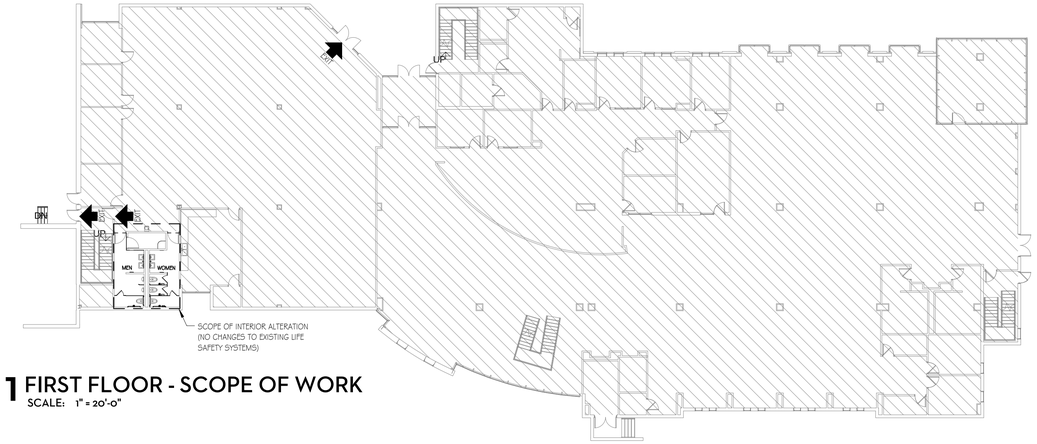
MEDFORD
FIRST FLOOR RESTROOM RENOVATION

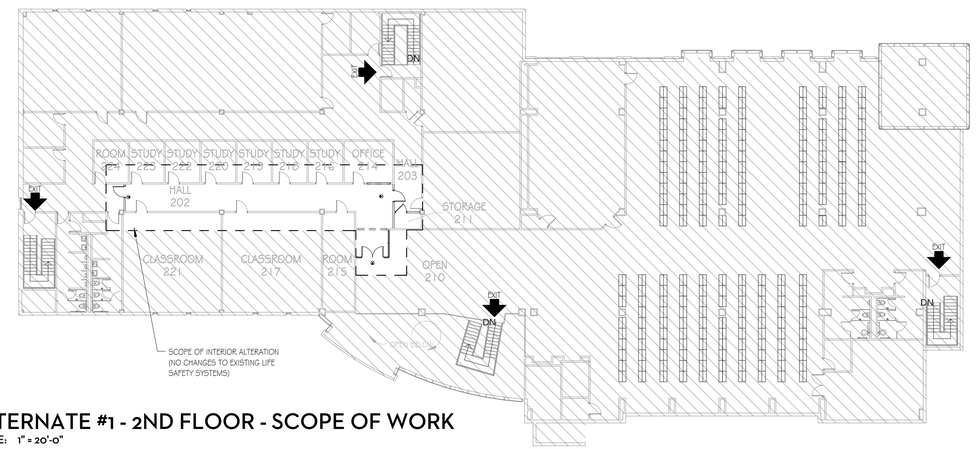
476 HUBBARD DRIVE
LANCASTER, S.C. 29720

for

UNIVERSITY OF SOUTH CAROLINA LANCASTER



1 FIRST FLOOR - SCOPE OF WORK
SCALE: 1" = 20'-0"



2 ALTERNATE #1 - 2ND FLOOR - SCOPE OF WORK
SCALE: 1" = 20'-0"

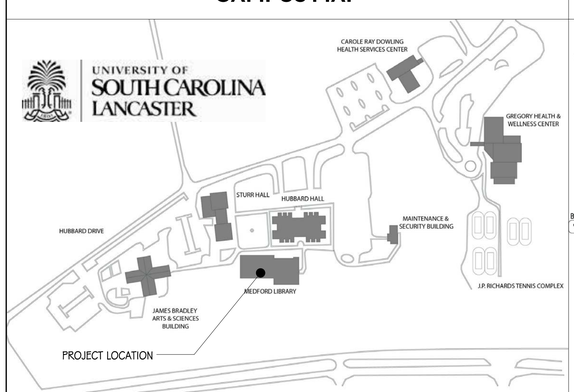
LIFE SAFETY LEGEND

- NO WORK AREA
- EGRESS DIRECTION
- EXIT SIGN

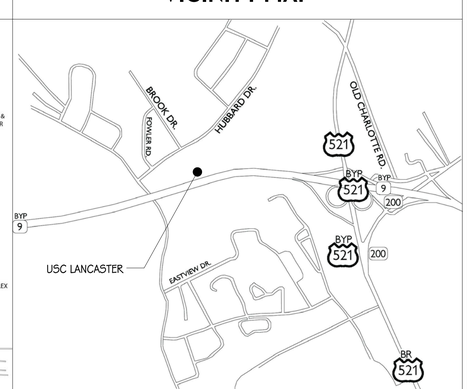
PROJECT TEAM

ARCHITECTS	GOODWYN MILLS AND CAWOOD, INC.
INTERIOR DESIGNERS	GOODWYN MILLS AND CAWOOD, INC.

