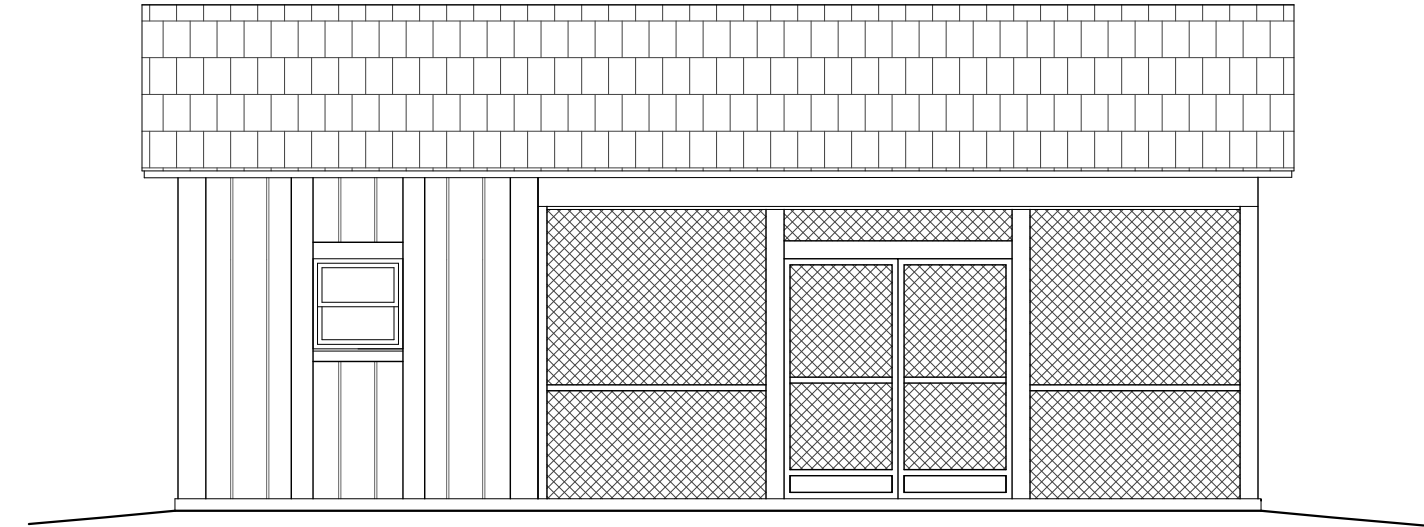


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RESIDENTIAL SERVICES BUILDING

FOR

UNIVERSITY OF SOUTH CAROLINA

INDEX OF DRAWINGS:

GENERAL

G1	COVER SHEET
G2	BUILDING CODE ANALYSIS,
G3	DESIGN NOTES
G3.1	ABBREVIATIONS
G4	ADA ACCESSIBILITY STANDARDS
G5	LIFE SAFETY PLAN

ARCHITECTURAL

AS1.01	ARCHITECTURAL SITE LOCATION PLAN
A1.01	FLOOR PLAN
A1.02	ROOF PLAN
A2.01	ELEVATIONS
A2.02	ELEVATIONS
A2.03	ELEVATIONS
A3.01	BUILDING SECTION
A3.02	WALL SECTIONS

STRUCTURAL

S1.01	FOUNDATION PLAN
S2.01	SECTIONS
S3.01	ROOF FRAMING PLAN
S4.01	STRUCTURAL DETAILS
S4.02	STRUCTURAL DETAILS
S5.01	STRUCTURAL NOTES

PLUMBING

P1.01	SEWER PLAN
P1.02	WATER PLAN
P2.01	NOTES & DETAILS

MECHANICAL

M1.01	PLAN
M2.01	NOTES

ELECTRICAL

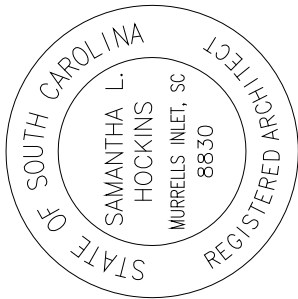
E1.01	POWER PLAN
E1.02	LIGHTING PLAN
E2.01	NOTES & DETAILS

UNIVERSITY OF SOUTH CAROLINA
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RESIDENTIAL SERVICES BUILDING
58 LACEWING RD
GEORGETOWN COUNTY

PREPARED FOR
USC PROJECT # H27-Z331-A REBID

COVERSHEET

ADDITIONS, SUBMITTALS & REVISIONS				DESCRIPTION			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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THE BUILDING CODE FOR ALL BUILDINGS IN THIS PROJECT SHALL MEET
2015 INTERNATIONAL BUILDING CODES WITH SOUTH CAROLINA AMENDMENTS, 2015 EXISTING IBC, 2015
IPC, 2015 IMC, 2014 NATIONAL ELECTRIC CODE, 2009 INTERNATIONAL ENERGY CONSERVATION CODE AND
THE 2015 EDITION OF ANSI A117.1 STANDARDS

PROJECT INFORMATION:

NAME OF PROJECT: RESIDENTIAL SERVICES BUILDING
ADDRESS: 58 LACEWING ROAD, GEORGETOWN COUNTY
PROPOSED USE: PRIVATE LAUNDRY FACILITY
OWNER OR AUTHORIZED AGENT : UNIVERSITY OF SOUTH CAROLINA
OWNED BY: ☐ PRIVATE ☐ CITY/COUNTY ☒ STATE
CODE ENFORCEMENT JURISDICTION: SCHOOL

TELEPHONE # -

DESIGN PROFESSIONALS:

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #
ARCHITECTURAL :	THE EARTHWORKS GROUP	SAMANTHA L. HOCKINS	8830	843-651-7900
CIVIL :	THE EARTHWORKS GROUP	NOT REQUIRED		843-651-7900
STRUCTURAL :	THE EARTHWORKS GROUP	STEVEN G. STRICKLAND	13603	843-651-7900
PLUMBING :	THE EARTHWORKS GROUP	STEVEN G. STRICKLAND	13603	843-651-7900
MECHANICAL :	THE EARTHWORKS GROUP	STEVEN G. STRICKLAND	13603	843-651-7900
ELECTRICAL :	THE EARTHWORKS GROUP	STEVEN G. STRICKLAND	13603	843-651-7900

CLASSIFICATION OF WORK:

☒ NEW CONSTRUCTION ☐ ADDITION ☐ ALTERATION
☐ CHANGE OF USE ☐ REPAIR ☐ HISTORIC RESTORATION

OCCUPANCY CLASSIFICATION:

☐ ASSEMBLY: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
☒ BUSINESS
☐ EDUCATIONAL
☒ FACTORY-INDUSTRIAL: ☒ F-1 ☐ F-2
☐ HIGH HAZARD: ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
☐ INSTITUTIONAL: ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-3 ☐ I-4 ☐ I-4
I-3 USE CONDITIONS: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ MERCANTILE
☐ RESIDENTIAL: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ R-5
☐ STORAGE: ☐ S-1 ☐ S-2
☐ UTILITY & MISCELLANEOUS

MIXED USE OCCUPANCY: ☐ NO ☒ YES
FIRE SEPARATION: NOT REQUIRED

AREA & HEIGHT:

BUILDING HEIGHT:	ALLOWED	PROPOSED
STORIES:	1	1
FEET:	40'	LESS THAN 14'

ALLOWABLE AREA PER STORY: 8,500 SF

TOTAL BUILDING AREA: 600 SF

TYPE OF CONSTRUCTION: V-B

NOTE: NO SPECIAL INSPECTIONS REQUIRED

OCCUPANCY LOAD:

SPACE DESCRIPTION	AREA SQ. FT.	AREA PER OCCUPANT	NUMBER OF OCCUPANTS
GATHERING	400	15 NET	26
LAUNDRY	200	100 GROSS	2
TOTAL OCCUPANCY LOAD			28

LIFE SAFETY SYSTEM REQUIREMENTS:

EMERGENCY LIGHTING: ☐ NO ☒ YES
EXIT SIGNS: ☒ NO ☐ YES
FIRE ALARM: ☒ NO ☐ YES
SMOKE DETECTION SYSTEMS: ☒ NO ☐ YES
PANIC HARDWARE: ☒ NO ☐ YES
SPRINKLERS: NO
STANDPIPES: NO

NUMBER AND ARRAGEMENT OF EXITS

SPACE DESCRIPTION	NUMBER OF EXITS		TRAVEL DISTANCE	
	REQUIRED	ACTUAL	ALLOWABLE	ACTUAL
GATHERING	1	1	100'	29'
LAUNDRY	1	1	75'	29'

EXIT WIDTH

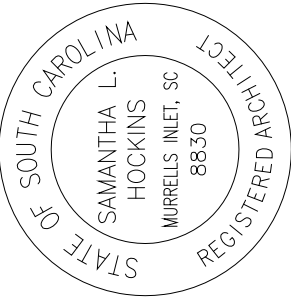
SPACE DESCRIPTION	NUMBER OF OCCUPANTS	INCHES PER OCCUPANT	REQUIRED (32" CLEAR MIN.)	ACTUAL
-	-	0.2	32"	32"
GATHERING	26	.2	32"	32"
LAUNDRY	2	.2	32"	32"

ACCESSIBILITY: NEW CONSTRUCTION
ALL AREAS OF WORK REQUIRED TO BE FULLY
ADA ACCESSIBLE AND MEET ALL ACCESSIBILITY
REQUIREMENTS OF THE 2015 IBC & ANSI A117.1 CODE



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RESIDENTIAL SERVICES BUILDING

58 LACEWING RD
GEORGETOWN COUNTY

PREPARED FOR
USC PROJECT # H27-Z331-A REBID

CODE ANALYSIS

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GENERAL DESIGN NOTES

1. THESE NOTES ARE AN INTEGRAL PART OF THE BUILDING DESIGN DRAWINGS AND ARE TO BE USED IN CONJUNCTION WITH THE JOB SPECIFICATIONS. WHEN THERE ARE NO SPECIFICATIONS IN ADDITION TO THESE NOTES THE NOTES SHALL GOVERN. WHEN THERE IS A SPECIFICATION IN ADDITION TO THE NOTES THE MOST STRINGENT OF THE TWO SHALL GOVERN.
2. CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES, ERRORS OR OMISSIONS WITHIN THE CONSTRUCTION DOCUMENTS. THIS CONTACT SHALL BE MADE BEFORE PROCEEDING WITH THE WORK TO GIVE THE ARCHITECT THE OPPORTUNITY TO CLARIFY THEIR INTENT. ANY WORK COMPLETED WITHOUT THIS CLARIFICATION WILL BE SUBJECT TO REMOVAL AND CORRECTION AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE DIMENSIONS OF THE DRAWINGS AND ADVISING THE ARCHITECT/ENGINEER OF ANY DIFFERENCES IN DIMENSIONS BETWEEN THE FLOOR PLANS AND SECTIONS AND OTHER DRAWINGS PRIOR TO COMMENCING CONSTRUCTION.
4. ALL DRAWINGS IN THIS SET BECOME PART AND PARCEL OF THE PROJECT MANUAL, AND ARE TO BE USED IN CONJUNCTION WITH ALL SPECIFICATION DIVISIONS AND SECTIONS AND ALL OTHER DOCUMENTS INCORPORATED BY REFERENCE.
5. ALL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS RELATED TO OTHER DISCIPLINES. THE GENERAL CONTRACTOR SHALL CHECK AND COORDINATE DIMENSIONS AND CLEARANCES WITH THE WORK OF ALL TRADES.
6. THE CONTRACTOR IS INSTRUCTED TO MAKE EVERY ATTEMPT TO CONFINE WORK WHICH MAY INTERFERE WITH THE NORMAL DAILY OPERATIONS OF ANY SURROUNDING BUSINESS AND/OR PUBLIC AREA. EXCESSIVELY LOUD WORK WILL BE RESTRICTED TO NIGHTS AND WEEKENDS AND SHALL BE COORDINATED WITH THE OWNER.
7. INTERRUPTIONS OF UTILITIES SHALL NOT PROCEED WITHOUT PRIOR CONSENT OF THE OWNER, AND SHALL BE RETURNED TO NORMAL OPERATING CONDITIONS IN THE QUICKEST TIME POSSIBLE.
8. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT CODES, STANDARDS, REGULATIONS, AND APPLICABLE LAWS. MOST CURRENT CODES GOVERN.
9. THE CONTRACTOR SHALL REVIEW ALL SECTIONS OF THE WORK AND COORDINATE ALL APPLICABLE WORK OF ALL TRADES.
10. IF THE CONTRACTOR OBSERVES THAT THE CONTRACT DOCUMENTS ARE IN VARIANCE WITH ANY LAWS, REGULATIONS, CODES OR ORDINANCES, HE SHALL NOTIFY THE ARCHITECT/ENGINEER AND NOT PROCEED UNTIL NECESSARY REVISIONS REQUIRED FOR COMPLIANCE WITH SAID LAWS, REGULATIONS, CODES AND ORDINANCES HAVE BEEN EFFECTED PER CONTRACT.
11. WORK NOT INDICATED AS PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT AT CORRESPONDING LOCATIONS SHALL BE REPEATED.
12. ALL SECTIONS AND DETAILS ARE TYPICAL AT SIMILAR LOCATIONS AND WHERE APPLICABLE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK AND VERIFYING ALL DOCUMENTS, DIMENSIONS AND EXISTING CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER AND WORK SHALL NOT PROCEED UNLESS DIRECTED BY THE ARCHITECT/ENGINEER.
14. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATIONS OF DEBRIS OR RUBBISH CAUSED BY THE WORK OR HIS EMPLOYEES, SUBCONTRACTORS, ETC. AND PAY ALL ASSOCIATED COSTS FOR CONTAINMENT AND DISPOSAL.
15. THE CONTRACTOR SHALL PAY ALL COSTS OF PERMITS AND LICENSES NECESSARY FOR THE COMPLETION OF THE WORK.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL JANITORIAL CLEANING AND POLISHING PER OWNER'S JANITORIAL SERVICE CONTRACTOR. COORDINATE SERVICE WITH THE OWNER AND PAY ALL ASSOCIATED COSTS.
17. CONTRACTOR TO FURNISH ALL MATERIALS AND LABOR FOR THE WORK DESCRIBED FOR THE COMPLETE INSTALLATION OF ALL WORK DESCRIBED UNLESS NOTED OTHERWISE.
18. ALL WORK IS TO BE PERFORMED IN A COMPETENT WORKMANSHIP MANNER AS APPROVED BY THE ARCHITECT/ENGINEER AND SHALL BE NEAT IN APPEARANCE WHEN COMPLETED.
19. DIMENSIONS ARE FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
20. GRAB BARS SHALL BE CAPABLE OF SUPPORTING A 250 POUND LOAD APPLIED IN ANY DIRECTION, ANYWHERE ALONG ITS LENGTH.
21. THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING, SHORING AND GUYING OF FRAMING AND WALLS AGAINST WIND, CONSTRUCTION LOADS AND OTHER TEMPORARY FORCES UNTIL SUCH PROTECTION IS NO LONGER REQUIRED FOR THE SAFE SUPPORT OF THE FRAMING.
22. THESE DRAWINGS DO NOT CONTAIN NECESSARY COMPONENTS FOR SAFETY DURING CONSTRUCTION.

RESIDENTIAL SERVICES BUILDING
58 LACEWING RD
GEORGETOWN COUNTY
PREPARED FOR
USC PROJECT # H27-Z331-A REBID

GENERAL NOTES

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SAMANTHA L. HOCKINS
MURRELLS INLET, SC 8830
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
THE EARTHWORKS GROUP, INC.
Murrells Inlet, SC 03043
REGISTERED ARCHITECTS

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ARCHITECTURAL ABBREVIATIONS

AREA DRAIN	E.F.D.	EXTERIOR FLOOR DRAIN	HARDW'D	HARDWOOD	O2	OXYGEN	STOR.	STORAGE
AMERICANS WITH DISABILITIES ACT	E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	HDW.	HARDWARE	OA	OUTSIDE AIR	STRUCT.	STRUCTURE
ABOVE FINISHED FLOOR	E.S.R.	ELASTOMETRIC SHEET ROOFING	HGT.	HEIGHT	OD	OVERFLOW DRAIN	SUSP'D	SUSPENDED
ACCESS PANEL	E.W.	EACH WAY	HORZ.	HORIZONTAL	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED	T/	TOP OF
AIR CONDITIONING	EA.	EACH	HR.	HOUR	O.F.O.I.	OWNER FURNISHED OWNER INSTALLED	T/CNTR.	TOP OF COUNTER
ABOVE	EAG	EXHAUST AIR GRILLE	HT.	HEIGHT	OPP.	OPPOSITE	T/FTG.	TOP OF FOOTING
ACOUSTICAL CEILING TILE	E.E.W.	EMERGENCY EYE WASH	HVAC	HEATING VENTILATION AND AIR CONDITIONING	P.E.	PHOTO-ELECTRIC	T/GRATE	TOP OF GRATE
AIR HANDLING UNIT	EJ	EXPANSION JOINT	HZ.	HERTZ	P.P.	PLUMBING PANEL	T/SLAB	TOP OF SLAB
ALUMINUM	EL.	ELEVATION	I/O	INDOOR/OUTDOOR	PH.	PHONE	TELE.	TELEPHONE
BELOW FINISHED CEILING	ELEC.	ELECTRICAL	IBC	INTERNATIONAL BUILDING CODE	PLUMB.	PLUMBING	THK.	THICK
BACKFLOW PREVENTER	ELEV.	ELEVATION	INFO.	INFORMATION	PLYW'D	PLYWOOD	TP	TRAP PRIMER
BOTH WAYS	EQ.	EQUAL	INSUL.	INSULATION	PRESS.	PRESSURE	TRTD.	TREATED
BOTTOM OF	EQUIP.	EQUIPMENT	INT.	INTERIOR	PVC	POLY-VINYL CHLORIDE	TW	TEMPERED WATER
BOTTOM OF CABINET	E.SH.	EMERGENCY SHOWER	J.B.	JOIST BEAM	QTY.	QUANTITY	TYP.	TYPICAL
BUILDING	EW	ELECTRIC WATER COOLER	JAN.	JANITOR	R.D.	ROOF DRAIN	U	URINAL
BRITISH THERMAL UNITS	EPWH	ELECTRIC WATER HEATER	LAV.	LAVATORY	R.O.	ROUGH OPENING	U.L.	UNDERWRITERS LABORATORY
CENTER TO CENTER	F.D.	FLOOR DRAIN	LVR.	LOUVER	R.R.	RESTROOM	U.N.O.	UNLESS NOTED OTHERWISE
CONDENSATE	F.E.	FIRE EXTINGUISHER	M.L.	MATCH LINE	RAG	RETURN AIR GRILLE	U-CUT	UNDERCUT
CEILING DIFFUSER	F.O.C.	FACE OF CONCRETE	M.O.	MASONRY OPENING	REC.	RECEPTACLE	V	VENT
CENTER	F.O.M.	FACE OF MASONRY	M.S.	MOP SINK	REF.	REFERENCE	V.	VOLT
CUBIC FEET PER HOUR	F.O.S.	FACE OF STUD	MATL.	MATERIAL	REINF.	REINFORCING	V.C.T.	VINYL COMPOSITE TILE
CUBIC FEET PER MINUTE	F.R.	FIRE RATED (RESISTIVE)	MAX.	MAXIMUM	REQ'D	REQUIRED	V.I.F.	VERIFY IN FIELD
CONTROL JOINT	FCO	FLOOR CLEANOUT	MECH.	MECHANICAL	RESIL	RESILIENT	VA	VACUUM
CENTER LINE	FIN.	FINISH	MEZZ.	MEZZANINE	REV.	REVERSE	VEN.	VENDOR
CEILING	FIN. FLR.	FINISH FLOOR	MFR.	MANUFACTURER	RM.	ROOM	VERT.	VERTICAL
CONCRETE MASONRY UNIT	FLR.	FLOOR	MIL.	MILLIMETER	RTU	ROOF TOP UNIT	VEST.	VESTIBULE
COLUMN	FPWH	FROST PROOF WALL HYDRANT	MIN.	MINIMUM	S.	SINK	VTR	VENT THROUGH ROOF
CONCRETE	FTG.	FOOTING	MIN.	MINUTE	S/S	STAINLESS STEEL	W.C.	WATER CLOSET
CONDENSATE	FURN.	FURNACE	MR GYP.	MOISTURE RESISTANT GYP. BOARD	S.A.F.B.	SOUND ATTENUATION FIBERGLASS BATT INSULATION	W.H.	WATER HEATER
CONSTRUCTION	G	NATURAL GAS	MTL.	METAL	SAN.	SANITARY	W.P.	WORKING POINT
CONTINUOUS	G.C.	GENERAL CONTRACTOR	MTL.	METAL	SCHED.	SCHEDULE	W.W.F.	WELDED WIRE FABRIC
COORDINATE	G.P.H.	GALLONS PER HOUR	MTR.	METER	SEC.	SECOND	W.W.M.	WELDED WIRE MESH
CORRIDOR	GA.	GAUGE	N.I.C.	NOT IN CONTRACT	SHT.	SHEET	W/	WITH
CERAMIC TILE	GAL.	GALLONS PER HOUR	N.T.S.	NOT TO SCALE	SIM.	SIMILAR	WATT.	WATTAGE
DOMESTIC COLD WATER	G.F.I.C.	GROUND FAULT INTERCEPT CIRCUIT	N/A	NOT APPLICABLE	SPECS.	SPECIFICATIONS	WC	WATER CLOSET
DRINKING FOUNTAIN	GR.	GRADE	N2	NITROGEN	SPKLR.	SPRINKLER	WCO	WALL CLEANOUT
DOMESTIC HOT WATER	GWH	GAS WATER HEATER	NO.	NUMBER	SQ.	SQUARE	WF	WASH FOUNTAIN
DOMESTIC HOT WATER RETURN	GYP.	GYPSUM BOARD	NOM.	NOMINAL	SS	SANITARY SEWER	WP	WATER PROOF
DIAMETER	H.C.	HANDICAP ACCESSIBLE	O.C.	ON CENTER	ST.	STORM DRAIN	YCO	YARD CLEANOUT
DOWN	H.M.	HOLLOW METAL	O.D.	OUTSIDE DIMENSION	STD.	STANDARD	YD.	YARD
DRAWING	H.R.	HANDRAIL	NO2	NITROUS OXIDE	STL.	STEEL		

RESIDENTIAL SERVICES BUILDING

58 LACEWING RD
GEORGETOWN COUNTY

PREPARED FOR
USC PROJECT # H27-Z331-A REBID

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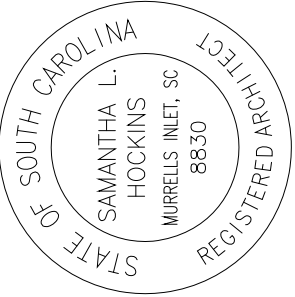
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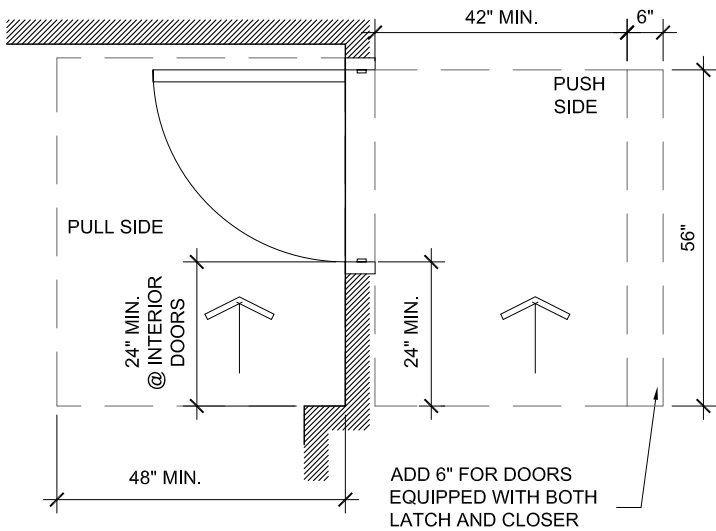


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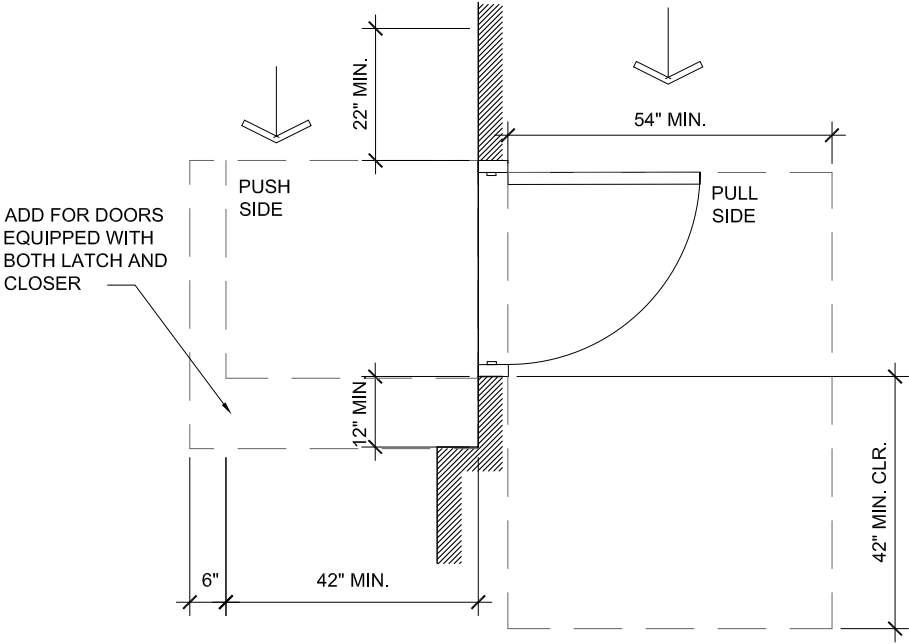
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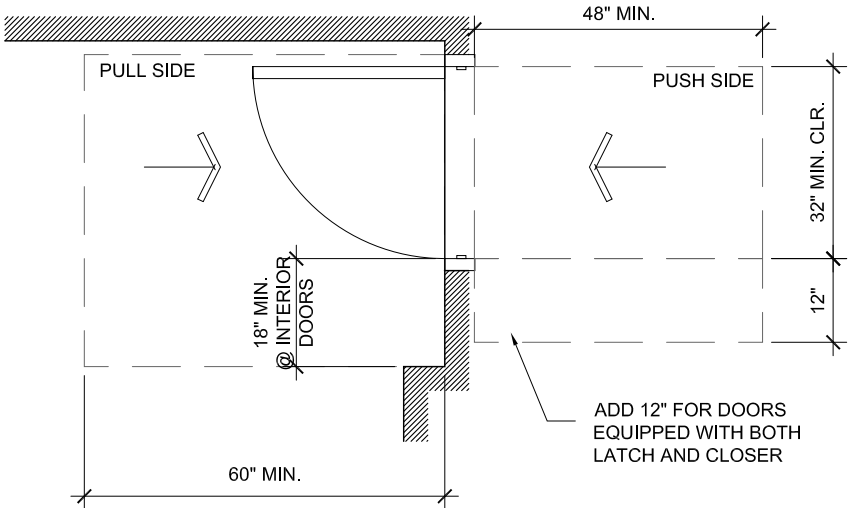
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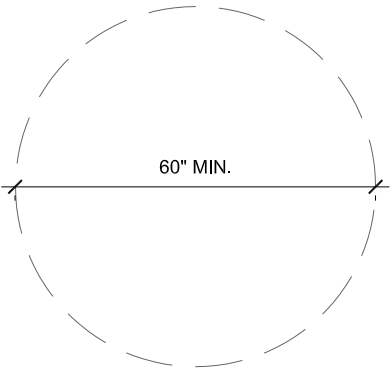
LATCH APPROACH



