.O. Box 21758, Charleston, SC 29413-1758 Tel: 843 723 8585 Fax (843) 577 3107 www.meadorsinc.com

SQUIRE POPE CARRIAGE HOUSE: INTERIOR & EXTERIOR RESTORATION

CONTACTS

Owner:

Town of Bluffton
20 Bridge Street
Bluffton, South Carolina 29910

Brian Osborne, Project Manager
Town of Bluffton
Capitol Improvements Program Projects
20 Bridge Street
PO Box 386
Bluffton, SC 29910
Tel: 843. 706.7817
Email: bosborne@townofbluffton.com

Architect:

Meadors Inc.
PO Box 21758
Charleston, South Carolina 29413
Tel: 843.723.8585
Fax: 843.577.3107

Betty Prime, AIA
Project Architect
Email: betty@meadorsinc.com

Kalen McNabb
Conservator
Email: kalen@meadorsinc.com

Structural Engineer:

Michael H. Hance, PE, LLC
1133 Club Terrace
Mt. Pleasant, South Carolina 29464
Tel: 843.856.2649

Michael H. Hance, PE
Principal and Structural Engineer
Email: mhancepe@comcast.net

Mechanical, Electrical, Plumbing, & Fire Protection Engineer:

Charleston Engineering
125 Wappoo Creek Drive #B
Charleston, South Carolina 29412
Tel: 843.762.4242

Rob Turner, PE
Principal and Mechanical Engineer
Email: rob@charlestonengineering.com

PROJECT DATA

General Information

Address: Squire Pope Carriage House
111 Calhoun Street
Bluffton, SC 29910
Property ID: R610 039 00A 0111 0000

Flood Zone: This property lies in F.E.M.A. Zone A6 & C
Base Flood Elevation: 14.0' & N/A
F.E.M.A. Flood Map: Community No.450251, Panel 0001A, Dated 09/29/20

Property Area: 59,242 SF (1.36 Acres)

PROJECT DESCRIPTION

The Squire Pope Carriage House is listed on the National Register of Historic Places as a contributing historic structure in the Bluffton Historic District. The existing building is comprised of two outbuildings that were combined with a hyphen connector following the Civil War. The original main house was destroyed in 1863. The scope of work for this project includes but is not limited to elevating the structure, construction of new foundation, structural repairs and upgrades, restoration of the building exterior and interior, new access ramp, and installation of new mechanical, electrical, plumbing, and fire protection systems.

DRAWING LIST

T00	COVER/TITLE SHEET	S-1	FOUNDATION PLAN
T01	NOTES & SPECIFICATIONS	S-1A	RAMP FOUNDATION PLAN
T02	NOTES, SPECIFICATIONS, & CODE REVIEW	S-2	SLAB PLAN
R01	EXISTING CONDITIONS- EXTERIOR	S-3	GRIDER FRAMING PLAN
R02	EXISTING CONDITIONS- INTERIOR	S-4	2ND FLOOR FRAMING PLAN
R100	SITE PLAN- EXISTING CONDITIONS	S-5	FOUNDATION DETAILS
R101	FOUNDATION & FIRST FLOOR EXISTING PLANS	S-6	SECTIONS & NOTES
R102	2ND FLOOR & ROOF EXISTING PLANS	M101	HVAC PLAN
R201	ELEVATIONS- EXISTING CONDITIONS	M201	HVAC DETAILS
LS101	LIFE SAFETY PLANS	M301	HVAC SPECIFICATIONS
D101	FOUNDATION & 1ST FLOOR DEMOLITION PLANS	E101	ELECTRICAL DEMO PLAN
D102	2ND FLOOR & ROOF DEMOLITION PLANS	E102	ELECTRICAL POWER DEMO PLAN
A100	SITE PLAN- LAYDOWN/ CONSTRUCTION PARAMETERS	E201	ELECTRICAL LIGHTING PLAN
A101	FOUNDATION & 1ST FLOOR PROPOSED PLANS	E301	ELECTRICAL POWER PLAN
A102	2ND FLOOR & ROOF PROPOSED PLAN	E401	ELECTRICAL SPECS & SCHEDULES
A201	BUILDING ELEVATIONS	E402	FIXTURE DETAILS
A501	ROOF DETAILS	E403	FIXTURE DETAILS
A501B	ROOF DETAILS	P101	PLUMBING DEMO PLAN
A502	INTERIOR STAIR DETAILS	P201	PLUMBING WASTE PLAN
A503	FIREPLACE DETAILS	P202	PLUMBING WATER PLAN
A504	EXTERIOR STAIR DETAILS	P301	PLUMBING SPEC & SCHEDULE
A505	WALL DETAILS	FP101	FIRE PROTECTION PLAN
A506	EXTERIOR RAMP FOUNDATION PLAN	FP201	FIRE PROTECTION SPECIFICATIONS
A506B	EXTERIOR RAMP 1ST FLR PLAN		
A507	EXTERIOR RAMP DETAILS		
A507B	EXTERIOR RAMP DETAILS		
A508	EXTERIOR EQUIPMENT PAD & ENCLOSURE DETAILS		
A509	EXTERIOR HANDRAIL DETAILS		
A601	DOOR SCHEDULE & TYPES		
A602	WINDOW SCHEDULE & TYPES		
A701	AIR & MOISTURE BARRIER DETAILS		
A702	AIR SEAL DETAILS		
A703	AIR & MOISTURE BARRIER DIAGRAMS		
A801	INTERIOR PLANS & ELEVATIONS- ROOM 105		
A802	INTERIOR PLANS & ELEVATIONS- ROOM 106		
A803	INTERIOR PLANS & ELEVATIONS- ROOM 201		
A804	INTERIOR PLANS & DETAILS- ACCESS HATCHES		

EXISTING SOUTHEAST ELEVATION

LOCATOR MAP- 111 CALHOUN STREET BLUFFTON, SC

MEADORS
SINCE 1984
2811 AZALEA DRIVE ■ CHARLESTON, ■ 843.723.8585

STATE OF SOUTH CAROLINA
BETTY PRIME
Charleston, SC
No. 8919
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
MEADORS, INC.
Charleston, SC
100192
REGISTERED ARCHITECTS

SQUIRE POPE CARRIAGE HOUSE
WRIGHT FAMILY PARK
111 CALHOUN STREET
BLUFFTON, SC 29910

BID DOCUMENTS

PROJ.	19-0047
ISSUE DATE:	12/23/20

REVISIONS

#	DATE	NOTES

COVER/TITLE SHEET

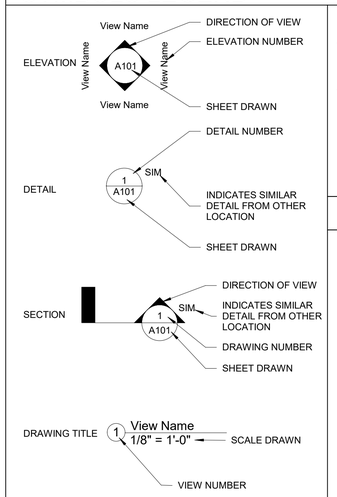
T00

PRINTED ON: 12/23/2020 5:23:55 PM FILE LOCATION: C:\Users\Kate.Gentry\Documents\Squire Pope Construction Documents_Central Model_Kate Gentry.rvt

PROJECT GENERAL NOTES

1. THE BUILDING IS HISTORIC, CARE SHALL BE TAKEN TO PROTECT THE BUILDING AND PROPERTY FROM DAMAGE DURING ALL WORK. ALL EFFORT SHALL BE MADE TO PROTECT, RETAIN, AND PRESERVE AS MUCH EXISTING ORIGINAL MATERIAL AS POSSIBLE. NEW MATERIAL MUST MATCH THE ORIGINAL LOCATION, SIZE, MATERIAL, PROFILE (WHERE APPLICABLE), AND INSTALLATION METHOD.
2. THE INTENT OF THIS PROJECT IS FOR ALL SURFACES OF THE BUILDING INTERIOR AND EXTERIOR TO BE RESTORED OR INSTALLED NEW TO CREATE A COMPLETE INTERIOR AND EXTERIOR ASSEMBLY, INCLUDING BUT NOT LIMITED TO THE FOLLOWING SURFACES: ALL WALLS, TRIM, CEILINGS, FLOORS, DOORS, AND WINDOWS.
3. THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT.
4. THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUB-CONTRACTORS.
5. SCOPE OF WORK. THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, TAXES, PERMITS, AND FEES AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PRODUCING A COMPLETE, HABITABLE PROJECT.
6. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
7. IF THE CONTRACT DRAWINGS AND SPECS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.
8. THE ARCHITECT SHALL HAVE UNRESTRICTED ACCESS TO THE SITE DURING CONSTRUCTION OF THE PROJECT. IF A CONDITION EXISTS, THAT REQUIRES OBSERVATION OR ACTION BY THE ARCHITECT OR ANY OF THE ARCHITECT'S CONSULTANTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING.
9. CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL ENSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES, TRADE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE, AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS FROM ALL PUBLIC AUTHORITIES HAVING JURISDICTION.
11. THIS PROJECT FALLS UNDER THE ENVIRONMENTAL PROTECTION AGENCY'S RENOVATION, REPAIR, AND PAINTING PROGRAM.
12. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY ARE THE CONTRACTOR'S RESPONSIBILITY.
13. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AS OUTLINED IN THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND ALL SAFETY PROCEDURES AND FOR COORDINATION OF ALL PORTIONS OF THE WORK.
14. INSURANCE: WORKMEN'S COMPENSATION, AS REQUIRED BY LAW AND GENERAL LIABILITY SHALL BE CARRIED BY THE CONTRACTOR, NAMING THE OWNER AND ARCHITECTS AS ADDITIONALLY INSURED.
15. GUARANTEE: THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE, UNLESS NOTED OTHERWISE IN THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR ITS REPAIR. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN TEN (10) DAYS AFTER IT IS BROUGHT TO HIS ATTENTION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS, FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIALS USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES AND SUBCONTRACTORS.
17. CLEANING UP: THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH AND, AT THE COMPLETION OF THE WORK, SHALL REMOVE ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS, AND LEAVE THE PROJECT CLEAN AND IN SAFE CONDITION.
18. CONTRACTOR TO PROVIDE THE OWNER WITH A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES AND OPERATIONS AND MAINTENANCE MANUALS ASSOCIATED WITH ANY COMPONENT INCLUDED AS PART OF THE SCOPE OF WORK.
19. CONTRACTOR SHALL KEEP A RECORD SET OF DRAWINGS ON SITE AND NOTE DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS AND DOCUMENT SPECIAL CONDITIONS THAT ARE EXPOSED. CONTRACTOR SHALL TURN THE RECORD SET OVER TO THE OWNER AT THE COMPLETION OF THE PROJECT.
20. NO OPEN FLAME DEVICES ARE ALLOWED WITHIN THE BUILDING OR ON COMPONENTS STILL ATTACHED TO THE BUILDING. THIS INCLUDES, BUT IS NOT LIMITED TO, TORCHES, WELDERS OR CIGARETTES.
21. PROVIDE AND MAINTAIN WEATHER BARRIERS AS NECESSARY TO PREVENT THE INTRUSION OF WATER AND WEATHER INTO THE BUILDING.
22. THESE DOCUMENTS ARE THE COPYRIGHTED PROPERTY AND INTELLECTUAL PROPERTY OF MEADORS INC. THE DOCUMENTS ARE NOT TO BE REPRODUCED OR UTILIZED FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED AS STIPULATED ON THE COVER SHEET AND TITLEBLOCK. USE OF THE DOCUMENTS FOR ANY PURPOSE, SPECIFICALLY STIPULATED OR NOT, SHALL BE GRANTED ONLY VIA AUTHORIZED WRITING BY MEADORS INC.
23. NONE OF THE DOCUMENTS INCLUDED IN DRAWING INDEX ARE INTENDED TO BE CONSIDERED IN ISOLATION OF ONE ANOTHER. ALL PARTIES/ENTITIES UTILIZING THESE DOCUMENTS FOR BIDDING, QUANTITY SURVEY, AND/OR CONSTRUCTION SHALL CONSULT THE GENERAL NOTES AND INFORMATION LOCATED ON THIS SHEET AND ALL SHEETS FOR INFORMATION AND CONDITIONS GOVERNING WORK DESCRIBED IN DOCUMENTS LISTED IN THE DRAWING INDEX BEFORE PROCEEDING WITH PROCUREMENT AND/OR CONSTRUCTION. GENERAL INFORMATION AND DATA SHEET(S) PROVIDE CODE PROCEDURAL AND USE GUIDELINES GOVERNING ALL BID AND/OR CONSTRUCTION DOCUMENTS. ALL BIDDERS, SUB-BIDDERS, CONTRACTORS, AND SUB-CONTRACTORS SHALL UTILIZE COMPLETE SETS OF THE BIDDING AND/OR CONSTRUCTION DOCUMENTS IN QUANTIFYING AND CONSTRUCTING. NEITHER THE OWNER NOR ARCHITECT ASSUMES RESPONSIBILITY FOR ERRORS, OMISSIONS, OR MISINTERPRETATIONS RESULTING FROM THE USE OF INCOMPLETE SETS OF BIDDING AND/OR CONSTRUCTION DOCUMENTS.
24. ALL CONSTRUCTION, MATERIALS, AND INSTALLATIONS SHALL CONFORM TO THE CURRENT CODES NOTED ON THE COVER SHEET OF THESE DRAWINGS AS WELL AS APPLICABLE STATE AND LOCAL CODES, TRADE ASSOCIATION STANDARDS AND/OR MANUFACTURER'S STANDARDS AS ADOPTED BY THE APPLICABLE LOCAL JURISDICTION HAVING AUTHORITY.
25. DIMENSIONS ON LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER DIMENSIONS ON SMALL SCALED DRAWINGS.
26. PROVIDE BLOCKING, IN-FILL FRAMING, FURRING, AND SHIMS AS NECESSARY TO COMPLETE THE PROJECT.

SYMBOLS LEGEND



APPLICABLE CODES

Code Compliance with the Following:
International Building Code (IBC), 2018 Edition with South Carolina Modifications
International Existing Building Code (IEBC), 2018 Edition (*Work Area Compliance Method, Historic Building with a Change of Occupancy*)
International Fire Code (IFC), 2018 Edition with South Carolina Modifications
International Mechanical Code (IMC), 2018 Edition
International Plumbing Code (IPC), 2018 Edition
National Electrical Code, 2017 Edition, NFPA 70
International Energy Conservation Code (IECC) 2009
ICC/ANSI A117.1 2017 Edition

REQUIRED INSPECTIONS

1. Underground Plumbing
2. Underground Electrical
3. Underground Fire Sprinkler
4. Underground Flush
5. Footing
6. Slab
7. 200lb Pressure Test
8. Above Ceiling
9. Block
10. Framing
11. Electrical Rough
12. Mechanical Rough
13. Plumbing Rough
14. Fire Rough
15. Rough Historic District
16. Insulation
17. Special Inspections
18. Permanent Service
19. Final Historic District
20. Fire Final
21. Building Final

SPECIAL INSPECTIONS: CONTRACTOR TO ENGAGE QUALIFIED TESTING AGENCY TO PERFORM TESTS & INSPECTIONS.

1. Concrete
2. Soils
3. Air Barrier
4. Blower door tests: One at start of project for baseline and a second test following installation of air & moisture barrier.

**See structural drawings for additional information on special inspections.*

GENERAL DEMOLITION NOTES

A. PLANS ARE GENERAL AND DIAGRAMMATIC IN NATURE. THE PLANS ARE NOT INTENDED TO REPRESENT THE TOTAL SCOPE OF WORK. THESE PLANS DO NOT SHOW EACH ITEM THAT IS REQUIRED TO BE REMOVED. EACH CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACTUAL CONDITIONS AS THEY EXIST IN THE FIELD THROUGH SITE INSPECTION AND REVIEW OF THESE DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND COORDINATE THE REMOVAL AND DEMOLITION WORK AS REQUIRED TO ACHIEVE THE FINAL PRODUCT AS INDICATED IN THESE DOCUMENTS.

B. REMOVE, CLEAN, PATCH/REPAIR EXISTING SURFACES/FINISHES AS NECESSARY FOR THE INSTALLATION OF NEWLY SCHEDULED FINISHES. REFER TO KEYED REPAIR PLAN FOR SCOPE.

C. THE OWNER AND HIS DESIGNATED REPRESENTATIVES HAVE FIRST RIGHT OR REFUSAL REGARDING SALVAGEABLE ITEMS. CONTRACTOR SHALL COORDINATE WITH OWNER.

D. EXISTING STRUCTURAL SYSTEM SHALL NOT BE REMOVED OR MODIFIED OUTSIDE THE SCOPE OF WORK INCLUDING IN THESE DRAWINGS UNLESS APPROVED IN ADVANCE BY THE ARCHITECT AND/OR ENGINEER.

E. REMOVE EXISTING ITEMS AS REQUIRED FOR REUSE IN THE NEW PLAN OR NEW FINISH. CATALOG AND STORE ITEMS IN A SAFE STORAGE AREA SUBJECT TO THE OWNER'S APPROVAL UNTIL THE TIME OF REINSTALLATION. LOST ITEMS SHALL BE REPLACED WITH COMPARABLE NEW ITEM AT NO COST TO THE OWNER.

F. CONTRACTOR SHALL KEEP A TRACKING LOG OF ALL HISTORIC BUILDING ELEMENTS THAT ARE SALVAGED AND REMOVED FROM THE BUILDING; LOG SHALL STATE ORIGINAL LOCATION, WHEN REMOVED & BY WHOM, WHERE TAKEN, AND WHEN RETURNED. GENERAL CONTRACTOR SHALL UPDATE LOG REGULARLY AND PRESENT TO OWNER & ARCHITECT AS REQUIRED.

G. DURING THE COURSE OF DEMOLITION, IF ITEMS OR AREAS OF HISTORIC SIGNIFICANCE ARE DISCOVERED, CONTRACTOR SHALL CEASE WORK ON ITEM OR AREA OF INTEREST AND IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE AND ARCHITECT.

H. SALVAGED MATERIAL: DOCUMENT ITEMS TO BE SALVAGED BEFORE PERFORMING ANY WORK. ITEMS TO BE MARKED WITH A REMOVABLE LABEL DESIGNATING ORIGINAL LOCATION AND STORED IN AN AREA TO PROTECT THEM FROM DAMAGE OR THEFT.

I. EACH EXISTING HISTORICAL COMPONENT MAY VARY SLIGHTLY IN SIZE, SHAPE, AND DETAIL. VERIFY EACH COMPONENT IN THE FIELD PRIOR TO PERFORMING WORK IN THAT AREA.

J. ANY ITEMS NOT SHOWN TO BE DEMOLISHED THAT ARE DAMAGED SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

K. ANY ITEMS NOT TO BE RETAINED BY THE OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR PER APPROPRIATE REGULATIONS.

L. COORDINATE LOCATION OF CONSTRUCTION PORTALET AND DUMPSTER WITH OWNER. DUMPSTER SHALL HAVE A COVER TO AVOID WIND-BLOWN DEBRIS ONTO THE SITE.

M. PROVIDE DUST & CONSTRUCTION DEBRIS CONTROL & CONTAINMENT IN AREAS WHERE WORK IS BEING PERFORMED.

N. CLEAN AND RETURN EACH SPACE TO PRE-CONSTRUCTION CONDITION READY FOR USE BY OWNER PRIOR TO PROCEEDING TO NEXT WORK AREA.

O. AVOID DAMAGE TO INTERIOR & EXTERIOR FINISHES DURING THE COURSE OF THE WORK. IF NECESSARY, A UTILITY KNIFE SHOULD BE USED TO CAREFULLY SEPARATE ELEMENTS TO BE DEMOLISHED FROM THOSE TO REMAIN. SPECIAL CARE SHOULD BE TAKEN TO PRESERVE ORIGINAL FINISHES.

P. NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IF MATERIALS ARE EXPOSED THAT ARE DAMAGED AND WERE NOT SCHEDULED FOR REPLACEMENT.

Q. PROVIDE SIGNAGE FOR ACCESS TO BUILDING & MAINTAIN EMERGENCY EGRESS THROUGHOUT CONSTRUCTION.

R. REMOVE ALL FASTENERS, BRACKETS, CONDUITS, WIRES, ETC. THAT ARE NOT IN USE (TYP.).

S. REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS COMPLETE.

T. REMOVE ABANDONED TELEPHONE, SMOKE DETECTORS, AND EXTRANEOUS FASTENERS, BRACKETS, CONDUITS, WIRES, HARDWARE, AND EQUIPMENT ETC. THAT IS NO LONGER IN USE.

U. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ACCESS FOR ACCOMPLISHING THE SCOPE OF WORK OUTLINED IN DRAWING INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF NEW STRUCTURAL AND MEPFR SYSTEMS, AND REPAIRING ALL AREAS DISTURBED WITH NEW IN-KIND MATERIALS OR APPROVED EQUALS.

V. PROTECT FLOORS IN AND ADJACENT TO DEMOLITION AND CONSTRUCTION AREAS WITH THERMOPLY OR EQUAL. PROTECTIVE COVERING TO EXTEND A MINIMUM OF 4' BEYOND WORK AREA. ALL JOINTS SHALL BE TAPED CONTINUOUSLY.

ABBREVIATIONS LEGEND

&	AND	KDAT	KILN DRIED AFTER TREATMENT
@	AT		
ACOUS	ACOUSTICAL	LT WT	LIGHT WEIGHT
ACT	ACOUSTICAL CEILING TILE	LLH	LONG LEG HORIZONTAL
ADA	AMERICANS WITH DISABILITY ACT	LLV	LONG LEG VERTICAL
AFF	ABOVE FINISHED FLOOR	LP	LOW POINT
ALT	ALTERNATE	LVL	LAMINATED VENEER LUMBER
ALUM	ALUMINUM		
APPROX	APPROXIMATE	MAT'L	MATERIAL
ARCH	ARCHITECTURAL	MAX	MAXIMUM
		MECH	MECHANICAL
BLDG	BUILDING	MFR	MANUFACTURER
BLKG	BLOCKING	MIN	MINIMUM
BM	BEAM	MISC	MISCELLANEOUS
B.O.	BOTTOM OF	MO	MASONRY OPENING
		MTL	METAL
CAT	CATALOGUE		
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
CL	CENTERLINE	NOM	NOMINAL
CLG	CEILING	NON-COM	NON-COMBUSTIBLE
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE
COL	COLUMN		
CONC	CONCRETE	OC	ON CENTER
CONN	CONNECTION	OPNG	OPENING
CONST	CONSTRUCTION	OPP	OPPOSITE
CONT	CONTINUOUS		
		PLUMB	PLUMBING
DET / DTL	DETAIL	PR	PAIR
DIAG	DIAGONAL	PRE-FAB	PRE-FABRICATED
DIA	DIAMETER	PT	PAVER TILE
DIM	DIMENSION	PT	PRESSURE-TREATED
DN	DOWN	PVB	POLY VAPOR BARRIER
DR	DOOR		
DS	DOWNSPOUT	RAD	RADIUS
DWGS	DRAWINGS	RD	ROOF DRAIN
		REF	REFERENCE
EA	EACH	REINF	REINFORCING
EJ	EXPANSION JOINT	REQ'D	REQUIRED
ELEV	ELEVATION	REV	REVISION
EOS	EMERGENCY OVERFLOW SCUPPER	RO	ROUGH OPENING
EQ	EQUAL		
EQUIP	EQUIPMENT	SCHED	SCHEDULE
EX./EXIST	EXISTING	SEC	SECURE / SECURITY
EXT	EXTERIOR	SECT	SECTION
		SIM	SIMILAR
FACP	FIRE ALARM CONTROL PANEL	SOG	SLAB ON GRADE
FD	FLOOR DRAIN	SPECS	SPECIFICATIONS
FDN	FOUNDATION	SQ	SQUARE
FE	FIRE EXTINGUISHER	SQ FT	SQUARE FEET
FEC	FIRE EXTINGUISHER & CABINET	STD	STANDARD
FFE	FURNITURE, FIXTURES, & EQUIPMENT	STL	STEEL
FIG	FIGURE	STRUCT	STRUCTURE / STRUCTURAL
FIN	FINISH	SYM	SYMMETRICAL
FLR	FLOOR		
FRP	FIBERGLASS REINFORCED PLASTIC	TEMP	TEMPORARY
FTG	FOOTING	THK'NS	THICKNESS
		T.O.	TOP OF
GALV	GALVANIZED	TRTD	TREATED
GA	GAUGE OR GAGE	T.T.W.	TO THE WEATHER
GYP BD	GYPSUM BOARD	TYP	TYPICAL
GIR	GIRDER		
GRD BM	GRADE BEAM	UNO	UNLESS NOTED OTHERWISE
H/C	HANDICAPPED	VCT	VINYL COMPOSITION TILE
HB	HOSE BIB	VERT	VERTICAL
HM	HOLLOW METAL	VIF	VERIFY IN FIELD
HORIZ	HORIZONTAL	VL	VINYL
HP	HIGH POINT		
HT	HEIGHT	W/	WITH
HVAC	HEATING, VENTILATION, & AIR CONDITIONING	W/O	WITHOUT
		WP	WATERPROOFING
		WS	WATER STOP
INSUL	INSULATION	WT	WEIGHT
INTR	INTERIOR		
INV	INVERT		
JT	JOINT		

GENERAL SPECIFICATIONS

THIS DRAWING SET IS TO BE PAIRED WITH PROVIDED OUTLINE SPECIFICATIONS DOCUMENT. NEITHER THE DRAWINGS NOR THE OUTLINE SPECIFICATIONS DOCUMENT ARE INTENDED TO BE CONSIDERED IN ISOLATION OF ONE ANOTHER. BOTH THE DRAWINGS AND THE OUTLINE SPECIFICATIONS DOCUMENTS ARE TO BE CONSIDERED IN THE SCOPE OF WORK FOR THIS PROJECT.

ADDITIONAL NOTES:

***** Contractor is responsible to verify all dimensions and relevant bidding criteria.**

PROJECT ALTERNATES

1. **<u>ALTERNATE 1:</u> INSTALL NEW 3M CLIMATE CONTROL 75 FILM ON INTERIOR OF WINDOW. FILM MUST BE INSTALLED BY CERTIFIED INSTALLER.**
2. **<u>ALTERNATE 2:</u> REMOVE QUARTER ROUND INSTALLED AROUND THE PERIMETER OF INTERIOR WINDOW AND DOOR CASINGS.**
3. **<u>ALTERNATE 3:</u> RELINE CHIMNEY FLUES WITH CAST SYSTEM. DISASSEMBLE AND REPAIR BISHOPS CAPS AS REQUIRED TO LINE CHIMNEYS. MORTAR IN SLATE AT TOP OF CHIMNEYS TO CAP FLUE(S).**
4. **<u>ALTERNATE 4</u>: INSTALL INTERIOR LOUVERED BLINDS ON ALL WINDOWS.**
5. **<u>ALTERNATE 5:</u> DELETE SPRINKLER SYSTEM.**

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111 CALHOUN STREET
BLUFFTON, SC 29910

BID DOCUMENTS

PROJ.	19-0047
ISSUE DATE:	12/23/20

REVISIONS

#	DATE	NOTES

NOTES & SPECIFICATIONS

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CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT.
2. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION. ALL SUBCONTRACTORS SHALL BE PROVIDED WITH A SET OF DRAWINGS.
3. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS, AS WELL AS INSPECT THE PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR PROBLEMS WHICH COULD HAVE BEEN REASONABLY PREVENTED BY A THOROUGH EXAMINATION.
4. PROVIDE TEMPORARY SUPPORT AS NECESSARY TO ENSURE THE STRUCTURAL INTEGRITY OF THE BUILDING UNDER CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION-RELATED ACTIVITIES.
5. INSTALL FIXTURES, MATERIALS, AND EQUIPMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS. SHOULD THOSE SPECS CONFLICT WITH THE DRAWINGS, IMMEDIATELY NOTIFY THE ARCHITECT.
6. VERIFY CLEARANCES FOR FIXTURES, VENTS, CHASES, ETC. BEFORE ORDERING OR INSTALLING RELATED WORK ITEMS.
7. INSTALL SMOKE DETECTORS AND FIRE EXTINQUISHERS IN CONFORMANCE TO LOCAL FIRE MARSHALL REQUIREMENTS.
8. ALL REQUIRED EXITS SHALL BE OPERABLE FROM THE INSIDE, WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
9. COORDINATE ALL WORK WITH EXISTING CONDITIONS.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REGULARLY REMOVING THE WASTE MATERIALS OF ALL SUBCONTRACTORS, AND MAINTAIN STRICT CONTROL OVER JOB CLEANING TO PREVENT DUST AND RUBBISH FROM INTERFERING WITH OPERATIONS. THIS STATEMENT DOES NOT RELIEVE THE SUBCONTRACTOR FROM PLACING THEIR WASTE MATERIALS IN THE SPECIFIED WASTE CONTAINERS. SUBCONTRACTORS ARE RESPONSIBLE FOR THEIR WORK AND KEEPING THE CONSTRUCTION SITE CLEAN.
11. CONSTRUCTION EQUIPMENT NOISE SHALL BE MINIMIZED DURING THE CONSTRUCTION PHASES BY MUFFLING AND SHEILDING IMPACT TOOLS WHENEVER POSSIBLE.

FOUNDATION NOTES

1. CONSULT SOILS REPORT AND STRUCTURAL DRAWINGS FOR SPECIFIC INFORMATION RELATED TO THE WORK AND EXISTING SITE.
2. FOOTINGS SHALL BE INSTALLED PER STRUCTURAL AND ARCHITECTUAL DRAWINGS AND COORDINATED WITH RECOMMENDATIONS FOUND WITHIN SOILS REPORT.
3. ALL DOWNSPOUTS TO BE DIVERTED AWAY FROM BUILDING FOUNDATION BY USE OF SPLASH BLOCKS SO THAT DISCHARGE IS A MINIMUM OF 3 FEET AWAY FROM FOUNDATION. NO DOWNSPOUT SHALL DISCHARGE IN AN AREA THAT DOES NOT POSITIVELY DRAIN AWAY FROM FOUNDATION.

FINISHES NOTES

1. CONTRACTOR TO ENSURE THAT INTERIOR FINIISHES ARE FLUSH, CLEAN, AND FREE OF DUST AND DEFECTS PRIOR TO THE APPLICATION OF PAINT COATINGS.
2. ANY CUT OR NOTCHED WOOD SHALL BE COATED WITH AN EPOXY SEALER TO PROTECT END GRAINS FROM ABSORBING WATER.
3. PROVIDE 1 COAT PRIMER AND 2 FINISH COATS OF PAINT AT INTERIOR AND EXTERIOR SURFACES.
4. THE MINIMUM STAIRCASE TREAD SHALL BE 11 INCHES AND THE MAXIMUM RISER SHALL BE 7 INCHES.
5. HANDRAILS TO BE LOCATED 34-38 INCHES ABOVE STAIR TREADS AS MEASURED FROM THE NOSINGS.
6. DO NOT USE FINGER-JOINTED WOOD.

SITEWORK/GRADING NOTES

1. GRADING AND SITEWORK TO BE MINIMAL IN ALL AREAS NOT DIRECTLY AFFECTED BY THE WORK. FOLLOW BEST PRACTICES AND LOCAL REQUIREMENTS IN ORDER TO MINIMIZE ENVIRONMENTAL DAMAGE.
2. SITE LANDSCAPING AND CIVIL DESIGN TO BE PROVIDED BY THE OWNER. GENERAL CONTRACTOR TO COORDINATE WITH LANDSCAPE AND CIVIL CONTRACTORS AS REQUIRED TO COMPLETE THE SCOPE OF WORK OUTLINED IN THE SQUIRE POPE INTERIOR & EXTERIOR RENOVATION DRAWINGS.
3. FINISH GRADE MUST SLOPE AWAY FROM EXTERIOR FOUNDATION WALL, AT A HEIGHT OF 6 INCHES OVER A 10 FOOT DISTANCE.
4. ANY SURVEY MARKERS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.

BASIC SITE INFORMATION

PROJECT ADDRESS	111 Calhoun Street Bluffton, South Carolina 29910
PROPERTY ID NUMBER	R610 039 00A 0111 0000
ZONING DISTRICT	Riverfront Edge Historic District (RD-HD)
SITE AREA	1.36 acres, 59,242 SF
FLOOD ZONE:	Zones A6 & C (14.0' & N/A)
DESIGN WIND SPEED	138 MPH
SEISMIC DESIGN CATEGORY	Class C

SOILS AND SITE:

SOILS INVESTIGATION PERFORMED BY GHD. A COPY OF THE SHALLOW SUBSURFACE EXPLORATION/SHALLOW FOUNDATION DESIGN EVALUATION REPORT DATED 06.09.2020 CAN BE FOUND IN THE PROJECT MANUAL.

SOIL INVESTIGATION (IF REQUIRED) ☐ no ■ yes per IBC Table 1803.2

SOILS CLASSIFICATION

Top 8" is topsoil followed by 72" of slightly salty fine sands (SP-SM).
Upper 24" very loose density condition, underneath loose to medium density condition.

BASIC BUILDING CODE INFORMATION

OCCUPANCY GROUP (indicate all)	BUSINESS, B (CHANGE OF OCCUPANCY CURRENTLY R-3)		
OCCUPANCY GROUP (indicate most restrictive)	BUSINESS, B		
CONSTRUCTION CLASSIFICATION	TYPE VB		
FIRE PROTECTION	SPRINKLERED (INCLUDED IN BID DOCUMENTS)		
Does building have Accessory Occupancy (ies)? If so, what percent of story is Accessory Occupancy?	■ no ☐ yes	IBC 508.2	
Mixed Occupancy	■ no ☐ yes	IBC 508	
Non separated	☐ no ■ yes	IBC 508.3	
Separated	■ no ☐ yes	IBC 508.4 IBC 506.5	
Does building require Incidental Use Area Separation?	■ no ☐ yes	IBC 509.1	

WEATHERPROOFING NOTES

1. DESIGN INTENT: ADHERE AS CLOSE AS POSSIBLE TO IECC 2009. PER IECC 101.4.2 HISTORIC BUILDING. ANY BUILDING OR STRUCTURE LISTED IN THE STATE OR NATIONAL REGISTER OF HISTORIC PLACES; DESIGNATED AS A HISTORIC PROPERTY UNDER LOCAL OR STATE DESIGNATION LAW OR SURVEY; CERTIFIED AS CONTRIBUTING RESOURCE WITH A NATIONAL REGISTER LISTED OR LOCALLY DESIGNATED HISTORIC DISTRICT; ARE EXEMPT FROM THIS CODE. MEADORS HAS SPECIFIED IMPROVEMENTS TO THE ENERGY EFFICIENCY OF THE EXISTING STRUCTURE WITH THE GOAL OF NOT ADVERSLY AFFECTING THE HISTORIC BUILDING.
2. DEPICTED WEATHERPROOFING METHODS (SUCH AS SEALANT, CAULKING, AND FLASHING) ARE NOT COMPREHENSIVE. FOLLOW THE REQUIREMENTS AND RECOMMENDATIONS FROM BUILDING CODES, PRODUCT MANUFACTURER'S AND AGENCIES THAT DEVELOP STANDARDS.
3. ALL WOOD WITHIN 8 INCHES OF THE GROUND SHALL BE PRESSURE TREATED OR COMPRISE A SUITABLY ROT RESISTANT MATERIAL. METAL CONNECTIONS WHICH TOUCH THIS WOOD SHOULD BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
4. CONTRACTOR SHALL SEAL THE BUILDING ENVELOPE TO PREVENT CONDITIONED AIR FROM LEAKING AROUND DOORS, WINDOWS, AND OTHER CRACKS. ANY PENETRATION IN THE BUILDING ENVELOPE MUST BE THOROUGHLY SEALED DURING THE COSNTRUCTION PROCESS, INCLUDING HOLES MADE FOR THE INSTALLATION OF PLUMBING, ELECTRICAL, AND HEATING/COOLING SYSTEMS. CONTRACTOR IS RESPONSIBLE FOR CAULKING, GASKETING, WEATHERSTRIPPING, WRAPPING, OR OTHERWISE SEALING TO LIMIT UNCONTROLLED AIR MOVEMENT. AREAS OF CONERN INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
   - A. ALL JOINTS, SEAMS, AND PENETRATIONS
   - B. WINDOWS AND DOOR
   - C. OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING
   - D. UTILITY PENETRATIONS
   - E. DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE
   - F. KNEE WALLS
   - G. WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES
   - H. BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
   - I. COMMON WALLS
   - J. ATTIC ACCES OPENINGS
   - K. RIM JOIST JUNCTION
5. CONTRACTOR TO TEST BUILDING ENVELOPE TIGHTNESS AT START OF PROJECT AS A BASELINE. CONTRACTOR TO TEST BUILDING ENVELOPE TIGHTNESS A SECOND TIME FOLLOWING WEATHERPROOFING TO DETERMINE LEVEL OF IMPROVEMENT. TESTING SHALL OCCUR AFTER ROUGH-IN AND AFTER INSTALLATION OF PENETRATIONS OF THE BUILDING ENVELOPE, INCLUDING PENETRATIONS FOR UTILITIES, PLUMBING, ELECTRICAL, VENTILATION, AND COMBUSTION APPLIANCES.
   - A. DURING TESTING:
     - a. EXTERIOR WINDOWS AND DOORS, FIREPLACE AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED
     - b. DAMPERS SHALL BE CLOSED, BUT NOT SEALED, INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS
     - c. INTERIOR DOORS SHALL BE OPEN
     - d. EXTERIOR OPENINGS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED
     - e. HEATING AND COOLING SYSTEMS SHALL BE TURNED OFF
     - f. HVAC DUCTS SHALL NOT BE SEALED
     - g. SUPPLY AND RETURN REGISTERS SHALL NOT BE SEALED
6. VISUAL INSPECTION LIST FOR AIR SEALING AND INSULATION COMPLIANCE.

Table 2: 2009 IECC 402.4.2 "Visual Inspection List for Air Sealing and Insulation Compliance"

Component	Criteria
Air barrier and thermal barrier	Exterior thermal envelope insulation for framed walls is installed in substantial contact and continuous alignment with building envelope air barrier. Breaks or joints in the air barrier are filled or repaired. Air permeable insulation is not used as a sealing material. Air permeable insulation is inside of an air barrier.
Ceiling/attic	Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed. Attic access (except unvented attic), knee wall door, or drop down stair is sealed.
Walls	Corners and headers are insulated. Junction of foundation and sill plate is sealed.
Windows and doors	Space between window/door jams and framing is sealed.
Rim joists	Rim joists are insulated and include air barrier.
Floors (including above garage and cantilevered floors)	Insulation is installed to maintain permanent contact with underside of subfloor decking. Air barrier is installed at any exposed edge of insulation.
Crawl space walls	Insulation is permanently attached to walls. Exposed earth in unvented crawl space is covered with class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations, knee walls, and flue shafts opening to exterior or unconditioned space are sealed.
Narrow cavities	Batts in narrow cavities are cut to fit, or narrow cavities are filled by sprayed/blown insulation.
Garage separation	Air sealing is provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures are airtight, IC rated, and sealed to drywall. Exception – fixtures in conditioned space.
Plumbing and wiring	Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.
Shower/tub on exterior wall	Showers and tubs on exterior walls have insulation and air barrier separating them from the exterior wall.
Electrical/phone box on exterior walls	Air barrier extends behind boxes or air sealed-type boxes are installed.
Common wall	Air barrier is installed in common wall between dwelling units.
HVAC register boots	HVAC register boots that penetrate building envelope are sealed to subfloor or drywall.
Fireplace	Fireplace walls include an air barrier.

This project utilizes a Work Area Compliance Method, Historic Building with a Change in Occupancy as detailed in Chapters 10 & 12 of the 2018 International Existing Building Code.

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REGISTERED ARCHITECTS

SQUIRE POPE CARRIAGE HOUSE

WRIGHT FAMILY PARK
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BID DOCUMENTS

PROJ. 19-0047
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REVISIONS

#	DATE	NOTES

NOTES, SPECIFICATIONS, & CODE REVIEW

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EXISTING CONDITIONS- SOUTH ELEVATION

NOT TO SCALE

EXISTING CONDITIONS- SOUTH ELEVATION

NOT TO SCALE

EXISTING CONDITIONS- SOUTHWEST ELEVATION

NOT TO SCALE

EXISTING CONDITIONS- WEST ELEVATION

NOT TO SCALE

EXISTING CONDITIONS- NORTHWEST ELEVATION

NOT TO SCALE

EXISTING CONDITIONS- NORTH ELEVATION

NOT TO SCALE

EXISTING CONDITIONS- EAST ELEVATION

NOT TO SCALE

EXISTING CONDITIONS- FIRST FLOOR PORCH

NOT TO SCALE

EXISTING CONDITIONS- SECOND FLOOR PORCH

NOT TO SCALE

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REGISTERED ARCHITECT

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SQUIRE POPE CARRIAGE HOUSE

WRIGHT FAMILY PARK
111 CALHOUN STREET
BLUFFTON, SC 29910

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EXISTING CONDITIONS- EXTERIOR

R01

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EXISTING CONDITIONS- ROOM 101

NOT TO SCALE

EXISTING CONDITIONS- ROOM 103

NOT TO SCALE

EXISTING CONDITIONS- ROOM 105

NOT TO SCALE

EXISTING CONDITIONS- ROOM 106 & 107

NOT TO SCALE

EXISTING CONDITIONS- ROOM 201

NOT TO SCALE

EXISTING CONDITIONS- ROOM 202

NOT TO SCALE

EXISTING CONDITIONS- ROOM 203

NOT TO SCALE

EXISTING CONDITIONS- ROOM 205

NOT TO SCALE

EXISTING CONDITIONS- ROOM 206

NOT TO SCALE

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EXISTING CONDITIONS- INTERIOR

R02

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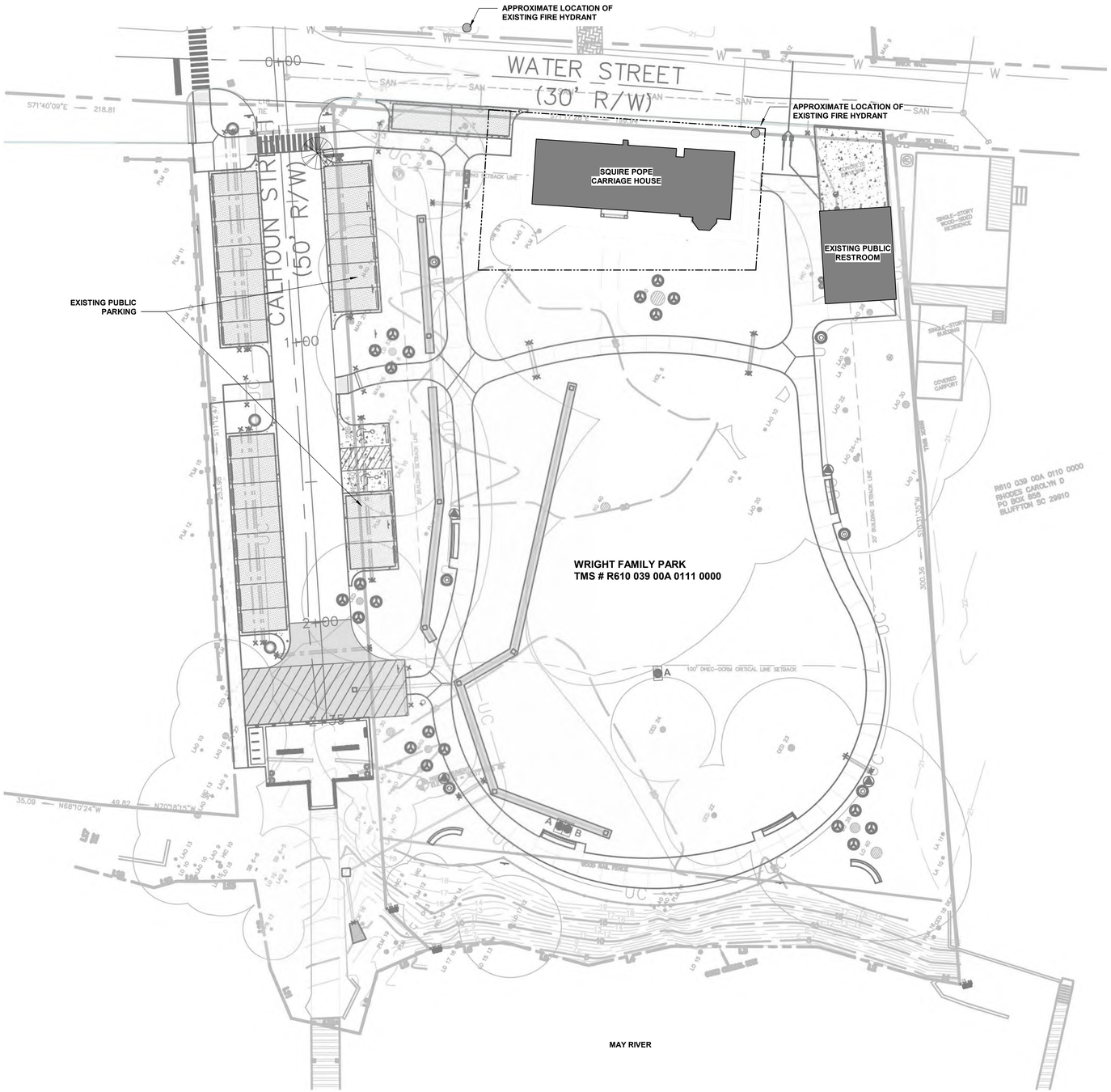

1 R100 SITE PLAN- WRIGHT FAMILY PARK

SCALE: 1" = 20'-0"

NOTES:
1. ALL PLANTINGS AND PAVING TO REMAIN UNLESS OTHERWISE SPECIFIED. CONTRACTOR TO RESTORE THE SITE TO THE CONDITION IN WHICH FOUND. IF GRASS OR THE GRADE AROUND THE BUILDING IS DAMAGED DURING THE COURSE OF CONSTRUCTION, IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO ROUGH GRADE AND SOD THE SITE WITH GRASS THAT MATCHES OTHER AREAS IN THE PARK.
2. SITE LANDSCAPING AND CIVIL DESIGN TO BE PROVIDED BY THE OWNER. GENERAL CONTRACTOR TO COORDINATE WITH LANDSCAPE AND CIVIL CONTRACTORS AS REQUIRED TO COMPLETE THE SCOPE OF WORK OUTLINED IN THE SQUIRE POPE INTERIOR & EXTERIOR RENOVATION DRAWINGS.

SITE PHOTO- SOUTH ELEVATION OF SQUIRE POPE CARRIAGE HOUSE FROM WRIGHT FAMILY PARK

NOT TO SCALE

SITE PHOTO- SOUTHWEST ELEVATION OF SQUIRE POPE CARRIAGE HOUSE FROM WRIGHT FAMILY PARK

NOT TO SCALE

SITE PHOTO- SOUTHEAST ELEVATION OF RESTROOM BUILDING

NOT TO SCALE

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SITE PLAN- EXISTING CONDITIONS

R100

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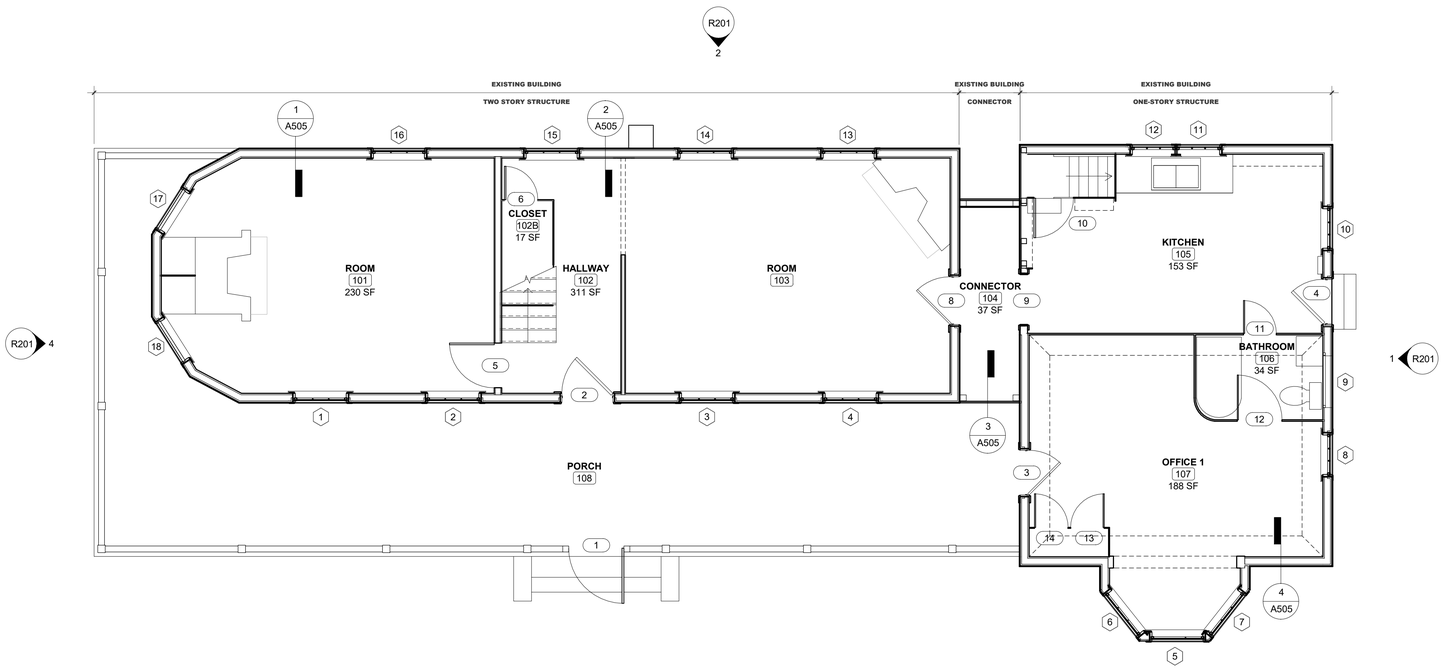
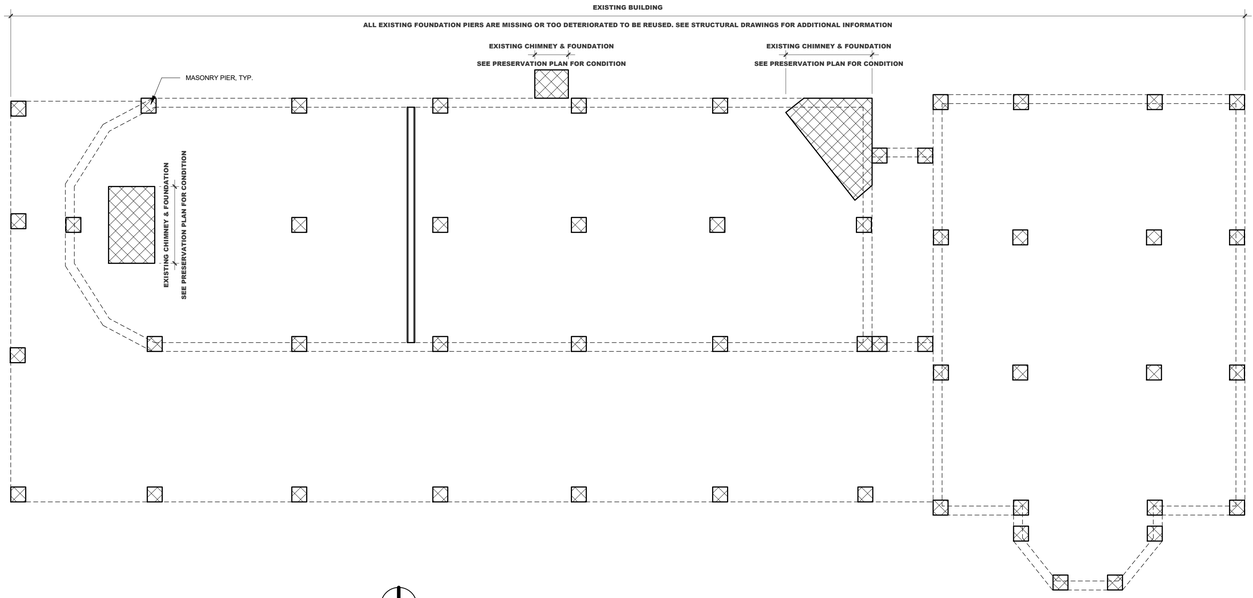


2 01 - 1ST FLR EXISTING PLAN
1/4" = 1'-0"

R201
3



1 00 - FOUNDATION EXISTING PLAN
1/4" = 1'-0"

GENERAL PLAN NOTES- EXISTING CONDITIONS

1. REFERENCE MEADORS, INC. PRESERVATION PLAN REPORT DATED 09/30/2019 FOR EXISTING DETAILS AND BUILDING CONDITIONS.
2. EXISTING ARCHITECTURAL ELEMENTS SHOULD BE USED AS TEMPLATES FOR NEW WORK AND FOR RESTORATION OF ELEMENTS. ALL NEW AND RESTORATION RELATED WORK SHOULD MATCH PROFILES OF EXISTING MATERIALS.
3. CONTRACTOR TO SCHEDULE MEETING WITH ARCHITECT AND OWNER PRIOR TO STARTING CONSTRUCTION TO REVIEW MATERIAL CONDITIONS AND DEFINE MATERIAL REPLACEMENT RUBRIC.
4. THE PRINCIPLE AIM OF ANY WORK MUST BE TO HALT THE PROCESS OF DETERIORATION AND STABILIZE THE ITEM'S CONDITION. REPAIR IS A SECOND OPTION WHICH BECOMES NECESSARY ONLY WHERE PRESERVATION IS NOT SUFFICIENT TO ENSURE MID-TO LONG-TERM SURVIVAL. REPAIR SHOULD ALWAYS BE BASED ON THE FUNDAMENTAL PRINCIPLE OF MINIMAL DISTURBANCE.
5. FOUNDATION PIERS AND FIRST FLOOR FRAMING MEMBERS ARE TOO DETERIORATED TO BE REUSED.
6. HAZARDOUS MATERIALS TESTING WAS COMPLETED IN AUGUST OF 2020. REFERENCE COMPREHENSIVE ASBESTOS TESTING REPORT FOR ADDITIONAL INFORMATION. ASSUME LEAD IS PRESENT ON PAINTED SURFACES.

FOUNDATION- EXISTING CONDITIONS

ALL EXISTING FOUNDATION PIERS AND MANY FIRST FLOOR FRAMING MEMBERS ARE MISSING OR TOO DETERIORATED TO BE REUSED- SEE STRUCTURAL DRAWING FOR ADDITIONAL INFORMATION.

0' 2' 4' 8' 16'

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FOUNDATION & FIRST FLOOR EXISTING PLANS

R101

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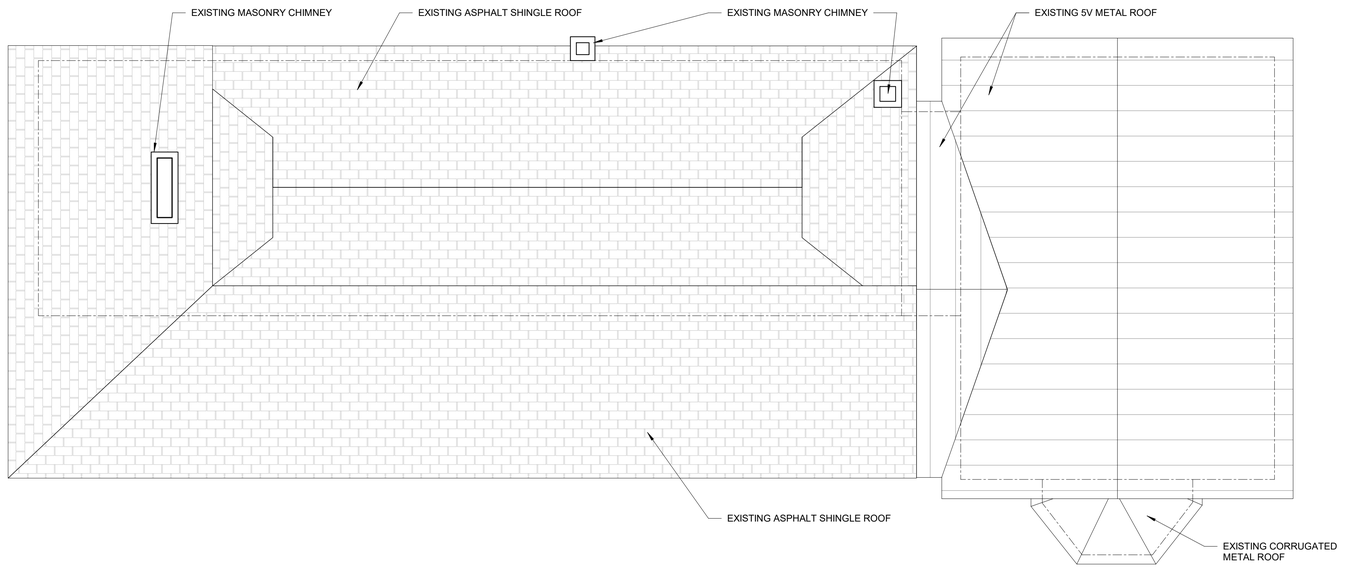

2 03 - ROOF EXISTING PLAN
1/4" = 1'-0"

GENERAL PLAN NOTES- EXISTING CONDITIONS

1. REFERENCE MEADORS, INC. PRESERVATION PLAN REPORT DATED 09/30/2019 FOR EXISTING DETAILS AND BUILDING CONDITIONS.
2. EXISTING ARCHITECTURAL ELEMENTS SHOULD BE USED AS TEMPLATES FOR NEW WORK AND FOR RESTORATION OF ELEMENTS. ALL NEW AND RESTORATION RELATED WORK SHOULD MATCH PROFILES OF EXISTING MATERIALS.
3. CONTRACTOR TO SCHEDULE MEETING WITH ARCHITECT AND OWNER PRIOR TO STARTING CONSTRUCTION TO REVIEW MATERIAL CONDITIONS AND DEFINE MATERIAL REPLACEMENT RUBRIC.
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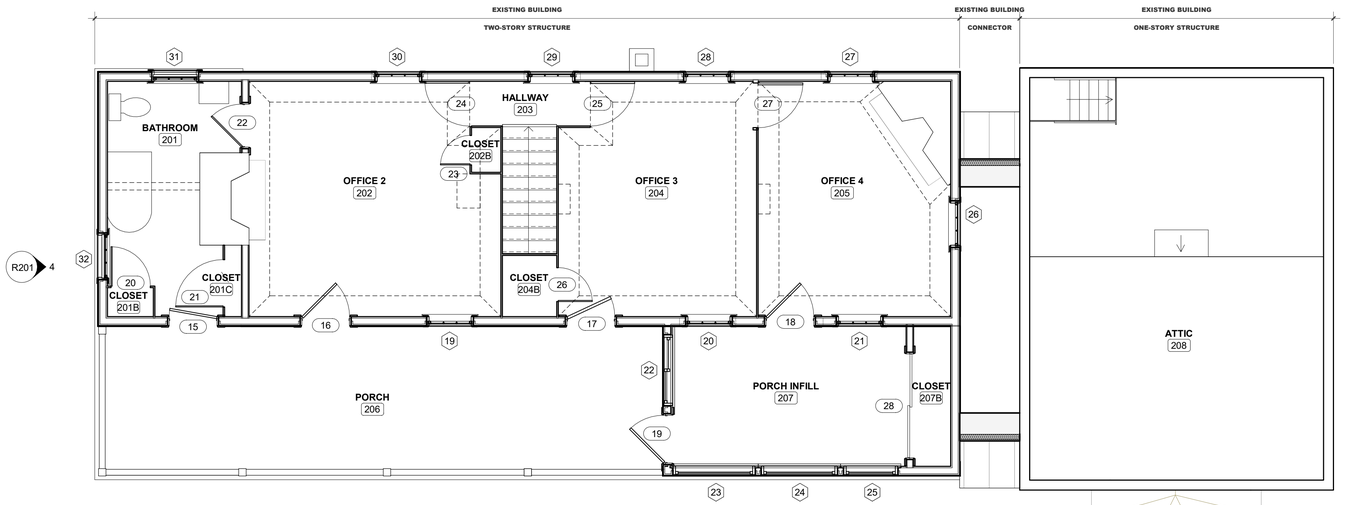
5. FOUNDATION PIERS AND FIRST FLOOR FRAMING MEMBERS ARE TOO DETERIORATED TO BE REUSED.
6. HAZARDOUS MATERIALS TESTING WAS COMPLETED IN AUGUST OF 2020. REFERENCE COMPREHENSIVE ASBESTOS TESTING REPORT FOR ADDITIONAL INFORMATION. ASSUME LEAD IS PRESENT ON PAINTED SURFACES.

FOUNDATION- EXISTING CONDITIONS

ALL EXISTING FOUNDATION PIERS AND MANY FIRST FLOOR FRAMING MEMBERS ARE MISSING OR TOO DETERIORATED TO BE REUSED- SEE STRUCTURAL DRAWING FOR ADDITIONAL INFORMATION.

R201 2



1 02 - 2ND FLR EXISTING PLAN
1/4" = 1'-0"

3 R201

0' 2' 4' 8' 16'

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2ND FLOOR & ROOF EXISTING PLANS

R102

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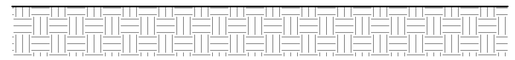
2 EXISTING NORTH BLDG ELEVATION
1/4" = 1'-0"



4 EXISTING WEST BLDG ELEVATION
1/4" = 1'-0"

3 EXISTING SOUTH BLDG ELEVATION
1/4" = 1'-0"

1 EXISTING EAST BLDG ELEVATION
1/4" = 1'-0"

GENERAL ELEVATION NOTES- EXISTING CONDITIONS

1. REFERENCE MEADORS, INC. PRESERVATION PLAN REPORT DATED 09/30/2019 FOR EXISTING DETAILS AND BUILDING CONDITIONS.
2. EXISTING ARCHITECTURAL ELEMENTS SHOULD BE USED AS TEMPLATES FOR NEW WORK AND FOR RESTORATION OF ELEMENTS. ALL NEW AND RESTORATION RELATED WORK SHOULD MATCH PROFILES OF EXISTING MATERIALS.
3. CONTRACTOR TO SCHEDULE MEETING WITH ARCHITECT AND OWNER PRIOR TO STARTING CONSTRUCTION TO REVIEW MATERIAL CONDITIONS AND DEFINE MATERIAL REPLACEMENT RUBRIC.
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6. HAZARDOUS MATERIALS TESTING WAS COMPLETED IN AUGUST OF 2020. REFERENCE COMPREHENSIVE ASBESTOS TESTING REPORT FOR ADDITIONAL INFORMATION. ASSUME LEAD IS PRESENT ON PAINTED SURFACES.

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ELEVATIONS- EXISTING CONDITIONS

R201

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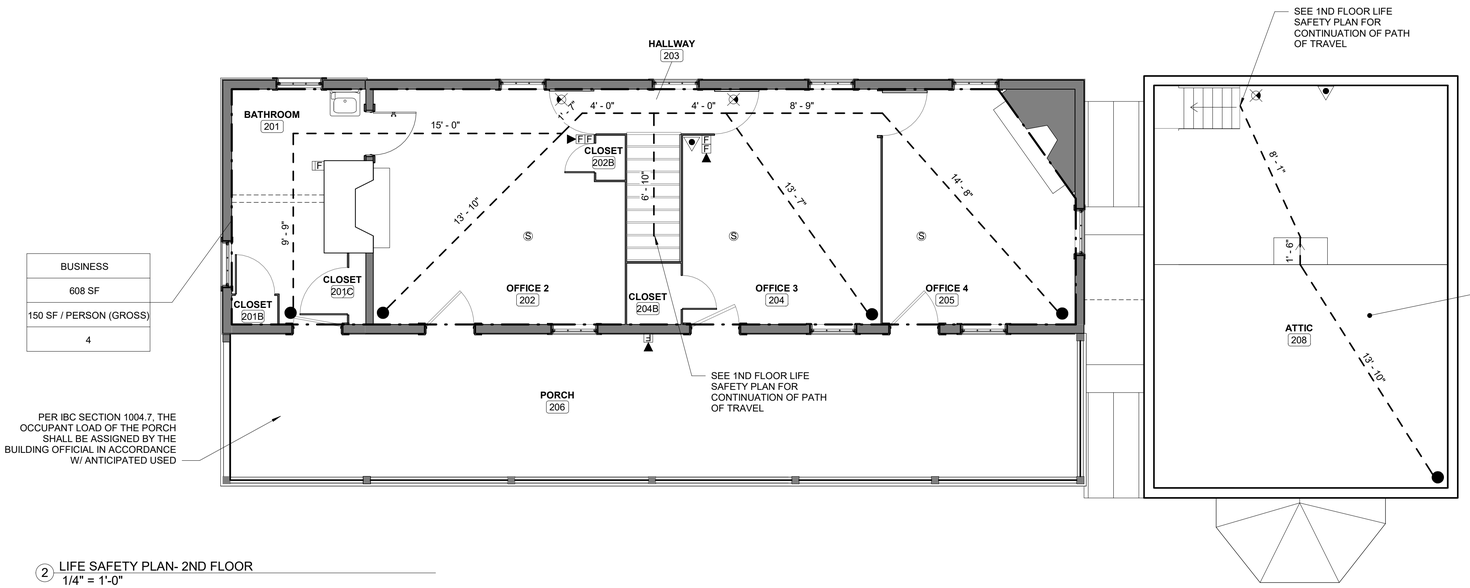
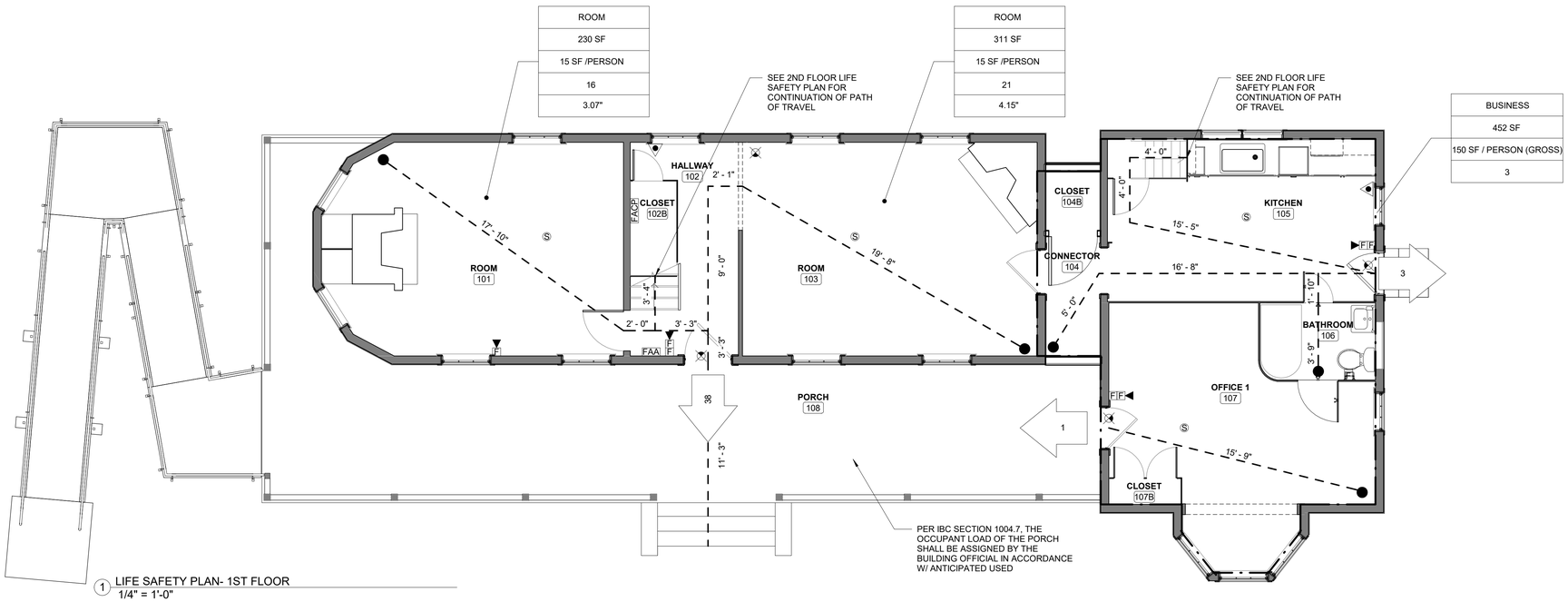


BUSINESS
608 SF
150 SF / PERSON (GROSS)
4

PER IBC SECTION 1004.7, THE OCCUPANT LOAD OF THE PORCH SHALL BE ASSIGNED BY THE BUILDING OFFICIAL IN ACCORDANCE W/ ANTICIPATED USED

ATTIC
369 SF
300 SF /PERSON
2
0.25"

2 LIFE SAFETY PLAN- 2ND FLOOR
1/4" = 1'-0"



ROOM
230 SF
15 SF /PERSON
16
3.07"

ROOM
311 SF
15 SF /PERSON
21
4.15"

BUSINESS
452 SF
150 SF / PERSON (GROSS)
3

PER IBC SECTION 1004.7, THE OCCUPANT LOAD OF THE PORCH SHALL BE ASSIGNED BY THE BUILDING OFFICIAL IN ACCORDANCE W/ ANTICIPATED USED

1 LIFE SAFETY PLAN- 1ST FLOOR
1/4" = 1'-0"

LIFE SAFETY PLAN LEGEND

- 7 — EGRESS COUNT & DIRECTION
- PATH OF TRAVEL / TRAVEL DISTANCE
- OCCUPANCY AREA TAG (OCCUPANCY GROUP / AREA - SF / OCC. LOAD FACTOR / # OF OCCUPANTS / DOOR WIDTH)
- FIRE EXTINGUISHER
- EXIT SIGN
- F — FIRE ALARM STROBE
- F — FIRE ALARM HORN / STROBE
- F — FIRE ALARM PULL STATION
- 2 HEAD EMERGENCY BATTERY PACK
- S — SMOKE DETECTOR

* ALL FIRE EXTINGUISHERS TO BE TYPE 2-A UNLESS OTHERWISE NOTED. INSTALLATION TO COMPLY WITH IFC 906.9.1-906.9.3.

OCCUPANT LOAD

Name	Occupancy Floor Area	Gross/Net	Floor Area in SF/ Occupant	Design Occupant Load
01 - 1ST FLR				
Room 101	230 SF	Net	15 SF	16
Room 103	311 SF	Net	15 SF	21
Closet 102B	17 SF	Net	Included below	Included below
Connector 104	26 SF	Net	Included below	Included below
Closet 104B	9 SF	Net	Included below	Included below
Kitchen 105	153 SF	Net	Included below	Included below
Bathroom 106	34 SF	Net	Included below	Included below
Office 1 107	188 SF	Net	Included below	Included below
Closet 107B	7 SF	Net	Included below	Included below
Business Gross Total	452 SF	Gross	150 SF	3
				40
02 - 2ND FLR				
Bathroom 201	SF	Net	Included below	Included below
Closet 201B	4 SF	Net	Included below	Included below
Closet 201C	4 SF	Net	Included below	Included below
Office 2 202	177 SF	Net	Included below	Included below
Closet 202B	4 SF	Net	Included below	Included below
Hallway 203	17 SF	Net	Included below	Included below
Office 3 204	141 SF	Net	Included below	Included below
Closet 204B	10 SF	Net	Included below	Included below
Office 4 205	142 SF	Net	Included below	Included below
Business Gross Total	608 SF	Gross	150 SF	2
Attic 208	369 SF	Net	300 SF	2
				4
Grand Total				46

CODE REVIEW NOTES:

OCCUPANCY: Business B

TOTAL CALCULATED OCCUPANT LOAD: 39 PERSONS

TOTAL REQUIRED EGRESS WIDTH: MIN OF 36"

NUMBER OF EXITS REQUIRED: 1 (3 PROVIDED)

MAX. COMMON PATH OF EGRESS TRAVEL DIST.: 75' FOR OCCUPANT LOAD <30
- COMMON PATH OF EGRESS PROVIDED: 58' 3"

LIFE SAFETY NOTES:

1. VERIFY TYPE AND LOCATION OF FIRE EXTINGUISHERS WITH BUILDING INSPECTOR AND FIRE MARSHAL PRIOR TO INSTALLATION.
2. ALL FIRE EXTINGUISHERS ARE TO BE TYPE 5 LB ABC UNLESS OTHERWISE NOTED. INSTALLATION TO COMPLY WITH IBC 906.3.
3. PER IBC 906.1.4, PORTABLE FIRE EXTINGUISHERS ARE REQUIRED ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION.
4. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION ON EXIT SIGNS, EMERGENCY LIGHTING, AND FIRE ALARM LOCATIONS
5. REFER TO SHEETS FP101 AND FP201 FOR FIRE PROTECTION PLAN.