CAMPUS MAP



VICINITY MAP



BUILDING CODE SUMMARY

Name of Project: USCL MEDFORD FIRST FLOOR RESTROOM RENOVATION
Address: 476 Hubbard Dr. Lancaster SC 29720
Proposed Use: BUSINESS (HIGHER EDUCATION)
Owner or Authorized Agent: USC LANCASTER — Phone # (803) 313-7000
Owned By: ☐ City/County ☐ Private ■ State
Code Enforcement Jurisdiction: ■ OSE / USC ☐ County

LEAD DESIGN PROFESSIONAL: Michael Keeshen, Architect 864.527.0460 mike.keeshen@gmcnetwork.com

DESIGNER	FIRM	NAME	PHONE #	E-MAIL
Project Mgr	Goodwyn, Mills & Cawood	Matthew King	864.527.0460	matthew.king@gmcnetwork.com

YEAR EDITION OF CODE: 2012 International Existing Building Code
☐ New Construction ☐ Renovation (Existing Bldg.) ■ Upfit ☐ Alteration

BUILDING DATA 2012 IBC
Construction Type: ■ II-B
Sprinklers: ■ No ☐ Yes
Standpipes: ■ No ☐ Yes
Fire Distrct: ■ No ☐ Yes
Building Height: 2 Story
Mezzanine: ■ No ☐ Yes
High Rise: ■ No ☐ Yes

Gross Building Area (sq. ft.):

FLOOR	EXISTING	NEW	RENO/ UPFIT
BASEMENT	NA	NA	NA
FIRST FLOOR	30,000	0	300
SECOND FLOOR (ALTERNATE)	30,316	0	2000
THIRD FLOOR	NA	NA	NA
FOURTH FLOOR	NA	NA	NA
TOTAL	60,316	0	2300

ALLOWABLE AREA
Primary Occupancy: ■ Business

FIRE PROTECTION REQUIREMENTS
Life Safety Plan Sheet #, if provided: A-001

BUILDING ELEMENT

Corridor Separation	NA
Tenant Separation	NA

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting:	☐ No	■ Yes
Exit Signs:	☐ No	■ Yes
Fire Alarm:	☐ No	■ Yes
Smoke Detection Systems:	☐ No	■ Yes

EXIT REQUIREMENTS
NUMBER AND ARRANGEMENT OF EXITS
NO CHANGES MADE TO EXISTING EXITS.

INDEX OF DRAWINGS

No.	Sheet Name
A0.01	TITLE SHEET
A1.00	1ST FLOOR - PLANS & INTERIOR ELEVATIONS
A1.01	1ST FLOOR - FINISH SCHEDULE & PLANS
A1.02	ALTERNATE #1 - 2ND FLOOR DEMOLITION & FLOOR PLANS
A1.04	ALTERNATE #1 - 2ND FLOOR - FINISH SCHEDULE, DOOR & FRAME TYPES

STATE OF SOUTH CAROLINA — MICHAEL P. KEESHEN — SC No. 2657 — REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA — GOODWYN, MILLS & CAWOOD, INC — GREENVILLE, SC — No. 01039 — REGISTERED ARCHITECT

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GOODWYN | MILLS | CAWOOD
101 East Washington Street, Suite 200 | Greenville, SC 29601
Tel 864.527.0460 | GMCNETWORK.COM