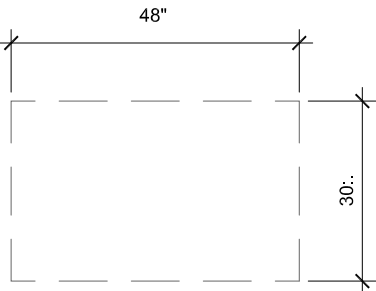
HINGE APPROACH



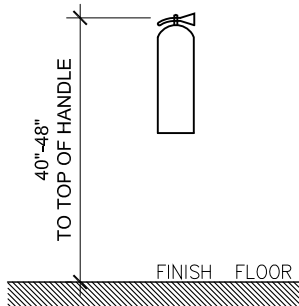
FRONT APPROACH CLEAR AREA



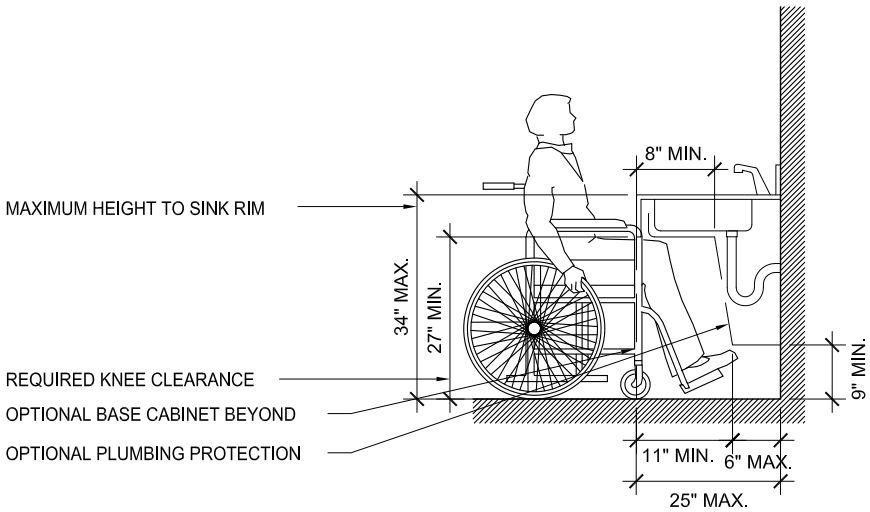
TURN RADIUS



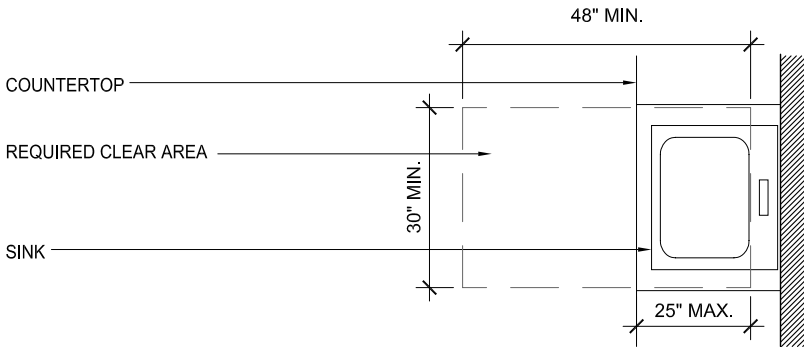
CLEAR FLOOR AREA



FIRE EXTINGUISHER MOUNTING HEIGHT



CLEARANCE @ SINK



1 CLEARANCES

NOT TO SCALE

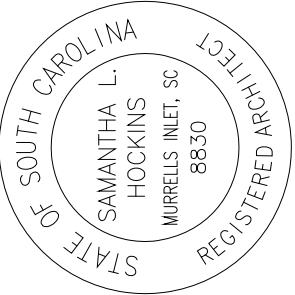
RESIDENTIAL SERVICES BUILDING

58 LACEWING RD
GEORGETOWN COUNTY

USC PROJECT # H27-Z331-A REBID

ADA STANDARDS

ADDITIONS, SUBMITTALS & REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	#####	###	###
2	#####	###	###
3	#####	###	###
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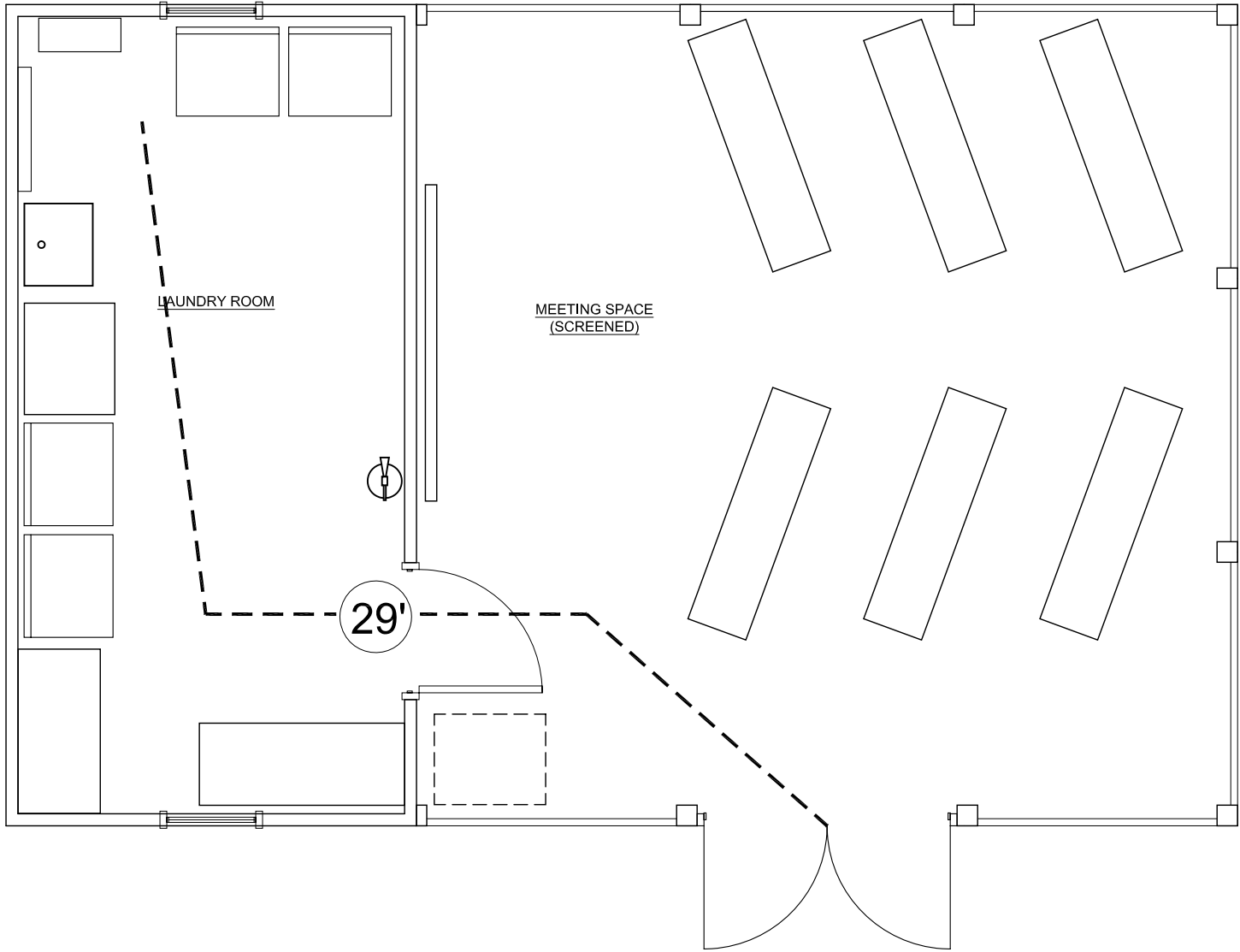
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171052.COV

SHEET **G4** OF 28

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1

LIFE SAFETY PLAN

ADD SCALE

KEY

TRAVEL DISTANCE

PATH OF TRAVEL

ABC DRY CHEMICAL 10LB. 2A:40BC
RATING FIRE EXTINGUISHER.

NOTE: ALL EXTINGUISHERS TO BE SERVICED, TAGGED & INSPECTED BY APPROVED FIRE PROTECTION COMPANY.

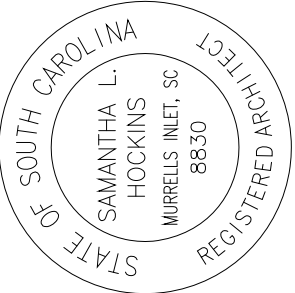
RESIDENTIAL SERVICES BUILDING
58 LACEWING RD
GEORGETOWN COUNTY
PREPARED FOR
USC PROJECT # H27-Z331-A REBID

171052.COV

SHEET G5 OF 28

LIFE SAFETY PLAN

ADDITIONS, SUBMITTALS & REVISIONS			
NO.	DATE	DESCRIPTION	BY
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2	#####	###	6 ##
3	#####	###	7 ##
4	##	##	8 ##

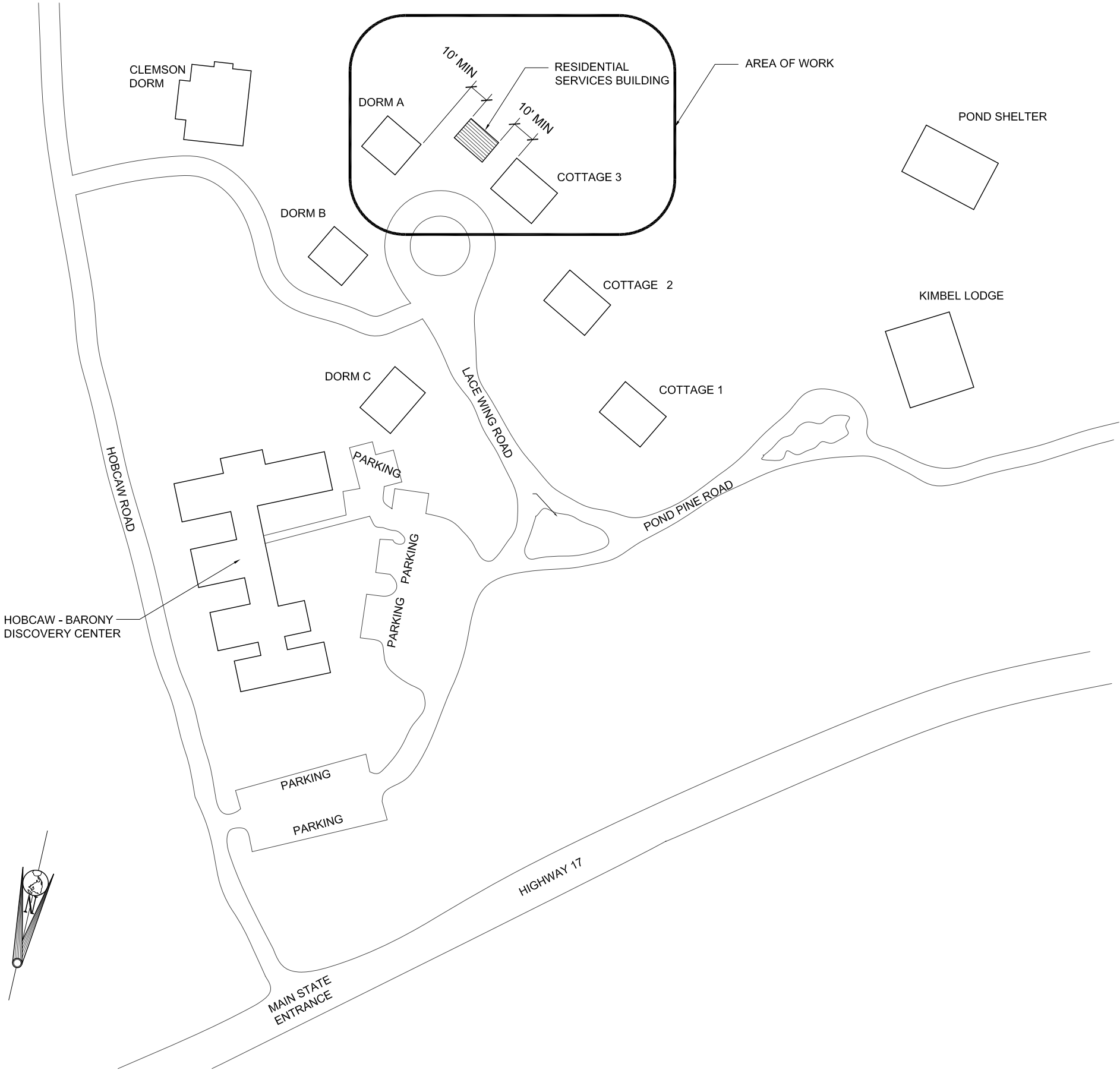


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SITE LOCATION PLAN
N.T.S.

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GEORGETOWN COUNTY

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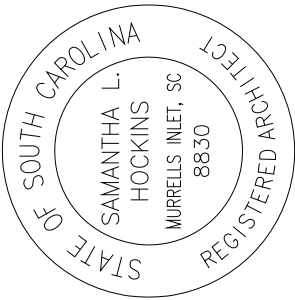
SITE LOCATION PLAN

REBID

171052.ARCH

SHEET **AS1.01** OF 28

ADDITIONS, SUBMITTALS & REVISIONS							
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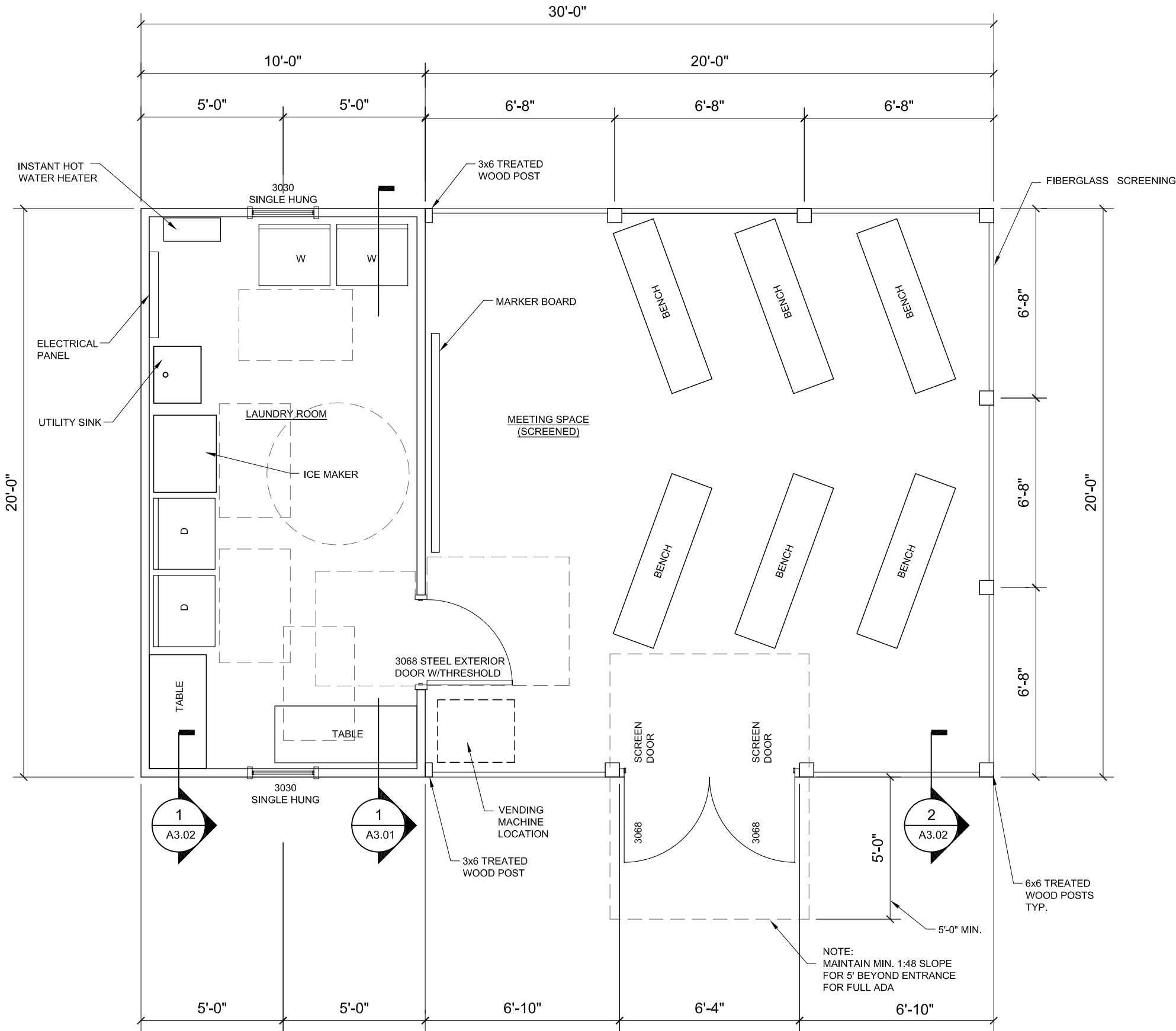
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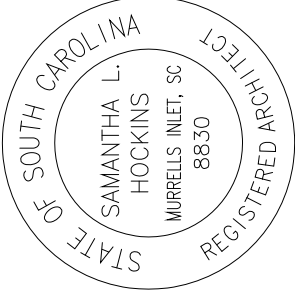


1 FLOOR PLAN
1/4"=1'-0"

RESIDENTIAL SERVICES BUILDING
58 LACEWING RD.
GEORGETOWN COUNTY
PREPARED FOR
USC PROJECT # H27-Z331-A
REBID

171052.ARCH
SHEET **A1.01** OF 28

ADDITIONS, SUBMITTALS & REVISIONS							
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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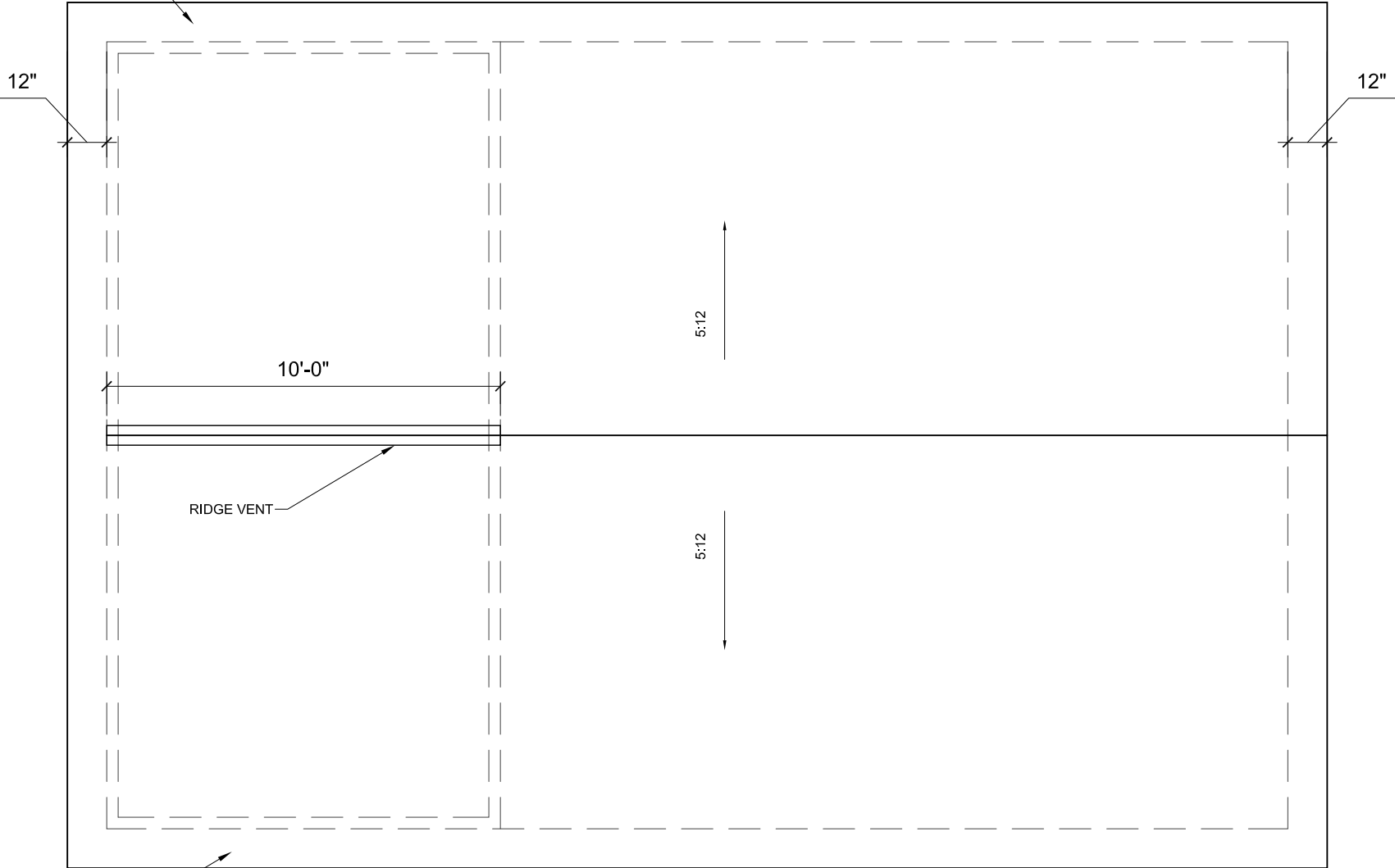


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10' - LINEAR SOFFIT VENT TO
ALIGN WITH LAUNDRY ROOM



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

RESIDENTIAL SERVICES BUILDING

58 LACEWING RD.
GEORGETOWN COUNTY

USC PROJECT # H27-Z331-A REBID

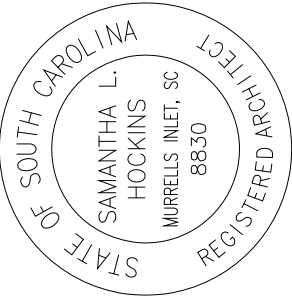
PREPARED FOR
FLOOR PLAN

ADDITIONS, SUBMITTALS & REVISIONS							
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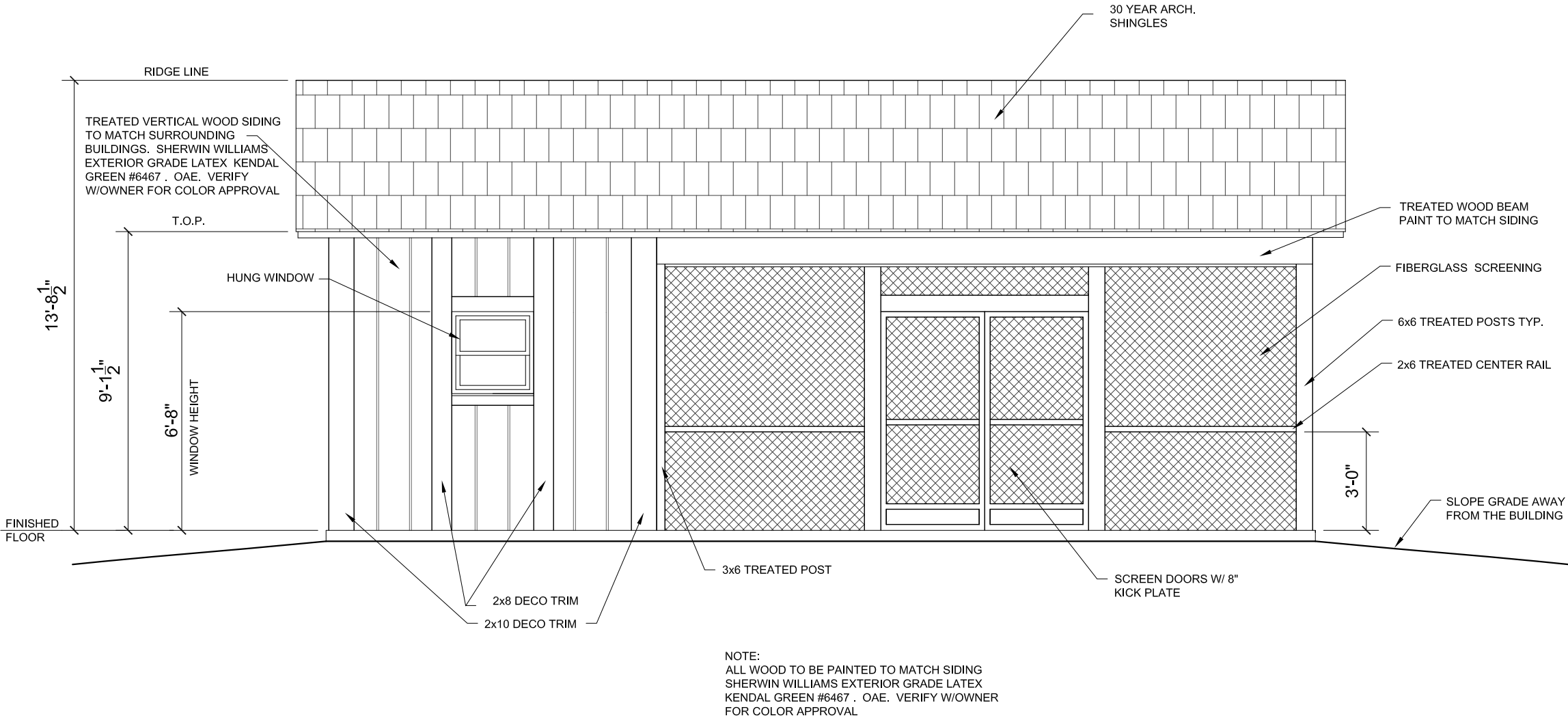
SHEET A1.02 OF 28

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

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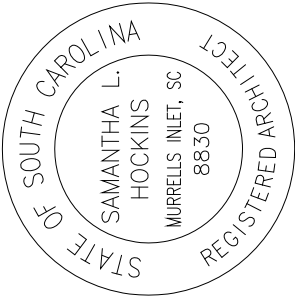
SHEET **A2.01** OF 28