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LIFE SAFETY PLANS

LS101

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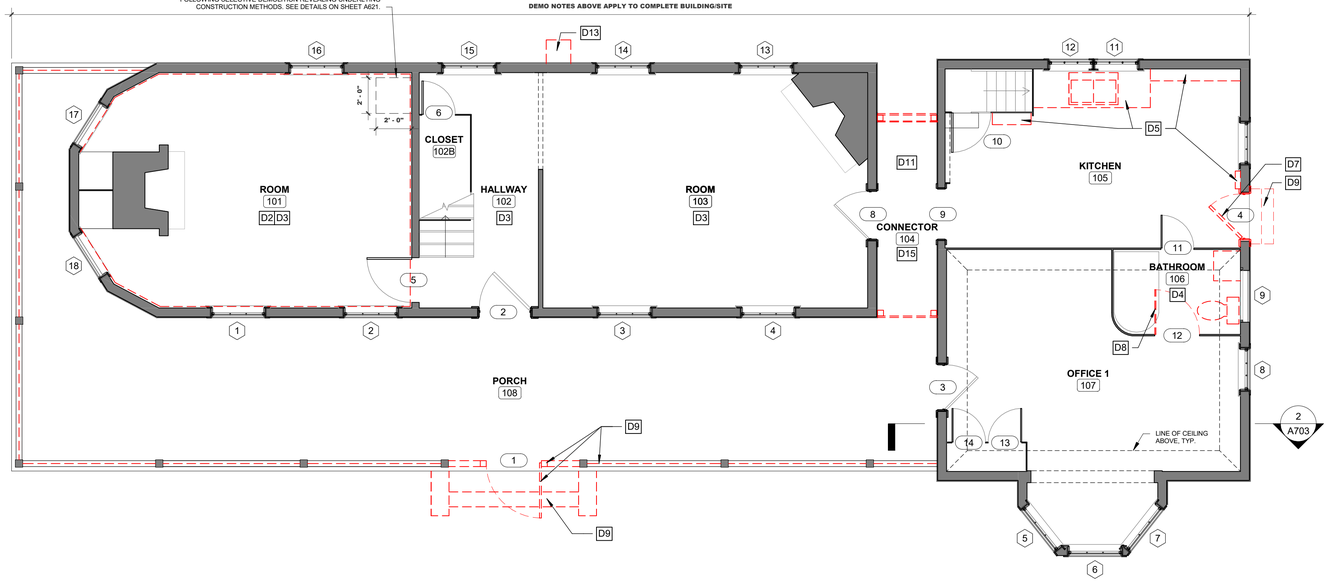
NOTE: ROOM 101 TO HAVE A REVEAL OF BUILDING CONSTRUCTION LAYERS. EXACT LOCATION TO BE DETERMINED FOLLOWING SELECT DEMOLITION IN ROOM. LATHE IN AREA OF REVEAL TO BE RETAINED. SCHEDULE MEETING WITH ARCHITECT TO REVIEW SPACE WHILE REMOVAL IS IN PROGRESS SO THAT A DETERMINATION CAN BE MADE ABOUT WHERE BEST TO LOCATE REVEAL. PLAN FOR 24" WIDE CUT REVEALING FLOOR, INTERIOR WALL, AND CEILING.

LINE OF FLOOR AND CEILING REVEAL. LOCATION MAY SHIFT FOLLOWING SELECTIVE DEMOLITION REVEALING UNDERLYING CONSTRUCTION METHODS. SEE DETAILS ON SHEET A521.

D1 D12 D14 D16 D17 D20

DEMO NOTES ABOVE APPLY TO COMPLETE BUILDING/SITE



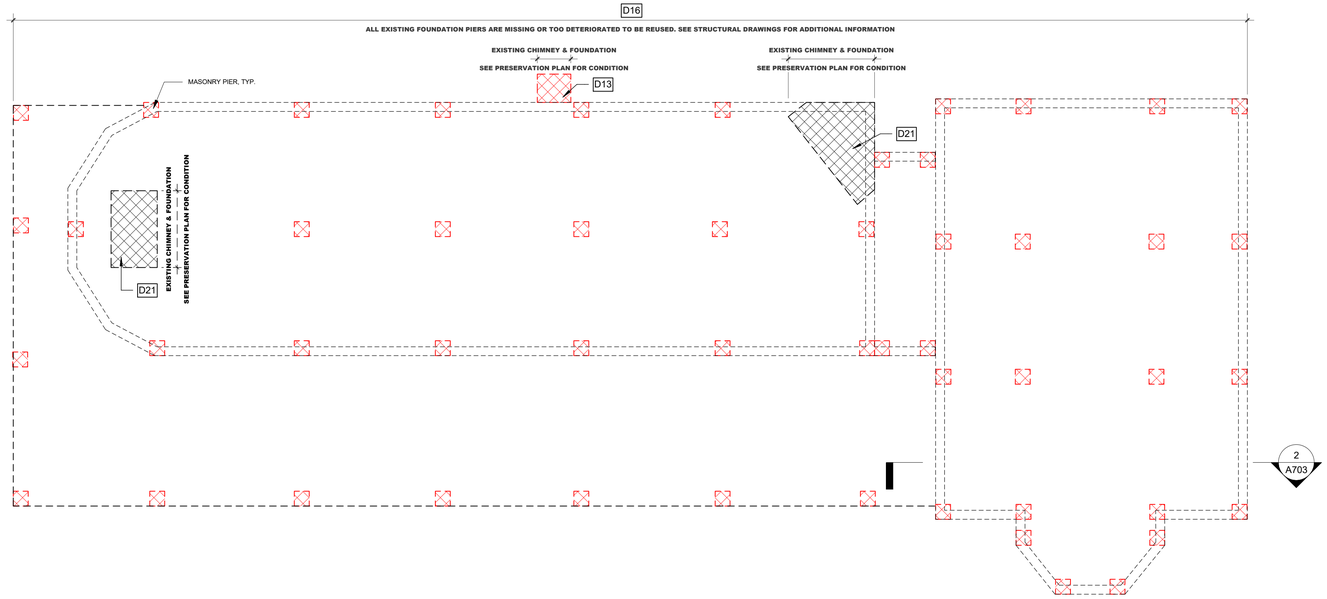
2 1ST FLR DEMOLITION PLAN
1/4" = 1'-0"

D16

ALL EXISTING FOUNDATION PIERS ARE MISSING OR TOO DETERIORATED TO BE REUSED. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION

EXISTING CHIMNEY & FOUNDATION
SEE PRESERVATION PLAN FOR CONDITION

EXISTING CHIMNEY & FOUNDATION
SEE PRESERVATION PLAN FOR CONDITION



1 FOUNDATION DEMOLITION PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

GENERAL DEMOLITION NOTES

1. THE INTENT OF THE PROJECT IS TO ELEVATE THE STRUCTURE, CONSTRUCT A NEW FOUNDATION, REPAIR AND AUGMENT THE STRUCTURE, RESTORE THE INTERIOR AND EXTERIOR OF THE BUILDING, INSTALL A NEW ACCESS RAMP, AND INSTALL NEW MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS.
2. HAZARDOUS MATERIALS TESTING WAS COMPLETED IN AUGUST OF 2020. REFERENCE COMPREHENSIVE ASBESTOS TESTING REPORT FOR ADDITIONAL INFORMATION. ASSUME LEAD IS PRESENT ON PAINTED SURFACES.
3. ALL WORK IS TO BE EXECUTED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND APPLICABLE CONSTRUCTION STANDARDS AND CODES.
4. PRIOR TO START OF DEMOLITION/CONSTRUCTION, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
5. TEMPORARY WINDOW COVERINGS TO BE INSTALLED AS REQUIRED DURING WINDOW RESTORATION. AT ALL TIMES, THE ENVELOPE IS TO REMAIN WATERTIGHT. SPECIAL CARE SHOULD BE TAKEN TO PROTECT ALL INTERIOR CONTENTS, INCLUDING THE MUSEUM COLLECTION.
6. DEMOLITION DRAWINGS ARE INTENDED TO SHOW GENERAL AREAS OF DEMOLITION AS WELL AS GENERAL EXISTING CONDITIONS. THEY DO NOT SHOW ALL WORK WHICH MAY BE NECESSARY. COMPARE WITH DRAWINGS INDICATING NEW CONSTRUCTION.
7. EXISTING WORK TO REMAIN SHALL BE TEMPORARILY SECURED, BRACED AND STABILIZED UNTIL PERMANENT CONSTRUCTION IS IN PLACE.
8. VERIFY THAT CONSTRUCTION INDICATED FOR REMOVAL IS NOT LOAD-BEARING OR IS ADEQUATELY SHORED PRIOR TO STARTING ANY WORK.
9. VERIFY FIELD CONDITIONS PRIOR TO START OF DEMOLITION/CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. ALL DIMENSIONS TO BE FIELD VERIFIED.
10. TERMINATE AND CAP ANY UTILITY TO BE REMOVED AND NOT INTENDED FOR REUSE.
11. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT DEMO IS PERFORMED IN A SAFE MANNER.
12. THE OWNER HAS FIRST RIGHT OF ALL MATERIALS REMOVED AS A RESULT OF THE DEMOLITION OF EXISTING CONDITIONS. ANY/ALL NON-CLAIMED ITEMS BY THE OWNER ARE THE RESPONSIBILITY OF THE CONTRACTOR TO BE REMOVED AND DISCARDED FROM THE PROJECT SITE ACCORDING TO EPA AND LOCAL CODES.

DEMOLITION NOTES

- D1 REMOVE ALL SYSTEMS COMPLETE INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, PLUMBING, PHONE, SMOKE PROTECTION EQUIPMENT, ETC. SEE MEPFP DRAWINGS.
- D2 REMOVE EXISTING PLASTER AND LATHE FINISH ON WALLS.
- D3 REMOVE EXISTING WOOD BOARD CEILING AND TRIM. REINSTALL AFTER STRUCTURAL REPAIRS. REPLACE ANY MISSING OR DAMAGED CEILING BOARDS OR TRIM IN KIND.
- D4 REMOVE SHELVING, MEDICINE CABINETS, MIRRORS, TOWEL BARS, TOILET PAPER HOLDERS, HOOKS, EXTRANEOUS FASTENERS, AND MISC. ITEMS NO LONGER IN USE OR SCHEDULED TO BE REPLACED. SEE ENLARGED RESTROOM PLANS AND ELEVATIONS.
- D5 REMOVE CABINETS AND SHELVING. SEE ENLARGED KITCHENETTE PLANS AND ELEVATIONS.
- D6 PARTIALLY REMOVE EXISTING CEILING HATCH. ENLARGE SIZE. SEE PROPOSED PLANS FOR ADDITIONAL INFORMATION.
- D7 REMOVE DETERIORATED DOOR; REFER TO DOOR SCHEDULE.
- D8 FLIP DOOR TO OPEN OUT AS OPPOSED TO IN; REFER TO DOOR SCHEDULE AND ENLARGED PLANS.
- D9 REMOVE EXTERIOR STAIRS AND CHEEKWALLS COMPLETE. SALVAGE BRICK TO BE INCORPORATED INTO NEW STAIRS. SEE DETAIL DRAWINGS ON SHEET A504.
- D10 REMOVE PORCH ENCLOSURE AS REQUIRED TO RESTORE SECOND FLOOR PORCH.
- D11 REMOVE CONCRETE CAP AND UNDERLYING CONCRETE BOX COMPLETE.
- D12 REMOVE ALL EXTERIOR SIDING. CATALOGUE AND REINSTALL FOLLOWING INSTALLATION OF NEW SYSTEMS AND INSULATION. SEE STRUCTURALLY, MEPFP DRAWINGS, AND WALL DETAILS ON SHEET A505.
- D13 REMOVE CHIMNEY COMPLETE. ABATE JOINT SEALANT. SEE PROJECT MANUAL FOR HAZARDOUS MATERIALS REPORT.
- D14 REMOVE ROOF SYSTEM COMPLETE. SUBSTRATE TO REMAIN IN PLACE.
- D15 DISASSEMBLE CONNECTOR TO ELEVATE STRUCTURE. CATALOGUE AND SALVAGE MATERIALS FOR REUSE.
- D16 REMOVE ALL EXISTING FOUNDATION PIERS AND SELECT STRUCTURAL FRAMING MEMBERS. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. BRICK TO BE SALVAGED AND REUSED IF POSSIBLE TO CONSTRUCT NEW FRONT PORCH AND SIDE STAIRS.
- D17 REMOVE ALL VEGETATION AND BUSHES LOCATED WITHIN THE CONSTRUCTION FENCE.
- D18 REMOVE SHELVING.
- D19 REMOVE PORCH SCREENING, FRAME, AND DOOR COMPLETE.
- D20 REMOVE EXISTING INSULATION COMPLETE.
- D21 EXISTING CHIMNEYS TO REMAIN. MODIFICATIONS/SELECTIVE DEMOLITION MAY BE REQUIRED WHEN ELEVATING THE STRUCTURE. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ABATE JOINT SEALANT. SEE PROJECT MANUAL FOR HAZARDOUS MATERIALS REPORT.

FLOOR PLAN LEGEND

Room name

101 — ROOM NUMBER, REFER TO ROOM FINISH SCHEDULE
150 SF

(101) — DOOR NUMBER, REFER TO DOOR SCHEDULE

1i — WINDOW NUMBER, REFER TO WINDOW SCHEDULE

EXISTING WALL CONSTRUCTION

DEMOLISH

D3 — DEMOLITION NUMBERED NOTE, REFER TO DESCRIPTIONS ON THIS PAGE

GENERAL FLOOR PLAN NOTES:

A. REFER TO ROOM FINISH SCHEDULES.
B. REFER TO LARGE SCALE PLANS, ELEVATIONS, & DETAILS FOR MORE INFORMATION.
C. REFER TO GENERAL NOTES ON SHEET A01.
D. WALLS ARE DIMENSIONED TO FINISH FACE OF WALL.
E. DOORS AND WINDOWS ARE DIMENSIONED TO THE FINISHED OPENING.

MEADORS
SINCE 1984
2811 AZALEA DRIVE ■ CHARLESTON, ■ 843.723.8585

STATE OF SOUTH CAROLINA
BETTY PRIME
Charleston, SC
No. 8919
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
MEADORS, INC.
Charleston, SC
100192
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SQUIRE POPE CARRIAGE HOUSE

WRIGHT FAMILY PARK
111 CALHOUN STREET
BLUFFTON, SC 29910

BID DOCUMENTS

PROJ.	19-0047
ISSUE DATE:	12/23/20

REVISIONS

#	DATE	NOTES

FOUNDATION & 1ST FLOOR DEMOLITION PLANS

D101

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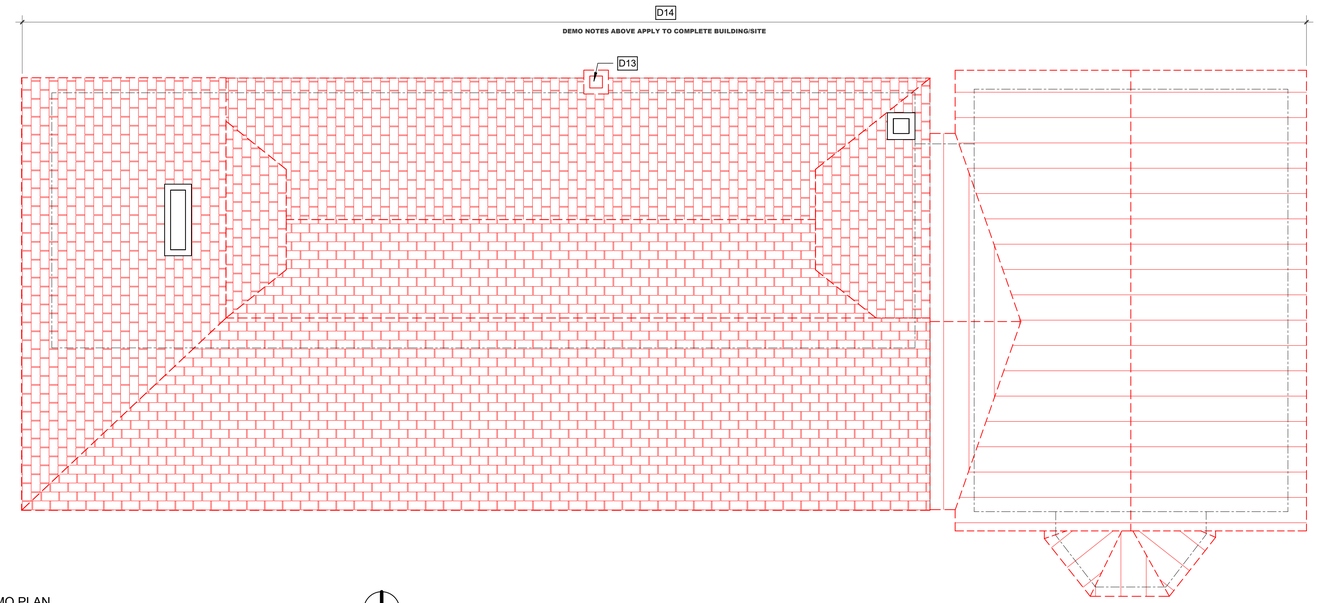
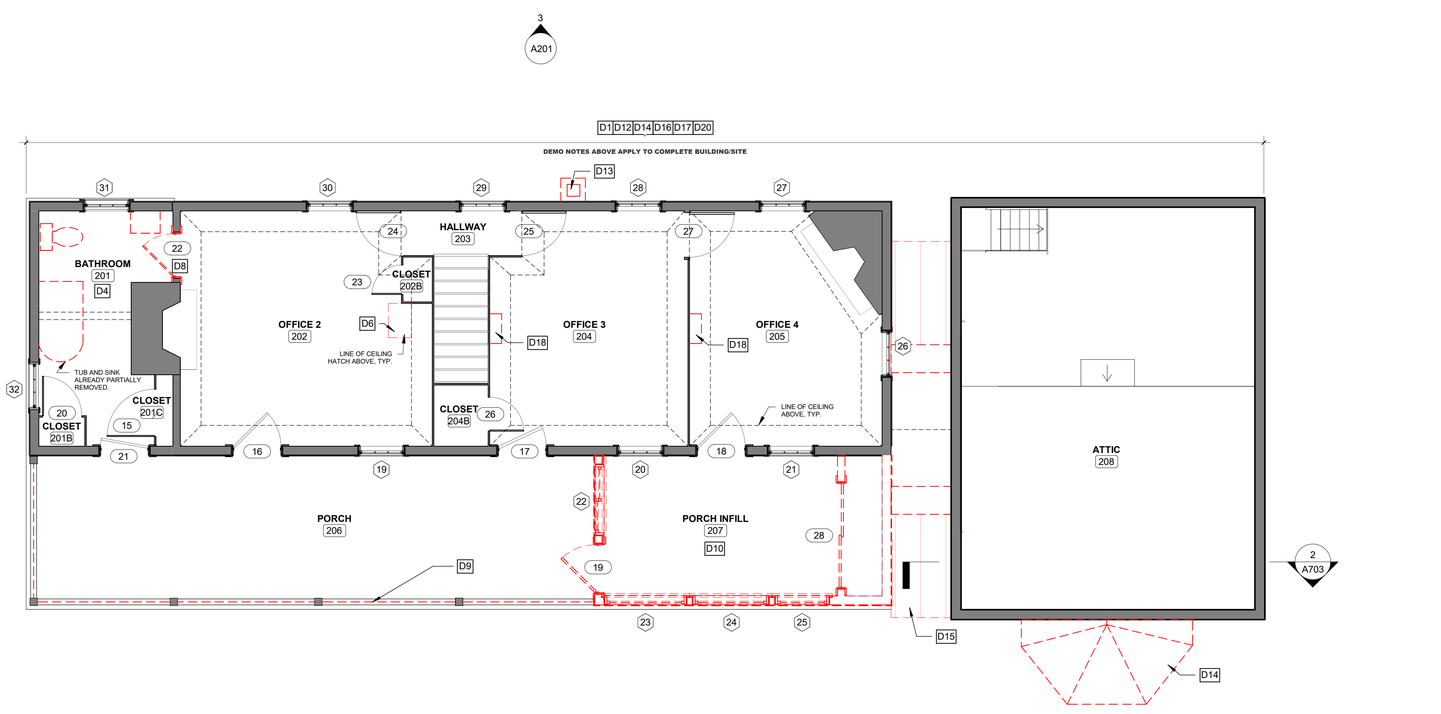


2 ROOF DEMO PLAN
1/4" = 1'-0"



1 2ND FLR DEMOLITION PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

GENERAL DEMOLITION NOTES

1. THE INTENT OF THE PROJECT IS TO ELEVATE THE STRUCTURE, CONSTRUCT A NEW FOUNDATION, REPAIR AND AUGMENT THE STRUCTURE, RESTORE THE INTERIOR AND EXTERIOR OF THE BUILDING, INSTALL A NEW ACCESS RAMP, AND INSTALL NEW MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS.
2. HAZARDOUS MATERIALS TESTING WAS COMPLETED IN AUGUST OF 2020. REFERENCE COMPREHENSIVE ASBESTOS TESTING REPORT FOR ADDITIONAL INFORMATION. ASSUME LEAD IS PRESENT ON PAINTED SURFACES.
3. ALL WORK IS TO BE EXECUTED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND APPLICABLE CONSTRUCTION STANDARDS AND CODES.
4. PRIOR TO START OF DEMOLITION/CONSTRUCTION, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
5. TEMPORARY WINDOW COVERINGS TO BE INSTALLED AS REQUIRED DURING WINDOW RESTORATION. AT ALL TIMES, THE ENVELOPE IS TO REMAIN WATERTIGHT. SPECIAL CARE SHOULD BE TAKEN TO PROTECT ALL INTERIOR CONTENTS, INCLUDING THE MUSEUM COLLECTION.
6. DEMOLITION DRAWINGS ARE INTENDED TO SHOW GENERAL AREAS OF DEMOLITION AS WELL AS GENERAL EXISTING CONDITIONS. THEY DO NOT SHOW ALL WORK WHICH MAY BE NECESSARY. COMPARE WITH DRAWINGS INDICATING NEW CONSTRUCTION.
7. EXISTING WORK TO REMAIN SHALL BE TEMPORARILY SECURED, BRACED AND STABILIZED UNTIL PERMANENT CONSTRUCTION IS IN PLACE.
8. VERIFY THAT CONSTRUCTION INDICATED FOR REMOVAL IS NOT LOAD-BEARING OR IS ADEQUATELY SHORED PRIOR TO STARTING ANY WORK.
9. VERIFY FIELD CONDITIONS PRIOR TO START OF DEMOLITION/CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. ALL DIMENSIONS TO BE FIELD VERIFIED.
10. TERMINATE AND CAP ANY UTILITY TO BE REMOVED AND NOT INTENDED FOR REUSE.
11. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT DEMO IS PERFORMED IN A SAFE MANNER.
12. THE OWNER HAS FIRST RIGHT OF ALL MATERIALS REMOVED AS A RESULT OF THE DEMOLITION OF EXISTING CONDITIONS. ANY/ALL NON-CLAIMED ITEMS BY THE OWNER ARE THE RESPONSIBILITY OF THE CONTRACTOR TO BE REMOVED AND DISCARDED FROM THE PROJECT SITE ACCORDING TO EPA AND LOCAL CODES.

DEMOLITION NOTES

- D1 REMOVE ALL SYSTEMS COMPLETE INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, PLUMBING, PHONE, SMOKE PROTECTION EQUIPMENT, ETC. SEE MEPFP DRAWINGS.
- D2 REMOVE EXISTING PLASTER AND LATHE FINISH ON WALLS.
- D3 REMOVE EXISTING WOOD BOARD CEILING AND TRIM. REINSTALL AFTER STRUCTURAL REPAIRS. REPLACE ANY MISSING OR DAMAGED CEILING BOARDS OR TRIM IN KIND.
- D4 REMOVE SHELVING, MEDICINE CABINETS, MIRRORS, TOWEL BARS, TOILET PAPER HOLDERS, HOOKS, EXTRANEOUS FASTENERS, AND MISC. ITEMS NO LONGER IN USE OR SCHEDULED TO BE REPLACED. SEE ENLARGED RESTROOM PLANS AND ELEVATIONS.
- D5 REMOVE CABINETS AND SHELVING. SEE ENLARGED KITCHENETTE PLANS AND ELEVATIONS.
- D6 PARTIALLY REMOVE EXISTING CEILING HATCH. ENLARGE SIZE. SEE PROPOSED PLANS FOR ADDITIONAL INFORMATION.
- D7 REMOVE DETERIORATED DOOR; REFER TO DOOR SCHEDULE.
- D8 FLIP DOOR TO OPEN OUT AS OPPOSED TO IN; REFER TO DOOR SCHEDULE AND ENLARGED PLANS.
- D9 REMOVE EXTERIOR STAIRS AND CHEEKWALLS COMPLETE. SALVAGE BRICK TO BE INCORPORATED INTO NEW STAIRS. SEE DETAIL DRAWINGS ON SHEET A504.
- D10 REMOVE PORCH ENCLOSURE AS REQUIRED TO RESTORE SECOND FLOOR PORCH.
- D11 REMOVE CONCRETE CAP AND UNDERLYING CONCRETE BOX COMPLETE.
- D12 REMOVE ALL EXTERIOR SIDING. CATALOGUE AND REINSTALL FOLLOWING INSTALLATION OF NEW SYSTEMS AND INSULATION. SEE STRUCTURALLY, MEPFP DRAWINGS, AND WALL DETAILS ON SHEET A505.
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FLOOR PLAN LEGEND

Room name

101 — ROOM NUMBER
REFER TO ROOM FINISH SCHEDULE

150 SF

101 — DOOR NUMBER
REFER TO DOOR SCHEDULE

1i — WINDOW NUMBER
REFER TO WINDOW SCHEDULE

EXISTING WALL CONSTRUCTION

DEMOLISH

D3 — DEMOLITION NUMBERED NOTE
REFER TO DESCRIPTIONS ON THIS PAGE

GENERAL FLOOR PLAN NOTES:

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2ND FLOOR & ROOF DEMOLITION PLANS

D102

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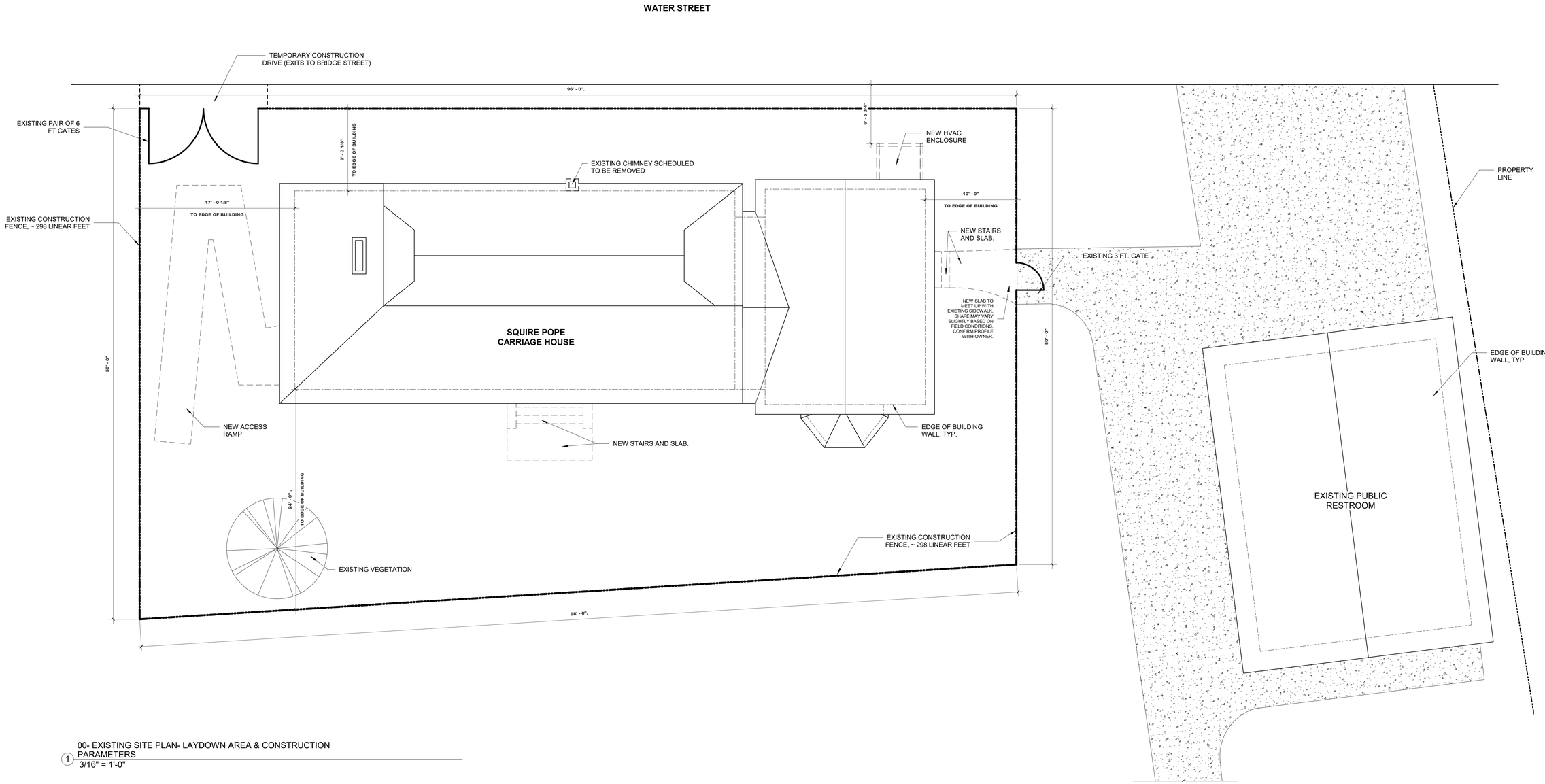

1 00- EXISTING SITE PLAN- LAYDOWN AREA & CONSTRUCTION PARAMETERS
3/16" = 1'-0"

GENERAL NOTES:

1. ALL CONSTRUCTION MATERIALS AND STAGING TO BE WITHIN THE EXISTING PERIMETER FENCING.
2. CONSTRUCTION TO HAVE MINIMAL IMPACT ON EXISTING SITE LANDSCAPING.
3. ALL PLANTINGS AND PAVING TO REMAIN, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO RESTORE THE SITE TO THE CONDITION IT WAS FOUND. IF GRASS IS DAMAGED DURING THE COURSE OF CONSTRUCTION IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO REPLACE SOD WITH IN KIND GRASS.
4. PORTABLE TOILET TO BE INSTALLED WITHIN CONSTRUCTION FENCE.
5. PERIMETER CONSTRUCTION FENCE IS COVERED WITH HEAVY DUTY MESH TO OBSCURE CONSTRUCTION WORK. MESH TO BE MAINTAINED BY CONTRACTOR.
6. OWNER TO DESIGNATE AREA FOR CONSTRUCTION PARKING AND CONSTRUCTION DUMPSTER. LOCATION TO BE CONFIRMED BY ARCHITECT AND OWNER PRIOR TO DELIVERY AND START OF WORK.
7. REMOVE ALL PLANTS WITHIN THE CONSTRUCTION FENCE INCLUDING BUT NOT LIMITED TO VINES, WEEDS, AND ABANDONED SHRUBS. ALL MATURE TREES ARE SCHEDULED TO REMAIN IN PLACE.
8. PROVIDE SIGNAGE FOR ACCESS TO BUILDING & MAINTAIN EMERGENCY EGRESS THROUGHOUT CONSTRUCTION.

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SITE PLAN- LAYDOWN/ CONSTRUCTION PARAMETERS

A100

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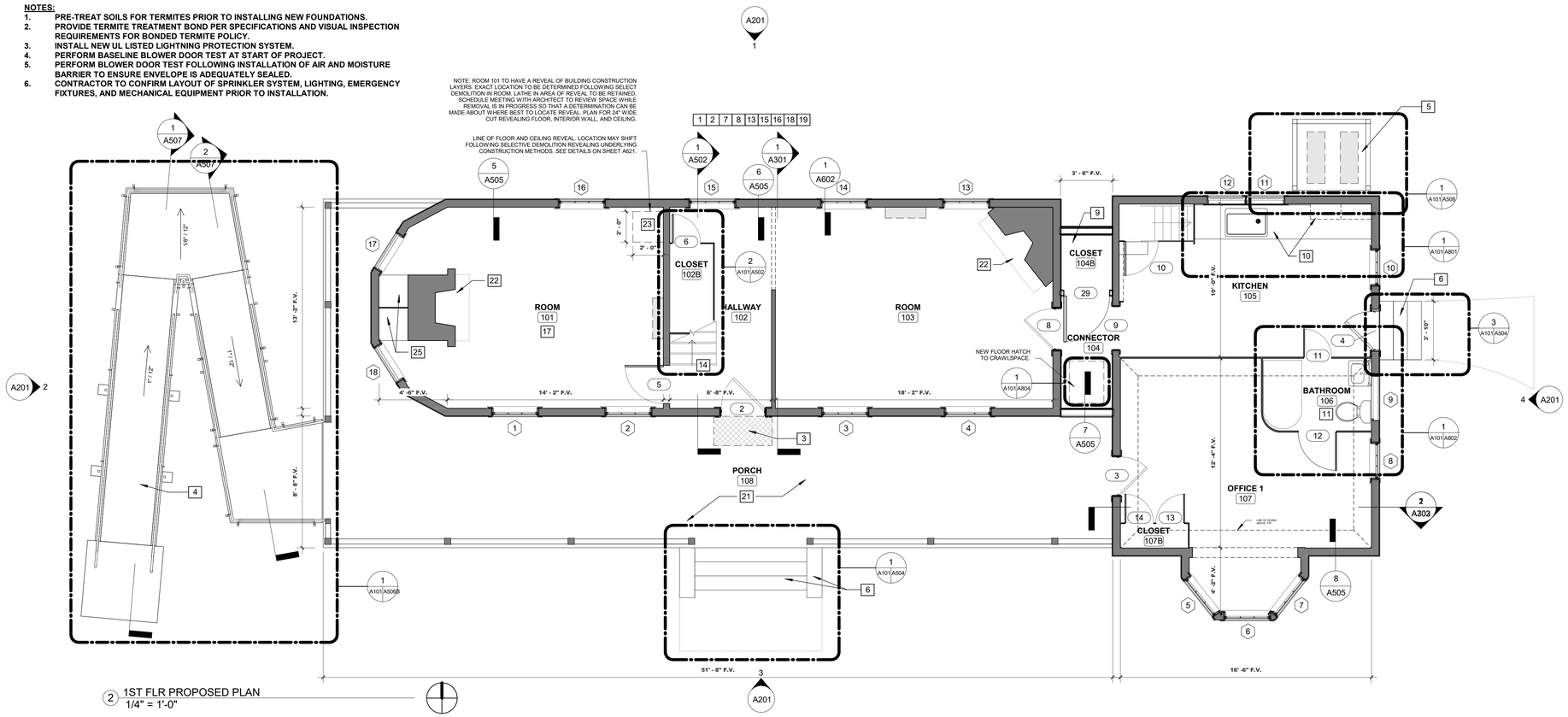
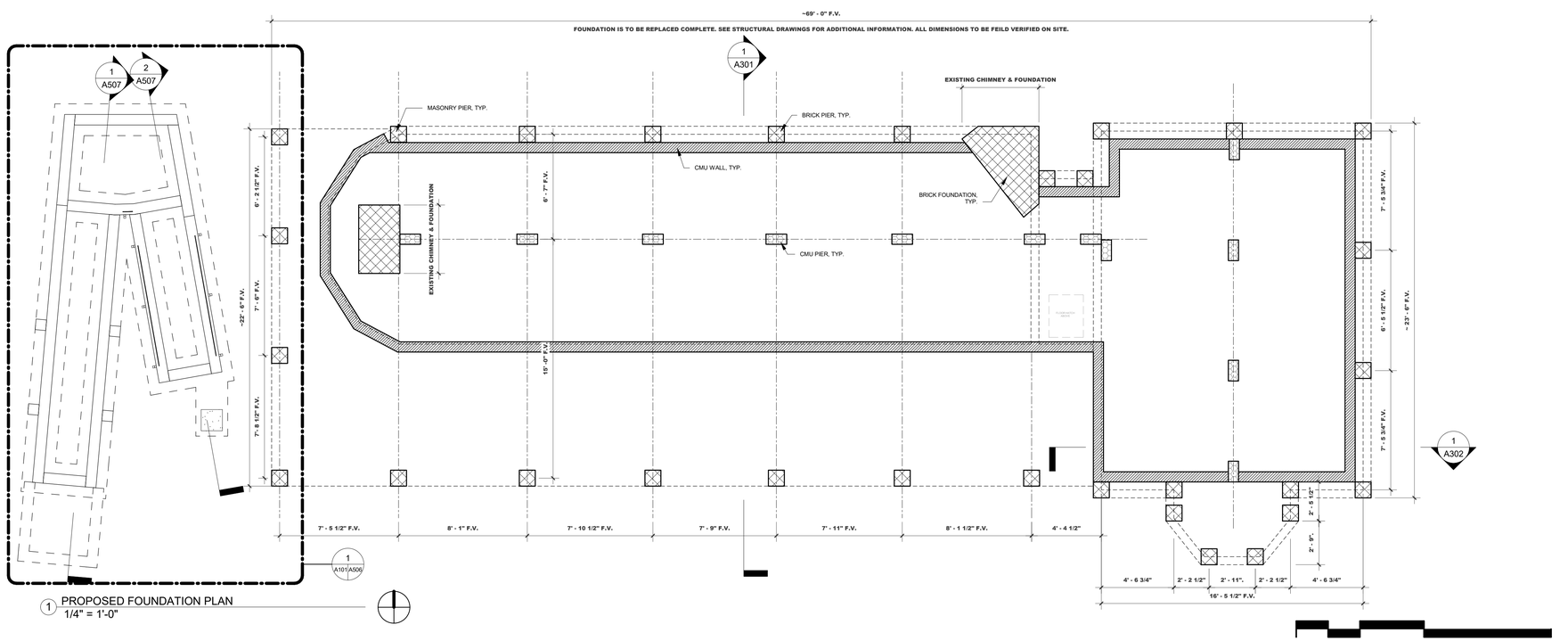
ATTACHMENT 3

NOTES:
1. **PRE-TREAT SOILS FOR TERMITES PRIOR TO INSTALLING NEW FOUNDATIONS.**
2. **PROVIDE TERMITE TREATMENT BOND PER SPECIFICATIONS AND VISUAL INSPECTION REQUIREMENTS FOR BONDED TERMITE POLICY.**
3. **INSTALL NEW UL LISTED LIGHTNING PROTECTION SYSTEM.**
4. **PERFORM BASELINE BLOWER DOOR TEST AT START OF PROJECT.**
5. **PERFORM BLOWER DOOR TEST FOLLOWING INSTALLATION OF AIR AND MOISTURE BARRIER TO ENSURE ENVELOPE IS ADEQUATELY SEALED.**
6. **CONTRACTOR TO CONFIRM LAYOUT OF SPRINKLER SYSTEM, LIGHTING, EMERGENCY FIXTURES, AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.**



2 1ST FLR PROPOSED PLAN
1/4" = 1'-0"



1 PROPOSED FOUNDATION PLAN
1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES

1. THE INTENT OF THE PROJECT IS TO ELEVATE THE STRUCTURE, CONSTRUCT A NEW FOUNDATION, REPAIR AND AUGMENT THE STRUCTURE, RESTORE THE INTERIOR AND EXTERIOR OF THE BUILDING, INSTALL A NEW ACCESS RAMP, AND INSTALL NEW MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS. THE FIRST FLOOR OF THE BUILDING TO BE ADA ACCESSIBLE.
2. HAZARDOUS MATERIALS TESTING WAS COMPLETED IN AUGUST OF 2020. REFERENCE COMPREHENSIVE ASBESTOS TESTING REPORT FOR ADDITIONAL INFORMATION. ASSUME LEAD IS PRESENT ON PAINTED SURFACES. ALL WORK IS TO BE EXECUTED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND APPLICABLE CONSTRUCTION STANDARDS AND CODES.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK IS IN COMPLIANCE WITH ALL CURRENT ADOPTED BUILDING CODES, ORDINANCES, AND REGULATIONS OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION.
4. PRIOR TO START OF CONSTRUCTION, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS TO BE FIELD VERIFIED.
5. AT ALL TIMES, THE BUILDING ENVELOPE IS TO REMAIN WATERTIGHT. SPECIAL CARE SHOULD BE TAKEN TO PROTECT ALL INTERIOR CONTENTS.
6. REFERENCE TO ENLARGED FLOOR PLANS & ELEVATIONS TRADITIONAL INFORMATION.
7. REFERENCE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ACCESS FOR ACCOMPLISHING THE SCOPE OF WORK OUTLINED IN DRAWING INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF NEW STRUCTURAL AND MEPFR SYSTEMS, AND REPAIRING ALL AREAS DISTURBED WITH NEW IN-KIND MATERIALS OR APPROVED EQUALS.

NEW CONSTRUCTION NOTES

1. REPAIR AND RESTORE ALL WINDOWS, SEE WINDOW SCHEDULE AND GENERAL WINDOW NOTES. INSTALL COPPER HEADFLASHING ABOVE ALL WINDOWS.
   ALTERNATE 1: INSTALL NEW 3M CLIMATE CONTROL 75 FILM ON INTERIOR OF WINDOW AND DOOR GLAZING. FILM MUST BE INSTALLED BY CERTIFIED INSTALLER.
   ALTERNATE 2: REMOVE QUARTER ROUND INSTALLED AROUND THE PERIMETER OF INTERIOR WINDOW AND DOOR CASING.
   ALTERNATE 4: INSTALL INTERIOR LOUVERED BLINDS ON ALL WINDOWS.
2. REPAIR AND RESTORE ALL DOORS, SEE DOOR SCHEDULE & GENERAL WINDOW NOTES.
3. INSTALL ADA COMPLIANT THRESHOLD RAMP, FIELD VERIFY HEIGHT REQUIRED (SAFEPATH EZ EDGE TRANSITION RUBBER THRESHOLD MAT, ITEM # MRAEZ2100 25.75"D x 46"W x 2"H, NON-COATED). MODIFY AS NECESSARY TO FIT CONFIGURATION OF DOOR. APPLY TEMPORARY SILICONE BASED ADHESIVE TO ADHERE THRESHOLD RAMP TO NEWLY INSTALLED PORCH FLOOR.
4. INSTALL NEW ADA COMPLIANT RAMP. SEE EXTERIOR RAMP DETAILS ON SHEETS A506 & A507.
5. INSTALL NEW MECHANICAL PAD AND ENCLOSURE. SEE EXTERIOR EQUIPMENT PAD AND ENCLOSURE DETAILS ON SHEET A508.
6. INSTALL NEW STAIRS, HANDRAILS, AND CHEEKWALLS WHERE APPLICABLE. NEW CONCRETE SLAB, WHERE APPLICABLE ALIGN WITH EXISTING PATH. SEE EXTERIOR STAIR DETAILS ON SHEET A504 AND STRUCTURAL DRAWINGS.
7. INSTALL NEW MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS. SEE ENGINEERING DRAWINGS. **ALTERNATE 5: DELETE SPRINKLER SYSTEM.**
8. ELEVATE STRUCTURE. FIRST FLOOR PORCH TO BE SET AT 28" ABOVE EXISTING GRADE. CONSTRUCT NEW FOUNDATION AND SLAB. PRETREAT SOILS PRIOR TO INSTALLATION OF FOUNDATION. REPAIR AND AUGMENT STRUCTURE. SEE STRUCTURAL DRAWINGS.
9. RECONSTRUCT CONNECTOR. NOTE CONNECTOR WALL AT NORTH ELEVATION HAS BEEN SHIFTED 12" TO PROVIDE ADEQUATE SPACE FOR FIRE SPRINKLER RISER.
10. INSTALL NEW KITCHENETTE. SEE INTERIOR PLANS AND ELEVATIONS ON SHEET A801.
11. INSTALL NEW RESTROOM ACCESSORIES AND FIXTURES. SEE INTERIOR PLANS AND ELEVATIONS ON SHEETS A802 AND A803.
12. INSTALL NEW ROOF AND GUTTER SYSTEM COMPLETE. SEE ROOF DETAILS ON SHEET A501.
13. REMOVE PAINT FROM ALL FLOORING AND STAIRS. RESTORE FLOORS. EXCLUDES ATTIC.
14. RESTORE INTERIOR STAIR. SEE INTERIOR STAIR DETAILS ON A502. REMOVE RUNNER. INSTALL NEW HANDRAIL AT WALL.
15. PAINT EXTERIOR AND INTERIOR OF BUILDING COMPLETE.
16. RESTORE WOOD CEILING. INCORPORATE SALVAGED CEILING BOARDS WHERE PREVIOUSLY REMOVED.
17. INSTALL NEW WALL FINISH.
18. RESTORE INTERIOR WOOD WALLS AND TRIM COMPLETE.
19. RESTORE EXTERIOR WOOD SIDING WALLS AND TRIM COMPLETE. INCORPORATE SALVAGED SIDING. INSULATE EXTERIOR WALLS COMPLETE. INSTALL NEW WALL SHEATHING AND FLUID APPLIED WEATHER BARRIER. SEE WALL DETAILS ON SHEET A505. ASSUME 35% SIDING REPLACEMENT.
20. INSTALL NEW 32" X 32" CEILING HATCH. TRIM SURROUNDING HATCH TO MATCH EXISTING.
21. RESTORE PORCH COMPLETE; INCLUDING 2ND FLOOR LATTICE AND SHELF. INSTALL NEW PORCH FLOORING ON FIRST FLOOR; SIZE TO MATCH EXISTING. 2ND FLOOR PORCH FLOORING TO BE RESTORED. ASSUME 35% REPLACEMENT.
22. RESTORE FIREPLACES AND HEARTHS. SEE DETAILS ON SHEET A503.
23. ROOM 101 TO HAVE A REVEAL OF BUILDING CONSTRUCTION LAYERS. EXACT LOCATION TO BE DETERMINED FOLLOWING SELECT DEMOLITION IN ROOM.
24. MODIFY SHELVING FOR INSTALLATION OF EQUIPMENT. CONSTRUCT CHASE BEHIND WALL UNIT. PROVIDE ACCESS DOOR.
25. RESTORE SHELVING.

FLOOR PLAN LEGEND

Room name
101
150 SF

- ROOM NUMBER REFER TO ROOM FINISH SCHEDULE
- 101 — DOOR NUMBER REFER TO DOOR SCHEDULE
- 1i — WINDOW NUMBER REFER TO WINDOW SCHEDULE
- EXISTING WALL CONSTRUCTION
- 3 — NEW CONSTRUCTION NUMBERED NOTE REFER TO DESCRIPTIONS ON THIS PAGE

GENERAL FLOOR PLAN NOTES:

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B. REFER TO LARGE SCALE PLANS, ELEVATIONS, & DETAILS FOR MORE INFORMATION.
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FOUNDATION & 1ST FLOOR PROPOSED PLANS

A101

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NOTES:
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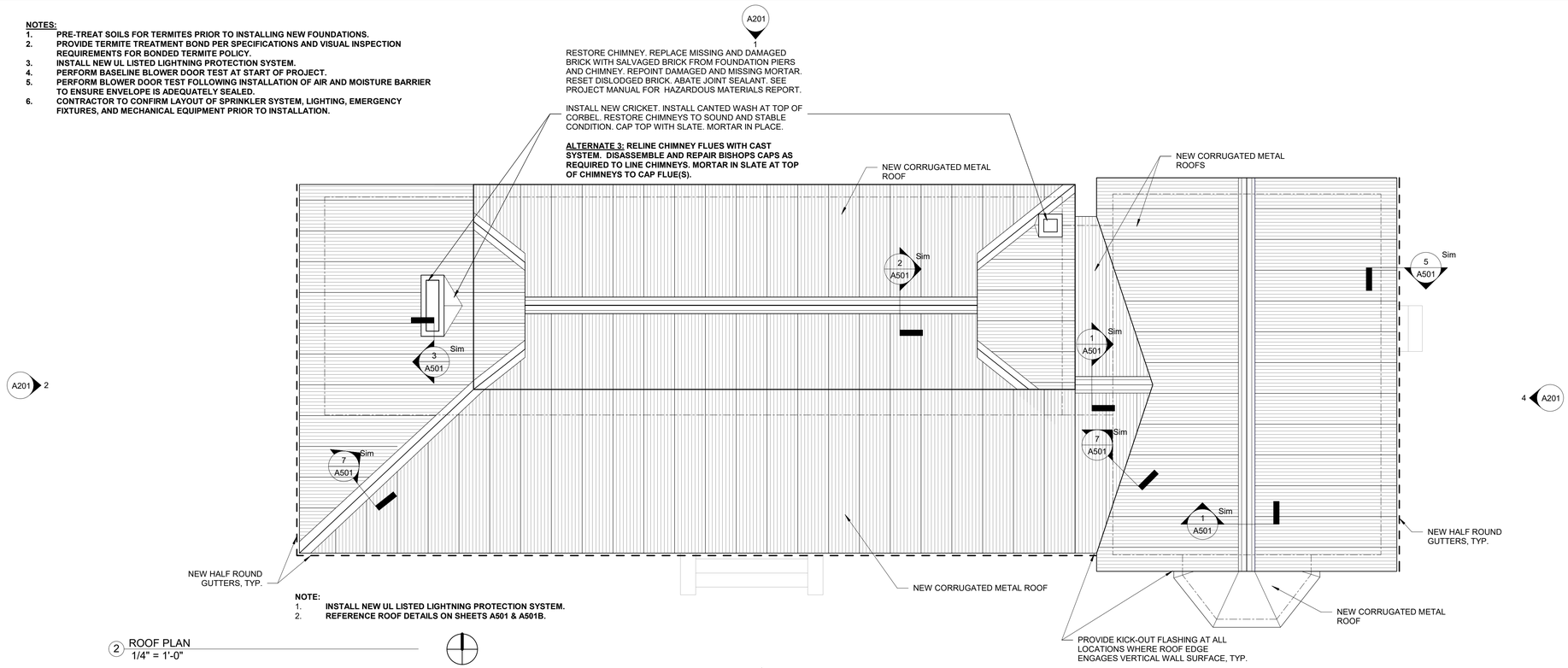

1 2ND FLR PROPOSED PLAN
1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES

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NEW CONSTRUCTION NOTES

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   ALTERNATE 1: INSTALL NEW 3M CLIMATE CONTROL 75 FILM ON INTERIOR OF WINDOW AND DOOR GLAZING. FILM MUST BE INSTALLED BY CERTIFIED INSTALLER.
   ALTERNATE 2: REMOVE QUARTER ROUND INSTALLED AROUND THE PERIMETER OF INTERIOR WINDOW AND DOOR CASING.
   ALTERNATE 4: INSTALL INTERIOR LOUVERED BLINDS ON ALL WINDOWS.
2. REPAIR AND RESTORE ALL DOORS, SEE DOOR SCHEDULE & GENERAL WINDOW NOTES.
3. INSTALL ADA COMPLIANT THRESHOLD RAMP, FIELD VERIFY HEIGHT REQUIRED (SAFEPATH EZ EDGE TRANSITION RUBBER THRESHOLD MAT, ITEM # MRAEZ2100 25.75"D x 46"W x 2"H, NON-COATED). MODIFY AS NECESSARY TO FIT CONFIGURATION OF DOOR. APPLY TEMPORARY SILICONE BASED ADHESIVE TO ADHERE THRESHOLD RAMP TO NEWLY INSTALLED PORCH FLOOR.
4. INSTALL NEW ADA COMPLIANT RAMP. SEE EXTERIOR RAMP DETAILS ON SHEETS A506 & A507.
5. INSTALL NEW MECHANICAL PAD AND ENCLOSURE. SEE EXTERIOR EQUIPMENT PAD AND ENCLOSURE DETAILS ON SHEET A508.
6. INSTALL NEW STAIRS, HANDRAILS, AND CHEEKWALLS WHERE APPLICABLE. NEW CONCRETE SLAB, WHERE APPLICABLE ALIGN WITH EXISTING PATH. SEE EXTERIOR STAIR DETAILS ON SHEET A504 AND STRUCTURAL DRAWINGS.
7. INSTALL NEW MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS. SEE ENGINEERING DRAWINGS. **ALTERNATE 5: DELETE SPRINKLER SYSTEM.**
8. ELEVATE STRUCTURE. FIRST FLOOR PORCH TO BE SET AT 28" ABOVE EXISTING GRADE. CONSTRUCT NEW FOUNDATION AND SLAB. PRETREAT SOILS PRIOR TO INSTALLATION OF FOUNDATION. REPAIR AND AUGMENT STRUCTURE. SEE STRUCTURAL DRAWINGS.
9. RECONSTRUCT CONNECTOR. NOTE CONNECTOR WALL AT NORTH ELEVATION HAS BEEN SHIFTED 12" TO PROVIDE ADEQUATE SPACE FOR FIRE SPRINKLER RISER.
10. INSTALL NEW KITCHENETTE. SEE INTERIOR PLANS AND ELEVATIONS ON SHEET A801.
11. INSTALL NEW RESTROOM ACCESSORIES AND FIXTURES. SEE INTERIOR PLANS AND ELEVATIONS ON SHEETS A802 AND A803.
12. INSTALL NEW ROOF AND GUTTER SYSTEM COMPLETE. SEE ROOF DETAILS ON SHEET A501.
13. REMOVE PAINT FROM ALL FLOORING AND STAIRS. RESTORE FLOORS. EXCLUDES ATTIC.
14. RESTORE INTERIOR STAIR. SEE INTERIOR STAIR DETAILS ON A502. REMOVE RUNNER. INSTALL NEW HANDRAIL AT WALL.
15. PAINT EXTERIOR AND INTERIOR OF BUILDING COMPLETE.
16. RESTORE WOOD CEILING. INCORPORATE SALVAGED CEILING BOARDS WHERE PREVIOUSLY REMOVED.
17. INSTALL NEW WALL FINISH.
18. RESTORE INTERIOR WOOD WALLS AND TRIM COMPLETE.
19. RESTORE EXTERIOR WOOD SIDING WALLS AND TRIM COMPLETE. INCORPORATE SALVAGED SIDING. INSULATE EXTERIOR WALLS COMPLETE. INSTALL NEW WALL SHEATHING AND FLUID APPLIED WEATHER BARRIER. SEE WALL DETAILS ON SHEET A505. ASSUME 35% SIDING REPLACEMENT.
20. INSTALL NEW 32" X 32" CEILING HATCH. TRIM SURROUNDING HATCH TO MATCH EXISTING.
21. RESTORE PORCH COMPLETE; INCLUDING 2ND FLOOR LATTICE AND SHELF. INSTALL NEW PORCH FLOORING ON FIRST FLOOR; SIZE TO MATCH EXISTING. 2ND FLOOR PORCH FLOORING TO BE RESTORED. ASSUME 35% REPLACEMENT.
22. RESTORE FIREPLACES AND HEARTHS. SEE DETAILS ON SHEET A503.
23. ROOM 101 TO HAVE A REVEAL OF BUILDING CONSTRUCTION LAYERS. EXACT LOCATION TO BE DETERMINED FOLLOWING SELECT DEMOLITION IN ROOM.
24. MODIFY SHELVING FOR INSTALLATION OF EQUIPMENT. CONSTRUCT CHASE BEHIND WALL UNIT. PROVIDE ACCESS DOOR.
25. RESTORE SHELVING.

FLOOR PLAN LEGEND

Room name

101
150 SF

- 101 — DOOR NUMBER REFER TO DOOR SCHEDULE
- 1i — WINDOW NUMBER REFER TO WINDOW SCHEDULE
- EXISTING WALL CONSTRUCTION
- 3 — NEW CONSTRUCTION NUMBERED NOTE REFER TO DESCRIPTIONS ON THIS PAGE

GENERAL FLOOR PLAN NOTES:

A. REFER TO ROOM FINISH SCHEDULES.
B. REFER TO LARGE SCALE PLANS, ELEVATIONS, & DETAILS FOR MORE INFORMATION.
C. REFER TO GENERAL NOTES ON SHEET A01. WALLS ARE DIMENSIONED TO FINISH FACE OF WALL.
D. DOORS AND WINDOWS ARE DIMENSIONED TO THE FINISHED OPENING.
E.

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2ND FLOOR & ROOF PROPOSED PLAN

A102

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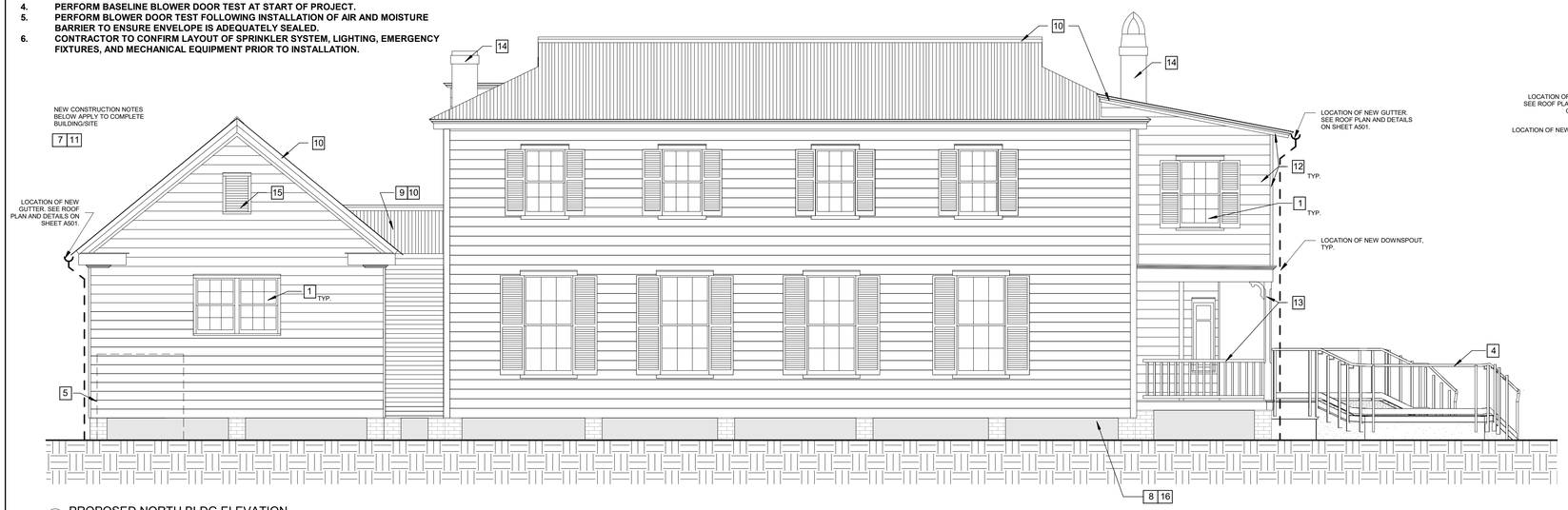
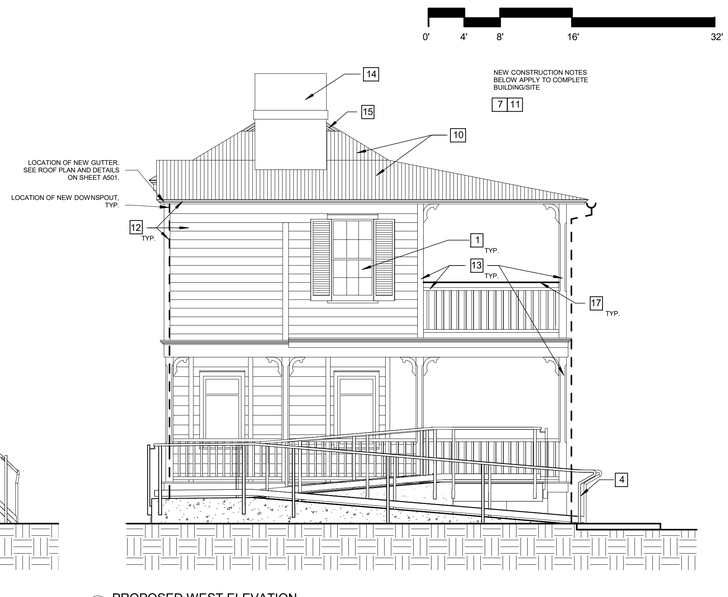
NOTES:

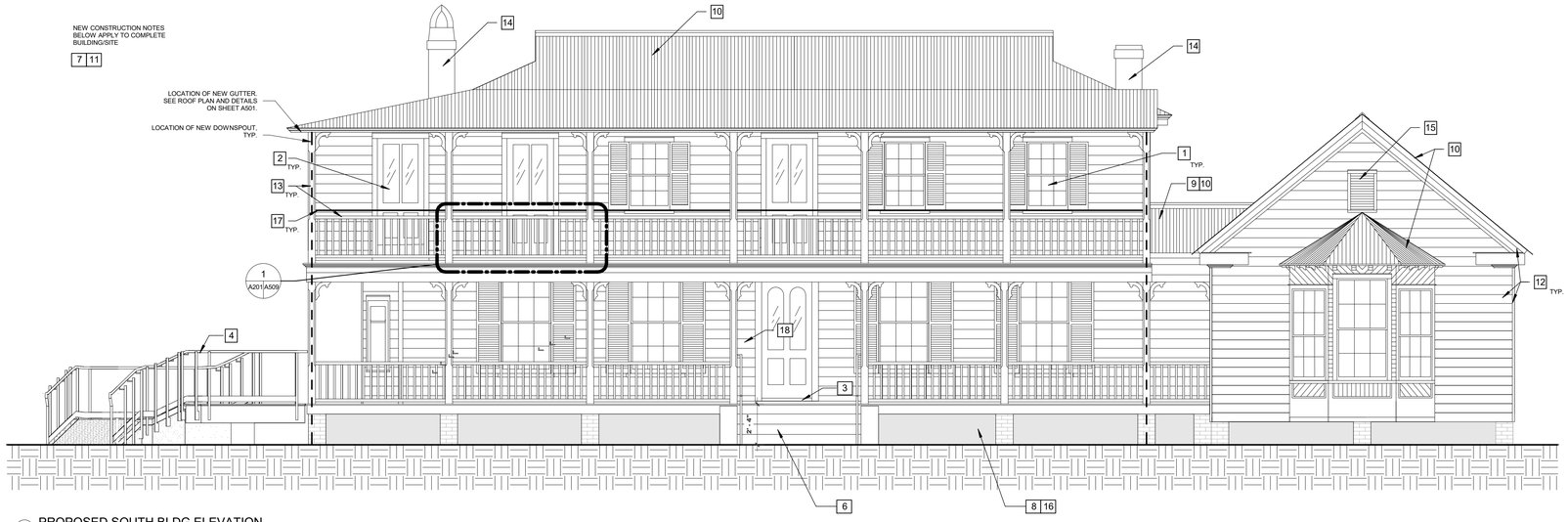
1. PRE-TREAT SOILS FOR TERMITES PRIOR TO INSTALLING NEW FOUNDATIONS.
2. PROVIDE TERMITE TREATMENT BOND PER SPECIFICATIONS AND VISUAL INSPECTION REQUIREMENTS FOR BONDED TERMITE POLICY.
3. INSTALL NEW UL LISTED LIGHTNING PROTECTION SYSTEM.
4. PERFORM BASELINE BLOWER DOOR TEST AT START OF PROJECT.
5. PERFORM BLOWER DOOR TEST FOLLOWING INSTALLATION OF AIR AND MOISTURE BARRIER TO ENSURE ENVELOPE IS ADEQUATELY SEALED.
6. CONTRACTOR TO CONFIRM LAYOUT OF SPRINKLER SYSTEM, LIGHTING, EMERGENCY FIXTURES, AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.



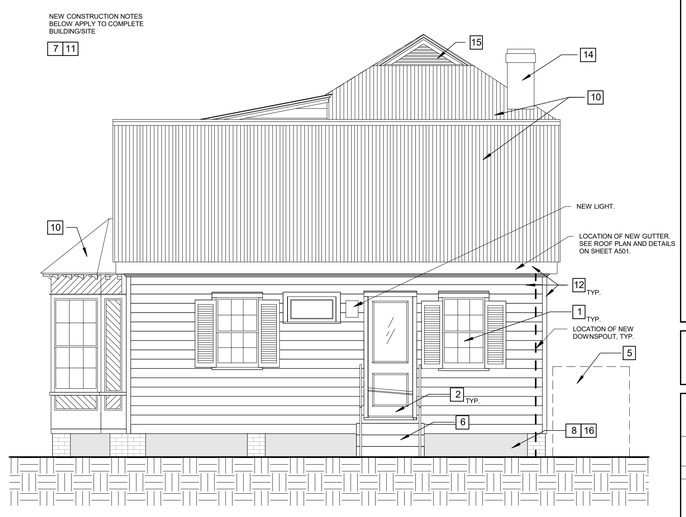
1 PROPOSED NORTH BLDG ELEVATION
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"



3 PROPOSED SOUTH BLDG ELEVATION
1/4" = 1'-0"



4 PROPOSED EAST BLDG ELEVATION
1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES

1. THE INTENT OF THE PROJECT IS TO ELEVATE THE STRUCTURE, CONSTRUCT A NEW FOUNDATION, REPAIR AND AUGMENT THE STRUCTURE, RESTORE THE INTERIOR AND EXTERIOR OF THE BUILDING, INSTALL A NEW ACCESS RAMP, AND INSTALL NEW MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS.
2. HAZARDOUS MATERIALS TESTING WAS COMPLETED IN AUGUST OF 2020. REFERENCE COMPREHENSIVE ASBESTOS TESTING REPORT FOR ADDITIONAL INFORMATION. ASSUME LEAD IS PRESENT ON PAINTED SURFACES. ALL WORK IS TO BE EXECUTED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND APPLICABLE CONSTRUCTION STANDARDS AND CODES.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK IS IN COMPLIANCE WITH ALL CURRENT ADOPTED BUILDING CODES, ORDINANCES, AND REGULATIONS OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION.
4. PRIOR TO START OF CONSTRUCTION, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS TO BE FIELD VERIFIED.
5. AT ALL TIMES, THE BUILDING ENVELOPE IS TO REMAIN WATERTIGHT. SPECIAL CARE SHOULD BE TAKEN TO PROTECT ALL INTERIOR CONTENTS.
6. REFERENCE TO ENLARGED FLOOR PLANS & ELEVATIONS TRADITIONAL INFORMATION.
7. REFERENCE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ACCESS FOR ACCOMPLISHING THE SCOPE OF WORK OUTLINED IN DRAWING INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF NEW STRUCTURAL AND MEPFR SYSTEMS, AND REPAIRING ALL AREAS DISTURBED WITH NEW IN-KIND MATERIALS OR APPROVED EQUALS.

NEW CONSTRUCTION NOTES

1. REPAIR AND RESTORE ALL WINDOWS, SEE WINDOW SCHEDULE AND GENERAL WINDOW NOTES. INSTALL COPPER HEADFLASHING ABOVE ALL WINDOWS.
   ALTERNATE 1: INSTALL NEW 3M CLIMATE CONTROL 75 FILM ON INTERIOR OF WINDOW. FILM MUST BE INSTALLED BY CERTIFIED INSTALLER.
   ALTERNATE 2: REMOVE QUARTER ROUND INSTALLED AROUND THE PERIMETER OF INTERIOR WINDOW AND DOOR CASING.
   ALTERNATE 4: INSTALL INTERIOR LOUVERED BLINDS ON ALL WINDOWS.
2. REPAIR AND RESTORE ALL DOORS, SEE DOOR SCHEDULE AND GENERAL WINDOW NOTES.
3. INSTALL ADA COMPLIANT THRESHOLD RAMP, FIELD VERIFY HEIGHT REQUIRED (SAFEPATH EZ EDGE TRANSITION RUBBER THRESHOLD MAT, ITEM # MRAEZ2100 25.75"D x 48"W x 2"H, NON-COATED). MODIFY AS NECESSARY TO FIT CONFIGURATION OF DOOR.
4. INSTALL NEW ADA COMPLIANT RAMP. SEE EXTERIOR RAMP DETAILS ON SHEETS A506 & A507.
5. INSTALL NEW MECHANICAL PAD AND ENCLOSURE. SEE EXTERIOR EQUIPMENT PAD AND ENCLOSURE DETAILS ON SHEET A508.
6. INSTALL NEW STAIRS, HANDRAILS, AND CHEEKWALLS WHERE APPLICABLE. SEE EXTERIOR STAIR DETAILS ON SHEET A504.
7. INSTALL NEW MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS. SEE ENGINEERING DRAWINGS. **ALTERNATE 5: DELETE SPRINKLER SYSTEM.**
8. ELEVATE STRUCTURE. FIRST FLOOR PORCH TO BE SET AT 28" ABOVE EXISTING GRADE. CONSTRUCT NEW FOUNDATION AND SLAB. PRETREAT SOILS PRIOR TO INSTALLATION OF FOUNDATION. REPAIR AND AUGMENT STRUCTURE. SEE STRUCTURAL DRAWINGS.
9. RECONSTRUCT CONNECTOR. NOTE CONNECTOR WALL AT NORTH ELEVATION HAS BEEN SHIFTED 12" TO PROVIDE ADEQUATE SPACE FOR FIRE SPRINKLER RISER.
10. INSTALL NEW ROOF AND GUTTER SYSTEM COMPLETE. SEE ROOF DETAILS ON SHEET A501.
11. PAINT EXTERIOR AND INTERIOR OF BUILDING COMPLETE.
12. RESTORE EXTERIOR WOOD SIDING WALLS AND TRIM COMPLETE. INCORPORATE SALVAGED SIDING. INSULATE EXTERIOR WALLS COMPLETE. INSTALL NEW WALL SHEATHING AND FLUID APPLIED WEATHER BARRIER. SEE WALL DETAILS ON SHEET A505. ASSUME 35% SIDING REPLACEMENT.
13. RESTORE PORCH COMPLETE; INCLUDING 2ND FLOOR LATTICE AND SHELF. INSTALL NEW PORCH FLOORING ON FIRST FLOOR; SIZE TO MATCH EXISTING. 2ND FLOOR PORCH FLOORING TO BE RESTORED. ASSUME 35% REPLACEMENT.
14. RESTORE CHIMNEY. REPLACE MISSING AND DAMAGED BRICK WITH SALVAGED BRICK FROM FOUNDATION PIERS AND CHIMNEY. REPOINT DAMAGED AND MISSING MORTAR. RESET DISLODGED BRICK. ABATE JOINT SEALANT. SEE PROJECT MANUAL FOR HAZARDOUS MATERIALS REPORT. INSTALL NEW CRICKET. INSTALL CANTED WASH AT TOP OF CORBEL. RESTORE CHIMNEYS TO SOUND AND STABLE CONDITION. CAP TOP WITH SLATE. MORTAR IN PLACE.
    ALTERNATE 3: RELINE CHIMNEY FLUES WITH CAST SYSTEM. DISASSEMBLE AND REPAIR BISHOPS CAPS AS REQUIRED TO LINE CHIMNEYS. MORTAR IN SLATE AT TOP OF CHIMNEYS TO CAP FLUE(S).
15. SEAL VENTS FROM INTERIOR. EXTERIOR OF ALL VENTS TO REMAIN IN PLACE.
16. STUCCO NEW CMU BLOCK WALL BETWEEN MASONRY COLUMNS.
17. INSTALL NEW METAL GUARDRAIL.
18. INSTALL NEW DOORBELL AND ADA COMPLIANT SIGN " RING BELL FOR ASSISTANCE" MANUFACTURED BY SIGNXPRESS, GRADE II BRAILLE, 6" X 9", COLOR: BLACK. MOUNTING SHALL BE ADA COMPLIANT. FIELD VERIFY LOCATION OF DOORBELL, CHIME, AND SIGN WITH THE ARCHITECT.

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BUILDING ELEVATIONS

A201

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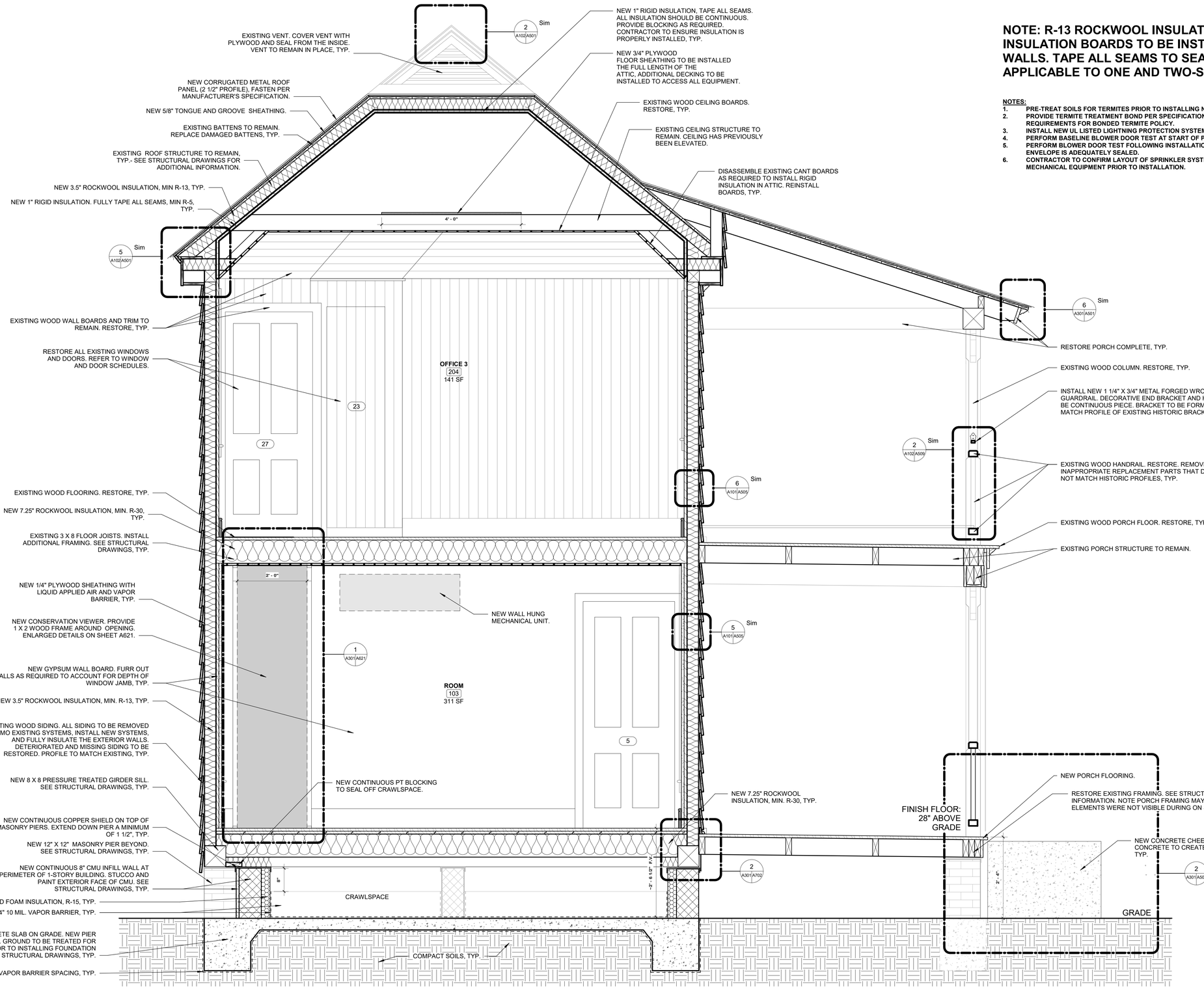

1 BUILDING SECTION- NORTH SOUTH
3/4" = 1'-0"

NOTE: R-13 ROCKWOOL INSULATION AND 1" RIGID INSULATION BOARDS TO BE INSTALLED AT GABLE END WALLS. TAPE ALL SEAMS TO SEAL EXTERIOR WALL. APPLICABLE TO ONE AND TWO-STORY STRUCTURES.