ISSUE	DATE
ISSUE FOR BID	03/26/15

drawn by: JJN
checked by: MEK

MEDFORD FIRST FLOOR RESTROOM RENOVATION
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Lancaster, SC 29720
GMC # AGRE140050
OSE# H37-9514
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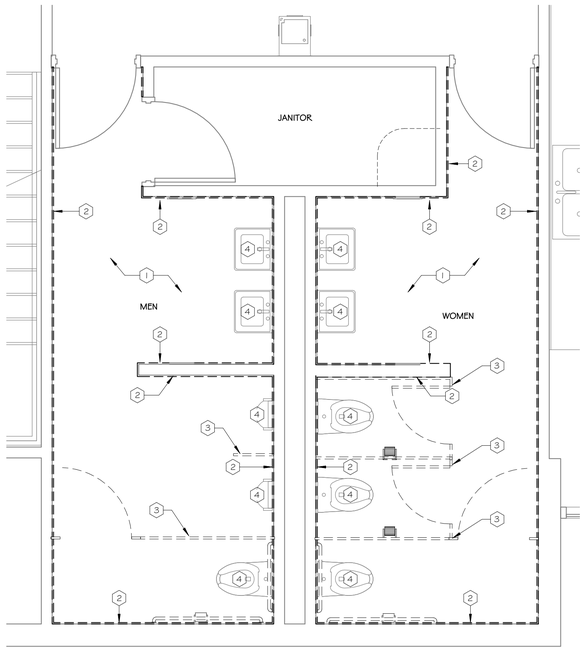
TITLE SHEET

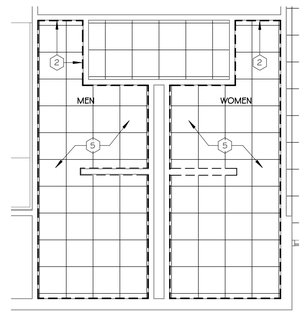
A0.01
sheet 1 of 5



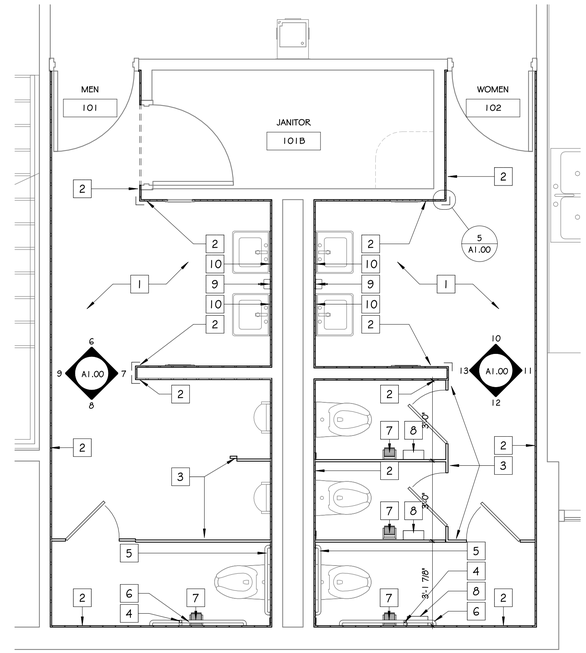
1 FIRST FLOOR - DEMOLITION FLOOR PLAN
SCALE: 3/8" = 1'-0"

DEMOLITION PLAN NOTES

1. DEMOLISH EXISTING FLOOR TILE. PREPARE SURFACE FOR NEW TILE.
2. DEMOLISH EXISTING WALL TILE. EXISTING WALL STRUCTURE TO REMAIN. REPLACE DAMAGED BACKER BOARD. PREPARE SURFACE FOR NEW TILE.
3. DEMOLISH TOILET PARTITIONS
4. SAFELY REMOVE PLUMBING FIXTURES BEFORE RENOVATION. STORE AND REPLACE AFTER RENOVATION.
5. DEMOLISH EXISTING ACT CEILING SYSTEM



2 FIRST FLOOR - DEMOLITION RCP
SCALE: 3/16" = 1'-0"



3 FIRST FLOOR - FLOOR PLAN
SCALE: 3/8" = 1'-0"

NEW CONSTRUCTION TOILET LEGEND

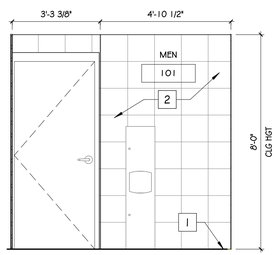
1. NEW FLOOR TILE, COLOR TBD, SEE A1.01
2. NEW WALL TILE , COLOR TBD, SEE ELEV.
3. NEW TOILET PARTITIONS
4. 24" VERTICAL GRAB BAR
5. 30" HORIZONTAL GRAB BAR
6. 42" HORIZONTAL GRAB BAR
7. TOILET PAPER DISPENSER, BY OWNER
8. SANITARY NAPKIN DISPOSAL, BY OWNER
9. SOAP DISPENSER, BY OWNER
10. 18"w x 24"h MIRROR

CORNER TRANSITION - SEE DETAIL #5

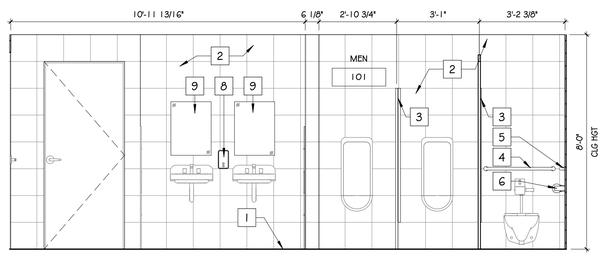
4 FIRST FLOOR - RCP
SCALE: 3/16" = 1'-0"

USED 5 PLACES TOTAL. SEE 3 -FIRST FLOOR PLAN FOR LOCATIONS.