ADDITIONS, SUBMITTALS & REVISIONS							
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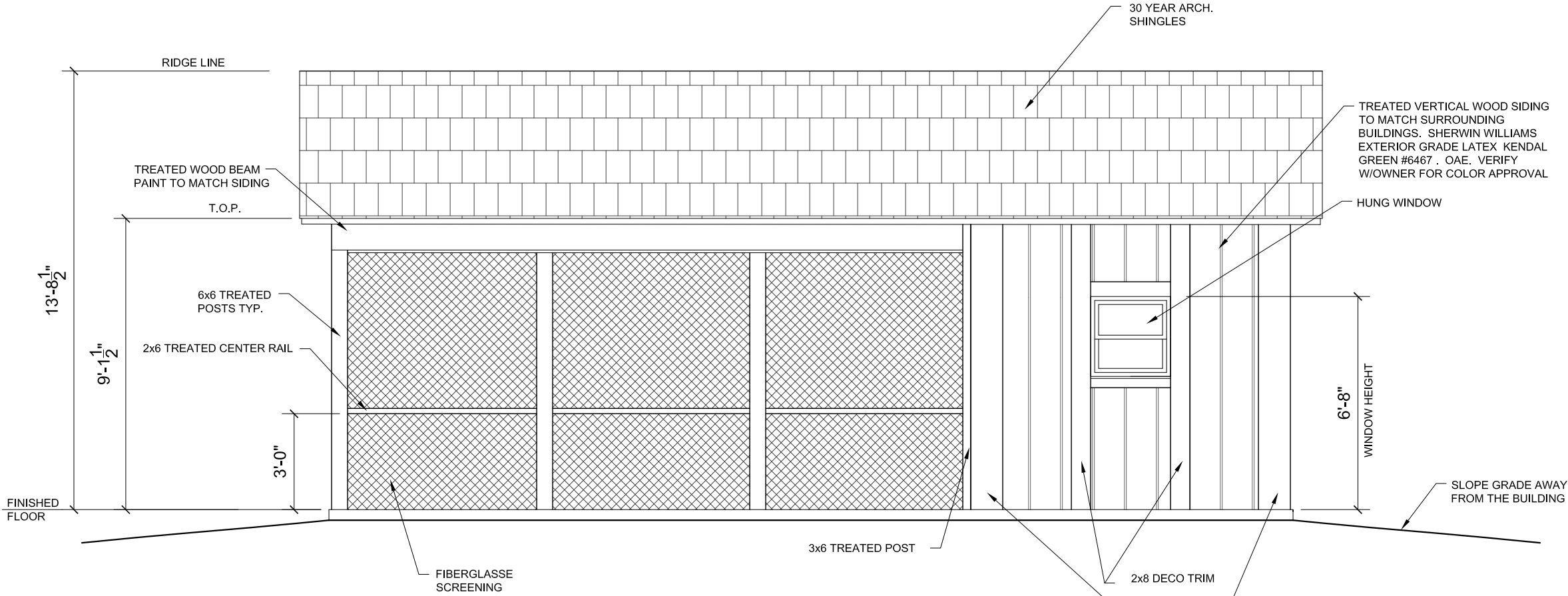
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1 REAR ELEVATION
1/4"=1'-0"

NOTE:
ALL WOOD TO BE PAINTED TO MATCH SIDING
SHERWIN WILLIAMS EXTERIOR GRADE LATEX
KENDAL GREEN #6467 . OAE. VERIFY W/OWNER
FOR COLOR APPROVAL

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GEORGETOWN COUNTY
PREPARED FOR
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REBID
ELEVATIONS

171052.ARCH

SHEET **A2.02** OF 28

ADDITIONS, SUBMITTALS & REVISIONS			
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2	--/--	--	6
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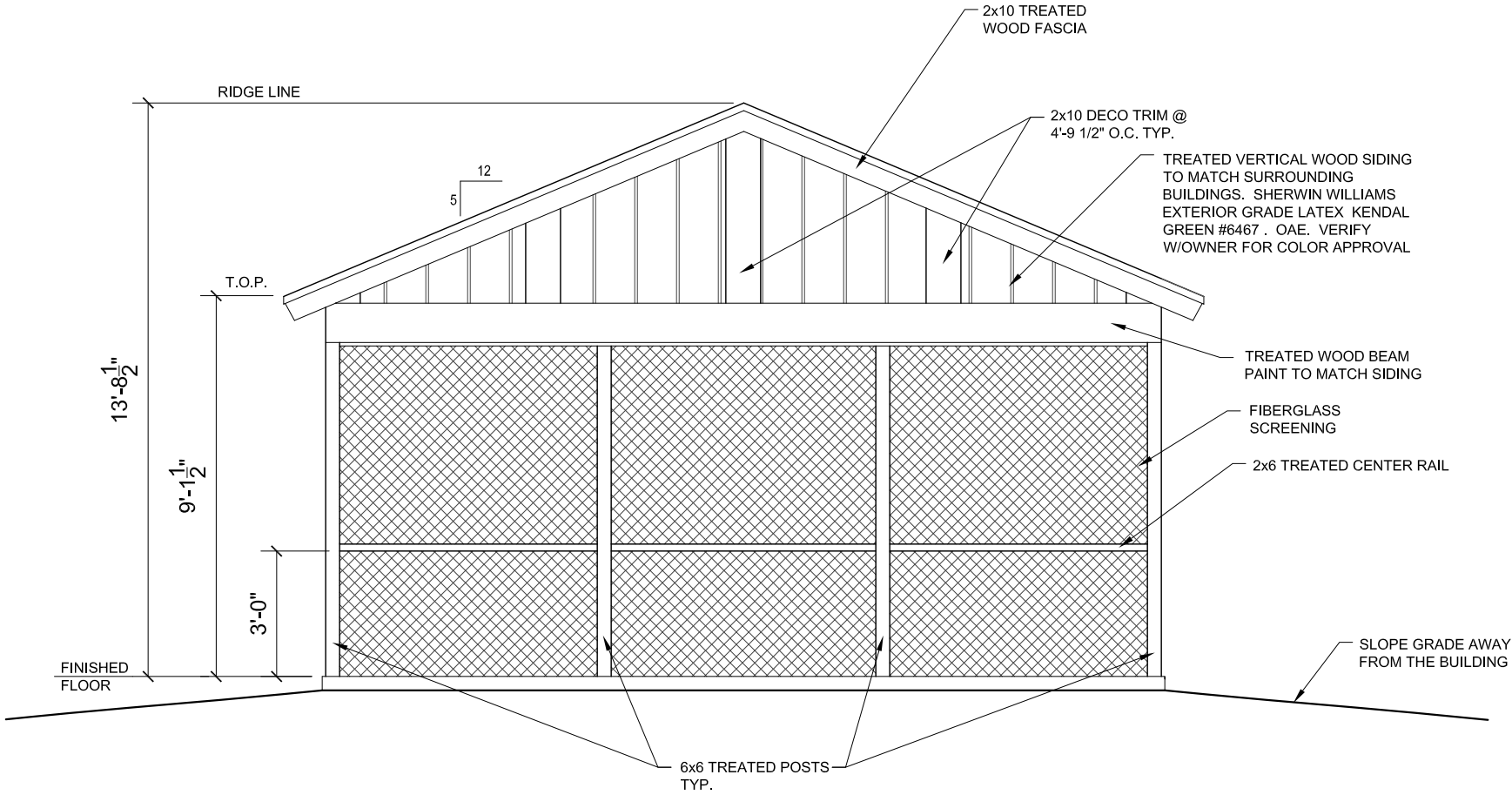
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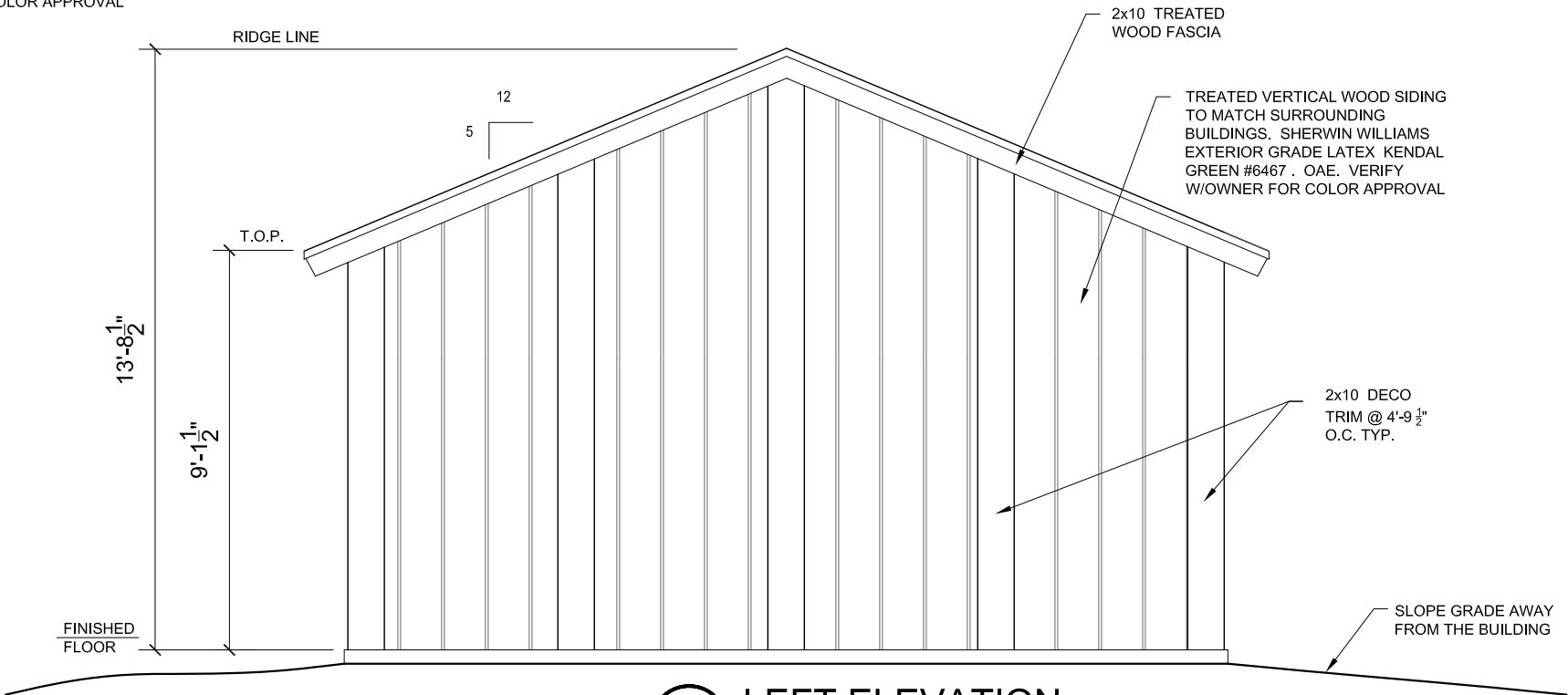
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NOTE:
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KENDAL GREEN #6467 . OAE. VERIFY W/OWNER
FOR COLOR APPROVAL

1 RIGHT ELEVATION

1/4"=1'-0"



2 LEFT ELEVATION

1/4"=1'-0"

RESIDENTIAL SERVICES BUILDING

58 LACEWING RD.
GEORGETOWN COUNTY

PREPARED FOR
USC PROJECT # H27-Z331-A

REBID

ELEVATIONS

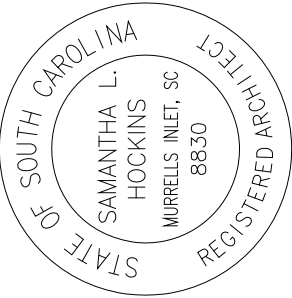
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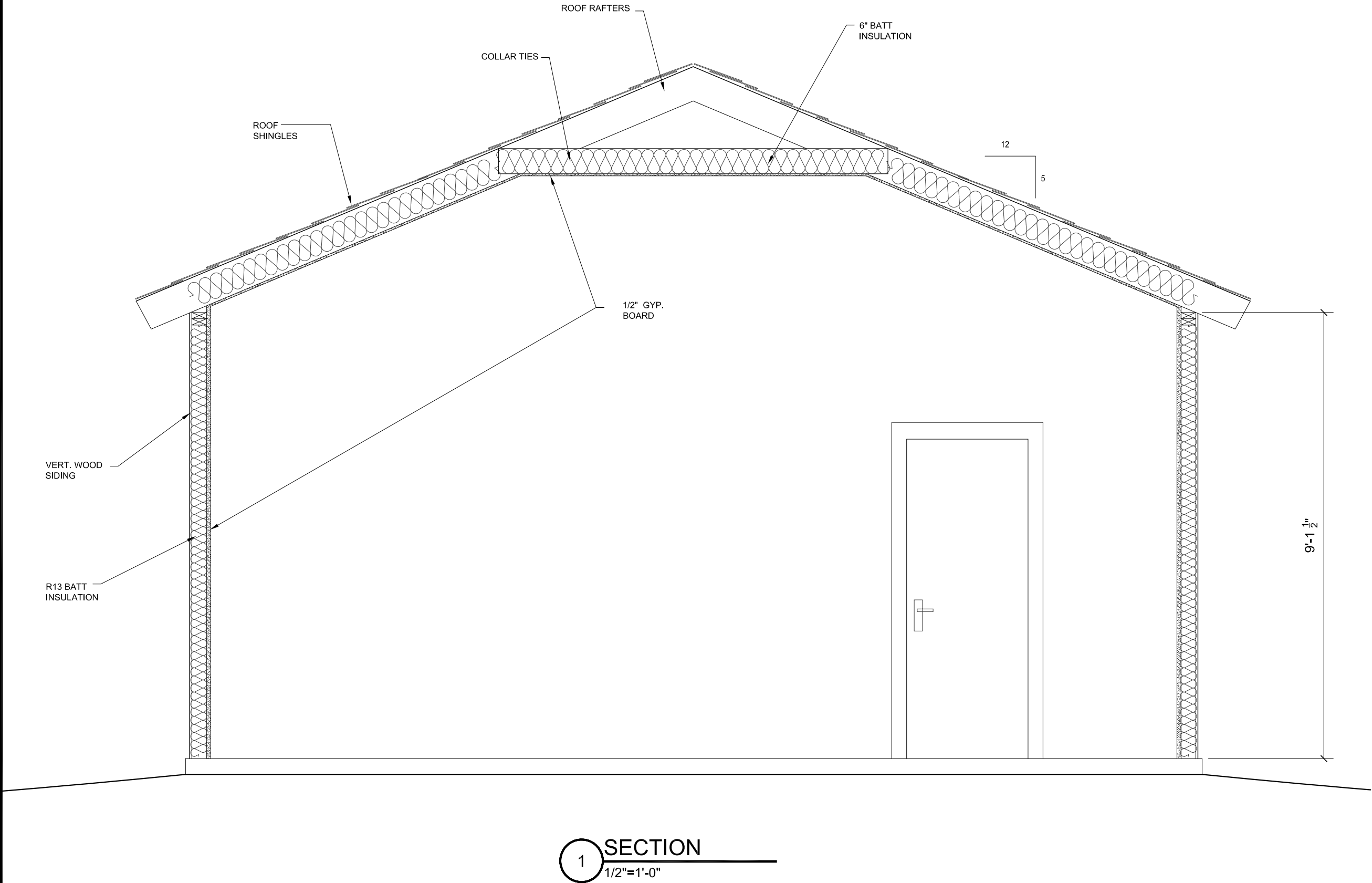
SHEET A2.03 OF 28

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

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SHEET **A3.01** OF 28

BUILDING SECTIONS

ADDITIONS, SUBMITTALS & REVISIONS			
NO.	DATE	DESCRIPTION	BY
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2	--/--/--	--	6
3	--/--/--	--	7
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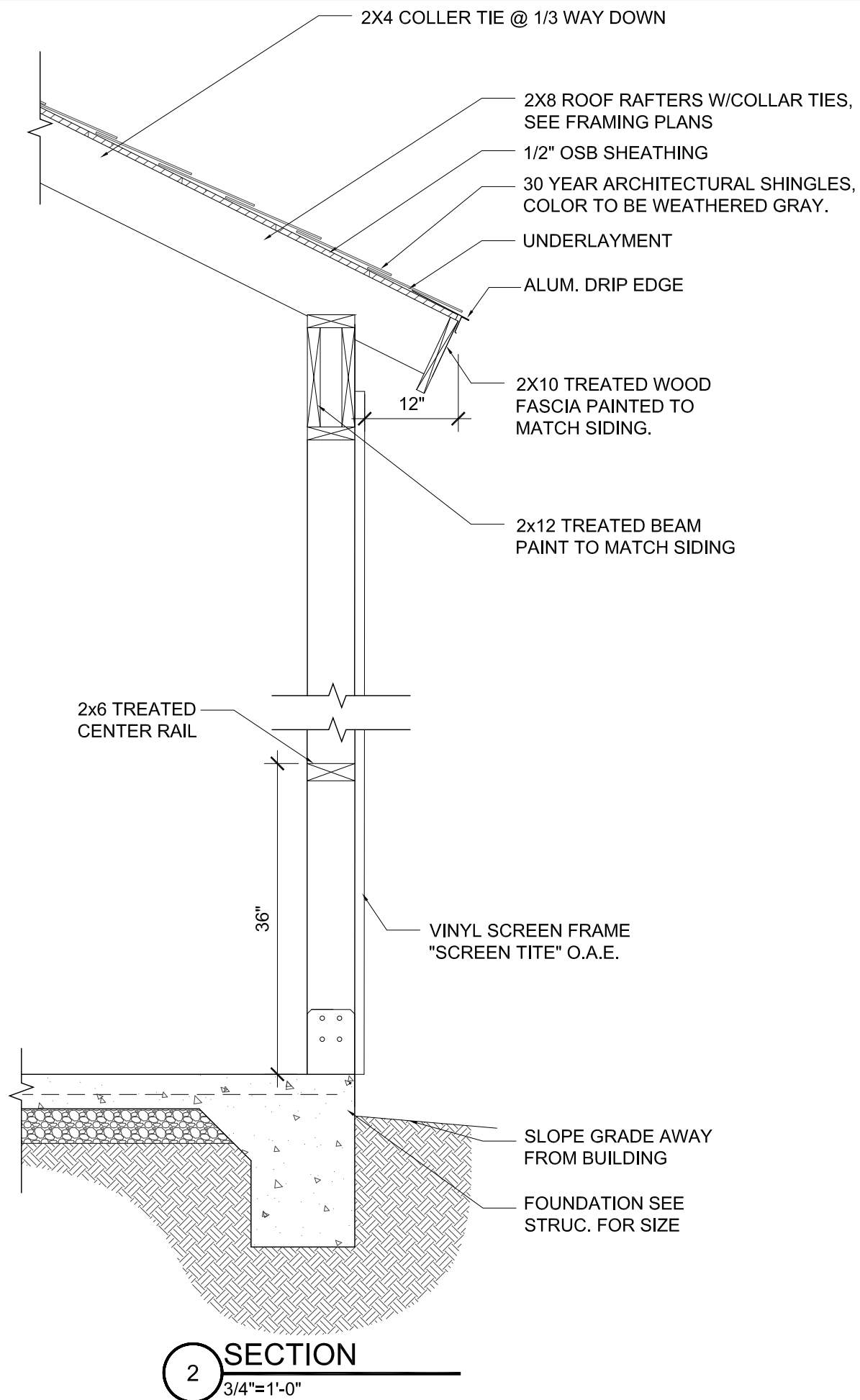
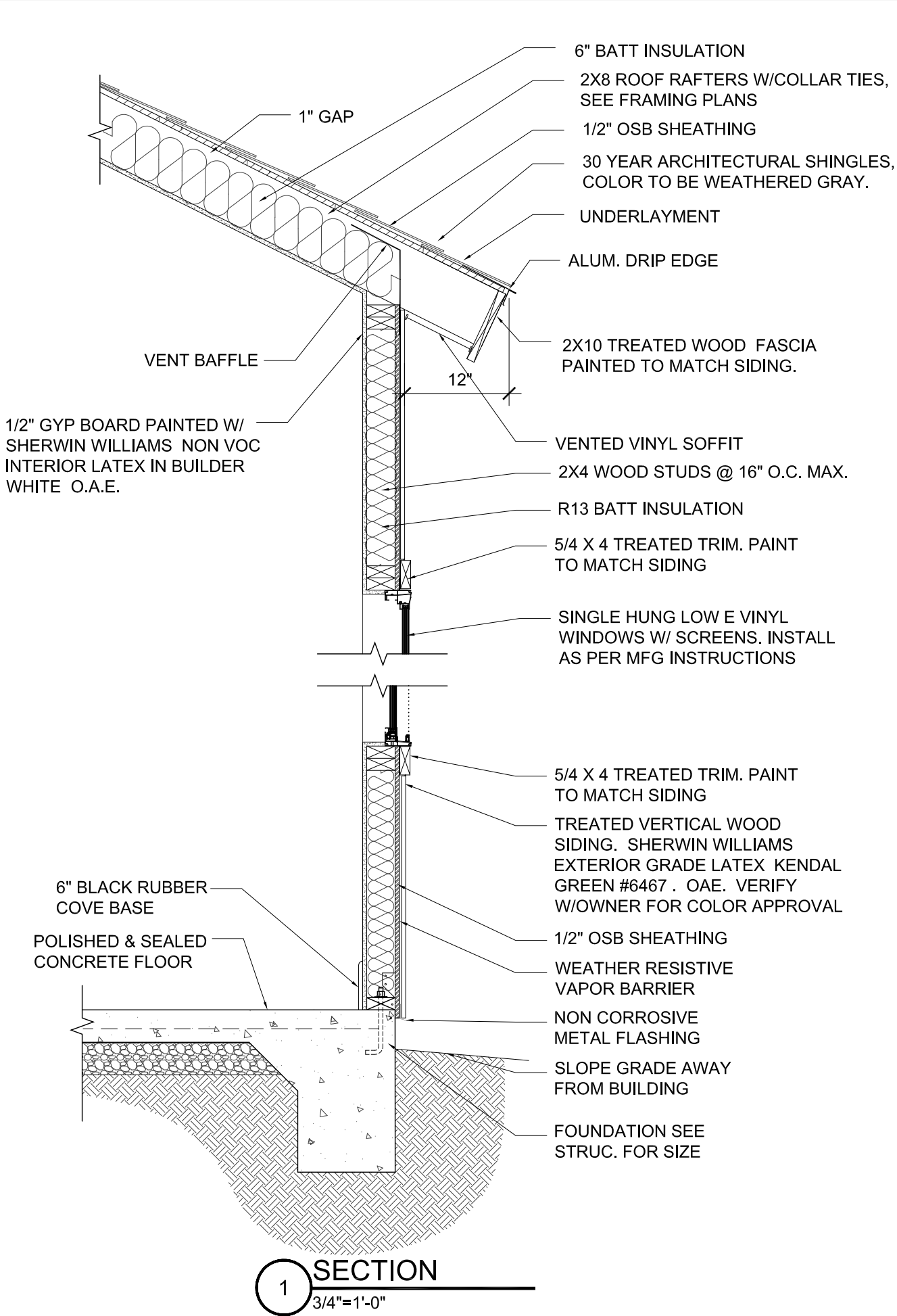
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SAMANTHA L. HOCKINS
MURRELLS INLET, SC 8830
REGISTERED ARCHITECT

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PREPARED FOR
USC PROJECT # H27-Z331-A
REBID

WALL SECTIONS

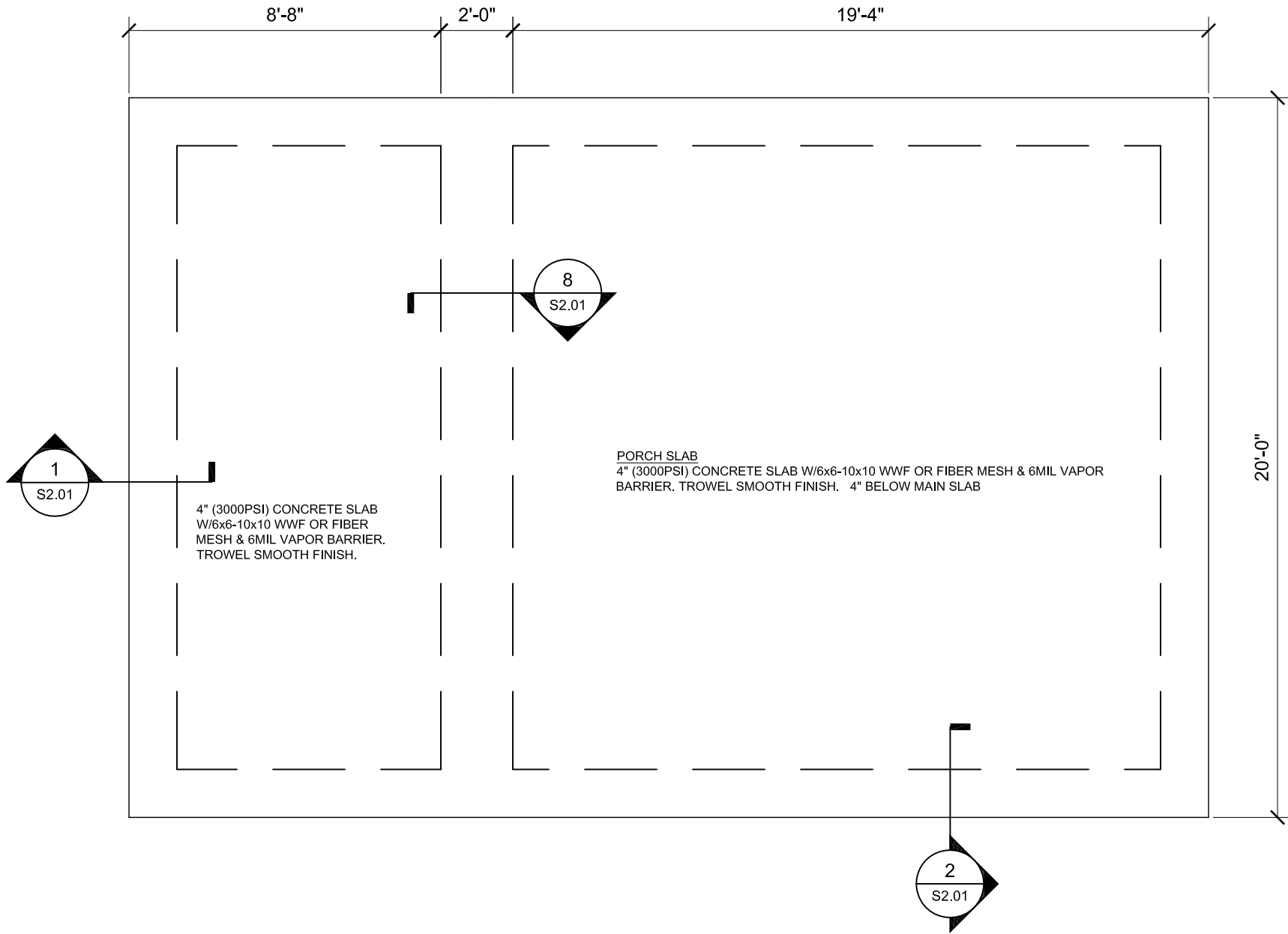
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FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

CONTRACTOR SHALL VERIFY ROOF TRUSS BEARING LOCATIONS AND MODIFY THICKENED SLAB. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN FOUNDATIONS AND TRUSS PLANS PRIOR TO PLACEMENT OF CONCRETE.

