



AGENDA
TOWN OF FORT MILL
SPECIAL CALLED - HISTORIC REVIEW BOARD MEETING
August 23, 2016
****Spratt Building – 215 Main Street****
4:30 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. HRB Meeting: August 9, 2016 *[Page 2-5]*

OLD BUSINESS

1. Request for Certificate of Appropriateness *[Pages 6-8]*

Applicant Name: Carolina Crown
Owner Name: Carolina Crown, Inc.
Property Address: 227 Main Street
Purpose: Request to approve modifications to the front façade, which were completed as emergency repair to the building
Zoning: LC / Historic

NEW BUSINESS

1. Request for Preliminary Certification (Bailey Bill) *[Pages 9-56]*

Applicant Name: Kuester Development Associates
Owner Name: Kuester Development Associates
Property Address: 202 & 206 Main Street
Purpose: Request to approve preliminary certification for the proposed rehabilitation of 202 & 206 Main Street (Knife Shop, Photography Studio, Comic Book Store)
Zoning: LC / Historic

ADJOURN

MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD MEETING
August 9, 2016
Town Hall, 112 Confederate Street
4:30 PM

Present: Nik Radovanovic, Jonathan Mauney, Melissa White, Carolyn Blair, Chip Heemsoth, Assistant Planner Chris Pettit, Planning Director Joe Cronin

Absent: Dan Dodd, Louis Roman

Guests: Bill Reigel (Owner, 122 Confederate Street), Beth Reigel (Owner, 122 Confederate Street), Chelsea Sacks (Architect, 122 Confederate Street), Justin Smith (Architect, 122 Confederate Street)

CALL TO ORDER

Acting Chairman Heemsoth called the meeting to order at 4:30 p.m.

APPROVAL OF MINUTES

Mr. Mauney made a motion to approve the minutes from the July 12, 2016 meeting as presented. Ms. White seconded the motion. The motion passed with a vote of 5-0.

Ms. White made a motion to approve the minutes from the July 26, 2016 meeting as presented. Mr. Mauney seconded the motion. The motion passed with a vote of 5-0.

HISTORIC DISTRICT DESIGN GUIDELINES

1. **Request for Formal Endorsement of Final Draft – Town of Fort Mill Historic District Design Guidelines – Noré Winter, Winter & Co.:** Assistant Planner Pettit introduced Noré Winter with Winter and Co., the consultants for the town’s Historic District Design Guidelines project. Mr. Winter, via a GoToMeeting presentation, provided an overview of the changes made from the first draft of the design guidelines that were incorporated into the final draft, which primarily were housekeeping type items for cleaning up the draft. Assistant Planner Pettit and Planning Director Cronin went over a few additional changes that staff would request be incorporated into the final draft, including adding language regarding the grant funding of the project and providing revisions to the document’s appendices. There being no further discussion, Acting-Chairman Heemsoth called for a motion. Ms. Blair made a motion to formally endorse the final draft of the Historic District Design Guidelines with changes as requested by staff. Mr. Radovanovic seconded the motion. The motion passed by a vote of 5-0.

Assistant Planner Pettit requested, if there was no objection, to move Old Business Item #1 to the end of the agenda. There being no objection, the item was moved to the end of the agenda.

NEW BUSINESS

1. **Request for Certification of Appropriateness: 122 Confederate Street:** Assistant Planner Pettit provided a brief overview of the applicants three requests: to replace the existing wood siding on the home with fiber-cement “HardiePlank” siding, to demolish the existing carport structure at the end of the driveway, and to construct a new attached garage at the end of the driveway.

Mr. Heemsoth questioned whether HardiePlank was approved previously for this structure, to which Assistant Planner Pettit noted that a previous addition to the rear of the structure was approved with a HardiePlank material.

Mr. Radovanovic questioned the applicant as to what the reasoning was for requesting the HardiePlank as opposed to replacing with wood siding, to which Mr. Reigel noted that it was for consistency as approximately 40% of the house is already HardiePlank in addition to the reason that HardiePlank is an easier material to maintain. Mr. Radovanovic questioned whether the applicant had considered Hardie’s artisan material, which is 5/8” in thickness and would provide more realistic shadow lines, to which Mr. Reigel noted that they had not considered it and Chelsea Sacks, one of the architects, noted that it would not match the existing HardiePlank material on the home.

Ms. Blair questioned how much further forward the new garage would be than the existing carport, to which Ms. Sacks, noted that it would come forward approximately 10’.

Assistant Planner Pettit questioned whether the circular attic vents, a key design element on the house, would remain with the renovation, to which Mr. Reigel noted that they would remain. Assistant Planner Pettit questioned whether any other architectural features would be removed, to which Mr. Reigel noted that no architectural features would be removed.