NOTES:

1. **PRE-TREAT SOILS FOR TERMITES PRIOR TO INSTALLING NEW FOUNDATIONS.**
2. **PROVIDE TERMITE TREATMENT BOND PER SPECIFICATIONS AND VISUAL INSPECTION REQUIREMENTS FOR BONDED TERMITE POLICY.**
3. **INSTALL NEW UL LISTED LIGHTNING PROTECTION SYSTEM.**
4. **PERFORM BASELINE BLOWER DOOR TEST AT START OF PROJECT.**
5. **PERFORM BLOWER DOOR TEST FOLLOWING INSTALLATION OF AIR AND MOISTURE BARRIER TO ENSURE ENVELOPE IS ADEQUATELY SEALED.**
6. **CONTRACTOR TO CONFIRM LAYOUT OF SPRINKLER SYSTEM, LIGHTING, EMERGENCY FIXTURES, AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.**

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A301

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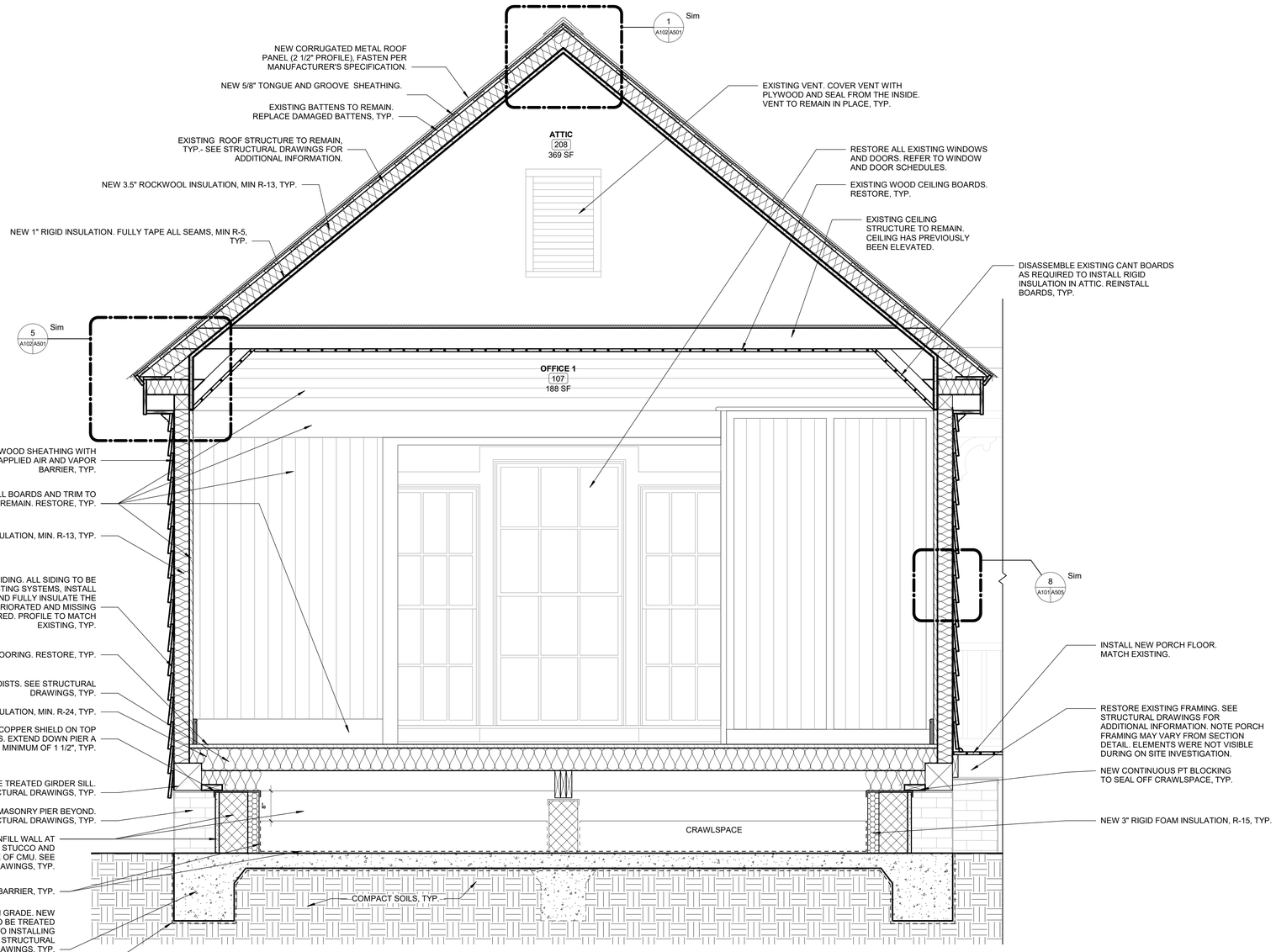
NOTE: R-13 ROCKWOOL INSULATION AND 1" RIGID INSULATION BOARDS TO BE INSTALLED AT GABLE END WALLS. TAPE ALL SEAMS TO SEAL EXTERIOR WALL. APPLICABLE TO ONE AND TWO-STORY STRUCTURES.

NOTES:

1. PRE-TREAT SOILS FOR TERMITES PRIOR TO INSTALLING NEW FOUNDATIONS.
2. PROVIDE TERMITE TREATMENT BOND PER SPECIFICATIONS AND VISUAL INSPECTION REQUIREMENTS FOR BONDED TERMITE POLICY.
3. INSTALL NEW UL LISTED LIGHTNING PROTECTION SYSTEM.
4. PERFORM BASELINE BLOWER DOOR TEST AT START OF PROJECT.
5. PERFORM BLOWER DOOR TEST FOLLOWING INSTALLATION OF AIR AND MOISTURE BARRIER TO ENSURE ENVELOPE IS ADEQUATELY SEALED.
6. CONTRACTOR TO CONFIRM LAYOUT OF SPRINKLER SYSTEM, LIGHTING, EMERGENCY FIXTURES, AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.



1 BUILDING SECTON- EAST WEST
3/4" = 1'-0"

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A302

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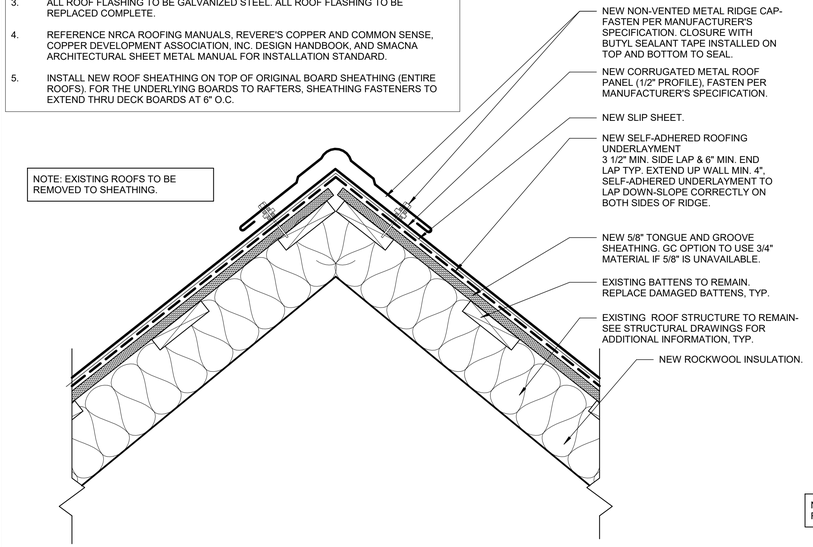
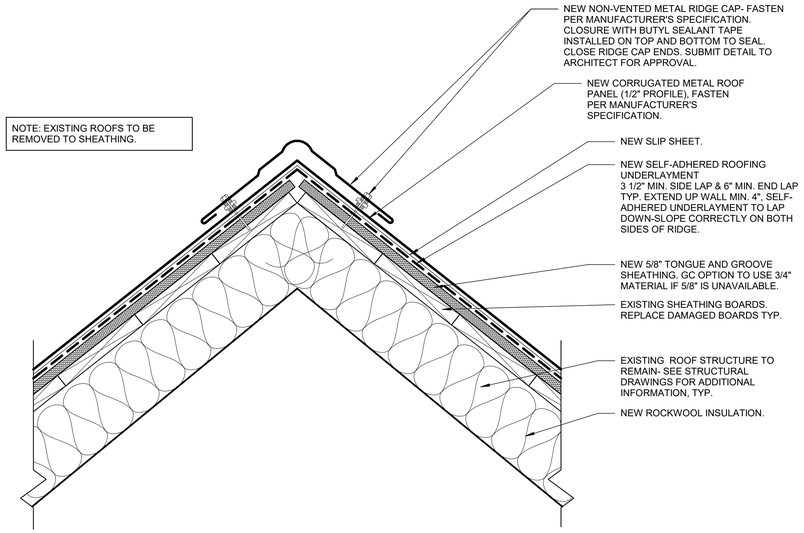
GENERAL NOTES- ROOF

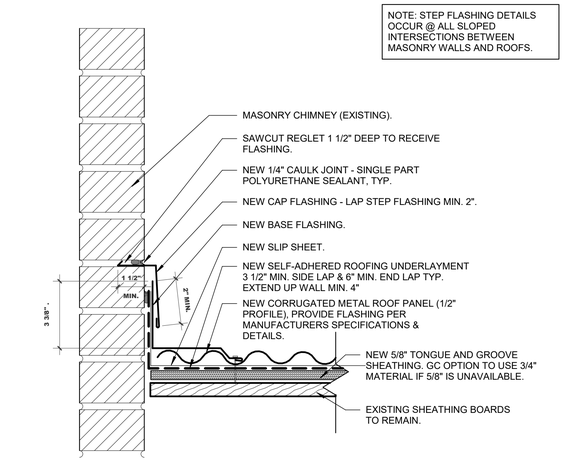
1. PROVIDE KICK-OUT FLASHING AT ALL LOCATIONS WHERE THE ROOF EDGE ENGAGES A VERTICAL WALL SURFACE.
2. PROVIDE ADEQUATE FLASHING TO DIVERT WATER FROM VERTICAL WALL SURFACES. IN INSTANCES WHERE SIDING ENGAGES A FLASHING DETAIL, HOLD BACK SIDING A MINIMUM OF 3/4".
3. ALL ROOF FLASHING TO BE GALVANIZED STEEL. ALL ROOF FLASHING TO BE REPLACED COMPLETE.
4. REFERENCE NRCA ROOFING MANUALS, REVERE'S COPPER AND COMMON SENSE, COPPER DEVELOPMENT ASSOCIATION, INC. DESIGN HANDBOOK, AND SMACNA ARCHITECTURAL SHEET METAL MANUAL FOR INSTALLATION STANDARD.
5. INSTALL NEW ROOF SHEATHING ON TOP OF ORIGINAL BOARD SHEATHING (ENTIRE ROOFS). FOR THE UNDERLYING BOARDS TO RAFTERS, SHEATHING FASTENERS TO EXTEND THRU DECK BOARDS AT 6" O.C.



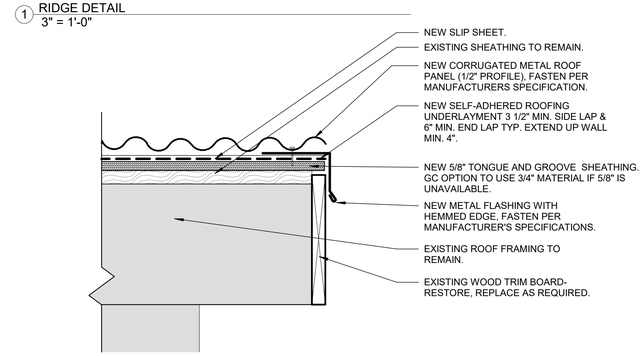
1 RIDGE DETAIL
3" = 1'-0"



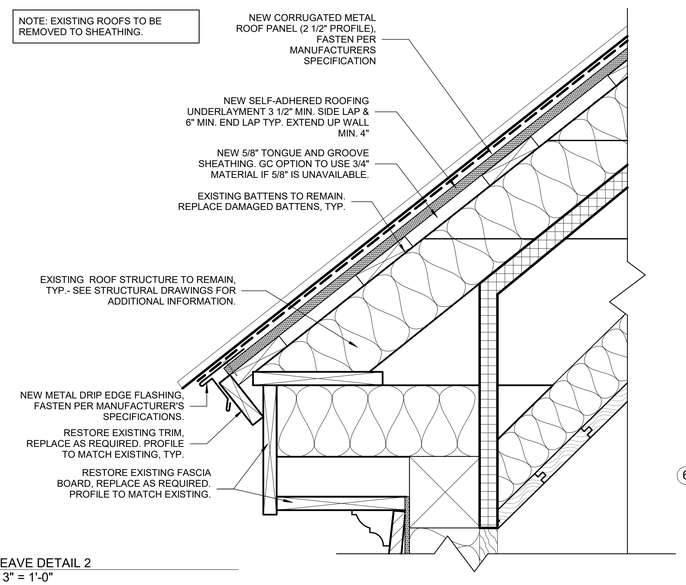
2 RIDGE DETAIL 2
3" = 1'-0"



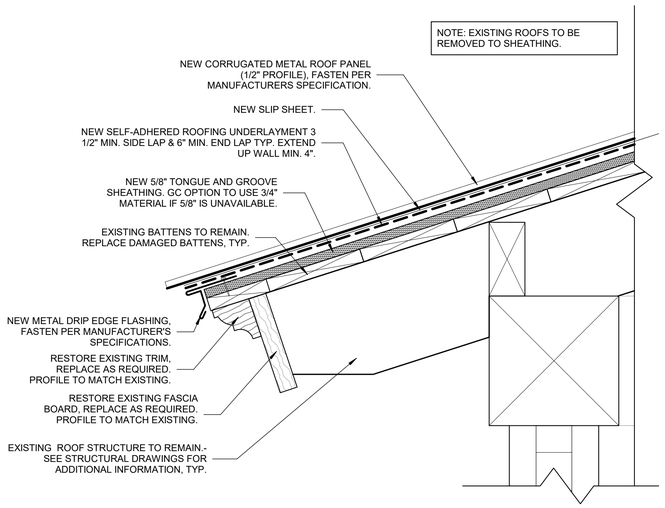
3 SECTION DETAIL- STEP FLASHING AT CHIMNEY
3" = 1'-0"



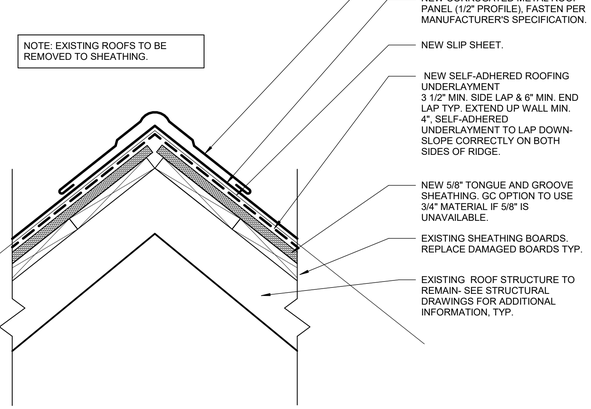
4 EAVE DETAIL
3" = 1'-0"



5 EAVE DETAIL 2
3" = 1'-0"



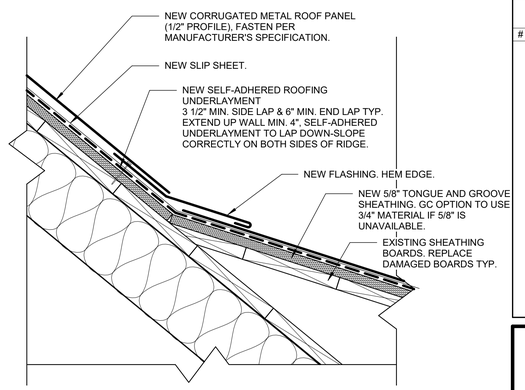
6 EAVE DETAIL AT PORCH
3" = 1'-0"



7 HIP DETAIL
3" = 1'-0"

ROOF EAVE CONDITION AT INTERSECTION OF PORCH ROOF AND MAIN BUILDING
NOT TO SCALE

ROOF CONDITION AT CONNECTOR
NOT TO SCALE



8 SLOPE TRANSITION
3" = 1'-0"

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ROOF DETAILS

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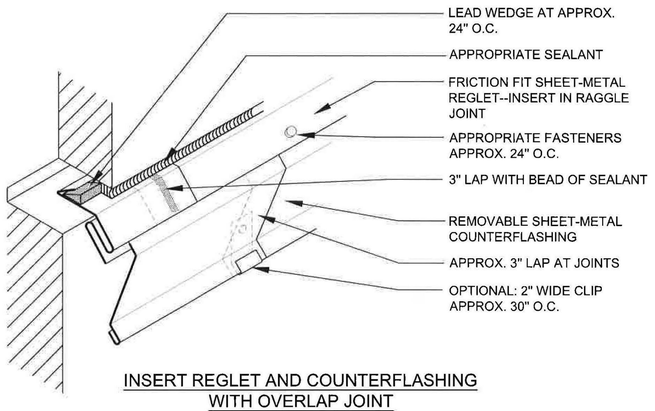
GENERAL NOTES- ROOF

1. PROVIDE KICK-OUT FLASHING AT ALL LOCATIONS WHERE THE ROOF EDGE ENGAGES A VERTICAL WALL SURFACE.
2. PROVIDE ADEQUATE FLASHING TO DIVERT WATER FROM VERTICAL WALL SURFACES. IN INSTANCES WHERE SIDING ENGAGES A FLASHING DETAIL, HOLD BACK SIDING A MINIMUM OF 3/4".
3. ALL ROOF FLASHING TO BE GALVANIZED STEEL. ALL ROOF FLASHING TO BE REPLACED COMPLETE.
4. REFERENCE NRCA ROOFING MANUALS, REVERE'S COPPER AND COMMON SENSE, COPPER DEVELOPMENT ASSOCIATION, INC. DESIGN HANDBOOK, AND SMACNA ARCHITECTURAL SHEET METAL MANUAL FOR INSTALLATION STANDARD.
5. INSTALL NEW ROOF SHEATHING ON TOP OF ORIGINAL BOARD SHEATHING (ENTIRE ROOFS). FOR THE UNDERLYING BOARDS TO RAFTERS, SHEATHING FASTENERS TO EXTEND THRU DECK BOARDS AT 6" O.C.



INSERT REGLET AND COUNTERFLASHING WITH OVERLAP JOINT

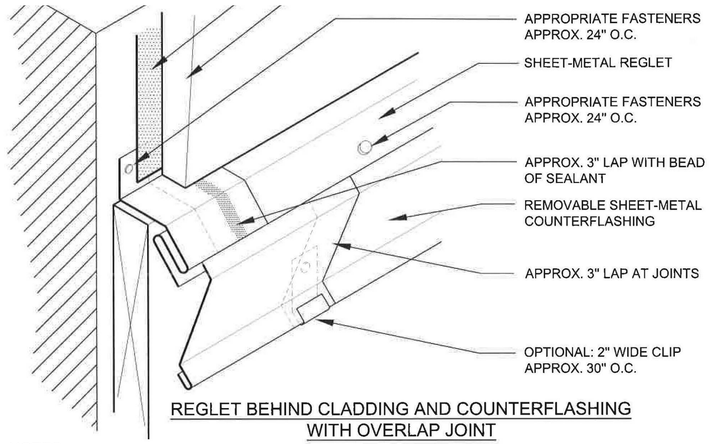
NOTES:

1. REFER TO SM-43 FOR GUIDELINES ON MINIMUM GAUGES.
2. REFER TO SECTION 4.1--INFORMATION APPLICABLE TO ALL CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

COUNTERFLASHING OPTIONS

2010 *NOT DRAWN TO SCALE* **SM-22**

1 NRCA FLASHING DETAIL SM-22
3/4" = 1'-0"



REGLET BEHIND CLADDING AND COUNTERFLASHING WITH OVERLAP JOINT

NOTES:

1. REFER TO SM-43 FOR GUIDELINES ON MINIMUM GAUGES.
2. REFER TO SECTION 4.1--INFORMATION APPLICABLE TO ALL CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

COUNTERFLASHING OPTIONS

2010 *NOT DRAWN TO SCALE* **SM-24**

2 NRCA FLASHING DETAIL SM-24
3/4" = 1'-0"

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ROOF DETAILS

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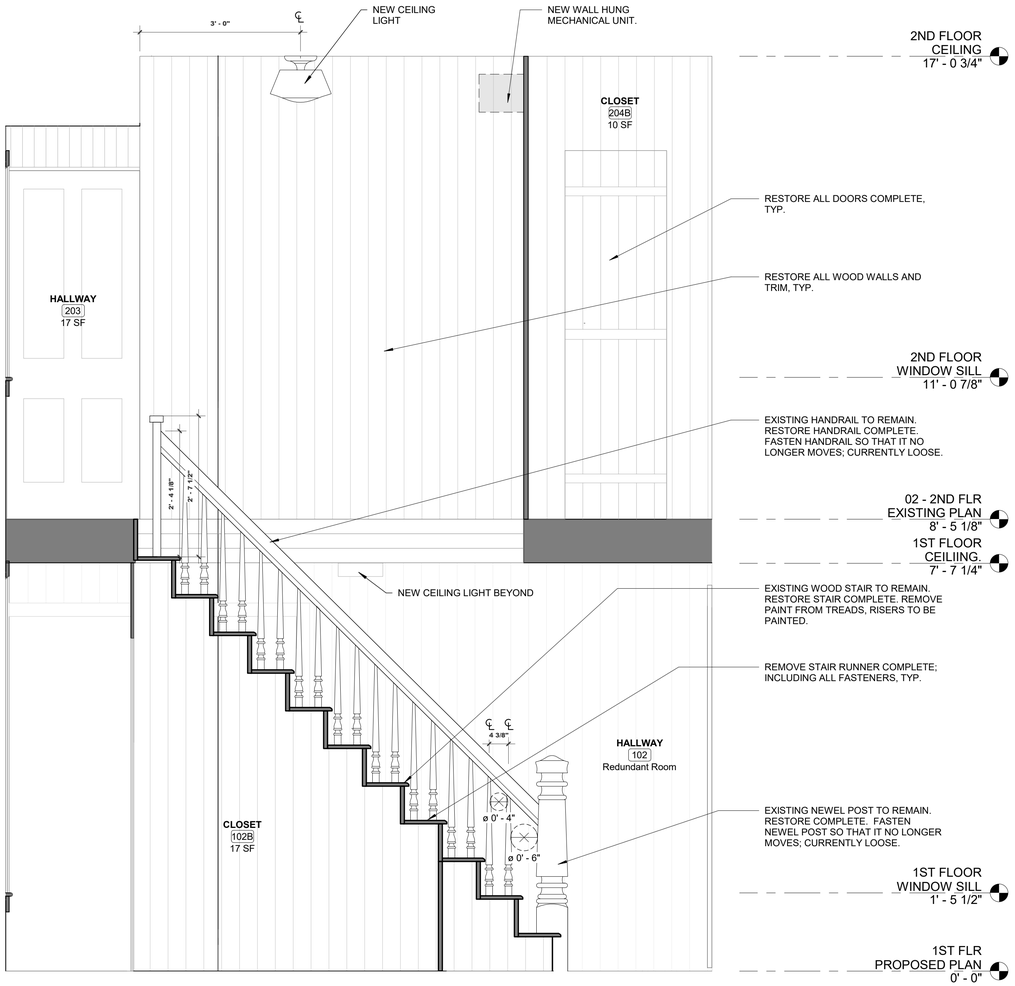
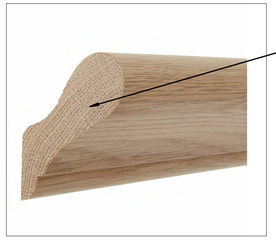
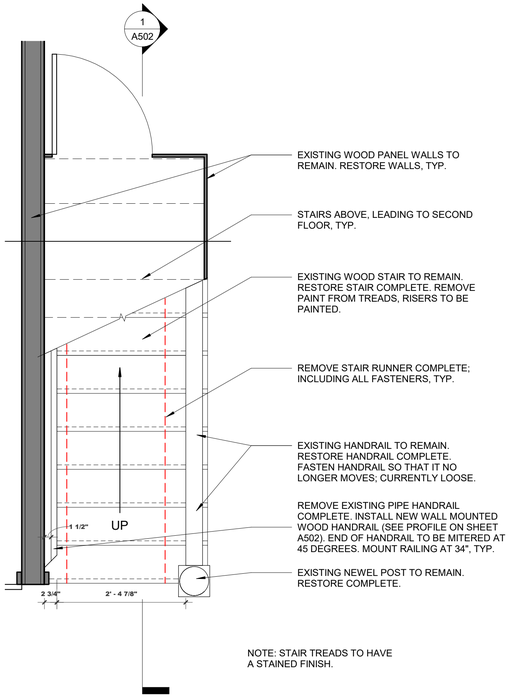


1 SECTION DETAIL (N/S) - INTERIOR STAIR
3/4" = 1'-0"

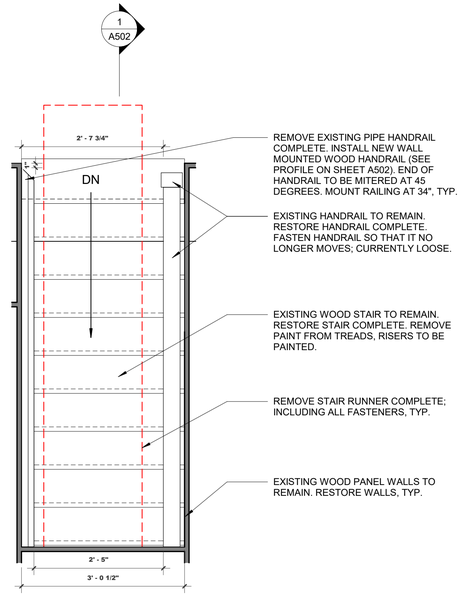


NEW PIG EAR WALL MOUNTED HANDRAIL- PROFILE
NOT TO SCALE



NOTE: STAIR TREADS TO HAVE A STAINED FINISH.

2 PLAN DETAIL- FIRST FLOOR INTERIOR STAIRS
3/4" = 1'-0"



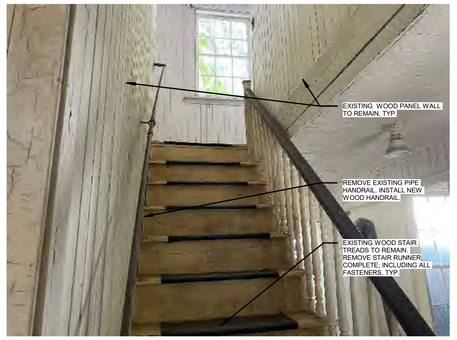
NOTE: STAIR TREADS TO HAVE A STAINED FINISH.

3 PLAN DETAIL- SECOND FLOOR INTERIOR STAIRS
3/4" = 1'-0"

NOTE: SECURE EXISTING STAIR PRIOR TO ELEVATING BUILDING FOR STRUCTURAL REPAIRS. REFASTEN STAIR TREAD, SIDEWALLS AND COMPONENTS AS REQUIRED.

EXISTING CONDITIONS- INTERIOR STAIR, NEWEL POST & HANDRAIL DETAIL
NOT TO SCALE

EXISTING CONDITIONS- INTERIOR STAIR,VIEW FROM FIRST FLOOR
NOT TO SCALE



EXISTING CONDITIONS- INTERIOR STAIR,VIEW FROM FIRST FLOOR
NOT TO SCALE

EXISTING CONDITIONS- INTERIOR STAIR,VIEW FROM SECOND FLOOR
NOT TO SCALE

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INTERIOR STAIR DETAILS

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REPAIR ANY DAMAGED WOODWORK. PREP AND PAINT MANTEL COMPLETE.

PAINT LINTEL.

REMOVE ALL DEBRIS AND COVERS FROM FIREBOX AND FLUE. REPOINT DAMAGED MORTAR IN FIREBOX. RESET BRICK AS REQUIRED. PARGING ON FRONT OF FIREBOX TO REMAIN. NOTIFY ARCHITECT IF PARGING APPEARS TO BE DETACHED FROM SUBSTRATE FOLLOWING BUILDING ELEVATION.

RESET HEARTH BRICK IN NEW MORTAR BED.

FIREPLACE ROOM 101

NOT TO SCALE

NEW STEEL LINTEL. PAINT ALL SIDES.

REPAIR ANY DAMAGED WOODWORK. PREP AND PAINT MANTEL COMPLETE.

REMOVE ALL DEBRIS AND COVERS FROM FIREBOX AND FLUE. REPOINT DAMAGED MORTAR IN FIREBOX. RESET BRICK AS REQUIRED.

RESET HEARTH BRICK IN NEW MORTAR BED.

FIREPLACE ROOM 103

NOT TO SCALE

REPAIR ANY DAMAGED WOODWORK. PREP AND PAINT MANTEL COMPLETE.

PAINT LINTEL.

REMOVE ALL DEBRIS AND COVERS FROM FIREBOX AND FLUE. REMOVE ANY LOOSE PARGING. REPOINT DAMAGED MORTAR IN FIREBOX. RESET BRICK AS REQUIRED.

RESET HEARTH BRICK IN NEW MORTAR BED.

FIREPLACE ROOM 202

NOT TO SCALE

REPAIR ANY DAMAGED WOODWORK. PREP AND PAINT MANTEL COMPLETE.

NEW STEEL LINTEL. PAINT ALL SIDES.

REMOVE ALL DEBRIS AND COVERS FROM FIREBOX AND FLUE. REMOVE ANY LOOSE PARGING. REPOINT DAMAGED MORTAR IN FIREBOX. RESET BRICK AS REQUIRED.

RESET HEARTH BRICK IN NEW MORTAR BED.

FIREPLACE ROOM 205

NOT TO SCALE

GENERAL FIREPLACE NOTES:

RESTORE FIREBOXES FOLLOWING ELEVATION OF STRUCTURE. RESTORATION SHOULD MATCH ORIGINAL IN APPEARANCE AND MATERIALS.

RESTORE CHIMNEYS TO SOUND AND STABLE CONDITION. CAP TOP WITH SLATE. MORTAR IN PLACE.

ALTERNATE 3: RELINE CHIMNEY FLUES WITH CAST SYSTEM. DISASSEMBLE AND REPAIR BISHOPS CAPS AS REQUIRED TO LINE CHIMNEYS. MORTAR IN SLATE AT TOP OF CHIMNEYS TO CAP FLUE(S).

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FIREPLACE DETAILS

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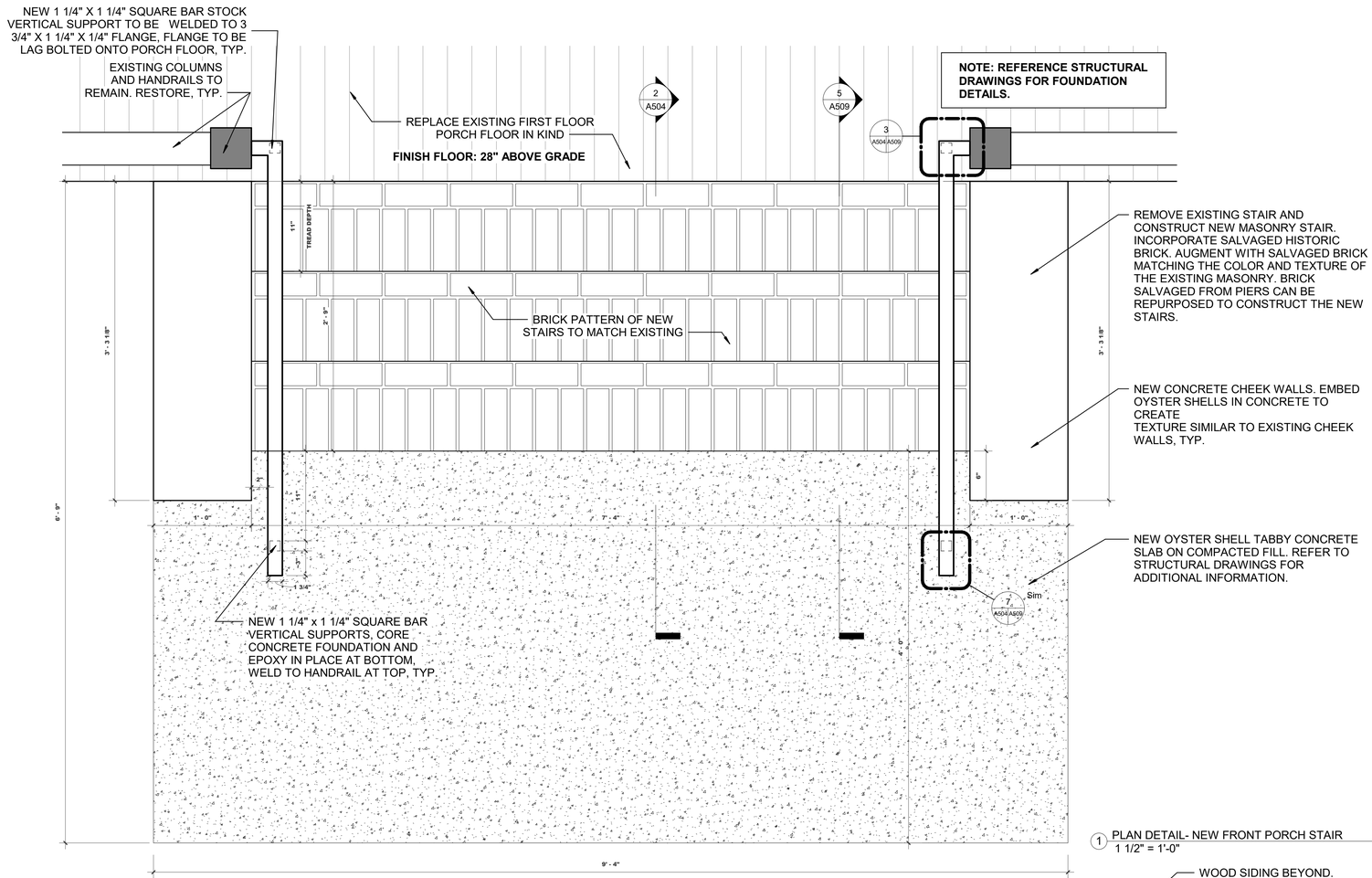
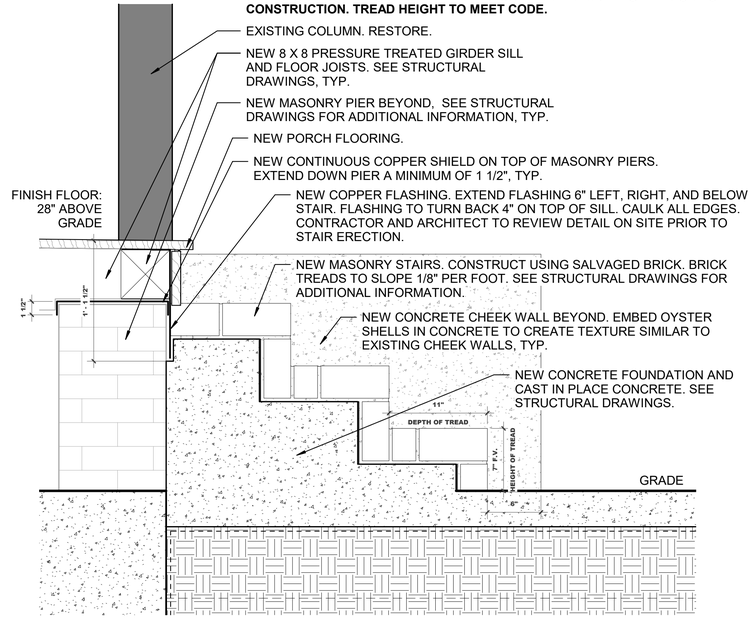


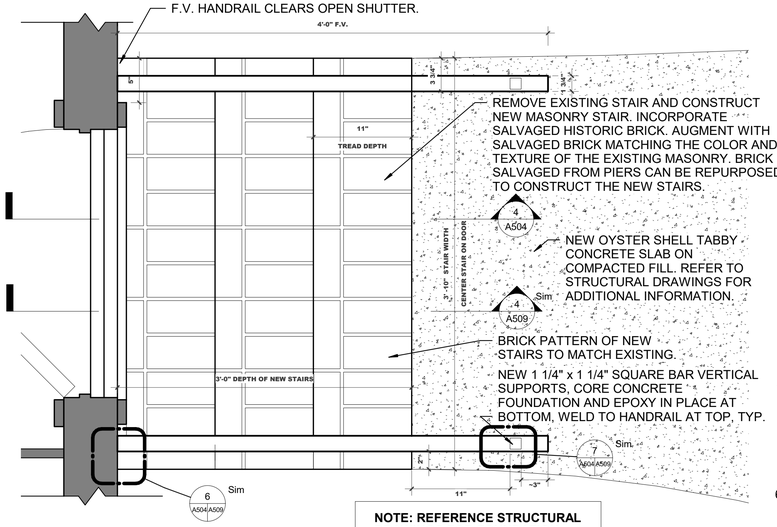
NOTE: ACTUAL TREAD HEIGHT MAY VARY BASED ON FINISH ELEVATION OF ONE-STORY BUILDING ONCE ELEVATED. CONFIRM TREAD HEIGHT PRIOR TO CONSTRUCTION. TREAD HEIGHT TO MEET CODE.



2 SECTION DETAIL- NEW FRONT PORCH STAIR
1 1/2" = 1'-0"

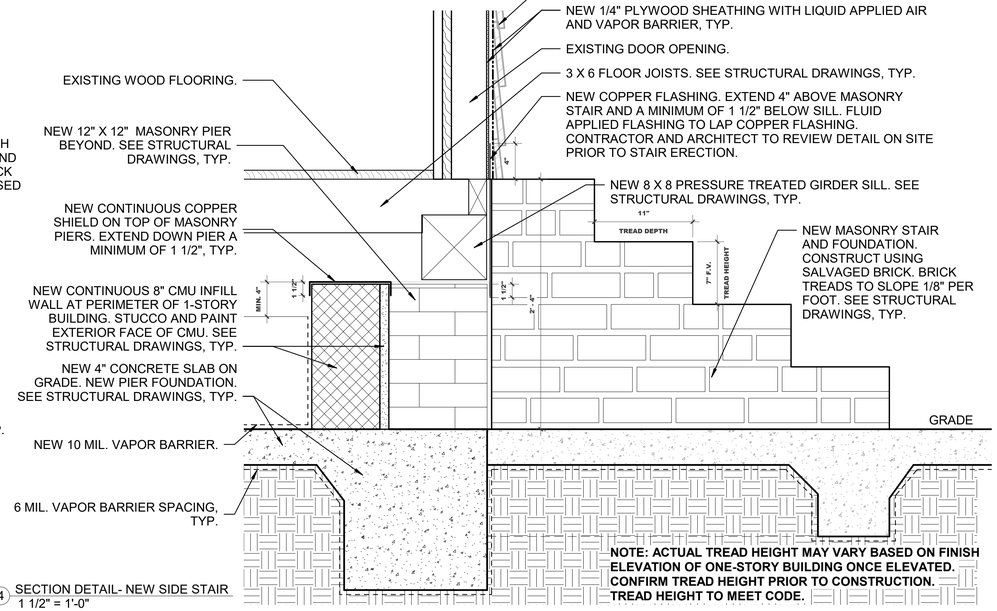
EXISTING CONDITIONS- FRONT PORCH STAIR
NOT TO SCALE

EXISTING CONDITIONS- SIDE STAIR
NOT TO SCALE



NOTE: REFERENCE STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS.

3 PLAN DETAIL- NEW SIDE STAIR
1 1/2" = 1'-0"



NOTE: ACTUAL TREAD HEIGHT MAY VARY BASED ON FINISH ELEVATION OF ONE-STORY BUILDING ONCE ELEVATED. CONFIRM TREAD HEIGHT PRIOR TO CONSTRUCTION. TREAD HEIGHT TO MEET CODE.

4 SECTION DETAIL- NEW SIDE STAIR
1 1/2" = 1'-0"

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EXTERIOR STAIR DETAILS

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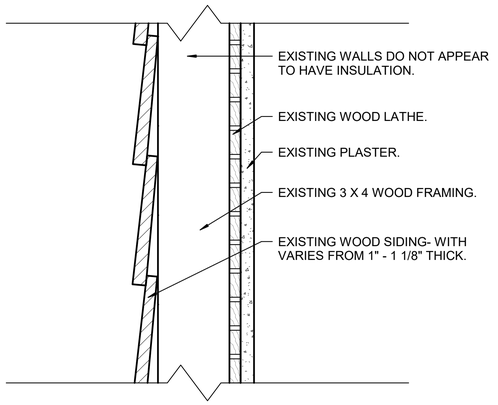
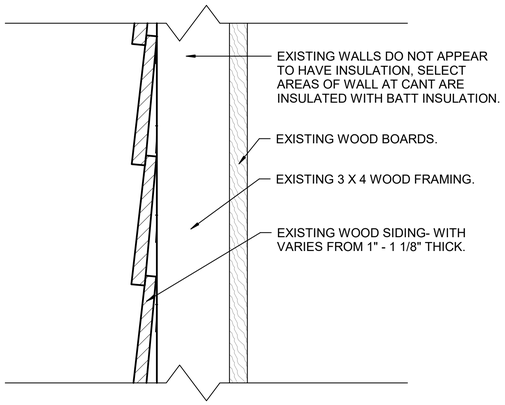
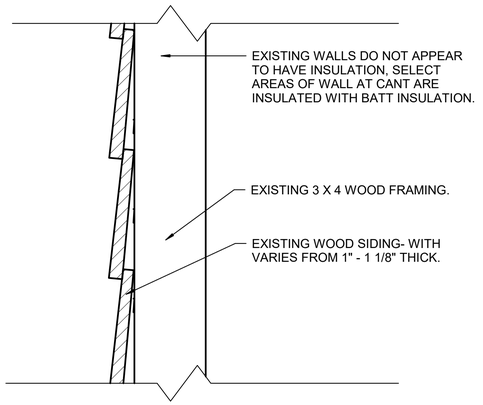


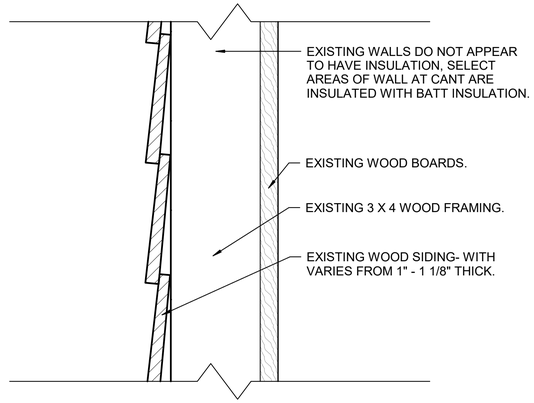
1 EXISTING WALL SECTION DETAIL- 2-STORY BUILDING
3" = 1'-0"



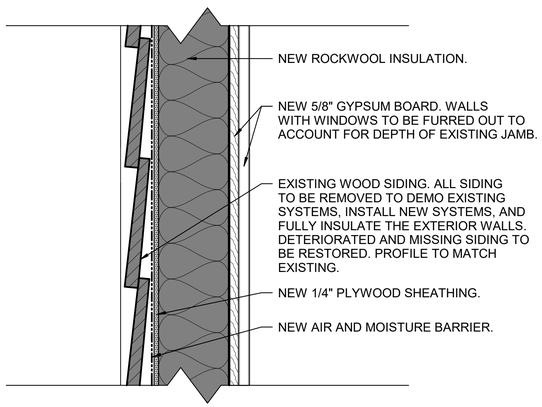
2 EXISTING WALL SECTION DETAIL 2- 2-STORY BUILDING
3" = 1'-0"



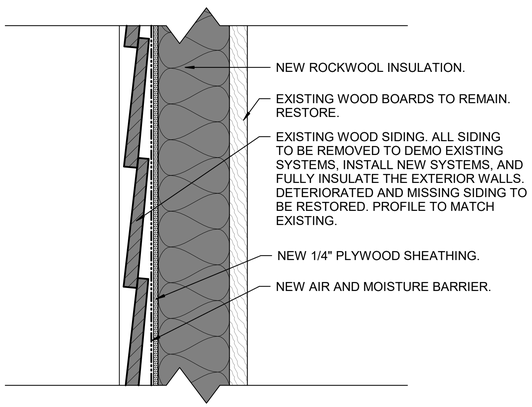
3 EXISTING WALL SECTION DETAIL- CONNECTOR
3" = 1'-0"



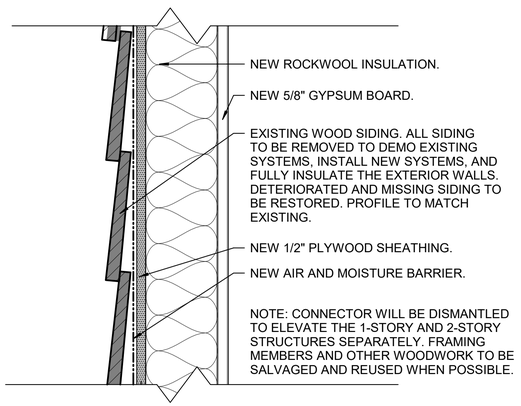
4 EXISTING WALL SECTION DETAIL- 1-STORY STRUCTURE
3" = 1'-0"



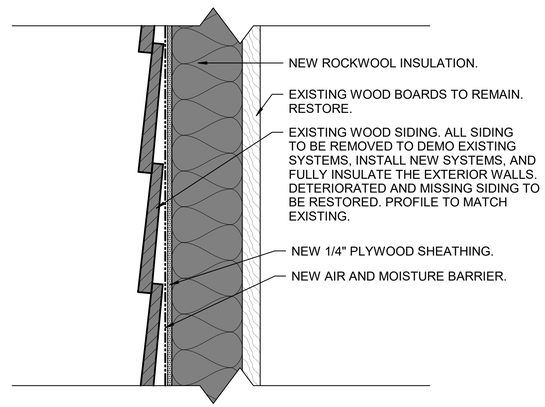
5 PROPOSED WALL SECTION DETAIL- 2-STORY BUILDING
3" = 1'-0"



6 PROPOSED WALL SECTION DETAIL 2- 2-STORY BUILDING
3" = 1'-0"



7 PROPOSED WALL SECTION DETAIL- CONNECTOR
3" = 1'-0"



8 PROPOSED WALL SECTION DETAIL- 1-STORY STRUCTURE
3" = 1'-0"

NOTE: REFERENCE STANDARD AIR AND MOISTURE BARRIER DETAILS AND AIR SEAL DETAILS ON SHEETS A701 & A702.

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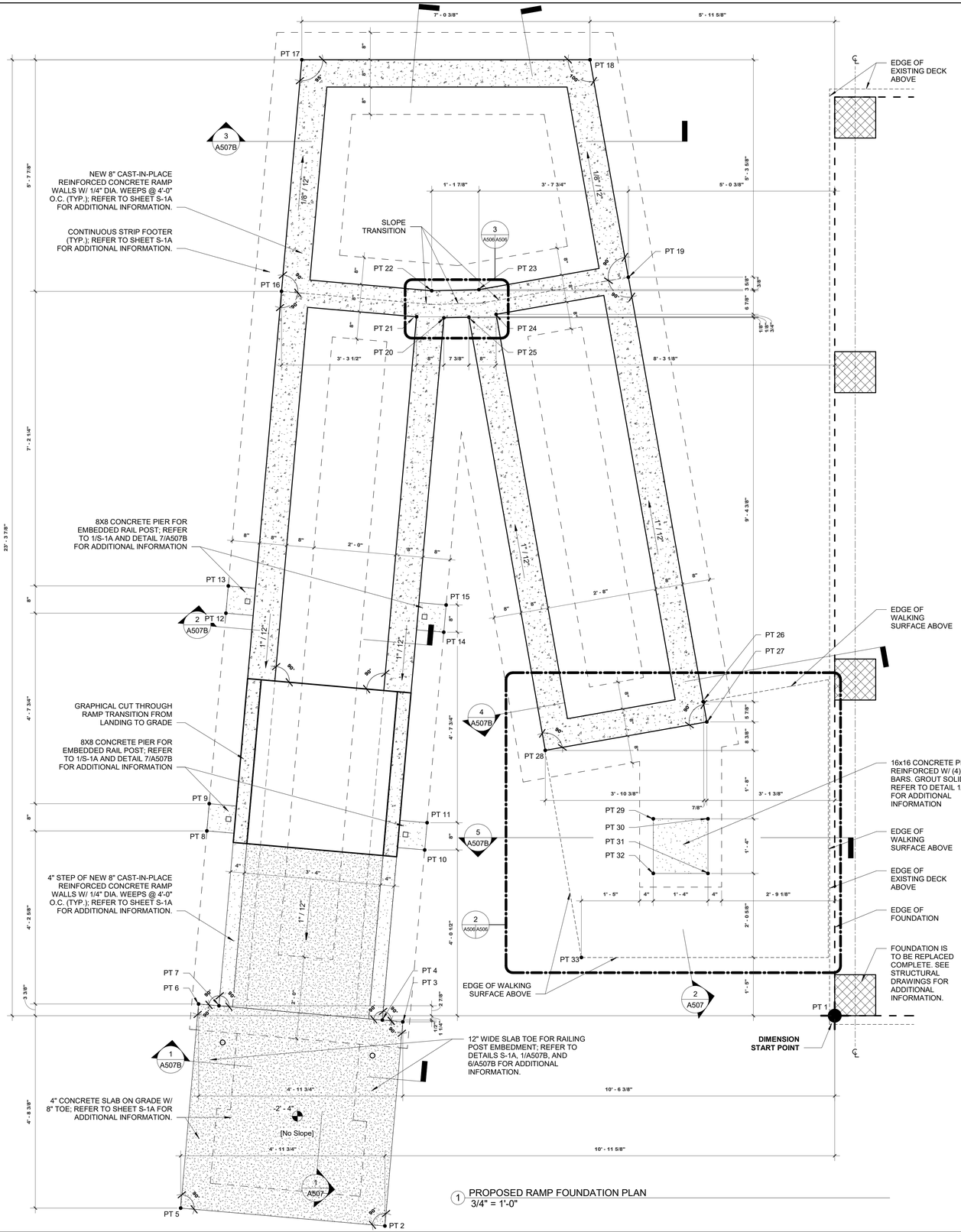
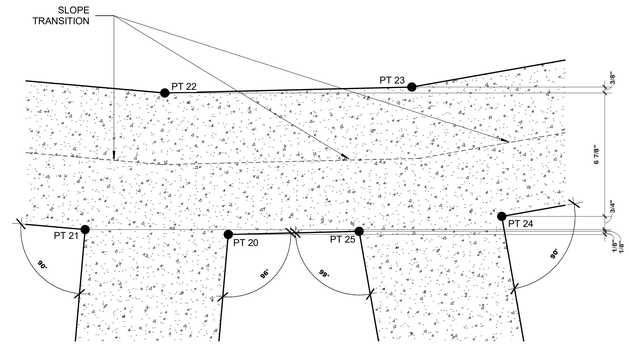


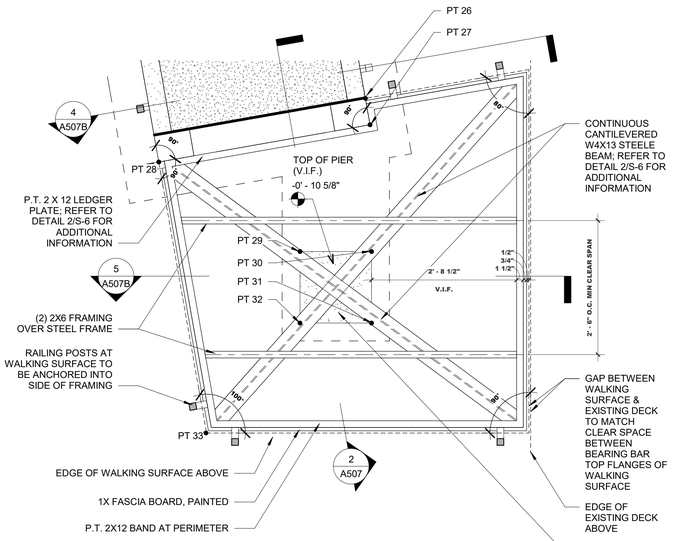
1 PROPOSED RAMP FOUNDATION PLAN
3/4" = 1'-0"

GENERAL RAMP NOTES:

1. **LAYOUT**
   - A. CONTRACTOR TO PERFORM LAYOUT OF RAMP STARTING AT DIMENSION START POINT NOTED AND PLANNING RAMP SO NEW RAMP PLATFORM AND PIAZZA DECKING ARE AT A FLUSH TRANSITION. RAMP WILL THEN PROCEED TO GRADE NO STEEPER THAN 1" - 12".
   - B. PRIOR TO INSTALLATION, CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CONCRETE AND STEEL FOR ARCHITECT'S APPROVAL.
2. **RAILING COMPONENTS:**
   - A. RAILING POSTS:
     - a. **BASIS OF DESIGN:** JULIUS BLUM 1-1/2" ALUMINUM SQUARE TUBING, OR APPROVED EQUAL, TYP.
     - b. UNLESS NOTED OTHERWISE, RAILING POSTS AT RAMP TO BE ANCHORED INTO SIDE OF FOUNDATION WALL W/ TITEN HD STAINLESS STEEL 1/2 X 6 SCREW W/ 3" MIN. EMBEDMENT.
     - c. RAILING POSTS AT WALKING SURFACE TO BE ANCHORED INTO SIDE OF FRAMING.
     - d. ALL RAILING POSTS TO BE SET VERTICAL & PLUMB.
   - B. HANDRAIL TO BE CONTINUOUS.
     - a. **BASIS OF DESIGN:** JULIUS BLUM 1-1/2" ALUMINUM PIPE SCHEDULE 40 W/ PREMADE ELBOWS, CAPS, CONNECTORS, AND CONNECTOR SLEEVES; OR APPROVED EQUAL.
     - b. NOTE THAT THERE WILL BE (5) NON-90 DEGREE ELBOWS.
     - c. RAILING TO TERMINATE AT GRADE LEVEL & TO BE IMBEDDED INTO CAST-IN-PLACE OYSTER SHELL TABBY CONCRETE PATH; REFER TO 1/A507, 1/A507B, & 6/A507B FOR ADDITIONAL INFORMATION.
   - C. RAILINGS TO HAVE CONTINUOUS EDGE PROTECTION FOR WHEELCHAIRS.
     - a. **BASIS OF DESIGN:** JULIUS BLUM 1/4" THICK X 4" TALL ALUMINUM FLAT BAR, OR APPROVED EQUAL.
   - D. RAILING BRACKETS
     - a. **BASIS OF DESIGN:** JULIUS BLUM: ALUMINUM SELF-ALIGNING CARLSTADT POST BRACKET 309, OR APPROVED EQUAL.
   - E. ARCHITECT DESIRES ALL COMPONENTS, INCLUDING RAILING, BRACKETS, POSTS, TERMINATION CAPS, ETC., TO BE POWDERCOATED. ARCHITECT TO NOTE THAT CUSTOM COMPONENTS OF THE RAILING WILL HAVE TO BE CUSTOM FABRICATED TO SUIT THE CUSTOM NATURE OF THE DESIGN. EXACT COLOR SELECTION TO BE CONFIRMED WITH ARCHITECT & OWNER.
3. **BASIS OF DESIGN FOR WALKING SURFACE**: McNICHOLS® Fiberglass Grating, Pultruded, Wide T-Bar, MS-WT-1810 - DURAGRID®, ADA Compliant, Fiberglass, SPF Polyester Resin, Dark Gray, 1.000" Height x 1.625" Top Flange Width Wide T-Bar Bearing Bars, Spaced 2.000" on Center with 0.375" Clear Space Between Bearing Bar Top Flanges, Fine Grit Surface, (ADA Compliant Product When Direction of Bearing Bars (Span) Installed Perpendicular to Dominant Direction of Travel), Bearing Bars Run Parallel to Length of Panel, Gray Cross-Rods Spaced 6" on Center, 18% Open Area



3 PROPOSED RAMP FOUNDATION PLAN - Callout 1
3" = 1'-0"



2 PROPOSED STRUCTURE UNDER WALKING SURFACE
3/4" = 1'-0"

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EXTERIOR RAMP FOUNDATION PLAN

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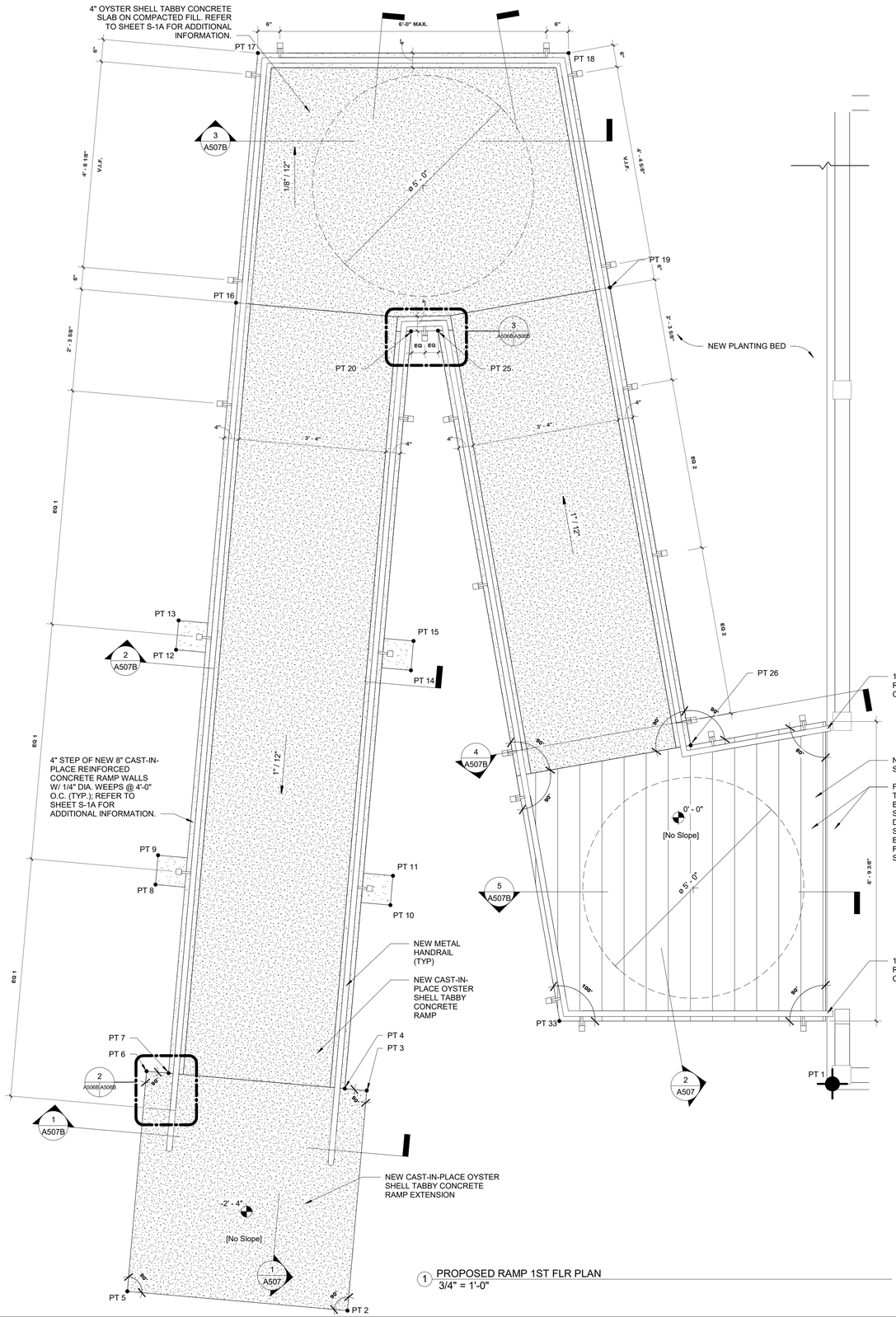
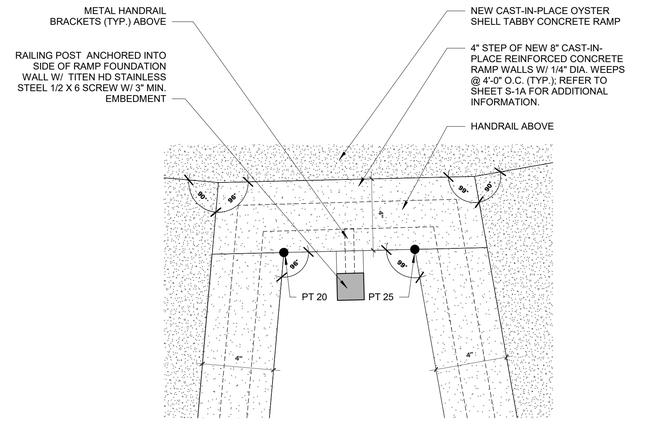


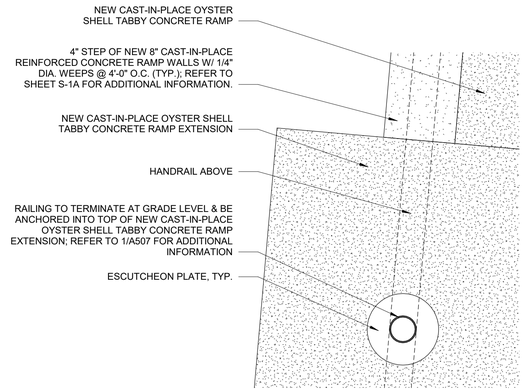
1 PROPOSED RAMP 1ST FLR PLAN
3/4" = 1'-0"

GENERAL RAMP NOTES:

1. **LAYOUT**
   - A. CONTRACTOR TO PERFORM LAYOUT OF RAMP STARTING AT DIMENSION START POINT NOTED AND PLANNING RAMP SO NEW RAMP PLATFORM AND PIAZZA DECKING ARE AT A FLUSH TRANSITION. RAMP WILL THEN PROCEED TO GRADE NO STEEPER THAN 1" - 12".
   - B. PRIOR TO INSTALLATION, CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CONCRETE AND STEEL FOR ARCHITECT'S APPROVAL.
2. **RAILING COMPONENTS:**
   - A. RAILING POSTS:
     - a. **BASIS OF DESIGN:** JULIUS BLUM 1-1/2" ALUMINUM SQUARE TUBING, OR APPROVED EQUAL, TYP.
     - b. UNLESS NOTED OTHERWISE, RAILING POSTS AT RAMP TO BE ANCHORED INTO SIDE OF FOUNDATION WALL W/ TITEN HD STAINLESS STEEL 1/2 X 6 SCREW W/ 3" MIN. EMBEDMENT.
     - c. RAILING POSTS AT WALKING SURFACE TO BE ANCHORED INTO SIDE OF FRAMING.
     - d. ALL RAILING POSTS TO BE SET VERTICAL & PLUMB.
   - B. HANDRAIL TO BE CONTINUOUS.
     - a. **BASIS OF DESIGN:** JULIUS BLUM 1-1/2" ALUMINUM PIPE SCHEDULE 40 W/ PREMADE ELBOWS, CAPS, CONNECTORS, AND CONNECTOR SLEEVES; OR APPROVED EQUAL.
     - b. NOTE THAT THERE WILL BE (5) NON-90 DEGREE ELBOWS.
     - c. RAILING TO TERMINATE AT GRADE LEVEL & TO BE IMBEDDED INTO CAST-IN-PLACE OYSTER SHELL TABBY CONCRETE PATH; REFER TO 1/A507, 1/A507B, & 6/A507B FOR ADDITIONAL INFORMATION.
   - C. RAILINGS TO HAVE CONTINUOUS EDGE PROTECTION FOR WHEELCHAIRS.
     - a. **BASIS OF DESIGN:** JULIUS BLUM 1/4" THICK X 4" TALL ALUMINUM FLAT BAR, OR APPROVED EQUAL.
   - D. RAILING BRACKETS
     - a. **BASIS OF DESIGN:** JULIUS BLUM: ALUMINUM SELF-ALIGNING CARLSTADT POST BRACKET 309, OR APPROVED EQUAL.
   - E. ARCHITECT DESIRES ALL COMPONENTS, INCLUDING RAILING, BRACKETS, POSTS, TERMINATION CAPS, ETC., TO BE POWDERCOATED. ARCHITECT TO NOTE THAT CUSTOM COMPONENTS OF THE RAILING WILL HAVE TO BE CUSTOM FABRICATED TO SUIT THE CUSTOM NATURE OF THE DESIGN. EXACT COLOR SELECTION TO BE CONFIRMED WITH ARCHITECT & OWNER.
3. **BASIS OF DESIGN FOR WALKING SURFACE**: McNICHOLS® Fiberglass Grating, Pultruded, Wide T-Bar, MS-WT-1810 - DURAGRID®, ADA Compliant, Fiberglass, SPF Polyester Resin, Dark Gray, 1.000" Height x 1.625" Top Flange Width Wide T-Bar Bearing Bars, Spaced 2.000" on Center with 0.375" Clear Space Between Bearing Bar Top Flanges, Fine Grit Surface, (ADA Compliant Product When Direction of Bearing Bars (Span) Installed Perpendicular to Dominant Direction of Travel), Bearing Bars Run Parallel to Length of Panel, Gray Cross-Rods Spaced 6" on Center, 18% Open Area



3 RAMP PLAN DETAIL - Callout 1
3" = 1'-0"



2 RAMP FOUNDATION - RAILING TO CONCRETE CONNECTION
3" = 1'-0"

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REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
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SQUIRE POPE CARRIAGE HOUSE

WRIGHT FAMILY PARK
111 CALHOUN STREET
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EXTERIOR RAMP 1ST FLR PLAN

A506B

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EXISTING CONDITIONS- WRIGHT FAMILY PARK WALKING PATHS

NOT TO SCALE

GENERAL RAMP NOTES:

1. **LAYOUT**
   - A. CONTRACTOR TO PERFORM LAYOUT OF RAMP STARTING AT DIMENSION START POINT NOTED AND PLANNING RAMP SO NEW RAMP PLATFORM AND PIAZZA DECKING ARE AT A FLUSH TRANSITION. RAMP WILL THEN PROCEED TO GRADE NO STEEPER THAN 1" : 12".
   - B. PRIOR TO INSTALLATION, CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CONCRETE AND STEEL FOR ARCHITECT'S APPROVAL.
2. **RAILING COMPONENTS:**
   - A. RAILING POSTS:
     - a. **BASIS OF DESIGN:** JULIUS BLUM 1-1/2" ALUMINUM SQUARE TUBING, OR APPROVED EQUAL, TYP.
     - b. UNLESS NOTED OTHERWISE, RAILING POSTS AT RAMP TO BE ANCHORED INTO SIDE OF FOUNDATION WALL W/ TITEN HD STAINLESS STEEL 1/2 X 6 SCREW W/ 3" MIN. EMBEDMENT.
     - c. RAILING POSTS AT WALKING SURFACE TO BE ANCHORED INTO SIDE OF FRAMING.
     - d. ALL RAILING POSTS TO BE SET VERTICAL & PLUMB.
   - B. HANDRAIL TO BE CONTINUOUS.
     - a. **BASIS OF DESIGN:** JULIUS BLUM 1-1/2" ALUMINUM PIPE SCHEDULE 40 W/ PREMADE ELBOWS, CAPS, CONNECTORS, AND CONNECTOR SLEEVES; OR APPROVED EQUAL.
     - b. NOTE THAT THERE WILL BE (5) NON-90 DEGREE ELBOWS.
     - c. RAILING TO TERMINATE AT GRADE LEVEL & TO BE IMBEDDED INTO CAST-IN-PLACE OYSTER SHELL TABBY CONCRETE PATH; REFER TO 1/A507, 1/A507B, & 6/A507B FOR ADDITIONAL INFORMATION.
   - C. RAILINGS TO HAVE CONTINUOUS EDGE PROTECTION FOR WHEELCHAIRS.
     - a. **BASIS OF DESIGN:** JULIUS BLUM 1/4" THICK X 4" TALL ALUMINUM FLAT BAR, OR APPROVED EQUAL.
   - D. RAILING BRACKETS
     - a. **BASIS OF DESIGN:** JULIUS BLUM: ALUMINUM SELF-ALIGNING CARLSTADT POST BRACKET 309, OR APPROVED EQUAL.
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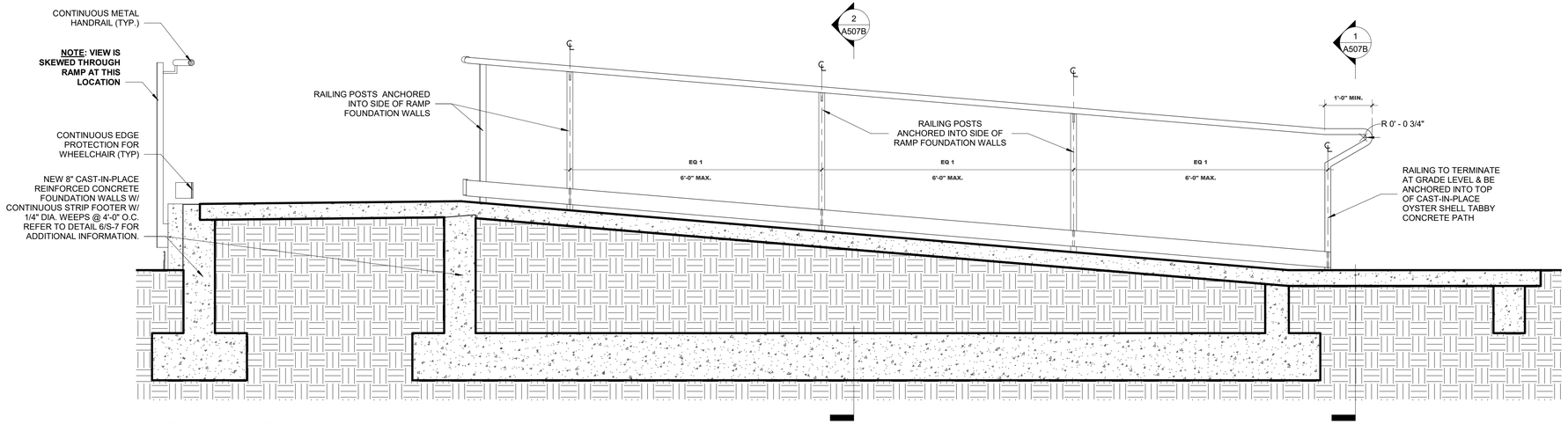
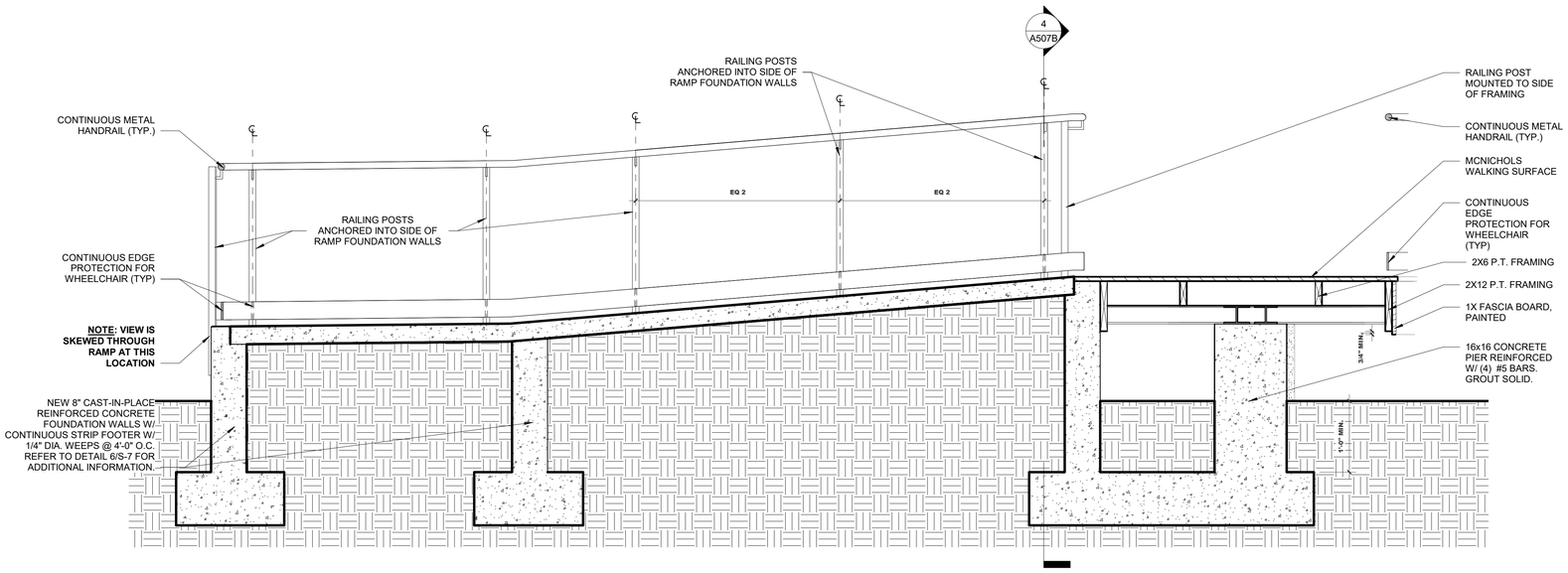