ALL EXTERIOR UNBRACED WALLS OVER 10 FOOT SHALL BE BALLOON FRAMED WITH 2 X 6 BASED ON SCHEDULE ON SHEET S4.02.

CONTROL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH ACI 302.1 GUIDELINES, NO MORE THAN 10 FEET APART IN ANY DIRECTION.

* NOTE ON TREATED LUMBER CONNECTIONS - ALL NAILS, BOLTS, SCREWS, AND CONNECTORS THAT MAY COME INTO CONTACT WITH TREATED LUMBER WILL BE HOT DIPPED GALVANIZED (HDG), STAINLESS STEEL (SS), OR OTHER APPROVED MATERIALS TO MINIMIZE CORROSION CAUSED BY ACQ TREATMENT CHEMICALS.

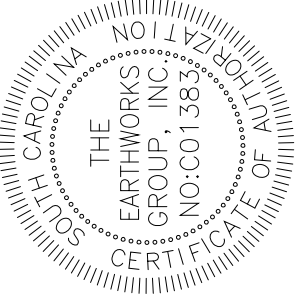
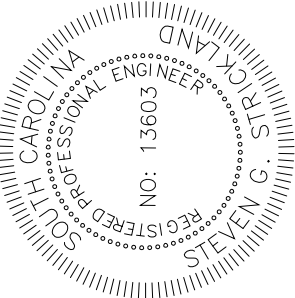
RESIDENTAIL SERVICES BUILDING
58 LACEWING RD
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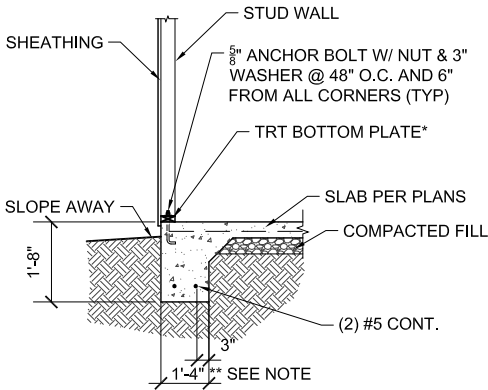
FOUNDATION PLAN

ADDITIONS, SUBMITTALS & REVISIONS							
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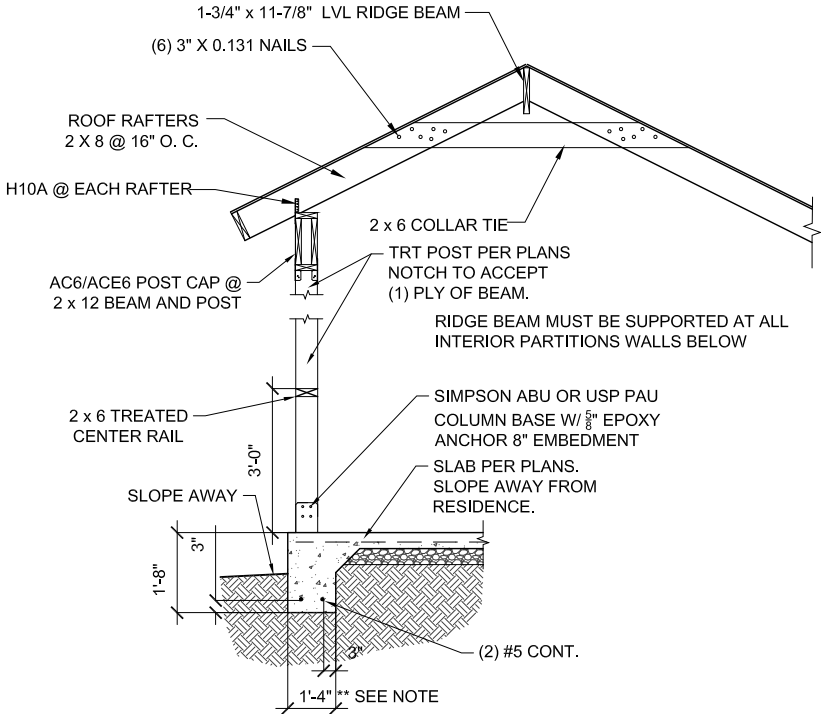
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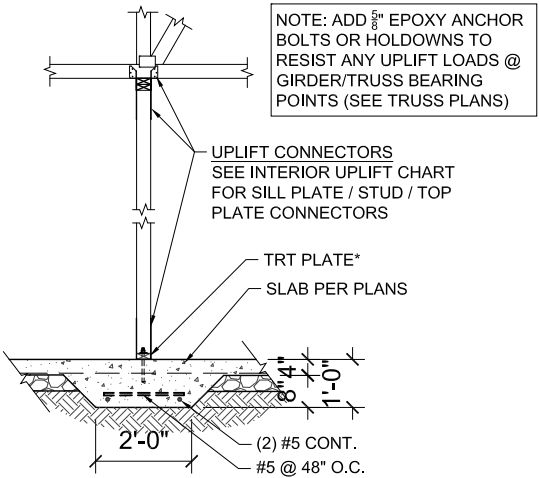
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1 TYPICAL FOOTING SECTION
S2.01 SCALE: 1/4" = 1'-0"



2 TYPICAL PORCH SECTION
S2.01 SCALE: 1/4" = 1'-0"



8 SECTION @ GRADE BEAM
S2.01 SCALE: 1/4" = 1'-0"

* NOTE ON TREATED LUMBER CONNECTIONS - ALL NAILS, BOLTS, SCREWS, AND CONNECTORS THAT MAY COME INTO CONTACT WITH TREATED LUMBER WILL BE HOT DIPPED GALVANIZED (HDG), STAINLESS STEEL (SS), OR OTHER APPROVED MATERIALS TO MINIMIZE CORROSION CAUSED BY ACQ TREATMENT CHEMICALS

** USE 16" WIDE FOOTING FOR SOIL BEARING PRESSURES FROM 1500 PSF TO 2000 PSF. 12" WIDE FOOTINGS CAN BE USED FOR SOIL PRESSURES ABOVE 2000 PSF. FOOTINGS CAN BE FROM 20" TO 24" IN DEPTH WITH OUT ADDING ADDITIONAL REBAR.

RESIDENTIAL SERVICES BUILDING
58 LACEWING RD
GEORGETOWN COUNTY
PREPARED FOR

USC PROJECT # H27-Z331-A REBID

SECTIONS

ADDITIONS, SUBMITTALS & REVISIONS				DESCRIPTION				BY			
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4	-/-/-	--	--	8	-/-/-	--	--	4	-/-/-	--	--

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EARTHWORKS

planning and design consultants

11665 HIGHWAY 707
MURRELLS INLET, SC 29576
843.651.7900
(FAX) 843.651.7903
www.earthworksgroup.com

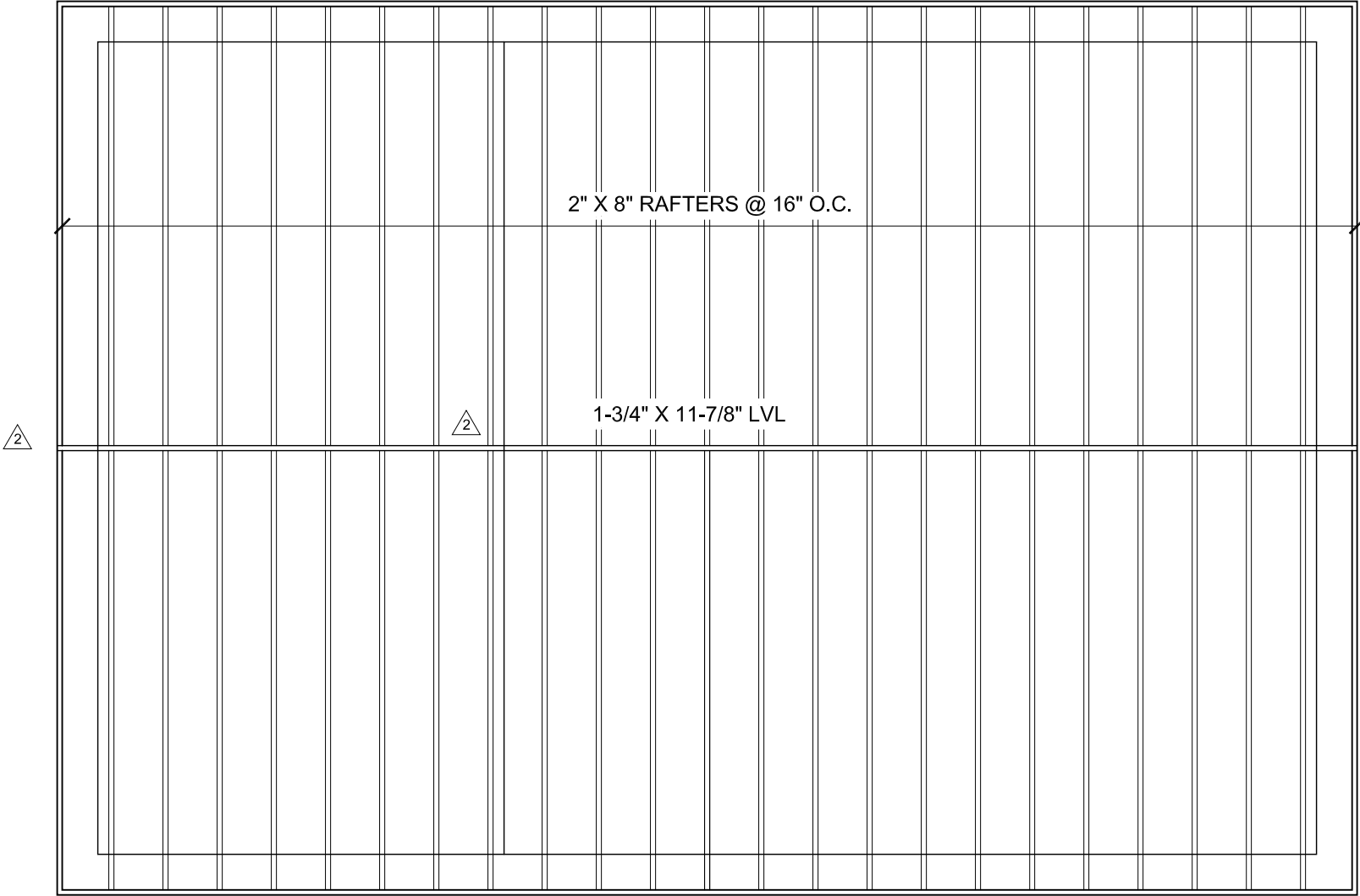
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2 SEE BALLOON FRAMING NOTE

ALL EXTERIOR UNBRACED WALLS OVER 10 FOOT SHALL BE BALLOON FRAMED WITH 2 X 6 BASED ON SCHEDULE ON SHEET S4.02.

ROOF FRAMING PLAN

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



RESIDENTAIL SERVICES BUILDING

58 LACEWING RD

GEORGETOWN COUNTY

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SHEET **S3.01** OF 28

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4	--/--	--	--	8	--/--

THE EARTHWORKS GROUP, INC.

NO: C01383

CERTIFICATE OF AUTHORIZATION

REGISTERED PROFESSIONAL ENGINEER

NO: 13603

STEVEN G. STROCKLAND

EARTHWORKS

planning and design consultants

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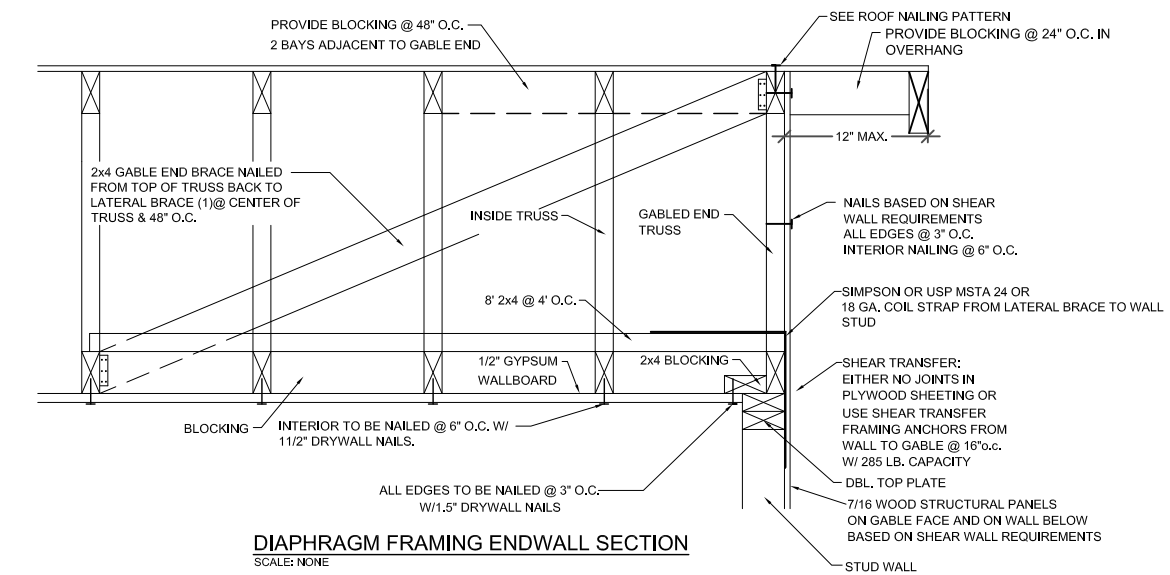
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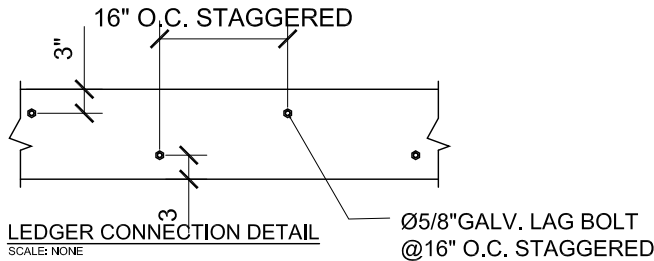
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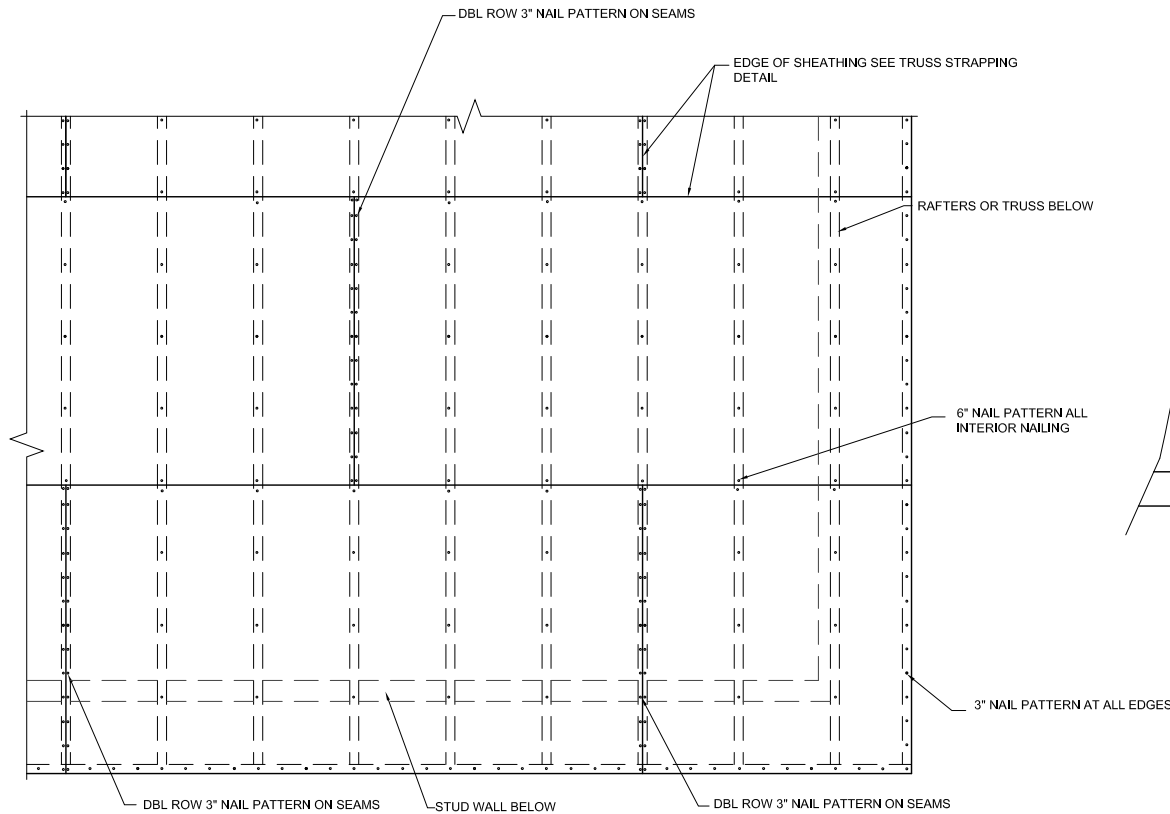
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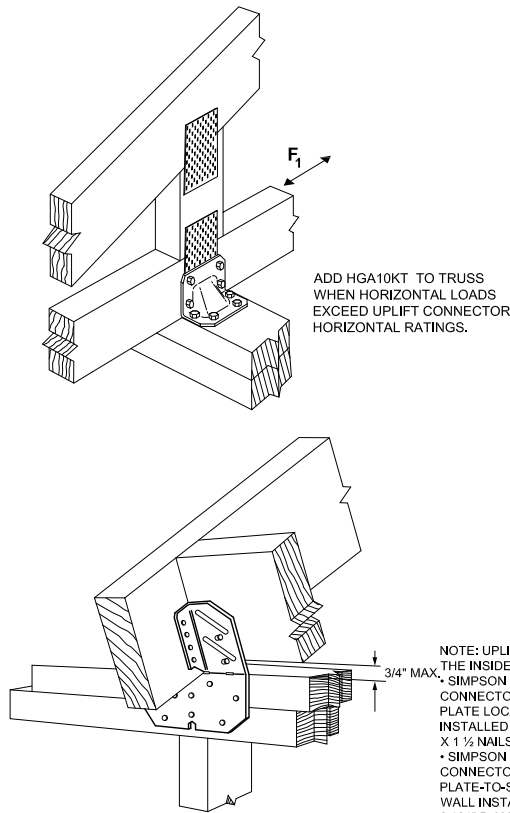
DIAPHRAGM FRAMING ENDWALL SECTION
SCALE: NONE



LEDGER CONNECTION DETAIL
SCALE: NONE

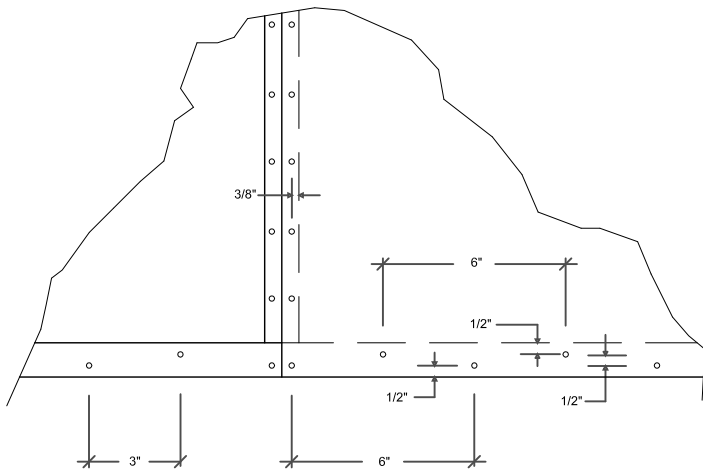


ROOF NAILING PATTERN
SCALE: NONE

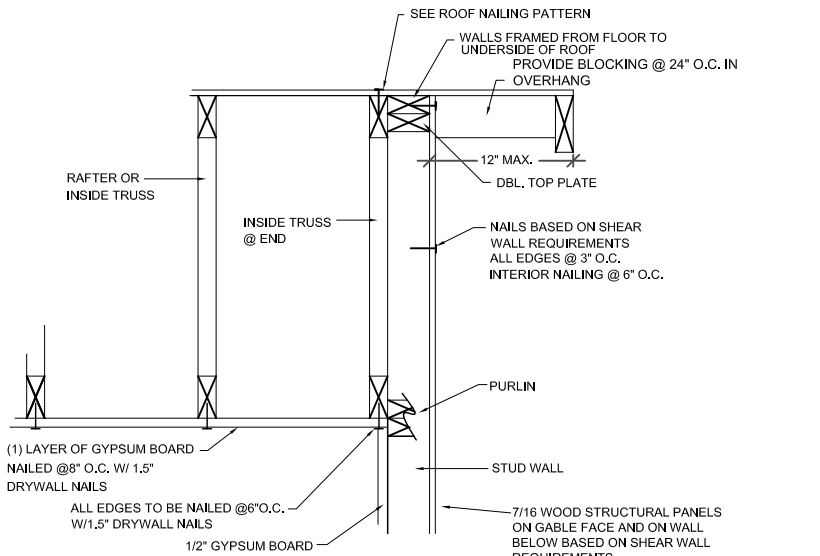


TRUSS STRAPPING & BLOCKING DETAIL
SCALE: NONE

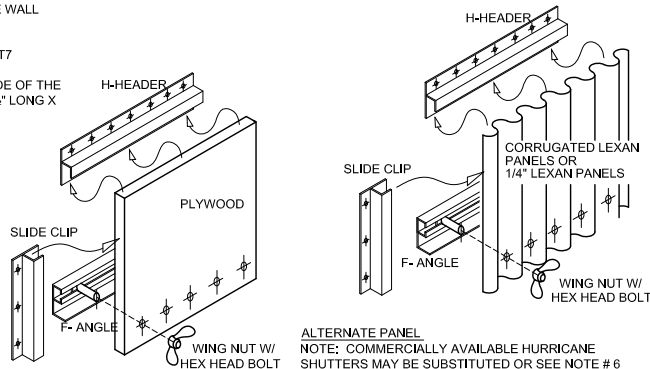
SIMPSON H10A OR USP RT16 FOR UPLIFT LOADS TO 1015 LBS. DBL CONNECTORS FOR UPLIFT LOADS UP TO 2030 LBS, FOR HIGHER LOADS SEE PLAN OR CONTACT ENGINEER.



NAIL EDGE SPACING DETAIL
SCALE: NONE



BALLOON FRAMING ENDWALL SECTION
SCALE: NONE



ALTERNATE PANEL
NOTE: COMMERCIALY AVAILABLE HURRICANE SHUTTERS MAY BE SUBSTITUTED OR SEE NOTE # 6 BELOW FOR ALTERNATE PLYWOOD PANEL INSTALLATION.

WINDOW/TYPE	OPENING SIZE	HEADER & SILL REQ'D	SIDE CLIPS REQ'D
1	42X42	44"	2
1	42X90	44"	4
2	53X42	58"	2
3	42X90	58"	4
2	74X42	79"	2
3	74X90	79"	4
4	96X90	102"	4

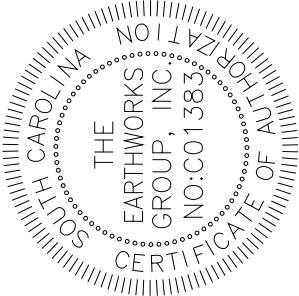
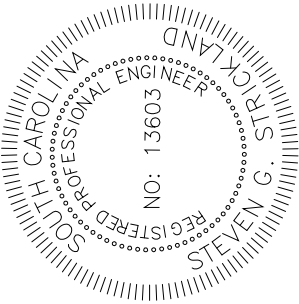
OPENING SIZE	HEX FLANGE TAPCONS	HEX HEAD BOLTS	WIDE BASE WING NUTS
42X42	14	5	5
42X90	18	5	5
53X42	16	6	6
42X90	20	16	16
74X42	18	7	7
74X90	22	21	21
96X90	24	22	22

*"FORTRESS" PLYWOOD STORM AND SECURITY PANEL (OR EQUAL)
ALUMINUM MOUNTING SYSTEM

- NOTE:
1. CONTRACTOR TO VERIFY ALL WINDOWS AND DOORS WITH OWNER. FLASH WINDOWS AS PER MANUFACTURERS SPECIFICATION
 2. SEE VENDOR INSTALLATION SPECIFICATIONS FOR ALL OTHER INFORMATION NOT PROVIDE HERE.
 3. THIS SYSTEM IS DESIGNED TO PROTECT AGAINST AIRBORNE DEBRIS AND COMPLY WITH IBC 1609.1.4.
 4. ALL PANELS SHALL BE MARKED WITH NUMBERS OR LETTERS FOR LOCATION FOR INSTALLING PANEL.
 5. PANELS AND INSTALLATION HARDWARE WILL BE STORED ON SITE IN A DRY AND UNOBSTRUCTED LOCATION.
 6. WINDOWS SHALL BE PROTECTED BY STRUCTURAL PANELS OR OTHER APPROVED MATERIALS TO BE PROVIDED BY THE CONTRACTOR, IN ACCORDANCE WITH R.301.2.1.2 (IRC 2015 PANEL TO BE NUMBERED/PREDRILLED FOR #8 WOOD SCREWS @ 16" O.C. W/ 6 FT SPAN 12" O.C. W/ 8 FT. SPAN. HARDWARE AND PANELS MUST BE STORED ON SITE.
 7. ALL WINDOWS IN THE SLEEPING AREAS SHALL MEET EGRESS REQUIREMENTS ON SITE IN A DRY AND UNOBSTRUCTED LOCATION.

WINDOW DESIGN NOTE:
THIS DESIGN IS FOR ENCLOSED BUILDINGS. ALL OPENINGS SHALL BE PROTECTED AS SHOWN OR IMPACT GLASS SHALL BE INSTALLED.