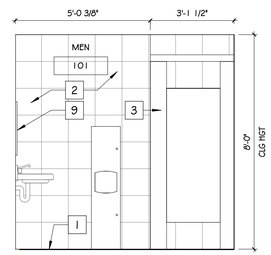
5 TYP. OUTER TILE CORNER DETAIL
SCALE: 1 1/2" = 1'-0"



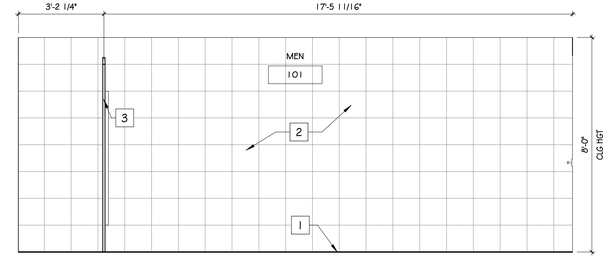
6 MENS INTERIOR ELEV.
SCALE: 3/8" = 1'-0"



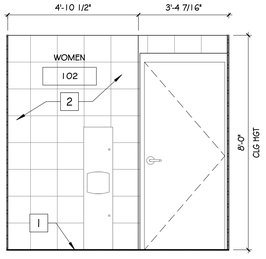
7 MENS INTERIOR ELEV.
SCALE: 3/8" = 1'-0"



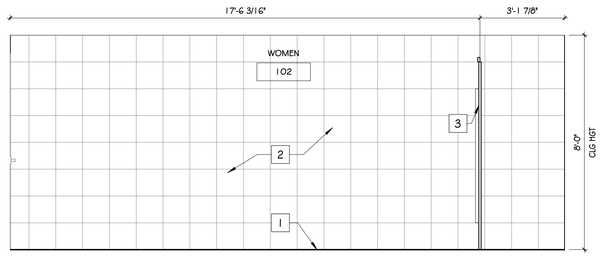
8 MENS INTERIOR ELEV.
SCALE: 3/8" = 1'-0"



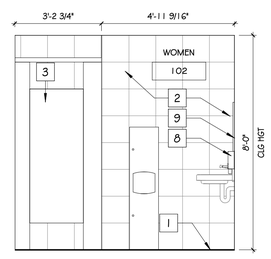
9 MENS INTERIOR ELEV.
SCALE: 3/8" = 1'-0"



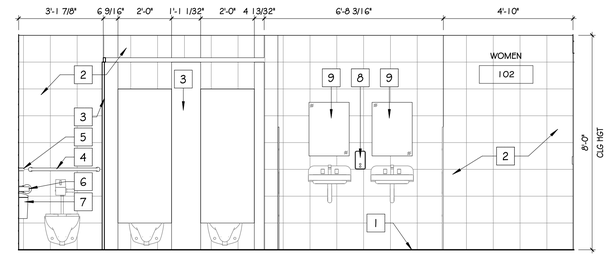
10 WOMENS INTERIOR ELEV.
SCALE: 3/8" = 1'-0"



11 WOMENS INTERIOR ELEV.
SCALE: 3/8" = 1'-0"



12 WOMENS INTERIOR ELEV.
SCALE: 3/8" = 1'-0"



13 WOMENS INTERIOR ELEV.
SCALE: 3/8" = 1'-0"

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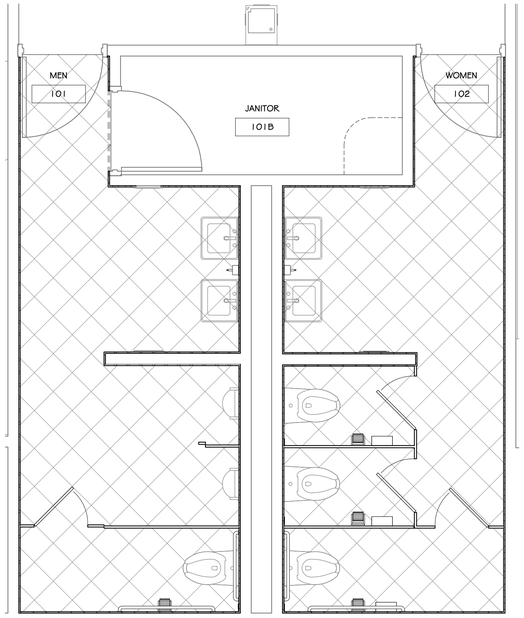
1ST FLOOR - PLANS & INTERIOR ELEVATIONS