1 LONGITUDINAL SECTION #1 THRU RAMP
3/4" = 1'-0"



2 LONGITUDINAL SECTION #2 THRU RAMP
3/4" = 1'-0"

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EXTERIOR RAMP DETAILS

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GENERAL RAMP NOTES:

1. **LAYOUT**
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   - B. HANDRAIL TO BE CONTINUOUS.
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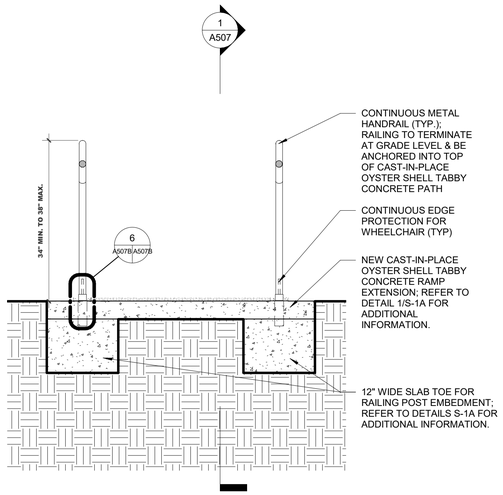
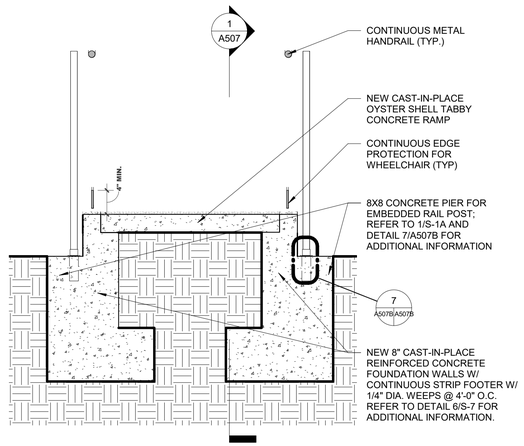
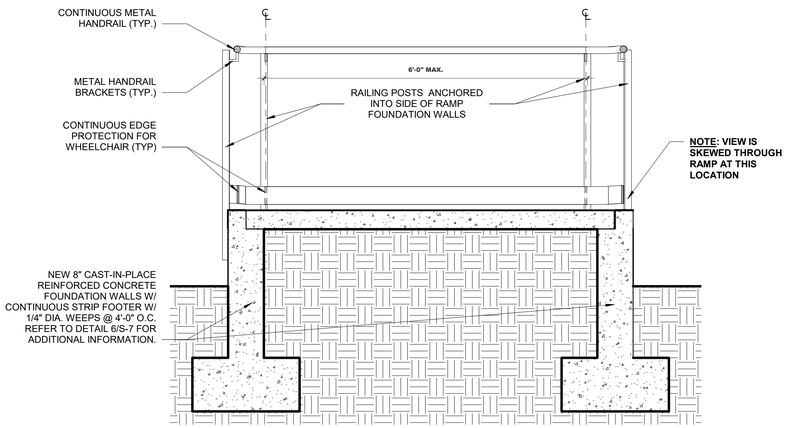


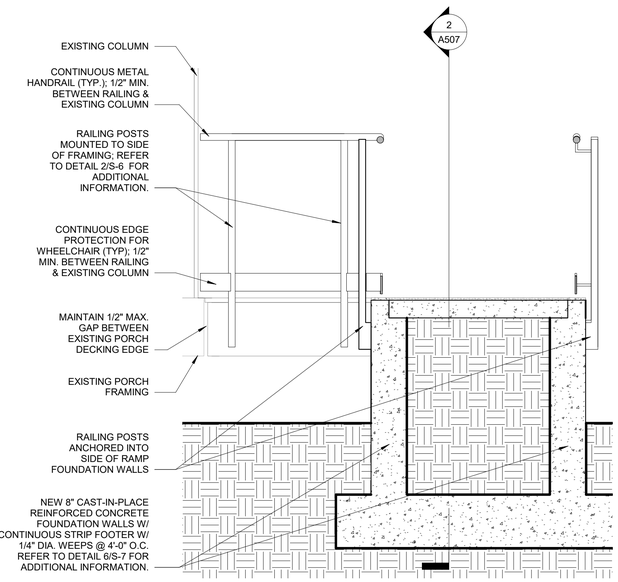
1 CROSS SECTION #1 THRU RAMP
3/4" = 1'-0"



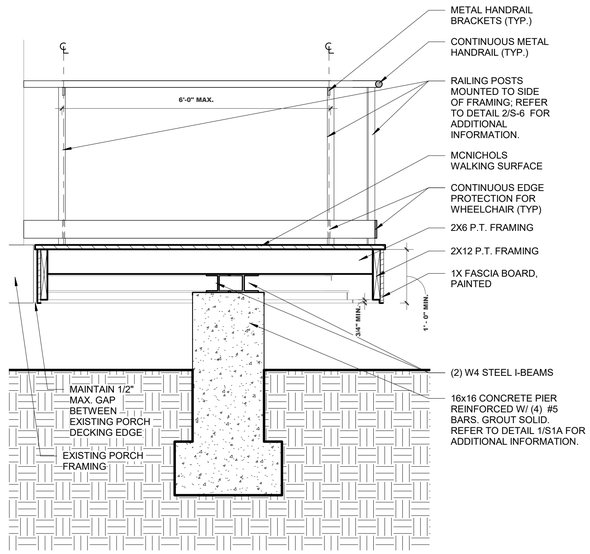
2 CROSS SECTION #2 THRU RAMP
3/4" = 1'-0"



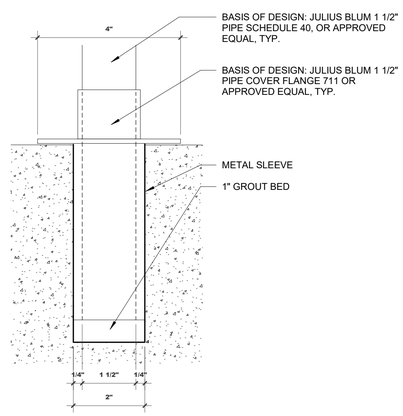
3 CROSS SECTION #3 THRU RAMP
3/4" = 1'-0"



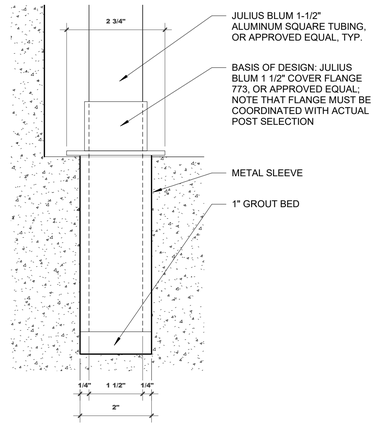
4 CROSS SECTION #4 THRU RAMP
3/4" = 1'-0"



5 CROSS SECTION #5 THRU RAMP
3/4" = 1'-0"



6 CROSS SECTION #1 THRU RAMP - Callout 1
6" = 1'-0"



7 CROSS SECTION #2 THRU RAMP - Callout 1
6" = 1'-0"

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EXTERIOR RAMP DETAILS

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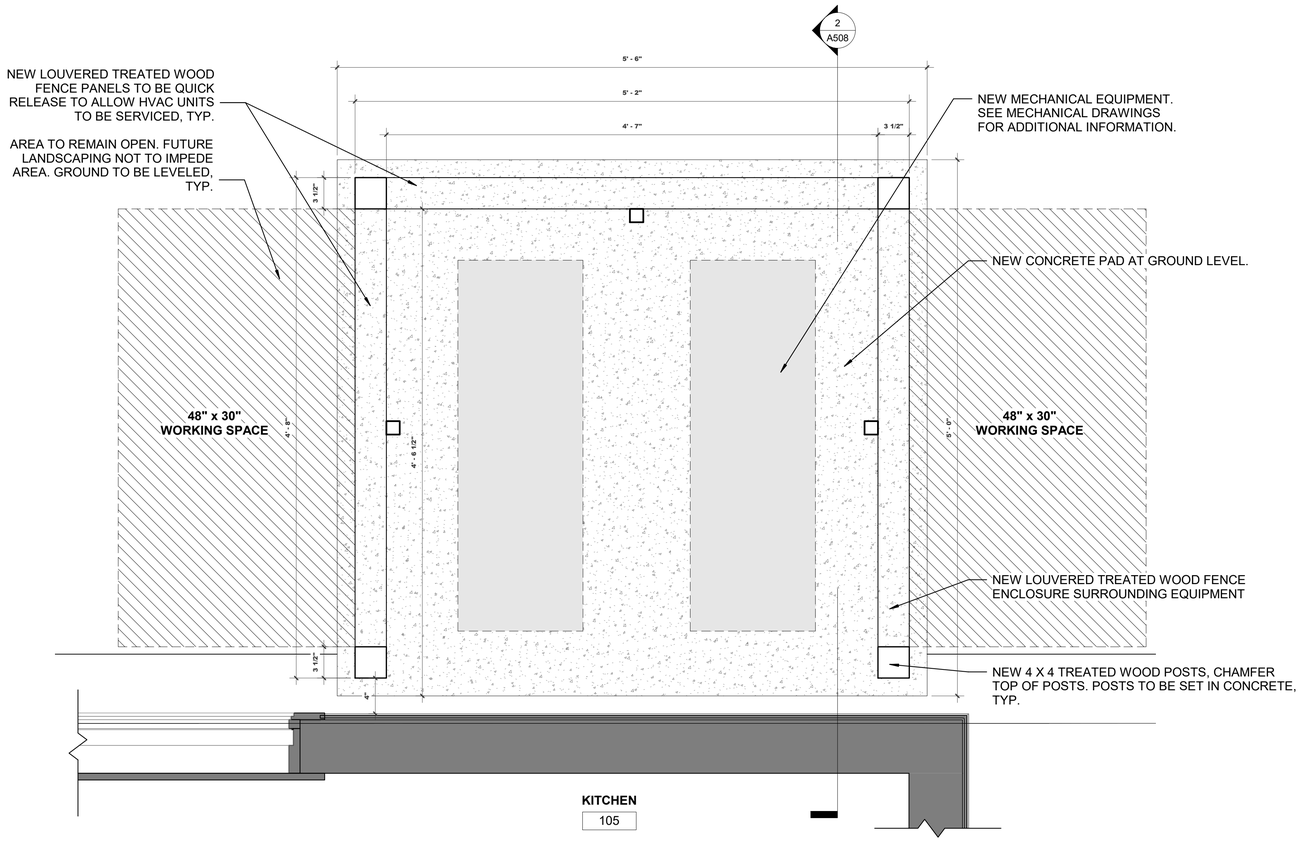
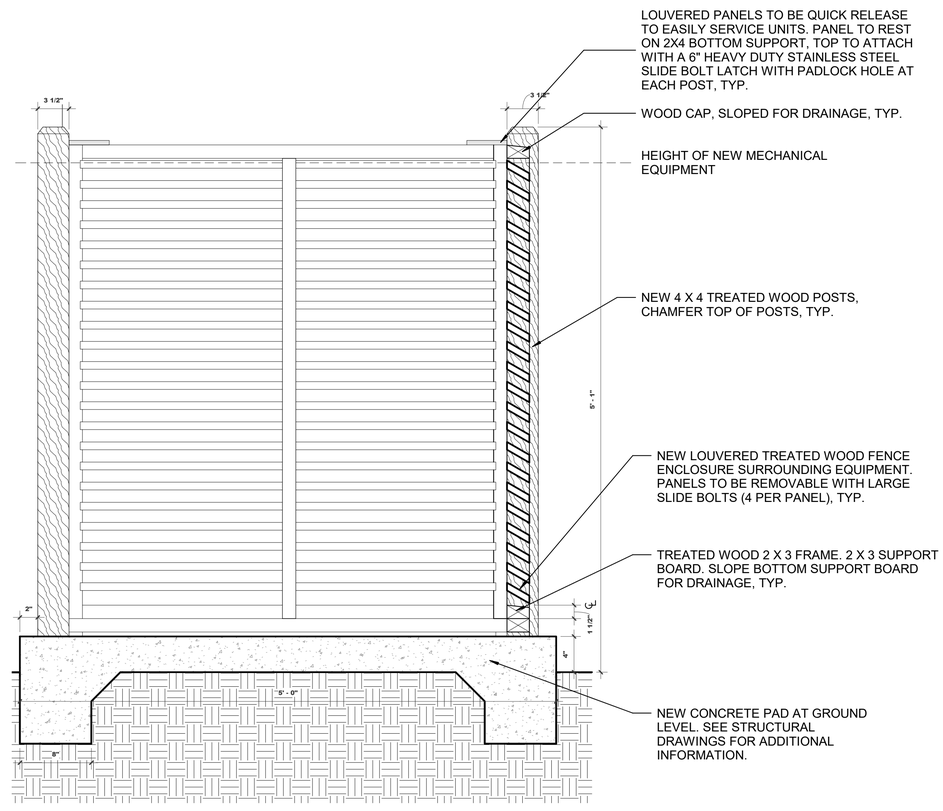


1 PLAN DETAIL- NEW EQUIPMENT PAD & ENCLOSURE
1 1/2" = 1'-0"



2 SECTION DETAIL- NEW EQUIPMENT PAD & ENCLOSURE
1 1/2" = 1'-0"

EQUIPMENT AND ENCLOSURE NOTES:
1. ALL STRUCTURAL WOOD WITHIN 8" OF GROUND MUST BE PRESERVATIVE TREATED CONFORMING TO AWPA U1 AND M4.
2. ALL TRIM WITHIN 2" VERTICAL OF CONCRETE STEPS, SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER SHALL BE PRESERVATIVE TREATED WOOD PER IBC 2304.12.1.5.

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EXTERIOR EQUIPMENT PAD & ENCLOSURE DETAILS

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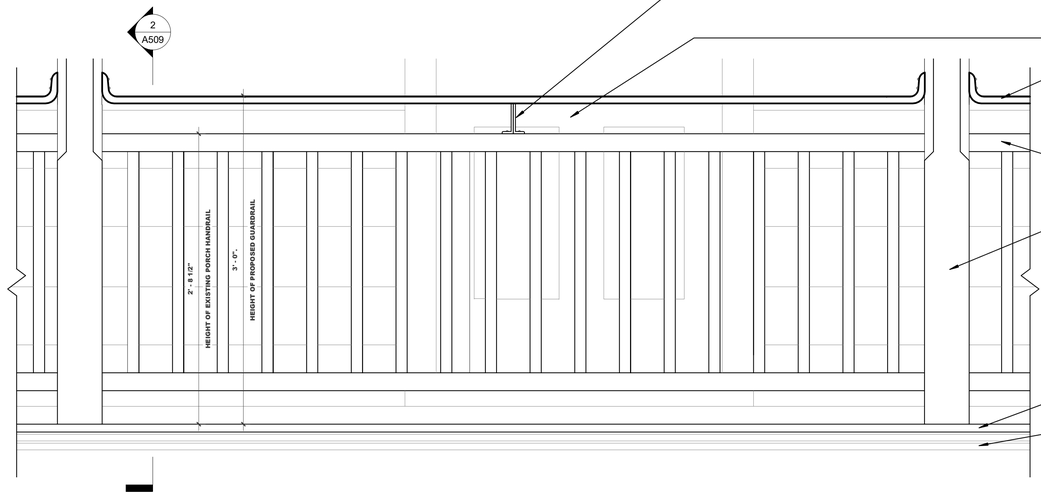
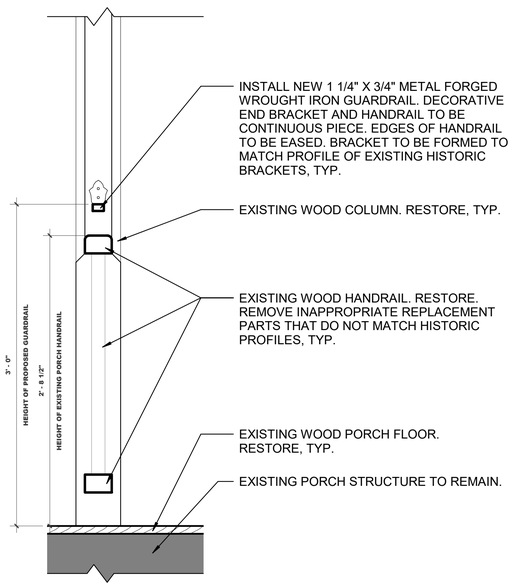
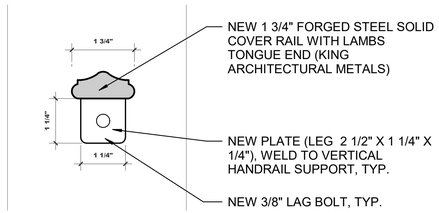


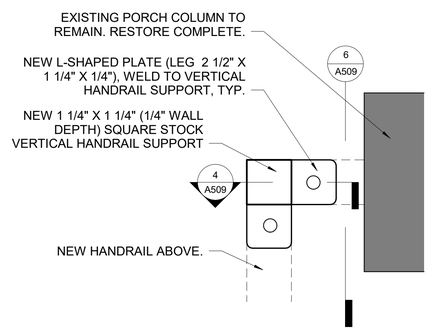
1 PORCH HANDRAIL DETAIL
1 1/2" = 1'-0"



2 GUARDRAIL SECTION DETAIL
1 1/2" = 1'-0"

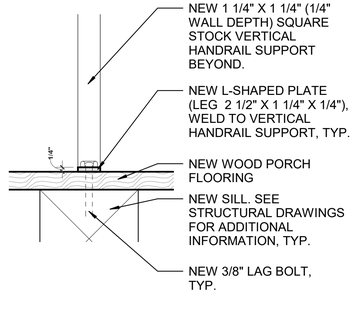


6 SECTION DETAIL- HANDRAIL AT COLUMN & WALL
6" = 1'-0"

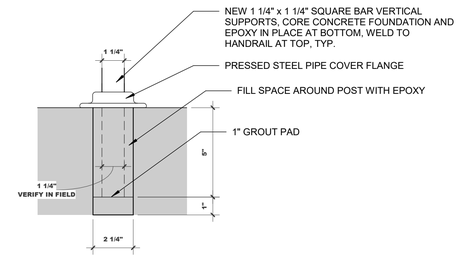


3 PLAN DETAIL- PORCH HANDRAIL
6" = 1'-0"

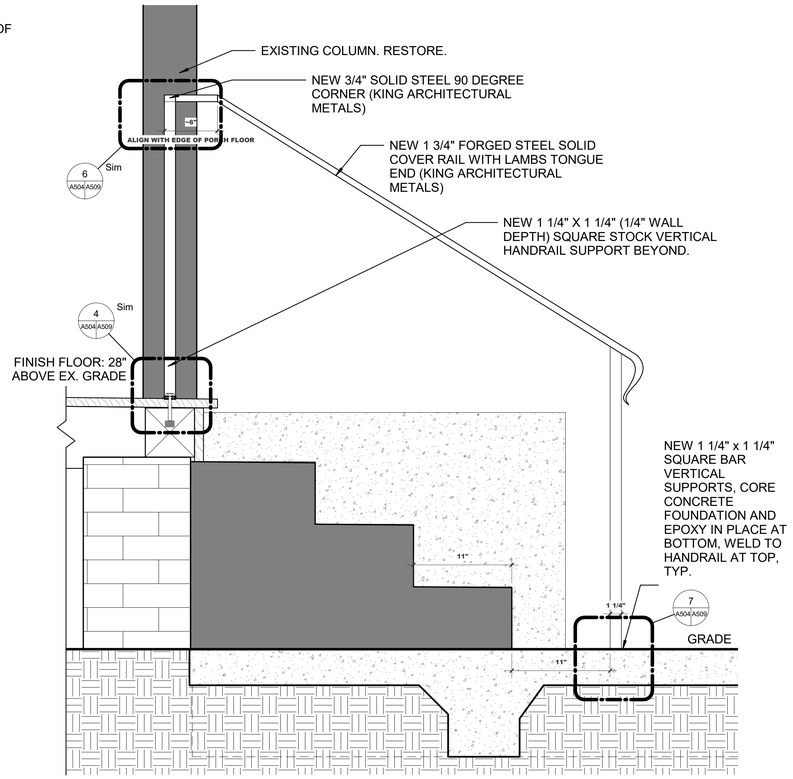
HANDRAIL PROFILE FOR NEW HANDRAILS
NOT TO SCALE



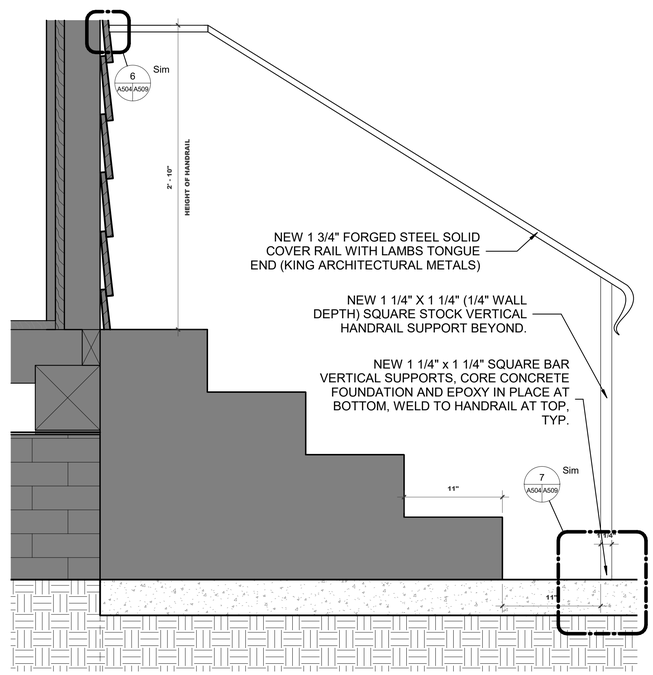
4 SECTION DETAIL- HANDRAIL AT PORCH FLOOR
3" = 1'-0"



7 SECTION DETAIL- HANDRAIL POST
3" = 1'-0"



5 SECTION DETAIL- NEW FRONT PORCH HANDRAIL
1 1/2" = 1'-0"



8 SECTION DETAIL- NEW SIDE STAIR HANDRAIL
1 1/2" = 1'-0"

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EXTERIOR HANDRAIL DETAILS

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DOOR SCHEDULE					
Door ID	Width	Height	Door Thickness	Scope Notes	Additional Notes
1	37"	80"	1 1/4"	DEMOLISH COMPLETE	N/A
2	34 1/4"	80 3/8"	1 3/4"	RESTORE DOOR	Replica of historic door knocker to be provided by owner and installed by contractor. Replace acrylic panels with glass. Restore stop configuration at glass, heavily modified. Remove window treatment.
3	30"	76 1/2"	1 1/4"	RESTORE DOOR	Remove window blind.
4	30"	75 1/4"	1 3/4"	RESTORE SCREEN DOOR, CONSTRUCT NEW DOOR MATCHING EXISTING	Remove screened door. Salvage.
5	30"	77 3/4"	1 1/8"	RESTORE DOOR	
6	22 3/8"	74 1/2"	1"	RESTORE DOOR	
8	32"	77 1/2"	1 1/8"	RESTORE DOOR	
9	33 1/2"	84"	0"	RESTORE DOOR	
10	26 1/2"	62 3/4"	1 1/8"	RESTORE DOOR	
11	22"	73 5/8"	3/4"	RESTORE DOOR	Remove blocking for existing door knob.
12	30"	76 1/2"	3/4"	CHANGE SWING OF DOOR, RESTORE DOOR	Remove blocking for existing door knob.
13	22 1/2"	78 1/2"	3/4"	RESTORE DOOR	
14	22 1/2"	78 1/2"	3/4"	RESTORE DOOR	
15	32"	72 1/4"	1 3/8"	RESTORE DOOR	
16	32"	79 1/2"	1 3/8"	RESTORE DOOR	
17	32"	79 3/8"	1 3/4"	RESTORE DOOR	
18	32"	79 1/2"	1 3/8"	RESTORE DOOR	
19	32"	80 1/4"	1 3/8"	DEMOLISH COMPLETE	N/A
20	26 3/8"	76 3/8"	3/4"	RESTORE DOOR	
21	31 3/4"	81 3/4"	3/4"	RESTORE DOOR	
22	28 3/4"	76 1/2"	7/8"	CHANGE SWING OF DOOR, RESTORE DOOR	
23	19 3/4"	79 1/4"	3/4"	RESTORE DOOR	
24	30"	77 1/2"	1 1/4"	RESTORE DOOR	
25	29 3/4"	78"	1 1/4"	RESTORE DOOR	
26	22 3/4"	82 1/2"	3/4"	RESTORE DOOR	
27	30"	77 1/2"	1 1/4"	RESTORE DOOR	
28	4"	4"		DEMOLISH COMPLETE	N/A

GENERAL DOOR NOTES

1. REFER TO PRESERVATION PLAN DATED 9.30.2019 FOR DETAILS OF EXISTING WINDOW CONDITIONS.
   - **A. <u>BASIS OF DESIGN:</u> REPAIR & RESTORE ALL DOORS IN FULL. COMPLETE DOOR REPLACEMENT MUST BE APPROVED BY THE ARCHITECT. ALL DOORS TO HAVE A COMPLETE ASSEMBLY INCLUDING BUT NOT LIMITED TO JAMBS, SILLS, TRIM, AND STOPS.**
     - **a. FIELD VERIFY ALL DOOR DIMENSIONS.**
     - **b. INSTALL AND RESTORE HARDWARE PER DOOR HARDWARE SCHEDULE IN SPECIFICATION SECTION 087100.**
     - **c. REMOVE ALL EXTRANEOUS TRIM, HARDWARE, AND FASTENERS.**
     - **d. INSTALL NEW WEATHERSTRIPPING. SEE DOOR HARDWARE SCHEDULE.**
     - **e. REPLACE ALL BROKEN GLASS.**
     - **f. PAINT AND CAULK DOORS COMPLETE (INTERIOR AND EXTERIOR COMPONENTS).**
     - **g. ALL DOORS TO HAVE PROTECTION FROM WIND BORN DEBRIS PER IBC 1609.1.4 CONTRACTOR TO PROVIDE FLEXIBLE HURRICANE PROTECTION SYSTEM THAT IS TESTED AND MEETS ASTM 1886 AND ASTM 1996. ALL HARDWARE TO BE PRESET AND INCLUDE COVERS THAT MATCH ADJACENT SURFACE.**
2. NEW DOORS AND COMPONENTS TO MATCH EXISTING HISTORIC DOORS.
3. **THE BUILDING IS HISTORIC. CARE SHALL BE TAKEN TO PROTECT THE BUILDING AND PROPERTY FROM DAMAGE DURING THE WORK. ALL EFFORT SHALL BE MADE TO PROTECT, RETAIN, AND PRESERVE AS MUCH EXISTING ORIGINAL MATERIALS POSSIBLE. NEW MATERIAL MUST MATCH THE ORIGINAL IN LOCATION, SIZE, MATERIAL, PROFILE (WHERE APPLICABLE) AND INSTALLATION METHOD.**
4. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
5. IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.
6. CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL ENSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE, AND FEDERAL CODES, TRADE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE, AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN.
7. CHEMICAL OR PHYSICAL TREATMENTS, IF APPROPRIATE, WILL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE. TREATMENTS THAT CAUSE DAMAGE TO HISTORIC MATERIALS WILL NOT BE USED.
8. DO NOT SCALE OFF DRAWINGS.
9. **REFER TO SPECIFICATIONS AND PHOTOGRAPHIC SURVEY IN PRESERVATION PLAN FOR ADDITIONAL INFORMATION.**

2

1ST FLOOR ENTRY DOOR
TWO STORY STRUCTURE
REFERENCE PHOTOGRAPH
DOOR TYPE IS EXISTING.

3

1ST FLOOR PORCH DOOR
TWO STORY STRUCTURE
REFERENCE PHOTOGRAPH
DOOR TYPE IS EXISTING

4

1ST FLOOR SIDE ENTRY DOOR
ONE STORY STRUCTURE
REFERENCE PHOTOGRAPH
DOOR TYPE IS EXISTING

15 16 17 18

2ND FLOOR PORCH DOORS
TWO STORY STRUCTURE
REFERENCE PHOTOGRAPH
DOOR TYPE IS EXISTING

5 8

1ST FLOOR DOORS
TWO STORY STRUCTURE
REFERENCE PHOTOGRAPH
DOOR TYPE IS EXISTING

22 24 25 26

2ND FLOOR DOORS
TWO STORY STRUCTURE
REFERENCE PHOTOGRAPH
DOOR TYPE IS EXISTING

6 10 12 13 14 20 21 23 26

1ST AND 2ND FLOOR DOORS
ONE & TWO STORY STRUCTURES
REFERENCE PHOTOGRAPH
DOOR TYPE IS EXISTING

DOOR TYPE LEGEND
NOT TO SCALE

MEADORS
SINCE 1984
2811 AZALEA DRIVE ■ CHARLESTON, ■ 843.723.8585

STATE OF SOUTH CAROLINA
BETTY PRIME
Charleston, SC
No. 8919
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
MEADORS, INC.
Charleston, SC
100192
REGISTERED ARCHITECTS

SQUIRE POPE CARRIAGE HOUSE

WRIGHT FAMILY PARK
111 CALHOUN STREET
BLUFFTON, SC 29910

BID DOCUMENTS

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REVISIONS

#	DATE	NOTES

DOOR SCHEDULE & TYPES

A601

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ATTACHMENT 3

WINDOW SCHEDULE

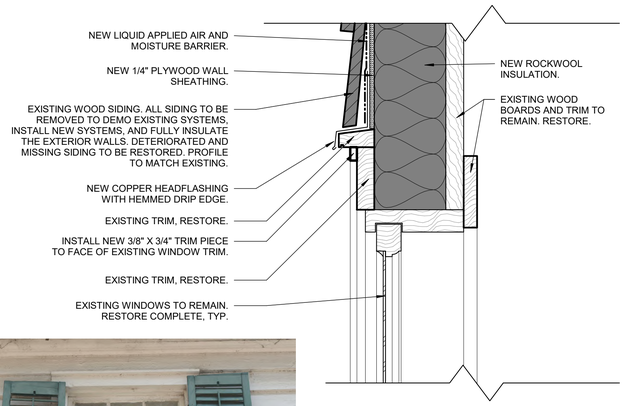
Mark	Window Type	Width	Height	Notes	Shutters	Shutter Hardware
1	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 10 1/4"	5' - 10 1/4"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	2 RESTORED SHUTTERS	REUSE EXTANT PINTELS AND HARDWARE, REPLACE MISSING ELEMENTS
2	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 10 1/4"	5' - 10 1/4"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	2 RESTORED SHUTTERS	REUSE EXTANT PINTELS AND HARDWARE, REPLACE MISSING ELEMENTS
3	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 10 1/4"	5' - 10 1/4"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	2 RESTORED SHUTTERS	REUSE EXTANT PINTELS (1 MISSING) AND HARDWARE, REPLACE MISSING ELEMENTS
4	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 10 1/4"	5' - 10 1/4"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	2 RESTORED SHUTTERS	REUSE EXTANT PINTELS AND HARDWARE, REPLACE MISSING ELEMENTS
5	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 10 1/4"	5' - 3 1/2"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	NO SHUTTERS, REMOVE EXISTING THAT REMAIN	REMOVE ALL HARDWARE
6	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 10 1/4"	5' - 10 1/4"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	NO SHUTTERS, REMOVE EXISTING THAT REMAIN	REMOVE ALL HARDWARE
7	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 10 1/4"	5' - 3 1/2"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	NO SHUTTERS, REMOVE EXISTING THAT REMAIN	REMOVE ALL HARDWARE
8	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 2 1/2"	3' - 10 1/4"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	1 RESTORED SHUTTER, 1 NEW SHUTTER	REUSE EXTANT PINTELS AND HARDWARE, REPLACE MISSING ELEMENTS, INSTALL NEW SLIDE BOLT AT MIDRAIL
9	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 8 1/4"	1' - 5"	RESTORE SCREEN AND AWNING WINDOW, SCREEN TO REMAIN	N/A	N/A
10	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 2 1/2"	3' - 10 1/4"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	2 RESTORED SHUTTERS	REUSE EXTANT PINTELS AND HARDWARE, REPLACE MISSING ELEMENTS
11	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 4 1/4"	3' - 2 1/2"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	N/A	N/A
12	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 4 1/4"	3' - 2 1/2"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	N/A	N/A
13	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 10 1/4"	5' - 10 1/4"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	2 NEW SHUTTERS, USE FIRST FLOOR PORCH SHUTTERS AS TEMPLATE, ADJUST FOR SIZE OF WINDOW	REUSE EXTANT PINTELS AND HARDWARE, REPLACE MISSING ELEMENTS, INSTALL NEW SLIDE BOLT AT MIDRAIL
14	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 10 1/4"	5' - 10 1/4"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	2 NEW SHUTTERS, USE FIRST FLOOR PORCH SHUTTERS AS TEMPLATE, ADJUST FOR SIZE OF WINDOW	REUSE EXTANT PINTELS AND HARDWARE, REPLACE MISSING ELEMENTS, INSTALL NEW SLIDE BOLT AT MIDRAIL
15	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 10 1/4"	5' - 10 1/4"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	2 NEW SHUTTERS, USE FIRST FLOOR PORCH SHUTTERS AS TEMPLATE, ADJUST FOR SIZE OF WINDOW	REUSE EXTANT PINTELS AND HARDWARE, REPLACE MISSING ELEMENTS, INSTALL NEW SLIDE BOLT AT MIDRAIL
16	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 10 1/4"	5' - 10 1/4"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	2 NEW SHUTTERS, USE FIRST FLOOR PORCH SHUTTERS AS TEMPLATE, ADJUST FOR SIZE OF WINDOW	REUSE EXTANT PINTELS AND HARDWARE, REPLACE MISSING ELEMENTS, INSTALL NEW SLIDE BOLT AT MIDRAIL
17	TWO LIGHT WINDOW	2' - 6 1/2"	4' - 0"	FIX IN PLACE	N/A	N/A
18	TWO LIGHT WINDOW	2' - 6 1/2"	4' - 0"	FIX IN PLACE	N/A	N/A
19	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 4 1/4"	3' - 10 3/4"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	2 RESTORED SHUTTERS	REUSE EXTANT PINTELS (1 MISSING) AND HARDWARE, REPLACE MISSING ELEMENTS, INSTALL NEW SLIDE BOLT AT MIDRAIL
20	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 4 1/4"	3' - 10 3/4"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	2 NEW SHUTTERS, USE WINDOW 19 AS TEMPLATE, ADJUST FOR SIZE OF WINDOW	REUSE EXTANT PINTELS AND HARDWARE, REPLACE MISSING ELEMENTS, INSTALL NEW SLIDE BOLT AT MIDRAIL
21	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 4 1/4"	3' - 10 3/4"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	2 NEW SHUTTERS, USE WINDOW 19 AS TEMPLATE, ADJUST FOR SIZE OF WINDOW	REUSE EXTANT PINTELS AND HARDWARE, REPLACE MISSING ELEMENTS, INSTALL NEW SLIDE BOLT AT MIDRAIL
22	SLIDING WIINDOW	3' - 11 1/4"	4' - 3 1/2"	DEMOLISH	N/A	N/A
23	JALOUSIE WINDOW	4' - 6 3/4"	4' - 4"	DEMOLISH	N/A	N/A
24	JALOUSIE WINDOW	4' - 2 3/4"	4' - 4"	DEMOLISH	N/A	N/A
25	JALOUSIE WINDOW	3' - 0"	4' - 4"	DEMOLISH	N/A	N/A
26	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 4 1/4"	3' - 10 3/4"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	2 NEW SHUTTERS, USE WINDOW 19 AS TEMPLATE, ADJUST FOR SIZE OF WINDOW	REUSE EXTANT PINTELS AND HARDWARE, REPLACE MISSING ELEMENTS, INSTALL NEW SLIDE BOLT AT MIDRAIL
27	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 4 1/4"	3' - 10 3/4"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	2 NEW SHUTTERS, USE WINDOW 19 AS TEMPLATE, ADJUST FOR SIZE OF WINDOW	REUSE EXTANT PINTELS AND HARDWARE, REPLACE MISSING ELEMENTS, INSTALL NEW SLIDE BOLT AT MIDRAIL
28	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 4 1/4"	3' - 10 3/4"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	2 NEW SHUTTERS, USE WINDOW 19 AS TEMPLATE, ADJUST FOR SIZE OF WINDOW	REUSE EXTANT PINTELS AND HARDWARE, REPLACE MISSING ELEMENTS, INSTALL NEW SLIDE BOLT AT MIDRAIL
29	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 4 1/4"	3' - 10 3/4"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	2 NEW SHUTTERS, USE WINDOW 19 AS TEMPLATE, ADJUST FOR SIZE OF WINDOW	REUSE EXTANT PINTELS AND HARDWARE, REPLACE MISSING ELEMENTS, INSTALL NEW SLIDE BOLT AT MIDRAIL
30	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 4 1/4"	3' - 10 3/4"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	2 NEW SHUTTERS, USE WINDOW 19 AS TEMPLATE, ADJUST FOR SIZE OF WINDOW	REUSE EXTANT PINTELS AND HARDWARE, REPLACE MISSING ELEMENTS, INSTALL NEW SLIDE BOLT AT MIDRAIL
31	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 4 1/4"	4' - 6"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	2 NEW SHUTTERS, USE WINDOW 19 AS TEMPLATE, ADJUST FOR SIZE OF WINDOW	REPLACE ALL HINGES AND EYE HOOK HOLD OPENS, INSTALL NEW SLIDE BOLT AT MIDRAIL
32	DOUBLE HUNG SINGLE PANE 6 OVER 6 WINDOW	2' - 4 1/4"	4' - 6"	RESTORE, FIX UPPER SASH, BOTTOM SASH TO BE OPERABLE	2 NEW SHUTTERS, USE WINDOW 19 AS TEMPLATE, ADJUST FOR SIZE OF WINDOW	REPLACE ALL HINGES AND EYE HOOK HOLD OPENS, INSTALL NEW SLIDE BOLT AT MIDRAIL

GENERAL WINDOW NOTES

1. REFER TO PRESERVATION PLAN DATED 9.30.2019 FOR DETAILS OF EXISTING WINDOW CONDITIONS.
   - **A. BASIS OF DESIGN: REPAIR & RESTORE ALL WINDOWS IN FULL. RESTORE LOWER SASH TO OPERABLE CONDITION, UPPER SASH FIXED (WHERE APPLICABLE). COMPLETE SASH REPLACEMENT MUST BE APPROVED BY THE ARCHITECT. ALL WINDOWS TO HAVE A COMPLETE ASSEMBLY INCLUDING BUT NOT LIMITED TO SASH, JAMBS, SILLS, TRIM, AND STOPS.**
     - **a. FIELD VERIFY ALL WINDOW DIMENSIONS.**
     - **b. INSTALL NEW LOCKABLE SASH LOCKS ON ALL OPERABLE WINDOWS (BROUGHTONS LOCKING FITCH SASH LOCK IN ANTIQUE SATIN BRASS, OR APPROVED EQUAL).**
     - **c. REMOVE ALL WINDOW TREATMENTS AND HARDWARE.**
     - **d. REMOVE ALL WINDOW SCREENS AND TRACKS COMPLETE (INTERIOR AND EXTERIOR). WINDOW 9 IS THE EXCEPTION.**
     - **e. REPLACE MISSING METAL WINDOW STOPS (HOUSE OF ANTIQUE HARDWARE WINDOW STOP ITEM# R-09JW-555 OR APPROVED EQUAL).**
     - **f. INSTALL NEW WEATHERSTRIPPING AT SASHES AND MIDRAIL.**
     - **g. REPLACE GLAZING COMPLETE.**
     - **h. PAINT AND CAULK WINDOWS COMPLETE (INTERIOR AND EXTERIOR COMPONENTS).**
     - **i. ALL WINDOWS TO HAVE PROTECTION FROM WIND BORN DEBRIS PER IBC 1609.1.4 CONTRACTOR TO PROVIDE FLEXIBLE HURRICANE PROTECTION SYSTEM THAT IS TESTED AND MEETS ASTM 1886 AND ASTM 1996. ALL HARDWARE TO BE PRESET AND INCLUDE COVERS THAT MATCH ADJACENT SURFACE.**
     - **j. INSTALL COPPER HEADFLASHING ABOVE ALL WINDOWS. SEE DETAIL 5 ON SHEET A603.**
   - **B. ALTERNATE 1: INSTALL NEW 3M CLIMATE CONTROL 75 FILM ON INTERIOR OF ALL WINDOWS. FILM MUST BE INSTALLED BY CERTIFIED INSTALLER.**
   - **C. ALTERNATE 2: REMOVE QUARTER ROUND INSTALLED AROUND THE PERIMETER OF INTERIOR WINDOW AND DOOR CASING.**
   - **D. ALTERNATE 4: INSTALL INTERIOR LOUVERED BLINDS ON ALL WINDOWS.**
2. NEW WINDOWS AND COMPONENTS TO MATCH EXISTING HISTORIC WINDOWS. WINDOWS ARE NOT DP RATED. WINDOWS HAVE CLEAR SINGLE PANE GLASS WITH A SOLAR HEAT GAIN COEFFICIENT (SHGC) OF .81.
   - a. ALTERNATE: 3M CLIMATE CONTROL 75 FILM HAS A SOLAR HEAT GAIN COEFFICIENT (SHGC) OF .53.
3. **THE BUILDING IS HISTORIC. CARE SHALL BE TAKEN TO PROTECT THE BUILDING AND PROPERTY FROM DAMAGE DURING THE WORK. ALL EFFORT SHALL BE MADE TO PROTECT, RETAIN, AND PRESERVE AS MUCH EXISTING ORIGINAL MATERIALS POSSIBLE. NEW MATERIAL MUST MATCH THE ORIGINAL IN LOCATION, SIZE, MATERIAL, PROFILE (WHERE APPLICABLE) AND INSTALLATION METHOD.**
4. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
5. IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.
6. CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL ENSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE, AND FEDERAL CODES, TRADE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE, AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN.
7. CHEMICAL OR PHYSICAL TREATMENTS, IF APPROPRIATE, WILL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE. TREATMENTS THAT CAUSE DAMAGE TO HISTORIC MATERIALS WILL NOT BE USED.
8. DO NOT SCALE OFF DRAWINGS.
9. **REFER TO SPECIFICATIONS AND PHOTOGRAPHIC SURVEY IN PRESERVATION PLAN FOR ADDITIONAL INFORMATION.**

GENERAL SHUTTER NOTES

1. REFER TO PRESERVATION PLAN DATED 9.30.2019 FOR DETAILS OF EXISTING SHUTTER CONDITIONS.
   - **A. BASIS OF DESIGN: REPAIR & RESTORE ALL SHUTTERS IN FULL. THE EXTANT SHUTTERS ON THE FIRST AND SECOND FLOOR PORCHES ARE THE OLDEST AND RETAIN THE MOST HISTORIC CONFIGURATION OF THE SHUTTERS. THESE SHUTTERS AND HARDWARE SHOULD BE USED AS TEMPLATES FOR ALL NEW AND RESTORED SHUTTERS. MANY OF THE SHUTTERS HAVE BEEN REPLACED AND DO NOT MATCH THE HISTORIC CONFIGURATION.**
     - **a. FIELD VERIFY ALL SHUTTER DIMENSIONS.**
     - **b. FIELD VERIFY THAT ALL SALVAGED SHUTTERS FIT THE EXISTING & NEW WINDOW OPENINGS. ADJUST SHUTTERS AND JAMBS TO ENSURE A FULLY FUNCTIONAL SET OF SHUTTERS. ALL EXISTING MATERIALS SALVAGED FOR REUSE WHERE POSSIBLE (SEE WINDOW SCHEDULE FOR SHUTTERS SCHEDULED TO BE REUSED).**
     - **c. REPLACE ALL MISSING, DETERIORATED, AND BROKEN SHUTTER HARDWARE. REMOVE ALL EXTRANEOUS HARDWARE. ALL HARDWARE TO MATCH PORCH SHUTTER HARDWARE. UNMATCHING HARDWARE TO BE REMOVED AND WOODWORK PATCHED.**
       - **INSTALL NEW SLIDE BOLTS ON ALL SHUTTER MIDRAILS (BRANDYWINE FORGE, FORGED SLIDE BOLTS ITEM # 610).**
       - **CUSTOM HOOK AND STAYS, AS WELL AS HINGES TO BE FABRICATED BY BRANDYWINE FORGE OR APPROVED EQUAL.**
       - **ALL EXISTING HARDWARE SCHEDULED TO BE REMOVED SHOULD BE CATALOGUED, SALVAGED, AND RETURNED TO THE OWNER.**
     - **d. PAINT SHUTTERS AND HARDWARE COMPLETE.**
2. **THE BUILDING IS HISTORIC. CARE SHALL BE TAKEN TO PROTECT THE BUILDING AND PROPERTY FROM DAMAGE DURING THE WORK. ALL EFFORT SHALL BE MADE TO PROTECT, RETAIN, AND PRESERVE AS MUCH EXISTING ORIGINAL MATERIALS POSSIBLE. NEW MATERIAL MUST MATCH THE ORIGINAL IN LOCATION, SIZE, MATERIAL, PROFILE (WHERE APPLICABLE) AND INSTALLATION METHOD.**
3. **REFER TO SPECIFICATIONS AND PHOTOGRAPHIC SURVEY IN PRESERVATION PLAN FOR ADDITIONAL INFORMATION.**



1 PROPOSED WALL SECTION DETAIL - WINDOW HEAD FLASHING
3" = 1'-0"

1 2 3 4 13 14 15 16
1ST FLOOR DOUBLE HUNG WINDOW
TWO STORY STRUCTURE
REFERENCE PHOTOGRAPH
WINDOW TYPE IS EXISTING.

17 18
1ST FLOOR PORCH BAY WINDOW
TWO STORY STRUCTURE
REFERENCE PHOTOGRAPH
WINDOW TYPE IS EXISTING

5 6 7
1ST FLOOR OFFICE BAY WINDOW
ONE STORY STRUCTURE
REFERENCE PHOTOGRAPH
WINDOW TYPE IS EXISTING

9
1ST FLOOR BATHROOM SCREEN
ONE STORY STRUCTURE
REFERENCE PHOTOGRAPH
WINDOW TYPE IS EXISTING

11 12
1ST FLOOR KITCHEN DOUBLE HUNG WINDOWS
ONE STORY STRUCTURE
REFERENCE PHOTOGRAPH
WINDOW TYPE IS EXISTING

8 10
1ST FLOOR DOUBLE HUNG WINDOW
ONE-STORY STRUCTURE
REFERENCE PHOTOGRAPH
WINDOW TYPE IS EXISTING

19 20 21 26 27 28 29 30 31 32
2ND FLOOR DOUBLE HUNG WINDOW
TWO STORY STRUCTURE
REFERENCE PHOTOGRAPH
WINDOW TYPE IS EXISTING

WINDOW TYPE LEGEND
NOT TO SCALE

MEADORS
SINCE 1984
2811 AZALEA DRIVE ■ CHARLESTON, ■ 843.723.8585

STATE OF SOUTH CAROLINA
BETTY PRIME
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111 CALHOUN STREET
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WINDOW SCHEDULE & TYPES

A602

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FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR FINISH	NORTH WALL- MATERIAL/ PERCENT NEW	EAST WALL- MATERIAL/ PERCENT NEW	SOUTH WALL- MATERIAL/ PERCENT NEW	WEST WALL- MATERIAL/ PERCENT NEW	CEILING FINISH	FLOOR AREA	COMMENTS
101	ROOM	WOOD, RESTORE	EXISTING PLASTER, NEW GYPSUM 100%	EXISTING PLASTER, NEW GYPSUM 100%	EXISTING PLASTER, NEW GYPSUM 100%	EXISTING PLASTER, NEW GYPSUM 100%	CATOLOGUE, REMOVE, RESTORE TGB		
102	HALLWAY	WOOD, RESTORE	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB	CATOLOGUE, REMOVE, RESTORE TGB		
102B	CLOSET	WOOD, RESTORE	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB	N/A		
103	ROOM	WOOD, RESTORE	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB	CATOLOGUE, REMOVE, RESTORE TGB		UPPER SECTION OF WALL HAS ANGLED TGB
104	CONNECTOR	WOOD, RESTORE	NEW GYPSUM 100%	RESTORE WOOD	NEW GYPSUM 100%	RESTORE WOOD	CATOLOGUE, REMOVE, RESTORE TGB		
104B	CLOSET	WOOD, RESTORE	N/A	N/A	N/A	RESTORE TGB	N/A		
105	KITCHEN	WOOD, RESTORE	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB		
106	BATHROOM	WOOD, RESTORE	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB		
107	OFFICE 1	WOOD, RESTORE	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB		
107B	CLOSET	WOOD, RESTORE	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB	N/A		
108	PORCH	WOOD, 100 % NEW	N/A	N/A	N/A	N/A	RESTORE WOOD PORCH CEILING		
201	BATHROOM	WOOD, RESTORE	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB		
201B	CLOSET	WOOD, RESTORE	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB		REPAIR, LEVEL, AND REFASTEN SHELVING IN CLOSET, MODIFY SHELVING AS REQUIRED FOR INSTALLATION OF SYSTEMS
201C	CLOSET	WOOD, RESTORE	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB	N/A		REPAIR, LEVEL, AND REFASTEN SHELVING IN CLOSET, MODIFY SHELVING AS REQUIRED FOR INSTALLATION OF SYSTEMS
202	OFFICE 2	WOOD, RESTORE	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB		
202B	CLOSET	WOO, RESTORE	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB		REPAIR, LEVEL, AND REFASTEN SHELVING IN CLOSET, MODIFY SHELVING AS REQUIRED FOR INSTALLATION OF SYSTEMS
203	HALLWAY	WOOD, RESTORE	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB		
204	OFFICE 3	WOOD, RESTORE	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB		
204B	CLOSET	WOOD, RESTORE	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB		
205	OFFICE 4	WOOD, RESTORE	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB	RESTORE TGB		
206	PORCH	WOOD, RESTORE	N/A	N/A	N/A	N/A	RESTORE WOOD PORCH CEILING		
207	PORCH INFILL	WOOD, 100% NEW	EXTERIOR WOOD SIDING, RESTORE	DEMO COMPLETE	DEMO COMPLETE	DEMO COMPLETE	RESTORE WOOD PORCH CEILING		
208	ATTIC	WOOD (EXISTING TO REMAIN IN CURRENT CONDITION)	N/A	N/A	N/A	N/A	N/A		

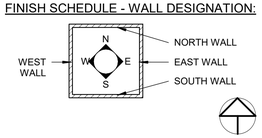
FINISH SCHEDULE NOTES

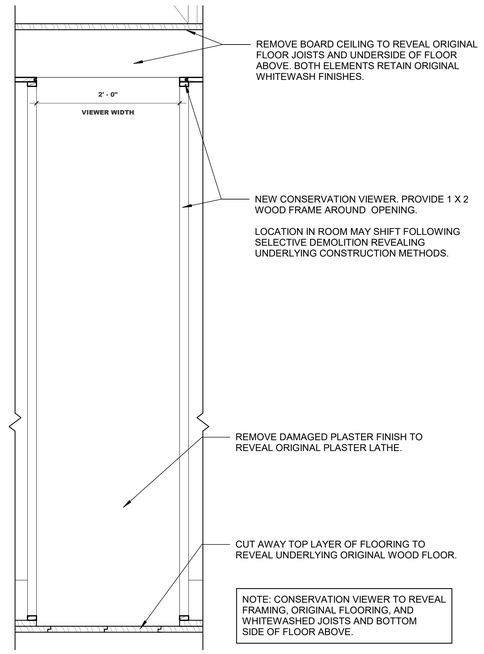
1. THE PRINCIPLE AIM OF ANY WORK MUST BE TO HALT THE PROCESS OF DETERIORATION AND STABILIZE THE ITEM'S CONDITION. REPAIR IS A SECOND OPTION WHICH BECOMES NECESSARY ONLY WHERE PRESERVATION IS NOT SUFFICIENT TO ENSURE MID-TO LONG-TERM SURVIVAL. REPAIR SHOULD ALWAYS BE BASED ON THE FUNDAMENTAL PRINCIPLE OF MINIMAL DISTURBANCE.
2. EXISTING ARCHITECTURAL ELEMENTS SHOULD BE USED AS TEMPLATES FOR NEW WORK AND FOR RESTORATION OF ELEMENTS. ALL NEW AND RESTORATION RELATED WORK SHOULD MATCH PROFILES OF EXISTING MATERIALS.
3. CONTRACTOR TO SCHEDULE MEETING WITH ARCHITECT AND OWNER PRIOR TO STARTING CONSTRUCTION TO REVIEW MATERIAL CONDITIONS AND DEFINE MATERIAL REPLACEMENT RUBRIC.
4. AVOID DAMAGE TO INTERIOR & EXTERIOR FINISHES DURING THE COURSE OF THE WORK. IF NECESSARY, A UTILITY KNIFE SHOULD BE USED TO CAREFULLY SEPARATE ELEMENTS TO BE DEMOLISHED FROM THOSE TO REMAIN. SPECIAL CARE SHOULD BE TAKEN TO PRESERVE ORIGINAL FINISHES.
5. TO PLANS & ELEVATIONS AND SPECIFICATIONS FOR FURTHER INFORMATION ON FINISHES REQUIRED.
6. FINISH SCHEDULE STATES INTENDED WALL FINISH FOR EACH OF FOUR WALLS IN EACH ROOM.
7. CATALOGUE, REMOVE, AND REPAIR FINISHES AS REQUIRED TO COMPLETES STRUCTURAL REPAIRS AND INSTALL SYSTEMS.
8. REMOVE ALL EXTRANEOUS FASTENERS AND HARDWARE COMPLETE. REMOVE, CLEAN, PATCH/REPAIR EXISTING SURFACES/FINISHES AS NECESSARY FOR THE INSTALLATION OF NEWLY SCHEDULED WORK.
9. INTERIOR AND EXTERIOR OF BUILDING TO BE PAINTED COMPLETE. REFER TO PAINT SCHEDULE IN SPECIFICATIONS.
10. PAINT TO BE REMOVED FROM ALL INTERIOR FLOORS AND STAIR TREADS. FLOORS TO HAVE A STAINED FINISH.
11. ALL INTERIOR PAINTING SHALL NOT COMMENCE UNTIL BUILDING IS COMPLETELY DRIED IN, MADE WATERTIGHT AND IS ENVIRONMENTALLY CONTROLLED INCLUDING TEMPERATURE AND HUMIDITY. THIS NOTE SUPERSEDES THE MANUFACTURER'S SPECIFICATIONS.
12. WHEREVER FLOORING HAS A CHANGE IN ELEVATION, PROVIDE A WOOD THRESHOLD MADE OF THE SAME WOOD AS THE FLOOR. GRAIN TO MATCH.
13. PROVIDE BLOCKING AS REQUIRED TO INSTALL ALL FINISHES.

FINISHES SCHEDULE ABBREVIATIONS

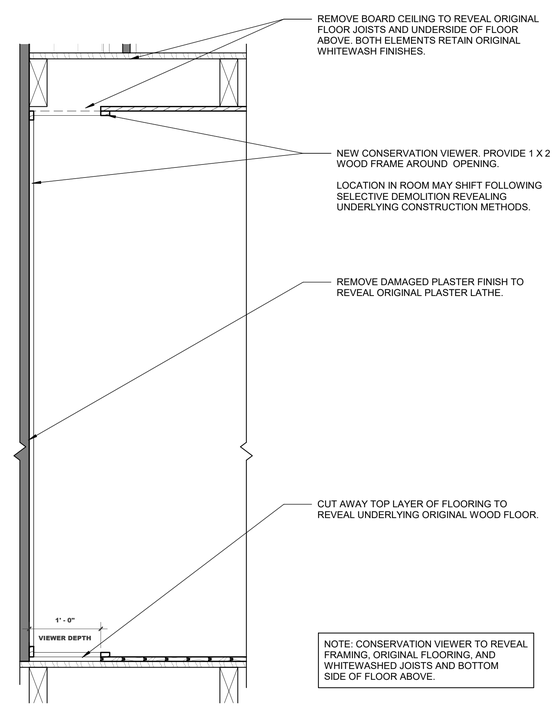
EX	EXISTING
N/A	NOT APPLICABLE
TGB	TONGUE & GROOVE
WD	WOOD
MAS	MASONRY

FINISH SCHEDULE - WALL DESIGNATION:





1 SECTION DETAIL- CONSERVATION VIEWER
1" = 1'-0"



2 SECTION DETAIL 2- CONSERVATION VIEWER
1" = 1'-0"

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FINISH SCHEDULE

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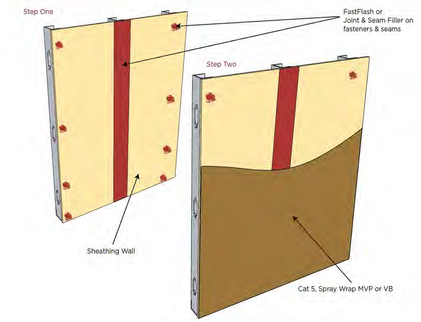
Spot all over-driven, or improperly installed fasteners with **FastFlash** or **Joint & Seam Filler**.

Apply a thick bead of **FastFlash** or **Joint & Seam Filler** to all sheathing joints.

Use a dry joint knife or trowel to spread 1 inch beyond the seam on each side to a thickness of 20-30 mils.

Follow sheathing manufacturer recommendations to repair joints or gaps greater than 1 inch.

Apply the selected R-Guard air and water-resistive barrier over the prepared sheathing wall.

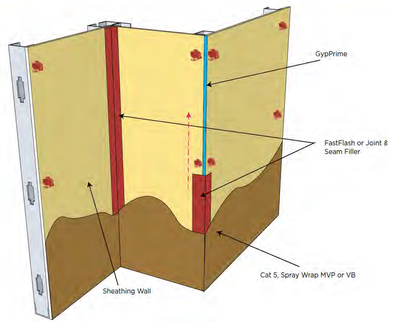


S1.1 - WALL SEAM

Consolidate and seal the raw, cut gypsum board edges within the inside/outside wall corners by brushing on a thin uniform coat of **GypPrime.**

Apply **FastFlash** or **Joint & Seam Filler** to all inside corners, fill outside corner joint with **Joint & Seam Filler**. Use a dry joint knife or trowel to spread 1 inch beyond seam and outer cut edge to a thickness of 20-30 mils.

Apply the selected R-Guard air and water-resistive barrier over th prepared sheathing wall.

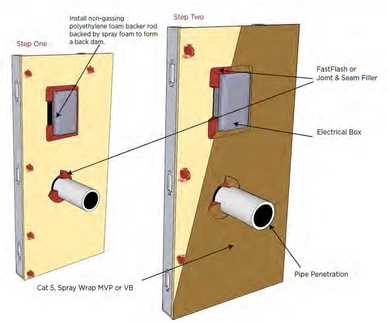


S2.1 - INSIDE/OUTSIDE WALL CORNERS

Mechanically secure loose penetrations at the interior of the wall before detailing. Install non-gassing polyethylene foam backer rod backed by spray foam around electrical fixtures, conduit or plumbing to form a back dam.

Apply a thick bead of **FastFlash** or **Joint & Seam Filler** around the penetration. Use a dry trowel or spatula to tool and seal the joint. Create a joint profile that directs bulk water away from the opening.

Apply the selected R-Guard air and water-resistive barrier over the prepared sheathing. Use a chipper brush to cover the **FastFlash** o **Joint & Seam Filler** that surrounds any mechanical penetrations with selected barrier membrane. Apply sufficient product to cover the entire face of the structural wall and all exposed **FastFlash** or **Joint & Seam Filler**.



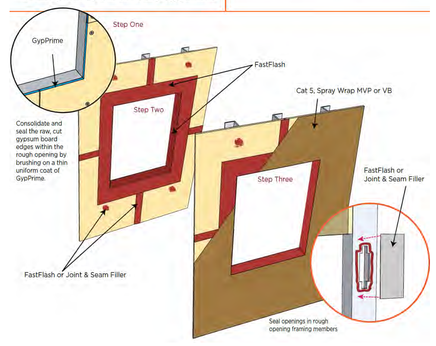
S3.1 - PIPE AND MECHANICAL PENETRATIONS

Apply a thick bead of **FastFlash** to all inside corners, joints and seams, and framing surfaces within the rough opening at 12-15 mils.

Apply a thick bead of **FastFlash** over the framing inside the rough opening and the structural wall surrounding the rough opening. Use a dry joint knife, trowel or chipper brush to spread the wet product to create a seamless flashing membrane which protects the rough opening and extends 4-6 inches over the face of the structural wall. When using a flanged window, extend **FastFlash** 2 inches beyond the edge of the window flange. Apply additional **FastFlash** as needed to create an opaque, monolithic flashing membrane free of voids or pinholes.

Apply the selected R-Guard air and water-resistive barrier over the prepared sheathing. Apply sufficient product to cover the entire face of the structural wall.

When stud framing is used in lieu of track, cover knockout with breakmetal and seal edges with **FastFlash** (see insert below).



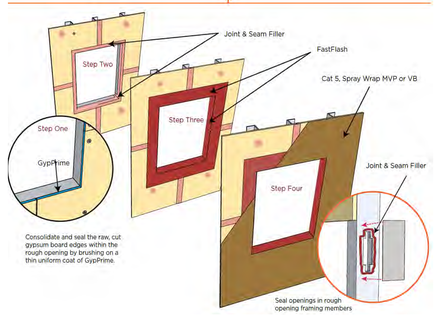
S4.1A - ROUGH OPENING USING ONE PRODUCT

Apply a thick bead of **Joint & Seam Filler** to all inside corners, joints and seams within the rough opening. Use a dry joint knife or trowel to spread 1 inch beyond the seam on each side to a thickness of 20-30 mils.

Apply a thick bead of **FastFlash** over the framing inside the rough opening and the structural wall surrounding the rough opening. Use a dry joint knife, trowel or chipper brush to spread the wet product to create a seamless flashing membrane which protects the rough opening and extends 4-6 inches over the face of the structural wall. When using a flanged window, extend **FastFlash** 2 inches beyond the edge of the window flange. Apply additional **FastFlash** as needed to create an opaque, monolithic flashing membrane free of voids or pinholes.

Spray or roller apply the selected R-Guard air and water-resistive barrier over the prepared sheathing. Apply sufficient product to cover the entire face of the structural wall.

When stud framing is used in lieu of track, cover knockout with breakmetal and seal edges with **FastFlash** (see insert below).



S4.1B - ROUGH OPENING USING TWO PRODUCTS

Install the window "plumb, level and square" into the rough opening prepared with **Joint & Seam Filler** and/or **FastFlash**.

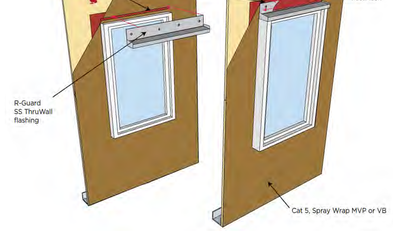
Use **AirDam** as the interior air sealant to ensure compatibility with the treated rough opening and create a long-lasting, weather-tight seal (see 87.1).

Apply a thick bead of **FastFlash** or **Joint & Seam Filler** across the top of the rough opening. Wet-set the R-Guard **SS ThruWall** flashing. Mechanically fasten the **SS ThruWall** flashing.

Apply a bead of **FastFlash** or **Joint & Seam Filler** to the top edge of the **SS ThruWall** flashing. Use a dry trowel or spatula to tool and seal the joint. Create a profile that directs bulk water away from the joint. Allow joint to skin over.

To transition from the air- and water-resistive barrier to the **SS ThruWall** flashing, apply a bead of **FastFlash** immediately above and below the top edge of the **SS ThruWall** flashing. Use a dry joint knife or trowel to spread the wet product to create a seamless counter-flashing membrane which directs bulk water from the air- and water-resistive barrier to the **SS ThruWall** flashing. Apply additional **FastFlash** as needed to create an opaque, monolithic flashing membrane free of voids or pinholes.

Note: Trade sequencing may make wet-setting impractical and it is not required.



S5.1 - WINDOW HEAD USING SS THRUWALL FLASHING

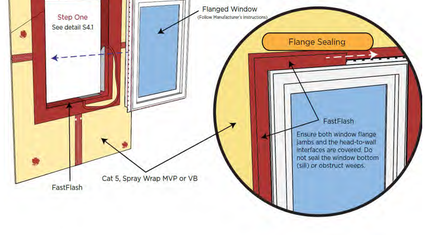
Install the window "plumb, level and square" into the rough opening prepared with **Joint & Seam Filler** and **FastFlash**.

If the manufacturer's instructions say to "wet-set" the exterior window flange, install a continuous bead of **AirDam** on the back of the flange along the top (head) and sides (jambs) of the window – making sure to leave the sill flange free of **AirDam** sealant for drainage capabilities. Place the window in the prepared rough opening. Install fasteners as directed by the window manufacturer.

Use **AirDam** as the interior air sealant to ensure compatibility with the treated rough opening and create a long-lasting, weather-tight seal.

Limit counter flashing to the top (head) and sides (jambs) of the window. Do not seal the window bottom (sill) or obstruct weeps.

To seal the window flange, apply a thick bead of **FastFlash** over the outer edge of the window flange. Apply a second thick bead over the structural wall adjacent to the window flange at the window head and jambs. Use a dry joint knife, trowel or chipper brush to spread the wet product to create a seamless membrane, directing bulk water away from the window and the rough opening. Apply additional **FastFlash** as needed to create an opaque, monolithic membrane free of voids or pinholes.



S6.1 - SEALING WINDOW FLANGE

Install the window "plumb, level and square" into the prepared rough opening.

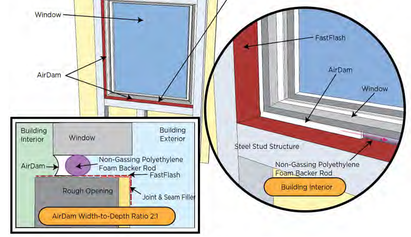
Use **AirDam** as the interior air sealant to ensure compatibility with the treated rough opening and create a long-lasting, weather-tight seal. **AirDam** prevents bulk water and moist outside air from entering, and conditioned indoor air from escaping around the window. This ties the window into the larger air and water management system, and prevents water which may collect in the window frame from entering the conditioned space.

Joint Size – Sealant depth should be one-half the width of the joint. Maximum sealant depth should be ¼ inch (13 mm). Minimum sealant depth should be ¼ inch (6mm). Minimum joint width should be ¼ inch (6mm).

Joint Backing – A properly sized non-gassing polyethylene foam backer rod should compress by 25-30% when installed. Install backer rod by compressing and rolling continuously into the joint channel without stretching or puncturing.

Installation – Install a continuous bead of **AirDam** without gaps or air pockets. Tool immediately with a dry spatula to ensure complete wetting of the joint bond surface and produce a smooth, concave joint profile.

FastFlash wraps into the rough opening in the structural wall. See detail S4.1.



S7.1 - INTERIOR AIR AND WATER SEAL

Remove the existing window, flashing and water-resistive barrier to expose the rough opening. Repair the rough opening as required.

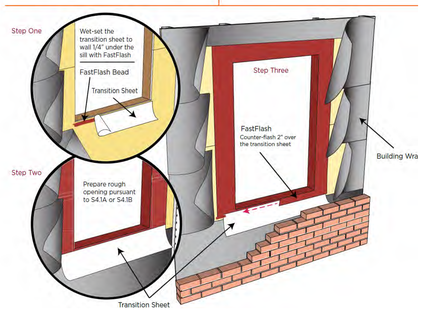
Consolidate and seal any new, cut gypsum board edges within the rough opening by brushing on a thin uniform coat of **GypPrime**.

Wet-set a properly sized and adhesive-compatible transition sheet, such as Moistop PF, into the wet **FastFlash**. Apply additional **FastFlash** to the leading edge of the transition sheet.

After preparing the rough opening pursuant to S4.1A or S4.1B, use a dry joint knife, trowel or chipper brush to spread the **FastFlash** to create a seamless flashing membrane. To protect the rough opening, make sure the membrane extends 9 inches - or as necessary to reach no less than 4-6 inches beneath any existing building wrap - over the face of the structural wall on the head and jambs.

Spread the wet product to embed that edge of the transition sheet and down over the transition sheet 2" to create a seamless flashing transition.

Shingle the transition sheet to create no less than a 6-inch lap over the existing building wrap.



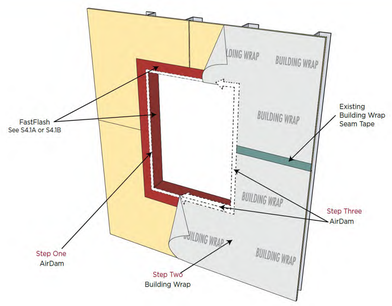
S11.1 - ROUGH OPENING INTEGRATION WITH BUILDING WRAP

Begin with **FastFlash** applied as in S4.1A or **FastFlash** and **Joint & Seam Filler** applied as in S4.1B.

Step One Apply **AirDam** to the outer edge of the rough opening and tool to 20-25 wet mils.

Step Two Press building wrap into wet **AirDam**.

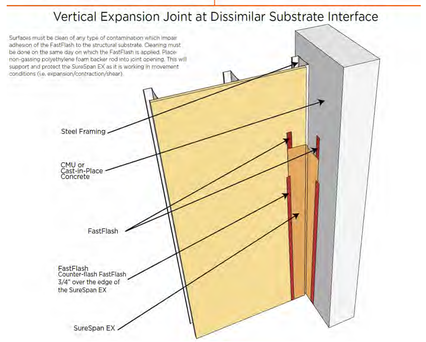
Step Three Apply **AirDam** at interface of building wrap and rough opening, and tool it to 20-25 mils, so that it half covers the building wrap and half overlaps into the rough opening.



S13.1 - ROUGH OPENING WITH FASTFLASH & BUILDING WRAP

Apply **FastFlash** to both sides of the joint. A 3/8-inch bead on both sides of the joint will spread to a width of 1/2 inch (12-15 mils thick). Sealant coverage may vary depending on the porosity or texture of substrate. Place the **SureSpan EX** into the wet sealant using hand pressure to adequately spread the **FastFlash** onto the extrusion, usually squeezing a small amount of **FastFlash** out alongside the extrusion. Small adjustments to the placement of the **SureSpan EX** may be done at this time, but lifting and re-sealing should be avoided and may result in needing additional **FastFlash** installed to fully engage the extrusion into the wet sealant. Use a small roller such as a laminate roller to apply sufficient pressure to set the **FastFlash**. Prior to tooling the excess **FastFlash** alongside the extrusion, shoot an additional 1/4-inch bead of **FastFlash** to smooth out and counterflash the exposed edge of the extrusion 3/4 of an inch. Tool excessive sealant immediately.

Masking tape, if used, must be removed before the **FastFlash** begins to form a skin.



S14.1 - VERTICAL EXPANSION AT DISSIMILAR SUBSTRATE > 1" WIDE

NOTE: WHERE ACCESSIBLE ALL AREAS/CONDITIONS SHOWN IN AIR & MOISTURE BARRIER DETAILS TO BE SEALED.

1 PROSOCO R-GUARD DETAILS
1/4" = 1'-0"

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AIR & MOISTURE BARRIER DETAILS

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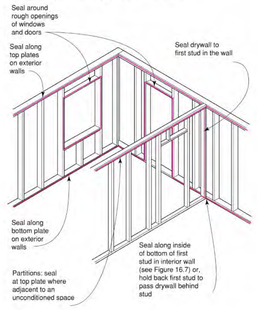
BSC Information Sheet 401
Air Barriers–Airtight Drywall Approach
for All Climates

Sealing Perimeter of Drywall Assemblies



Air Barriers—Airtight Drywall Approach

Gypsum board drywall is, itself, a suitable air barrier material. The taping of drywall seams results in a plane of airtightness at the field of the wall. However, several steps must be taken to use this material property to create a continuous and complete air barrier system. To do this, it is important to create air barrier continuity at the perimeter of drywall assemblies, at all penetrations through the drywall, and, finally, in areas of the enclosure without interior drywall.

Drywall Assembly Perimeter

Air barrier continuity at the perimeter of drywall assemblies is achieved by sealing the edges of the drywall to solid framing materials. This requires a continuous bead of sealant along:

- all exterior wall bottom and top plates,
- all top plates at insulated ceilings,
- rough opening perimeters, and
- both sides of the first interior stud of partition walls.

The air seal at the partition wall intersection is shown in greater detail below.

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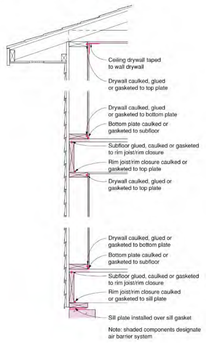
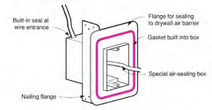
Airtight Drywall Approach – Interior Air Barrier Using Drywall and Framing

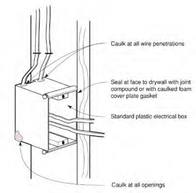


Penetrations of Drywall Assemblies

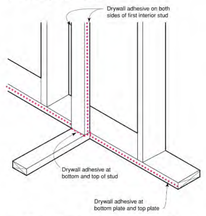
Typical penetrations in exterior wall and ceiling drywall assemblies include electric penetrations – electric boxes and recessed fixtures. Electric boxes can be made air tight by caulking or sealing all openings in the box (including around wire penetrations) and by sealing the face of the box to the drywall. Specially designed airtight electric boxes with flexible boot seals at wire penetrations and a gasketed flange at the face can also provide air barrier continuity.