TYPICAL WINDOW PROTECTION DETAIL
SCALE: NONE



RESIDENTIAL SERVICES BUILDING
58 LACEWING RD
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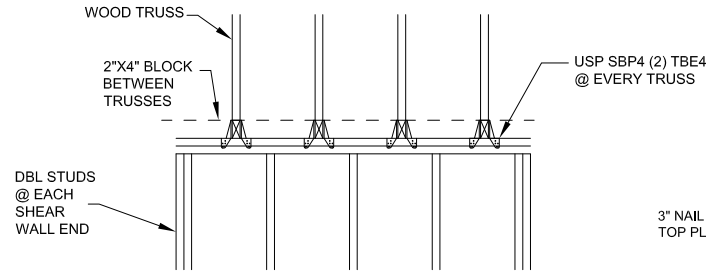
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PREPARED FOR

STRUCTURAL DETAILS

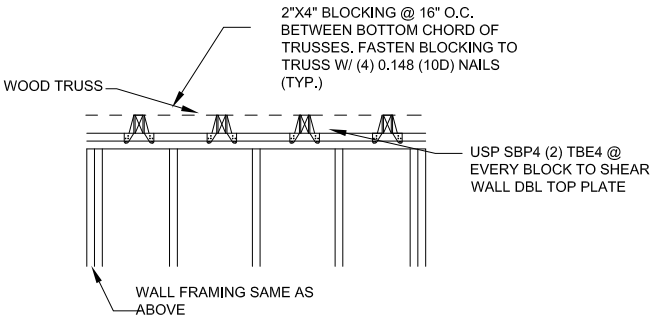
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INTERIOR SHEARWALL DETAIL-TRUSS PERPENDICULAR
SCALE: NONE



INTERIOR SHEARWALL DETAIL-TRUSS PARALLEL
SCALE: NONE

HEADER SPAN SCHEDULE (EXTERIOR LOAD BEARING WALL) BASED ON INDIVIDUAL TRUSS LOADS				
TRUSS LOADS	1000 LBS	1500 LBS	2000 LBS	2500 LBS
4'-0"	(2)-2x6	(2)-2x6	(2)-2x8	(2)-2x8
6'-0"	(2)-2x10	(2)-2x10	(2)-2x12	(2)-2x12
8'-0"	(2)-2X10	(2)-2x12	3 1/2" x 11 1/2" LVL*	3 1/2" x 11 1/2" LVL*
10'-0"	3 1/2" x 9 1/2" LVL*	3 1/2" x 11 1/2" LVL*	3 1/2" x 11 1/2" LVL*	3 1/2" x 14" LVL*
12'-0"	3 1/2" x 11 1/2" LVL*	3 1/2" x 11 1/2" LVL*	3 1/2" x 14" LVL*	3 1/2" x 16" LVL*
SPANS OVER 12'-0" OR 2500 LBS ARE TO BE ENGINEERED				
ALL DIMENSIONAL LUMBER TO BE A SOUTHERN YELLOW PINE				
*ALL ENGINEERED LUMBER TO BE A MINIMUM OF 1.9E (2) 1 3/4" OR 3 1/2"				
CONTRACTOR TO VERIFY TRUSS LOADS WITH TRUSS ENGINEERING PACKAGE PRIOR TO START OF FRAMING HEADERS				
NOTE: MIN. 15/32" SHEATHING AND 2X6 WALL MAY BE REQUIRED FOR EXTERIOR WALL WITH STUCCO FINISH				

INTERIOR WALL UPLIFT CONNECTOR SCHEDULE				
TRUSS UPLIFT	TRUSS TO PLATE	RATED CONNECTOR		ANCHOR BOLT SPACING
@ 24" O.C.		TYPE	SPACING	Ø% EPOXY 6" EMBEDMENT
500	H10A	RSP4	16"	48"
685	H10A	SP 1 / 2	16"	48"
700	H10A	SSP	16"	48"
950	(2) H10A	SP4	16"	32"
1400	(2) H10A	(2)SSP*	16"	32"
1700	(2) H10A	SPH4	16"	32"

*APPLY TO BOTH SIDES OF STUD

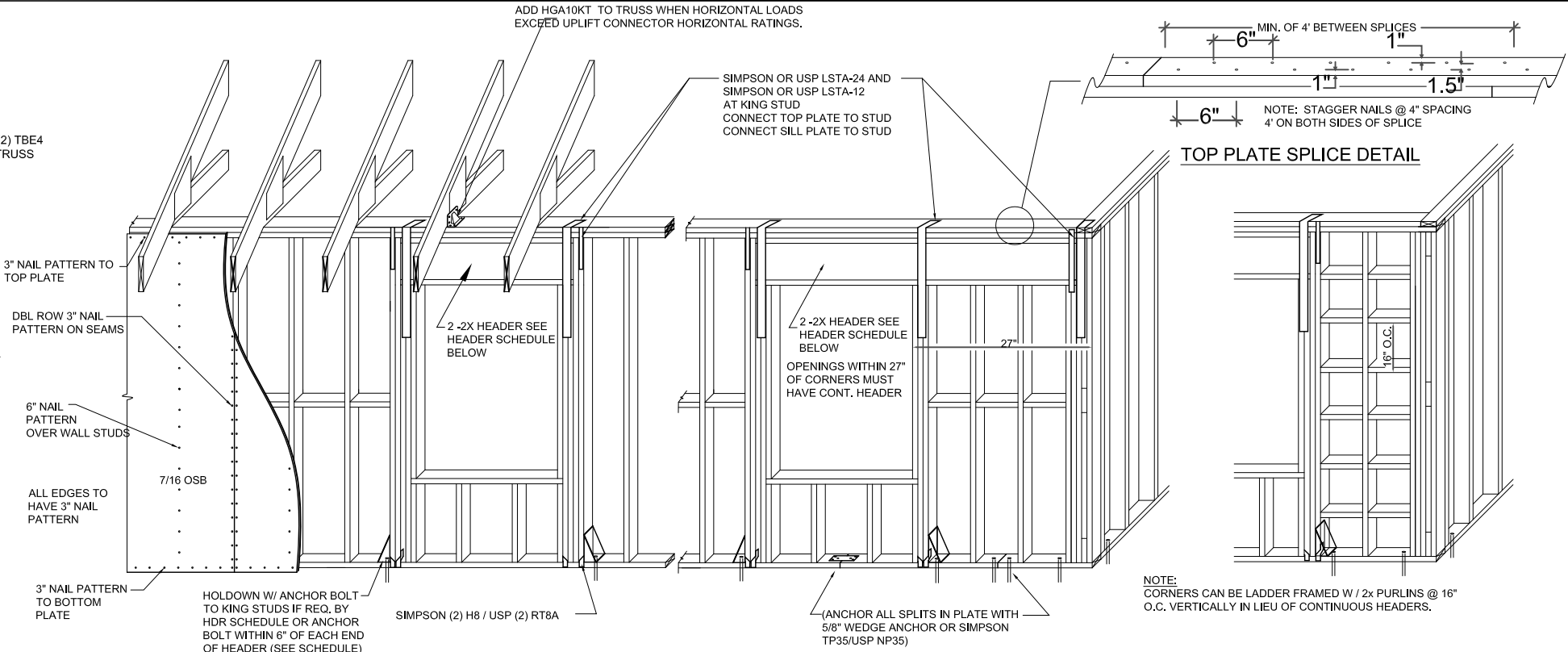
UNSUPPORTED WALL HEIGHT	STUD SPACING	MAXIMUM HEADER SPAN	# OF JACK STUDS @ EACH END OF HEADER	# OF KING STUDS @ EACH END OF HEADER	HOLDOWNS @ KING STUD @ EACH END OF HEADER
10'-0" OR LESS	16" O.C.	3'-2" OR LESS	1	1 OR 2 *	SIMPSON (2) H8 / USP (2) RT8A
		3'-2" TO 6'-2"	2	1 OR 2 *	SIMPSON (2) H8 & LTT20B / USP (2) RT8A & LTS20B
		6'-2" TO 10'-0"	2	3	SIMPSON (2) H8 & HTT4 / USP (2) RT8A & HTT22
		10'-0" OR MORE	SEE ENGINEERING	SEE ENGINEERING	

* INDICATES EXTERIOR ONLY

BALLOON FRAMING SCHEDULE LENGTH BASED ON #2 SPF FRAMING		
MAXIMUM UNBRACED LENGTH (FT)	LAYERS OF 1 1/2" OSB	2x6 CENTERS (INCHES)
12	1	16
14	1	12
16	1	8
14	2	16
16	2	12
20	2	8

NOTE:
2 x 4 SPF ARE NOT TO BE USED FOR BEARING WALLS OVER 10'-0" HIGH

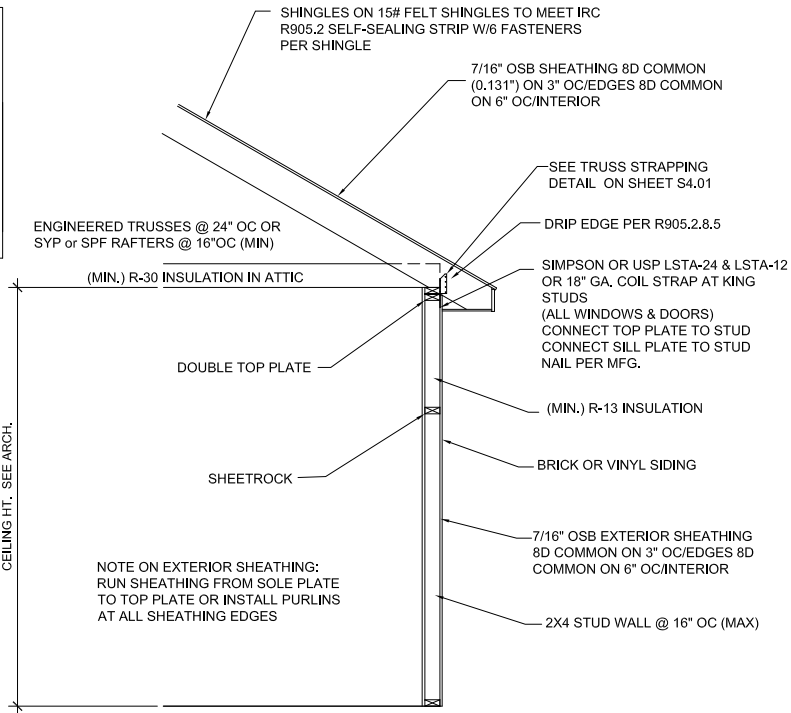
NOTE:
USP EQUIVALENT PRODUCTS MAY BE USED IN PLACE OF SIMPSON PRODUCTS



GENERAL CONSTRUCTION DETAILS
SCALE: NONE

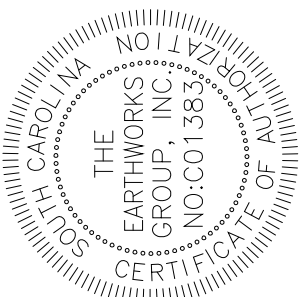
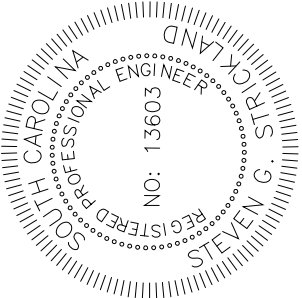
SHEAR WALL CORNER DETAIL
SCALE: NONE

SHEAR WALL CORNER DETAIL
SCALE: NONE



FOR FOUNDATION SEE PLAN & DETAILS

TYPICAL WALL SECT
SCALE: NONE



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ADDITIONS, SUBMITTALS & REVISIONS															
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STRUCTURAL NOTES:

A. GENERAL

1.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS, DURING ERECTION. THIS INCLUDES THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY BRACING OR TIEDOWNS THAT MIGHT BE NECESSARY. SUCH MATERIAL IS NOT SHOWN ON THE DRAWINGS. IF APPLIED, THEY SHALL BE REMOVED AS CONDITIONS PERMIT. THE ENGINEER TAKES NO RESPONSIBILITY FOR, CONSTRUCTION MEANS AND METHODS OR JOB SITE SAFETY DURING CONSTRUCTION, PROCESSING AND/OR APPROVING SUBMITTALS MADE BY THE CONTRACTOR WHICH MAY CONTAIN INFORMATION RELATED TO CONSTRUCTION METHODS OR SAFETY ISSUES, OR PARTICIPATION IN MEETINGS WHERE SUCH ISSUES MIGHT BE DISCUSSED, SHALL NOT BE CONSTRUED AS VOLUNTARY ASSUMPTION BY THE ENGINEER OF ANY RESPONSIBILITY FOR SAFETY PROCEDURES.
2.

IT IS SOLELY THE RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ENGINEER DOES NOT SUPERVISE, CONSTRUCTION UNLESS CONTRACTED TO DO SO. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
3.

EQUIPMENT FRAMING LOADS, OPENINGS AND STRUCTURE IN ANY WAY RELATED TO HVAC, PLUMBING, OR ELECTRICAL REQUIREMENTS ARE SHOWN FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL COORDINATE THIS INFORMATION WITH THE INVOLVED TRADES BEFORE PROCEEDING WITH SUCH PORTION OF THE WORK. EXCESS COST RELATED TO VARIATION IN THESE REQUIREMENTS TO BE BORNE BY THE APPROPRIATE CONTRACTOR.
4.

SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THESE STRUCTURAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN. DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS.
5.

GOVERNING CODE: INTERNATIONAL BUILDING CODE 2015 FOR COMMERCIAL AND IN ACCORDANCE WITH ASCE 7-10 BUILDING CATEGORY II
6.

WIND DESIGN PARAMETERS

a.

BASIC WIND SPEED = ULT 150 / ASD 116

b.

WIND LOAD IMPORTANCE FACTOR = 1.0

c.

WIND EXPOSURE = EXPOSURE B

d.

MAIN WIND DESIGN PRESSURE: 34 PSF (END ZONE) 26 PSF (INTERNAL)
MEAN ROOF HT.: 30'-0"
MAX. ROOF UPLIFT: -28 PSF (END ZONE) -24 PSF (INTERNAL)

e.

INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED STRUCTURE $C_{pi} = +/- 0.18$
7.

SEISMIC DESIGN PARAMETERS

a.

DESIGN SPECTRAL ACCELERATION PARAMETERS
 $S_{ds} = 0.819$ $S_{d1} = 0.419$

b.

SEISMIC USE GROUP 1

c.

SEISMIC DESIGN CATEGORY = CATEGORY D2

d.

SITE CLASS D

e.

BASIC STRUCTURAL SYSTEM – BEARING WALLS

f.

SEISMIC RESISTING SYSTEM -- LIGHT FRAME WALLS W/ WOOD SHEAR PANELS
RESPONSE MODIFICATION FACTOR (R) = 6.5

g.

SEISMIC BASE SHEAR - 0.1W
ANALYSIS PROCEDURE - EQUIVALENT LATERAL FORCE
8.

LOADING

a.

ROOF DEAD LOAD 20 PSF

b.

ROOF LIVE LOAD 20 PSF

c.

FLOOR DEAD LOAD 20 PSF

d.

FLOOR LIVE LOAD 40 PSF

e.

DECK LIVE LOAD 60 PSF
9.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECTURAL FLOOR PLANS PRIOR TO CONSTRUCTION. ARCHITECTURAL FLOOR PLANS SHALL GOVERN DIMENSIONS, AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. DO NOT SCALE DRAWINGS.
10.

FOR WIND AND SEISMIC LOADS, COMMERCIAL PROJECTS ARE DESIGNED TO MEET REQUIREMENTS OF 2015 INTERNATIONAL BUILDING CODE FOR WIND AND SEISMIC LOADS, SEE ALSO DESIGN CRITERIA.
11.

FIRST FLOOR WINDOWS AND DOORS SHALL HAVE A RATING OF DP50. GARAGE DOORS TO HAVE DP RATING OF 25. SECOND FLOOR WINDOWS SHALL HAVE A RATING OF DP50.
12.

SOIL: FOUNDATION DESIGN BASED ON MINIMUM BEARING CAPACITY OF 2000 PSF. CONTRACTOR TO VERIFY SOIL CONDITIONS PRIOR TO PLACEMENT OF CONCRETE, ORGANIC SOILS TO BE REMOVED AND STRUCTURAL FILL PLACED AND COMPACTED PRIOR TO CONCRETE PLACEMENT. CONTRACTOR TO NOTIFY OWNER IF SOIL CONDITIONS DO NOT HAVE ADEQUATE BEARING CAPACITY.
13.

NOTE ON TREATED LUMBER CONNECTIONS - ALL NAILS, BOLTS, SCREWS, AND CONNECTORS THAT MAY COME INTO CONTACT WITH TREATED LUMBER WILL BE HOT DIPPED GALVANIZED (HDG), STAINLESS STEEL (SS), OR OTHER MATERIALS APPROVED BY THE MANUFACTURE TO MINIMIZE CORROSION CAUSED BY ACO TREATMENT CHEMICALS.

B. REINFORCED CONCRETE:

1.

MATERIALS:

a.

SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI 318-11 "SPECIFICATIONS FOR STRUCTURAL CONCRETE."
- b.

STRUCTURAL CONCRETE:

LOCATION

FOOTINGS

MONOLITHIC SLABS ON GRADE, AND ALL INTERIOR CONCRETE NOT OTHERWISE IDENTIFIED

FINISHING: FINISHING OF CONCRETE SHALL BE IN ACCORDANCE WITH ACI 301 (LATEST EDITION), CURING: BEGINNING IMMEDIATELY AFTER PLACEMENT, CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING, EXCESSIVELY HOT OR COLD TEMPERATURES, AND MECHANICAL INJURY, AND SHALL BE MAINTAINED WITH MINIMAL MOISTURE LOSS AT A RELATIVELY CONSTANT TEMPERATURE FOR THE PERIOD NECESSARY FOR THE HYDRATION OF THE CEMENT AND HARDENING OF THE CONCRETE. THE MATERIALS AND METHODS OF CURING SHALL CONFORM TO ACI 301.
- Fc (PSI)

3000

3000

- RAISED STEMWALL SLABS AND CONCRETE ON GRADE, PIERS, AND ALL EXTERIOR CONCRETE NOT OTHERWISE IDENTIFIED.

3000
- BACKFILL BELOW FOOTINGS (MUD MAT)

2000
- c.

ALL DEFORMED REINFORCING BARS: FY = 60,000, ASTM A-615 GRADE 60
- d.

MIXES: ALL CONCRETE MIXES SHALL BE DESIGNED BY THE SUPPLIER TO MEET THE REQUIREMENTS SET FORTH HEREIN, SLUMP: MAXIMUM ALLOWABLE SLUMP FOR CONCRETE SHALL BE 4" UNLESS OTHERWISE NOTED OR APPROVED. IF HIGHER SLUMP IS DESIRED TO INCREASE WORKABILITY, CONTRACTOR SHALL CONSULT WITH CONCRETE SUPPLIER ABOUT USING A CONCRETE ADDITIVE THAT WILL INCREASE SLUMP WITHOUT INCREASING WATER/CEMENT RATIO OF THE CONCRETE, THE CONTRACTOR SHALL VERIFY THAT ANY CONCRETE ADDITIVES WILL NOT HAVE ANY DETRIMENTAL EFFECTS ON EMBEDDED ITEMS, FINISHES INDICATED ON PLANS OR LIKELY FUTURE FINISHES.
2.

FIELD MANUAL; PROVIDE AT LEAST ONE COPY OF THE ACI FIELD REFERENCE MANUAL, SP-15, IN THE FIELD OFFICE AT ALL TIMES.
3.

MISCELLANEOUS

a.

BENT BARS, IF REQUIRED, SHALL BE BENT PER MANUFACTURE RECOMMENDATION, UNLESS OTHERWISE APPROVED.

b.

PROVIDE SUPPORTS AS REQUIRED TO MAINTAIN ALIGNMENT OF SCHEDULED REINFORCING.
4.

SLABS:

a.

CONCRETE SLABS ON GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R-96 "GUIDE FOR CONCRETE"

b.

CONTROL JOINTS SHALL BE SPACED IN INTERIOR SLABS ON GRADE AT A MAXIMUM OF 20'-0" O.C. AND IN EXTERIOR SLABS, ON GRADE AT A MAXIMUM OF 10'-0" O.C. UNLESS NOTED.

c.

CONTROL JOINTS SHALL BE PRODUCED USING CONVENTIONAL PROCESSES WITHIN 4 TO 12 HOURS AFTER THE SLAB HAS BEEN FINISHED. REINFORCING SHALL NOT EXTEND THROUGH THE CONTROL JOINT.

d.

CONSTRUCTION JOINTS PERMITTED ONLY WHERE SHOWN OR AS APPROVED BY THE STRUCTURAL ENGINEER. ALL CONSTRUCTION JOINTS ARE TO BE KEVED. KEYWAYS SHALL BE 1-1/2 INCHES DEEP X 1/3 MEMBER THICKNESS.

e.

PROVIDE 6 MIL POLYETHYLENE VAPOR BARRIER BETWEEN SUBGRADE & CONCRETE SLAB.

f.

TREAT SOIL FOR TERMITES PRIOR TO PLACEMENT OF CONCRETE.

g.

PREPARE SITE BY REMOVING ORGANIC/EXPANSIVE SOILS AND COMPACTING TO 95% PROCTOR DRY DENSITY.

h.

SLAB FINISHES: (A) ALL OFFICE SPACES, RETAIL, RESIDENTIAL AND SIMILAR SLABS, SHALL HAVE A MACHINE FINISH WITH 1/8" PER 10'-0" TOLERANCE. (B) ALL EXTERIOR, WET SURFACE, DRIVEWAYS, SIDEWALKS AND SIMILAR SLABS SHALL BE FINISHED WITH ROUGH NON-SKID SURFACE (BROOM FINISH). BRUSH LINES IN THE FINISH SHALL BE PARALLEL TO DIRECTION OF SLOPE.

i.

THE CONCRETE SLAB-ON-GRADE HAS BEEN DESIGNED USING A SUBGRADE MODULUS OF K=250 PCI AND A DESIGN LOADING OF 2000 PSF. THE STRUCTURAL ENGINEER OF RECORD IS NOT RESPONSIBLE FOR DIFFERENTIAL SETTLEMENT, SLAB CRACKING OR OTHER FUTURE DEFECTS RESULTING FROM UNREPORTED CONDITIONS MITIGATING THE ABOVE ASSUMPTIONS.
5.

OPENINGS:

a.

OPENINGS SHOWN ARE FOR BIDDING PURPOSES ONLY. COORDINATE THEIR EXACT SIZES AND LOCATIONS WITH HVAC, PLUMBING, AND OTHER REQUIREMENTS BEFORE PROCEEDING WITH WORK.

b.

IF ANY OPENING NOT SHOWN ON THE PLANS IS REQUIRED, SECURE APPROVAL OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING.

c.

PROVIDE TWO #5 BARS AROUND ALL SLAB OPENINGS, EXTENDING 2 FEET BEYOND OPENING IN EVERY DIRECTION, UNLO. OPENINGS NOT EXCEEDING 16 INCHES x 16 INCHES MAY BE SLEEVED AS REQUIRED BY WORKING THE REINFORCING STEEL AROUND THEM.
6.

FOOTINGS AND PIERS:

a.

DOWELS IN FOOTINGS TO MATCH VERTICAL PIER OR WALL REINFORCING.

b.

PROVIDE CORNER BARS AT FOOTING CORNERS TO MATCH HORIZONTAL REINFORCING. MINIMUM LAP LENGTH WITH HORIZONTAL REINFORCEMENT - 35 BAR DIAMETERS.

c.

BACKFILL AGAINST BOTH SIDES OF WALLS EQUALLY UNTIL THE LOWER ELEVATION IS ATTAINED.

d.

PROVIDE MIN. 18 INCH THICK LAYER OF GRANULAR BACKFILL FULL HEIGHT OF ALL FOUNDATION WALLS.

e.

CAST IN CONTINUOUS DOVE TAIL ANCHOR SLOTS ON VERTICAL SURFACES WHERE MASONRY ABUTS, 16 INCHES O.C. FOR PARALLEL SURFACES, AT CENTERLINE OF MASONRY FOR PERPENDICULAR SURFACES.

f.

PROVIDE LEAN CONCRETE UNDER FOUNDATIONS FOR ACCIDENTAL OVER- EXCAVATION, SOFT SPOTS AND TRENCHES.
7.

SPICES; UNLESS NOTED OTHERWISE, MINIMUM LAP SPICE LENGTHS TO BE AS FOLLOWS:

a.

VERTICAL BARS (INCLUDING DOWELS) 30 DIAMETERS

b.

HORIZONTAL BARS IN SLABS & FOOTINGS 30 DIAMETERS
8.

CONCRETE COVER: UNLESS NOTED OTHERWISE, DETAIL REINFORCING TO PROVIDE CONCRETE COVER AS FOLLOWS:

a.

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3 INCHES

b.

CONCRETE EXPOSED TO EARTH OR WEATHER: #5 BARS AND SMALLER OTHERS 1-1/2 INCHES

c.

CONCRETE NOT EXPOSED TO EARTH OR WEATHER: SLABS 1 INCH ALL OTHERS 1-1/2 INCHES

d.

PILE CAPS 2-1/2 INCHES

C. MASONRY

9.

MISCELLANEOUS:

a.

GROUT UNDER COLUMN BASE PLATES SHALL BE NON-SHRINKING TYPE. THE USE OF LEVELING PLATES AT COLUMN BASES IS PROHIBITED. GROUT BELOW BEARING PLATES, SETTING PLATES, AND COLUMN BASE PLATES IS TO BE INSTALLED ONLY AFTER THE STEEL IS PLUMBED.

1.

SPECIFICATIONS: MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-99/ ASCE 6-98)," PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, DETROIT, MICHIGAN, EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.

2.

MATERIALS:

a.

CONCRETE BLOCK: ASTM C90, MINIMUM NET AREA COMPRESSIVE STRENGTH OF C.M.U. = 1900 PSI, GRADE N-1

b.

MORTAR: ASTM C270 (USING THE PROPERTY SPECIFICATION METHOD, PARAGRAPH 3.2), TYPE S, MINIMUM COMPRESSIVE STRENGTH = 1800 PSI.

c.

BOND BEAM AND CORE FILL: ASTM C476, COARSE OR FINE TYPE, PLACE PER ACI 530.1, TABLE 5.

d.

JOINT REINFORCING: HOT-DIPPED GALVANIZED FINISH, 9 GAGE MINIMUM SIDE WIRES AND CROSS WIRES. EXCEPT USE 3/16 INCH DIAMETER SIDE WIRES WHERE "HEAVY-WEIGHT" IS REQUIRED.

e.

BAR REINFORCING: ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.

f.

WIRE TIES AND ANCHORS: RECTANGULAR TYPE, 3/16" DIAMETER WIRE TIES (HOT DIPPED GALVANIZED).

g.

CONCRETE GROUT: ALL FILLED CELLS OF MASONRY UNITS SHALL BE FILLED WITH CONCRETE GROUT (CMU BLOCKFILL) HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 6".

3.

REINFORCED MASONRY: WHERE VERTICAL BARS ARE TO BE GROUTED INTO CORES, THE FOLLOWING REQUIREMENTS APPLY:

a.

PROVIDE DOWELS FROM FOOTING, SAME SIZE AND SPACING AS WALL BARS, LAP 12 INCHES MINIMUM WITH WALL BAR, EMBED INTO FOOTING 9 INCHES.

b.

PROVIDE A CONTINUOUS VERTICAL CAVITY, AT LEAST 3"x4" IN SIZE, FREE OF MORTAR DROPPING.

c.

PROVIDE REBAR ALIGNMENT DEVICES AT A MAXIMUM SPACING OF 96 BAR DIAMETERS (MINIMUM OF 2 PER BAR).

d.

AT SPLICES IN VERTICAL BARS, PROVIDE 48 DIAMETER LAP.

e.

ALL REINFORCEMENT MUST BE INSTALLED AND SECURELY ANCHORED IN PLACE PRIOR TO PLACEMENT OF GROUT.

f.

MAXIMUM HEIGHT OF GROUT LIFT = 5'-0".

g.

ALL C.M.U.'S USED IN REINFORCED MASONRY SHALL BE TWO CELL UNITS.

4.

MISCELLANEOUS:

a.