Mr. Radovanovic noted that if historic preservation was the goal, that replacement with wood would be the ideal material. Ms. Reigel noted that the look of the house would not be changing, to which Mr. Radovanovic respectfully disagreed.

Mr. Radovanovic questioned whether any trim would be replaced, to which Mr. Reigel noted that there would replacement of trim with a synthetic material.

Mr. Reigel passed around a sample piece of the HardiePlank material for the board to see. Mr. Radovanovic noted that for true historic preservation of the home, wood would be utilized for the renovation, however noting that he was sympathetic with the maintenance issue, and consistency issue with the existing HardiePlank.

Planning Director Cronin went over the use of substitute materials throughout several other jurisdictions, to which he noted that some jurisdictions allowed Hardie materials completely with others restricting use to non-primary and/or non-visible facades.

Assistant Planner Pettit provided an overview of the National Park Service's Preservation Briefs #16, which notes that substitute materials may be suitable on a case by case basis when appearance, physical properties, and the material performance match that of the original material. Mr. Radovanovic noted that those items would be met to some degree, but that all the points could be argued.

There being no further discussion, Acting-Chairman Heemsoth called for a motion. Ms. Blair made a motion to approve the three requests as presented. Ms. White seconded the motion. The motion as approved by a vote of 5-0.

2. **Request for Certification of Appropriateness: 227 Main Street:** Assistant Planner Pettit provided an overview of the request, the purpose of which was to approve modifications made to the front façade of the structure as emergency repairs to the building. Assistant Planner Pettit noted that the applicant was out of town and would not be available for discussion.

A discussion occurred on the change in design of the windows, which used to be one plate of glass whereas now it was replaced with two separated windows. The Board questioned whether they had the authority to require the windows to be put back to their original, pre-modified state, to which Planning Director Cronin noted that it would be within the Board's authority to do so. Planning Director Cronin noted that, even in emergency situations, a discussion should occur with staff before doing anything to ensure major issues don't arise out of the repair.

Staff noted that in the draft version of the upcoming budget, a façade improvement grant has been included, which could provide the applicant an opportunity to receive assistance in to make improvements to the façade.

Ms. Blair asked for clarification for what the request is, to which Assistant Planner Pettit noted at this time the request would be to approve the modifications as they were completed. Ms. Blair made a motion to deny the request for certificate of appropriateness,

which was to allow the modifications as is, and would request the applicant come back with a revised submission for discussion. Ms. White seconded the motion. The motion was approved by a vote of 5-0.

OLD BUSINESS

1. **Request for Certification of Appropriateness: Parking Lot Behind Main Street:**

Assistant Planner Pettit provided an overview of the request, the purpose of which was to revise a previously approved dumpster enclosure in the town's parking lot behind the north side of Main Street. Assistant Planner Pettit explained the changes made to the previous design, specifically noting that the town would want to include a side door to the enclosure which was not shown on the drawing.

Ms. Blair wanted to be sure that the wood, as shown on the revised plan, would be maintained, to which Assistant Planner Pettit noted that the town would either own the enclosure or have a maintenance agreement for whoever does own it.

Ms. Blair made a motion to approve the revision as submitted. Mr. Mauney seconded the motion. The motion was approved by a vote of 5-0.

There being no further business, the meeting was adjourned at 5:40 p.m.

Respectfully submitted,

Chris Pettit, AICP
Assistant Planner

Application for a Certificate of Appropriateness

Town of Fort Mill, South Carolina

Owner / Applicant Information:

Applicant Name: Carolina Crown

Mailing Address: 227-A Main St

Telephone Number: (803) 547-2270

Property Information:

Address: 227 Main St, Fort Mill, SC 29715

Current Zoning: N/A

Current Use of Property: Retail Store / Office

Submission Checklist

- Completed application*
- Drawings and specifications of proposed improvements*
- Site plan showing location of proposed improvements*
- Application fee (\$100 residential / \$250 non-residential)*