Electric Box Penetrations



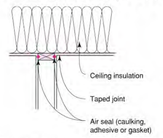


Air Sealing at Partition



- Adhesive at bottom and top of partition stud allows air barrier to transition uninterrupted to other side of partition
- Penetrations through first partition stud must also be sealed

Top Plate with Unconditioned Space Above



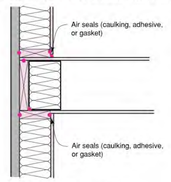
- Penetrations through top plate must also be sealed

Recessed ceiling fixtures in insulated ceiling should be both insulation contact ("IC")- and air tight rated. The housing of the recessed fixture should also be sealed (with caulk or an effective gasket) to the ceiling gypsum board.

Structural Framing Air Barrier Transitions

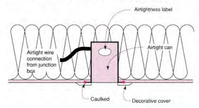
Obviously, drywall cannot provide an air barrier where it is absent. The diagrams below and to the right show how the air barrier continuity is maintained through the framing at rim joist/band joist areas. These measures form a necessary complement to drywall sealing in the airtight drywall approach. Refer to other Information Sheets for air sealing details at other common conditions. The resources listed below also illustrate air sealing details and provide further discussion.

Intersection of Floor Joists and Exterior Wall



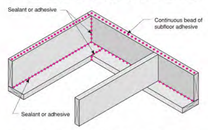
- Drywall sealed to top and bottom plates
- Bottom plate sealed to subfloor
- Subfloor sealed to rim closure board
- Rim closure board sealed to top plate

Recessed Fixture in Insulated Ceiling



- Fixture labeled IC-rated and airtight as determined by ASTM E-283 air leakage test
- Housing (not decorative trim piece) sealed to ceiling with caulk or gasket

Air Barrier Continuity at Rim Joist/Band Joist



- Continuous fillet bead applied at bottom of rim closure board
- Continuous bead of adhesive applied to top of rim closure board
- Sealant applied at all butt joints in rim closure board and sill plate/top plate
- Spray foam may also be used to seal between the sill/top plate, rim/band joist, and floor deck. Note that joints in the sill/top plate may not be sealed by the foam application.

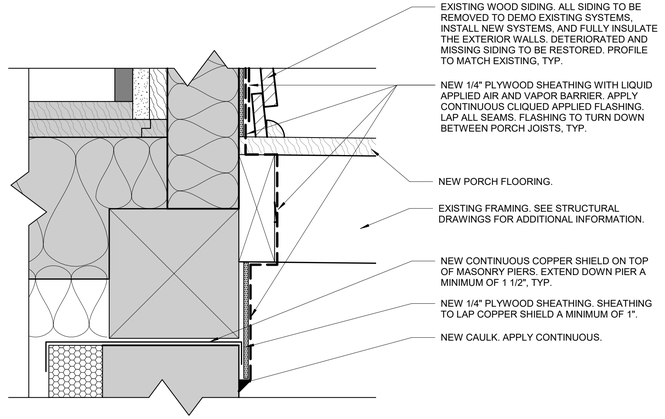
Suggestions for Further Research:

"Understanding Air Barriers", Building Science Digest-104, www.buildingscience.com.

"READ THIS: Before You Design, Build, or Renovate," Building Science Primer-040, www.buildingscience.com.

Lstiburek, Joseph W.; *Builder's Guide Series*, Building Science Press, 2006.

1 AIR SEAL DETAILS
N.T.S.



2 FLASHING DETAIL AT PORCH
3" = 1'-0"

NOTE: WHERE ACCESSIBLE ALL AREAS/CONDITIONS SHOWN IN AIR SEAL DETAILS TO BE CAULKED.

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AIR SEAL DETAILS

A702

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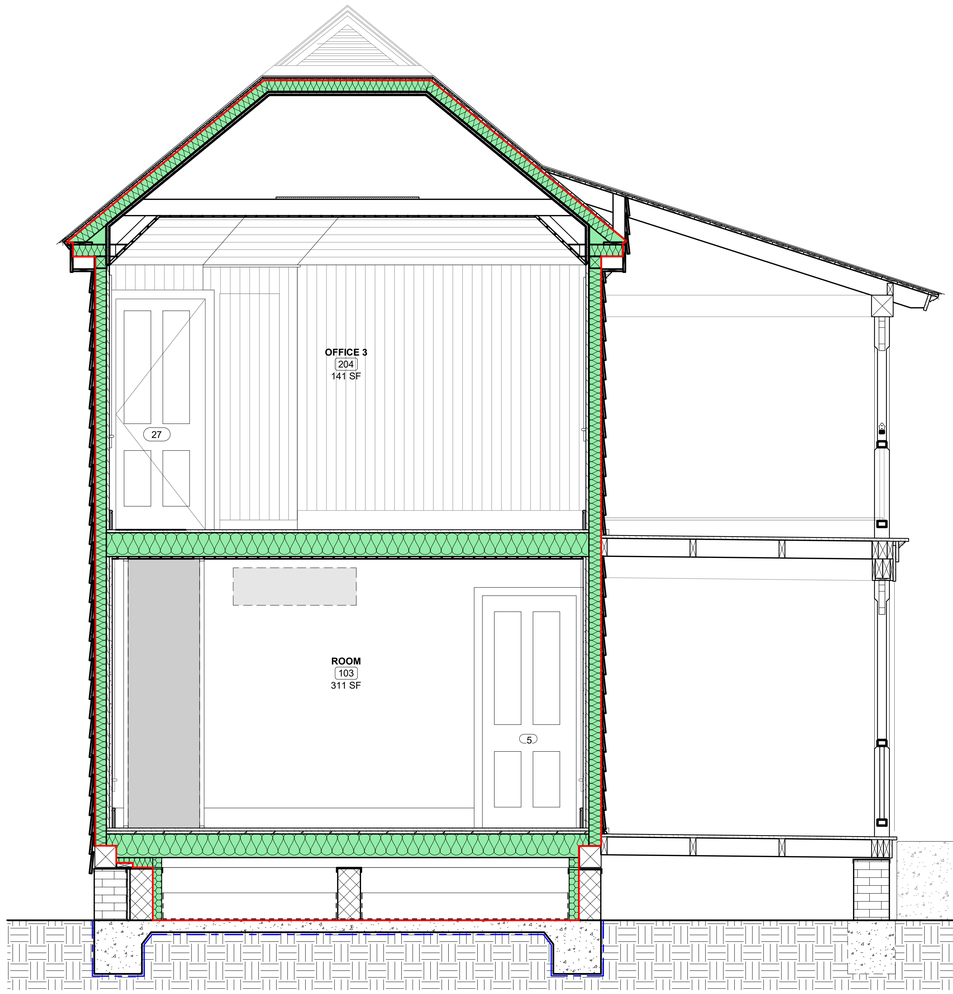
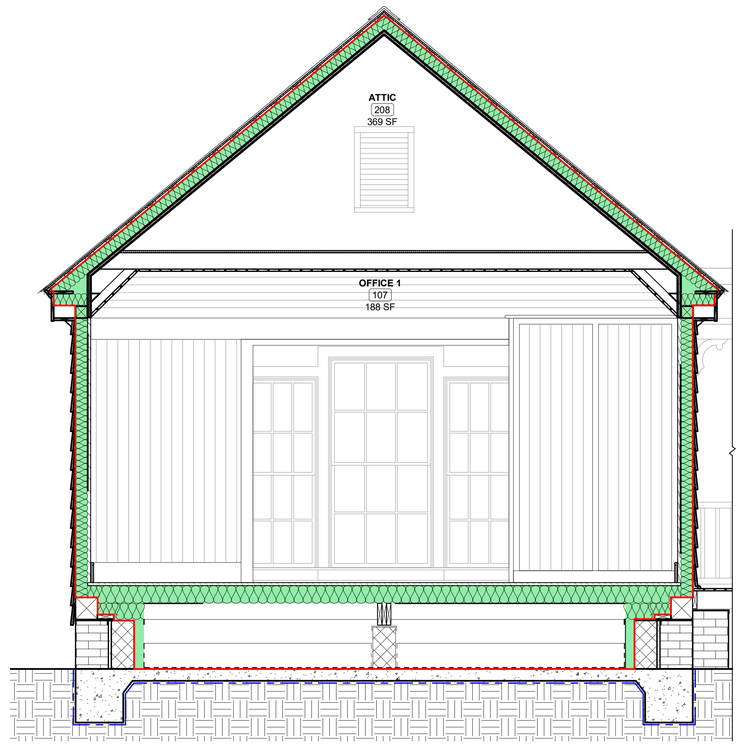


1 BUILDING SECTION- NORTH SOUTH DIAGRAM OF AIR & MOISTURE BARRIER
1/2" = 1'-0"



2 BUILDING SECTON- EAST WEST DIAGRAM OF AIR & MOISTURE BARRIER
1/2" = 1'-0"

BARRIER DIAGRAM LEGEND

- THERMAL BARRIER
- AIR & MOISTURE BARRIER
- VAPOR BARRIER

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AIR & MOISTURE BARRIER DIAGRAMS

A703

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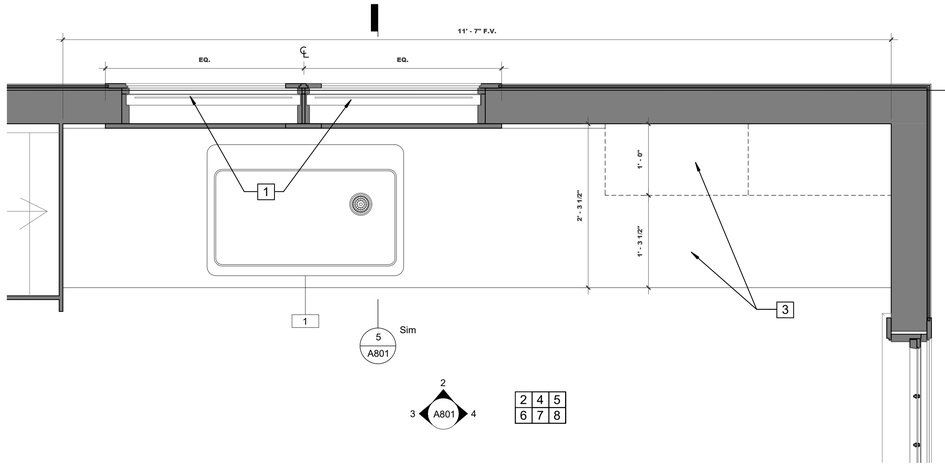
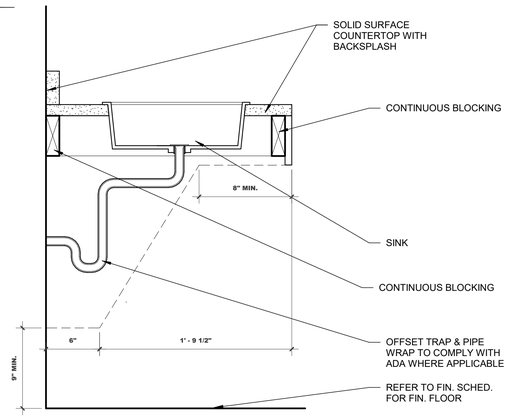


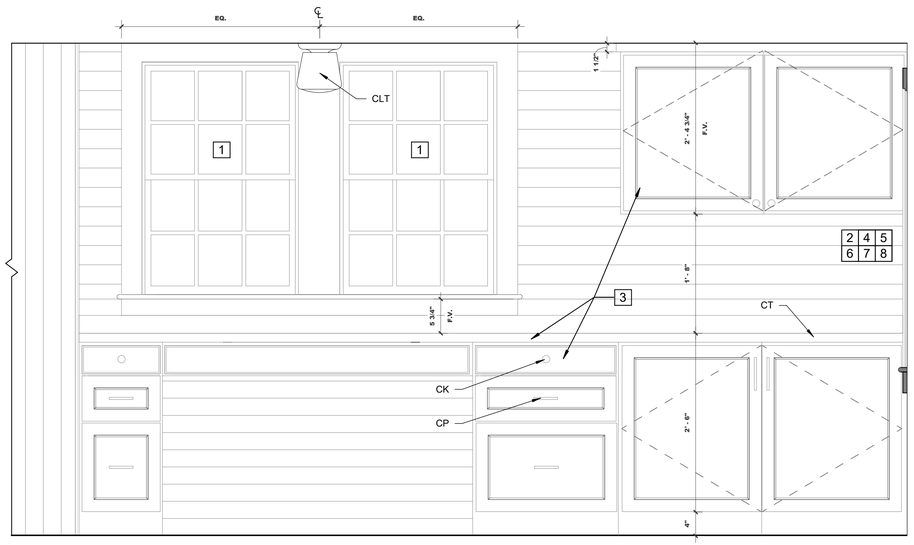
1 ENLARGED PROPOSED PLAN- ROOM 105 KITCHENETTE
1" = 1'-0"



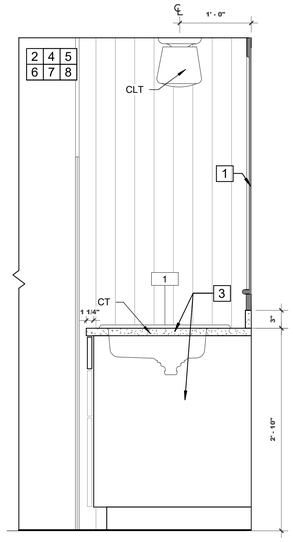
5 STANDARD LAVATORY
1 1/2" = 1'-0"

GENERAL KITCHENETTE NOTES

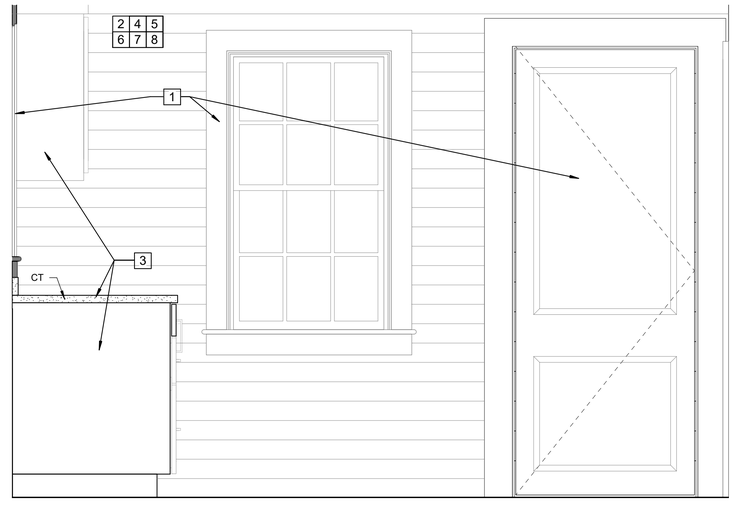
1. MOUNTING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR UNLESS NOTED OTHERWISE.
2. PLAN DIMENSIONS ARE TO FACE OF FRAMING EXCEPT FOR EXISTING WALLS WHERE DIMENSIONS ARE TO FACE OF FINISH.
3. REFER TO FLOOR PLANS & ELEVATIONS FOR OTHER INFORMATION OR EXTENT OF ACCESSORIES NOT SHOWN ON THESE DRAWINGS.
4. SEE SHEET A621 FOR FINISH SCHEDULE.
5. PROVIDE BLOCKING AS REQUIRED TO INSTALL CABINETS, SHELVING, FINISHES, AND ACCESSORIES. ALL ACCESSORIES TO HAVE BLOCKING AT POINTS OF ATTACHMENT.
6. DEMO EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL COMPLETE. ALL ACCESSORIES AND PLUMBING FIXTURES TO BE REMOVED COMPLETE.
7. DEMO SHELVING, CABINETRY, HOOKS, EXTRANEOUS FASTENERS, IRONING BOARD, AND MISC. ITEMS NO LONGER IN USE OR SCHEDULED TO BE REPLACED.
8. REFERENCE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
9. CABINET DOORS TO BE A SHAKER WITH BEAD.



2 INTERIOR ELEVATION- ROOM 105 NORTH ELEVATION
KITCHENETTE
1" = 1'-0"



3 INTERIOR SECTION ELEVATION- ROOM 105 WEST ELEVATION
KITCHENETTE
1" = 1'-0"



4 INTERIOR SECTION ELEVATION- ROOM 105 EAST ELEVATION
KITCHENETTE
1" = 1'-0"

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE TYPE	COUNT	MODEL NO.	PRODUCT DESCRIPTION
1	SINK	1	K-8689-4	KOHLER RIVERBY TOP MOUNTED CAST IRON SINK- ADA COMPLIANT, FINISH: WHITE
1	SINK FAUCET	1	4285.051	AMERICAN STANDARD PORTSMOUTH SINGLE CONTROL KITCHEN FAUCET WITH SIDE SPRAY, ADA COMPLIANT, FINISH: CHROME
1	SINK DRAIN AND STRAINER	1	K-8799-CP	KOHLER DUOSTRAINER, FINISH: CHROME

KITCHEN DECORATIVE LIGHT SELECTIONS

TAG	DESCRIPTION	MANUF.	MODEL NO.	NOTES	COUNT
CLT	CEILING LIGHT	SCHOOLHOUSE	OTIS	4" CEILING LIGHT WITH OPAL DRUM SHADE , FINISH: BRASS	1

KITCHEN HARDWARE SELECTIONS

TAG	DESCRIPTION	MANUF.	MODEL NO.	NOTES	COUNT
CP	CABINET PULL	REJUVENATION	#C7941	4" MISSION DRAWER PULL , FINISH: AGED BRASS	6
CK	CABINET KNOB	REJUVENATION	#C100241	MASSEY ROUND CABINET KNOB DIAMETER 1 1/4", FINISH: AGED BRASS	4

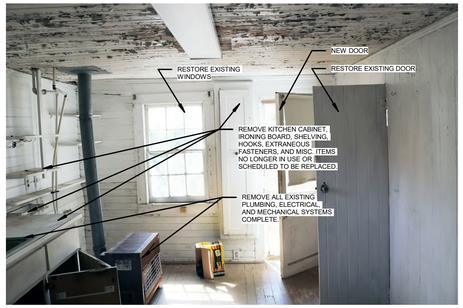
KITCHEN COUNTERTOPS

TAG	DESCRIPTION	MANUF.	MODEL NO.	NOTES	
CT	COUNTERTOP	CAESARSTONE	5131	COLOR: CALACATTA NUVO, HONED	1

NEW CONSTRUCTION NOTES

1. RESTORE ALL EXISTING WINDOWS AND DOORS. REFER TO WINDOW AND DOOR SCHEDULES.
2. NEW PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE EQUIPMENT FIXTURES, SEE ENGINEERING DRAWINGS.
3. NEW CABINETS AND COUNTERTOPS; SEE ENLARGED KITCHENETTE PLANS AND ELEVATIONS. PROVIDE FRAMING AND BLOCKING AS REQUIRED. MODIFY TRIM UNDER WINDOW STOOL TO FIT STONE BACKSPLASH HEIGHT.
4. PAINT INTERIOR COMPLETE.
5. RESTORE WOOD FLOOR. SALVAGE FLOORING WHERE POSSIBLE. REPLACE IN-KIND BOARDS THAT CANNOT BE REUSED.
6. RESTORE CEILING BOARDS, WALL BOARDS, AND TRIM. REPLACE IN-KIND BOARDS AND TRIM THAT CANNOT BE REUSED. INFILL BOARDS WHERE ELEMENTS HAVE BEEN DEMOLISHED.
7. INSTALL NEW ACCESSORIES AS SPECIFIED IN DRAWINGS AND SPECIFICATIONS.

EXISTING CONDITIONS- ROOM 105 LOOKING WEST
NOT TO SCALE



EXISTING CONDITIONS- ROOM 105 LOOKING EAST
NOT TO SCALE

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INTERIOR PLANS & ELEVATIONS- ROOM 105

A801

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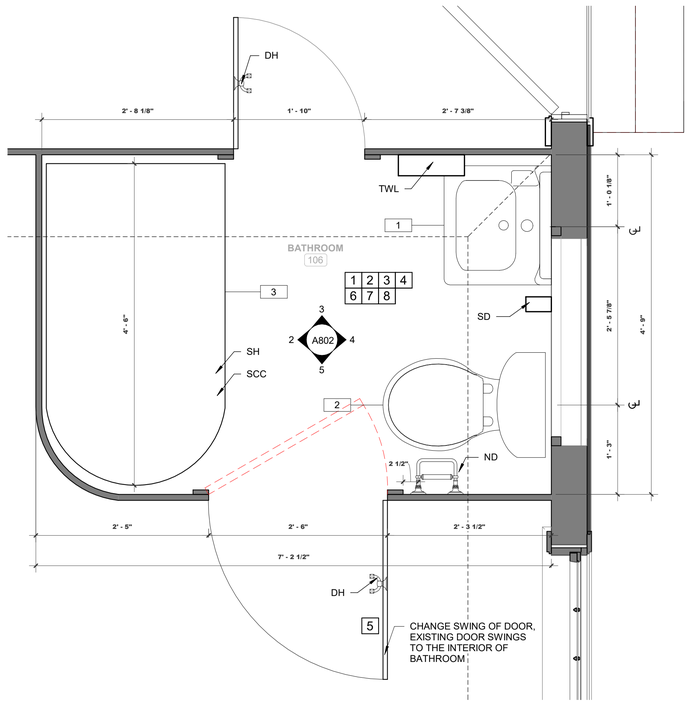
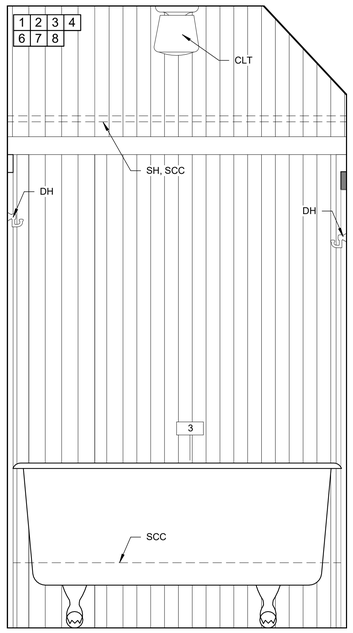
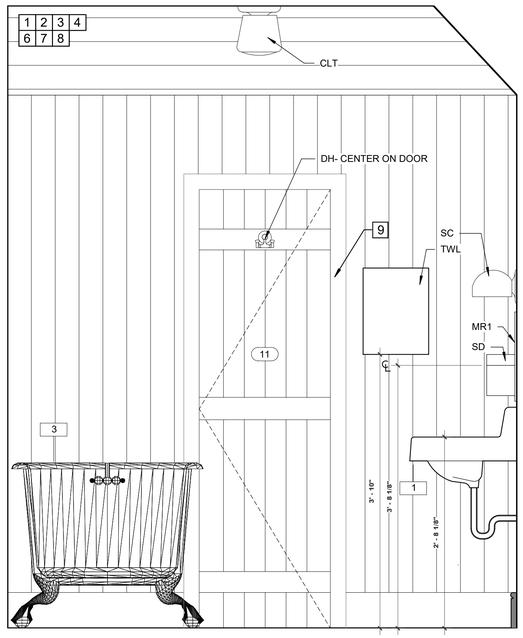


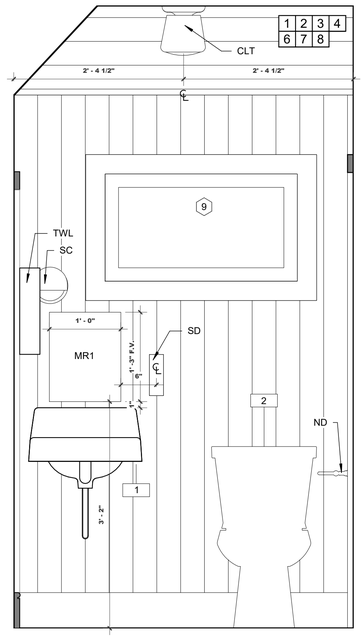
1 ENLARGED PROPOSED PLAN- ROOM 106 BATHROOM
1" = 1'-0"



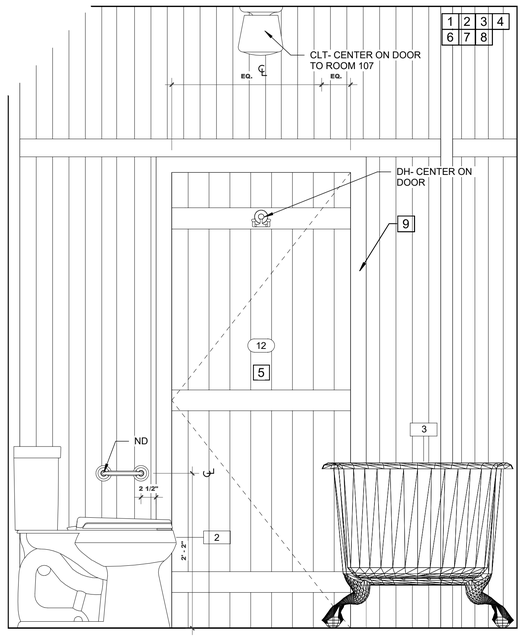
2 ROOM 106- WEST ELEVATION
1" = 1'-0"



3 ROOM 106- NORTH ELEVATION
1" = 1'-0"



4 ROOM 106- EAST ELEVATION
1" = 1'-0"



5 ROOM 105- SOUTH ELEVATION
1" = 1'-0"

TOILET ACCESSORY SCHEDULE

TAG	DESCRIPTION	MANUF.	MODEL NO.	NOTES	COUNT
MR1	MIRROR	CR LAURENCE (CLIPS), MIRROR CUSTOM	MC00CH (CLIPS)	FRAMELESS 1/4" GLASS WALL MIRROR WITH 1/2" BEVEL, 12"X 15" (F.V. DIMENSIONS), CR LAURENCE CRL CHROME 5/8" MIRROR CLIP SET (4)	1
TD	TOILET PAPER DISPENSER	KOHLER	K-72573-CP	SURFACE MOUNT, FINISH: CHROME	1
SD	SOAP DISPENSER	KOHLER	K-14380-CP	VERTICAL, SURFACE MOUNTED, FINISH: CHROME	1
DH	DOOR HOOK	KOHLER	K-11414-CP	SURFACE MOUNTED ON BACK OF DOOR, FINISH: CHROME	2
TWL	NAPKIN DISPENSER	GRAINGER	1ECK7 525 MULTI-FOLD	SURFACE MOUNTED	1
SCC	SHOWER CURTAIN	RANDOLPH MORRIS	N/A	177 X 74 TUB SHOWER CURTAIN AVAILABLE FROM VINTAGE TUB & BATH, COLOR: WHITE	1
SH	SHOWER HOOKS	RANDOLPH MORRIS	N/A	36 ROLLERBALL CURTAIN RINGS, FINISH CHROME	1

RESTROOM DECORATIVE LIGHT SELECTIONS

TAG	DESCRIPTION	MANUF.	MODEL NO.	NOTES	COUNT
CLT	CEILING LIGHT	SCHOOLHOUSE	OTIS	4" CEILING LIGHT WITH OPAL DRUM SHADE , FINISH: CHROME	1
SC	SCONCE	REJUVENATION	A0744	THURMAN CLAM SHELL WALL SCONCE, FINISH: CHROME	1

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE TYPE	COUNT	MODEL NO.	PRODUCT DESCRIPTION
1	SINK	1	K-2812	KOHLER HUDSON WALL MOUNTED LAVATORY-SINGLE HOLE
1	SINK FAUCET	1	K-10579-4	KOHLER BANCROFT MONOBLOCK BATHROOM SINK FAUCET
2	TOILET	1	K-2851-RA	KOHLER CIMARRON ROUND FRONT, COMFORT HEIGHT TOILET
3	TUB	1	EXISTING	EXISTING FREESTANDING CLAWFOOT TUB
3	TUB FAUCET	1	RM030L	RANDOLPH MORRIS CLAWFOOT TUB WALL MOUNT FAUCET PORCELAIN LEVER HANDLES, FINISH: CHROME
3	TUB DRAIN	1	RM1900LTB	RANDOLPH MORRIS EXTENDED LIFT AND TUB DRAIN, FINISH: CHROME
3	WATER SUPPLY LINES	1	RMNSL4	RANDOLPH MORRIS FREESTANDING TUB SUPPLY LINES AND PORCELAIN LEVER SUPPLY STOPS, FINISH: CHROME
3 ALTERNATE	SHOWER ENCLOSURE	1	RMC033	RANDOLPH MORRIS 48" SHOWER ENCLOSURE, FINISH: CHROME
3 ALTERNATE	TUB DRAIN	1	RM1900LTB	RANDOLPH MORRIS EXTENDED LIFT AND TUB DRAIN, FINISH: CHROME
3 ALTERNATE	WATER SUPPLY LINES	1	RMNSL4	RANDOLPH MORRIS FREESTANDING TUB SUPPLY LINES AND PORCELAIN LEVER SUPPLY STOPS, FINISH: CHROME

GENERAL RESTROOM NOTES

1. MOUNTING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR UNLESS NOTED OTHERWISE.
2. PLAN DIMENSIONS ARE TO FACE OF FRAMING EXCEPT FOR EXISTING WALLS WHERE DIMENSIONS ARE TO FACE OF FINISH.
3. REFER TO FLOOR PLANS & ELEVATIONS FOR OTHER TOILET AREA INFORMATION OR EXTENT OF ACCESSORIES NOT SHOWN ON THESE DRAWINGS.
4. SEE SHEET A621 FOR FINISH SCHEDULE.
5. PROVIDE BLOCKING AS REQUIRED TO INSTALL FINISHES AND ACCESSORIES. ALL ACCESSORIES TO HAVE BLOCKING AT POINTS OF ATTACHMENT.
6. DEMO EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL COMPLETE. ALL ACCESSORIES AND PLUMBING FIXTURES TO BE REMOVED COMPLETE WITH THE EXCEPTION OF THE BATHTUB.
7. DEMO SHELVING, MEDICINE CABINETS, MIRRORS, TOWEL BARS, TOILET PAPER HOLDERS, HOOKS, EXTRANEOUS FASTENERS, AND MISC. ITEMS NO LONGER IN USE OR SCHEDULED TO BE REPLACED.
8. THE CLAWFOOT TUB IS SCHEDULED TO BE REUSED. REPLACEMENT PLUMBING FIXTURES MAY REQUIRE MODIFICATION TO ACCOMMODATE CONFIGURATION OF EXISTING HISTORIC CLAWFOOT TUB. GENERAL CONTRACTOR IS RESPONSIBLE FOR MODIFICATIONS TO SPECIFIED PLUMBING FIXTURES.
9. REFERENCE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.

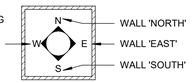
NEW CONSTRUCTION NOTES

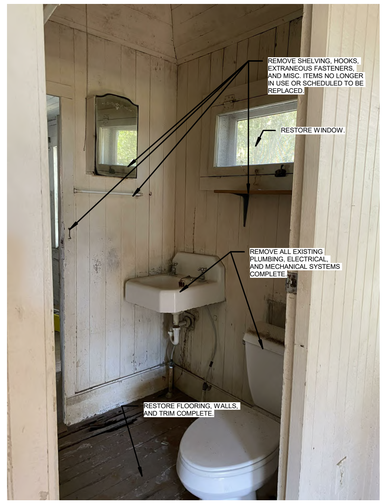
1. RESTORE ALL EXISTING WINDOWS AND DOORS. REFER TO WINDOW AND DOOR SCHEDULES.
2. NEW PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE EQUIPMENT FIXTURES, SEE ENGINEERING DRAWINGS.
3. NEW RESTROOM ACCESSORIES; SEE ENLARGED RESTROOM PLANS AND ELEVATIONS. PROVIDE FRAMING AND BLOCKING AS REQUIRED.
4. PAINT INTERIOR COMPLETE.
5. CHANGE SWING OF DOOR, EXISTING DOOR SWINGS TO THE INTERIOR OF THE BATHROOM; REFER TO DOOR SCHEDULE.
6. RESTORE WOOD FLOOR. SALVAGE FLOORING WHERE POSSIBLE. REPLACE IN-KIND BOARDS THAT CANNOT BE REUSED.
7. RESTORE VERTICAL CEILING BOARDS, WALL BOARDS, AND TRIM. REPLACE IN-KIND BOARDS AND TRIM THAT CANNOT BE REUSED.
8. INSTALL NEW ACCESSORIES AS SPECIFIED IN DRAWINGS AND SPECIFICATIONS.
9. INSTALL NEW SLIDE BOLT. REMOVE EXTRANEOUS LOCKING HARDWARE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.

LEGEND

XX TOILET ACCESSORY TAG

WALL ELEVATION DESIGNATIONS:





EXISTING CONDITIONS- ROOM 106

NOT TO SCALE

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INTERIOR PLANS & ELEVATIONS- ROOM 106

A802

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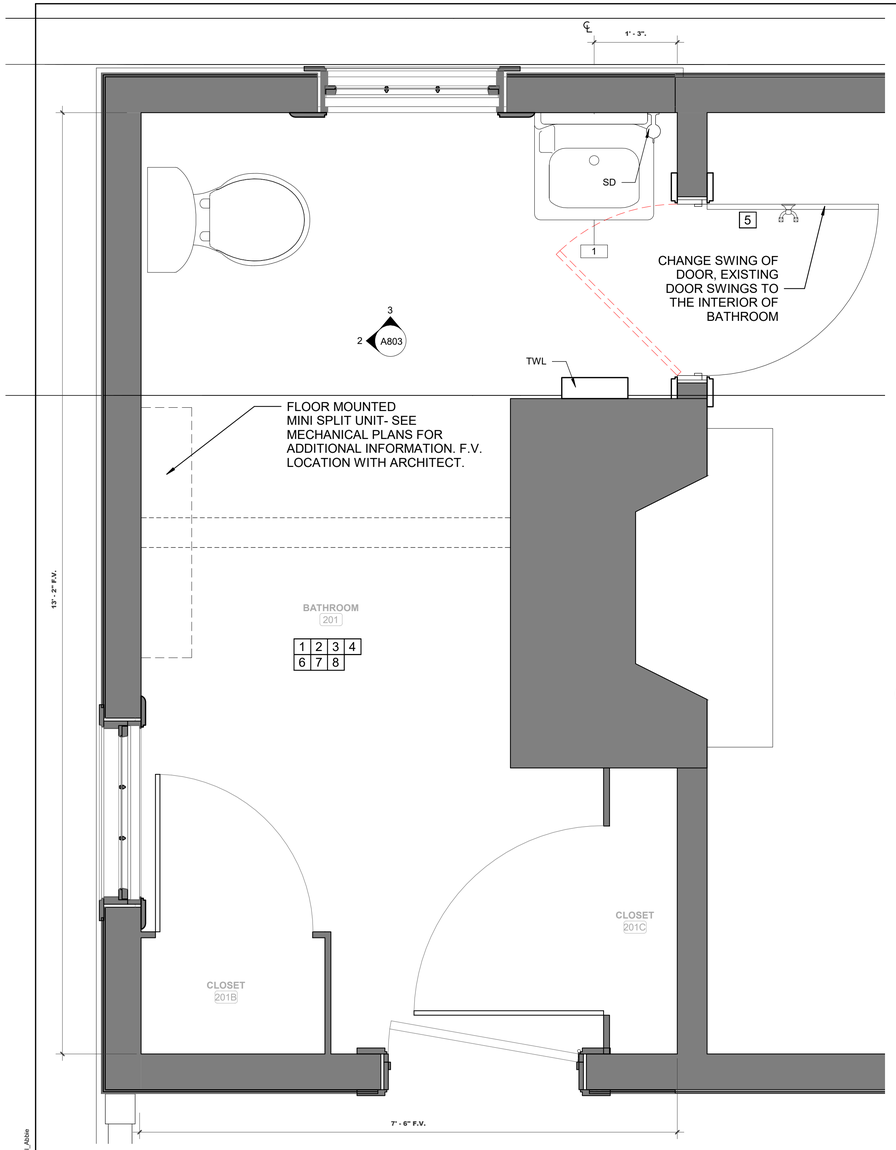


1 ENLARGED PROPOSED PLAN- ROOM 201 BATHROOM
1" = 1'-0"

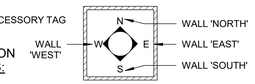
NEW CONSTRUCTION NOTES

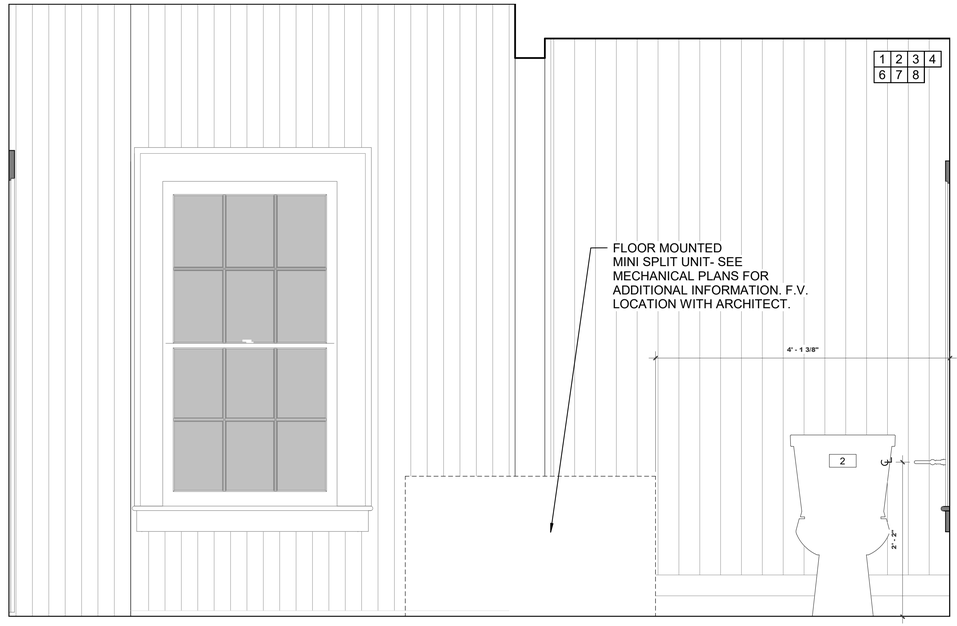
1. RESTORE ALL EXISTING WINDOWS AND DOORS. REFER TO WINDOW AND DOOR SCHEDULES.
2. NEW PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE EQUIPMENT FIXTURES, SEE ENGINEERING DRAWINGS.
3. NEW RESTROOM ACCESSORIES; SEE ENLARGED RESTROOM PLANS AND ELEVATIONS. PROVIDE FRAMING AND BLOCKING AS REQUIRED.
4. PAINT INTERIOR COMPLETE.
5. CHANGE SWING OF DOOR, EXISTING DOOR SWINGS TO THE INTERIOR OF THE BATHROOM; REFER TO DOOR SCHEDULE.
6. RESTORE WOOD FLOOR. SALVAGE FLOORING WHERE POSSIBLE. REPLACE IN-KIND BOARDS THAT CANNOT BE REUSED.
7. RESTORE VERTICAL CEILING BOARDS, WALL BOARDS, AND TRIM. REPLACE IN-KIND BOARDS AND TRIM THAT CANNOT BE REUSED.
8. INSTALL NEW ACCESSORIES AS SPECIFIED IN DRAWINGS AND SPECIFICATIONS.
9. INSTALL NEW SLIDE BOLT. REMOVE EXTRANEOUS LOCKING HARDWARE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.

LEGEND

XX TOILET ACCESSORY TAG

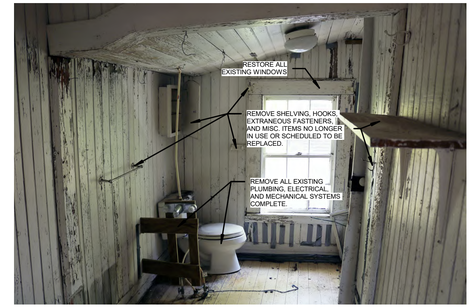
WALL ELEVATION DESIGNATIONS:



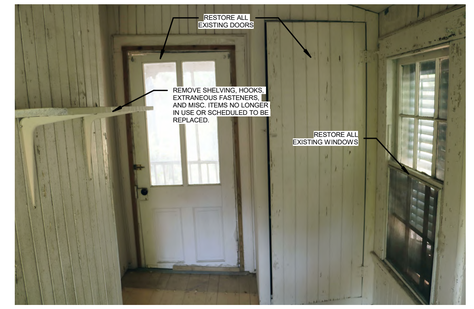


2 ROOM 201- EAST ELEVATION
1" = 1'-0"

3 ROOM 201- NORTH ELEVATION
1" = 1'-0"



EXISTING CONDITIONS- ROOM 201 LOOKING NORTH
NOT TO SCALE



EXISTING CONDITIONS- ROOM 201 LOOKING SOUTH
NOT TO SCALE

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE TYPE	COUNT	MODEL NO.	PRODUCT DESCRIPTION
1	SINK	1	K-2812	KOHLER HUDSON WALL MOUNTED LAVATORY- SINGLE HOLE
1	SINK FAUCET	1	K-10579-4	KOHLER BANCROFT MONOBLOCK BATHROOM SINK FAUCET
2	TOILET	1	K-2851-RA	KOHLER CIMARRON ROUND FRONT, COMFORT HEIGHT TOILET

RESTROOM DECORATIVE LIGHT SELECTIONS

TAG	DESCRIPTION	MANUF.	MODEL NO.	NOTES	COUNT
SC	SCONCE	REJUVENATION	A0744	THURMAN CLAM SHELL WALL SCONCE, FINISH: CHROME	1

TOILET ACCESSORY SCHEDULE

TAG	DESCRIPTION	MANUF.	MODEL NO.	NOTES	COUNT
MR1	MIRROR	CR LAURENCE (CLIPS), MIRROR CUSTOM	MC00CH (CLIPS)	FRAMELESS 1/4" GLASS WALL MIRROR WITH 1/2" BEVEL, 14"X 18", CR LAURENCE CRL CHROME 5/8" MIRROR CLIP SET (4)	1
TD	TOILET PAPER DISPENSER	KOHLER	K-72573-CP	SURFACE MOUNT, FINISH: CHROME	1
SD	SOAP DISPENSER	KOHLER	K-14380-CP	VERTICAL, SURFACE MOUNTED, FINISH: CHROME	1
DH	DOOR HOOK	KOHLER	K-11414-CP	SURFACE MOUNTED ON BACK OF DOOR, FINISH: CHROME	1
TWL	NAPKIN DISPENSER	GRAINGER	1ECK7 525 MULTI-FOLD	SURFACE MOUNTED	1

GENERAL RESTROOM NOTES

1. MOUNTING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR UNLESS NOTED OTHERWISE.
2. PLAN DIMENSIONS ARE TO FACE OF FRAMING EXCEPT FOR EXISTING WALLS WHERE DIMENSIONS ARE TO FACE OF FINISH.
3. REFER TO FLOOR PLANS & ELEVATIONS FOR OTHER TOILET AREA INFORMATION OR EXTENT OF ACCESSORIES NOT SHOWN ON THESE DRAWINGS.
4. SEE SHEET A621 FOR FINISH SCHEDULE.
5. PROVIDE BLOCKING AS REQUIRED TO INSTALL FINISHES AND ACCESSORIES. ALL ACCESSORIES TO HAVE BLOCKING AT POINTS OF ATTACHMENT.
6. DEMO EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL COMPLETE. ALL ACCESSORIES AND PLUMBING FIXTURES TO BE REMOVED COMPLETE WITH THE EXCEPTION OF THE BATHTUB.
7. DEMO SHELVING, MEDICINE CABINETS, MIRRORS, TOWEL BARS, TOILET PAPER HOLDERS, HOOKS, EXTRANEOUS FASTENERS, AND MISC. ITEMS NO LONGER IN USE OR SCHEDULED TO BE REPLACED.
8. REFERENCE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.

MEADORS
SINCE 1984
2811 AZALEA DRIVE ■ CHARLESTON, ■ 843.723.8585

STATE OF SOUTH CAROLINA
BETTY PRIME
Charleston, SC
No. 8919
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
MEADORS, INC.
Charleston, SC
100192
REGISTERED ARCHITECTS

SQUIRE POPE CARRIAGE HOUSE

WRIGHT FAMILY PARK
111 CALHOUN STREET
BLUFFTON, SC 29910

BID DOCUMENTS

PROJ. 19-0047
ISSUE DATE: 12/23/20

REVISIONS

#	DATE	NOTES

INTERIOR PLANS & ELEVATIONS- ROOM 201

A803

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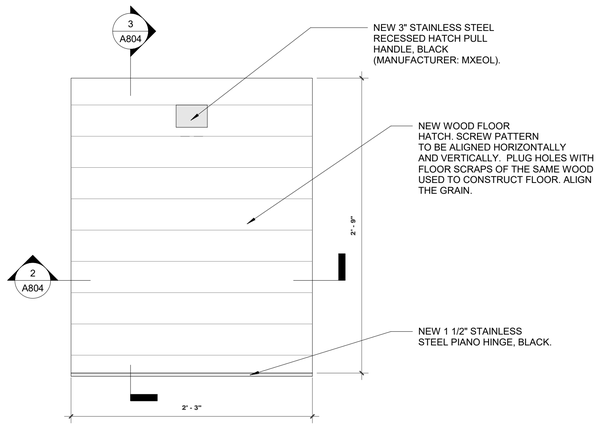
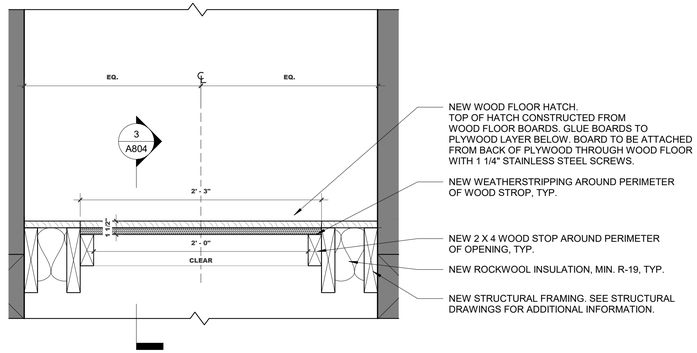
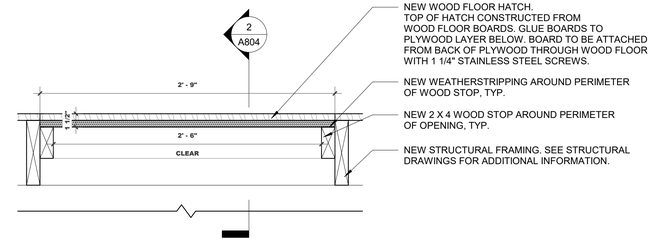


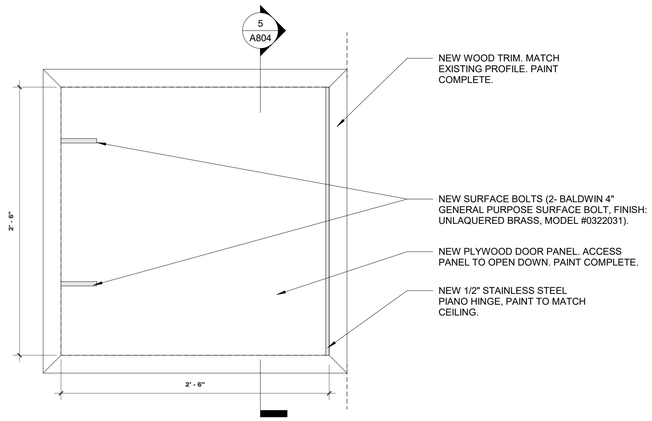
1 PLAN DETAIL- FLOOR HATCH
1 1/2" = 1'-0"



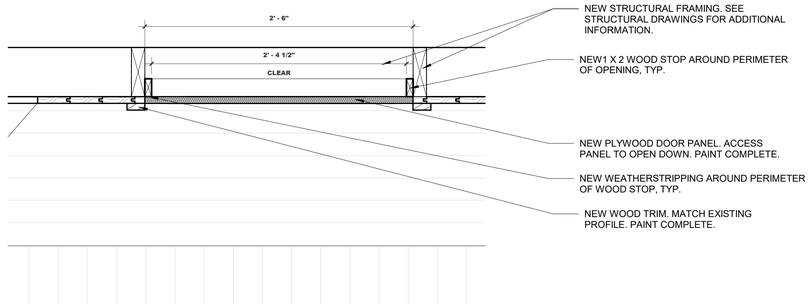
2 SECTION DETAIL- FLOOR HATCH
1 1/2" = 1'-0"



3 SECTION DETAIL 2- FLOOR HATCH
1 1/2" = 1'-0"



4 PLAN DETAIL- ATTIC HATCH
1 1/2" = 1'-0"



5 SECTION DETAIL- ATTIC HATCH
1 1/2" = 1'-0"

EXISTING CONDITIONS- ROOM 202
NOT TO SCALE

MEADORS
SINCE 1984
2811 AZALEA DRIVE ■ CHARLESTON, ■ 843.723.8585

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BID DOCUMENTS

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REVISIONS

#	DATE	NOTES

INTERIOR PLANS & DETAILS- ACCESS HATCHES

A804

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GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE PRIOR TO STARTING WORK AND SHALL NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING SITE CONDITIONS THAT ARE NOT CONSISTENT WITH THE CONSTRUCTION DOCUMENTS.
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PRIOR TO PERFORMING ANY SITEWORK CONTRACTOR TO REVIEW FOUNDATION EXPLORATION AND SOILS INVESTIGATION PROVIDED BY GEOTECHNICAL ENGINEER:

REFERENCE NO. 11214147-00 JUNE 9, 2020 REPORT
ROBIN M. MOUTRAY, PE
GEOTECHNICAL ENGINEER
GHD SERVICES LTD.
57C SHERIDAN PARK CIRCLE, BLUFFTON, SC 29910
(843) 815-5120

SPECIAL INSPECTIONS:

SPECIAL INSPECTIONS PER THE 2018 INTERNATIONAL BUILDING CODE TO BE REQUIRED FOR THE FOLLOWING:

A. 1705.3 - CONCRETE CONSTRUCTION
B. 1705.6 - SOILS

BUILDING DESIGN CRITERIA:

1. STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING:

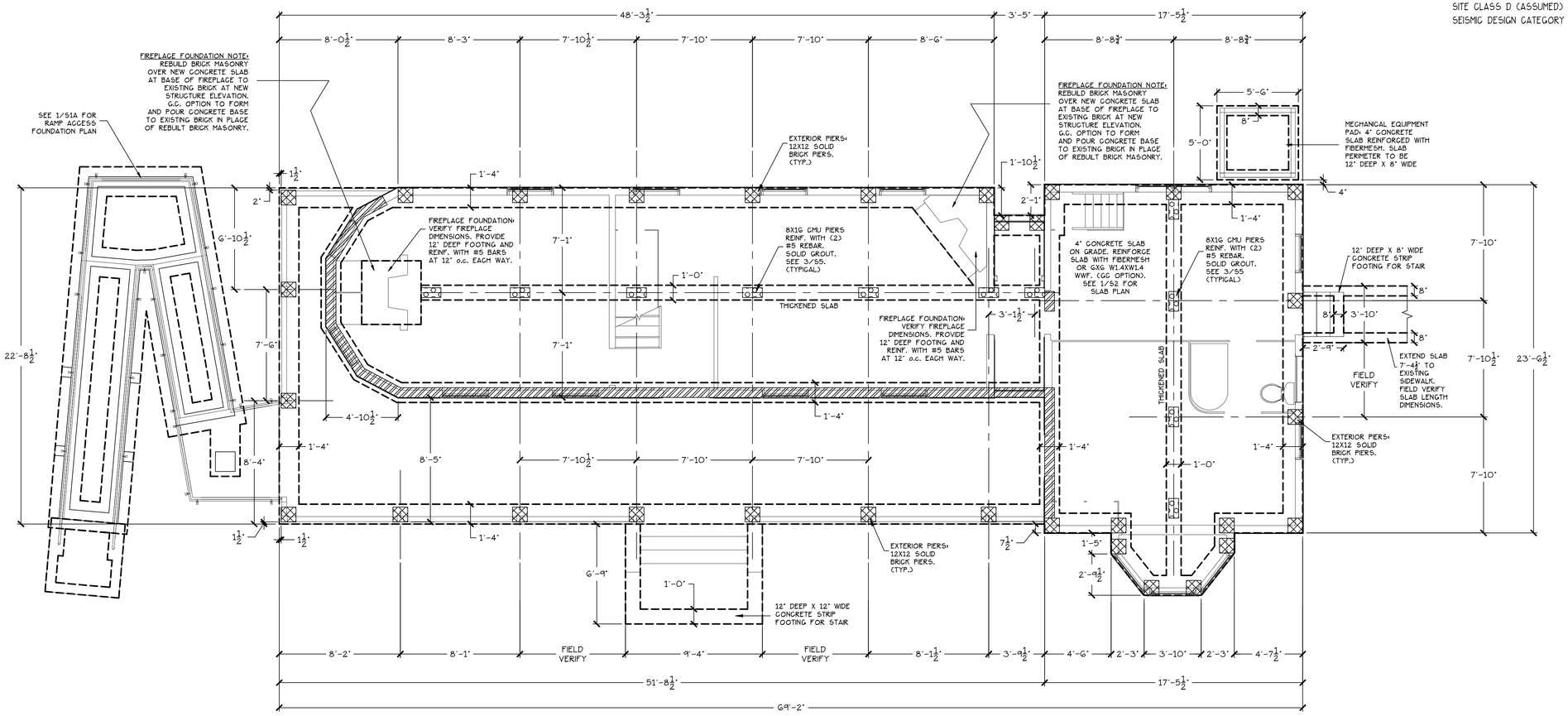
   2018 INTERNATIONAL BUILDING CODE

   MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE-7-10)

2. THE FOLLOWING MINMUM DESIGN LOADS APPLY TO THIS PROJECT:

   RISK CATEGORY II

   A. 1st FLOOR LIVE LOAD = 60 PSF (BUISINESS ASSEMBLY)
      2nd FLOOR LIVE LOAD = 50 PSF (OFFICE SPACE)
   B. ROOF LIVE LOAD = 20 PSF
   C. GROUND SNOW LOAD Pg = 5 PSF
   D. WIND LOADS PER 2018 IBC
      ULTIMATE DESIGN WIND SPEED, Vult = 138 MPH
      NOMINAL DESIGN WIND SPEED, Vasd = 107 MPH
      WIND IMPORTANCE FACTOR, Iw = 1.00
      WIND EXPOSURE CATEGORY D
   E. SEISMIC LOADS PER 2018 IBC
      SEISMIC IMPORTANCE FACTOR = 1.00
      SEISMIC USE GROUP II
      SITE CLASS D (ASSUMED)
      SEISMIC DESIGN CATEGORY D



KEY:

——— – ——— INDICATES CENTERLINE OF NEW FOUNDATION PIER AND THICKEND SLAB UNLESS OTHERWISE NOTED

FOUNDATION PIER/WALL LEGEND

EXTERIOR FOUNDATION : 12X12 SOLID BRICK PIERS. VERIFY TOP OF FOUNDATION PIER WITH NEW STRUCTURE ELEVATION PROVIDED BY ARCHITECTURAL. GROUT INTERIOR PIER CORE SOLID. SEE 1/S5

INTERIOR FOUNDATION : 8" REINFORCED CMU FOUNDATION WALL. VERIFY TOP OF CMU WALL WITH NEW STRUCTURE ELEVATION PROVIDED BY ARCHITECTURAL. GROUT REINFORCED CELLS SOLID. SEE DETAIL 2/S5

INTERIOR FOUNDATION : 8X16 CMU PIERS AT NEW DROPPED GIRDER. REINFORCE WITH (2) #5 BARS. GROUT SOLID. VERIFY TOP OF FOUNDATION PIER WITH DROPPED GIRDER AND NEW STRUCTURE ELEVATION PROVIDED BY ARCHITECTURAL. SEE DETAIL 3/S5.

12X12 BRICK PIER NOTE:
12X12 BRICK PIERS TO ALIGN WITH PORCH COLUMNS. G.C. TO VERIFY CENTERLINE OF PORCH COLUMNS IN THE FIELD AND ADJUST DIMENSIONS ACCORDINGLY.

NOTE:

ALL DIMENSIONS TO BE VERIFIED WITH THE LATEST ARCHITECTURAL DRAWINGS AND IN THE FIELD BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.

1/S1 FOUNDATION PLAN

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

rev	drwn	chkd	appr	date	description

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SOUTH CAROLINA PROFESSIONAL ENGINEER 12-18-20 No. 21598 MICHAEL H. HANCE

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION MICHAEL H. HANCE, PE, LLC No. 3146

MICHAEL H. HANCE, PE LLC
STRUCTURAL ENGINEER
1133 Club Terrace
Mount Pleasant, South Carolina 29464
MT. PLEASANT OFFICE: (843) 856-2649

SCALE: AS SHOWN
DRAWN: MHH
DESIGN: MHH
APP'D: MHH
DEPT.: STRUCTURAL

PROJECT
STRUCTURAL RENOVATION
SQUIRE POPE CARRIAGE HOUSE
111 CALHOUN ST., BLUFFTON, SC

TITLE
FOUNDATION PLAN

STRUCTURAL RENOVATION

DWG NO:
S-1

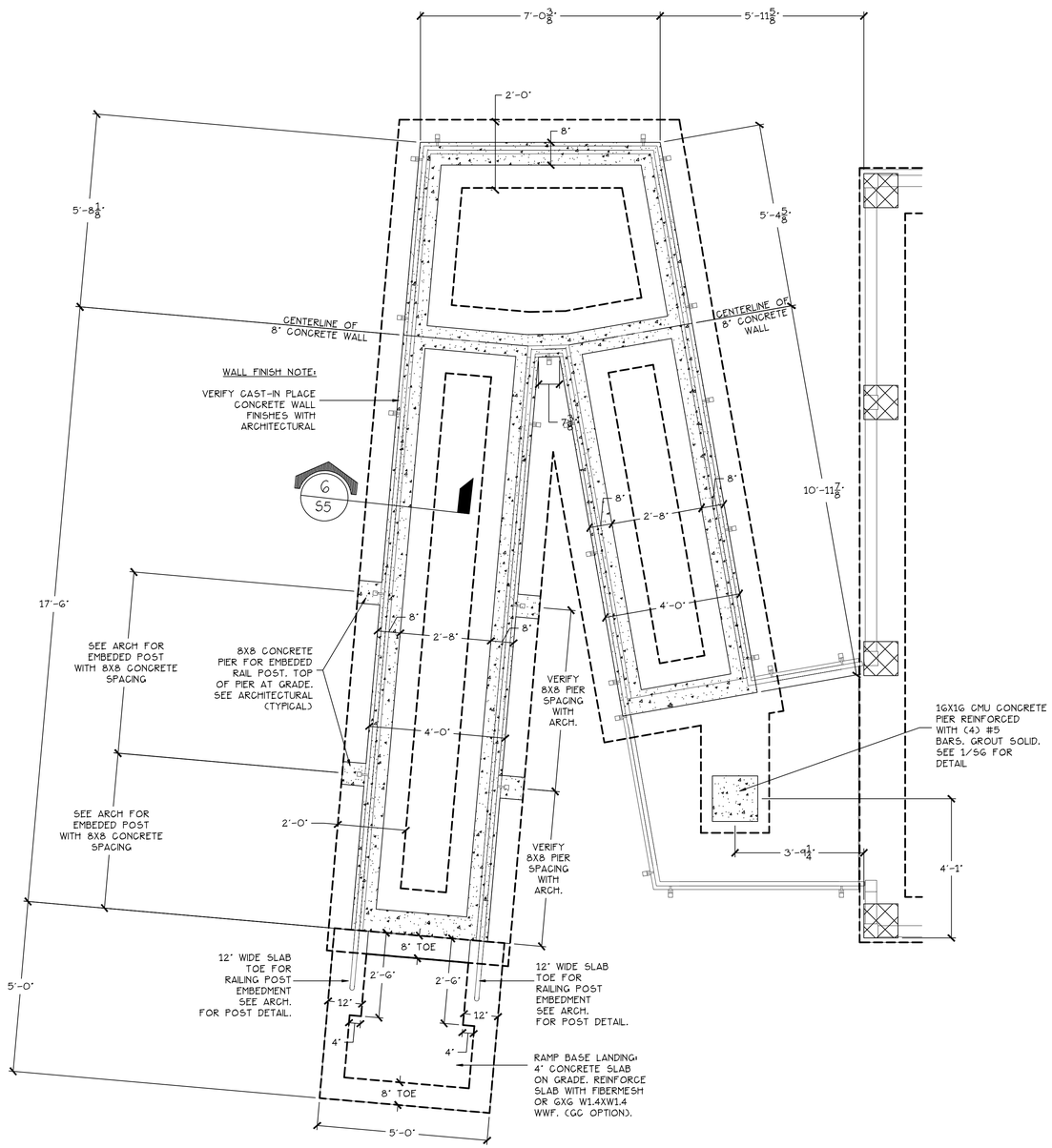
DATE:
December 18, 2020

FOUNDATION WALL LEGEND

8" CAST-IN PLACE REINFORCED CONCRETE RAMP WALL. G.C. TO VERIFY RAMP ELEVATIONS WITH ARCHITECTURAL AND IN THE FIELD WITH FINAL STRUCTURE ELEVATION. SEE G/S4 FOR RAMP WALL DETAIL.

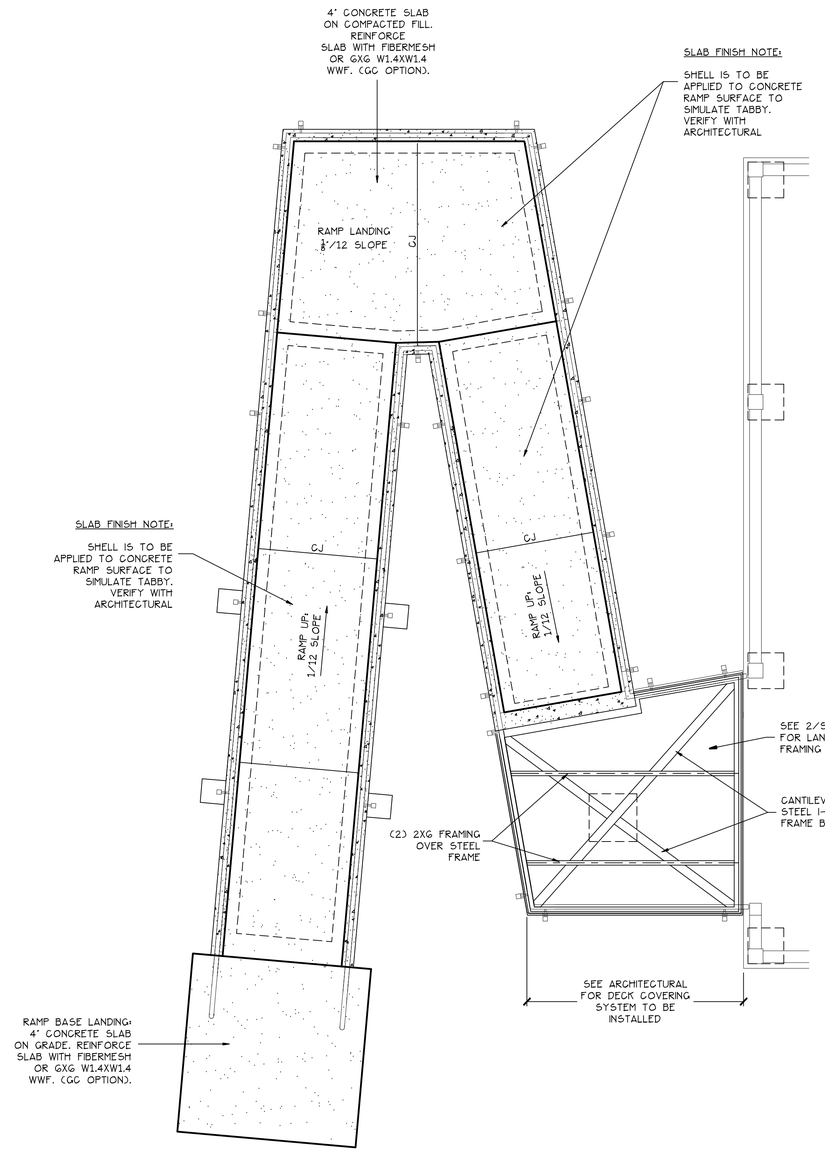
NOTE:

ALL DIMENSIONS TO BE VERIFIED WITH THE LATEST ARCHITECTURAL DRAWINGS AND IN THE FIELD BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.



1 S1A RAMP FOUNDATION PLAN

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



2 S1A RAMP SLAB PLAN

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

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PROJECT
STRUCTURAL RENOVATION
SQUIRE POPE CARRIAGE HOUSE
111 CALHOUN ST., BLUFFTON, SC

TITLE
RAMP FOUNDATION PLAN

STRUCTURAL RENOVATION

DWG NO:
S-1A

DATE:
December 18, 2020

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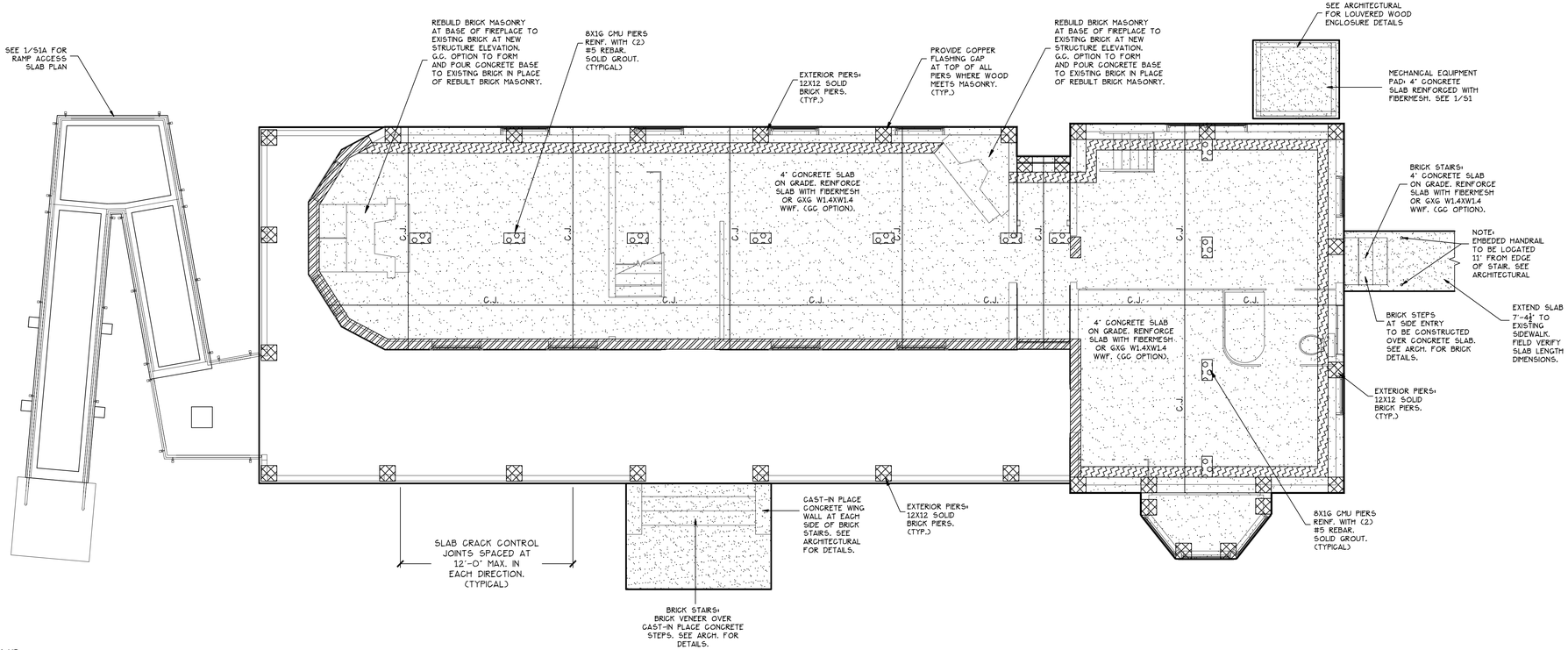

INFILL WALL LEGEND

CRAWLSPACE INFILL WALL: 8" CMU INFILL WALL AT PERIMETER OF MAIN HOUSE AS SHOWN TO ENCAPSULATE CRAWLSPACE AREA. TOP OF WALL TO MATCH TOP OF EXTERIOR PIERS. CELLS TO BE UNGROUTED. SEE DETAIL 4/S5.

FOUNDATION PIER/WALL LEGEND

EXTERIOR FOUNDATION : 12X12 SOLID BRICK PIERS. VERIFY TOP OF FOUNDATION PIER WITH NEW STRUCTURE ELEVATION PROVIDED BY ARCHITECTURAL. GROUT INTERIOR PIER CORE SOLID. SEE 1/S5

INTERIOR FOUNDATION : 8" REINFORCED CMU FOUNDATION WALL. VERIFY TOP OF CMU WALL WITH NEW STRUCTURE ELEVATION PROVIDED BY ARCHITECTURAL. GROUT REINFORCED CELLS SOLID. SEE DETAIL 2/S5

INTERIOR FOUNDATION : 8X16 CMU PIERS AT NEW DROPPED GIRDER. REINFORCE WITH (2) #5 BARS. GROUT SOLID. VERIFY TOP OF FOUNDATION PIER WITH DROPPED GIRDER AND NEW STRUCTURE ELEVATION PROVIDED BY ARCHITECTURAL. SEE DETAIL 3/S5.

NOTE:

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1/S2 SLAB PLAN

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

rev	drwn	chkd	appr	date	description

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SOUTH CAROLINA PROFESSIONAL ENGINEER 12-18-20 No. 21598 MICHAEL H. HANCE

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MT. PLEASANT OFFICE: (843) 856-2649

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APP'D: MHH
DEPT.: STRUCTURAL

PROJECT
STRUCTURAL RENOVATION
SQUIRE POPE CARRIAGE HOUSE
111 CALHOUN ST., BLUFFTON, SC

TITLE
SLAB PLAN

STRUCTURAL RENOVATION

DWG NO:
S-2

DATE:
December 18, 2020

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EXTERIOR WALL STUD FRAMING:

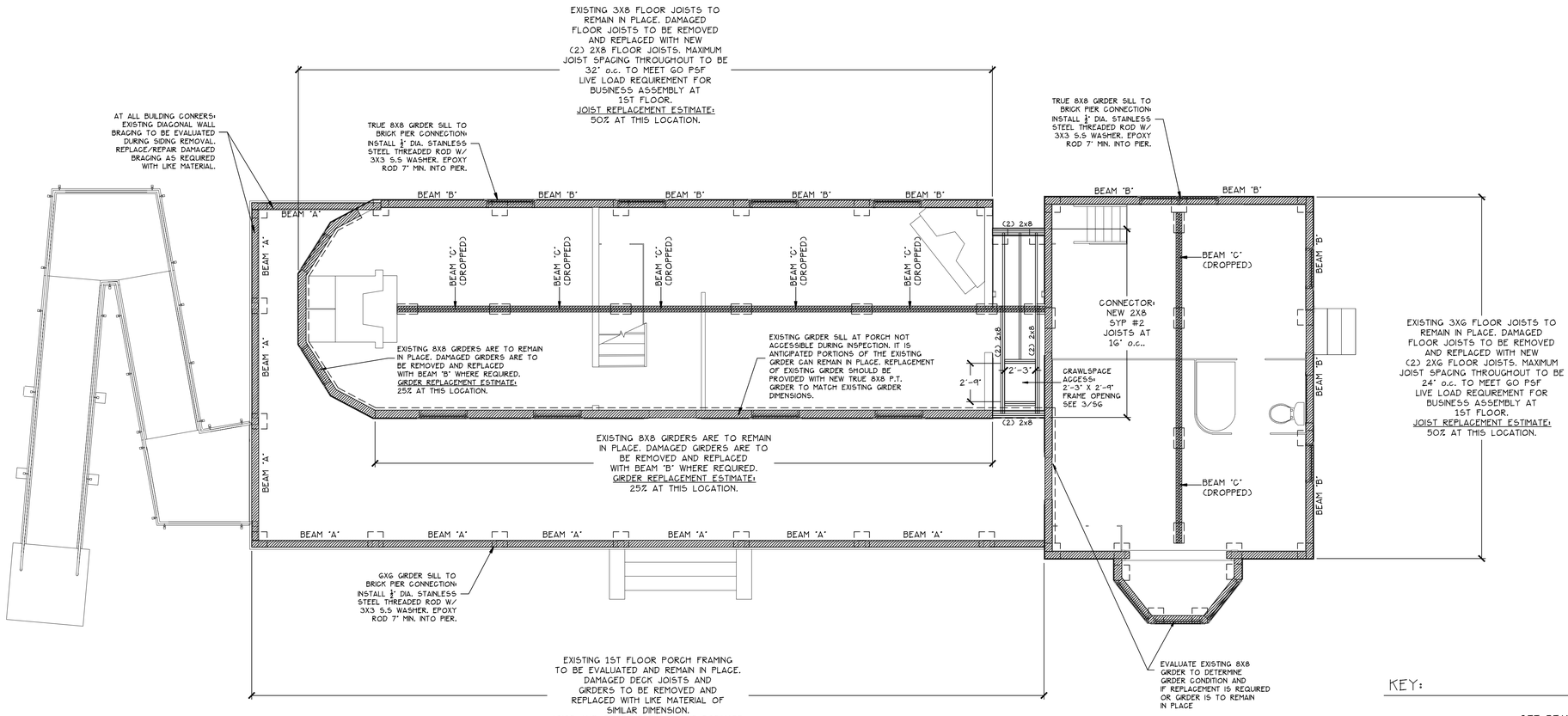
1. EXISTING WALL STUDS TO BE EVALUATED FOLLOWING REMOVAL OF EXISTING SIDING THROUGHOUT.
2. DAMAGED WALL STUDS ARE TO BE REPLACED WITH NEW WALL STUDS OF LIKE MATERIAL AND SIMILAR DIMENSION.
3. SEE S5 FOR BASE OF WALL ANCHORAGE AND UPLIFT STRAPPING.
4. AT ALL BUILDING CORNERS: EXISTING DIAGONAL WALL BRACING TO BE EVALUATED DURING SIDING REMOVAL. REPLACE/REPAIR DAMAGED BRACING AS REQUIRED WITH LIKE MATERIAL.