VERTICAL COLLAR JOINTS SHALL BE FILLED SOLID WITH MORTAR OR GROUT

b.

FILL CORE SOLID AROUND ANCHOR BOLTS.

c.

PROVIDE 100% SOLID BLOCKS OR SOLIDLY-FILLED HOLLOW BLOCKS FOR AT LEAST 4" ALL AROUND ALL EXPANSION BOLTS.

d.

HOLLOW MASONRY UNITS TO BE LAID WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS. WEBS SHALL ALSO BE BEDDED IN THE STARTING COURSE ON FOOTINGS, AND WHEN ADJACENT TO CELLS OR CAVITIES TO BE REINFORCED OR FILLED WITH CONCRETE OR GROUT, SOLID UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.

e.

PROVIDE JOINT REINFORCING AT 16 INCHES, EXCEPT AS NOTED.

f.

LAP JOINT REINFORCING 6 INCHES FOR STANDARD, 15 INCHES FOR HEAVY WEIGHT.

g.

WHERE MASONRY UNITS ARE USED ABOVE HOLLOW UNITS OF A DIFFERENT THICKNESS, PROVIDE A CONTINUOUS COURSE OF 100% SOLID MASONRY AT LEAST 8 INCHES HIGH BELOW TRANSITION.

h.

IN ALL WALLS WITH BRICK VENEER PROVIDE RECTANGULAR 3/16" DIA. WIRE WALL TIES (FIXED OR ADJUSTABLE) AT 16" O.C. HORIZONTALLY AND VERTICALLY.

i.

BLOCK PLACEMENT: ALL CELLS TO BE FILLED WITH CONCRETE SHALL BE AS STRAIGHT AS POSSIBLE. THE BLOCK SHOULD NOT BE STAGGERED SO AS TO CONSTRICT THE FLOW OF CONCRETE IN ANY WAY. THIS SHOULD BE ACCOMPLISHED BY PLACING PIECES OF BLOCK VERTICALLY BETWEEN FILLED CELLS IN NON-MODULAR SECTION OF WALL AND ABOVE AND BELOW NON-MODULAR MASONRY OPENINGS.

G. STRUCTURAL LUMBER

1.

MATERIALS:

a.

STRUCTURAL LUMBER INCLUDING BEARING AND EXTERIOR WALL STUDS: MINIMUM PROPERTIES OF SPRUCE-PINE-FIR #2, ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT 1997 EDITION, 19% MAX. M.C. OTHER ACCEPTABLE SPECIES INCLUDE HEM-FIR, SOUTHERN PINE, AND DOUGLAS FIR-LARCH.

b.

PLYWOOD: FOR ROOFS.....OSB OR C-D PLUGGED, 5-PLY, EXPOSURE 1, 7/16" THICK, FOR WALLS.....OSB OR C-D PLUGGED, 5-PLY, EXPOSURE 1, 7/16" THICK.

c.

OSB; FOR WALLS NOT AT SHEAR WALLS; 7/16" INCH THICK WITH PANEL INDEX W24, EXPOSURE 1.

d.

ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFACATIONS, WHERE POSSIBLE ALL EXPOSED CUTS AND HOLES SHOULD BE COMPLETED BEFORE TREATMENT. CUTS AND HOLES DUE TO ON SITE FABRICATION SHALL BE BRUSHED WITH 2 COATS OF COPPER NAPHTHENATE SOLUTION CONTAINING A MINIMUM OF 2% METALLIC COPPER IN SOLUTION (PER AWPA STD. M4)

2.

SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST EDITION OF:

a.

NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

b.

U.S. PRODUCT STANDARD PS1

a.

JOISTS TO SIDES OF BEAMS: 16 GA. GALVANIZED STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE.

3.

CONNECTIONS:

b.

JOISTS AND TRUSSES TO TOPS OF WALLS AND BEAMS: 18 GA, GALVANIZED HURRICANE ANCHORS.

c.

PLYWOOD TO ROOF TRUSSES OR RAFTERS; NAILED - USE 8d RING SHANK NAILS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS (UNLESS NOTED OTHERWISE), PROVIDE PLYWOOD CLIPS AT MID-SPAN OF PLYWOOD BETWEEN SUPPORTS.

d.

ALL METAL CONNECTIONS SHALL BE SIMPSON OR USP.

e.

ALL CONNECTORS TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS, CONTACT ENGINEER WITH QUESTIONS PERTAINING TO HOLDOWNS SPECIFIED ON PLANS.

f.

STUD COLUMNS SHALL BE SECURED WITH 2 ROWS OF 10d NAILS @ 24" O.C. (UNLESS NOTED OTHERWISE)

g.

LOAD VALUES FOR 8d, 10d, 16d AND 20d DESIGNATIONS IN THE FASTENER SCHEDULES THROUGHOUT THIS CATALOG REFER TO COMMON WIRE NAILS UNLESS NOTED OTHERWISE. NAILS SHALL CONFORM TO A RECOGNIZED NATIONAL STANDARD, SUCH AS ASTM F 1667, AS PRESCRIBED BY THE MODEL BUILDING CODES.
4.

WOOD TRUSSES

a.

WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE LATEST ADDITION OF THE NATIONAL DESIGN SPECIFICATION OF THE NATIONAL FOREST PRODUCTS ASSOCIATION, THE DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES OF THE TRUSS PLATE INSTITUTE.

b.

WOOD TRUSSES SHALL BE ERECTED IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S REQUIREMENTS. THIS WORK SHALL BE DONE BY A QUALIFIED AND EXPERIENCED CONTRACTOR. TRUSS ERECTION BY AN UNEXPERIENCED OR NONQUALIFIED CONTRACTOR CAN RESULT IN CONSTRUCTION COLLAPSE AND/OR SERIOUS INJURY AND DAMAGE.

c.

THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY AND PERMANENT BRACING AS REQUIRED FOR SAFE ERECTION AND PERFORMANCE OF THE TRUSSES. THE GUIDELINES SET FORTH BY THE TRUSS PLATE INSTITUTE PUBLICATION "HB-91, COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES" SHALL BE A MINIMUM REQUIREMENT.

d.

TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED NOT OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN APPROVAL OF THE TRUSS ENGINEER

e.

SUBMIT COMPLETE SHOP DRAWINGS FOR ALL WOOD TRUSSES SHOWING MEMBER SIZES, SPECIES, GRADE, MOISTURE CONTENT, SPAN, CAMBER, DIMENSIONS, CHORD PITCH, BRACING REQUIREMENTS AND LOADINGS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AND SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF SOUTH CAROLINA.
5.

STRUCTURAL WOOD PANELS

a.

FABRICATION AND PLACEMENT OF STRUCTURAL WOOD SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN/CONSTRUCTION GUIDE "RESIDENTIAL AND COMMERCIAL," AND ALL OTHER APPLICABLE APA STANDARDS.

b.

ALL STRUCTURALLY REQUIRED WOOD SHEATHING SHALL BEAR THE MARK OF THE AMERICAN PLYWOOD ASSOCIATION

c.

WOOD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE. WOOD WALL SHEATHING SHALL BE CONTINUOUS OVER TWO SUPPORTS AND ATTACHED TO ITS SUPPORTING WALL FRAMING WITH (1)-8D CC NAIL @ 3' O.C. AT PANEL EDGES AND AT 6' O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHOULD A CONFLICT OCCUR BETWEEN THESE DRAWINGS AND THE FOREMENTIONED CODE REFERENCES, THE MORE STRINGENT SHALL GOVERN.

d.

ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ROOF SHEATHING SHALL BE CONTINUOUS OVER TWO SUPPORTS AND ATTACHED TO ITS SUPPORTING ROOF FRAMING WITH (1)-8D CC NAIL AT 3' O.C. AT PANEL EDGES AND AT 6' O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED WITH THE LONG DIRECTION PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSTANT WITH THE FRAMING SPACING. USE SUITABLE EDGE SUPPORT BY USE OF PLYWOOD CLIPS OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING. APPLY BUILDING PAPER OVER SHEATHING AS REQUIRED BY THE INTERNATIONAL RESIDENTIAL BUILDING CODE.

e.

WOOD FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2 ATTACH SHEATHING TO ITS SUPPORTING FRAMING WITH (1)-8D CC RING-SHANK NAIL AT 6' O.C. @ PANEL EDGES AND @ 12' O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSTANT WITH THE FRAMING SPACING. USE SUITABLE EDGE SUPPORT BY USE OF T&G PLYWOOD OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING. APPLY BUILDING PAPER OVER THE SHEATHING AS REQUIRED BY THE STATE BUILDING CODE.

f.

SHEATHING EDGES SHALL HAVE A 1/8" GAP AT ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.
6.

STRUCTURAL FIBERBOARD PANELS

a.

FABRICATION AND PLACEMENT OF STRUCTURAL FIBERBOARD SHEATHING SHALL BE IN ACCORDANCE WITH THE APPLICABLE APA STANDARDS

b.

ALL STRUCTURALLY REQUIRED FIBERBOARD SHEATHING SHALL BEAR THE MARK OF THE APA.

c.

FIBERBOARD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE. FIBERBOARD WALL SHEATHING SHALL CONTINUOUS OVER TWO SUPPORTS AND ATTACHED TO ITS SUPPORTING WALL FRAMING WITH 1-1/2" LONG 16" GAGE STAPLES @ 3' O.C. AT PANEL EDGES AND @ 6' O.C. IN PANEL FIELD UNLESS NOTED OTHERWISE ON THE PLANS. SHOULD A CONFLICT OCCUR BETWEEN THESE DRAWINGS AND THE FOREMENTIONED CODE REFERENCES, THE MORE STRINGENT SHALL GOVERN.

d.

SHEATHING SHALL HAVE A 1/8" GAP AT PANEL EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.
7.

MISCELLANEOUS:

a.

USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C MAX. FOR ALL JOISTS AND RAFTERS. USE SOLID BLOCKING AT JOIST AND RAFTER BEARING.

b.

USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUDOWALLS AND INTERIOR BEARING PARTITIONS.

c.

USE DOUBLE STUDS UNDER BEAM AND UNTEL BEARING, UNLESS SHOWN OTHERWISE

d.

IN AREAS WHERE TOP CHORD OF TRUSSES DO NOT RECEIVE PLYWOOD SHEATHING, PROVIDE 1x4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.

e.

PROVIDE AND INSTALL BRIDGING FOR PREFABRICATED WOOD TRUSSES AS INDICATED ON THE TRUSS MANUFACTURER'S APPROVED SHOP DRAWINGS.

RESIDENTIAL SERVICES BUILDING

58 LACEWING RD
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REBID
PREPARED FOR

USC PROJECT # H27-Z331-A

STRUCTURAL NOTES

ADDITIONS, SUBMITTALS & REVISIONS

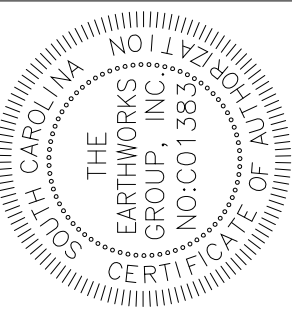
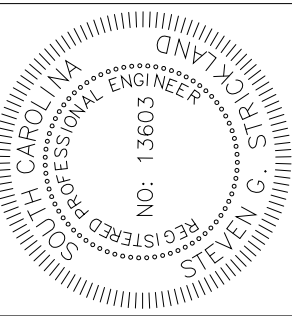
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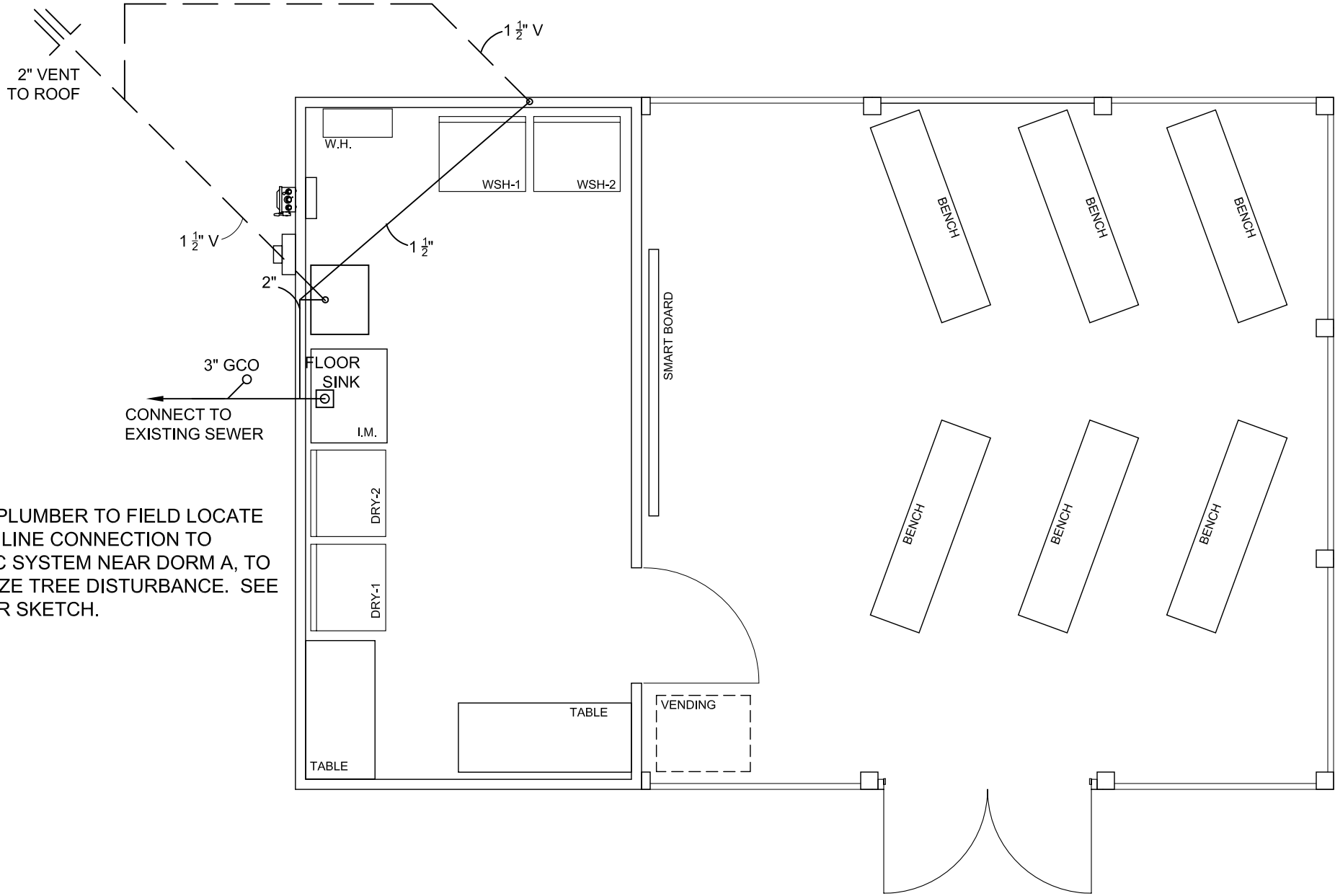


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NOTE:PLUMBER TO FIELD LOCATE DRAIN LINE CONNECTION TO SEPTIC SYSTEM NEAR DORM A, TO MINIMIZE TREE DISTURBANCE. SEE OWNER SKETCH.



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

*ALL FLOOR DRAINS TO HAVE TRAP SEAL PRIMER

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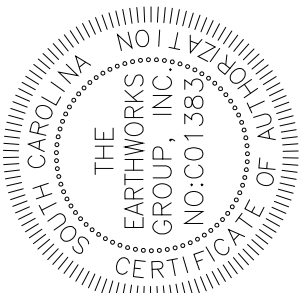
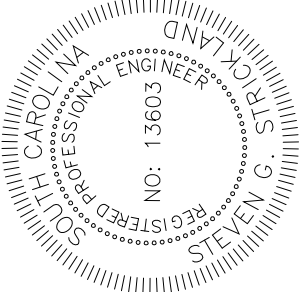
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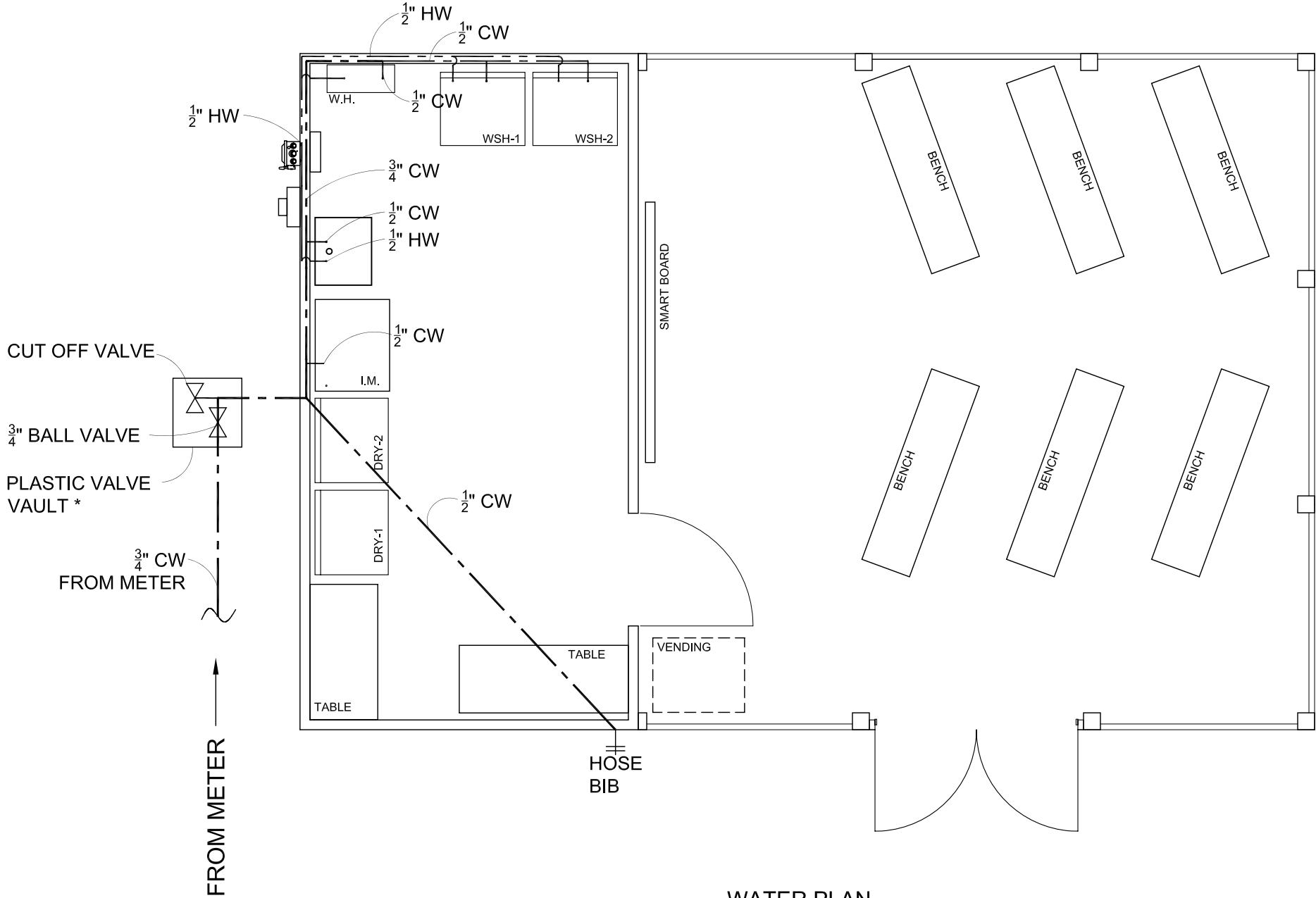
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WATER PLAN
SCALE: 1/4" = 1'-0"

* ADD 2' DEEP GRAVEL SUMP BELOW VALVE VAULT TO DRAIN WATER LINES

NOTE: INSTANT HWH MUST BE DEENERGIZED AND DRAINED IN ACCORDANCE WITH MANUFACTURER DIRECTIONS TO DRAIN WATER LINES

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PLUMBING NOTES:

1.

ALL WORK SHALL BE EXECUTED AND INSPECTED IN ACCORDANCE WITH ALL LOCAL OR STATE CODES, LAWS, ORDINANCES, RULES AND REGULATIONS APPLICABLE TO THE PARTICULAR CLASS OF WORK. IF, TO THE KNOWLEDGE OF THE CONTRACTOR, THE DRAWINGS AND SPECIFICATIONS ARE IN CONFLICT WITH THE ABOVE, HE SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT ANY NECESSARY CHANGES CAN BE PROVIDED FOR IN HIS CONTRACT. IF THE CONTRACTOR PERFORMS ANY WORK WITHOUT NOTICE AS REQUIRED, HE SHALL BEAR ALL COSTS OF CORRECTIVE ACTION.
2.

THE CONTRACTOR SHALL INCLUDE IN HIS QUOTATION ALL APPLICABLE SERVICE CHARGES, FEES, PERMITS, ROYALTIES, AND OTHER SIMILAR COSTS IN CONNECTION WITH THE WORK. OBTAIN PERMITS, AND REQUEST INSPECTIONS FROM AUTHORITY HAVING JURISDICTION.
3.

INSTALL WORK IN LOCATIONS SHOWN ON DRAWINGS, UNLESS PREVENTED BY PROJECT CONDITIONS. FOR PURPOSES OF CLEARNESS AND LEGIBILITY, DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC, AND ALTHOUGH SIZE AND LOCATION OF EQUIPMENT ARE DRAWN TO SCALE WHENEVER POSSIBLE, THE CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL OF THE CONTRACT DOCUMENTS AND SHALL VERIFY THIS INFORMATION AT THE SITE.
4.

THE DRAWINGS INDICATE REQUIRED SIZE AND POINTS OF TERMINATION OF PIPES AND DUCTS, AND SUGGEST PROPER ROUTES OF PIPE TO CONFORM TO STRUCTURE, AVOID OBSTRUCTIONS AND PRESERVE CLEARANCES. HOWEVER, IT IS NOT INTENDED THAT DRAWINGS INDICATE ALL NECESSARY OFFSETS, AND IT SHALL BE THE WORK OF THIS SECTION TO INSTALL PIPING AND DUCTS IN SUCH A MANNER AS TO CONFORM TO STRUCTURE, AVOID ALL OBSTRUCTIONS, PRESERVE HEADROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR WITHOUT FURTHER INSTRUCTION OR COST TO THE OWNER.
5.

CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED UNDER THIS CONTRACT TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF WITNESSED AND APPROVED STARTUP.
6.

TRANSPORT AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
7.

STORE AND PROTECT PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, WITH SEALS AND LABELS INTACT AND LEGIBLE.
8.

VERIFY THAT EACH PIECE OF EQUIPMENT OR SYSTEM HAS BEEN CHECKED FOR PROPER LUBRICATION, DRIVE ROTATION, BELT TENSION, CONTROL SEQUENCE, OR FOR OTHER CONDITIONS WHICH MAY CAUSE DAMAGE.
9.

DEMONSTRATE OPERATION AND MAINTENANCE OF PRODUCTS TO OWNER'S PERSONNEL ONE WEEK PRIOR TO DATE OF FINAL INSPECTION.
10.

EXECUTE FINAL CLEANING PRIOR TO FINAL PROJECT ASSESSMENT.
11.

PROVIDE SUPPORT AND EQUIPMENT REQUIRED TO CONTROL EXPANSION AND CONTRACTION OF PIPING. PROVIDE LOOPS, PIPE OFFSETS, AND SWING JOINTS, OR EXPANSION JOINTS WHERE REQUIRED.
12.

ALL WATER HEATERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS.
13.

ELECTRIC WATER HEATER SHALL CONFORM TO THE REQUIREMENTS OF THE 2003 IPC AND 2005 NEC.
14.

WATER HEATER IN OVERHEAD OR ATTIC SHALL BE PROVIDED WITH AN OPENING LARGE ENOUGH TO ALLOW THE REMOVAL OF WATER HEATER (NOT LESS THAN 30" HIGH X 22" WIDE).
15.

ALL DISCHARGE FROM THE RELIEF VALVE SHALL BE PIPED FULL-SIZE TO AN OUTSIDE DRAIN OR AN INDIRECT WASTE RECEPTOR LOCATED INSIDE THE BUILDING AT THE WATER HEATER LOCATION (PER IPC 504.6.1)

16.

A DRAIN PAN OF 1 1/2" DEEP MINIMUM WILL BE PROVIDED FOR WATER HEATER. ROUTE DRAIN FULL-SIZE TO AN OUTSIDE DRAIN OR AN INDIRECT WASTE RECEPTOR LOCATED INSIDE THE BUILDING.
17.

SANITARY DRAIN PIPING SHALL BE SCHEDULE 40 PVC (ASTM F1488) OR SERVICE WEIGHT CAST IRON (ASTM A74). CONFORM TO LOCAL CODE REQUIREMENTS.
18.

DOMESTIC WATER PIPING SHALL BE TYPE "L" COPPER (ASTM B88), CPVC (ASTM D2846), PEX (ASTM F877) OR SCHEDULE 40 GALVANIZED STEEL (ASTM A53). UNDERGROUND WATER PIPING SHALL BE TYPE "K" COPPER, PEX (ASTM F876/F877) OR SCHEDULE 40 CPVC (ASTM D2846), AS LOCAL CODES ALLOW. INSULATE DOMESTIC COLD WATER LINES WITH 1/2" THICK FIBERGLASS OR FOAM INSULATION AND HOT WATER LINES WITH 1" THICK FIBERGLASS OR FOAM INSULATION TO PREVENT CONDENSATION ON COPPER OR PVC LINES.
19.

BEFORE COMMENCING WORK ON SANITARY SEWER, CHECK INVERTS AND ENSURE THAT THESE CAN BE PROPERLY CONNECTED WITH SLOPE FOR DRAINAGE AND COVER TO AVOID FREEZING.
20.

PROVIDE NEW WATER SERVICE COMPLETE WITH REDUCED PRESSURE BACKFLOW PREVENTOR.
21.

PROVIDE NON-CONDUCTING DIELECTRIC CONNECTIONS WHEREVER JOINTING DISSIMILAR METALS.
22.

PROVIDE ACCESSIBLE STOPS IN PIPING CONNECTIONS TO ALL PLUMBING FIXTURES.
23.

ASSURE EXTERIOR WALL CHASES ARE INSULATED TO PREVENT FREEZING.
24.

PROVIDE INSULATING ADA PLUMBING JACKETS UNDER EACH ADA FIXTURE WITH EXPOSED DRAIN AND WATER PIPING.
25.

PROVIDE PIPE LABELS FOR ALL PIPING SYSTEMS.
26.

PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS.
27.

PROVIDE AND INSTALL SHOCKSTOPS FOR DOMESTIC WATER PIPING SYSTEM. TWO REQUIRED PER BATHROOM UNIT. ONE DCW AND ONE DHW. PROVIDE SHUTOFF VALVE FOR SERVICING SHOCKSTOP.
28.