Additional materials may be required
*Required with submission

Work Summary: Please check all areas that apply to the proposed improvements

- | | | |
|---|---|--|
| <input type="checkbox"/> DEMOLITION | <input type="checkbox"/> NEW STRUCTURE | <input checked="" type="checkbox"/> EMERGENCY REPAIR |
| <input type="checkbox"/> GRAPHICS/SIGNAGE | <input checked="" type="checkbox"/> MAINTENANCE | |
| REHABILITATION | ADDITIONS TO EXISTING | SITE WORK |
| <input type="checkbox"/> Foundations | <input type="checkbox"/> Room addition | <input type="checkbox"/> Fence or wall |
| <input type="checkbox"/> Masonry | <input type="checkbox"/> Garage | <input type="checkbox"/> Site lighting |
| <input checked="" type="checkbox"/> Siding | <input type="checkbox"/> Porch or deck | <input type="checkbox"/> Street furniture |
| <input type="checkbox"/> Roof | <input type="checkbox"/> Greenhouse | <input type="checkbox"/> Special features |
| <input type="checkbox"/> Gutters/downspouts | <input type="checkbox"/> Dormer | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Chimney | <input type="checkbox"/> Skylight | <input type="checkbox"/> Walks, patios |
| <input type="checkbox"/> Doors/entrances | <input type="checkbox"/> Chimney | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Other | |
| <input type="checkbox"/> Porch | | |
| <input type="checkbox"/> Cornice/frieze | | |
| <input type="checkbox"/> Ornamentation | | |
| <input type="checkbox"/> Awning/canopy | | |
| <input type="checkbox"/> Storefront | | |
| <input type="checkbox"/> Color/painting | | |
| <input type="checkbox"/> Other | | |

APPLICATION CONTINUED ON NEXT PAGE

P.O. BOX 159 • 112 CONFEDERATE STREET • FORT MILL, SC 29715
TELEPHONE (803) 547-2116 • FAX (803) 547-2126

Explanation of Work: Please use the area below to provide a detailed explanation of the proposed work. When explaining the work, please provide information on the design, materials, colors, as well as installation/construction procedures. For example, when applying for a wall sign please provide detail on the design of the sign, what materials will be used, what colors will be used, and how will the sign will be affixed to the wall. Please attach continuation sheets as needed.

Building front in need of emergency repair involving windows on store front. Extreme roiting of
wood /metal frame around windows, whereby the glass panes cracked and became unsafe.
Wood siding also was also roited and was falling off the exterior.

Type of repair:

1) Installation of new anodized aluminum windows and door.

2) Removal of roited wood sidinf exposing the original brick front.

Acknowledgement of Requirements: The applicant acknowledges that the information provided is complete and that any exterior modification, except for ordinary maintenance or repair (not involving change in design, material, color, or outer appearance), shall not commence until the Historic Review Board approves the specific modification through a Certificate of Appropriateness. Additional permitting may be required prior to beginning work, including zoning review, stormwater/engineering review, building permitting, and business licensing. Please note, incomplete submissions will not be accepted.


Signature

7/6/2016

Date





Town of Fort Mill
Special Tax Assessment for Rehabilitated Historic
Properties (Bailey Bill)

Application for Preliminary Certification

The Town of Fort Mill Code of Ordinances authorizes a Special Tax Assessment for Rehabilitated Historic Properties that meet the criteria for eligibility. Upon Final Certification, eligible properties will receive a special assessment equal to the pre-rehabilitation value for a period of twenty years. The provisions of the Special Tax Assessment for Rehabilitated Historic Properties shall be administered pursuant to Chapter 2, Article IV, Division 3 of the Town of Fort Mill Code of Ordinances and Section 5-21-140 of the South Carolina Code of Laws, 1976, as amended. This application is used by the Town of Fort Mill for the purpose of granting Preliminary Certification to eligible properties. A separate application will be required for Final Certification once the rehabilitation work has been completed. Completed applications, including all required attachments, may be dropped off at Town Hall, 112 Confederate Street to the attention of Joe Cronin, Planning Director.

Property Information					
Name of Historic Property:		202-206 Main St			
Street Address:		"			
City:	Fort Mill	State:	SC	Zip Code:	29715
TM #:	-	Fair Market Value:	\$ 330,300		
How did you determine the fair market value of the property? (Select one. Please submit appropriate documentation with your application)		<input type="checkbox"/> Property appraisal completed by a real estate appraiser licensed by the State of South Carolina. <input type="checkbox"/> Sale price as delineated in a bona fide contract of sale within twelve months of the time the application is submitted <input checked="" type="checkbox"/> Most recent appraised value published by the York County Tax Assessor.			
Applicant Information					
Name of Property Owner:		Kuester Development			
Mailing Address:		127 Ben Casey Dr			
City:	Fort Mill	State:	SC	Zip Code:	29705
Phone:	(803) 598-7188	Fax:	() -	Email:	Chris@KuesterDev.com
Historic Designation					
Eligibility Requirements (Select one. If your property does not meet one of these criteria, you are not eligible for the Special Tax Assessment for Rehabilitated Historic Properties.)		<input checked="" type="checkbox"/> Property is listed on the National Register of Historic Places, individually or as a contributing property within a National Register Historic District. <input type="checkbox"/> Property is at least fifty (50) years old and has been determined to be eligible for listing on the National Register of Historic Places by the South Carolina Department of Archives and History. <input type="checkbox"/> Property is at least fifty (50) years old and is located within the Town of Fort Mill Historic Preservation District <input type="checkbox"/> Property was designated, by resolution, as eligible by town council pursuant to the eligibility criteria in Chapter 2, Article IV, Division 3, Sec. 2-201(b)(2)(b) of the Town of Fort Mill Code of Ordinances.			