EXTERIOR SIDING NOTE:

1. EXISTING SIDING BOARDS. REFASTEN EXISTING BOARDS WHERE REQUIRED. REPAIR/ REPLACE DAMAGED BOARDS AS REQUIRED WITH LIKE MATERIAL OF SIMILAR DIMENSION.
2. FOLLOWING REMOVAL OF EXISTING SIDING. INSTALL NEW INSULATION AND COVER STUDS WITH HIGH TECH FELT BARRIER OVER 1/4" EXT. GRADE PLYWOOD SHEATHING.
3. DUE TO THE AGE OF THE STRUCTURE. TEMPORARY SHORING OF THE STRUCTURE SHOULD BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING SIDING. TEMPORARY SHORING CAN BE REMOVED FOLLOWING INSTALLATION OF NEW SIDING.

RAFTER UPLIFT NOTE:

1. INSTALL SIMPSON H2.5A HURRICANE STRAP AT EACH RAFTER TO WALL CONNECTION.
2. INSTALL STAINLESS STEEL SIMPSON CS16 TIE FROM TOP PLATE TO STUD IN LINE WITH SIMPSON CS16 INSTALLATION AT BASE OF WALL. EXTEND CS16 TIE 14" MIN. BELOW TOP PLATE ALONG STUD (TYPICAL)



KEY:

SEE BEAM SCHEDULE FOR SIZE AND DEPTH.

BEAM SCHEDULE:

BEAM "A" –	6" H X 6" W PRESSURE TREATED GIRDER SILL.
BEAM "B" –	TRUE 8" H X 8" W PRESSURE TREATED GIRDER SILL. GIRDER TO MATCH EXISTING MATERIAL.
BEAM "C" –	(3) 2X8 SYP #2 BEAM. (PRESS. TREATED DROPPED GIRDER)

NOTE:

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1/S3 1ST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

rev	drwn	chkd	appr	date	description

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PROJECT
STRUCTURAL RENOVATION
SQUIRE POPE CARRIAGE HOUSE
111 CALHOUN ST., BLUFFTON, SC

TITLE
GIRDER FRAMING PLAN

STRUCTURAL RENOVATION

DWG NO:
S-3

DATE:
December 18, 2020

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3. CONTRACTOR TO NOTIFY STRUCTURAL ENGINEER OF ANY UNUSUAL AND/OR EXCESSIVE LOADS DUE TO EQUIPMENT OR CONSTRUCTION REQUIREMENTS.
4. THESE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY ARCHITECTURAL AND DRAWING/DOCUMENTS RELATING TO OTHER TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN CHECK AND COORDINATION OF DIMENSIONS, CLEARANCES, ETC. WITH THE WORK OF THE OTHER TRADES. IN CASE OF CONFLICT, CONTACT ENGINEER.
5. WORK NOT INDICATED AS PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT AT CORRESPONDING PLACES SHALL BE REPEATED.
6. ALL SECTIONS AND DETAILS ARE TYPICAL AT SIMILAR LOCATIONS AND WHERE APPLICABLE.
7. THE CONTRACTOR SHALL CONSTRUCT THIS PROJECT IN ACCORDANCE WITH 2018 INTERNATIONAL BUILDING CODE AND ALL APPLICABLE BUILDING CODES.
8. THE DESIGN PROFESSIONALS SHALL HAVE NO CONTROL OVER NOR RESPONSIBILITY FOR THE CONTRACTOR'S MEANS, METHODS, SEQUENCE, TECHNIQUES, OR PROCEDURES IN PERFORMING THE WORK, SITE SAFETY, OR SAFETY PROGRAMS IN CONNECTION WITH THE WORK. THESE ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR, WHO IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL HEALTH AND SAFETY PRECAUTIONS AS REQUIRED BY ANY REGULATORY AGENCIES.
9. THE CONTRACTOR TO NOTIFY ENGINEER OF ADDITIONAL FRAMING TO BE PROVIDED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

EXTERIOR WALL STUD FRAMING:

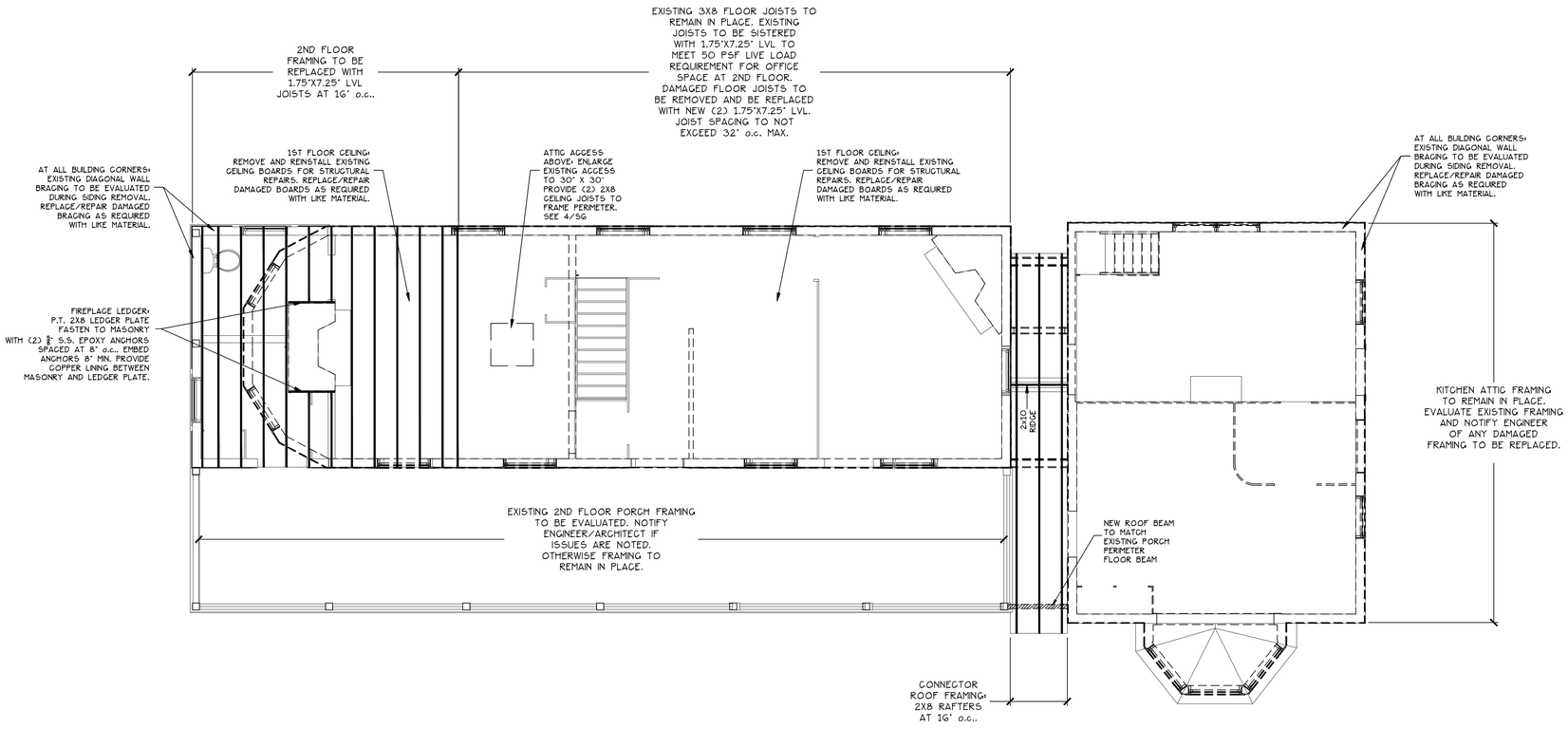
1. EXISTING WALL STUDS TO BE EVALUATED FOLLOWING REMOVAL OF EXISTING SIDING THROUGHOUT.
2. DAMAGED WALL STUDS ARE TO BE REPLACED WITH NEW WALL STUDS OF LIKE MATERIAL AND SIMILAR DIMENSION.
3. SEE S5 FOR BASE OF WALL ANCHORAGE AND UPLIFT STRAPPING.
4. AT ALL BUILDING CORNERS: EXISTING DIAGONAL WALL BRACING TO BE EVALUATED DURING SIDING REMOVAL. REPLACE/REPAIR DAMAGED BRACING AS REQUIRED WITH LIKE MATERIAL.

EXTERIOR SIDING NOTE:

1. EXISTING SIDING BOARDS. REFASTEN EXISTING BOARDS WHERE REQUIRED. REPAIR/ REPLACE DAMAGED BOARDS AS REQUIRED WITH LIKE MATERIAL OF SIMILAR DIMENSION.
2. FOLLOWING REMOVAL OF EXISTING SIDING. INSTALL NEW INSULATION AND COVER STUDS WITH HIGH TECH FELT BARRIER OVER 1/4" EXT. GRADE PLYWOOD SHEATHING.
3. DUE TO THE AGE OF THE STRUCTURE. TEMPORARY SHORING OF THE STRUCTURE SHOULD BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING SIDING. TEMPORARY SHORING CAN BE REMOVED FOLLOWING INSTALLATION OF NEW SIDING.

RAFTER UPLIFT NOTE:

1. INSTALL SIMPSON H2.5A HURRICANE STRAP AT EACH RAFTER TO WALL CONNECTION.
2. INSTALL STAINLESS STEEL SIMPSON CS16 TIE FROM TOP PLATE TO STUD IN LINE WITH SIMPSON CS16 INSTALLATION AT BASE OF WALL. EXTEND CS16 TIE 14" MIN. BELOW TOP PLATE ALONG STUD (TYPICAL)



KEY:

SEE BEAM SCHEDULE FOR SIZE AND DEPTH.

BEAM SCHEDULE:

BEAM "A" –	6" H X 6" W PRESSURE TREATED GIRDER SILL.
BEAM "B" –	TRUE 8" H X 8" W PRESSURE TREATED GIRDER SILL. GIRDER TO MATCH EXISTING MATERIAL.
BEAM "C" –	(3) 2X8 SYP #2 BEAM. (PRESS. TREATED DROPPED GIRDER)

NOTE:

ALL DIMENSIONS TO BE VERIFIED WITH THE LATEST ARCHITECTURAL DRAWINGS AND IN THE FIELD BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.

1/S4 2ND FLOOR FRAMING PLAN

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

Section IX. Item #3.

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SOUTH CAROLINA PROFESSIONAL ENGINEER 12-18-20 No. 21598 MICHAEL H. HANCE

SOUTH CAROLINA MICHAEL H. HANCE, PE, LLC No. 3146 CERTIFICATE OF AUTHORIZATION

MICHAEL H. HANCE, PE LLC
STRUCTURAL ENGINEER
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MT. PLEASANT OFFICE: (843) 856-2649

SCALE: AS SHOWN
DRAWN: MHH
DESIGN: MHH
APP'D: MHH
DEPT.: STRUCTURAL

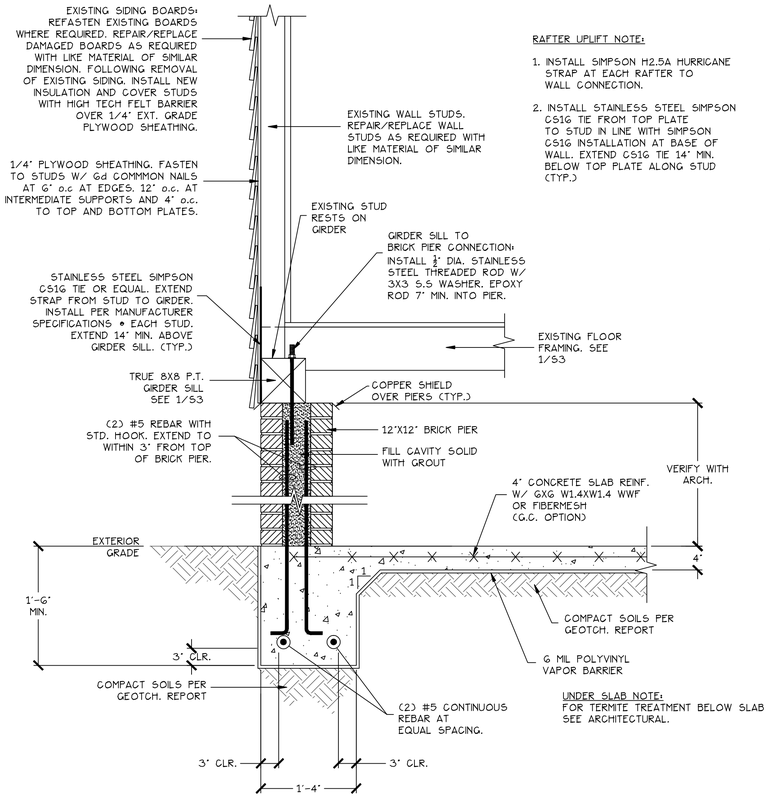
PROJECT
STRUCTURAL RENOVATION
SQUIRE POPE CARRIAGE HOUSE
111 CALHOUN ST., BLUFFTON, SC

TITLE
2ND FLOOR FRAMING PLAN

STRUCTURAL RENOVATION

DWG NO:
S-4

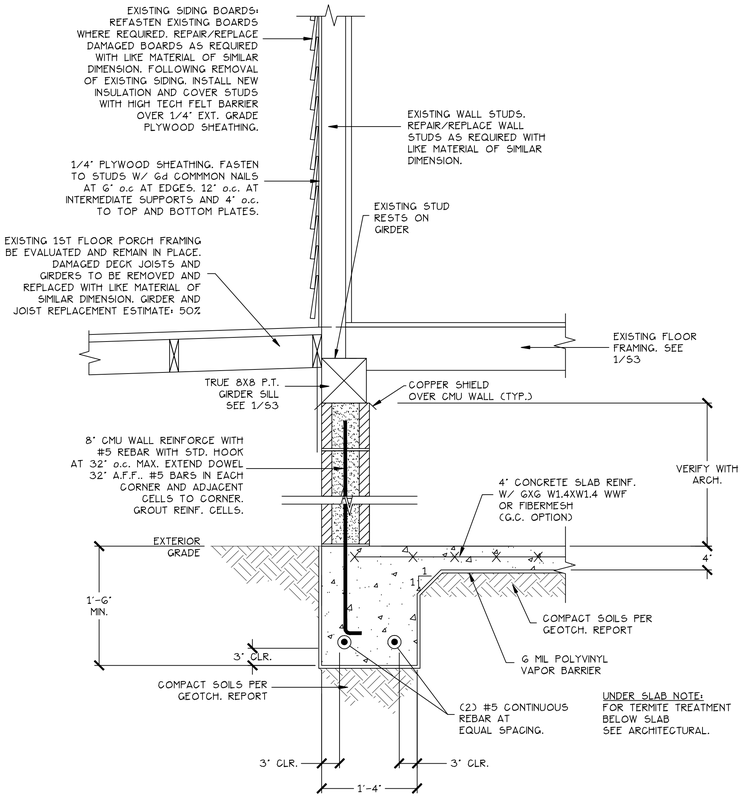
DATE:
December 18, 2020



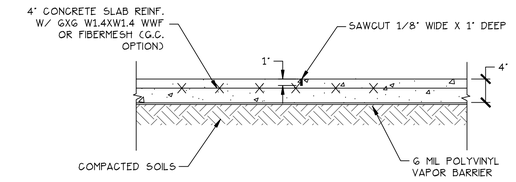
RAFTER UPLIFT NOTE:

1. INSTALL SIMPSON H2.5A HURRICANE STRAP AT EACH RAFTER TO WALL CONNECTION.
2. INSTALL STAINLESS STEEL SIMPSON CS1G TIE FROM TOP PLATE TO STUD IN LINE WITH SIMPSON CS1G INSTALLATION AT BASE OF WALL. EXTEND CS1G TIE 14" MIN. BELOW TOP PLATE ALONG STUD (TYP.)

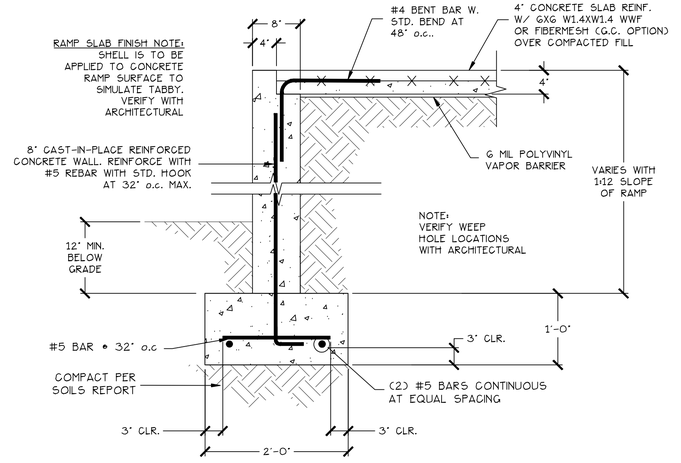
1 / S5 EXTERIOR WALL SECTION (TYPICAL)
SCALE: 1" = 1'-0"



2 / S5 8" CMU WALL SECTION (TYPICAL)
SCALE: 1" = 1'-0"



5 / S5 CRACK CONTROL JOINT (C.J.)
SCALE: 1" = 1'-0"



6 / S5 RAMP WALL SECTION (TYPICAL)
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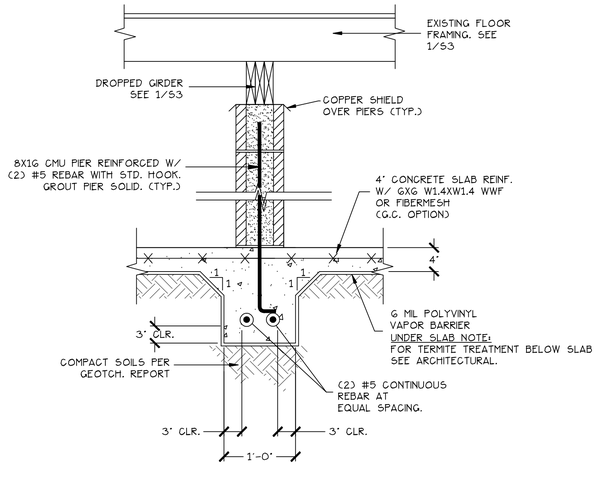
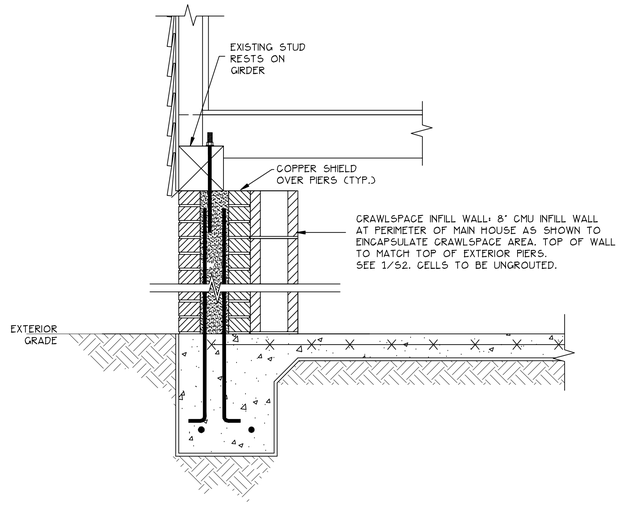
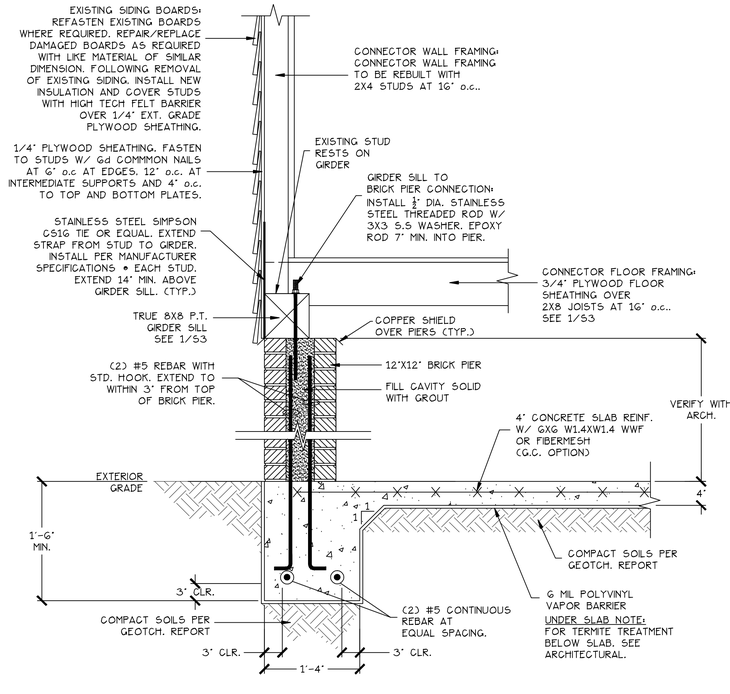


3 / S5 EXTERIOR WALL SECTION (TYPICAL)
SCALE: 1" = 1'-0"



4 / S5 INFILL WALL SECTION (TYPICAL)
SCALE: 1" = 1'-0"



7 / S5 CONNECTOR WALL SECTION
SCALE: 1" = 1'-0"

Section IX. Item #3.

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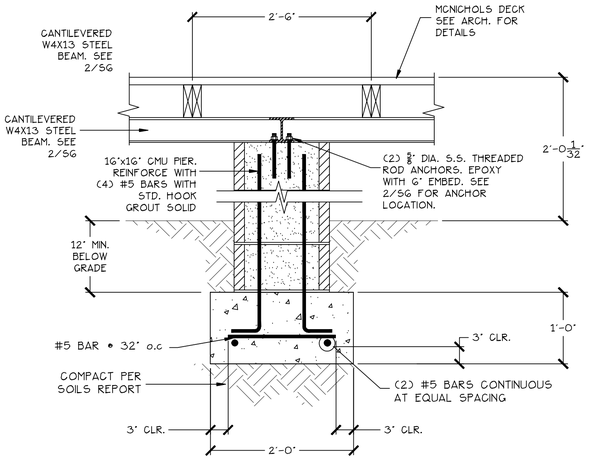
PROJECT
STRUCTURAL RENOVATION
SQUIRE POPE CARRIAGE HOUSE
111 CALHOUN ST., BLUFFTON, SC

TITLE
FOUNDATION DETAILS

STRUCTURAL RENOVATION

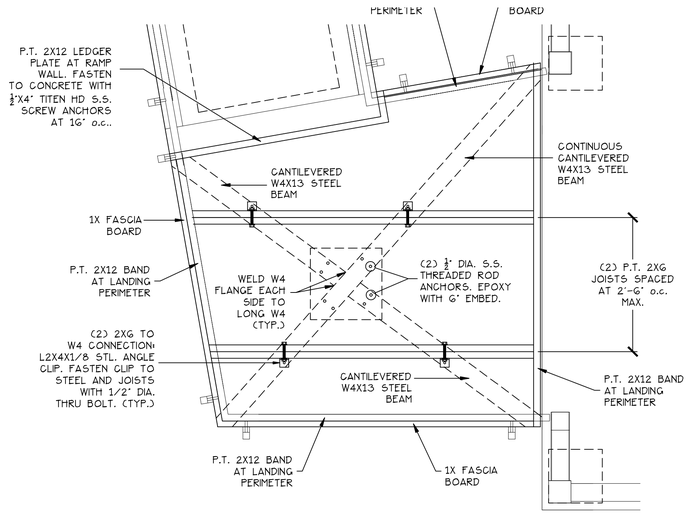
DWG NO:
S-5

DATE:
December 18, 2020



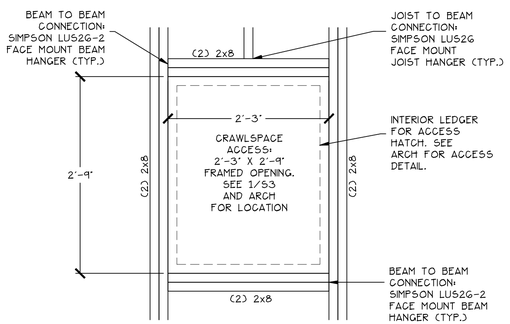
1/S6 RAMP PIER SECTION (TYPICAL)

SCALE: 1" = 1'-0"



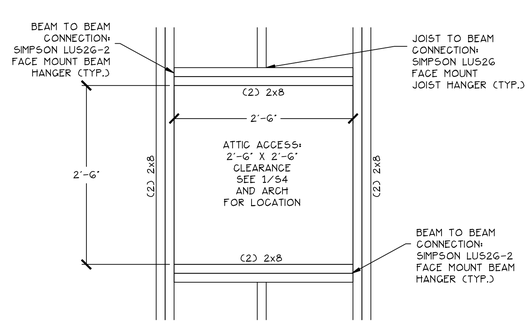
2/S6 RAMP LANDING FRAMING PLAN

SCALE: 3/4"=1'-0"



3/S6 CRAWLSPACE ACCESS PLAN

SCALE: 1" = 1'-0"



4/S6 ATTIC ACCESS PLAN

SCALE: 1" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE PRIOR TO STARTING WORK AND SHALL NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING SITE CONDITIONS THAT ARE NOT CONSISTENT WITH THE CONSTRUCTION DOCUMENTS.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND ERECTION OF AN ADDITIONAL TEMPORARY BRACING AND SHORING PROVIDED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
3. CONTRACTOR TO NOTIFY STRUCTURAL ENGINEER OF ANY UNUSUAL AND/OR EXCESSIVE LOADS DUE TO EQUIPMENT OR CONSTRUCTION REQUIREMENTS.
4. THESE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY ARCHITECTURAL AND DRAWING/DOCUMENTS RELATING TO OTHER TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN CHECK AND COORDINATION OF DIMENSIONS, CLEARANCES, ETC. WITH THE WORK OF THE OTHER TRADES. IN CASE OF CONFLICT, CONTACT ENGINEER.
5. WORK NOT INDICATED AS PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT AT CORRESPONDING PLACES SHALL BE REPEATED.
6. ALL SECTIONS AND DETAILS ARE TYPICAL AT SIMILAR LOCATIONS AND WHERE APPLICABLE.
7. THE CONTRACTOR SHALL CONSTRUCT THIS PROJECT IN ACCORDANCE WITH 2018 INTERNATIONAL BUILDING CODE AND ALL APPLICABLE BUILDING CODES.
8. THE DESIGN PROFESSIONALS SHALL HAVE NO CONTROL OVER NOR RESPONSIBILITY FOR THE CONTRACTOR'S MEANS, METHODS, SEQUENCE, TECHNIQUES, OR PROCEDURES IN PERFORMING THE WORK. SITE SAFETY, OR SAFETY PROGRAMS IN CONNECTION WITH THE WORK. THESE ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR, WHO IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL HEALTH AND SAFETY PRECAUTIONS AS REQUIRED BY ANY REGULATORY AGENCIES.
9. THE CONTRACTOR TO NOTIFY ENGINEER OF ADDITIONAL FRAMING TO BE PROVIDED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

BUILDING DESIGN CRITERIA:

1. STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING:

   2018 INTERNATIONAL BUILDING CODE

   MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE-7-10)

2. THE FOLLOWING MINIMUM DESIGN LOADS APPLY TO THIS PROJECT:

   RISK CATEGORY II

   A. 1st FLOOR LIVE LOAD = 60 PSF (BUISINESS ASSEMBLY)
      2nd FLOOR LIVE LOAD = 50 PSF (OFFICE SPACE)
   B. ROOF LIVE LOAD = 20 PSF
   C. GROUND SNOW LOAD Pg = 5 PSF
   D. WIND LOADS PER 2018 IBC
      ULTIMATE DESIGN WIND SPEED, Vult = 147 MPH
      NOMINAL DESIGN WIND SPEED, Vasd = 114 MPH
      WIND IMPORTANCE FACTOR, Iw = 1.00
      WIND EXPOSURE CATEGORY D
   E. SEISMIC LOADS PER 2018 IBC
      SEISMIC IMPORTANCE FACTOR = 1.00
      SEISMIC USE GROUP II
      SITE CLASS D (ASSUMED)
      SEISMIC DESIGN CATEGORY D

SPECIAL INSPECTIONS:

SPECIAL INSPECTIONS PER THE 2018 INTERNATIONAL BUILDING CODE TO BE REQUIRED FOR THE FOLLOWING:

A. 1705.3 - CONCRETE CONSTRUCTION
B. 1705.6 - SOILS

PRIOR TO PERFORMING ANY SITEWORK CONTRACTOR TO REVIEW FOUNDATION EXPLORATION AND SOILS INVESTIGATION PROVIDED BY GEOTECHNICAL ENGINEER:

REFERENCE NO. 11214147-00 JUNE 9, 2020 REPORT
ROBIN M. MOUTRAY, PE
GEOTECHNICAL ENGINEER
GHD SERVICES LTD.
57C SHERIDAN PARK CIRCLE, BLUFFTON, SC 29910
(843) 815-5120

GENERAL FOUNDATION SPECIFICATIONS:

1. CONCRETE ANALYSIS HAS BEEN BASED UPON AMERICAN CONCRETE INSTITUTE ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
2. FOUNDATIONS WERE DESIGNED BASED UPON AN ASSUMED MAXIMUM ALLOWABLE SOIL BEARING CAPACITY OF 1500 PSF FOR WALL FOOTINGS AND 1500 PSF FOR COLUMN FOUNDATIONS ON NATURAL SOIL. ALL FOUNDATIONS AND FOOTINGS ON FILL SOILS HAVE BEEN BASED UPON AN ASSUMED MAXIMUM ALLOWABLE SOIL BEARING CAPACITY OF 1500 PSF.
3. REINFORCING STEEL MEETING REQUIREMENTS OF ASTM A615 GRADE 60 DEFORMED SHALL BE PLACED AND HANDLED PER CONCRETE REINFORCING INSTITUTE "MANUAL OF STANDARD PRACTICE." REINFORCING STEEL SHALL HAVE A MINIMUM CLEAR DISTANCE OF 3" FROM SIDES AND BOTTOM, AND 2" FROM TOP OF FOOTING UNLESS OTHERWISE NOTED.

CONCRETE:

1. ALL CONCRETE AND REBAR SHALL BE INSTALLED ACCORDING TO STANDARDS SET FORTH BY THE LATEST EDITION OF ACI - 318.
2. 28 DAY CONCRETE MINIMUM COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS: FOOTINGS AND SLABS = 3000 PSI MIN. NO CALCIUM CHLORIDE SHALL BE USED IN MIX.
3. THE CONTRACTOR SHALL TAKE ADDITIONAL PRECAUTIONS WHEN CONCRETE IS TO BE PLACED AND CURED DURING COLD AND HOT WEATHER IS ADVISED THAT THE CONTRACTOR FOLLOW THE RECOMMENDATIONS PRESCRIBED BY AMERICAN CONCRETE INSTITUTE FOR COLD AND HOT WEATHER CONSTRUCTION.
4. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE SITE UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
5. REINFORCING STEEL MEETING REQUIREMENTS OF ASTM A615 GRADE 60 DEFORMED SHALL BE PLACED AND HANDLED PER CONCRETE REINFORCING INSTITUTE "MANUAL OF STANDARD PRACTICE." REINFORCING STEEL SHALL HAVE A MINIMUM CLEAR DISTANCE OF 3" FROM SIDES AND BOTTOM, AND 2" FROM TOP OF FOOTING UNLESS OTHERWISE NOTED.
6. PROVIDE PROPERLY TIED SPACERS, CHAIRS, BOLSTERS, ETC. AS REQUIRED AND NECESSARY TO ASSEMBLE, PLACE, SUPPORT, ALL REINFORCING USE WIRE BAR TYPE SUPPORTS COMPLYING WITH CRSI RECOMMENDATIONS. USE PLASTIC TIP LEGS ON ALL EXPOSED CONCRETE.

MASONRY:

1. FILL ALL CELLS BELOW FLOOR LEVEL OR CONTAINING REBAR WITH 2500 PSI GROUT. GROUTS SHALL BE PLACED IN LIFTS NO HIGHER THAN 5 FEET. MASONRY UNITS SHALL BE CLEAN AND DRY.
2. THE CONTRACTOR SHALL INSTALL SUFFICIENT REBAR PLACEMENT WALL TIES TO ENSURE THE PROPER PLACEMENT OF ALL HORIZONTAL AND VERTICAL REBAR.
3. RUNNING BOND MASONRY TO HAVE HORIZONTAL JOINT REINFORCEMENT @ 16" ON CENTER VERTICALLY. PREFORMED BED JOINT REINFORCEMENT SHALL BE USED AT ALL WALL CORNERS AND INTERSECTIONS.
4. STACKED BOND MASONRY TO HAVE HORIZONTAL JOINT REINFORCEMENT @ 16" ON CENTER VERTICALLY. PREFORMED BED JOINT REINFORCEMENT SHALL BE USE AT ALL WALL CORNERS AND INTERSECTIONS.
5. MASONRY REBAR LAP SPLICES SHALL BE:
   #4 BARS = 24" LAP
   #5 BARS = 30" LAP
   #6 BARS = 36" LAP
   #7 BARS = 42" LAP
   #8 BARS = 48" LAP
6. CONCRETE MASONRY TO HAVE A MINIMUM F'M OF 1500 PSI. THIS IS TO BE ACHEIVED BY A CONCRETE BLOCK MASONRY UNIT WITH A NET AREA COMPRESSIVE STRENGTH OF 2000 PSI WHEN USED IN CONJUNCTION WITH WITH TYPE M OR TYPE S MORTAR.
7. ALL MASONRY SHALL BE PLACED IN FULL MORTAR BED. ALL MORTAR SHALL BE TYPE "M" OR "S".
8. THE INTERSECTION OF ALL MASONRY WALLS SHALL BE TIED WITH A 1-1/4" X 1/4" BY 30" LONG STRAP WITH A 3"-90 DEGREE BEND AT EACH END. STEEL STRAPS SHALL BE PLACED IN THE MORTAR BEDS AT48" ON CENTER VERTICALLY.
9. THE CONTRACTOR SHALL TAKE ADDITIONAL PRECAUTIONS WHEN MASONRY IS TO BE CONSTRUCTED DURING COLD WEATHER (AMBIENT TEMPERATURE BELOW 40 DEGREES FAHRENHEIT). DURING HOT CONDITIONS (ABOVE 90 DEGREES) PRECAUTIONS SHALL BE TAKEN TO MINIMIZE EXCESS HEAT IN THE MASONRY UNITS, WATER AND MORTAR IT IS ADVISED THAT THE CONTRACTOR FOLLOW THE RECOMMENDATIONS PRESCRIBED BY THE PORTLAND CEMENT ASSOCIATION FOR COLD AND HOT WEATHER CONDITIONS.

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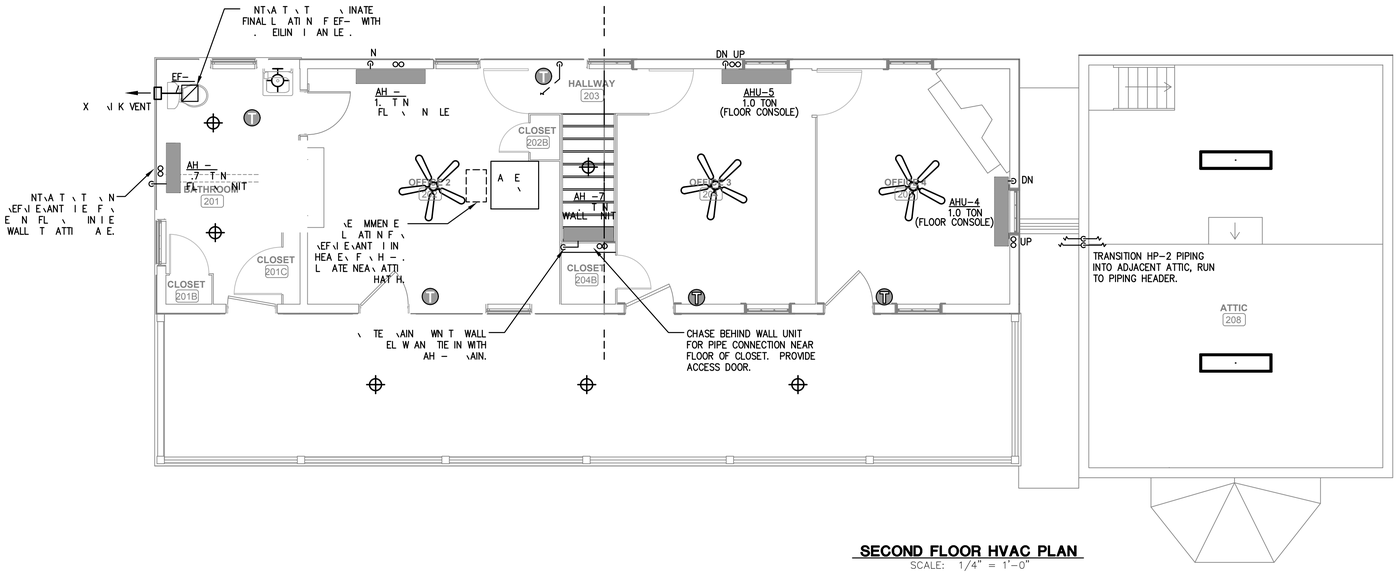
PROJECT
STRUCTURAL RENOVATION
SQUIRE POPE CARRIAGE HOUSE
111 CALHOUN ST., BLUFFTON, SC

TITLE
SECTIONS AND NOTES

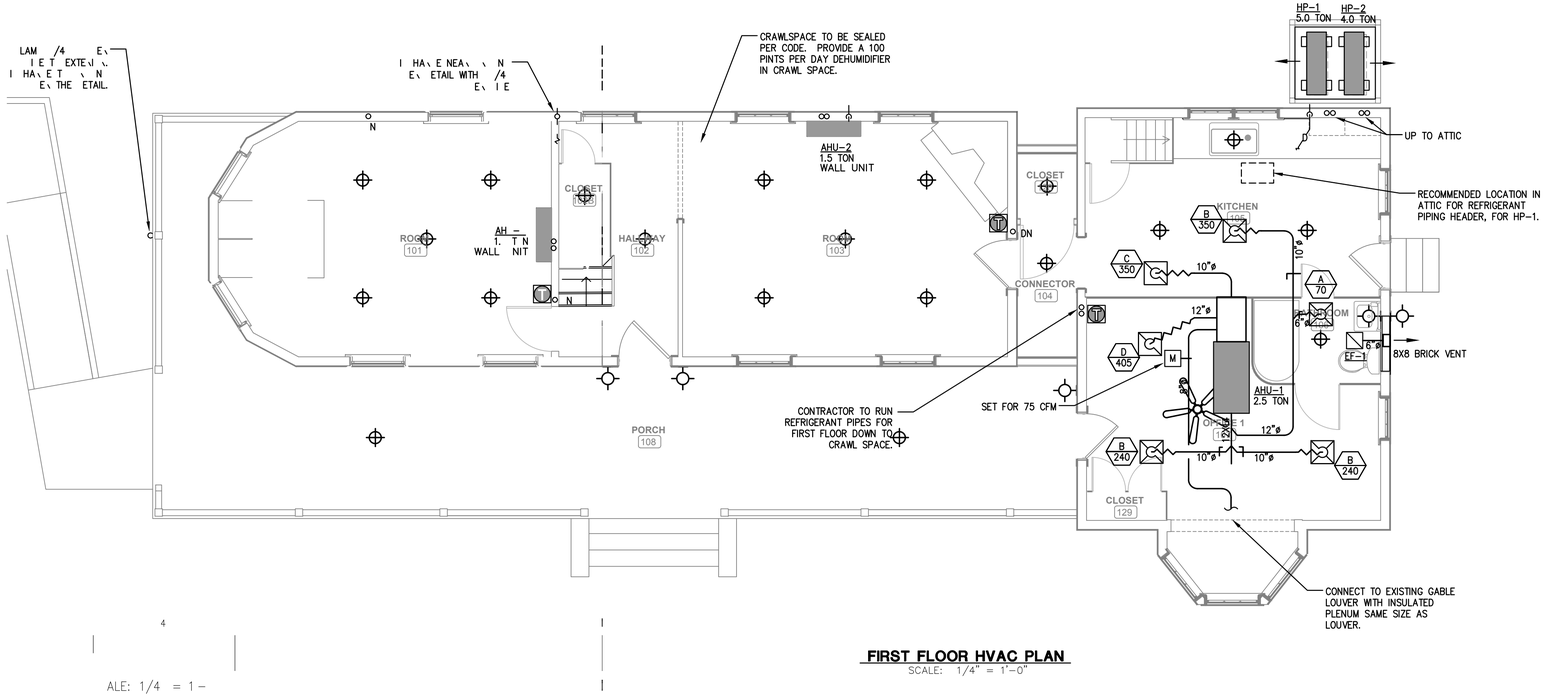
STRUCTURAL RENOVATION

DWG NO:
S-6

DATE:
December 18, 2020



SECOND FLOOR HVAC PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR HVAC PLAN
SCALE: 1/4" = 1'-0"

ALE: 1/4 = 1 -

CONDENSATE DRAIN NOTES:

1. GRAVITY DRAIN IS PREFERRED. PUMP CONDENSATE AS REQUIRED.
2. ALL UNITS MUST HAVE FACTORY DRAIN PAN OVERFLOW SENSOR
3. FACTORY VINYL TUBING MAY BE USED FOR SHORT HORIZONTAL OR LONG VERTICAL RUNS. FOR LONG CONCEALED HORIZONTAL RUNS, USE 3/4" PVC.
4. WHERE CONDENSATE IS EXPOSED, USE 3/4" COPPER.
5. CONTACT ENGINEER FOR GUIDANCE ON SIZING OF CONDENSATE PIPES FOR MULTIPLE UNITS GANGED.
6. IF CONTRACTOR SEES A BETTER PIPE CHASE OTHER THAN WHAT IS INDICATED ON DRAWINGS, HE MAY USE IT. PLEASE NOTIFY ENGINEER.
7. PROVIDE ACCESS FOR CLEANOUTS AT MIN. (1) LOCATION PER DRAIN SYSTEM.
8. ALL CONDENSATE MUST BE DISCHARGED OUTDOORS AT ROOF, GUTTER, OR PER THE DETAIL.

WALL HUNG MAINTENANCE NOTES:

RECOMMEND BI-ANUAL MAINTENANCE SERVICE TO INCLUDE:

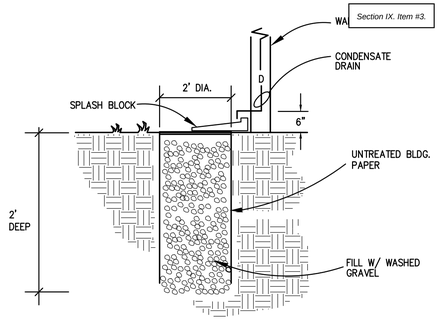
1. CLEAN DRAIN PAN AND SNAKE DRAIN.
2. CLEAN AND SERVICE CONDENSATE PUMP IF PRESENT.
3. VERIFY THAT THERMOSTAT SETTINGS REMAIN WHAT THE OWNER WANTS, E.G., OSCILLATING LOUVER, SCHEDULE, DRY MODE OR REGULAR MODE, OCCUPIED/UNOCCUPIED TEMPERATURES, FAN SPEED, ETC.
4. CLEAN COIL. RECOMMENDED METHOD IS WITH A STEAM CLEANER WAND. SECOND BEST WAY IS WITH CLEANING SPRAY AND COMPRESSED AIR.
5. VACUUM FILTER AND/OR REPLACE AS NECESSARY.
6. CHECK UNIT DELTA T TO BE AT LEAST 18 DEGREES IN COOLING. IF LOW, CHECK REFRIGERANT LEVEL.
7. CLEAN DEBRIS OFF CONDENSING UNIT.

DEMOLITION NOTES:

1. DEMOLISH ALL HVAC AND PATCH.

LEGEND

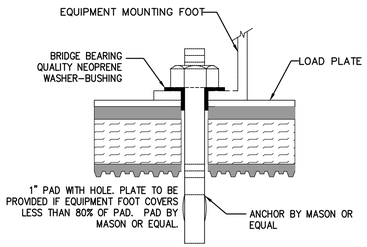
SINGLE LINE	DOUBLE LINE	
		RIGID RECTANGULAR DUCT
		RIGID ROUND DUCT
		FLEX DUCT
		STANDARD BRANCH (CONVERGING OR DIVERGING) W/ 45° ENTRY/EXIT BOOT
		STANDARD BRANCH (CONVERGING OR DIVERGING) W/ 45° ENTRY/EXIT BOOT
		RECTANGULAR INCREASER/DECREASER
		ROUND INCREASER/DECREASER
		RECTANGULAR WYE TURNING VANES
		RECTANGULAR TEE ELBOW W/ TURNING VANES
		ROUND T-FITTING
		RECTANGULAR ELBOW W/ TURNING VANES
		ROUND/OVAL GORED ELBOW (0 TO 90°)
		RECTANGULAR TRANSITION
		ROUND TRANSITION
A 400		AIR DISTRIBUTION DEVICE WITH CFM INDICATED
		SUPPLY
		RETURN/EXHAUST
T		THERMOSTAT (4'-0" AFF)
T		THERMOSTAT (4'-0" AFF) WITH LOCKING GYM-GRADE COVER
		MANUAL VOLUME DAMPER (BUTTERFLY TYPE)
D		DRAIN PIPING
AHU		AIR HANDLING UNIT
HP		HEAT PUMP
EF		EXHAUST FAN
AFF		ABOVE FINISHED FLOOR
AD		ACCESS DOOR
M		MOTORIZED DAMPER



FRENCH DRAIN DETAIL

NO SCALE

NOTES:
1. COORDINATE DRAIN PIPE IN WALL AND ANY PENETRATIONS THROUGH SLABS WITH GC.
2. DO NOT DISCHARGE CONDENSATE ON A SIDE WALK OR DRIVEWAY. COORDINATE ISSUES WITH GC AND ENGINEER.



NOTES:

1.) PAD-MOUNTED UNIT: BOLT UNIT TO PAD THROUGH VIBRATION PAD WITH ANCHOR BOLT, ANGLE, AND BUSHING.
2.) SUSPENDED AHU: BOLT ANGLE FRAME TO AHU WITH BOLT AND BUSHING. BOLT THRU NEOPRENE PAD. HANGER RODS MUST BE BOLTED TO AHU ANGLE FRAME. UNIT MUST BE BOLTED TO FRAME. SEE OTHER DETAILS.
3.) OPTIONAL: FLOOR MOUNTED AHU: BOLT ANGLE FRAME TO FLOOR WITH ANCHOR BOLT AND BUSHING. BOLT THRU NEOPRENE PAD. FRAME MUST BE BOLTED TO FLOOR OUTSIDE OF EMERGENCY PAN.

SOUTH CAROLINA
CHARLESTON ENGINEERING
No. C00584
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 20539
ROBERT F. TURNER
12/21/2020

Charleston Engineering
Mechanical, Plumbing & Electrical
125 B Wappoo Creek Dr.
Charleston, SC 29412
843-762-4242

MEADORS, INC.
843.723.8585 □ CHARLESTON, SC ■ 2811 AZALEA DRIVE

SQUIRE POPE CARRIAGE HOUSE

111 Calhoun Street
Bluffton, SC 29910

PERMIT SET
DECEMBER 2020

HVAC PLAN

M101

[illegible]

TA	MAN FA T \E\ \ E\ AL	M EL	FM	IN W	H OR WATTS	DRIVE	ELECTRICAL V/ø	FAN RPM	SONES	MOUNTING	REMARKS
EF-1	\EENHE K	-A	7	.		DIRECT	115/1	900	1.4	CEILING	1,2,3

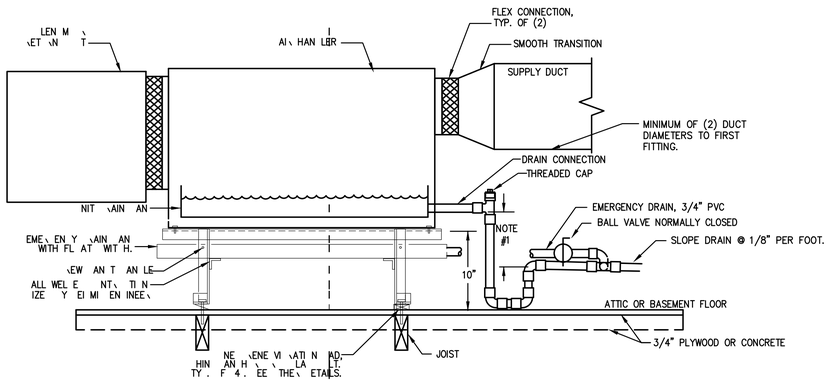
\EMA\K :
1. I NNE T WIT H
. A K \AFT AM E\
. FAN EE NT\ L M NT A VE EILIN

N TE :
1. E\ AL A\E K, PENN, TWIN CITY, AMERICAN COOL AIR, AND SOLER & PALAU
. EE ELE T\I AL RAWINGS FOR SWITCHING.

[illegible] e Schedule

YM L	MAX FM	MAN FA T \E\ M EL	FA E IZE	NE K IZE	SERVICE	MOUNTING	REMARKS
A	1	TIT T -AA-	11X11	// k6	SUPPLY	SURFACE	BEVELED W/OBD
		TIT T -AA-	1 X1	1 //1 x12	SUPPLY	SURFACE	BEVELED W/OBD
		TIT -FL	1 x1	1 X1	RETURN	SURFACE	
		TIT -FL	14X14	1 X1	RETURN	SURFACE	

N TE : 1. L W TY E HALL E 4-WAY NLE IN I ATE THE\WI E ON THE FLOOR PLANS
\ INATE EXA T L ATI N AN EILIN TY E WITH \EFLECTED CEILING PLANS
\ VI E \ A\E-T - \ N T\AN ITI N A \E, I\E
4. \ VI E WITH FF-WHITE AKE ENAMEL FINI H F \ LAY-IN CEILINGS OR WHITE HARD CEILINGS UNLESS OTHERWISE NOTED. ARCHITECT M TA \ VE ALL THE\ \ILLE L \.
. E\ AL A\E \I E K\ E E\ TIT A\NE AI\ I E METALAIRE, TUTTLE & BAILEY, SHOEMAKER, AND NAILOR
. F LL W EI MI E F \ LAY-IN IN TALLATI N.
7. F \ \FA E M NT \ILLE \ VI E F\AMIN MEM E\ A OVE CEILING (NOT PLASTER FRAME).



N TE :
1. I TAN E SHALL BE 2" OR 1/2" GREATER THAN THE FAN SUCTION PRESSURE WHI H EVER IS GREATER).
. \AIN AN TO BE LARGER THAN UNIT FOOTPRINT & BE WATER TIGHT.
. EE E 6. AND OTHER DETAILS FOR ADDITIONAL REQUIREMENTS
4. M LY WITH CODE SUCH THAT ATTIC INSTALLATIONS HAVE PLYWOOD WALKWAY TO UNIT WITH PLYWOOD ACCESS FLOOR ALL THE WAY AROUND UNIT.

TAL FLOOR MOUNTED
HANDLER DETAIL
TRACTOR OPTION
NO SCALE

Squire Pope

DIAGRAM SYMBOL LEGEND	
DISPLAY	DESCRIPTION
—///—	POWER WIRE
———	CONTROL WIRE
— —	REF. PIPE

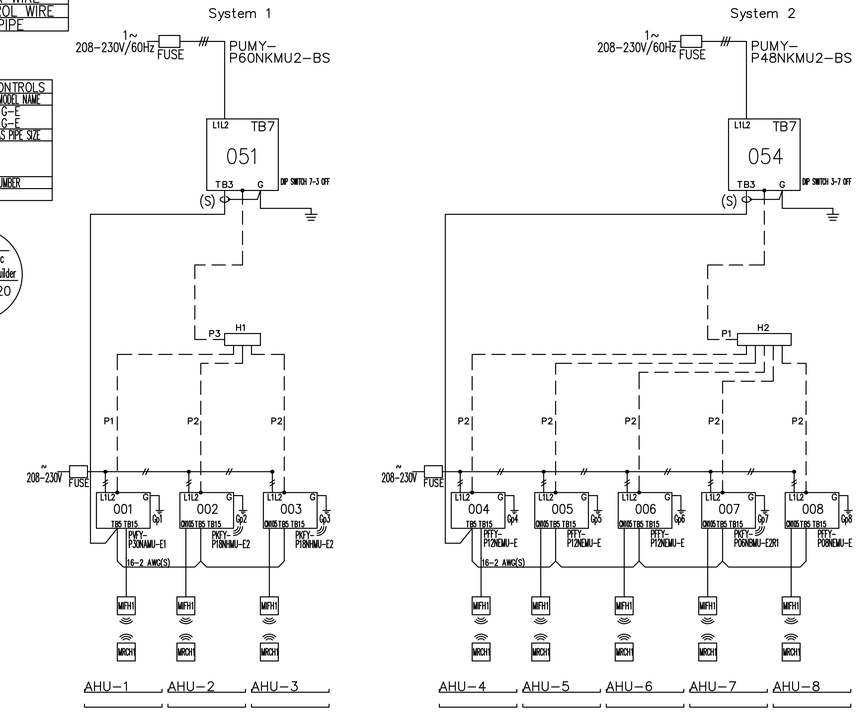
PIPING AND CONTROLS	
SYMBOL	BRANCH PIPE MODEL NAME
H1	CMY-Y64-G-E
H2	CMY-Y68-G-E
SYMBOL	LIQUID PIPE/GAS PIPE SIZE
P1	3/8 / 5/8
P2	1/4 / 1/2
P3	3/8 / 3/4
SYMBOL	MODEL NUMBER
MFH1/MRCH1	MHK1

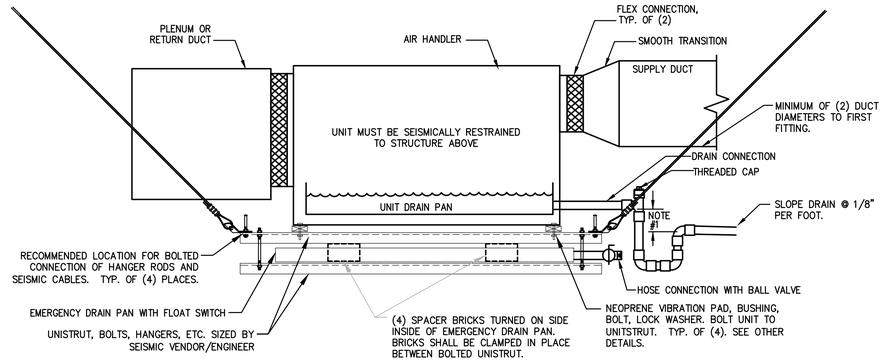
4.1.3.38
Mitsubishi Electric
Diamond System Builder
10/8/2020
2:49 PM

CITY MULTI

SYSTEM SCHEMATIC DWG.

Additional refrigerant charge is needed depending on the size and length of extended piping. Please refer the amount of pre-charge and the formula of calculation which is mentioned on the data book.
1.25mm²(16 AWG) : 1.25mm²(16 AWG) or more. 0.75mm²(20 AWG) : between 0.5mm²(24 AWG) and 0.75mm²(20 AWG).





NOTES:
1. DISTANCE SHALL BE 2" OR 1/2" GREATER THAN THE FAN SUCTION PRESSURE (WHICH EVER IS GREATER).
2. DRAIN PAN TO BE LARGER THAN UNIT FOOTPRINT & BE WATER TIGHT.
3. SEE SPECS. AND OTHER DETAILS FOR ADDITIONAL REQUIREMENTS

HORIZONTAL SUSPENDED AIR HANDLER DETAIL
NO SCALE

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION CHARLESTON ENGINEERING No. C00584

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 20599 ROBERT E. TURNIPSEED
12/21/2020

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PERMIT SET
DECEMBER 2020

HVAC DETAILS

M201

ATTACHMENT 3

IVI I N 1 : HVA E IFI ATI N

ENE\AL \ VI I N :

A. IN \E E T T ALL MATE\IAL \E\ I\E THE NT\A T \ HALL F \NI H MATE\IAL MEETIN NEMA A ME AN ME HANI AL E AN ALL AMEN MENT AN THE INTE\NATI NAL ENE\ Y E. ME HANI AL NT\A T \ HALL E LI EN E IN THI A\EA T E\F \M THE W \K. EE IVI I N 1 ENE\AL \E\ I\EMENT F THI \ ASTM SPECIFICATIONS. THE INSTALLATION OF ALL WORK SHALL CONFORM TO THE 2018 VERSION OF THE INTERNATIONAL MECHANICAL CODE. THE CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES FOR MECHANICAL PERMITS PRIOR TO STARTING WORK. MECHANICAL CONTRACTOR SHALL REFER TO THE PROJECT SPECIFICATION FOR ADDITIONAL REQUIREMENTS AND INFORMATION.

. MATE\IAL HALL E NEW AN IN E\FE T N ITI N WHEN IN TALLE AN HALL E \ TE TE F\ M ALL IN \F UNTIL FINAL ACCEPTANCE OF THE SYSTEM. IF NECESSARY, THE EQUIPMENT MUST BE CLEANED AND SPOT-PAINTED. \ VI E AN EXT\A ET F LEAN FILTE\ F \ ALL HVA NIT T WNE\ AFTE\ N T\ TI N I TANTIALLY COMPLETED.

. THI NT\A T \ HALL \EM VE ALL T L \L MATE\IAL AN E \I F ALL KIN F\ M HI W \K AN LEAVE ALL IN A CLEAN, PERFECT CONDITION, FULLY SATISFACTORY TO THE ARCHITECT.

. NT\A T \ HALL \ VI E WNE\ WITH TW ET F A - ILT \AWIN .

E. F \NI H ALL MATE\IAL T\AN \TATI N \I IN HI TIN ET . T \ VI E A M LETE AN E\A LE HEATING, VENTILATING AND AIR CONDITIONING SYSTEM.

F. ALL E\ I MENT I T E IN TALLE IN A NEAT AN W \KMANLIKE MANNE\ IN T\I T A \ AN E WITH MAN FA TURERS RECOMMENDATIONS AND INSTRUCTIONS, UNLESS NOTED OTHERWISE. GOOD CONSTRUCTION PRACTICES SHALL BE E IN A TIMELY FA HI N THAT E NT ELAY THE W \K F THE\ T\A E . \ INATE ALL W \K WITH THER TRADES AND WITH THE GENERAL CONTRACTOR TO ENSURE PROPER INSTALLATION OF THE SYSTEM WITH NO INTE\FE\EN E AN WITH \ E\ LEA\AN E.

. ALL TEM E\AT \E NT\ L WI\IN HALL E NE Y THE ME HANI AL NT\A T \. E N IT WHE\E EX ED. THIS CONTRACTOR SHALL FURNISH ALL REQUIRED CONTROLS AND WIRING DIAGRAMS AND SHALL SUPERVISE IN TALLATI N. ELIVE\ \E \ NT\ L \AWIN T THE WNE\.

H. Y TEM I T E ALAN E Y AN AA \NE NT\A T \ \AI\FL W E\VI E LL . . M LY WITH MAICNA HVAC TAB TO ACHIEVE AND CONFIRM COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS. DELIVER REPORT TO WNE\ AN EN INEE\. \E \T M T IN I ATE A MINIM M F THE F LL WIN MEA \EMENT : HEATIN AN LING DELTA-T ACROSS UNITS, CFM OF SUPPLY, RETURN, EXHAUST, AND OUTSIDE AIR AND THEIR ASSOCIATED TEM E\AT \E AN T TAL AN TATI \E \E . T W \K HALL IN L E MIN LIT . EN INEE\ \E \ I\E T&B TO ADJUST LAST VOLUME DAMPER IN SYSTEM, IF SYSTEM IS ON LOW SPEED, AS NECESSARY TO PREVENT OVER FL WIN F FM.

I. \ VI E TW MAINTENAN E MAN AL F \ ALL ME HANI AL Y TEM AN E\ I MENT T EA H WNE\ EF \E FINAL ACCEPTANCE. ALL SYSTEMS AND EQUIPMENT ARE TO BE GUARANTEED FOR PARTS AND LABOR FOR ONE YEAR EX E T M \E \ HALL AL HAVE YEA\ A\ANTEE N A\T .

. ALL W \K HALL E VE\IFIE WITH WNE\ \I \T \ HA IN ANY E\ I MENT AN MATE\IAL \ \ VI IN ANY LABOR. ANY CHANGES TO THE DESIGN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE ANY WORK I NE. ME HANI AL HALL \ INATE WITH ANY KIT HEN N LTANT \AWIN .

K. E\TIFIE VEN \ H \AWIN HALL E MITTE F \ E\ I MENT I ENTIFIE IN E IFI ATI N AN \AWINGS. EXCEPT UNDER SPECIAL PERMISSION, ORDERS SHALL NOT BE PLACED UNTIL SHOP DRAWINGS HAVE BEEN \EVIEWE Y THE EN INEE\. H \AWIN HALL E TILIZE F \ IMEN I N NNE TI N ET . F ALL E\IPMENT. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS, CONSTRUCTION ETAIL ET .

L. THE NT\A T \ MAY TIT TE ANY E\ I MENT IN LIE F WHAT I IN I ATE N THE \AWIN AN E PROVIDED IT IS APPROVED BY THE ARCHITECT/ENGINEER. PRE-APPROVED SUBSTITUTE MANUFACTURERS ARE LISTED IN THE E. \E\ E T F \ \I \ A \ VAL F ANY THE\ MAN FA T \E\ M T E MA E IN W\ITIN T THE A\CHITECT/ENGINEER (10) DAYS PRIOR TO THE BID DATE. THE USE OF SUBSTITUTE EQUIPMENT IS THE COMPLETE \E N ILITY F THE NT\A T \T \ VI E AN E\ ALLY F N TI NAL Y TEM. IT I THE NT\A T \ \E ONSIBILITY TO MAKE AND COORDINATE ALL REQUIRED CHANGES ASSOCIATED WITH THE SUBSTITUTE EQUIPMENT RELATED T ELE T\I AL L M IN I IN NT\ L T\ T \AL TW \K FI\E \ TE TI N AN THE\ \ELATE E\IPMENT.

M. EI MI E\ I MENT: ALL NEW AN EXI TIN IF IN \ \ATE INT THE N T\ TI N ME HANI AL L M IN AND GAS EQUIPMENT, APPLIANCES, PIPING AND SUPPORTS THAT ARE EXPOSED TO THE WIND AND/OR SEISMIC FORCES, HALL E E I NE T \E I T THE WIN AN / \ EI MI F \E IN A \ AN E WITH THE INTE\NATI NAL IL IN CODE (2018 IMC 301.12, 301.15, 506.3.3, IPC 308.2, 502.4, IFGC 301.10, 301.12). ALL SEISMIC HARDWARE SHALL BE E I NE TAM E AN \ VI E Y A EI MI VEN \ H A HA MAN FA LKNE\ HAYNE VI \ -A TI L AND KINETICS. SEISMIC SUBMITTALS ARE TO BE APPROVED AND BECOME PART OF THE CONSTRUCTION DOCUMENTS.. EA VI E THAT THE AN M M T W \K WITH T\ T \AL T E THE EI MI MITTAL T A MM ATE THE PARTICULAR EQUIPMENT PURCHASED. SUBSTITUTE EQUIPMENT MAY HAVE DIFFERENT DIMENSIONS. CUSTOM LEMENTAL METAL \T MAY E \E\ I\E . EI MI EN INEE\IN I A ELE ATE E I N ELE ATE Y THE MECHANICAL ENGINEER.

N. EN INEE\/A\ HITE T M T E IVEN F LL \T NITY T MAKE ANY IN E TI N A E I\E F ALL HA E F CONSTRUCTION AND EQUIPMENT. CONTRACTOR MUST NOTIFY AND PROVIDE ENGINEER WITH OPPORTUNITY TO INSPECT ME HANI AL Y TEM EF \E EILIN I IN TALLE . ANY W \K WH H I EIN IM \ E\LY IN TALLE MAY E \EJECTED AS SPECIFIED IN THE JOB SPECIFICATIONS.

. WHEN HVA E\ I MENT I E\ATE \IN N T\ TI N THE ME HANI AL AN ENE\AL NT\A T \ HALL MAKE EVERY PRECAUTION TO PROTECT THE HVAC SYSTEM DURING OPERATION. CONTRACTORS SHALL KEEP ALL FILTERS LEAN N T E\ATE NIT WHEN \ AN WIN W A\E EN AN N T E\ATE NIT WHEN AN IN WEEPING, PAINTING, ETC. IS BEING DONE. IF UNITS HAVE TO BE OPERATED IN A DIRTY ENVIRONMENT, 2" FILTER MEDIA M T E TA E VE\ THE \ET \N \ILL .

. ENTI\E Y TEM IN L IN ALL E\ I MENT HVA E\ I MENT NT\ L VALVE A E ET . HALL HAVE A NE YEAR EQUAL PARTS AND LABOR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION AS DEFINED BY THE A\ HITE T. ALL A ITI NAL WA\\ANTIE H A THE AI\ N ITI NIN M\E \ HALL A LY A E IFIED IN THE CONTRACT DOCUMENTS.

\. EE A\ HITE T \AL \AWIN F \ HA IN \E\ I\EMENT AN LAN N T\ TI N AN A ITI NAL E\ I MENT NEEDED ACCORDINGLY.

\. LA EL ALL E\ I MENT AN I IN WITH E\MANENT I NA E WITH 1 LETTE\IN . I ENTIFI ATI N TA HALL E Y IBRIMAR OR EQUAL.

. THE ENE\AL \ TE F THE T AN I E A\E VE\ ALIZE AN / \ H WN N THE LAN . THE EXA T \ TE SHALL BE DETERMINED BY JOB CONDITIONS AND SHALL BE COORDINATED WITH ALL OTHER TRADES. FIELD \ INATE \ TIN F TW \K AN I IN \I \T FA \I ATI N. A ITI NAL FF ET FITTIN ET . MAY IE REQUIRED DUE TO CONFLICTS WITH TRADES AND/OR TO MEET FIELD CONDITIONS. OFFSETS, FITTINGS, ETC. SHALL BE F \NI HE AN IN TALLE A NE E A.Y. NT\A T \ HA THE TI N T \ VI E KET H/ LAN F \ ALTE\NATE ROUTING. MUST GET APPROVAL FROM ENGINEER. ALSO MUST UNDERSTAND THAT TESTING AND BALANCE IS \E\ I\E T A HIEVE THE A IATE FL W \ATE .

T. F \ ANY EM LITI N W \K WHEN E\ I MENT I HAT HE \ N TE T E EM LI HE NT\A T \ HALL A ME THAT PATCHING IS REQUIRED FOR ANYTHING THAT REMAINS. IF WALLS, FLOORS, ETC. ARE DAMAGED IN THE EM LITI N \ E . . M T E MA E AWA\E. IF A ITI NAL AMA E T WALL FL \ ET . A\E \E\ I\E T COMPLETE MECHANICAL INSTALLATION, G.C. MUST BE MADE AWARE BEFOREHAND. ALL DAMAGE MUST PATCHED.

TW \K:

A. L W \E \E \E \E LA HI H \E \E \E \E \E LA : E\ MA NA T N T\ TI N CLASSIFICATION. DUCTWORK AND PLENUMS: SEAL CLASS A. LEAKAGE SHALL NOT EXCEED 5%.

. L W \E \E T FA \I ATI N AN IN TALLATI N HALL E A F LL W :

1. ALL \I I TW \K HALL E ALVANIZE HEET METAL NLE E IFIE IFFE\ENTLY EL W \ N \AWINGS. ALL METAL AND FLEXIBLE DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH TAN A\ ET F \TH IN LATE T E ITI N F THE MA NA HVA T N T\ TI N TAN A\ - METAL AND FLEXIBLE".

. T IZE H WN N THE LAN A\E IMEN I N AN HALL E A HE\E T NLE N ITI N REQUIRE ALTERATIONS. REVISIONS TO DUCT SIZES SHALL BE BASED ON THE SAME EQUAL AREA OF DUCTWORK THAT \E\ I\E FIEL HAN E . IF T I LINE THE T HALL E ILT T A MM ATE THE IN I E IMENSION SHOWN. CONTRACTOR HAS THE OPTION TO CONVERT TO EQUIVALENT ROUND DUCTS, BUT THE T&B REPORT MUST E MET F \ EVE\Y \ILLE AN IF N T THE NT\A T \M T M IFY TW \K T A HIEVE AT HI IT.

. ALL \A I EL W IN THE T Y TEM HALL E MA E WITH ENTE\LINE \A I F NE AN NE-HALF (1 1/2) TIMES THE TURNING WIDTH OF THE DUCT. ALL SQUARE ELBOWS SHALL BE INSTALLED WITH SINGLE THICKNESS T \NIN VANE . HAN E IN T IZE HALL E 1 E . IVE\ IN AN E . NT\A TIN FL W MAXIMUM ANGLES.

4. THE ENE\AL \ TE F THE T I H WN N THE LAN . THE EXA T \ TE HALL E ETE\MINE YI JOB CONDITIONS AND SHALL BE COORDINATED WITH ALL OTHER TRADES. FIELD COORDINATE ROUTING OF DUCTWORK \I \T TW \K FA \I ATI N. A ITI NAL FF ET FITTIN ET . \E\ I\E E T NFLI T WITH TRADES AND/OR TO MEET FIELD CONDITIONS SHALL BE FURNISHED AND INSTALLED AS NECESSARY.

. HAN E\ T E FT. ENTE\ MAXIM M WITH 1 X A E MINIM M T\A F \ T ENT N E\ BOTTOM OF DUCT AND ATTACHED WITH INSULATION ON THE OUTSIDE OF THE STRAP AND ALL INSULATION PENETRATION EALE WITH MA TI . F \ LA\ E T F LL W MA NA F \ HAN E\ N T\ TI N.

. IN LATE HEET METAL TW \K HALL E EALE WITH T EALANT \I \ T THE IN TALLATI N F DUCT INSULATION. JOINTS OF UNINSULATED SHEET METAL (EXHAUST DUCT) SHALL BE SEALED WITH DUCT SEALANT. E NITE T EALE\ \ TMATE WATE\ \ LVENT A E .

. IN LATI N HALL E A F LL W :

1. ALL LY TIE AI\ AN \ET \N AI\ EX E T A IN I ATE EL W HEET METAL TW \K HALL E INSULATED WITH 2.2" THICK FIBERGLASS ALL-SERVICE DUCT WRAP WITH FACTORY-LAMINATED FRK FOIL REINFORCED K\AFT FA IN . EAL IN LATI N WITH AT F HIL E\ - \ - MA TI \E\ AL AN WITH AN INTERMEDIATE LAYER OF OPEN WEAVE GLASS FABRIC. TAPE WILL NOT BE ALLOWED. ANY DUCTWORK IN ATTIC A VE IL IN IN LATI N HALL HAVE IN HE F TW\A .

. ALL IN LATI N A HE IVE E F \ A LYIN IN LATI N HALL HAVE FI\E AN M KE HAZA\ \ATIN AS TESTED UNDER ASTM-84, NFPA-255, AND U.L. 723 NOT EXCEEDING A FLAME SPREAD 25 AND SMOKE DEVELOPED OF .

. T LINE\ HALL E E\ AL T E\TAINTEE T H A\ T LINE\ WITH ENHAN E \FA E AN WITH AN AIR STREAM SURFACE THAT CONTAINS AN EPA REGISTERED ANTIMICROBIAL AGENT. PROVIDE LINED DUCT FOR ALL \ET \N LEN M AT AH AN T \ IN I E \ F \ AN WHE\E IN I ATE N \AWIN . DUCT LINER SHALL BE 1" THICK WITH 1.5 PCF DENSITY. IF LINER IS ABOVE THE BUILDING INSULATION IN THE ATTIC OR IN AN N N ITI NE A E IT HALL E THI K WITH . F EN ITY IN WEATHE\ EALE TW \K. INSTALL ALL INSULATION IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. UPSIZE DUCTWORK FOR LINE T.

4. \AIN LINE AN \EF\I E\ANT IN LATI N HALL E \ E\ A E L E ELL ELA T ME\I F AM IN LATION EQUAL TO ARMAFLEX. INSULATION SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM D 1056 OR D1667, FLEXI LE L E ELL LYETHELYNE/ LY LEFIN \E- LIT IN . A \ VE MAN FA T \E\ A\E HALSTEAD AND NOMACO. SUPPORT REFRIGERANT PIPING AND COPPER DRAIN EVERY 10 FEET WITH UNISTRUT. PROVIDE A LE F \ / \EF\I E\ANT I E AN LA\ E\ AN 1 AN LA\ E\ \AIN I E. \T V \AIN PIPE EVERY 6 FEET. PROVIDE 3/4" THICKNESS FOR REFRIGERANT LINE AND 1/2" FOR DRAIN LINE. INSULATION EX E T THE WEATHE\ HALL E FINI HE WITH TW AT F V AINT E\ AL T A\MA ELL W . LOR BY OWNER/ARCHITECT.

DIVISION 15000: HVAC SPECIFICATIONS

D. FLEXIBLE DUCTS SHALL BE EQUAL TO FLEXMASTER TYPE 8M INSULATED (R=6), CONFORMING TO UL181 CLASS 1 AIR DUCT WITH A FLAME SPREAD LESS THAN 25 AND A SMOKE DEVELOPMENT OF LESS THAN 50. FLEXIBLE DUCTS SHALL BE USED TO CONNECT BRANCH DUCTS TO AIR DISTRIBUTION DEVICES AND SHALL NOT EXCEED 8 FEET IN LENGTH. FLEXIBLE DUCTS SHALL BE ROUTED AS STRAIGHT AS POSSIBLE AND WITHOUT CRIMPS OR KINKS. FASTEN TO DUCTS AND DEVICES WITH DUCT STRAPS PER MANUFACTURER'S INSTRUCTIONS. SUBSTITUTES MUST ACHIEVE EQUAL SOUND RATINGS. THERMAFLEX M-KE IS AN APPROVED EQUAL.