VERIFY FLOOR PLAN AND WALL/FLOOR/CEILING RATINGS WITH ARCHITECTURAL PLANS. PROVIDE RATED PENETRATIONS AT EACH INSTANCE WHERE PLUMBING INSTALLATION PENETRATES A RATED ASSEMBLY. PENETRATIONS SHALL BE PER DETAILS ON THE DRAWINGS OR SOME OTHER U.L. LISTED DESIGN.
29.

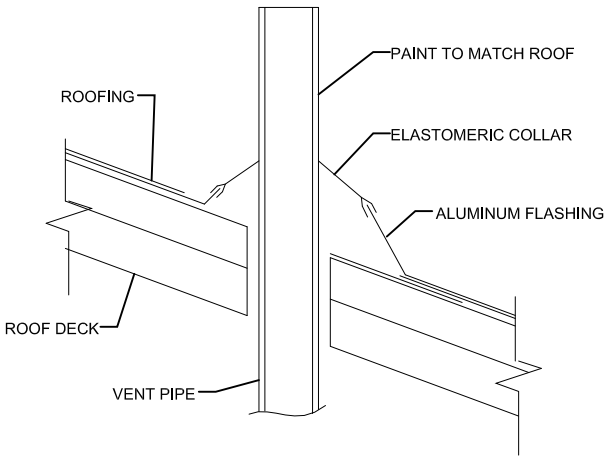
CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO WORK COMMENCING. COORDINATE WITH OTHER TRADES FOR THE PLACEMENT OF PIPING AND EQUIPMENT.
30.

PROVIDE 3/8" DCW CONNECTION TO ICE MAKER, IF APPLICABLE.
31.

IF NATURAL GAS IS USED ON PROJECT, NATURAL GAS PIPING SHALL BE SCH. 40 METALLIC PIPE. PAINT PIPING LOCATED OUTDOORS.
32.

ALL EQUIPMENT SHALL BE SUBMITTED, WITH DESCRIPTIVE DATA, TO THE DESIGNER FOR APPROVAL OR REJECTION. ALL EQUIPMENT SHALL BE SUBMITTED IN AN INDEXED, BOUND BROCHURE WITH THREE COPIES. ALL ITEMS SHALL BE SUBMITTED AT ONE TIME. PARTIAL PRE-SUBMITTALS WILL BE CONSIDERED ONLY AS AN EXPEDIENCY UPON SPECIAL REQUEST. EACH SUBMITTAL BROCHURE SHALL BE SIGNED, ON THE INDEX PAGE, BY THE CONTRACTOR. THIS SIGNATURE SHALL INDICATE THE

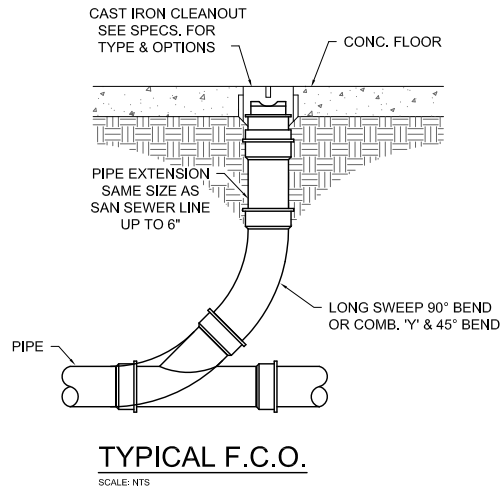
CONTRACTOR HAS EXAMINED ALL DATA THEREIN AND FOUND SAME TO BE IN ORDER. ALL ITEMS SUBMITTED THAT ARE NOT AS SUBMITTED SHALL HAVE ANY AND ALL CHARACTERISTICS THAT DIFFER CLEARLY HIGHLIGHTED.



- NOTES
- PIPE MUST BE ANCHORED TO BOTTOM OF ROOF DECK TO ASSURE STABILITY.
 - CONTRACTOR SHALL PLACE PIPING BEFORE ROOFING WORK BEGINS.
 - ALL ROOF PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR.

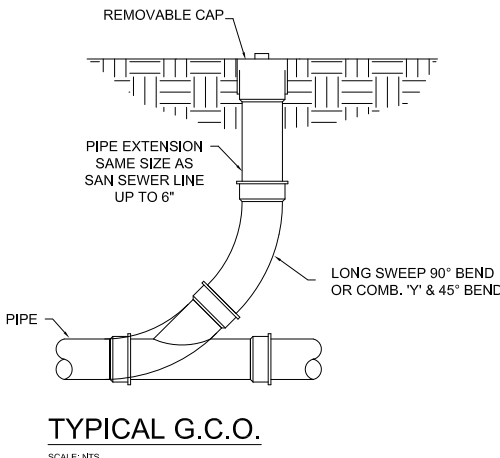
TYP. ROOF VENT DTL.

SCALE: NTS



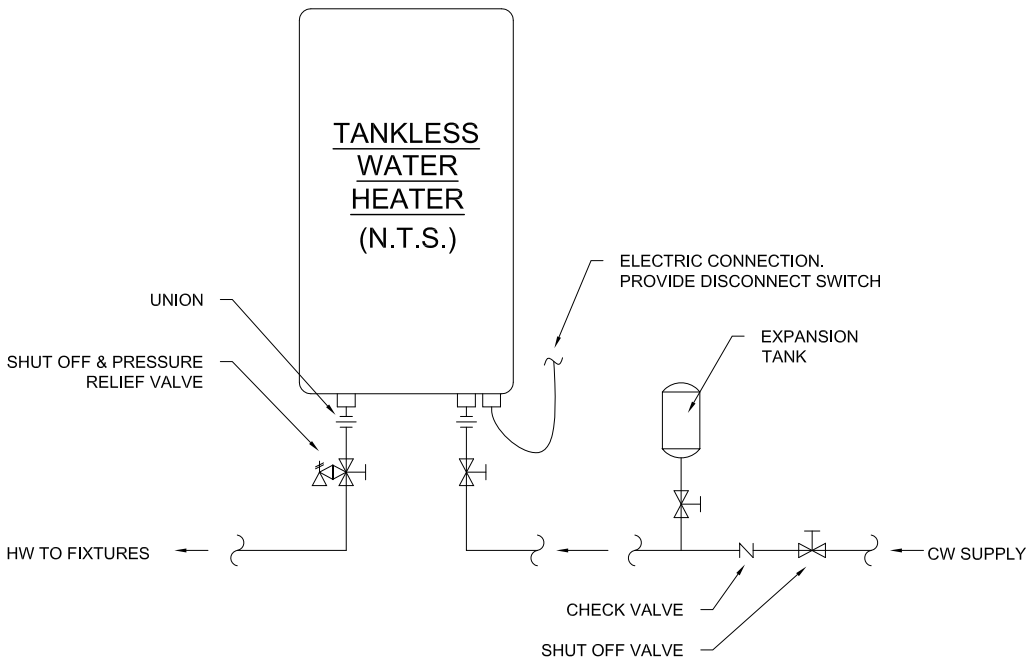
TYPICAL F.C.O.

SCALE: NTS



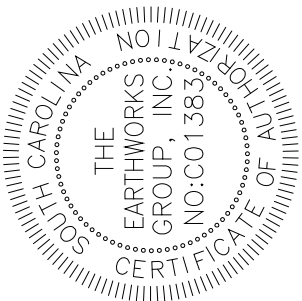
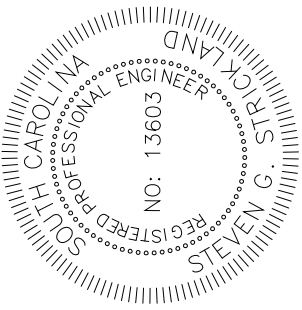
TYPICAL G.C.O.

SCALE: NTS



TYPICAL ELECTRIC WATER HEATER

SCALE: NTS



RESIDENTIAL SERVICES BUILDING
58 LACEWING RD.
GEORGETOWN COUNTY

PREPARED FOR
USC PROJECT # H27-Z331-A REBID

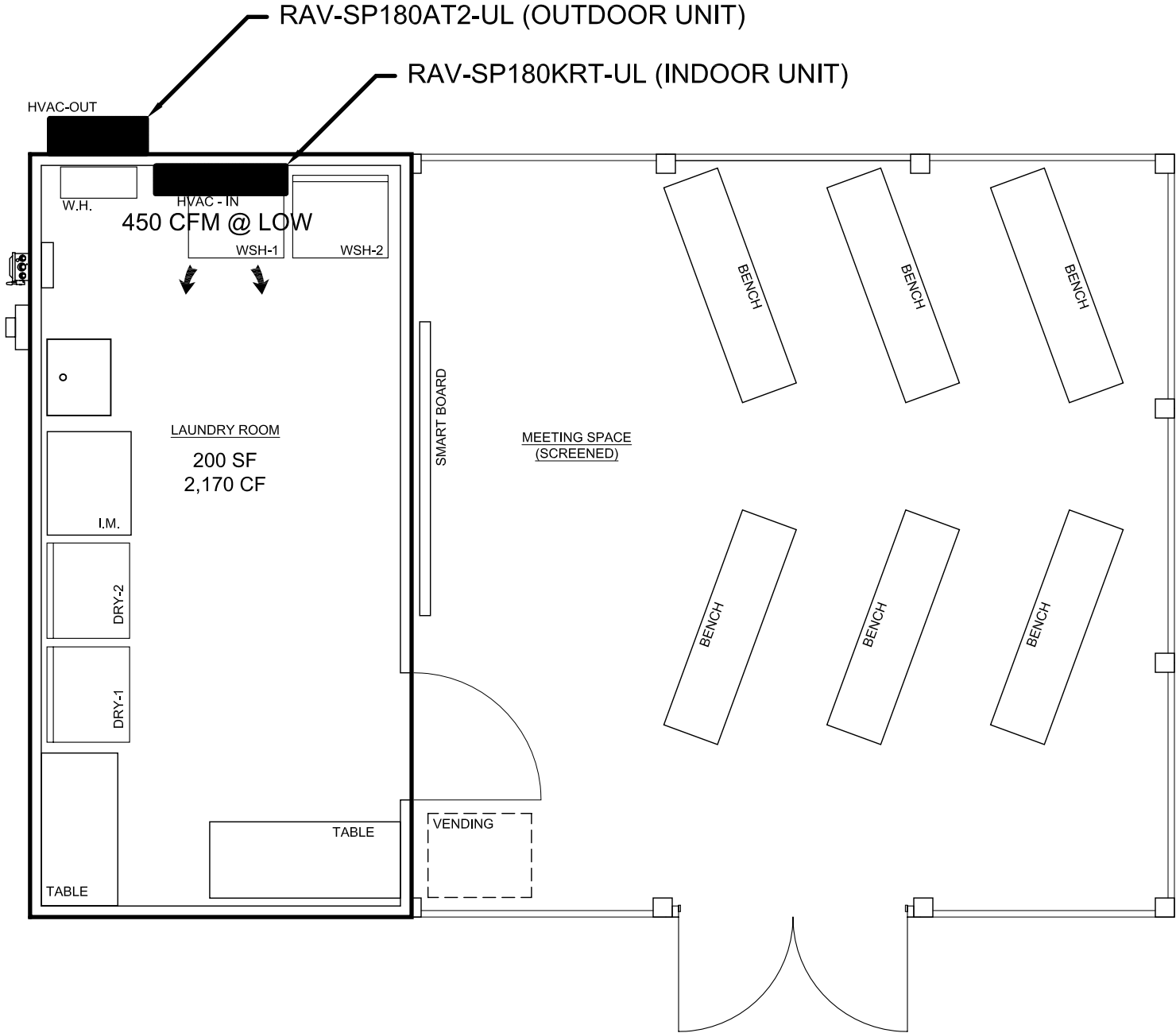
PLUMBING NOTES & DETAILS

ADDITIONS, SUBMITTALS & REVISIONS				BY			
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AIR HANDLING UNIT SCHEDULE													
TAG	MANUFACTURER	MODEL NO.	AMBIENT TEMP.	TONNAGE	POWER	M.C.A.	M.O.C.P.	NOM. CFM	O.A. CFM	KW	THERMOSTAT	WEIGHT	NOTES
HVAC-OUT & HVAC-IN	TOSHIBA CARRIER	RAV-SP180AT2-UL & RAV-SP180KRT-UL	95°	1.5	208-230/60/1	17	30	450	450	5	OPTIONAL WIRED RBC-AMS51E-ES	INDOOR UNIT: 54LB	TOSHIBA RAV CASSETTE SYSTEM , OUTDOOR MODEL RAV-SP180AT2-UL, INDOOR MODEL RAV-SP180UT-UL



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

RESIDENTIAL SERVICES BUILDING
58 LACEWING RD.
GEORGETOWN COUNTY
PREPARED FOR
USC PROJECT # H27-Z331-A
REBID

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SHEET **M1.01** OF 28

THE EARTHWORKS GROUP, INC.
NO: C01383
CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
NO: 13603
STEVEN G. STRICKLAND

11655 HIGHWAY 707
MURRELLS INLET, SC 29576
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MECHANICAL NOTES:

1. REFER TO FLOOR PLANS TO VERIFY ALL CONDITIONS PRIOR TO BIDDING OR START OF CONSTRUCTION.
2. ALL WORK SHALL BE EXECUTED AND INSPECTED IN ACCORDANCE WITH ALL LOCAL AND STATE CODES, LAWS, ORDINANCES, RULES AND REGULATIONS APPLICABLE TO THE PARTICULAR CLASS OF WORK. IF, TO THE KNOWLEDGE OF THE CONTRACTOR, THE DRAWINGS AND SPECIFICATIONS ARE IN CONFLICT WITH THE ABOVE, HE SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT ANY NECESSARY CHANGES CAN BE PROVIDED FOR IN HIS CONTRACT. IF THE CONTRACTOR PERFORMS ANY WORK WITHOUT NOTICE AS REQUIRED, HE SHALL BEAR ALL COSTS OF CORRECTIVE ACTION.
3. THE CONTRACTOR SHALL INCLUDE IN HIS QUOTATION ALL APPLICABLE SERVICE CHARGES, FEES, PERMITS, ROYALTIES, AND OTHER SIMILAR COSTS IN CONNECTION WITH THE WORK. OBTAIN PERMITS, AND REQUEST INSPECTIONS FROM AUTHORITY HAVING JURISDICTION.
4. INSTALL WORK IN LOCATIONS SHOWN ON DRAWINGS, UNLESS PREVENTED BY PROJECT CONDITIONS. FOR PURPOSES OF CLEARNESS AND LEGIBILITY, DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC, AND ALTHOUGH SIZE AND LOCATION OF EQUIPMENT ARE DRAWN TO SCALE WHENEVER POSSIBLE, THE CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL OF THE CONTRACT DOCUMENTS AND SHALL VERIFY THIS INFORMATION AT THE SITE.
5. THE DRAWINGS INDICATE REQUIRED SIZE AND POINTS OF TERMINATION OF PIPES AND DUCTS, AND SUGGEST PROPER ROUTES OF PIPE TO CONFORM TO STRUCTURE, AVOID OBSTRUCTIONS AND PRESERVE CLEARANCES. HOWEVER, IT IS NOT INTENDED THAT DRAWINGS INDICATE ALL NECESSARY OFFSETS, AND IT SHALL BE THE WORK OF THIS SECTION TO INSTALL PIPING AND DUCTS IN SUCH A MANNER AS TO CONFORM TO STRUCTURE, AVOID ALL OBSTRUCTIONS, PRESERVE HEADROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR WITHOUT FURTHER INSTRUCTION OR COST TO THE OWNER.
6. CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED UNDER THIS CONTRACT TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF WITNESSED AND APPROVED STARTUP.
7. MOTORS FOR ALL MECHANICAL EQUIPMENT SHALL BE FURNISHED BY SUPPLIERS OF SUCH EQUIPMENT AND SHALL BE THE TYPE THAT HAS CHARACTERISTICS SUITABLE FOR CONTINUOUS OPERATING CONDITIONS.
8. TRANSPORT AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
9. STORE AND PROTECT PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, WITH SEALS AND LABELS INTACT AND LEGIBLE.
10. VERIFY THAT EACH PIECE OF EQUIPMENT OR SYSTEM HAS BEEN CHECKED FOR PROPER LUBRICATION, DRIVE ROTATION, BELT TENSION, CONTROL SEQUENCE, OR FOR OTHER CONDITIONS WHICH MAY CAUSE DAMAGE.
11. DEMONSTRATE OPERATION AND MAINTENANCE OF PRODUCTS TO OWNER'S PERSONNEL ONE WEEK PRIOR TO DATE OF FINAL INSPECTION.
12. EXECUTE FINAL CLEANING PRIOR TO FINAL PROJECT ASSESSMENT.
13. PROVIDE SUPPORT AND EQUIPMENT REQUIRED TO CONTROL EXPANSION AND CONTRACTION OF PIPING. PROVIDE LOOPS, PIPE OFFSETS, AND SWING JOINTS, OR EXPANSION JOINTS WHERE REQUIRED.
14. PROVIDE INSECT SCREENS FOR FRESH AIR INTAKES.
15. PROVIDE AND INSTALL REFRIGERANT PIPING FROM COOLING COILS TO CONDENSING UNITS. SUPPORT AS REQUIRED TO PREVENT SAGGING. PROVIDE ADDITIONAL CHARGE AS REQUIRED. INSULATED SUCTION LINE WITH ARMAFLEX.
16. CONDENSATE DRAIN PIPING SHALL BE SCH. 40 PVC OR TYPE "K" COPPER.
17. IF THE STRUCTURE HAS A CEILING, NON HEATED/COOLED SPACES ABOVE CEILING WILL HAVE EXHAUST VENTILATION WITH THERMOSTATS. ALL EXHAUST VENTS WILL WORK TOGETHER EXCEPT FOR STORAGE ROOM AND GARAGE, IF APPLICABLE, WHICH WILL HAVE ITS OWN SYSTEM.
18. PROVIDE NON-CONDUCTING DIELECTRIC CONNECTIONS WHEREVER JOINING DISSIMILAR METALS.
19. ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE SMACNA HVAC DUCT CONSTRUCTION

STANDARDS - "METAL AND FLEXIBLE", AND AS INDICATED. PROVIDE DUCT MATERIAL, GAGES, REINFORCING, AND SEALING FOR OPERATING PRESSURES INDICATED.

AIR HANDLING UNIT SCHEDULE													
TAG	MANUFACTURER	MODEL NO.	AMBIENT TEMP.	TONNAGE	POWER	M.C.A.	M.O.C.P.	NOM. CFM	O.A. CFM	KW	THERMOSTAT	WEIGHT	NOTES
HVAC-OUT & HVAC-IN	TOSHIBA CARRIER	RAV-SP180AT2-UL & RAV-SP180KRT-UL	95°	1.5	208-230/60/1	17	30	450	450	5	OPTIONAL WIRED RBC-AM551E-ES	INDOOR UNIT: 54LB	TOSHIBA RAV CASSETTE SYSTEM , OUTDOOR MODEL RAV-SP180AT2-UL, INDOOR MODEL RAV-SP180UT-4JL

20. DUCT SIZES INDICATED ARE ACTUAL DUCT DIMENSIONS. ALLOWANCES HAVE BEEN MADE FOR THICKNESS OF INSULATION. ALL EXPOSED ROUND DUCTWORK SHALL BE DOUBLE WALL SPIRAL, WITH INTERNAL LINER, ALL ROUND DUCTS HIDDEN FROM VIEW SHALL BE WRAPPED WITH 1-1/2" THICK FOIL BACKED FIBERGLASS INSULATION. ALL RECTANGULAR DUCTS TO BE LINED WITH 1" THICK, MECHANICALLY FASTENED, FIBERGLASS INSULATION.
21. SIZE ROUND DUCTS INSTALLED IN PLACE OF RECTANGULAR DUCTS IN ACCORDANCE WITH ASHRAE TABLE OF EQUIVALENT RECTANGULAR AND ROUND DUCTS.
22. FLEXIBLE DUCTWORK SHALL BE EQUIVALENT TO OMNIAIR MODEL 1200 WITH 1" THICK FIBERGLASS INSULATION AND VAPOR FLEXIBLE DUCTWORK SHALL BE UL LISTED AND APPROVED BARRIER. FLEXIBLE DUCT SUPPORT HANGERS SHALL BE OF A TYPE TO PREVENT THE COLLAPSING OF FLEXIBLE DUCTWORK. WIRE SUPPORT HANGERS ARE UNACCEPTABLE.
23. SEAL ALL LONGITUDINAL AND TRANSVERSE SEAMS BEFORE APPLYING INSULATION. SEALANT SHALL BE NON-HARDENING, WATER RESISTANT, FIRE RESISTIVE, COMPATIBLE WITH MATING MATERIALS, LIQUID USED ALONE OR WITH TAPE, OR HEAVY MASTIC.
24. ROUND DUCTWORK SHALL USE A FLAT LOCK SEAM. SNAP LOCK DUCT IS NOT ACCEPTABLE.
25. LOCATE DUCTS WITH SUFFICIENT SPACE AROUND EQUIPMENT TO ALLOW NORMAL OPERATING AND MAINTENANCE ACTIVITIES.
26. PROVIDE CANVAS, FLAME RETARDING DUCT CONNECTORS AT ALL CONNECTIONS OF FANS TO DUCTWORK.
27. CONTROL WIRING SHALL BE PROVIDED IN CONDUIT IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.
28. WHERE APPLICABLE, ALL MECHANICAL PENETRATIONS THROUGH RATED PARTITIONS AND SLABS SHALL BE PER APPROVED U.L. LISTED PENETRATION DESIGN, PER 2003 INTERNATIONAL MECHANICAL CODE AND PER DETAIL(S) IN THESE DRAWINGS. VERIFY ALL WALL/PARTITION/SLAB RATINGS WITH ARCHITECTURAL DRAWINGS.
29. ALL TRUNK LINES FOR HVAC SHALL HAVE SMOKE DETECTOR WITH AUTOMATIC SYSTEM SHUT DOWNS (ALL HVAC SYSTEMS).
30. ALTERNATE HVAC EQUIPMENT SHALL BE OF THE SAME QUALITY, SPECIFICATIONS AND CAPABILITIES OF SPECIFIED EQUIPMENT OR BETTER.
31. PER 2003 INTERNATIONAL MECHANICAL CODE, SECTION 607.5.3, DUCT PENETRATIONS THROUGH FIRE PARTITIONS SHALL BE PROTECTED BY A FIRE DAMPER. FIRE RATED WALLS LESS THAN 1 HR RATING SHALL BE SEALED WITH FIRE CAULK. DUCT PENETRATIONS DO NOT REQUIRE FIRE DAMPERS PROVIDED THE FOLLOWING MINIMUM REQUIREMENTS ARE MET:

1) THE DUCT DOES NOT EXCEED 100 SQ. INCHES.

2) THE DUCT IS OF 0.0217 INCH MINIMUM STEEL.

3) THE DUCT SHALL NOT HAVE OPENINGS THAT COMMUNICATE THE CORRADOR WITH ADJACENT SPACES OR ROOMS.

4) THE DUCT IS INSTALLED ABOVE A CEILING.

5) THE DUCT SHALL NOT TERMINATE AT A WALL REGISTER IN THE FIRE-RESISTANCE-RATED WALL.