A1.00
sheet 2 of 5



1 FIRST FLOOR - FINISH FLOOR PLAN

SCALE: 3/8" = 1'-0"

FINISH LEGEND

FLOOR

NUMBER	TYPE	DETAIL DESCRIPTION
CT-1	CERAMIC TILE	Manufacturer: DALTILE Style Name: CITY VIEW Color: FULL RANGE Size: 12" X 12" Rotation: ON 45

WALL

CT-2	CERAMIC TILE	Manufacturer: DALTILE Style Name: CITY VIEW Color: FULL RANGE Size: 12" X 12" Rotation: NONE

CEILING

ACT	ACOUSTICAL CEILING TILE SYSTEM	Manufacturer: ARMSTRONG Name: FINE FISSURED Style: SQUARE LAY IN Color: WHITE Size: 24" x 24"

TOILET PARTITION

TP-1	TOILET PARTITION SYSTEM	Manufacturer: PSISC Name: PHENOLIC Style: 5800 SERIES Mounting: OVERHEAD BRACED Color: FULL RANGE

FIRST FLOOR - ROOM FINISH SCHEDULE

	Floors		Walls				Ceilings	
Room Name	Floor Finish	Base Finish	N Wall Finish	E Wall Finish	S Wall Finish	W Wall Finish	Ceiling Material	Comments
MEN	CT-1	-	CT-2	CT-2	CT-2	CT-2	ACT	
WOMEN	CT-1	-	CT-2	CT-2	CT-2	CT-2	ACT	
WOMEN	CT-1	-	CT-2	CT-2	CT-2	CT-2	ACT	

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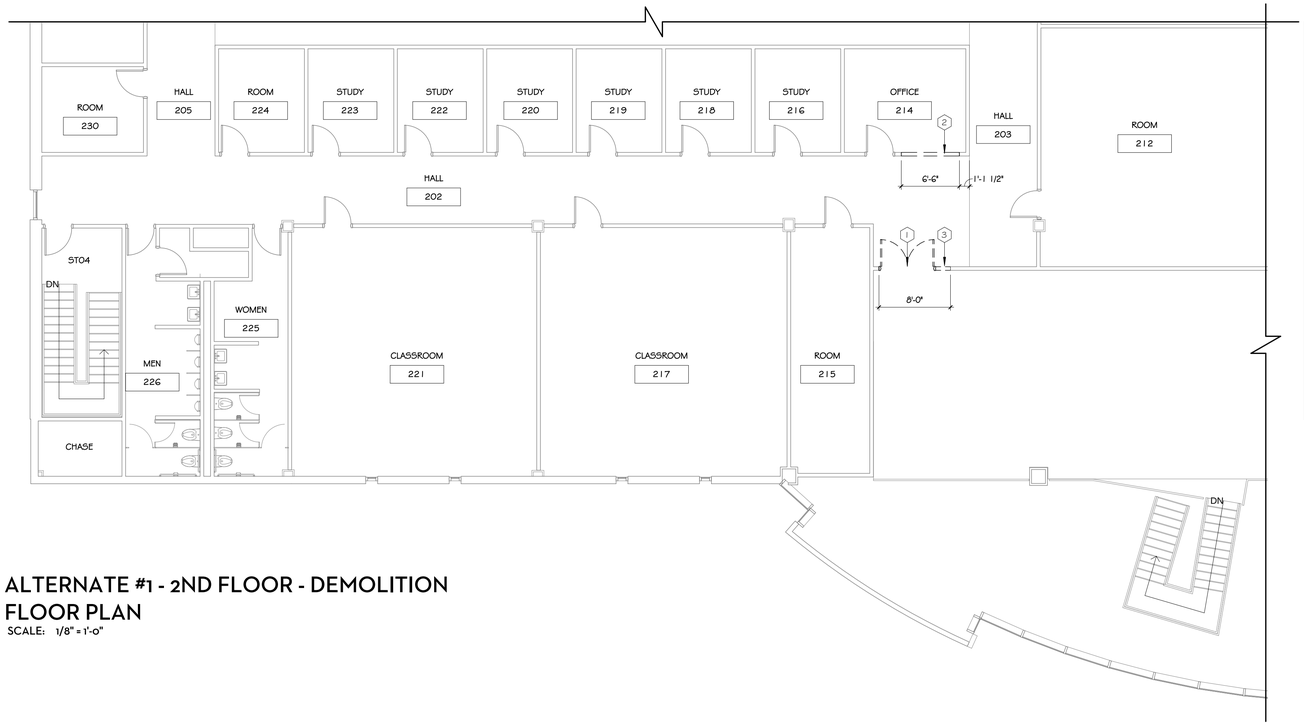
1ST FLOOR - FINISH SCHEDULE & PLANS