E. SQUARE-TO-ROUND SIDE TAKE-OFFS SHALL BE EQUAL TO FLEXMASTER STO WITH DAMPER FOR SUPPLY AND STO FOR RETURN. PROVIDE 26 GAUGE G-90 GALVANIZED STEEL, 1" WIDE PREPUNCHED MOUNTING FLANGES WITH CORNER CLIP AND ADHESIVE GASKETS. DAMPER NOT REQUIRED FOR RETURNS UNLESS INDICATED ON THE DRAWING.

F. ROUND-TO-ROUND TAKEOFF COLLARS SHALL BE EQUAL TO FLEXMASTER SPST. PROVIDE DAMPER FOR SUPPLY ONLY. PROVIDE WITH FLANGE, AND FOAM GASKET, BUT WITHOUT SCOOP. SECURE COLLAR TO DUCT WITH SHEET METAL SCREWS AND SEAL TO DUCT AIR TIGHT WITH DUCT SEALANT. DAMPER NOT REQUIRED FOR RETURNS UNLESS INDICATED ON THE DRAWING.

G. FURNISH AND INSTALL ALL MANUAL DAMPERS INDICATED ON DRAWINGS OR NECESSARY TO PROPERLY DISTRIBUTE AND BALANCE AIR. DAMPERS SHALL BE BUTTERFLY TYPE AND BE EQUAL TO FLEXMASTER SLBO WITH 3/8" SQUARE SHAFT, NYLON BEARINGS, INSULATION BUILD OUT AND HEAVY DUTY LOCKING HAND QUADRANT AND INTEGRAL BEADS ON BOTH ENDS. RECTANGULAR DAMPERS SHALL BE EQUAL TO RUSKIN CD-35. FOR ALL VOLUME DAMPERS ABOVE HARD CEILING, WHICH ARE NOT ACCESSIBLE, USE REMOTE CABLE CONTROL SYSTEM BY ZONING REGULATOR (FAULKNER-HAYNES). PROVIDE 270-896C CONTROLLER AND FACTORY DAMPER. EQUAL AND OPTIONAL PRODUCT IS THE ELECTRONIC TYPE, YOUNG REGULATOR MODEL EDB.

H. PROVIDE FLEXIBLE DUCT CONNECTORS AT SUPPLY AND RETURN OF ALL AIR HANDLERS.

EQUIPMENT:

A. VRF SPLIT SYSTEM HEAT PUMP UNITS: SPECIFIED UNIT IS MITSUBISHI. EQUALS ARE DAIKIN, LG, SAMSUNG, PANASONIC, CARRIER, AND OTHERS BY PRIOR APPROVAL. SENSIBLE HEAT CAPACITY OF UNITS, AS INDICATED IN MITSUBISHI PUBLIC SPEC SHEETS, MUST BE MATCHED FROM EQUAL PRODUCTS. PROVIDE A MINIMUM WARRANTY OF 10 YEARS FOR ALL PARTS. DESIGN IS BY DIAMOND DESIGNER. INSTALLATION SHALL BE BY DIAMOND INSTALLER OR EQUIVALENT. CONTRACTOR SHALL PROVIDE ANY COMMISSIONING REPORTS REQUIRED BY MANUFACTURER'S WARRANTY. REFRIGERANT PIPING SHALL BE COPPER PIPE AND FITTINGS. YOGA PIPE CAN BE USED FOR LINES SEEING LESS THAN 203 DEG. F. CONTRACTOR MUST PASS YOGA CERTIFICATION TEST. 7/8" PIPING IS MAX SIZE FOR HEAT PUMP. YOGA FACTORY PRE-INSULATED PIPE IS ACCEPTABLE. ALSO ACCEPTABLE IS A/C RATED MECHANICAL PRESS FITTINGS FOR COPPER PIPE, SUCH AS MAXIPRO OR EQUAL. REFRIGERANT LINE SIZING AND SPECIAL PIPING COMPONENTS ARE TO BE BY MANUFACTURER'S RECOMMENDATIONS AND FACTORY PARTS, ESPECIALLY FOR LONG RUNS. REFRIGERANT PIPE ROUTING BY CONTRACTOR. CONTRACTOR MUST SUPPORT REFRIGERANT PIPE EVERY 10 FEET. PROVIDE SADDLES FOR 5/8" AND LARGER PIPE. ONCE CONTRACTOR HAS DETERMINED THEIR ROUTING, THEY MUST COORDINATE FINAL LENGTHS WITH MANUFACTURER. CONDENSING UNIT TO BE SEISMICALLY FASTENED PER IBC. INSTALL PER MANUFACTURER'S INSTRUCTIONS OR MANUFACTURER APPROVED EXCEPTIONS. ANY SUBSTITUTION MANUFACTURER MUST PROVIDE EQUAL MANUFACTURER APPROVED EXCEPTIONS. ALL CONDENSING UNITS SHALL BE PROVIDED WITH THE SEACOAST COATING. PROVIDE FACTORY BALL VALVES FOR EVERY BRANCH TO EVERY AHU. PROVIDE MAXI-BLUE CONDENSATE PUMP AS NEEDED. PROVIDE BACNET CARD IF BUILDING CONTROLS ARE DDC.

1.) ROOM THERMOSTATS: SMART ME REMOTE CONTROLLER, (1) PER SYSTEM AS INDICATED IN DIAGRAM.

2.) ROOM THERMOSTATS: ALL OTHERS SHALL BE THE MHK1 WIRELESS THERMOSTAT.

B. LOUVERS AND BRICK VENTS: LOUVERS SHALL BE DRAINABLE WITH BIRD SCREEN AND EXTENDED SILL. BRICK VENTS SHALL HAVE INTEGRAL WATER STOP, EXTENDED SILL AND 1/4" MESH SCREEN. LOUVERS MUST BE AMCA 550 RATED AND RATED FOR WIND IN THE GEOGRAPHIC LOCATION OF THE JOB. LOUVER SHALL BE RUSKIN ELF375DX OR EQUAL. BRICK VENT SHALL BE RUSKIN BV-100 OR EQUAL. EQUAL MANUFACTURERS ARE PENN, NAILOR, NCA, UNITED ENERTECH, OR POTTORFF. CONSTRUCTION SHALL BE EXTRUDED ALUMINUM WITH ANODIZED BRONZE FINISH OR KYNAR COLOR BY ARCHITECT.

C. ROUND MOTORIZED DAMPERS FOR FRESH AIR SHALL BE 24 VOLT. ROUND DAMPERS SHALL BE FAIL TO CLOSED HONEYWELL MODEL ARD25 OR YOUNG REGULATOR MODEL 4010 OR EQUAL. T&B TO SET MINIMUM & MAXIMUM BLADE POSITION STOP PER THE AHU SCHEDULE OR NOTES. POWER WIRING FROM 24 VOLT TRANSFORMER IN UNIT BY MECHANICAL. RECTANGULAR MOTORIZED DAMPERS SHALL BE 24 VOLT AND EQUAL TO RUSKIN CD-50. INTERLOCK CONTROL WIRING BY MECHANICAL FOR ALL DAMPERS. WIRE TO TIME CLOCK IF INDICATED.

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION CHARLESTON ENGINEERING No. C00584

SOUTH CAROLINA PROFESSIONAL ENGINEER 20599 ROBERT F. TURNIPSEED

12/21/2020

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843.723.8585 ☐ CHARLESTON, SC ■ 2811 AZALEA DRIVE

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111 Calhoun Street
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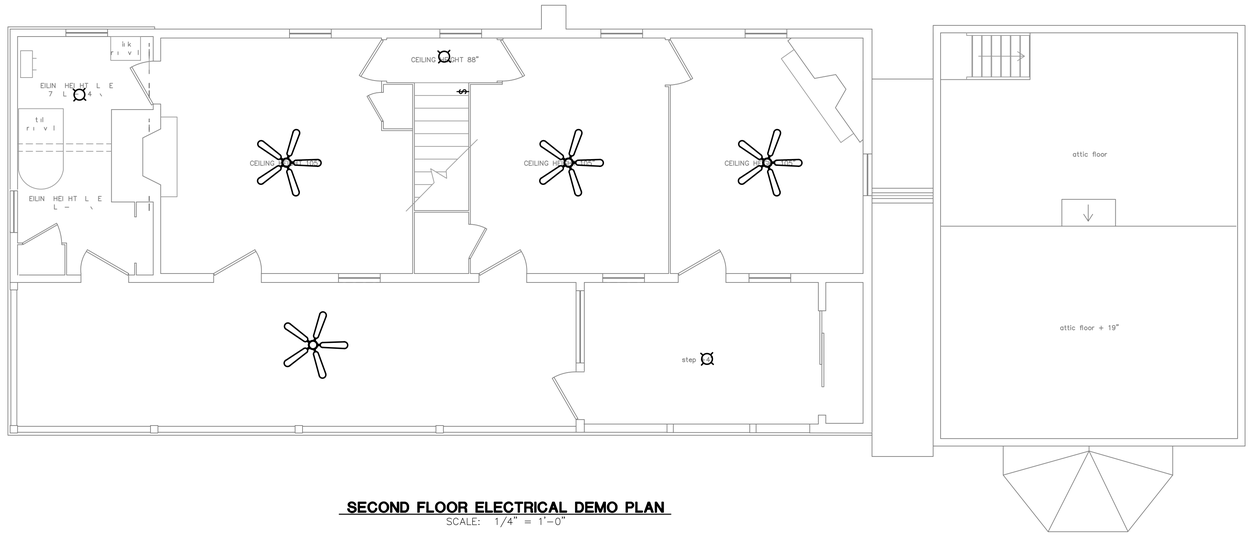
HVAC SPECS.

M301



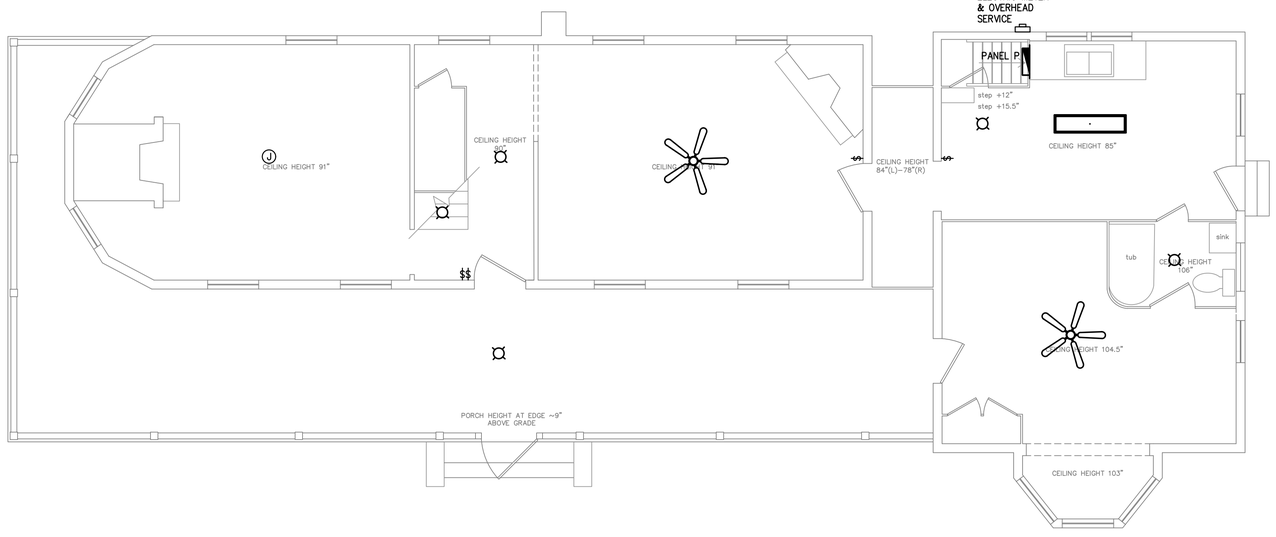
SECOND FLOOR ELECTRICAL DEMO PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL DEMOLITOIN NOTES

1. REMOVE ALL ELECTRICAL IN BUILDING INCLUDING ELECTRICAL PANEL, METER AND INCOMING SERVICE.
2. REMOVE ALL WIRING AND OUTLET BOXES. NO WIRING OR BOXES ARE TO BE ABANDONED IN PLACE.
3. REMOVE ALL EXISTING SMOKE DETECTORS.

ELECTRICAL SCOPE OF WORK

1. COMPLETELY REMOVE ALL EXISTING ELECTRICAL WIRING, DEVICES, PANEL, METER, ELECTRICAL SERVICE AND ASSOCIATED ELECTRICAL DEVICES.
2. PROVIDE NEW UNDERGROUND ELECTRICAL SERVICE, MAIN DISCONNECT AND NEW LOAD CENTER. COORDINATE NEW SERVICE WITH POWER COMPANY.
3. PROVIDE ALL NEW WIRING IN BUILDING. ALL WIRING IS TO BE CONCEALED IN BUILDING STRUCTURE. TYPE NM CABLE MAY BE USED FOR BRANCH CIRCUITS.
4. PROVIDE NEW BUILDING LIGHTING. SEE SCHEDULES AND LIGHTING CUT SHEETS.
5. EXCEPT AS INDICATED, RECEPTACLES SHALL BE MOUNTED HORIZONTAL IN BASEBOARDS.
6. PROVIDE A COMPLETE WIRED TELEPHONE/ DATA SYSTEM READY FOR OWNER PROVIDED EQUIPMENT.
7. PROVIDE A COMPLETE ADDRESSABLE FIRE ALARM SYSTEM. INSTALL AND TEST PER NFPA 72.



FIRST FLOOR ELECTRICAL DEMO PLAN
SCALE: 1/4" = 1'-0"

4

ALE: 1/4 = 1 –

SOUTH CAROLINA CHARLESTON ENGINEERING No. C00584 CERTIFICATE OF AUTHORIZATION

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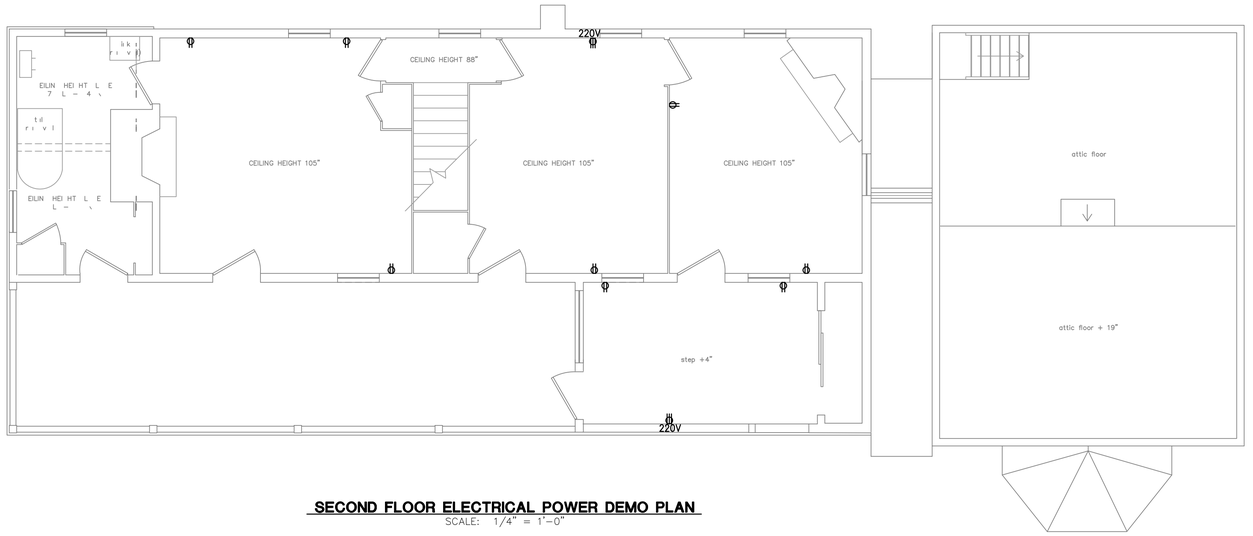
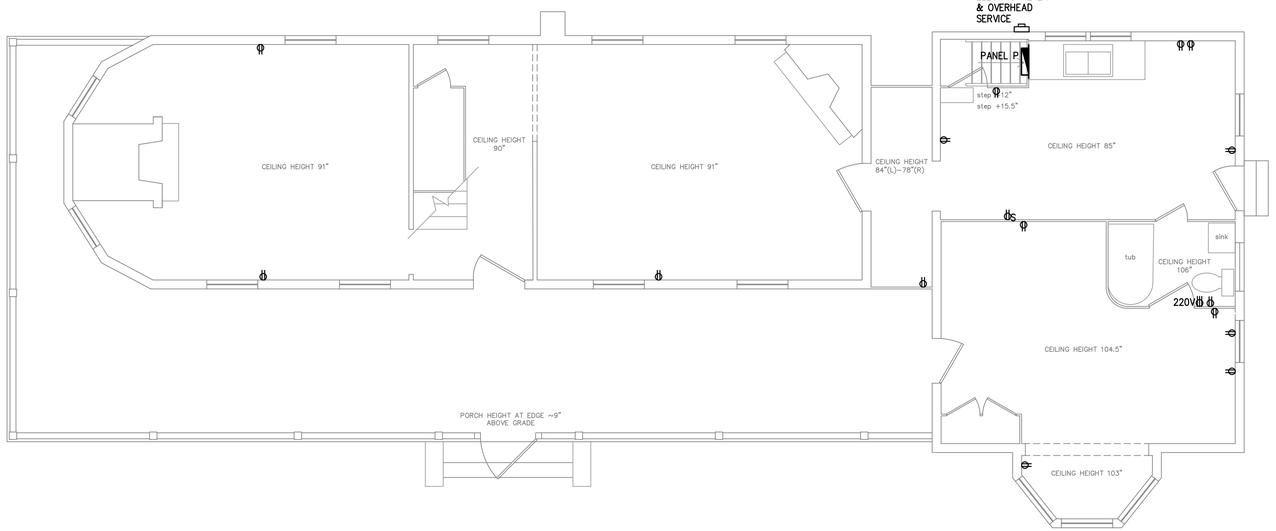
ELECTRICAL DEMO PLAN

E101



SECOND FLOOR ELECTRICAL POWER DEMO PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR ELECTRICAL POWER DEMO PLAN
SCALE: 1/4" = 1'-0"

4

ALE: 1/4 = 1 –

SOUTH CAROLINA
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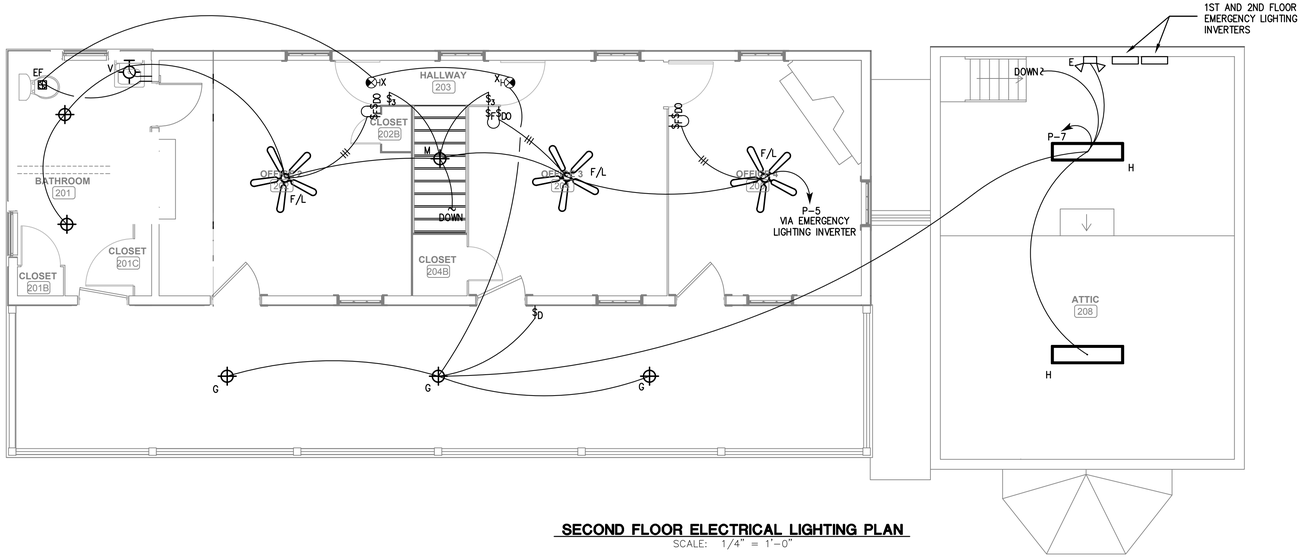
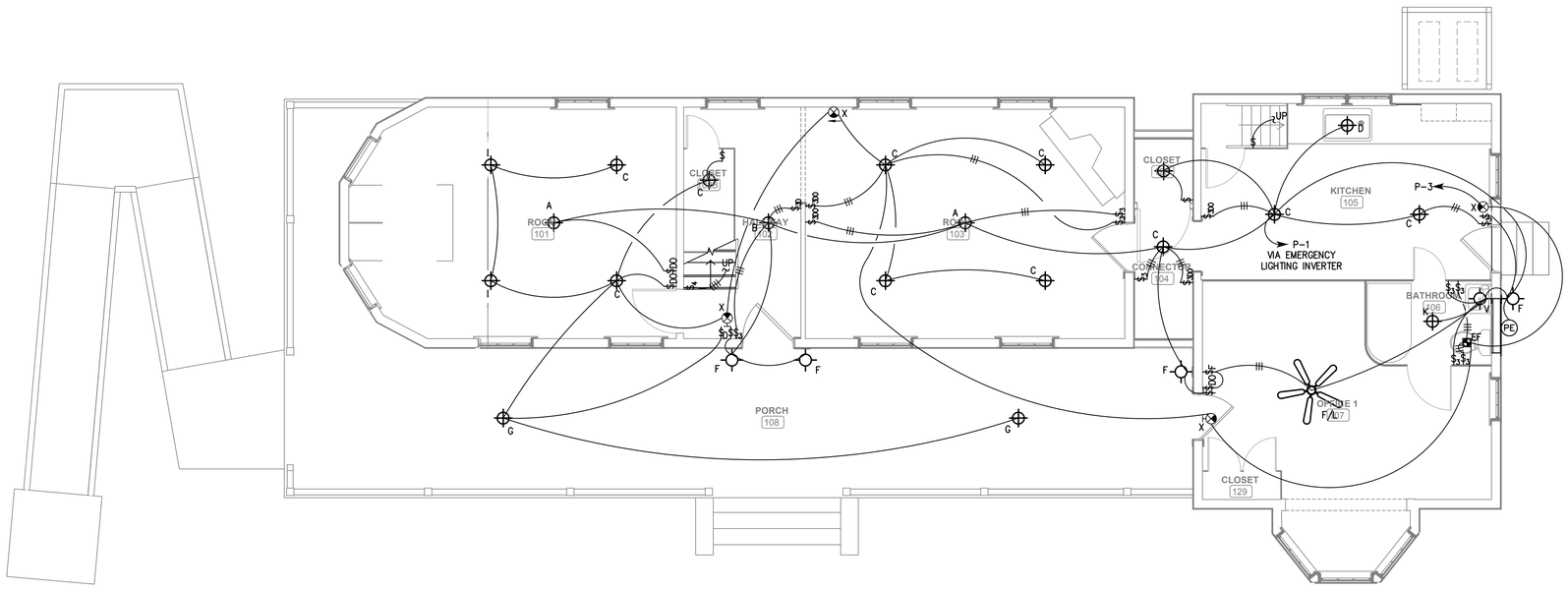
ELECTRICAL POWER DEMO PLAN
E102



SECOND FLOOR ELECTRICAL LIGHTING PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR ELECTRICAL LIGHTING PLAN
SCALE: 1/4" = 1'-0"

4

ALE: 1/4 = 1-

LEGEND

F	FIRE ALARM HORN/STROBE
F	FIRE ALARM STROBE
F	FIRE ALARM PULL STATION
S	SMOKE DETECTOR
	DUPLEX RECEPTACLE
	DATA RECEPTACLE WITH (2) CAT 6E CABLES TO TELEPHONE BACKBOARD.
	DUPLEX RECEPTACLE 6" ABOVE COUNTERTOP
	DISCONNECT SWITCH # POLES/AMPERAGE/NEMA ENCLOSURE
	ELECTRICAL PANEL; SEE PANEL SCHEDULE
	CONDUCTORS IN CONDUIT OR CONCEALED CABLE. INDICATES #12 NEUTRAL CONDUCTOR; INDICATES NUMBER OF #12 HOT OR SWITCH LEGS; ARROW INDICATES HOMERUN TO PANEL. NO MARKS INDICATE (2)#12, #12 GROUND IN ½" CONDUIT. PROVIDE MIN. #12 GREEN GROUND IN ALL CONDUIT.
$	SINGLE POLE SWITCH; 20 AMP
$3	3 WAY SWITCH
$D	DIMMER SWITCH
$OC	WALL MOUNTED DIMMER SWITCH WITH OCCUPANCY SENSOR
$3OC	3 WAY WALL MOUNTED DIMMER SWITCH WITH OCCUPANCY SENSOR
$F	FAN SPEED CONTROL
PE	PHOTOELECTRIC SWITCH
	2 HEAD EMERGENCY BATTERY PACK
	EXHAUST FAN
	LIGHTING FIXTURES; SEE SCHEDULE
	CEILING FAN; SEE SCHEDULE
	EXIT FIXTURES; SEE SCHEDULE
GFI	INDICATES "GROUND FAULT INTERRUPTER"
WP	INDICATES WEATHER PROOF COVER
WH	WATER HEATER
FACP	FIRE ALARM CONTROL PANEL
EF	EXHAUST FAN
60cd	CANDELA
FAA	FIRE ALARM ANNUNCIATOR PANEL

ELECTRICAL NOTES

1. PROVIDE TWO 90 MINUTE 250 WATT EMERGENCY LIGHTING INVERTERS TO PROVIDE EMERGENCY EGRESS LIGHTING. INVERTERS SHALL BE EQUAL TO EMERGI-LITE MODEL EMIU-250.
2. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL LIGHTING AND EMERGENCY FIXTURES WITH THE ARCHITECT PRIOR TO PLACEMENT.

SOUTH CAROLINA CHARLESTON ENGINEERING No. C00584 CERTIFICATE OF AUTHORIZATION

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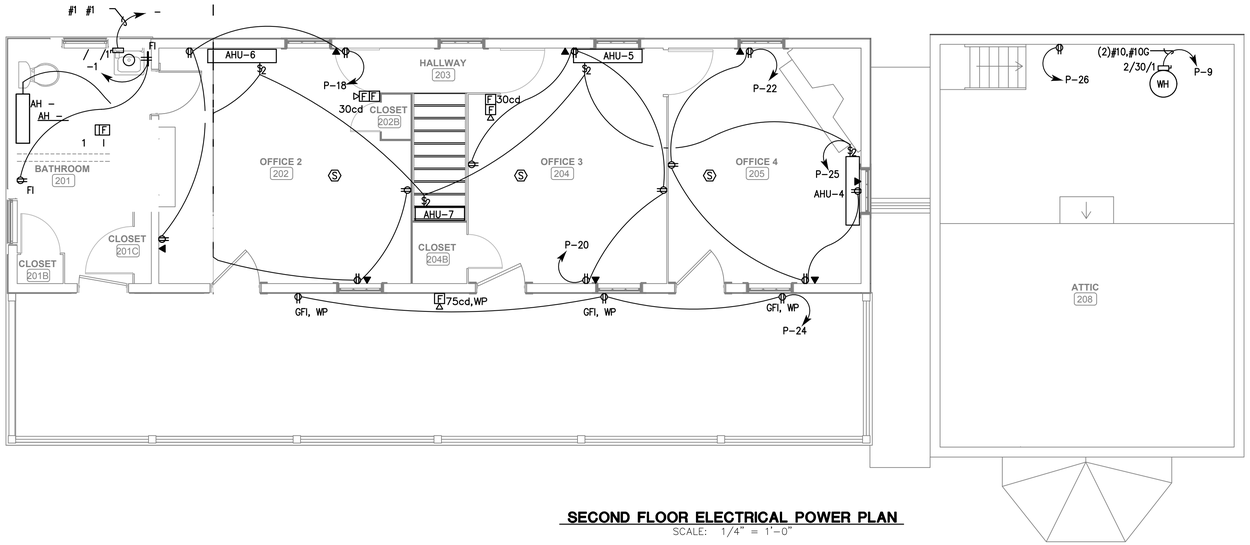
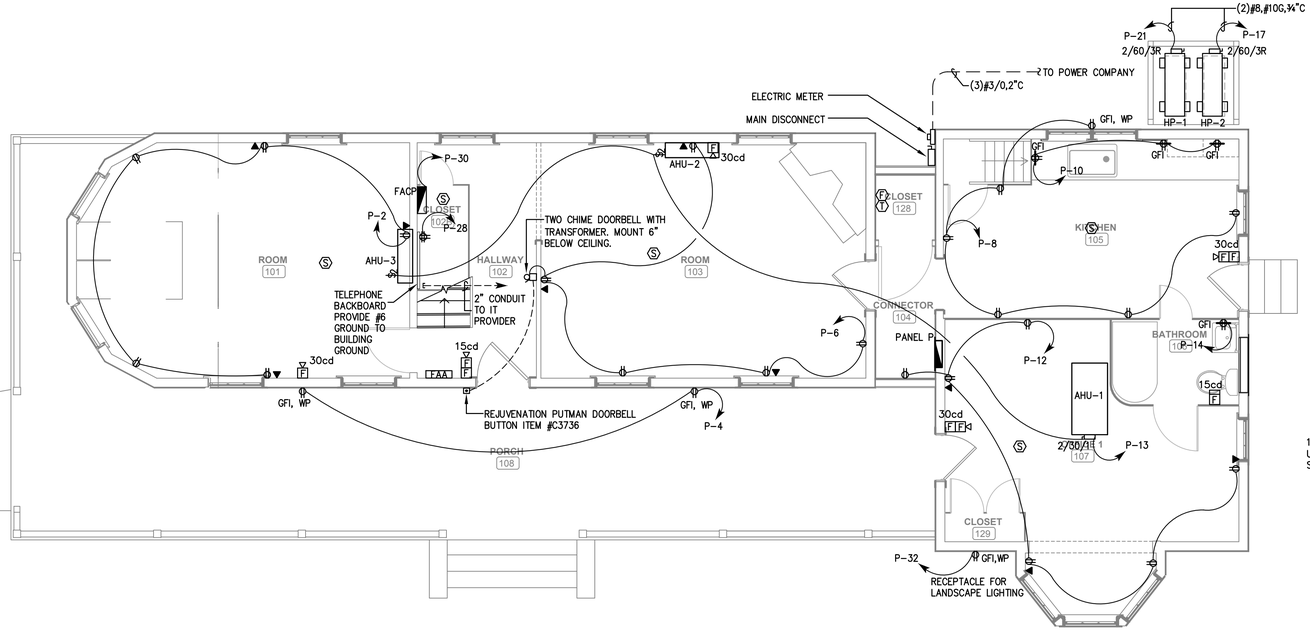
ELECTRICAL LIGHTING PLAN
E201



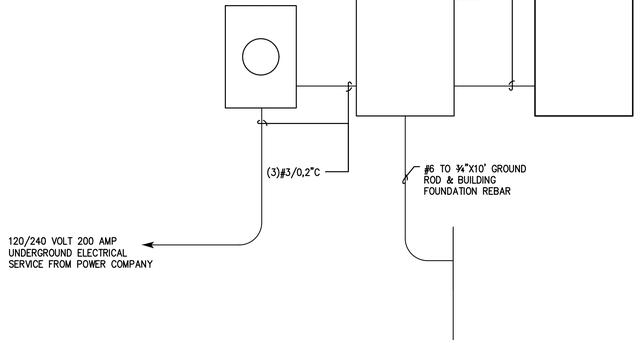
SECOND FLOOR ELECTRICAL POWER PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES

1. OUTLETS TO BE HORIZONTAL FLUSH MOUNTED IN BASEBOARD IN ALL FINISHED ROOMS EXCEPT WHERE WALL THICKNESS DOES NOT ALLOW. IN THOSE CASES, RECEPTACLES SHALL BE SURFACE MOUNTED AT 18". REUSE EXISTING OPENINGS IN BASEBOARD WHERE POSSIBLE.



FIRST FLOOR ELECTRICAL POWER PLAN
SCALE: 1/4" = 1'-0"



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ALE: 1/4 = 1 –

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ELECTRICAL POWER PLAN
E301

:| ▲ | | ▲ |

A\T 1 – ENE\AL

1. 1 E:
A. F \NI H AN IN TALL A M LETELY WI\E AN E\ATI NAL ELE T\I AL Y TEM A H WN N THE \AWINGS AND E IFIE HE\EIN IN L IN T N T LIMITE T THE E MA \ ITEM .
1. LI HTIN FIXT \E A IN I ATE AN E IFIE N LAN .
. ELE T\I AL ANEL NT\ L E\MI E I NNE T N IT WI\IN ET . F \ ALL TLET AN EQUIPMENT.
. TELE H NE TLET AN N IT A IN I ATE .

1. E \E LATI N AN TAN A\ :
A. THE IN TALLATI N HALL M LY WITH A LI A LE L AL AN TATE E AN \ INAN E IN L IN THE REGULATIONS F THE F LL WIN :
1. AME\I AN WITH I A ILITIE A T – 1 W/ AMEN MENT
. INTE\NATI NAL IL IN E – 1
. NATI NAL ELE T\I E – 17
4. INTE\NATI NAL ENE\ Y N E\VATI N E –
. L AL IL IN E AN \ INAN E
. THE F LL WIN IN T\Y TAN A\ E IFI ATI N A\E AL MINIM M \E\ I\EMENT :
1. THE NATI NAL ELE T\I AL MAN FA T \E\ A IATI N TAN A\ NEMA .
. THE MAN FA T \E\ \E MMEN ATI N.
. N E\WNITE\ LA \AT \IE IN \ \ATE TAN A\ L .
4. AME\I AN NATI NAL TAN A\ IN TIT TE AN I .

1. E\MIT
A. TAIN AN AY F \ ALL \E\ I\E E\MIT AN IN E TI N FEE .

1. 4 IN E TI N F ITE:
A. \I \ T MITTIN A I VI IT THE ITE F THE \ E N T\ TI N T E ME TH \ HLY A AINTED WITH EXI TIN TILITIE W \KIN N ITI N ET . ALL WAN E WILL N T E MA E F \ N N M LIAN E WITH THIS CONDITION AFTE\ I IN .

1. LEAN– :
A. KEE THE \EMI E F\EE F\ M A M LATI N F WA TE MATE\IAL \ \ I H A E Y EM L YEE \I WORK UNDER THI IVI I N F THE E IFI ATI N. AT THE M LETI N F THE W \K \EM VE ALL \ L MATE\IAL TOOLS, ETC., AN LEAVE THE \EMI E \ M– LEAN . \EM VE ALL TEM \A\Y WI\IN N \ E T M LETI N.

1. \AWIN :
A. THE \AWIN IN I ATE THE ENE\AL A\\AN EMENT AN L ATI N F THE ELE T\I AL W \K. ATA \E ENTED ON THE THE E \AWIN A\E A A \ATE A LANNIN AN ETE\MINE T FIEL VE\IFI ATI N F ALL IMEN I NS, LOCATIONS, LEVEL ET . T IT FIEL N ITI N I \E\ I\E . \EVIEW ALL A\ HITE T \AL T\ T \AL AN ME HANICAL DRAWINGS AN A T ALL W \K T MEET THE \E\ I\EMENT F N ITI N H WN. THE A\ HITE T \AL \AWIN SHALL TAKE \E E EN E VE\ ALL THE\ \AWIN . I \E AN IE ETWEEN IFFE\ENT LAN \ ETWEEN \AWIN AND E IFI ATI N \ \E LATI N AN E VE\NIN THE IN TALLATI N HALL E \ HT T THE ATTENTION OF THE A\ HITE T IN W\ITIN EF \E THE ATE F I ENIN . IF I \E AN IE A\E N T \E \TE I THE REATER \ ANTITY \ ETTE\ \ ALITY AN A \ \IATE A TMENT WILL E MA E AFTE\ NT\A T AWA\ . FIELD MEASURE AN NFI\M M NTIN HEI HT AN L ATI N F ELE T\I AL E\ I MENT WITH \E E T T NTE\ ME HANICAL E\ I MENT ET . N T ALE I TAN E FF THE ELE T\I AL \AWIN E A T AL IL IN IMEN I NS.
. IN ALL A E WIT HE NTE\LUN LI HTIN A\E T E L ATE N THE TI\KE I E F \ L ATION INDICATED F \ WIT HE AN TLET A\E A \ XIMATE. WHE\ MAY MAKE MIN \ \EL ATI N AT N A ITI NAL HARGE.
. H L T\ T \AL ELEMENT \EVENT \ NNIN F N IT IN TALLATI N F TLET \ A INET A SHOWN ON THE \AWIN THE NE E A\Y MIN \ HAN E A ETE\MINE Y THE A\ HITE T HALL E E\MITTE .

1. 7 TTIN AN FITTIN :
A. E\F \M \IN TTIN H IN FITTIN \E AI\IN AN FINI HIN F THE W \K NE E A\Y F \ THE INSTALLATION F THE E\ I MENT F THI E TI N. H WEVE\ N TTIN F THE W \K F THE\ T\A E \ F ANY IRUCTURAL MEM E\ HALL E NE WITH T THE N ENT F THE A\ HITE T AN LAN L \ . \ E\LY FILL EAL FIREPROOF AND WATE\ \ F ALL ENIN LEEVE AN H LE IN LA . F \NI H AN IN TALL ALL \E\ I\E LEEVE AND INSERTS.

1. \INATI N WITH THE\ T\A E :
A. E\ATE WITH THE\ T\A E THAT IN TALLATI N F ELE T\I AL TLET AN E\ I MENT WILL E \DPERLY \INATE . HE K N IT FIXT \E AN THE\ E\ I MENT L ATI N WITH THE THE\ T\A E T AVOID CONFLICT WITH THE I IN TW \K TEEL I IN EAM \ THE\ T\ TI N .
. A\EF LLY HE K THE L ATI N F THE TLET XE AN ETE\MINE THAT THEY HAVE N T EEN I T BED DURING THE IN TALLATI N F MATE\IAL F THE\ T\A E .
. VE\IFY ALL I\ IT F \HVA WITH ME HANI AL NT\A T \.
. \INATE WITH A INET\Y.

1. TILITY M ANIE
A. \INATE ALL IN MIN E\VI E WE\ AN TELE H NE WITH \E E TIVE TILITY M ANIE . IN L E ALL CHARGES IN I .

A\T – \ T AN EXE TI N

. 1 MATE\IAL :
A. ALL MATE\IAL HALL E NEW AN F \ ALITY A E IFIE N THE LAN \ E IFI ATI N AN M T ARRY THE N E\W\ITE\ LA \AT \IE A \ VAL VE\IN THE \ E F \ WHI H THEY A\E E IN A ITI N TO MEETING ALL \E\ I\EMENT F THE \\ENT A LI A LE E AN \E LATI N.

. N IT:
A. \I I ALVANIZE TEEL \ MAY E E IN ALL A\EA . INTE\ME IATE METALLI N IT IM MAY E USED IN INDOOR L ATI N . E ELE T\I AL METALLI T IN EMT IN IN \ L ATI N N T IN NTA T WITH EA\TH N IT IN CONCRETE LA \ N \ETE WALL AN N T E T T AMA E. E FLEXI LE TEEL N IT N T EX EE IN F FOR INDOOR FINAL NNE TI N T ME HANI AL E\ I MENT AN N T EX EE IN 7 AN \E E E \EM VA LE LI HT FIXTURES. USE LI\ I –TI HT FLEXI LE TEEL N IT N T EX EE IN F \ T \ FINAL NNE TI N T E\ I MENT OR IN WET L ATI N . E HE LE 4 V EL W \A E IN LA .
. WHE\E THE N IT ENTE\ TLET XE FIXT \E \ A INET FI\MLY FA TEN Y LE L KN T AND BUSHINGS. FI\MLY FA TEN N IT T THE IL IN N T\ TI N. \ N EX E N IT A\ALLEL T THE IL ING LINES, \TE Y A \ \IATE HAN E\ NI T\ T T \ A LET N F\ M T\ T \E. \T N IT ON 5 FOOT INTE\VAL AN WITHIN FEET F ANY X \ FITTIN . N T \T N IT F\ M EILIN I IN CEILING \T TW \K \ THE\ N IT .
. N IT NNE T \ HALL E LE L KN T TY E L U TE AN LA ELE WITH M \E I N FITTIN S.
. N IT IZE HALL E A \E\ I\E Y E AN A IN I ATE \ E IFIE HE\EIN. MINIM M N IT SIZE 1/2".
E. ALL EM TY N IT Y TEM HALL HAVE L . TE T LL \ T FA ILITATE IN TALLATI N F F T \EI WIRE.
F. N EAL N IT AN TLET WITHIN THE IL IN T\ T \E· EX E T THAT N IT MAY E \ N EXPOSED AT ANEL AN N EILIN . \ N N IT H WN T E IN TALLE IN A INET AN A EW \K I\E TE YI ARCHITECT.

. TLET LL AN N TI N XE :
A. EA H WIT H LI HT \E E TA LE \ THE\ TLET HALL E \ VI E WITH A E A E ALVANIZE STEEL OUTLET X. N TI N AN LL XE HALL E E A E ALVANIZE TEEL.
. XE IN TALLE F \ THE ALA\M M TE\ AN E \ITY Y TEM HALL E \ VI E WITH A \ \IATE COVERPLATES.

2.04 CONDUCTORS:
A. UNLESS OTHERWISE SPECIFIED, ALL WIRE SHALL BE TYPE THW, THWN OR XHHW COPPER. THE WIRES SHALL BE COLOR CODED INDICATING PHASE & VOLTAGE. UNLESS OTHERWISE REQUIRED BY LOCAL ORDINANCES, GROUND WIRES SHALL BE GREEN, NEUTRAL WIRES SHALL BE WHITE. CONDUCTORS SHALL BE #12 AWG, UNLESS OTHERWISE INDICATED.
B. DO NOT INSTALL CONDUCTORS UNTIL CONDUIT SYSTEM IS COMPLETE. USE MINERALAC #100 OR EQUIVALENT AS A LUBRICANT TO FACILITATE THE INSTALLATION OF THE CONDUCTORS IN THE CONDUIT SYSTEM.
C. ALL BRANCH CIRCUITS SHALL CONTAIN A GROUND CONDUCTOR.
D. TYPE MC CABLE MAY BE USED WHERE CONCEALED IN WALLS, FLOORS OR ABOVE CEILING.
E. TYPE NM CABLE MAY BE USED WHERE CONCEALED IN WALLS, FLOORS OR ABOVE CEILING.

2.05 WIRING DEVICES:
A. 20A, 125 VOLT.
B. WALL SWITCHES SHALL BE SPECIFICATION GRADE AC SILENT TYPE SWITCHES. RECEPTACLES SHALL BE SPECIFICATION GRADE, DUPLEX TYPE, NEMA 5–20R, 20 AMPERE, 125 VOLT GROUNDED TYPE. DEVICE PLATES SHALL BE STANDARD SIZE SMOOTH FINISH, UNBREAKABLE NYLON. PROVIDE TYPE OF FACEPLATES TO MATCH DEVICES.
C. COLOR OF DEVICES SHALL BE SELECTED BY ARCHITECT.

2.06 PANELBOARDS:
A. PROVIDE BRANCH CIRCUIT PANELBOARD (LOAD CENTER) AS SHOWN ON DRAWINGS AND AS SPECIFIED HEREIN. PROVIDE TIN–PLATED ALUMINUM BUS BARS. MULTIPLE POLE BREAKERS SHALL HAVE HANDLE TIES SO ALL POLES ACT SIMULTANEOUSLY. MAIN BREAKER SHALL BE CENTER MOUNTED. EQUIPMENT RATINGS SHALL EXCEED AVAILABLE FAULT CURRENT (PANELS MAY BE SERIES FAULT RATED). PROVIDE TYPED CIRCUIT DIRECTORY UNDER PLASTIC COVER IN EACH PANEL DOOR. CIRCUIT BREAKERS SHALL BE SWITCH RATED. MOUNT PANELS 6'–6" TO TOP.

2.07 LIGHTING FIXTURES:
A. PROVIDE LIGHTING FIXTURES, COORDINATE PROCUREMENT OF THESE FIXTURES WITH OWNER'S REPRESENTATIVE IN A TIMELY MANNER TO MEET JOB SCHEDULES. RECEIVE, UNCRATE, INSPECT, STORE AND PROTECT ALL MATERIAL. INSTALL AND LAMP FIXTURES AS NOTED ON DRAWINGS.
B. SUBMIT ALL LIGHTING FIXTURES TO OWNER FOR APPROVAL.

2.08 SAFETY SWITCHES:
A. SAFETY SWITCHES SHALL BE GENERAL DUTY TYPE, 250 VOLT, WITH NUMBER OF POLES REQUIRED FOR 120/240 VAC SERVICE. SWITCH SIZE SHALL BE AS REQUIRED BY CODE AND AS INDICATED ON THE DRAWINGS. WHERE OUTSIDE THE BUILDING, THE SWITCHES SHALL BE RAIN TIGHT TYPE NEMA 3R. ALL SWITCHES SHALL BE LOCKABLE. VERIFY DISCONNECT SIZES WITH EQUIPMENT MANUFACTURERS.

2.09 MOTOR WIRING:
A. WIRE ALL MOTORS TO CONFORM WITH MANUFACTURERS RECOMMENDATIONS AND WITH APPLICABLE CODES. PROVIDE NECESSARY MATERIAL, INCLUDING WIRE, CONDUIT, FITTINGS, ETC. REQUIRED TO CONNECT MOTOR. MOTORS, CONTROLS, ETC. SHALL BE FURNISHED BY THE SUPPLIER OF THE DRIVEN EQUIPMENT. VERIFY EQUIPMENT LOCATION AND SIZES WITH THE TRADE SUPPLYING THE MOTOR BEFORE INSTALLING THE CONDUIT OR OUTLETS.

2.10 TELEPHONE SYSTEM:
A. TELEPHONE WALL OUTLETS SHALL CONSIST OF STANDARD OUTLET BOXES WITH 2 PAIR OF CAT 6 CABLE TO TELEPHONE INTERFACE. DEVICE COVERPLATES SHALL MATCH RECEPTACLES.

2.11 FIRE ALARM SYSTEM:
A. PROVIDE A COMPLETE ADDRESSABLE FIRE ALARM SYSTEM WITH DEVICES AS SHOWN ON DRAWINGS.
B. INSTALL AND TEST SYSTEM PER NFPA72.

2.12 TEMPERATURE CONTROL:
A. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL CONDUIT, WIRING, BOXES, ETC. FOR TEMPERATURE CONTROLS SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR.

2.13 LABELING
A. PROVIDE NAMEPLATES TO IDENTIFY PANELBOARDS, DISCONNECT SWITCHES, ELECTRIC METER AND OTHER MAJOR EQUIPMENT.

2.14 GUARANTEE
A. GUARANTEE ALL MATERIAL FURNISHED AND ALL WORKMANSHIP PERFORMED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK. ANY DEFECTS DEVELOPING WITHIN THIS PERIOD, TRACEABLE TO MATERIAL FURNISHED AS PART OF THIS SECTION OR WORKMANSHIP PERFORMED HEREUNDER, SHALL BE CORRECTED AT NO EXPENSE TO THE OWNER.

2.15 CONDITIONS PRECEDENT TO FINAL ACCEPTANCE:
A. UPON COMPLETION OF PROJECT, PREPARE AND SUBMIT ONE COMPLETE SET OF ELECTRICAL RECORD DRAWING OF "AS–BUILT" CONDITIONS SHOWING ALL WIRING AS ACTUALLY INSTALLED. PRINTS SHALL ALSO SHOW, AS INDICATED BY MARKED–UP NOTATIONS, ALL DEVIATIONS AND CHANGES OF WIRING AND CIRCUIT NUMBER FROM THE ORIGINAL CONTRACT DRAWINGS.

PANEL SCHEDULE P

120/240 VOLT, 1 PHASE, 3 WIRE, 22,000 AIC, 200 AMP MAIN CIRCUIT BREAKER — FLUSH MOUNTED

CKT	DESCRIPTION	VA	TRIP	KVA A	KVA B	TRIP	VA	DESCRIPTION	CKT
1	LIGHTING	600	20/1	1.50		20/1	900	RECEPTACLES	2
3	LIGHTING	200	20/1		0.56	20/1	360	RECEPTACLES	4
5	LIGHTING	300	20/1	1.20		20/1	900	RECEPTACLES	6
7	LIGHTING	250	20/1		1.33	20/1	1080	RECEPTACLES	8
9	WATER HEATER	2225	30/2	3.67		20/1	1440	RECEPTACLES	10
11	--	2225	--		3.31	20/1	1080	RECEPTACLES	12
13	HP-1	2500	40/2	2.68		20/1	180	RECEPTACLES	14
15	--	2500	--		2.68	20/1	180	RECEPTACLES	16
17	HP-2	2000	30/2	2.90		20/1	900	RECEPTACLES	18
19	--	2000	--		2.72	20/1	720	RECEPTACLES	20
21	AHU's 1, 2 & 3	300	20/2	0.84		20/1	540	RECEPTACLES	22
23	--	300	--		0.84	20/1	540	RECEPTACLES	24
25	AHU'S 4, 5, 6, 7 & 8	500	20/2	0.68		20/1	180	RECEPTACLES	26
27	--	500	--		0.86	20/1	360	RECEPTACLES	28
29	WATER HEATER	2400	30/2	2.60		20/1*	200	FACP	30
31	--	2400	--		2.40	20/1	180	RECEPTACLE	32
33	SPARE		20/1			20/1		SPARE	34
35	SPARE		20/1			20/1		SPARE	36
37	SPARE		20/1			20/1		SPARE	38
39	SPARE		20/1			20/1		SPARE	40

* PROVIDE RED CIRCUIT BREAKER.

TOTAL CONNECTED KVA 31
TOTAL CONNECTED AMPS 128

LIGHTING FIXTURE SCHEDULE

FIXTURE LETTER	DESCRIPTION	MANUFACTURER (OR EQUAL)	CATALOG NUMBER	VOLTAGE	LAMPS
A	12" SURFACE MOUNT DECORATIVE LIGHT	REJUVENATION	A0927	120	960 LUMEN LED
B	10" SURFACE MOUNT DECORATIVE LIGHT	REJUVENATION	A0922	120	960 LUMEN LED
C	5" SURFACE DOWNLIGHT	ELITE LED LIGHTING	RL591	120	600 LUMEN LED
D	DECORATIVE SURFACE MOUNT	SCHOOLHOUSE ELECTRIC	OTIS 4" WITH BRASS BASE	120	14 WATT LED A-19
F	EXTERIOR WALL SCONCE	REJUVENATION	A2148	120	14 WATT LED A-19
F/L	CEILING FAN WITH LIGHT KIT	MINKA AIRE	F556L-WH	120	1210 LUMEN LED
G	PORCH CEILING LIGHT	REJUVENATION	A0899 OIL-RUBBED BRONZE	120	14 WATT LED A-19
H	SURFACE MOUNT 4' LED WRAP	HE WILLIAMS	17-4-L55/835-AF-DRV-UNV	120	5,500 LUMEN LED
K	1ST FLOOR BATH CEILING LIGHT	SCHOOLHOUSE ELECTRIC	OTIS 4" WITH CHROME BASE	120	14 WATT LED A-19
M	2ND FLOOR STAIR LIGHT	SCHOOLHOUSE ELECTRIC	BRASS NEWBURY 6" INTERGATED LED WITH LARGE DRUM OPAL SHADE	120	981 LUMEN LED
V	BATH VANITY LIGHT	REJUVENATION	A0744	120	14 WATT LED A-19
X	EXIT FIXTURE WITH EMERGENCY BATTERY PACK	HE WILLIAMS	EXIT G EM WHT D	120	LED

SOUTH CAROLINA CHARLESTON ENGINEERING No. C00584 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 100793 12/21/2020 JOHN D. DEDEN

Charleston Engineering
Mechanical, Plumbing & Electrical
125 B Wappoo Creek Dr.
Charleston, SC 29412
843-762-4242

MEADORS, INC.
843.723.8585 ☐ CHARLESTON, SC ■ 2811 AZALEA DRIVE

SQUIRE POPE CARRIAGE HOUSE

111 Calhoun Street
Bluffton, SC 29910

PERMIT SET
DECEMBER 2020

ELECTRICAL SPECS. & SCHEDS.
E401

Type A

REJUVENATION

Location: 1st Floor Main Rooms Ceiling

Astor 12" LED Flush Mount Fixture
Aged Brass
Item #A0927
http://www.rejuvenation.com/s/18ea0

Specification	Detail
Item #	A0927
Width	12"
Height	3"
Wattage	15W
Lumens	960
Color Temperature	3000K
CRI	80
Dimmable	Yes
UL Listed	Yes
UL Location	Damp
Weight	10.4 lbs.

Type B

REJUVENATION

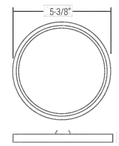
Location: 1st Floor Stairhall Ceiling

Astor 10" LED Flush Mount Fixture
Aged Brass
Item #A0922
http://www.rejuvenation.com/s/18ezq

Specification	Detail
Item #	A0922
Width	10"
Height	3"
Lumens	960
Color Temperature	3000K
CRI	80
Dimmable	Yes
UL Listed	Yes
UL Location	Damp
Weight	7.6 lbs.

elite LED LIGHTING

RL591 5"
5 Inch Round LED Slim Surface Mount Dimmable Fixture



NOMINAL LUMENS	DELIVERED LUMENS	WATTAGE
600	632	10W

Based on 4000K, 90+ CRI. Actual wattage may vary +/- 5%

FEATURES
The Elite LED Slim Surface Mount has been engineered to install into most standard junctionboxes. Up to 600 usable lumens are directed from the luminaire to the work surface. Easy to install, applicable to junction box or recessed can installation.

LUMENS	600
CCT	30K/40K/50K
CRI	90+
COLOR QUALITY	3-Step MacAdam Ellipse
DIMMING	DIMTR (Triac Dimming)
FINISH	WH (White), BK (Black), SN (Satin Nickel), BZ (Bronze)
LIFETIME	50,000 Hours

OPTICS
The Elite LED Module system is much more than just a simple LED retrofit. The Elite LED system is a highly engineered work of design and optical science which produces up to 600 lumens. Our meticulously crafted optics gather the light scattered by the LED chip and shape it into a functional beam with uniform light distribution.

DIMMING
Intended for Triac (120V) based on configuration. Minimum 90° supply conductors.

COMPLIANCE
Non-conductive fixture for shower light application. Product complies with the requirements of the California Energy Commission regulated under Title 24.

LISTING
ETL listed for damp location (wet location - with covered ceilings)
Energy Star certified

WARRANTY
The Elite LED lighting system carries a five-year carefree warranty for parts and components. (Labor not included)

EXAMPLE: **RL591-600L-DIMTR-120-30K/40K/50K-90-WH**

RL591	600L-DIMTR-120	30K/40K/50K	90+	FINISH
				WH White (standard)
				RL591-RT-BK - Black Ring
				RL591-RT-SN - Satin Nickel Ring
				RL591-RT-BZ - Bronze Ring

FOR WET LOCATION

elite LED LIGHTING www.iuseelite.com

Due to the changes of constant improvement in LED technology, all details are subject to change without notice. Consult factory for up to date information.

Type D

Send details on our COVID-19 response here.

Otis 4"

Otis 4"

Fixture price does not include shade(s) or bulb(s).

Beautiful in its simplicity, the Otis 4" is an excellent anchor for any space. Made from heavy gauge, solid American brass and hand-finished in our state-of-the-art patina shop, this fixture transcends eras and adds a...

Select Finish

Made to Order Options +

Select Switch

Home

Product will leave our factory within 3-4 weeks

Fixture price does not include shade(s) or bulb(s).

SCHOOLHOUSE

DESIGN

Beautiful in its simplicity, the Otis 4" is an excellent anchor for any space. Made from heavy gauge, solid American brass and hand-finished in our state-of-the-art patina shop, this fixture transcends eras and adds a polished feel to an array of decor styles. Assembled in our Portland, Ore. factory using ethically-sourced domestic and global components. A Schoolhouse Original.

DETAILS

- FIXTURE DIMENSIONS: 3" Projection
- CANOPY WIDTH: 6.25"
- PROJECTION: 3"
- FITTER SIZE: 4"
- PRODUCT ORIGIN: Assembled in our Portland, Ore. factory using ethically-sourced domestic and global components.
- UL LISTED: Yes
- MAX WATTAGE: 100
- INCLUDES SHADES: No
- SUITABLE FOR DAMP LOCATIONS: Yes

SUPPORT: Contact Us, FAQ, Shipping, Registry

COMPANY: Home, Stores, Trade, Affiliate Network

SURFACE MOUNT FIXTURES

Surface mounts are one of the most common types of light you will find in bathrooms, homes, and public institutions. But what exactly is a surface mount? Simply put, a surface mount is any light fixture that attaches to an architectural surface such as a ceiling or wall. This type of fixture comes in many shapes and sizes, to styles both modern and vintage. Our goal has always been to create light fixtures that stand the test of time. We focus on classic designs and premium materials for years to come. Most of our surface mounts can accept a variety of shades as well, so visit our Shades Page to see what options are available.

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Support

minkaAire

Type F/L

Item #	UPC Code:
F556L-WH	706411058608
Product Family Name:	Finish:
Contractor LED	White
Category:	Category Type:
INTERIOR FAN	Ceiling Fan
Certification	
4000048	
Patents:	
Notes:	

Image File Name: **F556L-WH.jpg**

MEASUREMENTS

Blade Finish:			Reversible Blades: No	
Blade Material: PLYWOOD CONTRUCTION			Slope: Yes	
Blade Sweep: 52"	No. of Blades: 5	Blade Pitch: 12 DEGREES	Hanging Weight: 14.55	
Downrod 1: 6	Downrod 1 Outside Dia: .75	Downrod 2:	Downrod 2 Outside Dia:	
Ceiling to Lowest Point: (Dim A) 13.25	Ceiling to Blade (Dim B) 11.5	Lead Wire: 80	Motor Size: 153x15mm	

	Low	Low/Med.	Medium	Med/High	High
RPM:	67				186
Amps:	0.22				0.56
Watts:	10.6				66.58
CFM:	1756.0				5314.0
CFM/Watts:	165.66				79.81

LAMPING

No. of Bulbs: 1	Light Type: Z42 LED	Light Kit Optional: No			
Max Bulb Wattage: 16	Socket: Y40 LED MODULE				
Integrated Light Kit: Yes	Dimmable: Yes	Ballast:	Rated Life Hours: 30000	Uplight: No	
Bulb/LED Included: Yes	Color Temp.: 3000	CRI: 92	Initial Lumens: 1576.0	Delivered Lumens: 1209.9	

GLASS

Description: Frosted		Material: GLASS	
Part No.:		Quantity: 1	
Width: 6.5	Height: 1.25	Length: 6.5	

CONTROLS

Pull Chain Control: No	Works with Remote Control: Yes	Works with Wall Control: Yes
Reversible: Yes	Included Remote Control: RCS213	Included Wall Control:
Smart Control: No	Compatible Remote Control(s):	Compatible Wall Control(s): WCS213
Integrated Smart Control:		Compatible Smart Control: BD-1000

SHIPPING

Carton Width: 12.5	Carton Height: 9.25	Carton Length: 22.0
Carton Weight: 17.82	Carton Cubic Feet: 1.472	Small Package Shippable: Yes
Master Pack Width:	Master Pack Height:	Master Pack Length:
Master Pack Weight:	Master Cubic Feet:	Multi-Pack: 1 / Master Pack: 1

LED

ETL Intertek

WARNING: Handling this product can expose you to chemicals including lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Wash hands with soap and water after installing, handling, cleaning or otherwise touching this product. For more information go to: www.P65Warnings.ca.gov.

Type F

REJUVENATION

Pittock 3-1/4" Single Sconce
Oil-Rubbed Bronze with Opal Shade
Item #A2148
http://www.rejuvenation.com/s/1904g

Specification	Detail
Item #	A2148
Width	5-7/8"
Height	11-3/8"
Depth	7-1/8"
Weight	4.5 lbs.
Fitter Size	3-1/4"
Number of Sockets	1
Wattage	40W
Canopy Diameter	4-7/8"

Type G

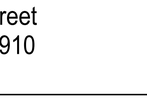
REJUVENATION

Foster 3-1/4" Flush Mount Fixture
Item #A0899
http://www.rejuvenation.com/s/1a4kj

Specification	Detail
Item #	A0899
Finish	Oil-Rubbed Bronze
Socket Type	E26
Shade	B5105-OP
Shade SKU	B5105-OP
Maximum fixture wattage per socket	100 W
UL Listed	UL Listed
Location	Damp
Canopy	6-3/8"
Overall fixture width	6-3/8"
Length	8"
Number of sockets	1
Shade height	6"
Fitter Size	3-1/4"
Canopy Height	1-7/8"

17 LED Narrow Low-Profile Wrap

Williams



CATALOG #: 17-4-L55/835-AF-DRV-UNV
TYPE: Type H
PROJECT:

FEATURES
- Low-profile wrap-around provides uniform downward light distribution and subtle side illumination
- Shallow depth provides low-profile appearance
- Diffuser is secured continuously along luminaire sides
- Mounts easily as a single fixture or in continuous row installations
- Wireway is accessible without the use of tools
- Maximize energy savings with efficacies up to 141 lm/W
- Available on QuickShip
- Made Right Here® in the USA

SPECIFICATIONS
- HOUSING – 20-gauge die-formed C.R.S. End plates constructed of 19-gauge die-formed C.R.S.
- SHIELDING – Frosted prismatic acrylic diffuser with 15% DR additive, .100" nominal thickness. Prismatic bottom and continuous wrap sides.
- FINISH – 92% minimum average reflective white polyester powder coat bonded to phosphate-free, multi-stage pretreated metal. All parts painted after fabrication to facilitate installation, increase efficiency, and inhibit corrosion.
- ELECTRICAL – High quality mid-power LED boards. L70 >50,000 hours.
- MOUNTING – Surface or suspended.
- LISTINGS –
  - cCSAus certified as luminaire suitable for dry or damp locations.
  - DesignLights Consortium qualified product. Certain configurations of this product may be DLC qualified, see the DLC Qualified Products List at www.designlights.org/QPL.
- WARRANTY – 5-year limited warranty, see hew.com/warranty.

ORDERING EXAMPLE: 17 - 4 - L55/835 - AF - OPTIONS - DIM - UNV

ORDERING INFO

SERIES	LENGTH	LUMENS [1]	CRI	CCT	SHIELDING
17	2 2'	2'	8 80	30 3000K	AF Frosted prismatic acrylic diffuser
	4 4'	L27 2,700lm	9 90 [2]	35 3500K	
	8 8'	4'		40 4000K	
		L55 5,500lm			
		8'			
		L110 11,000lm			

OPTIONS [3]		CONTROL [4]		VOLTAGE	
EM/10W	10-watt emergency battery	DIM	Dimming driver	120	120V
GAT	T-bar fastener for 320 ceiling spacer	DRV	Non-dimming driver	277	277V
SS-12	Single stem & canopy, 12"			UNV	120-277V
SWS-12	Stem & swivel canopy, 12"				
VBY	(2) Y-hangers				
VBY-2 (L___)	(2) Y-hangers and (2) 2' chains Additional lower lumen packages available. Example: 4,000 lumens = 17-4-L55/835-(L40) [5]				

QUICKSHIP
17-4-L55/835-AF-QS-DIM-UNV

NOTES
1 Lumen output based on 3500 CCT. Actual lumens may vary +/-5%, see page 2 for FIXTURE PERFORMANCE DATA.
2 Extended lead times may apply. Consult factory for availability.
3 See page 3 for FINISH OPTIONS. See page 3 for QUICK CONNECT OPTIONS. See page 3 for MOUNTING ACCESSORIES DETAILS.
4 See page 2 for ADDITIONAL CONTROL OPTIONS.
5 Specify in increments of 100 nominal lumens. Option must be specified with next higher lumen package.

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Information contained herein is subject to change without notice. REV.09/08/20170473.LA

SOUTH CAROLINA PROFESSIONAL ENGINEER CERTIFICATE OF AUTHORIZATION CHARLESTON ENGINEERING No. C00584

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 10079 12/21/2020 REGISTERED JOHN D. DEZEN

Charleston Engineering
Mechanical, Plumbing & Electrical

125 B Wappoo Creek Dr.
Charleston, SC 29412
843-762-4242

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SQUIRE POPE CARRIAGE HOUSE
111 Calhoun Street
Bluffton, SC 29910

PERMIT SET
DECEMBER 2020

FIXTURE DETAILS

E402

8/14/2020 Otis 4" | Schoolhouse

Type K_X

Read details on our COVID-19 response here.

Otis 4"

Otis 4"

$140.00

Fixture price does not include shade(s) or bulb(s).

Beautiful in its simplicity, the Otis 4" is an excellent anchor for any space. Made from heavy gauge, solid American brass and hand-finished in our state-of-the-art patina shop, this fixture transcends eras and adds a...

Finish: Chrome

Select Finish

Made to Order Options

Select Switch

None

Product will leave our factory within 3-4 weeks

Fixture price does not include shade(s) or bulb(s).

SCHOOLHOUSE

DESIGN

Beautiful in its simplicity, the Otis 4" is an excellent anchor for any space. Made from heavy gauge, solid American brass and hand-finished in our state-of-the-art patina shop, this fixture transcends eras and adds a polished feel to an array of decor styles. Assembled in our Portland, Ore. factory using ethically-sourced domestic and global components. A Schoolhouse Original.

DETAILS

- **FIXTURE DIMENSIONS:** 3" Projection
- **CANOPY WIDTH:** 6.25"
- **PROJECTION:** 3"
- **FITTER SIZE:** 4"
- **PRODUCT ORIGIN:** Assembled in our Portland, Ore. factory using ethically-sourced domestic and global components.
- **UL LISTED:** Yes
- **MAX WATTAGE:** 100
- **INCLUDES SHADES:** No
- **SUITABLE FOR DAMP LOCATIONS:** Yes

SUPPORT

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FAQ
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SURFACE MOUNT FIXTURES

Surface mounts are one of the most common types of light you will find in businesses, homes, and public institutions. But what exactly is a surface mount? Simply put, a surface mount is any light fixture that attaches to an architectural surface such as a ceiling or wall. This type of fixture comes in many shapes and sizes, in styles both modern and vintage. Our goal has always been to create light fixtures that stand the test of time. We focus on classic designs and premium materials for construction. Most of our surface mounts can accept a variety of shades as well, so visit our *Shadow Page* to see what options are available.

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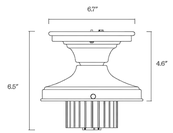
Support

https://www.schoolhouse.com/collections/surface-mount-fixtures/products/otis-4 1/1

Type M

SCHOOLHOUSE



Newbury 6" Integrated LED

Shown in Polished Nickel with Traditional Schoolhouse Shade—14" Black Stripe Shade included, see options below

Application: Surface Mount

Product Origin: USA

UL Listed: c UL us

Wattage 16W

Voltage: 120V

Location Rating: Damp

Dimensions:
Overall: 6.5" H x 6.7" W
Canopy: 4.6" H
Fitter size: 6"

Materials: Brass, Glass shade

Details:
- See following pages for Photometric Data
- Compatible with all phase-cut dimmers

One year guarantee

Finish Options

True Black (TB) | Matte Bronze (MB) | Natural Brass (NB) | Polished Nickel (PN) | Satin Nickel (SN)

Shade Options

Large Drum Shade—Opal | Large Drum Shade—Black Pinstripe | Traditional Schoolhouse Shade—14" Opal | Traditional Schoolhouse Shade—14" Black Stripe

Portland · New York City · Pittsburgh | (800) 630-7113 | customersupport@schoolhouse.com | **schoolhouse.com**

Updated: 06/07/19

10/6/2020 Rejuvenation

REJUVENATION

Thurman Wall Sconce
Item #A0744
http://www.rejuvenation.com/s/18h3p

Specification	Detail
Item #	A0744
Finish	Polished Chrome
Shade	B0351
Shade SKU	B0351
Maximum fixture wattage per socket	100 W
UL Listing	UL Listed Damp
Canopy	5-1/8"
Overall fixture width	5-1/8"
Length	5-1/8"
Overall fixture depth	7-1/2"
Shade height	5-1/2"

https://www.rejuvenation.com/catalog/products/thurman-wall-sconce/configurations/polished-chrome-with-4-opal-clamshell/print 1/1

Type X

LED EXIT SIGN — EXIT

CATALOG #: EXIT-G-EM-WHT-D

TYPE:

PROJECT:

NOTES:

EXAMPLE: EXIT - R - EM - WHT - OPTIONS - D

EXIT = SERIES; R = LETTER COLOR; EM = POWER OPTIONS; WHT = HOUSING COLOR; OPTIONS = OPTIONS/ACCESSORIES; D = VOLTAGE

LED

CROSS SECTIONS

ORDERING INFORMATION

SERIES
EXIT — LED Exit Sign

LETTER COLOR (Must specify)
R — Red
G — Green

POWER OPTIONS (Must specify)
AC — AC operation
EM — AC operation with emergency battery backup

HOUSING COLOR (Must specify)
WHT — Industry-standard white
BLK — Black

OPTIONS
COPY/SF — Custom message (consult factory), single face
COPY/DF — Custom message (consult factory), double face
SALIDA — Salida faceplate (industry-standard white only)
DC — Dual circuit (AC only)
SDT — Self-diagnostic test (EM only)

ACCESSORIES (Shipped separately)
See back for details.
PC1 — Polycarbonate shield
WG — Wireguard

VOLTAGE
D — 120V or 277V
SV__ — Special voltage, consult factory for options

FEATURES
- Compact, low-profile design
- Ultra-bright, energy efficient, long-life LEDs available in red or green.
- Available as full-time AC powered unit or emergency unit with battery backup.
- Fully automatic solid-state system on EM units recharges battery in 24 hours.
- 4.8V long-life, maintenance-free NiCd battery on emergency (EM) units provides 90 minutes of emergency operation.
- Charge rate/power on LED indicator and built-in test switch on emergency units.
- Provided as universal single face/double face unit.
- Removable directional indicators.
- Custom messages available, consult factory for details.

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Williams H.E. WILLIAMS, INC.

Emergency
Page 1 of 2

SOUTH CAROLINA LABOR, LICENSING AND REGULATION — CERTIFICATE OF AUTHORIZATION — CHARLESTON ENGINEERING — No. C00584

SOUTH CAROLINA LABOR, LICENSING AND REGULATION — CERTIFICATE OF REGISTRATION — PE No. 10079 — 12/21/2020 — JOHN D. DEDEN

Charleston Engineering
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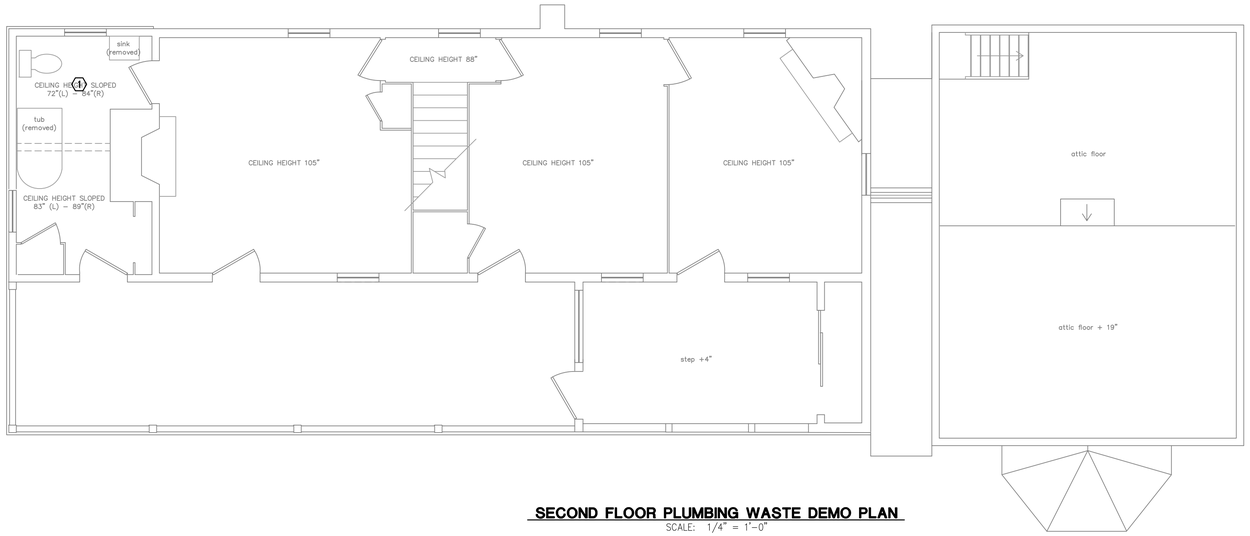
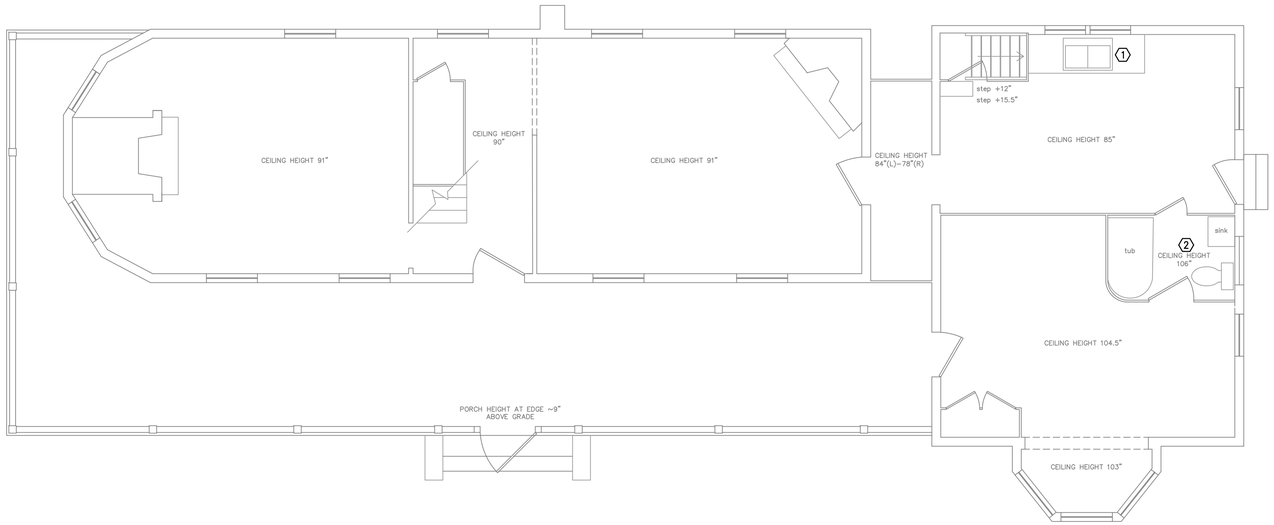
PERMIT SET
DECEMBER 2020

FIXTURE DETAILS

E403



SECOND FLOOR PLUMBING WASTE DEMO PLAN
SCALE: 1/4" = 1'–0"



FIRST FLOOR PLUMBING WASTE DEMO PLAN
SCALE: 1/4" = 1'–0"

0 2' 4' 8'
SCALE: 1/4" = 1'–0"

PLUMBING NOTES: (APPLICABLE TO ALL PLUMBING DRAWINGS)

P1. PLUMBING CONTRACTOR SHALL COORDINATE ALL PIPING WITH GENERAL, HVAC, AND ELECTRICAL CONTRACTORS PRIOR TO FABRICATION AND DURING INSTALLATION. AVOID CONFLICT WITH ELECTRICAL CONDUIT, FIXTURE STEMS, DUCTWORK, EQUIPMENT, ECT. OFFSET PIPING AS REQUIRED.