6) A MINIMUM 12 INCH-LONG BY 0.060-INCH-THICK STEEL SLEEVE SHALL BE CENTERED IN EACH DUCT OPENING. THIS SLEEVE SHALL BE SECURED TO BOTH SIDES OF THE WALL AND ALL FOUR SIDES OF THE SLEEVE WITH MIN. 1.5-INCH BY 1.5-INCH BY 0.060-INCH STEEL RETAINING ANGLES. THE RETAINING ANGLES SHALL BE SECURED TO THE SLEEVE AND THE WALL WITH NO. 10 (M5) SCREWS. THE ANNULAR SPACE BETWEEN THE STEEL SLEEVE AND THE WALL OPENING SHALL BE FILLED WITH ROCK (MINERAL) WOOL BATTING ON ALL SIDES.
32. ALL COMPONENTS SHALL COMPLY WITH THE SEISMIC REQUIREMENTS SPECIFIED IN ASCE-7 SECTION 9.6

RESIDENTIAL SERVICES BUILDING

58 LACEWING RD.
GEORGETOWN COUNTY

USC PROJECT # H27-Z331-A

MECHANICAL NOTES

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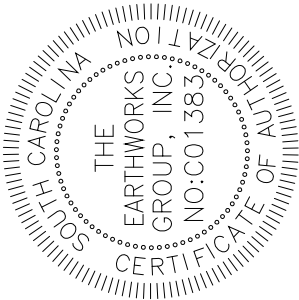
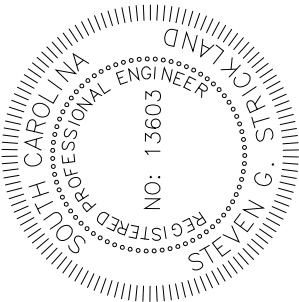
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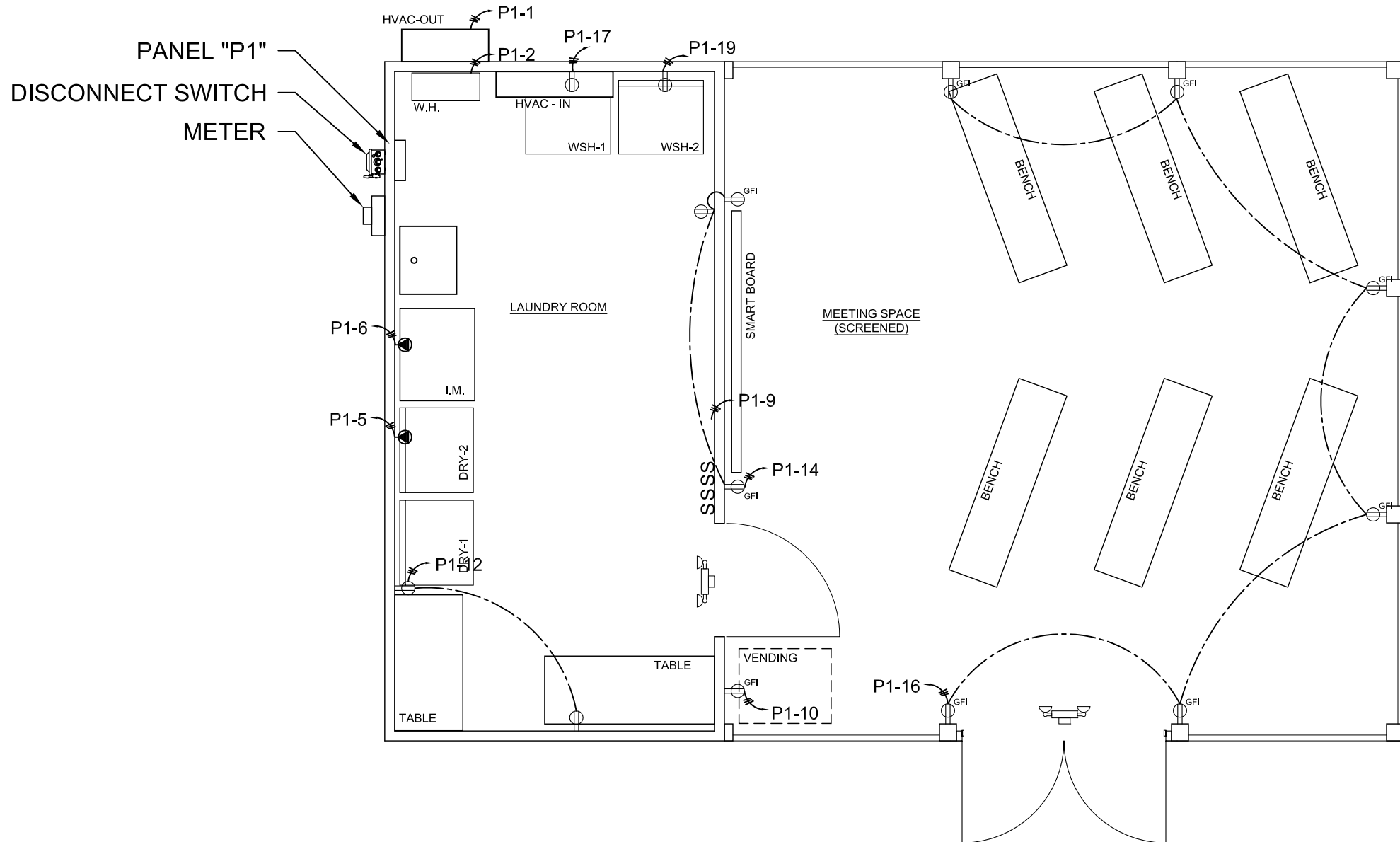
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SYMBOL	ITEM	MAKE / MODEL	DESCRIPTION / COMMENTS
	SWITCH	LEVITON / CS120-2W	SINGLE POLE SWITCH, 20A, 120V/277V
	SUSPENDED LIGHT FIXTURE	LITHONIA / GRAD LINEAR	FIXTURE, LED GRAD LINEAR, GRD-ID1500LMF-0/100-120-80-35K, 4FT SECTION, SUSPENDED AT MINIMUM 8'-0" ABOVE FINISH FLOOR
	EXTERIOR LIGHT FIXTURE	EATON / IB-0-100-120-5112	EXTERIOR LIGHT, 100W, 120V
	DUPLEX RECEPTACLE	LEVITON / 5352-W	RECEPTACLE DUPLEX, 20A, 125V, NEMA 5-20R
	GROUND FAULT CURRENT INTERRUPT RECEPTACLE	LEVITON / G 5362-W	RECEPTACLE DUPLEX, GROUND FAULT CURRENT INTERRUPT, 20A, 120V, NEMA 5-20R, WATER-RESISTANT, HEAVY-DUTY
	240V RECEPTACLE	LEVITON / 5207	RECEPTACLE, 30A, 125/250V, STRAIGHT BLADE, NEMA 10-30R
	OCCUPANCY SENSOR	WATTSTOPPER / CI-355	PASSIVE INFRARED OCCUPANCY SENSOR, 120V
	DISCONNECT SWITCH	TBD	200A, 240VAC/DC, 1PH/3W, DISCONNECT SWITCH, MIN, NEMA 3R
	PANEL BOX	TBD	PANEL, 200A, 120/240V, 1PH/3W
	METER	TBD	SINGLE SOCKET, 200A, 1PH/3W
	EXIT SIGN	COOPER / APC7R	EXIT SIGN, 120V W/ BATTERY BACK UP, RED LETTERS
	CEILING FAN & LIGHT	TBD	OUTDOORS RATED CEILING FAN & LIGHT COMBINATION

POWER PLAN

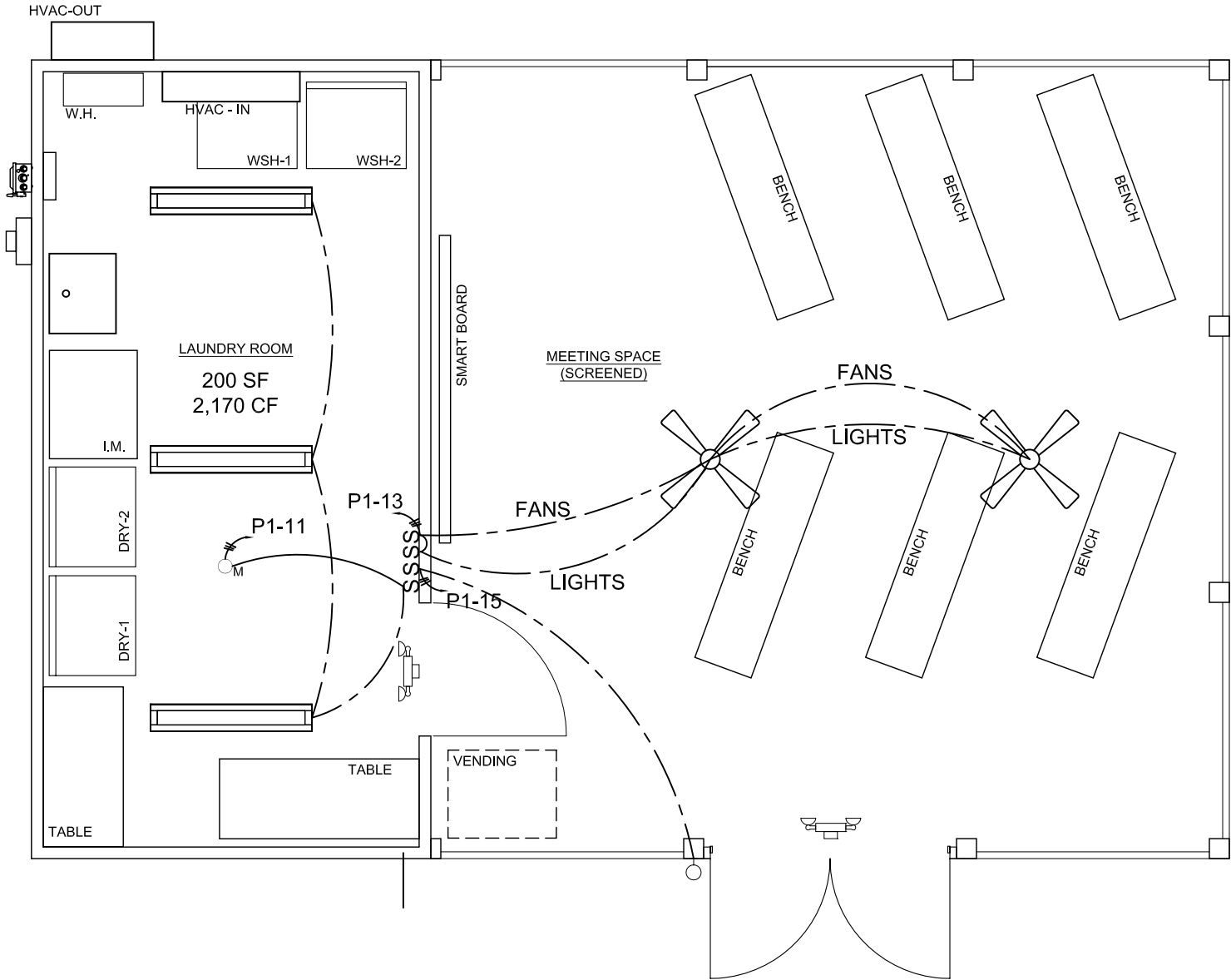
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ELECTRICAL LINE LEGEND	
<u>LINE</u>	<u>DESCRIPTION</u>
	LIGHT POWER LEG
	LIGHT SWITCH LEG
	RECEPTACLE POWER
	HOME RUN - # INDICATES CIRCUIT NO.

RESIDENTIAL SERVICES BUILDING 58 LACEWING RD. GEORGETOWN COUNTY PREPARED FOR USC PROJECT # H27-Z331-A REBID POWER PLAN																																																	
ADDITIONS, SUBMITTALS & REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11-1-11</td> <td>---</td> <td>---</td> <td>5</td> <td>11-1-11</td> <td>---</td> <td>---</td> </tr> <tr> <td>2</td> <td>11-1-11</td> <td>---</td> <td>---</td> <td>6</td> <td>11-1-11</td> <td>---</td> <td>---</td> </tr> <tr> <td>3</td> <td>11-1-11</td> <td>---</td> <td>---</td> <td>7</td> <td>11-1-11</td> <td>---</td> <td>---</td> </tr> <tr> <td>4</td> <td>11-1-11</td> <td>---</td> <td>---</td> <td>8</td> <td>11-1-11</td> <td>---</td> <td>---</td> </tr> </tbody> </table>										NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY	1	11-1-11	---	---	5	11-1-11	---	---	2	11-1-11	---	---	6	11-1-11	---	---	3	11-1-11	---	---	7	11-1-11	---	---	4	11-1-11	---	---	8	11-1-11	---	---
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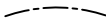
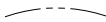
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ELECTRICAL SYMBOL LEGEND			
SYMBOL	ITEM	MAKE / MODEL	DESCRIPTION / COMMENTS
S	SWITCH	LEVITON / CS120-2W	SINGLE POLE SWITCH, 20A, 120V/277V
	SUSPENDED LIGHT FIXTURE	LITHONIA / GRAD LINEAR	FIXTURE, LED GRAD LINEAR, GRD-ID1500LMF-Q/100-120-80-35K, 4FT SECTION, SUSPENDED AT MINIMUM 8'-0" ABOVE FINISH FLOOR
	EXTERIOR LIGHT FIXTURE	EATON / IB-Q-100-120-5112	EXTERIOR LIGHT, 100W, 120V
	DUPLEX RECEPTACLE	LEVITON / 5352-W	RECEPTACLE DUPLEX, 20A, 125V, NEMA 5-20R
	GROUND FAULT CURRENT INTERRUPT RECEPTACLE	LEVITON / G 5362-W	RECEPTACLE DUPLEX, GROUND FAULT CURRENT INTERRUPT, 20A, 120V, NEMA 5-20R, WATER-RESISTANT, HEAVY-DUTY
	240V RECEPTACLE	LEVITON / 5207	RECEPTACLE, 30A, 125/250V, STRAIGHT BLADE, NEMA 10-30R
	OCCUPANCY SENSOR	WATTSTOPPER / CI-355	PASSIVE INFRARED OCCUPANCY SENSOR, 120V
	DISCONNECT SWITCH	TBD	200A, 240VAC/DC, 1PH/3W, DISCONNECT SWITCH, MIN. NEMA 3R
	PANEL BOX	TBD	PANEL, 200A, 120/240V, 1PH/3W
	METER	TBD	SINGLE SOCKET, 200A, 1PH/3W
	EXIT SIGN	COOPER / APC7R	EXIT SIGN, 120V W/ BATTERY BACK UP, RED LETTERS
	CEILING FAN & LIGHT	TBD	OUTDOORS RATED CEILING FAN & LIGHT COMBINATION



LIGHTING PLAN

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

ELECTRICAL LINE LEGEND	
LINE	DESCRIPTION
	LIGHT POWER LEG
	LIGHT SWITCH LEG
	RECEPTACLE POWER
	HOME RUN - # INDICATES CIRCUIT NO.

RESIDENTIAL SERVICES BUILDING

58 LACEWING RD.
GEORGETOWN COUNTY

PREPARED FOR
USC PROJECT # H27-Z331-A

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LIGHTING PLAN

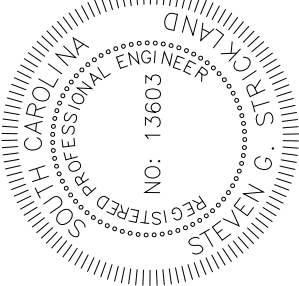
ADDITIONS, SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/11/24		--	5	11/11/24		--
2	11/11/24		--	6	11/11/24		--
3	11/11/24		--	7	11/11/24		--
4	11/11/24		--	8	11/11/24		--

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GENERAL ELECTRICAL NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL MATERIAL AND EQUIPMENT IN A NEAT AND WORKMANLIKE WAY. INSTALLATIONS SHALL COMPLY WITH THE CURRENT EDITION OF THE NATIONAL ELECTRIC CODE (NEC), THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA), AND ANY OTHER LOCAL CODE HAVING JURISDICTION
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND NOTED ON THE DRAWINGS. ANY DEVIATION FROM THE DRAWINGS SHALL BE APPROVED BY THE OWNER OR ENGINEER.
- ALL WORK SHALL BE COORDINATED WITH THE OTHER TRADES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL HIS TOOLS, DEBRIS, AND GENERAL CLEANUP FROM HIS WORK.
- THE ELECTRICAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING OF BUILDING MATERIALS REQUIRED FOR THE INSTALLATION HIS WORK.
- EXACT MOUNTING HEIGHTS AND LOCATIONS OF ALL NEW POWER OUTLETS, DATA OUTLETS, AND TELEPHONE OUTLETS SHALL BE CONFIRMED WITH OWNER, FURNITURE SUPPLIER, AND ARCHITECT BEFORE ROUGH-IN.
- ALL EXTERIOR DUPLEX RECEPTACLES SHALL HAVE WATERPROOF COVERS.
- PROVIDE DISCONNECT AT EXTERIOR HVAC LOCATION. PROVIDE DISCONNECT AT INTERIOR AIR HANDLERS LOCATION.
- ALL PENETRATIONS IN A FIRE RATED ASSEMBLY MUST MEET IBC 712.3.
- ALL EXTERIOR ELECTRICAL PANELS AND BOXES TO BE NEMA 3R.
- ALL EXTERIOR LIGHTING TO BE APPROVED FOR DAMP LOCATIONS.
- FOR CLEAN POWER SYSTEMS FOR COMPUTERS AND ALL OTHER SENSITIVE ELECTRONIC SYSTEMS OR DEVICES REQUIRING A CLEAN GROUND AS INDICATED ON PLAN, PROVIDE A SEPARATE INSULATED GROUNDING CONDUCTOR IN EACH CONDUIT. GROUND TO BE #12 MINIMUM OR AS SHOWN ON DRAWINGS. GROUND AT CLEAN PANEL GROUND ONLY, NOT TO BUILDING STRUCTURE OR THE CONDUIT SYSTEM. PROVIDE ISOLATED/ INSULATED GROUND BUS IN THE DESIGNATED PANEL(S). COMPUTER RECEPTACLES SHALL BE 2 POLE, 3 WIRE, 115 VOLTS, 20 AMPERES. THE GROUND MUST BE INSULATED FROM THE MOUNTING HARDWARE.
- ALL RACEWAYS SHALL BE RUN CONCEALED IN CEILING, WALLS OR FLOOR SLABS. ALL EXPOSED, EXTERIOR, PVC CONDUIT TO BE SCHEDULE 80. ALL UNDERGROUND, PVC CONDUIT TO BE SCHEDULE 40 MIN.
- IN GENERAL, CONDUIT RUNS BETWEEN PULL BOXES SHALL NOT EXCEED THE EQUIVALENT OF TWO 90 DEGREE BENDS AND IN NO CASE EXCEED THREE EQUIVALENT 90 DEGREE BENDS. IN LONG STRAIGHT CONDUIT RUNS LOCATE PULL BOXES AT 100 FOOT INTERVALS. INSTALL ELECTRICAL BOXES AS SHOWN ON DRAWINGS, AND AS REQUIRED FOR SPLICES, TAPS, WIRE PULLING, EQUIPMENT CONNECTIONS, AND REGULATORY REQUIREMENTS. USE CAST BOXES IN MANHOLE AND IN OUTSIDE LOCATIONS.
- ALL CONDUCTORS TO BE SOFT DRAWN COPPER WITH 600 VOLT INSULATION MINIMUM SIZE TO BE #12 AWG. WIRE SIZED #10 AWG AND SMALLER SHALL BE SOLID COPPER WITH TYPE 'THWN' OR 'THHN' INSULATION. CABLE SIZED #8 AND LARGER SHALL BE STRANDED COPPER WITH TYPE 'THWN' OR 'XHHW' INSULATION EXCEPT WHERE NOTED OTHERWISE. ALL WIRING SHALL BE INSTALLED IN CONDUIT. COMPLETELY SWAB RACEWAYS BEFORE INSTALLING CONDUCTORS.
- PROVIDE CONNECTIONS TO ALL EQUIPMENT, MOTORS, ETC. FURNISHED BY OTHERS TO MAKE A COMPLETE, WORKING INSTALLATION.
- INSTALL WIRE MARKERS ON EACH CONDUCTOR IN PANEL BOARD GUTTERS, PULL BOXES, OUTLET, AND JUNCTION BOXES, AND AT LOAD CONNECTIONS.
 - USE BRANCH CIRCUIT OR FEEDER NUMBER TO IDENTIFY POWER AND LIGHTING CIRCUITS.
 - USE CONTROL WIRE NUMBER AS INDICATED ON SCHEMATIC AND INTERCONNECTION DIAGRAMS TO IDENTIFY CONTROL WIRING.
- PROVIDE A TYPEWRITTEN PANEL SCHEDULE FOR EACH PANEL USED IN THIS PROJECT.
- PROVIDE DUCT DETECTOR, AIR HANDLER SHUTDOWN, AND INDICATION PER LOCAL CODES AND NFPA 90A.
- ALL EMERGENCY AND EXIT LIGHTS SHALL HAVE BATTERY BACKUP AND BE ON SEPARATE LOCKED CIRCUITS.
- WHEN INSTALLING LIGHT FIXTURES IN AN INSULATED CEILING, PROVIDE A WIRE CAGE OVER THE FIXTURE TO KEEP INSTALLATION 6" OFF THE FIXTURE.
- THE ELECTRICAL CONTRACTOR SHALL MAKE ALL NECESSARY TESTS TO INSURE THAT THE ENTIRE INSTALLATION IS FREE FROM IMPROPER GROUNDS AND FROM SHORTED AND/OR OPEN CIRCUITS. VOLTAGE AND CURRENT TESTS SHALL BE MADE BEFORE ANY CIRCUITS ARE PLACED IN OPERATION.
- IT IS THE INTENT OF THIS SPECIFICATION FOR THE CONTRACTOR TO PROVIDE A COMPLETE AND OPERABLE ELECTRICAL SYSTEM WITHOUT ANY EXCEPTIONS. IN THE UNLIKELY CASE WHERE THESE PLANS AND SPECIFICATIONS SHOW OTHERWISE DUE TO ERRORS OR OMISSIONS THE CONTRACTOR SHALL PROVIDE A LIST OF EXCEPTIONS WITH HIS BID. OTHERWISE, EXTRAS DURING CONSTRUCTION WILL NOT BE ALLOWED IN ORDER TO PROVIDE A COMPLETE AND OPERABLE ELECTRICAL SYSTEM.
- APPLY AND ARRANGE FOR ELECTRICAL SERVICE FROM POWER COMPANY TO NEW BUILDING.
- MATERIALS OTHER THAN THOSE SPECIFIED OR PRE-APPROVED AS LISTED ON THE DRAWINGS AND SPECIFICATIONS, SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW NOT LESS THAN TEN WORKING DAYS PRIOR TO THE PROJECT BID DATE. SUBMITTALS MUST INCLUDE COMPLETE CATALOG NUMBERS AND SPECIFICATION SHEETS.
- ALL BRANCH CIRCUITS THAT SUPPLY CEILING FANS, SMOKE DETECTORS, AND 125-VOLT, SINGLE-PHASE, 15 AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

PANEL- P1									
TYPE		PLUG-IN	MOUNTING		SURFACE	ENCLOSURE		NEMA- 1	PHASE 1
VOLTS		120/240	MAIN		200A MAIN	FRAME		200A	SHORT CIR.RATING
									10,000
									RMS SYM MIN
CKT. NO.	CKT. BKR. TRIP	DESCRIPTION	PHASE/LOADING		A B	PHASE/LOADING		A B	DESCRIPTION
			A	B		A	B		
1	30/2	HVAC - TOSHIBA	3.9			3.5			WATER HEATER
3				3.9			3.5		
5	30/2	DRYER NO. 1	5.6			5.6			DRYER NO. 2
7				5.6			5.6		
9	20/1	ICE MACHINE	0.6			1.2			VENDING MACHINE
11	20/1	LIGHTS (LAUNDRY)		0.2			.4		RECP (TABLE)
13	20/1	LIGHTS (MEETING)	XX			.6			RECP (SMART BOARD)
15	20/1	LIGHTS (EXTERIOR)		XX			1.2		RECP (MEETING)
17	20/1	WASHER NO. 1	1.8			-			
19	20/1	WASHER NO. 2		1.8		-			
21	-		-			-			
23	-		-			-			
25	-		-			-			
27	-		-			-			
29	-		-			-			
31	-		-			-			
33	-		-			-			
35	-		-			-			
37	-		-			-			
39	-		-			-			
41	-		-			-			
SUBTOTAL			12.2	11.7		10.9	10.7		
TOTAL PANEL LOAD:			AØ23.1 KVA		BØ22.4 KVA			NEUTRAL TERMINAL BAR	
NOTES:								GROUND TERMINAL BAR	

FUTURE OFFICE SPACE / WAREHOUSE LOAD CALCULATIONS:

RECEPTACLE CONNECTED LOAD: 2.2 KVA

CONTINUOUS LOADS
GENERAL LIGHTING LAUNDRY: (128 * 3.5) = 0.5 KVA
GENERAL LIGHTING MEETING: (244 * 3.5) = 0.9 KVA
WATER HEATER: 7.0 KVA
CONTINUOUS LOADS: (1.8 KVA * 1.25) = 2.3 KVA

HEAT PUMP LOADS / HEATERS
HEAT PUMP: 7.8 KVA

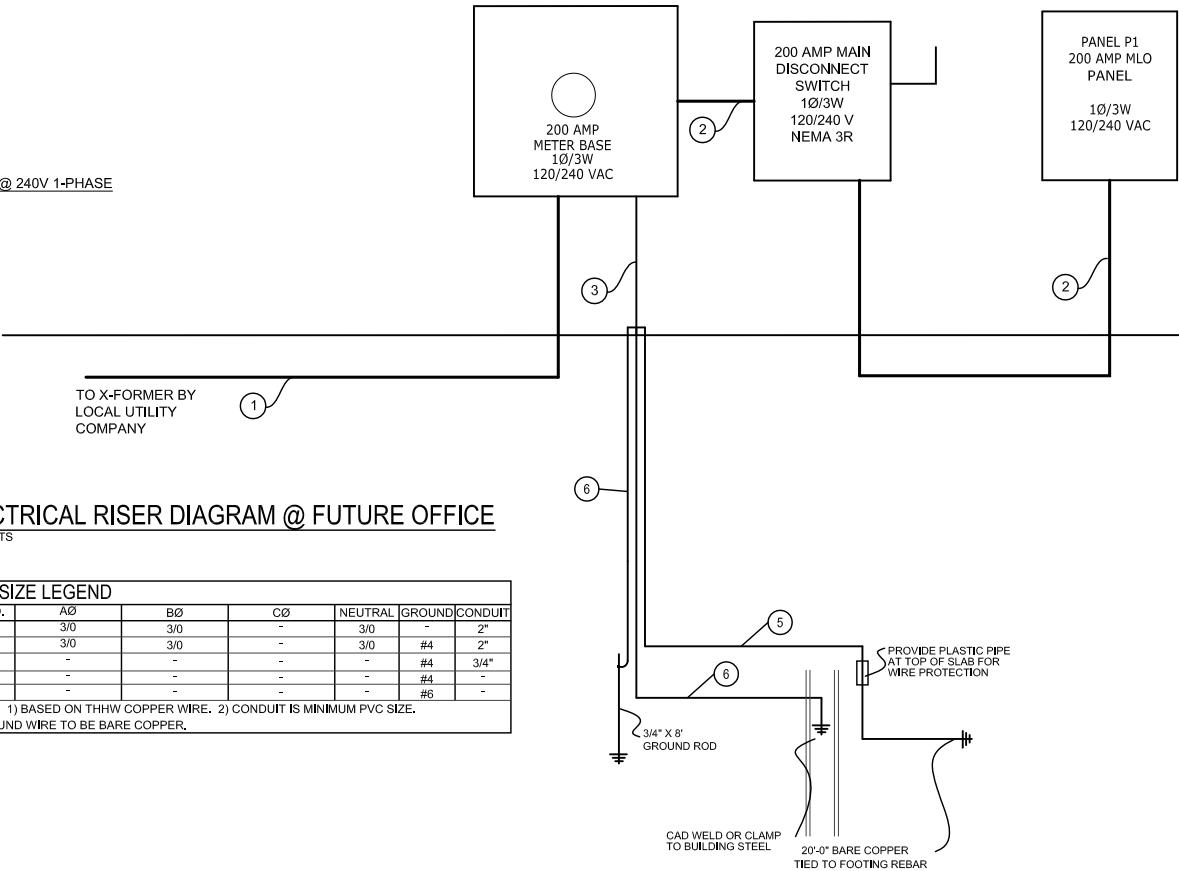
TOTAL LOAD: 2.3 + 9. + 2.3 + 7.8 = 18.6 KVA = 78 AMP @ 240V 1-PHASE

ELECTRICAL RISER DIAGRAM @ FUTURE OFFICE

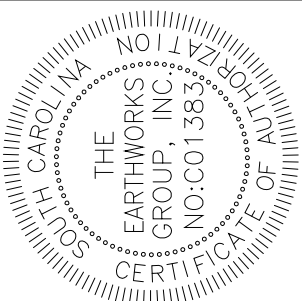
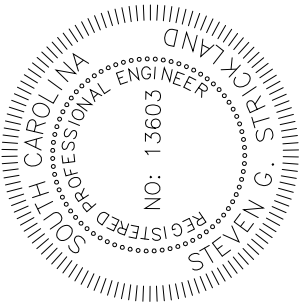
SCALE: NTS

WIRE SIZE LEGEND					
TAG NO.	AØ	BØ	CØ	NEUTRAL	GROUND/CONDUIT
1	3/0	3/0	-	3/0	- 2"
2	3/0	3/0	-	3/0	#4 2"
3	-	-	-	-	#4 3/4"
4	-	-	-	-	#4 -
5	-	-	-	-	#6 -
NOTES: 1) BASED ON THHW COPPER WIRE. 2) CONDUIT IS MINIMUM PVC SIZE.					
3) GROUND WIRE TO BE BARE COPPER.					

MISC. EQUIPMENT USED FOR DESIGN PURPOSES	
ITEM	MAKE / MODEL
INSTANTANEOUS HOT WATER HEATER	BRADFORD WHITE / ES-3500-4-S-10
WASHING MACHINES	MAYTAG / MVW18CSB
DRYERS	MAYTAG / MDEG28PD
ICE MAKER	MANITOWOC / NEO 140
SMART BOARD	SMART / E70 IFP OR SMART BOARD / 6065



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GEORGETOWN COUNTY

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REBID
ELECTRICAL NOTES & DETAILS

ADDITIONS, SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	-/-/-	--	--	5	-/-/-	--	--
2	-/-/-	--	--	6	-/-/-	--	--
3	-/-/-	--	--	7	-/-/-	--	--
4	-/-/-	--	--	8	-/-/-	--	--

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