A1.01
sheet 3 of 5



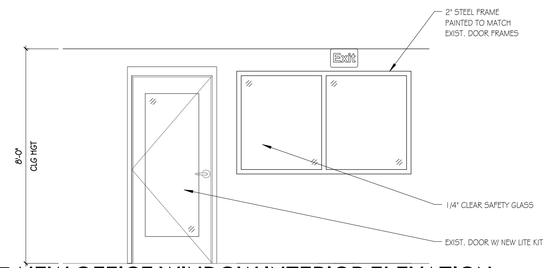
ALTERNATE #1 - 2ND FLOOR - DEMOLITION
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEYED DEMOLITION PLAN NOTES

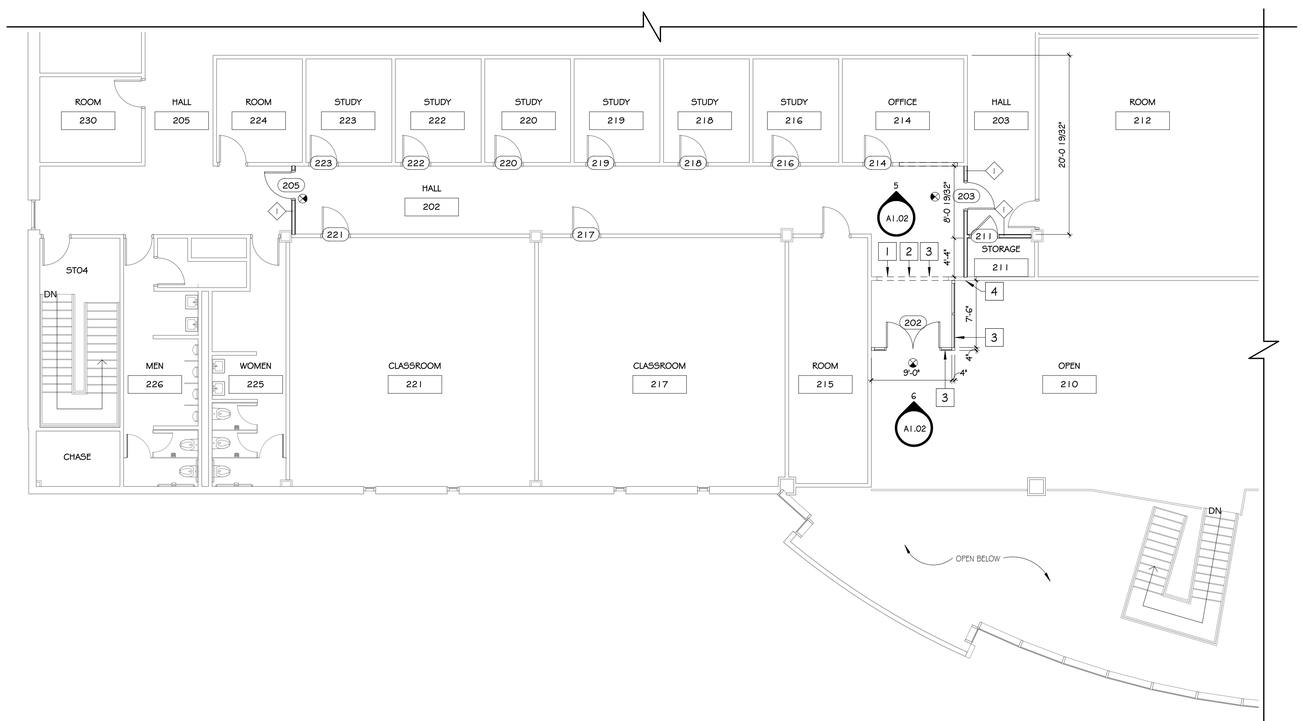
1. SALVAGE DOOR, HARDWARE AND SECURITY DEVICES. STORE ON SITE TO BE REUSED.
2. CUT OPENING IN WALL PANEL SYSTEM TO RECIEVE A NEW VIEW WINDOW.
3. ENLARGE EXISTING OPENING TO CREATE A NEW 7'-0" X 8'-0" CASED OPENING.