P2. SEE ARCHITECTS PLANS AND STRUCTURAL SHOP DRAWINGS FOR ALL DIMENSIONING.

P3. PLUMBING CONTRACTOR SHALL CHECK AND VERIFY ALL CLEARANCES PRIOR TO FABRICATION OF INSTALLATION OF ALL PIPING SYSTEMS.

P4. PLUMBING CONTRACTOR SHALL MAINTAIN THE RATING OF WALLS AND FLOOR FOR ALL PIPE PENETRATIONS THRU RATED ASSEMBLIES.

P5. INSULATE ALL ABOVE GROUND PIPING AS SPECIFIED. INSULATION DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AND SUBJECT TO APPROVAL BY THE ENGINEER. SEE SPECIFICATIONS FOR INSULATION TYPE AND THICKNESS REQUIRED.

P6. INSTALL ALL PLUMBING IN ACCORDANCE WITH 2018 INTERNATIONAL PLUMBING CODE AND LOCAL AUTHORITIES HAVING JURISDICTION.

P7. PENETRATIONS THRU ANY BEAMS SHALL BE COORDINATED WITH GENERAL CONTRACTOR AND STRUCTURAL ENGINEER OF RECORD PRIOR TO ANY WORK. FAILURE TO DO SO WITHOUT APPROVAL PRIOR TO CUTTING STRUCTURAL MEMBERS SHALL BE SUBJECT TO RETAINAGE OF ALL LIABILITY TO ANY/ALL DAMAGES AT NO ADDITIONAL COST TO OWNER OR GENERAL CONTRACTOR.

KEYED NOTES:

1. REMOVE ALL FIXTURES, SANITARY, VENT AND WATER PIPING COMPLETE INCLUDING ALL PIPING OUTSIDE THE BUILDING (INCLUDING HOSE BIBBS). DO NOT ABANDON ANY PIPING INSIDE OR OUTSIDE. THERE WILL BE A NEW SANITARY AND WATER SERVICE TO THE BUILDING.

2. EXISTING TUB SHALL REMAIN AND BE REUSED. REMOVE ALL OTHER REMAINING FIXTURES, SANITARY, VENT AND WATER PIPING COMPLETE INCLUDING ALL PIPING OUTSIDE THE BUILDING (INCLUDING HOSE BIBBS). THERE WILL BE A NEW SANITARY AND WATER SERVICE TO THE BUILDING.

LEGEND

	SOIL OR WASTE	CWU	COLD WATER UP
	VENT	CWD	COLD WATER DOWN
	COLD WATER	HWU	HOT WATER UP
	HOT WATER	HWD	HOT WATER DOWN
	HOT WATER RECIRC	VPU	VENT PIPING UP
	GATE VALVE	VPD	VENT PIPING DOWN
	CHECK VALVE	WPU	WASTE PIPING UP
	BALANCE VALVE	WPD	WASTE PIPING DOWN
	BALL VALVE	AFF	ABOVE FINISHED FLOOR
"A"	WATER HAMMER ARRESTOR (WHA), P.D.I. = "A"	AC	ABOVE CEILING
	POINT OF CONNECTION (NEW–TO–EXISTING)	UG	UNDERGROUND
		CS	CRAWL SPACE
VTR	VENT THROUGH ROOF	GCO	GRADE CLEAN OUT
HD	HUB DRAIN	TMV	THERMOSTATIC MIXING VALVE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	NOTE:	THESE ARE STANDARD SYMBOLS AND MAY NOT ALWAYS APPEAR ON THE DRAWINGS, HOWEVER, WHERE THE SYMBOL DOES APPEAR, THE ITEM SHALL BE PROVIDED.

SOUTH CAROLINA CHARLESTON ENGINEERING No. C00584 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 10079 JOHN D. DEDEN
12/21/2020

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MEADORS, INC.
843.723.8585 ■ CHARLESTON, SC ■ 2811 AZALEA DRIVE

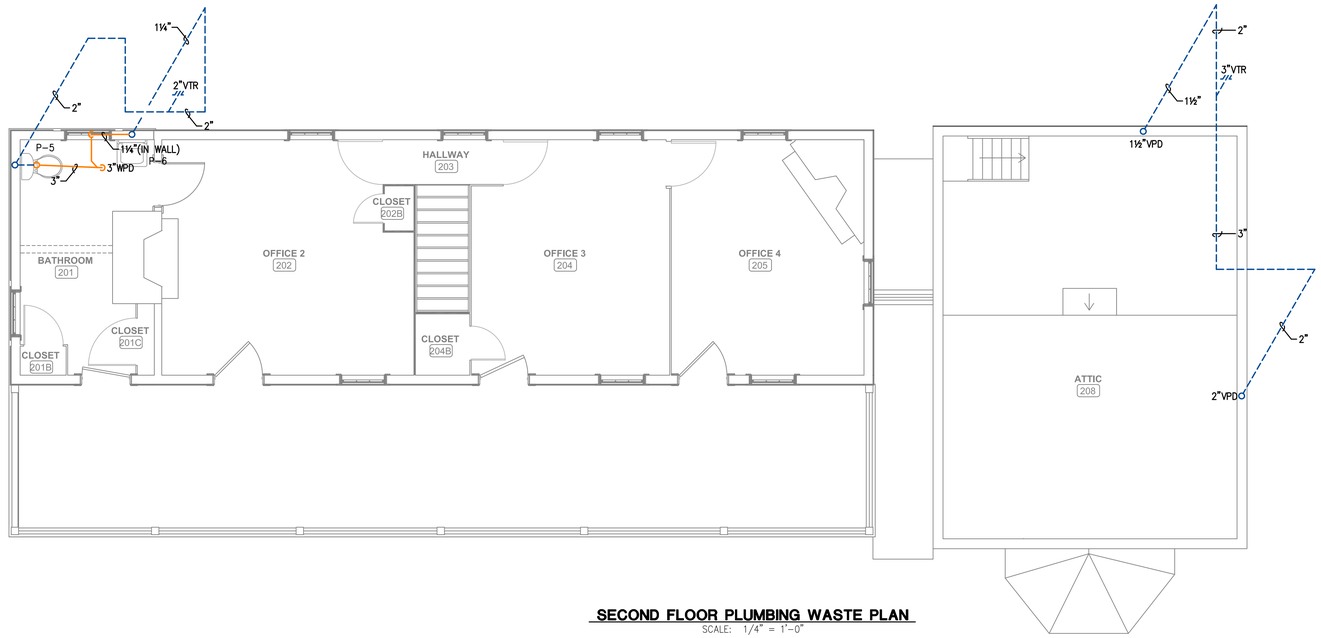
SQUIRE POPE CARRIAGE HOUSE

111 Calhoun Street
Bluffton, SC 29910

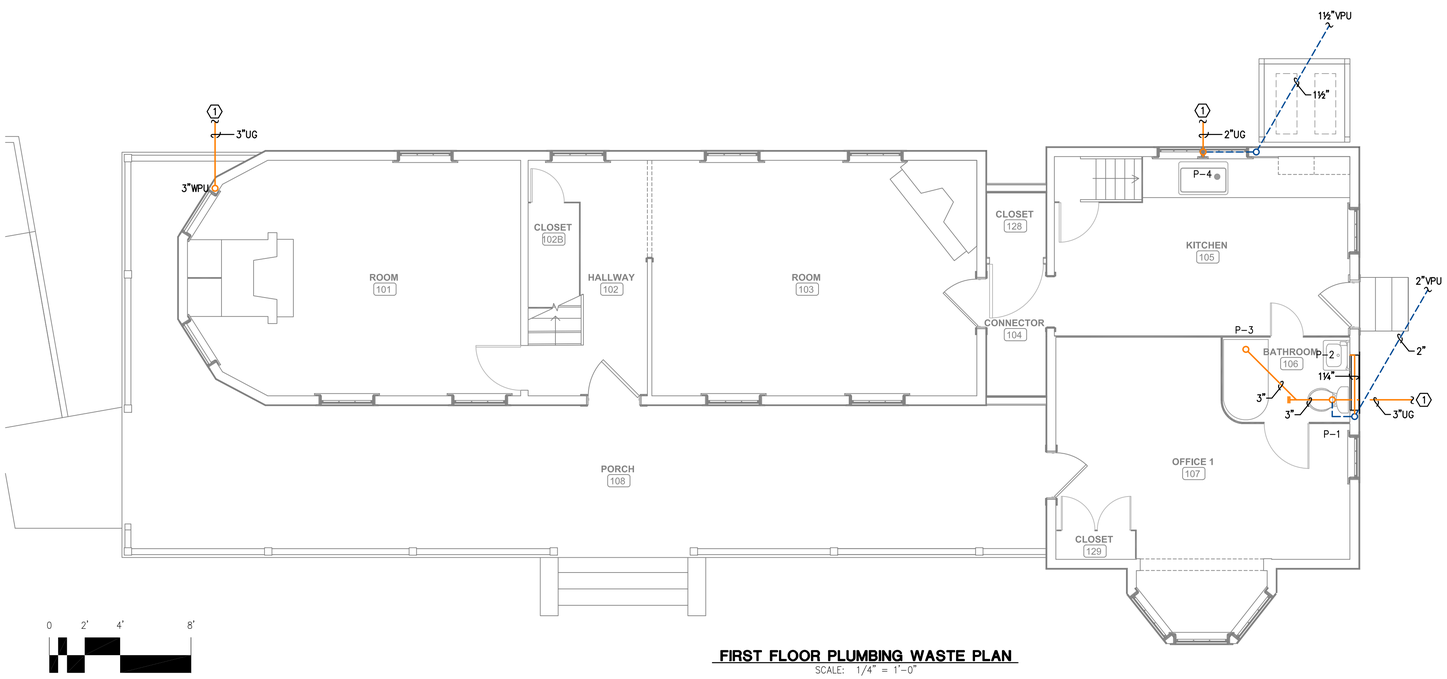
PERMIT SET
DECEMBER 2020

PLUMBING DEMO PLAN

P101



SECOND FLOOR PLUMBING WASTE PLAN
SCALE: 1/4" = 1'-0"



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

FIRST FLOOR PLUMBING WASTE PLAN
SCALE: 1/4" = 1'-0"

KEYED NOTES:

1. SEE OTHERS FOR CONTINUATION.

Plumbing Fixture Schedule

SYMBOL	DESCRIPTION	WASTE	WATER		VENT	REMARKS
			COLD	HOT		
P-1	WATERCLOSET	3"	½"	–	2"	1,2
P-2	LAVATORY	1¼"	½"	½"	1¼"	1,3
P-3	BATHTUB	1½"	½"	½"	1½"	1
P-4	KITCHEN SINK	1½"	½"	½"	1½"	1,4
P-5	WATERCLOSET	1¼"	½"	–	1¼"	1,2
P-6	LAVATORY	3"	½"	½"	2"	1,3

REMARKS:

1. PROVIDE FIXTURES FROM THE OWNER'S FIXTURE SCHEDULE (SELECTED BY ARCHITECT).
2. PROVIDE HEAVY DUTY BRASS STOP. PROVIDE OPEN WHITE SEAT.
3. PROVIDE HEAVY DUTY BRASS STOPS.
4. PROVIDE HEAVY DUTY BRASS STOPS.

SOUTH CAROLINA — CHARLESTON ENGINEERING — No. C00584 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 10079 — 12/21/2020 — JOHN D. DEDEN

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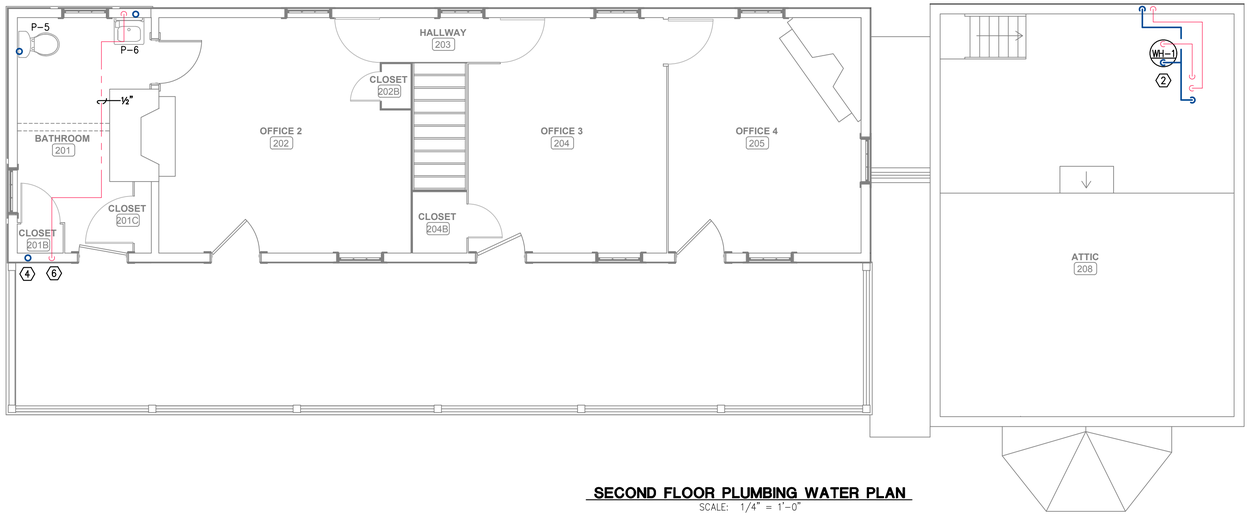
PLUMBING WASTE PLAN

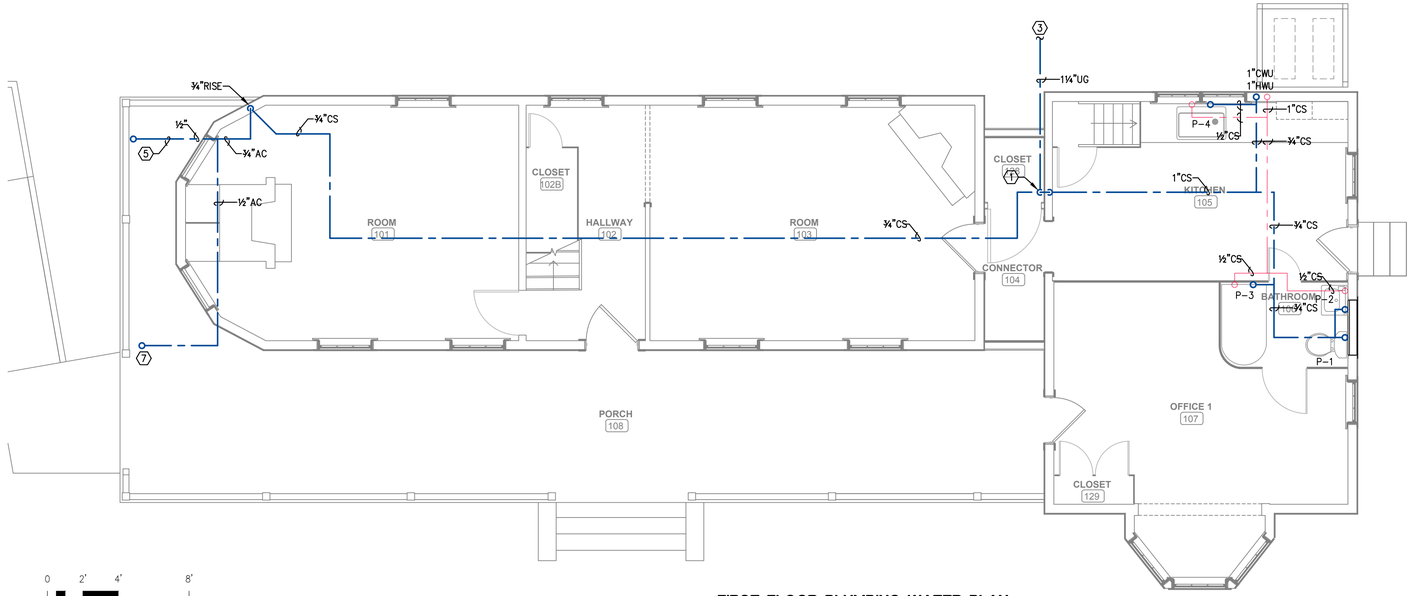
P201



SECOND FLOOR PLUMBING WATER PLAN
SCALE: 1/4" = 1'-0"

KEYED NOTES:

1. 1¼" RISE. APPROXIMATELY 1' AFF, PROVIDE HEAVY DUTY FULL PORT BALL VALVE FOR ISOLATION. AFTER VALVE, RISE AN ADDITIONAL 2' AND THEN TURN INTO WALL AND DROP DOWN INTO CRAWL SPACE.
2. SEE WATER HEATER DIAGRAM ON SHEET P301.
3. SEE OTHERS FOR CONTINUATION.
4. PROVIDE HEATER FOR SINK (CHRONOMITE M-20L/208/1. PRESET @ 110°F).
5. PROVIDE 1½" THICK INSULATION FOR THIS SECTION OF PIPE.
6. RISE ½"HW UP TO ATTIC, RUN ACROSS ATTIC SPACE AND DROP DOWN TO SERVE FIXTURE P-6.
7. ½"CW UP TO CLOSET 201B.



0 2' 4' 8'
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLUMBING WATER PLAN
SCALE: 1/4" = 1'-0"

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION CHARLESTON ENGINEERING No. C00584

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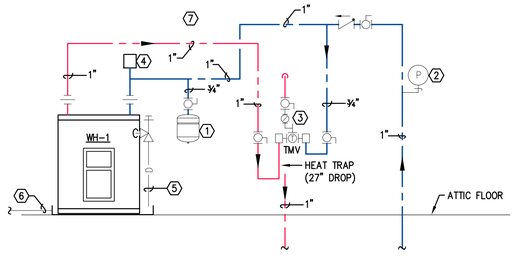
PLUMBING WATER PLAN

P202



WATER HEATER DIAGRAM

NO SCALE

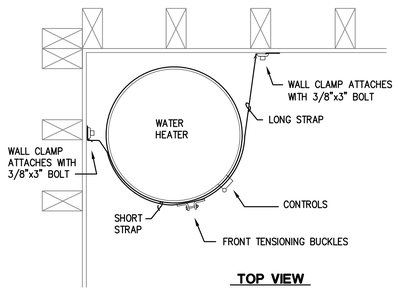
KEYED NOTES:

1. POTABLE WATER EXPANSION TANK (ZURN XT-8). PROVIDE THERMAL EXPANSION TANK MOUNTING BRACKET (HOLDRITE QUICK STRAP #QS-U).
2. PRESSURE GAUGE (TRERICE 800B.25.02.L.A.100 OR EQUAL).
3. THERMOSTATIC MIXING VALVE (LAWLER 801 HIGH-LOW MIXER 86208).
4. VACUUM RELIEF VALVE (B&G #26).
5. PIPE FULL SIZE FROM T&P VALVE TO DRAIN PAN.
6. PROVIDE ¾" COPPER DRAIN FROM DRAIN PAN TO OUTSIDE. TERMINATE EXTERIOR WALL APPROX 6" ABOVE FINISHED GRADE WITH COPPER STREET EL.
7. GENERAL CONTRACTOR SHALL PROVIDE STRUCTURE TO HOLD SEISMIC STRAPS FOR WATER HEATER AND STRUCTURE TO HOLD EXPANSION TANK, TMV, PIPING AND DISCONNECT.

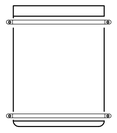
Water Heater Schedule

MARK	CAPACITY (GALLONS)	RECOVERY (100° F)	VOLTAGE	ELEMENT WATTAGE	REMARKS
WH-1	30	19 G.P.H.	240/1	4500	1

REMARKS:
1. DESIGN BASIS IS BRADFORD WHITE LE130L3-3.



TOP VIEW



FRONT VIEW

NOTE: ALL WATER HEATERS REQUIRE TWO STRAPS, ONE IN UPPER 1/3 OF TANK AND ONE IN LOWER 1/3 OF TANK AT LEAST 4" AWAY FROM CONTROLS.

WATER HEATER SEISMIC DETAILS

NOT TO SCALE

PLUMBING SPECIFICATIONS

A. CONNECT SEWER, VENTS AND WATER LINES AS INDICATED ON THE PLUMBING PLANS. DETERMINE THE EXACT LOCATION OF ALL EXISTING SERVICE CONNECTIONS BEFORE STARTING THE INSTALLATION OF ANY WORK. THE PLUMBING CONTRACTOR IS RESPONSIBLE TO PAY ALL PLUMBING FEES FOR PERMITS PRIOR TO STARTING WORK. COORDINATE ALL WORK WITH OTHER TRADES, THE GENERAL CONTRACTOR AND OWNER'S FIELD REPRESENTATIVE.

B. ALL PLUMBING WORK SHALL CONFORM TO 2018 INTERNATIONAL PLUMBING CODE, LOCAL CODE REQUIREMENTS, AND THE OWNER'S REQUIREMENTS. PLUMBING CONTRACTOR SHAL BE LICENSED IN THIS AREA TO PERFORM THE WORK.

C. SANITARY SEWERS AND VENTS SHALL BE PVC (TYPE DWV) (ASTM D 2665; ASTM D2949; CSA8181.2.)

D. ALL COLD AND HOT WATER LINES SHALL BE TYPE "L" COPPER WITH LEAD-FREE SOLDER AND FLUXES OR UPONOR PEX-A. INSTALLATION SHALL BE IN STRICT REQUIREMENTS OF THE PIPING MANUFACTURER, IPC 2018, AND THE PLASTIC PIPE AND FITTING ASSOCIATION (FOR PLASTIC PIPE). ANY WORK INSTALLED INCORRECTLY SHALL BE REPLACED AT NO COST TO THE OWNER.

E. INSULATE ALL COLD AND HOT WATER PIPING INSIDE THE BUILDING COMPLETE (NO EXCEPTIONS) WITH ¾" THICK INSULATION (EQUAL TO AP ARMAFLEX PIPE INSULATION) AND ALL COLD WATER AND HOT WATER PIPING WITHIN THE CRAWLSPACE COMPLETE (NO EXCEPTIONS) WITH 1½" THICK INSULATION (EQUAL TO AP ARMAFLEX) WITH SEALED JOINTS PER MANUFACTURER'S INSTALLATION REQUIREMENTS. MITER ALL ELS. SEAL ALL JOINTS PER MANUFACTURER'S REQUIRED SEALING METHOD. DO NOT TAPE ANY JOINTS: ALL JOINTS SHALL BE THOROUGHLY SEALED BY THE MANUFACTURER'S REQUIRED SEALING METHOD.

F. PLUMBING CONTRACTOR SHALL INSTALL SHOCK ARRESTORS IN PIPING SYSTEM TO PREVENT NOISE AND DAMAGE DUE TO WATER HAMMER. BRANCH PIPING SHALL HAVE ACCESSIBLE SERVICE VALVES. PROVIDE SHUTOFF VALVES IN THE SUPPLY PIPING TO EVERY FIXTURE.

G. PLUMBING CONTRACTOR SHALL PROVIDE 2 SETS OF "AS-BUILT" DRAWINGS TO THE OWNER.

H. LABELING: PROVIDE LABELS ON ALL WATER PIPING IN ALL ROOMS AND ABOVE CEILINGS INDICATING FLUID TYPE (COLD WATER, HOT WATER) AND DIRECTION OF FLOW. LABELS SHALL BE INSTALLED NO GREATER THAN 20 FEET APART. DESIGN BASIS IS ELECTROMARK ADHESIVE PIPE MARKERS IN ANSI YELLOW.

I. LABOR SHALL BE PERFORMED IN A WORKMAN LIKE MANNER BY MECHANICS SKILLED IN THEIR PARTICULAR TRADE. PIPE AND EQUIPMENT SHALL BE INSTALLED SQUARE AND PLUMB AND ACCESSIBLE FOR PROPER OPERATION AND SERVICE.

J. CUTTING NECESSARY TO PERMIT THE INSTALLATION OF ANY WORK UNDER THIS CONTRACT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR, HOWEVER MUST BE COORDINATED WITH THE GENERAL CONTRACTOR PRIOR TO ANY CUTTING. PATCHING SHALL BE BY GENERAL CONTRACTOR.

K. PIPING

1. ALL PIPING SHALL BE RUN CONCEALED EXCEPT WHERE SHOWN OTHERWISE ON DRAWINGS.
2. VALVES, TRAPS, CLEANOUTS AND OTHER APPARATUS SHALL BE INSTALLED IN AN EASILY ACCESSIBLE LOCATION.
3. SOIL WASTE, VENT, OFFSETS AND HOUSE DRAINS SHALL BE INSTALLED WITH A MINIMUM UNIFORM GRADE OF 1/8" TO THE FOOT.
4. HOT AND COLD WATER LINES SHALL BE AT LEAST 12" APART WHERE PIPING IS PARALLEL.
5. ESCUTCHEON PLATES SHALL BE PROVIDED WHERE ALL PIPE PASSES THROUGH A FINISHED WALL.
6. PROVIDE HANGERS AND SPACING PER INTERNATIONAL PLUMBING CODE 2018.

L. PIPING SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 7'-0" AND AT EACH CHANGE IN HORIZONTAL OR VERTICAL.

M. CLEAN OUT ALL LINES, ADJUST ALL VALVES AND CLEAN ALL PLUMBING FIXTURES AND EQUIPMENT.

N. ALL PARTS OF THE PLUMBING FIXTURES AND ASSOCIATED EQUIPMENT SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE GUARANTEE PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE BUILDING.

O. NOTE: ALL PIPE INSULATION (HOT, COLD PIPE INSULATION) SHALL CONFORM TO THE FIRE AND SMOKE RATINGS BELOW:

FLAME SPREAD – 25 OR LESS
SMOKE DEVELOPED – 50 OR LESS

P. GENERAL REQUIREMENTS OF PLUMBING FIXTURES AND TRIM:

0. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL STOPS, TRAPS, ESCUTCHEONS, CONNECTIONS, AS NECESSARY.
1. TERMINATE ALL WATER ROUGH-INS WITH SHUTOFF VALVES BEFORE CONNECTING EQUIPMENT AND FIXTURES.
2. PURGE ALL WATER LINES BEFORE MAKING FINAL CONNECTIONS.
3. SHOCK ARRESTORS SHALL BE PROVIDED AT AREAS SHOWN AND SHALL BE P.D.I. SIZE AS INDICATED BY SIOUX CHIEF HYDRA-RESTER (NO SUBSTITUTIONS). ALL ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
4. WHERE THE WORD "FURNISH" OR "INSTALL" APPEARS FOR THE PLUMBING CONTRACT, IT SHALL BE INTERPRETED TO MEAN THE PLUMBING CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SUPPLIES NECESSARY TO INSTALL AND PLACE IN OPERATING CONDITION.

Q. ALL BARE COPPER TUBING SHALL BE ISOLATED FROM CONCRETE AND CONCRETE BLOCK MATERIALS WITH AN INERT BARRIER, A WRAPPING OF INSULATING TAPE, A COATING OF AN ASPHALTUM PAINT OR SOME OTHER APPROVED MATERIAL TO PROTECT PIPING FROM CORROSION.

R. ALL SANITARY DWV AND DOMESTIC WATER SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH IPC SECTION 312.

S. ALL BALL VALVES IN WATER SERVICE SHALL BE HEAVY DUTY, FULL PORT, QUARTER-TURN BY APOLLO (77FLF-100 SERIES – NO SUBSTITUTIONS).

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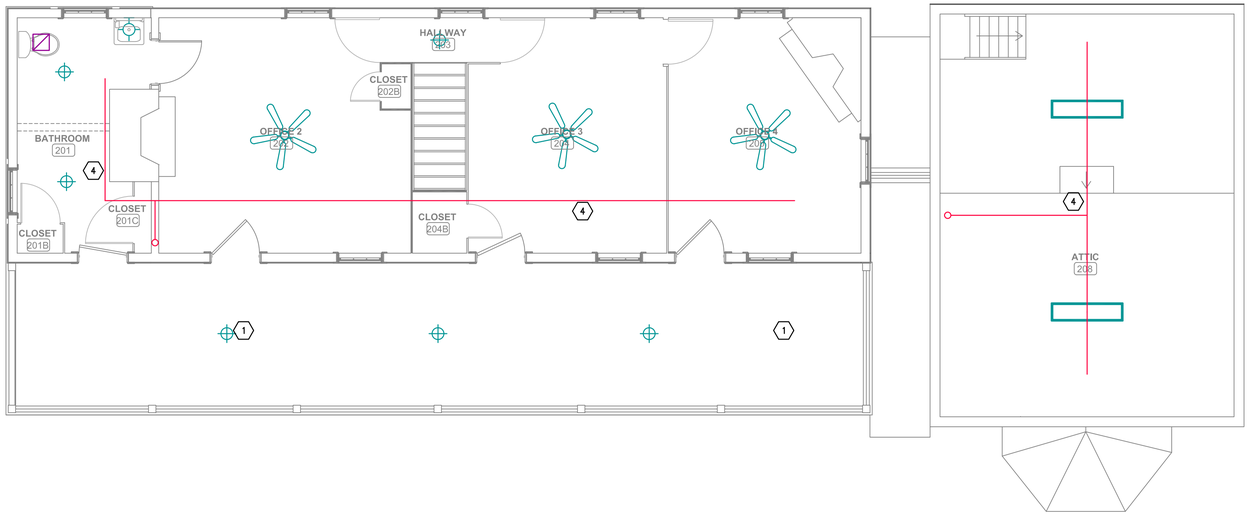
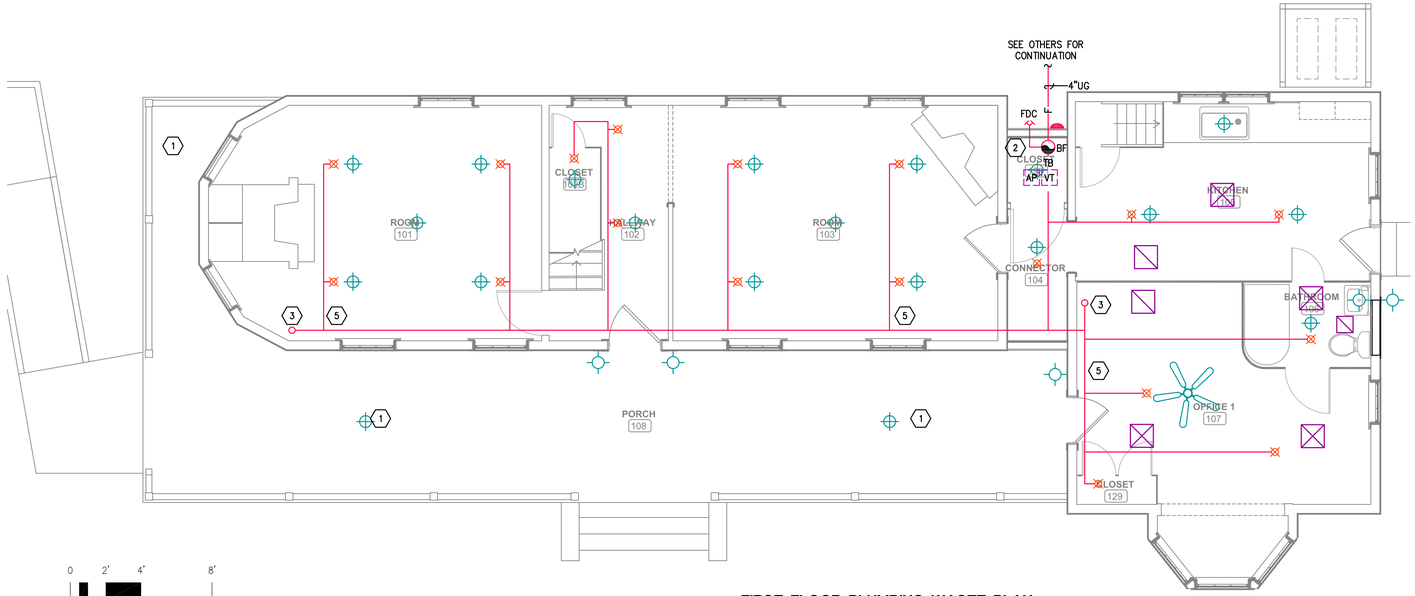
DECEMBER 2020

PLUMBING SPECS. & SCHEDS.

P 301





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

FIRST FLOOR PLUMBING WASTE PLAN
SCALE: 1/4" = 1'-0"

FIRE PROTECTION NOTES SEE DEFERRED SUBMITTAL FROM SPRINKLER CONTRACTOR.

FP1. PROVIDE NEW WET PIPE COVERAGE FOR THE ENTIRE BUILDING COMPLETE. ROUTE ALL SPRINKLER PIPING SERVING THE 1ST FLOOR WITHIN THE CEILING JOISTS (PROPOSED ROUTES SHOWN). THE SPRINKLER CONTRACTOR SHALL COORDINATE COMPLETE DESIGN WITH GENERAL, HVAC, PLUMBING, AND ELECTRICAL CONTRACTORS PRIOR TO FABRICATION AND DURING INSTALLATION. DESIGN COVERAGE FOR BUILDING COMPLETE BY HYDRAULIC CALCULATIONS AS REQUIRED BY NFPA 13 FOR LIGHT HAZARD OCCUPANCY (OFFICES, LOBBY, ETC.) AND ORDINARY HAZARD GROUP 1 (STORAGE CLOSETS). DESIGN SHALL INCORPORATE SPRINKLER COVERAGE THROUGHOUT THE BUILDING (INCLUDING CONDITIONED ATTICS) AS REQUIRED BY NFPA 13. SEE ARCHITECTURAL DRAWINGS AND STRUCTURAL SHOP DRAWINGS FOR ALL DIMENSIONING. SUBMIT ALL CALCULATIONS AND SHOP DRAWINGS FOR REVIEW.

FP2. SPACING OF BRANCHES AND HEAD LOCATIONS SHALL BE DESIGNED AND INSTALLED IN STRICT COMPLIANCE WITH NFPA 13 (2016) AND INSTALLED ACCORDINGLY. PROPOSED HEAD LOCATIONS SHOWN FOR THE 1ST FLOOR MUSEUM LEVEL.

FP3. FIRE PROTECTION CONTRACTOR SHALL PREPARE FULL WORKING DRAWINGS AND HYDRAULIC CALCULATIONS FOR FIRE PROTECTION SYSTEM AND SUBMIT SAME TO ALL GOVERNING AUTHORITIES ACCORDINGLY. CONTRACTOR SHALL OBTAIN STAMPED APPROVAL OF SYSTEM FROM SAME BEFORE ORDERING MATERIALS AND/OR BEGINNING INSTALLATION. ABOVEGROUND SPRINKLER SYSTEM SHALL BE BEGIN 1 FOOT AFF.

FP4. ALL SPRINKLER SYSTEMS SHALL BE INSTALLED TO MEET SEISMIC REQUIREMENTS AS PER NFPA 13 2016.

FP4. ALL EXPOSED PIPING SHALL BE PAINTED (NO EXCEPTIONS). COLOR SHALL BE AS DIRECTED BY THE ARCHITECT.

FP5. PROVIDE UL APPROVED FIRESTOP SYSTEM FOR ANY SPRINKLER PIPING PASSING THROUGH 1 HOUR WALL OR FLOOR ASSEMBLIES.

FP6. PROVIDE MEANS DOWNSTREAM OF BFP FOR FULL FLOW TEST AT SYSTEM DEMAND PER NFPA 13 A-5-15.4.6.1.

FP7. LATEST FLOW DATA AVAILABLE: 09/18/2020 BY BJWSA (843-987-8067).

HYDRANT ID: BL0105-101-WATER STREET
STATIC: 52 PSI
RESIDUAL: 42 PSI
FLOW: 918 GPM

KEYED NOTES: (APPLICABLE TO THIS SHEET ONLY)

1. PROVIDE QUICK RESPONSE DRY SIDEWALL HEADS (LIGHT HAZ).
2. THE MAIN RISE INTO THE RISER ROOM (EXPOSED IN THE CRAWL SPACE) SHALL BE WRAPPED WITH HEAT TAPE @ 6 WATT/FOOT WITH ADJUSTABLE THERMOSTAT CONTROL. MOUNT THERMOSTAT CONTROL AND SENSOR TO STRUCTURE (GET APPROVAL FROM GENERAL CONTRACTOR BEFORE MOUNTING) TO DETECT OUTSIDE CONDITIONS. PROVIDE 1½" THICK FLEXIBLE CELLULAR (FC) INSULATION. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION REQUIREMENTS. COVER PIPE INSULATION WITH WEATHER-TIGHT METAL JACKET. SEAL PENETRATIONS WEATHERTIGHT.
3. PROPOSED RISE TO 2ND FLOOR.
4. PROPOSED ROUTE OF PIPE RUN IN ATTIC (ATTIC IS WITHIN BUILDING ENVELOPE).
5. PROPOSED ROUTE OF PIPE RUN WITHIN THE 1ST FLOOR JOISTS.

LEGEND

FIRE SPRINKLER MAIN	PROVIDE FOR ORDINARY HAZARD GROUP 1
F UNDER GROUND SPRINKLER MAIN	HVAC GRILLE
BELL (BY FIRE ALARM CONTRACTOR)	AFG ABOVE FINISH GRADE
WET PIPE ALARM VALVE	FDC FIRE DEPARTMENT CONNECTION
VT VALVE TAMPER SWITCH	TB THRUST BLOCK
AP ALARM PRESSURE SWITCH	BF BACKFLOW ASSEMBLY (IN VERTICAL)
PROPOSED LOCATION OF PENDANTS	

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DECEMBER 2020

FIRE PROTECTION PLAN
FP101

LLR

Fire Sprinkler System Specification Sheet

(Per §40-18-250)

Project Data			
Project name: Squire Pope Carriage House			
Location in South Carolina:	Address (street # & street name): 111 Calhoun Street		State project: ☐ Yes X No
	City: Bluffton, SC 29910	County: Beaufort	State project #:

Water Supply Information (Flow test data must be less than 1 year old per §40-18-250(A)(1))				
Date test conducted: 09 / 18 /2020	Static pressure (psi): 52	Residual pressure (psi): 42	Flow (gpm): 918	
Distances of test gauges relative to the base of the riser:	Horizontal (ft): 90	Vertical (elevation difference in ft): 3		
Source of water supply: ☐ Municipal dead-end X Municipal circulation ☐ Other:			Pipe Size (in.): 6"	
Test data by/from: Name: Jason Quick		Title: Engineer Technician		
Organization: BJWSA			Telephone #: 843-987-8067	
Fire pump: Yes No X	Pump Capacity (gpm):	Churn Pressure (psi):		
New ☐ Existing	Rated Pressure (psi):	Pressure @ 150% flow (psi):		
On-site storage tank: ☐ Yes X No	☐ New ☐ Existing	Tank capacity (gallons):		

NFPA Hazard Classification (attach continuation page when necessary)

Area #	Class or Code Reference	Description of Hazard Protected (commodity description, storage height, and arrangement as applicable.)
1	Light Hazard	Office, Museum Area
2	Ord Hazard Group 1	Storage (less than 8')

Design Parameters (attach continuation page when necessary)

Area #	System Type	Density (gpm/ft²) / Area (ft²) or Other (reference code section)	Inside Hose (gpm)	Outside Hose (gpm)
1	Wet Pipe	.10 / 1500	-	100
2	Wet Pipe	.15 / 1500	-	250

Seismic Design Data: S_{DS}= 1.124g (Seismic Design Category: D)

Codes and Standards (attach continuation page when necessary)

Applicable Codes, Standards & Editions (i.e. "2006 IBC", "2007 NFPA 13", etc.) for the Scope of Work on the Sprinkler System

2016 NFPA 13

2018 IDC

2018 IFC

Scope of work: Provide new wet pipe system from 1'-0" above finished floor.

Specifier's Information

Name: John Deden

Engineering services provided through a firm: X Yes ☐ No

Firm name: Charleston Engineering

Address: 125 B Wappoo Creek Drive

City: Charleston

State: South Carolina Zip: 29412

Phone #: 843-762-4242 Fax #: 843-762-4239

E-mail: johnny@charlestonengineering.com

SOUTH CAROLINA CHARLESTON ENGINEERING No. C00584 CERTIFICATE OF AUTHORIZATION

Certificate of Authorization

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 10079 9-21-20 JOHN D. DEDEN

Professional Engineer's Seal

Revision No.: 0 Page: 1 of 1 Signature:

Date: September 21, 2020

DIVISION 15300: FIRE PROTECTION SPECIFICATIONS

A. PROJECT CLOSEOUT – REFER TO THE PROJECT MANUAL SUPPLEMENTARY GENERAL CONDITIONS FOR ADDITIONAL INFORMATION. REFER TO THE PROJECT MANUAL SUBMITTALS FOR REQUIRED CLOSE OUT DOCUMENTS.

B. THE CONTRACTOR FOR THE FIRE PROTECTION WORK SHALL BE A RECOGNIZED, QUALIFIED AND LICENSED FIRE PROTECTION CONTRACTOR, PRIMARILY ENGAGED IN THE DESIGN AND INSTALLATION OF FIRE PROTECTION SYSTEMS.

C. THIS WORK INCLUDES THE COMPLETE DESIGN (DRAWINGS AND CALCS) AND PROVIDING OF AN APPROVED AUTOMATIC WET PIPE SPRINKLER SYSTEM (LIGHT, ORD HAZ 1 OCCUPANCY) TO AFFORD FIRE PROTECTION COVERAGE OF THE RENOVATED BUILDING FACILITY. THE DESIGN, EQUIPMENT, MATERIALS, INSTALLATION AND WORKMANSHIP SHALL BE IN STRICT ACCORDANCE WITH THE REQUIRED AND ADVISORY PROVISIONS OF NFPA 13, EXCEPT AS SPECIFIED OTHERWISE HEREIN, BY HYDRAULIC CALCULATIONS FOR UNIFORM DISTRIBUTION OF WATER OVER THE DESIGN AREA. THE SYSTEM SHALL INCLUDE ALL MATERIALS, ACCESSORIES AND EQUIPMENT INSIDE THE BUILDING NECESSARY TO PROVIDE THE SYSTEM COMPLETE AND READY FOR USE. THE SYSTEM SHALL BE DESIGNED AND INSTALLED TO GIVE FULL CONSIDERATION TO BUILT-IN OR BLIND SPACES, PIPING, ELECTRICAL EQUIPMENT, DUCTWORK AND ALL OTHER CONSTRUCTION AND EQUIPMENT TO AFFORD COMPLETE COVERAGE AND BE FREE FROM OPERATING AND MAINTENANCE DIFFICULTIES ALL IN ACCORDANCE WITH DETAILED WORKING DRAWINGS TO BE SUBMITTED BY THE CONTRACTOR FOR REVIEW BY THE STATE INSPECTION SERVICE (IF APPLICABLE), THE ENGINEER, THE LOCAL FIRE MARSHAL AND APPROVAL BY THE LOCAL FIRE MARSHAL AND THE OWNER'S FIRE INSURANCE UNDERWRITER. LOCATE SPRINKLER HEADS IN A CONSISTENT PATTERN WITH THE CEILING, LIGHTS, AND AIR CONDITIONING GRILLES AND DIFFUSERS. DEVICES AND EQUIPMENT SHALL BE OF A MAKE AND TYPE LISTED BY THE UNDERWRITERS LABORATORIES, INC., APPROVED FOR USE IN WET PIPE SYSTEMS. IN EACH OF THE NFPA STANDARDS REFERRED TO HEREIN, THE ADVISORY PROVISIONS SHALL BE CONSIDERED TO BE MANDATORY, AS THOUGH THE WORD "SHALL" HAD BEEN SUBSTITUTED FOR "SHOULD" WHEREVER IT APPEARS; REFERENCE TO THE "AUTHORITY HAVING JURISDICTION" SHALL BE INTERPRETED TO MEAN THE STATE FIRE MARSHAL AND/OR LOCAL FIRE MARSHAL.

D. SUBMITTALS REQUIRED: BEFORE ANY WORK IS COMMENCED, THE CONTRACTOR SHALL SUBMIT FOR REVIEW COMPLETE PDF SETS OF WORKING DRAWINGS OF THE SPRINKLER SYSTEM, AND FULL DESCRIPTIVE DATA (CATALOG CUTS) FOR PIPE, FITTINGS, O.S.&Y. VALVES, CHECK VALVES, SPRINKLER HEADS AND ESCUTCHEONS, HANGERS, ALARM DEVICES, MATERIALS, AND ASSOCIATED EQUIPMENT TO THE FIRE MARSHAL AND THE ENGINEER OF RECORD. PARTIAL SUBMISSIONS WILL NOT BE ACCEPTABLE. DESCRIPTIVE DATA SHALL BE ANNOTATED TO SHOW THE SPECIFIC MODEL, TYPE AND SIZE OF EACH ITEM THE CONTRACTOR PROPOSES TO FURNISH. THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS FOR "WORKING PLANS" AS SPECIFIED IN NFPA 13 2016, 23.1 AND SHALL INCLUDE ALL APPLICABLE DATA SPECIFIED THEREIN AND SHALL BE SUBMITTED WITH STAMP, AUTHORIZED SIGNATURE AND LICENCE NUMBER OF THE FIRE SPRINKLER CONTRACTOR LICENSED IN SOUTH CAROLINA WHO PREPARED THEM. NO WORK (EQUIPMENT ORDER, FABRICATION, OR INSTALLATION) SHALL BEGIN UNTIL THE DESIGN OF THE SYSTEM AND THE VARIOUS COMPONENTS HAVE BEEN REVIEWED BY THE ENGINEER AND APPROVED IN WRITING BY THE FIRE MARSHAL. SUBMITTAL REVIEW TO THE FIRE MARSHAL SHALL ALSO INCLUDE ARCHITECTURAL DRAWINGS THAT INCLUDE LIFE/SAFETY PLANS, BUILDING PLANS, BUILDING SECTIONS AND OTHER INFORMATION AS NECESSARY TO FULLY DESCRIBE THE BUILDING COMPOSITION INCLUDING DRAWINGS TO MAKE CLEAR COMBUSTIBILITY OF CONSTRUCTION AND ANY CONCEALED COMBUSTIBLE SPACES.

E. THE FIRE PROTECTION SHOP DRAWINGS SHALL BE PREPARED BY A STATE CERTIFIED SPRINKLER SYSTEM DESIGNER OR PROFESSIONAL ENGINEER.

F. THE COMPLETE INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ALL STATE, LOCAL AND NATIONAL CODES AND APPLICABLE SECTIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND STATE BASIC BUILDING CODE STANDARDS.

G. TESTING AND ACCEPTANCE SHALL BE PER NFPA 13 2016, 10.10. FLUSHING AND TESTING (INCLUDING UNDERGROUND FIRE SERVICE LINES) SHALL BE WITNESSED BY AN APPROVED 3RD PARTY INSPECTOR, ENGINEER OF RECORD, OR FIRE OFFICIAL. HYDROSTATIC TEST SHALL BE TESTED AT 200 PSI FOR 2 HOURS. ALL DEFECTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND ADDITIONAL TESTS MADE UNTIL IT HAS BEEN DEMONSTRATED THAT THE SYSTEMS COMPLY WITH ALL CONTRACT REQUIREMENTS. ALL APPLIANCES AND EQUIPMENT FOR TESTING SHALL BE FURNISHED BY THE CONTRACTOR AND ALL EXPENSES, IN CONNECTION WITH THE TESTS, SHALL BE DEFRAYED BY HIM. WATER FOR TESTING WILL BE FURNISHED BY THE CONTRACTOR.

H. THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT MANY OFFSETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED.

I. IT IS ESSENTIAL FOR THE COORDINATION OF ALL TRADES THAT THIS CONTRACTOR BE RESPONSIBLE FOR CONFIRMING THE LOCATIONS AND ELEVATIONS OF HIS PIPING AND EQUIPMENT AT THE JOB SITE, TO AVOID ENCROACHING UPON THE SPACE NEEDED AND ALLOCATED FOR ANOTHER TRADE.

J. DRAWINGS ARE NOT INTENDED TO BE SCALED FOR ROUGHING-IN MEASUREMENTS NOR TO SERVICE AS SHOP DRAWINGS, INSTALLATION DRAWINGS, OR SLEEVE DRAWINGS. DRAWINGS FOR THESE PURPOSES SHALL BE PREPARED BY THE SPRINKLER CONTRACTOR.

K. MAKE HYDROSTATIC TEST ON NEW BUILDING SPRINKLER SYSTEM, 200 PSI FOR 2 HOURS.

L. ALL DEFECTS MADE EVIDENT BY THE TESTS SHALL BE PROPERLY REPAIRED BY THE SPRINKLER CONTRACTOR. LEAKS IN OVERHEAD LINES SHALL BE REPAIRED ONLY BY MEANS OF TIGHTENING OR REPLACING THE FITTING AND NOT RESORTING TO ANY CAULKING METHOD.

M. NEW SPRINKLER SYSTEMS INCLUDING PIPING, CONDUIT, HANGERS, MISCELLANEOUS METALWORK AND ACCESSORIES SHALL BE PAINTED. PAINT SHALL BE APPLIED ONLY TO CLEAN DRY SURFACES USING CLEAN BRUSHES. CLEAN ALL SURFACES TO REMOVE DUST, DIRT, RUST, LOOSE MIL SCALE, ETC.. IMMEDIATELY AFTER CLEANING, THE METAL SURFACES SHALL RECEIVE 0.3 MIL AND ONE COAT OF ZINC CHROMATE PRIMER APPLIED TO A MINIMUM DRY THICKNESS OF 1.0 MIL. DUE CARE SHALL BE EXERCISED TO AVOID THE PAINTING OF THE SPRINKLER HEADS OR PROTECTIVE DEVICES. MATERIALS WHICH ARE USED TO PROTECT SPRINKLER HEADS, WHILE PAINTING IS IN PROCESS, SHALL BE REMOVED UPON THE COMPLETION OF PAINTING. THE CONTRACTOR SHALL REMOVE ALL SPRINKLER HEADS WHICH ARE PAINTED AND SHALL PROVIDE NEW CLEAN SPRINKLER HEADS OR THE PROPER TYPE AT HIS OWN EXPENSE. PRIMER SURFACES SHALL RECEIVE THE FOLLOWING:

1. SPRINKLER SYSTEMS UNFINISHED AREAS: UNFINISHED AREAS ARE DEFINED AS ATTIC SPACES, SPACES ABOVE SUSPENDED CEILINGS, PIPE CHASES, AND SPACES WHERE WALLS OR CEILING ARE NOT PAINTED OR NOT CONSTRUCTED OF A PRE-FINISHED MATERIAL, PIPE DOES NOT HAVE TO BE PRIMED OR PAINTED, HOWEVER, WILL REQUIRE PIPE LABELS INDICATING "FIRE SPRINKLER" NO GREATER THAN 20 FEET APART. LABELS SHALL BE THERMOFORMED VINYL WITH WHITE LETTER ON RED BACKGROUND PER ANSI A13.1 2007.

2. SPRINKLER SYSTEMS IN ALL OTHER AREAS: PRIMED SURFACES SHALL RECEIVE TWO COATS OF PAINT TO MATCH ADJACENT SURFACES, EXCEPT VALVES AND OPERATING ACCESSORIES SHALL RECEIVE ONE COAT OF ENAMEL (COLOR AS DETERMINED BY ARCHITECT) CONFORMING TO FED. SPEC. TT-E-489 APPLIED TO A TOTAL DRY FILM THICKNESS OF ONE MIL.

N. THE SPRINKLER CONTRACTOR SHALL PROVIDE THE OWNER WITH TWO (2) COMPLETE SETS OF PRINTED INSTRUCTIONS AND HIS DRAWINGS COVERING THE PROPER OPERATION AND MAINTENANCE OF ALL EQUIPMENT FURNISHED UNDER THESE SPECIFICATIONS.

O. GUARANTEE OF WORK UNDER THIS SECTION OF THE SPECIFICATIONS SHALL BE FOR A PERIOD OF ONE YEAR AFTER COMPLETION AND FORMAL ACCEPTANCE OF THE FIRE PROTECTION SYSTEMS.

P. PIPE TYPE AND FITTINGS SHALL BE AS ALLOWED BY NFPA 13 2016.

Q. PROVIDE APPROVED QUICK RESPONSE PENDENT SPRINKLERS WITH COVERAGE AS ALLOWED BY NFPA 13 2016.

R. SUPPORT ALL SPRINKLER PIPING AS SPECIFIED IN NFPA 13 2016, INSTALLATION OF SPRINKLER EQUIPMENT.

S. REDUCERS SHALL BE ECCENTRIC AND INSTALLED IN PIPING SO THAT PIPING CAN BE DRAINED.

T. USE DIELECTRIC CONNECTIONS OR INSULATOR COUPLINGS WHERE PIPE MATERIALS CHANGE FROM FERROUS TO NON-FERROUS.

U. MAKE SCREWED JOINTS WITH PIPE COMPOUND APPLIED TO MALE THREADS ONLY. ALL CUT ENDS OF THE PIPE SHALL BE CAREFULLY REAMED TO FULL SIZE. U.L. APPROVED FLEXIBLE COUPLINGS ARE PERMITTED ON ALL FEED MAINS.

V. ALL PIPING AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED IN A MANNER AND IN LOCATIONS AVOIDING ALL OBSTRUCTIONS AND MAINTAINING REQUIRED HEAD ROOM CLEARANCES. FIELD CHECK BEFORE STARTING ANY INSTALLATION.

W. ROD SIZE FOR ALL HANGERS SHALL BE AS SPECIFIED IN NFPA 13 2016.

X. SPRINKLER PIPING SHALL BE SUPPORTED FROM STRUCTURAL MEMBERS WHEREVER POSSIBLE. ALL PIPING LOCATED BENEATH A ROOF SHALL BE SUPPORTED FROM THE ROOF TRUSSES.

SOUTH CAROLINA CHARLESTON ENGINEERING No. C00584 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 10079 12/21/2020 JOHN D. DEDEN

Charleston Engineering
Mechanical, Plumbing & Electrical

125 B Wappoo Creek Dr.
Charleston, SC 29412
843-762-4242

MEADORS, INC.

843.723.8585 ■ CHARLESTON, SC ■ 2811 AZALEA DRIVE

SQUIRE POPE CARRIAGE HOUSE

111 Calhoun Street
Bluffton, SC 29910

PERMIT SET
DECEMBER 2020

FIRE PROTECTION SPECIFICATIONS

FP201

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Growth Management Department

MEETING DATE:	August 3, 2022
PROJECT:	Discussion Regarding Potential Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance Related to the Maximum Building Footprint and Height for the River House Building Type
PROJECT MANAGER:	Charlotte Moore, AICP Principal Planner

REQUEST: Discussion to seek input regarding potential amendments to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance (UDO) relating to the maximum building footprint and maximum height for the River House building type. These amendments arose from an inquiry regarding possible expansion of the River House footprint to exceed the 2,000 square foot maximum allowed.

For UDO amendments, the HPC serves in an informal advisory capacity to the Planning Commission and Town Council. The Town Council held a workshop on this item on July 12, 2022. The Planning Commission is scheduled to hear this item on August 24.

BACKGROUND: The River House is one of 17 building types permitted in the Old Town Bluffton Historic District, which includes Civic and Church (Religious) buildings, Bungalow Courts, Carriage Houses, and Additional Building Types. Building types reflect Bluffton's architectural character and support diversity of land uses and residents of varying life stages and income levels.

While not defined by the UDO, an Additional Building Type (ABT) is intended to be characteristic of one of the specific building types identified in the UDO, like the River House, and typically allows for more design flexibility; however, an ABT cannot exceed the largest building footprint or building size permitted by other buildings within the same zoning district. ABTs are allowed when approved by the Historic Preservation Commission.

The River House building type was first introduced in the Old Town Master Plan, which was adopted by Town Council in 2006. The Plan describes the River House as a "large single-family dwelling sometimes composed of several structures (i.e. breezeways, porches) typ[ically] on lots fronting the River." When the Town adopted the UDO in 2011, the form-based code for Old Town Bluffton established permissible building forms/types within each zoning district, including their dimensional standards, as well as their architectural characteristics.

The River House was included as a permissible building type only in the Riverfront Edge-Historic District (RV-HD) and is characterized by the UDO as having a "[l]arge central mass like the Vernacular

House [building type], but with smaller wings extending out from one or both sides." The Pritchard House at 124 Pritchard Street, shown below, is an example of a River House.

Source: locationshub.com

The RV-HD District

The RV-HD district includes 32 properties that are adjacent to the May River or a cove (See map in Attachment 1). Of these properties, 22 are privately owned single-family residences, while the remainder include Oyster Factory Park, Wright Family Park, and Church of the Cross or are vacant or undeveloped. One home is under construction. Beaufort County does not have an electronic record of one lot. Typically, homes within the RV-HD are located on large lots of at least one acre that are longer than they are wide.

Attachment 4 provides data on the 23 residences, including the building footprint and overall square footage for each principal residence, height in stories, year the residence was built, and the lot size as provided by Beaufort County records. The building information may not be accurate, especially for older buildings constructed prior to permitting requirements.

Comparison of River House and Additional Building Type Characteristics

A review of the residential data reveals that most of the 23 homes within the RV-HD district are likely not a River House building type but are more likely an ABT, when comparing architectural characteristics and dimensional requirements (See Attachments 2 and 3). This includes the property subject to the inquiry.

Attachment 5 provides a comparison of dimensional requirements for the River House and ABT. As shown, the two building types have differing minimum lot width requirements, maximum building size range, and height range in stories. All other requirements, including build-to zone, setbacks and building footprint are the same.

Prior to March 9, 2021, Additional Building Types did not have a designated building footprint or building size regardless of district. Instead, the Historic Preservation Commission approved both

during the Certificate of Appropriateness-Historic District review process upon a recommendation of the UDO Administrator. An amendment to the UDO in 2021 changed this process. Presently, both the maximum building footprint and building size "shall not exceed the largest building footprint and building size permitted for other building types permitted within the same zoning district." In the case of the RV-HD district, the maximum building footprint is 2,000 square feet (allowed for River and Center Hall Houses) and 5,500 square feet in overall building size (Center Hall House) for Additional Building Types. The overall building size is not part of the inquiry and is not of concern.

Building Height

As part of the dimensional review, it was noticed that a height discrepancy exists for the River House. In the RV-HD district, 1.5 stories are required (Sec. 5.15.5.E), which is the minimum and maximum height. However, the River House is shown to be characteristically 2-2.5 stories as provided in UDO Sec. 5.15.8.M. The inconsistency between two UDO sections that should be resolved. In keeping with its building form, the River House should have a height range of 1.5 – 2 stories. It is recommended that both Sec. 5.15.5.E and Sec. 5.15.8.M. be amended to reflect this.

Building Footprint

The UDO, Sec. 5.15.5, states that the building footprint for an Additional Building Type cannot exceed the size of the building with the largest footprint permitted with the same zoning district. Again, for the RV-HD district, it is 2,000 square feet, which is permitted for the River House and Center Hall building types. At least 15 of the 23 homes in the RV-HD district have a non-conforming building footprint. Allowing a larger building footprint may be appropriate in some cases, but the footprint should be characteristic of the permitted building types within the district, as well as their size range.

The text below provides a possible approach to allow a larger building footprint up to 5,500 square feet. This square footage is the maximum building size permitted with the RV-HD district, which is the Center Hall House building type. The text in red shows possible changes to UDO Sec. 5.15.5, General Standards.

> The existing or proposed building type shall determine the applicable lot standards. The maximum building footprint, except within the Riverfront Edge-Historic District, and building size for an Additional Building Type shall not exceed the largest building footprint and building size permitted for other building types permitted within the same zoning district. Within the Riverfront Edge-Historic District, the UDO Administrator may approve a building footprint up to 5,500 square feet, provided that the footprint is characteristic of a building type permitted in the district and its permitted size range. Building types shall only be permitted as listed in the applicable District. The maximum allowed density is based on the dimensional characteristics established for each building type in combination with other site characteristics that may limit the amount of land able to accommodate density. These other site characteristics include, but are not limited to, lot configuration, right-of-way, easements, protected natural resources, open space, topography, and parking.

SUMMARY: Town Staff is presenting this item for discussion only. Input from the Historic Preservation Commission will help to inform the recommendation to the Planning Commission regarding building

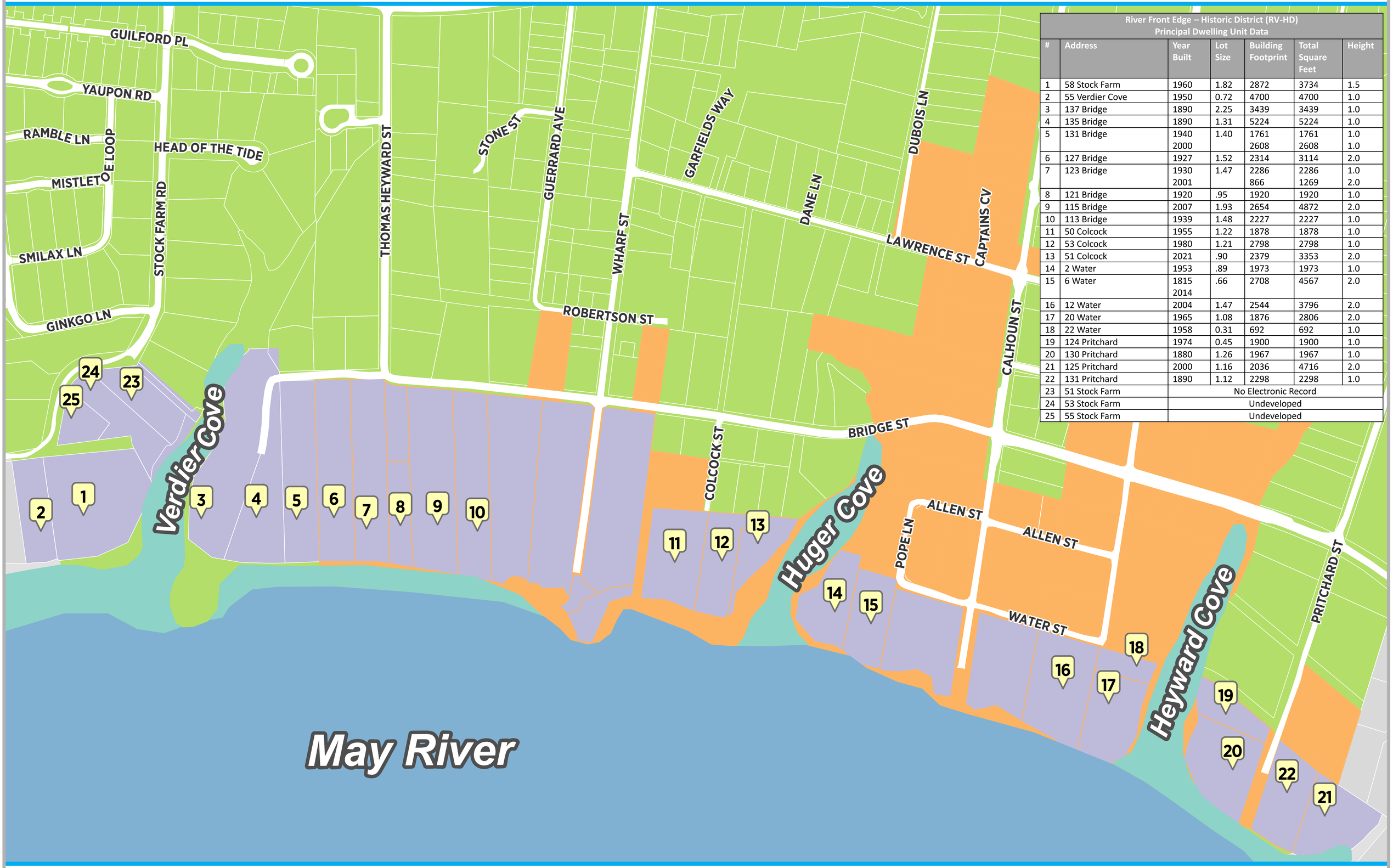
height for the River House building type and the footprint for Additional Building Types within the RV-HD district.

ATTACHMENTS:

1. Riverfront Edge Historic District (RV-HD) Map
2. UDO – Section 5.15.8.M - River House Characteristics
3. UDO – Section 5.15.5.E Riverfront Edge Historic District (RV-HD) Requirements
4. Riverfront Edge Historic District (RV-HD) Residential Data
5. Comparison of Standards for River House and Additional Building Types

TOWN OF BLUFFTON SOUTH CAROLINA

Riverfront Edge Historic District



River Front Edge – Historic District (RV-HD) Principal Dwelling Unit Data						
#	Address	Year Built	Lot Size	Building Footprint	Total Square Feet	Height
1	58 Stock Farm	1960	1.82	2872	3734	1.5
2	55 Verdier Cove	1950	0.72	4700	4700	1.0
3	137 Bridge	1890	2.25	3439	3439	1.0
4	135 Bridge	1890	1.31	5224	5224	1.0
5	131 Bridge	1940 2000	1.40	1761 2608	1761 2608	1.0 1.0
6	127 Bridge	1927	1.52	2314	3114	2.0
7	123 Bridge	1930 2001	1.47	2286 866	2286 1269	1.0 2.0
8	121 Bridge	1920	.95	1920	1920	1.0
9	115 Bridge	2007	1.93	2654	4872	2.0
10	113 Bridge	1939	1.48	2227	2227	1.0
11	50 Colcock	1955	1.22	1878	1878	1.0
12	53 Colcock	1980	1.21	2798	2798	1.0
13	51 Colcock	2021	.90	2379	3353	2.0
14	2 Water	1953	.89	1973	1973	1.0
15	6 Water	1815 2014	.66	2708	4567	2.0
16	12 Water	2004	1.47	2544	3796	2.0
17	20 Water	1965	1.08	1876	2806	2.0
18	22 Water	1958	0.31	692	692	1.0
19	124 Pritchard	1974	0.45	1900	1900	1.0
20	130 Pritchard	1880	1.26	1967	1967	1.0
21	125 Pritchard	2000	1.16	2036	4716	2.0
22	131 Pritchard	1890	1.12	2298	2298	1.0
23	51 Stock Farm	No Electronic Record				
24	53 Stock Farm	Undeveloped				
25	55 Stock Farm	Undeveloped				

Legend
- Riverfront Edge Historic District (RV-HD)
- National Register Historic District
- Historic District
- River
- Marsh

0 75 150 300 Yards

Updated: 6/30/2022

Map Prepared By:
Ryan J. Coleman, GISP

N W E S

This map was created by the Town of Bluffton and is solely intended to be used as a graphical representation for the Town of Bluffton. The maps and data distributed by the Town of Bluffton are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the Town of Bluffton GIS.

M. River House

General: Detached Single Family Residence.

Size Range: 2,000 – 4,800 sq. ft.

Maximum Footprint (not including porches): 2,000 sq. ft.

Height: 2 - 2.5 stories.

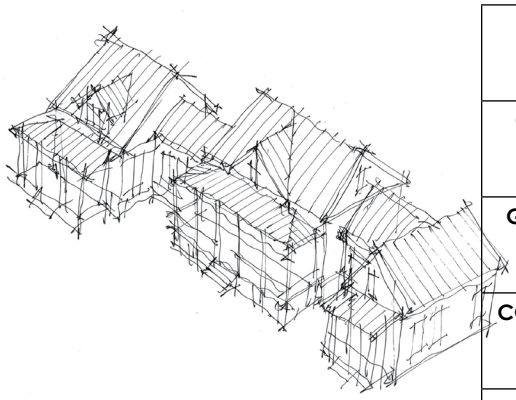
Notes:

Similar to Pritchard House.

Typically has a porch on both the street and river sides.

Large, central mass like the Vernacular House, but with smaller wings extending out from one or both sides.

Typically 60' - 90' wide.



CORE	CENTER	GENERAL	CONSERVE	RIVER EDGE
				●

River House Precedent Imagery

*Precedent images are for illustrative purposes only, with no regulatory effect. They are provided as examples, and shall not imply that every element in the photograph is permitted.

E. Riverfront Edge Historic District (RV-HD)

In the Riverfront Edge Transect Zone, the river shall be the focus of each lot abutting it and therefore acts as the "front" of the lot.

RV-HD Precedent Imagery

RV-HD Regulating Plan

Riverfront Edge Building Type Requirements:	**Riverfront Build-to Zone**	**Lot Width**	**Frontage Requirement**	**Rear Setback** *(from streetside property line)*	**Side Setback** *(from side property lines)*	**Height** *(in stories)*
Carriage House	Two Carriage Houses may be built per primary structure and may have a maximum footprint of 800 sq. ft. each. They must be placed between the primary structure and the street.			5'	10'	1-2
Cottage	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥60'	N/A	20'	10'	1-1.5
Vernacular House		≥75'	N/A	20'	20'	1.5
Center Hall House		≥75'	N/A	20'	20'	2-2.5
River House		≥75'	N/A	20'	20'	1.5
Civic Building	15'-50'	N/A	N/A	N/A	15'	1.5
Additional Building Types						
As approved by the UDO Administrator or Board/Commission with approval authority in accordance with *Article 2* of this Ordinance, additional building types may be allowed in the Riverfront Edge-HD zoning district. Building types not specifically listed shall be regulated by the following general requirements:	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥60'	N/A	20'	20'	1 - 2.5

River Front Edge – Historic District (RV-HD) Principal Dwelling Unit Data						
#	Address	Year Built	Lot Size	Building Footprint [1]	Total Square Feet [2]	Height
1	58 Stock Farm	1960	1.82	2872	3734	1.5
2	55 Verdier Cove	1950	0.72	4700	4700	1.0
3	137 Bridge	1890	2.25	3439	3439	1.0
4	135 Bridge	1890	1.31	5224	5224	1.0
5	131 Bridge	1940	1.40	1761	1761	1.0
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7	123 Bridge	1930	1.47	2286	2286	1.0
		2001		866	1269	2.0
8	121 Bridge	1920	.95	1920	1920	1.0
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14	2 Water	1953	.89	1973	1973	1.0
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21	125 Pritchard	2000	1.16	2036	4716	2.0
22	131 Pritchard	1890	1.12	2298	2298	1.0
23	55 Stock Farm	[3]	0.39	1400	1714	1.5
24	51 Stock Farm	No Electronic Record				
25	53 Stock Farm	Undeveloped				

Source: Beaufort County & Town of Bluffton

[1] 15 homes exceed the maximum permitted building footprint (2,000 sf) for a River House.

[2] Two (2) homes exceed the maximum permitted building square footage of a River House.

[3] Under construction.

Comparison of River House and Additional Building Type Requirements in the Riverfront Edge-HD *(Highlighted Cells Show Differing Requirements)*		
	River House	**Additional Building Type**
Riverfront Build-to-Zone	≥150’ perpendicular to, and in a horizontal plane from the OCRM line	≥150’ perpendicular to, and in a horizontal plane from the OCRM line
Lot Width	≥75’	≥60’
Frontage Requirement	n/a	n/a
Rear Setback	20’	20’
Side Setback	20’	20’
Height (in stories) [1]	1.5 (RV-HD District) 2-2.5 (River House Type)	1 -2.5
Building Footprint [2] (Maximum, not including porches)	2,000	2,000 (Center Hall and River House) *Based on building type with largest permissible building footprint*
Size Range	2,000 – 4,800 sq. ft.	5,500 (Center Hall) *Based on building type with largest permissible size*

[1] There is a discrepancy in stories required. UDO Sec. 5.15.8.M. requires a 2-2.5 story building; Sec. 5.15.5.E. requires 1.5-stories. A change to 1.5 –2.5 stories for both sections is suggested.

[2] The Building Footprint may need to be increased to better support the permitted maximum building size.