GENERAL DEMOLITION PLAN NOTES

1. EXISTING CARPET AND VINYL BASE TO REMAIN.
2. EXISTING CEILING SYSTEM TO REMAIN.
3. ALL DEMOLITION DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSD OF OFF SITE IN ACCORDANCE WITH AUTHORITES HAVING JURISDICTION.
4. CLEANING OF THE SUBSTRATES, SUBSTRATE SURFACE PREPARATION, AND INSTALLATION FOR ALL NEW FINISH MATERIALS TO BE IN ACCORDANCE W/MANUFACTURER PRINTED RECOMMENDATIONS.
5. EXISTING FURNITURE REMOVAL TO BE COORDINATED BY CUSTOMER. EXISTING REMAINING FURNITURE TO BE COVERED TO PROTECT FROM DUST DURING CONSTRUCTION PHASES.
6. ROOM SIGN INSTALLATION AND/OR MODIFICATIONS TO BE COORDINATED BY PROJECT MANAGER.
7. CARPET TO BE PROTECTED FROM HEAVY DEBRIS DURING CONSTRUCION PHASES.



5 NEW OFFICE WINDOW INTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



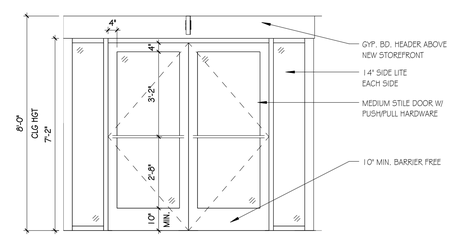
2 ALTERNATE #1 - 2ND FLOOR - FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEYED FLOOR PLAN NOTES

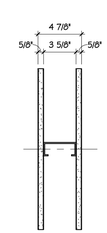
1. NEW 7'-0" HIGH X 8'-0" WIDE OPENING - PATCH WALLS AS REQUIRED.
2. PATCH CARPET AS REQUIRED.
3. REWORK CEILING AS REQUIRED FOR INSTALLATION OF NEW DOOR HEADER.
4. RELOCATE EXISTING WALL MOUNTED SIGNS AS REQUIRED, PATCH HOLES AND PAINT TO MATCH WALL.

GENERAL FLOOR PLAN NOTES

1. PAINT ALL NEW WALLS TO MATCH EXISTING.
2. REPLACE DAMAGED ACT PANELS WITH NEW PANELS TO MATCH.
3. REPLACE DAMAGED CARPET WITH NEW CARPET TO MATCH.
4. FIELD VERIFY EXISTING CONDITIONS. REPORT DESCREPANCIES TO PROJECT MANAGER PRIOR TO COMMENCEMENT OF WORK.
5. PROTECT ALL FIRE ALARMS, STROBES, EXISTING LIGHTS, SMOKE DETECTORS AND SIMILAR EQUIPMENT FROM DUST AND DAMAGE DURING RENOVATIONS.
6. EXISTING ELECTRICAL LIGHTS AND SWITCHES TO REMAIN AS IS.
7. TIE NEW EXIT LIGHT INTO EXISTING EMERGENCY CIRCUT AS REQUIRED.



6 NEW STOREFRONT INTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



FRAMING:
3 5/8" METAL STUDS @ 16" O.C.
22 GA MINIMUM

SHEATHING:
5/8" GYPSUM BOARD EACH SIDE

WALL TYPE 1

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ALTERNATE #1 - 2ND FLOOR DEMOLITION & FLOOR PLANS

A1.02
sheet 4 of 5

ALTERNATE #1 - 2ND FLR - FINISH LEGEND

FLOOR

NUMBER	TYPE	DETAIL DESCRIPTION
CPT	CARPET TILE	TO MATCH EXISTING

BASE

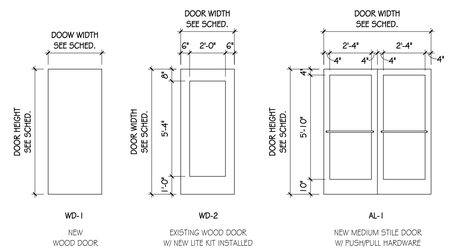
RB	Rubber Base	Manufacturer: ROPPE Style Name: MATCH EXISTING Color: MATCH EXISTING Size: MATCH EXISTING

WALL

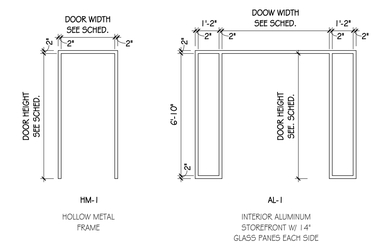
PT-1	PAINT	Manufacturer: SHERWIN WILLIAMS Style Name: MATCH EXISTING Color: MATCH EXISTING

CEILING

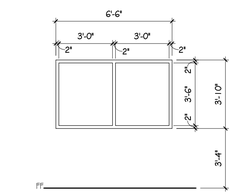
ACT	ACOUSTICAL CEILING TILE SYSTEM	Manufacturer: ARMSTRONG Name: MATCH EXISTING Style: MATCH EXISTING Color: MATCH EXISTING Size: MATCH EXISTING



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



2 FRAME TYPES
SCALE: 1/4" = 1'-0"



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

ALTERNATE #1 - SECOND FLOOR - DOOR SCHEDULE

Door Number	Type	Door				Frame		Details			Comments
		Width	Height	Thickness	Finish	Finish	Type	Head	Jamb	Sill	
202	AL-1	6' - 0"	7' - 0"	0' - 1 3/4"	MANUFACT.	MANUFACT.	AL-1				
203	WD-1	3' - 0"	7' - 0"	0' - 1 3/4"	STN	PREFIN	HM-1				
205	WD-1	3' - 0"	7' - 0"	0' - 1 3/4"	STN	PREFIN	HM-1				
211	WD-1	3' - 0"	7' - 0"	0' - 1 3/4"	STN	PREFIN	HM-1				
214	WD-2	3' - 0"	7' - 0"	0' - 1 3/4"	ETR	ETR	ETR	ETR	ETR	ETR	INSTALL NEW GLASS LITE KIT IN EXISTING WOOD DOOR.
216	WD-2	3' - 0"	7' - 0"	0' - 1 3/4"	ETR	ETR	ETR	ETR	ETR	ETR	INSTALL NEW GLASS LITE KIT IN EXISTING WOOD DOOR.
217	WD-2	3' - 0"	7' - 0"	0' - 1 3/4"	ETR	ETR	ETR	ETR	ETR	ETR	INSTALL NEW GLASS LITE KIT IN EXISTING WOOD DOOR.
218	WD-2	3' - 0"	7' - 0"	0' - 1 3/4"	ETR	ETR	ETR	ETR	ETR	ETR	INSTALL NEW GLASS LITE KIT IN EXISTING WOOD DOOR.
219	WD-2	3' - 0"	7' - 0"	0' - 1 3/4"	ETR	ETR	ETR	ETR	ETR	ETR	INSTALL NEW GLASS LITE KIT IN EXISTING WOOD DOOR.
220	WD-2	3' - 0"	7' - 0"	0' - 1 3/4"	ETR	ETR	ETR	ETR	ETR	ETR	INSTALL NEW GLASS LITE KIT IN EXISTING WOOD DOOR.
221	WD-2	3' - 0"	7' - 0"	0' - 1 3/4"	ETR	ETR	ETR	ETR	ETR	ETR	INSTALL NEW GLASS LITE KIT IN EXISTING WOOD DOOR.
222	WD-2	3' - 0"	7' - 0"	0' - 1 3/4"	ETR	ETR	ETR	ETR	ETR	ETR	INSTALL NEW GLASS LITE KIT IN EXISTING WOOD DOOR.
223	WD-2	3' - 0"	7' - 0"	0' - 1 3/4"	ETR	ETR	ETR	ETR	ETR	ETR	INSTALL NEW GLASS LITE KIT IN EXISTING WOOD DOOR.

GENERAL DOOR NOTES:

1. COORDINATE KEYING WITH USC LANCASTER
2. PAINT DOOR FRAME TO MATCH BUILDING EXISTING
3. STAIN WOOD DOOR TO MATCH EXISTING.
4. HARDWARE LOCKSET - LEVERSTYLE, MATCH BUILDING FINISH.
5. RE-INSTALL SALVAGED PANIC HARDWARE AND SECURITY ALARM WIRING COORDINATED WITH SECURITY VENDOR.

STATE OF SOUTH CAROLINA
MICHAEL P. KEESHEN
GOODWYN MILLS & CAWOOD
SC
No. 2657
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
GOODWYN, MILLS & CAWOOD, INC
GREENVILLE, SC
No. 01039
REGISTERED ARCHITECT

3/26/2015 3:51:03 PM

GOODWYN | MILLS | CAWOOD
101 East Washington Street, Suite 200 | Greenville, SC 29601
Tel 864.527.0460 | GMCNETWORK.COM

ISSUE	DATE
ISSUE FOR BID	03/26/15

drawn by: MEL/JJN
checked by: MEK

MEDFORD FIRST FLOOR RESTROOM RENOVATION
476 Hubbard Drive
Lancaster, SC 29720
GMC # AGRE140050
OSE# H37-9514
ISSUE FOR BID

ALTERNATE #1 - 2ND FLOOR - FINISH SCHEDULE, DOOR & FRAME TYPES

A1.04
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