Please provide a BRIEF overview of the historical significance of the building.		Buildings reflective of architecture of early 1900's. part of Historic Main St.	
In what year was the primary structure(s) built?		1900	
Have there been any major alterations or additions to the structure(s)? (Select one)		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please include the dates and description of any alterations.		Renovations/updates over last Century	
Project Information			
Project Start Date: (Month/Year)	10 / 16	Estimated Completion Date: (Month/Year)	06 / 17
Total Estimated Project Cost:		\$ 1.5 mil	
What type of improvements will be undertaken as part of this project? (Select all that apply. Please attach a detailed description of the work to be completed with your application.)		<input checked="" type="checkbox"/> Repairs to the exterior of the designated building. <input type="checkbox"/> Alterations to the exterior of the designated building. <input type="checkbox"/> New construction on the property on which the building is located, including site work. <input checked="" type="checkbox"/> Alterations to interior primary public spaces, as defined by the reviewing authority. <input checked="" type="checkbox"/> Any remaining work where the expenditures for such work are being used to satisfy the minimum expenditures for rehabilitation, including, but not limited to, alterations made to mechanical, plumbing and electrical systems.	
Required Attachments			
Applications will not be reviewed until all required attachments have been submitted.			
<input checked="" type="checkbox"/> Signed and completed Town of Fort Mill Application for Preliminary Certification. <input checked="" type="checkbox"/> A map showing the location of the property. <input checked="" type="checkbox"/> Color photographs showing the interior and exterior of the building, including, but not limited to, any areas to be rehabilitated. <input checked="" type="checkbox"/> A detailed description of proposed work. (If an application has been submitted for federal Investment Tax Credits, you may attach a copy of the proposed work from the federal form.) <input checked="" type="checkbox"/> Architectural floor plans showing the pre-rehabilitation conditions. <input checked="" type="checkbox"/> Architectural floor plans showing the proposed rehabilitation work. <input checked="" type="checkbox"/> Documentation of fair market value (a valid appraisal, contract of sale, or appraised value published by the York County Assessor are acceptable).			
Optional Attachments			
<input type="checkbox"/> There is a fee required for the review of rehabilitation work. The fee may be paid at the time the applicant applies for Preliminary <u>or</u> Final Certification; however, Final Certification will not be given until the fee has been paid in full. Fees shall be made payable to the Town of Fort Mill. The amount of the fee shall be as follows: <ul style="list-style-type: none"> ▪ For owner-occupied, non-income producing properties, the fee shall be \$150.00. ▪ For income-producing or non-owner occupied properties, the fee shall be \$300.00. 			

Under penalty of perjury, I certify that all information included in this application is true and correct. I understand that this property shall not be eligible for the Special Tax Assessment for Rehabilitated Historic Properties until final

certification has been granted by the Town of Fort Mill pursuant to Chapter 2, Article IV, Division 3 of the Town of Fort Mill Code of Ordinances and Section 5-21-140 of the South Carolina Code of Laws, 1976, as amended

Applicant Signature



Date

08/19/16

For Town of Fort Mill Office Use Only

- Completed application and all required attachments were received on 8-19-16.
- This property meets the Historic Designation Criteria of Chapter 2, Article IV, Division 3, Sec. 2-201(b)(2)(b) of the Town of Fort Mill Code of Ordinances.
- The work described in the application appears to meet the Standards for Rehabilitation of Chapter 2, Article IV, Division 3, Sec. 2-202(a) of the Town of Fort Mill Code of Ordinances.
- The total estimated project cost meets Minimum Expenditures for Rehabilitation requirements of Chapter 2, Article IV, Division 3, Sec. 2-202(c) of the Town of Fort Mill Code of Ordinances.
- Scheduled for Historic Review Board review on 8-23-16.
- Historic Review Board recommended ___ Approval ___ Denial on _____.
- Preliminary Certification ___ Granted ___ Denied on _____.
- Applicant notified on _____.

Application Processed by: Chris Pettit 

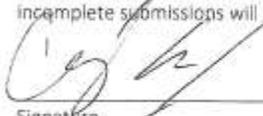
Notes:

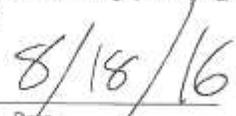
Date Received: _____
Historic Review Board Date: _____

Explanation of Work: Please use the area below to provide a detailed explanation of the proposed work. When explaining the work, please provide information on the design, materials, colors, as well as installation/construction procedures. For example, when applying for a wall sign please provide detail on the design of the sign, what materials will be used, what colors will be used, and how will the sign will be affixed to the wall. Please attach continuation sheets as needed.

202- 206 MAIN STREET WILL BE RENOVATED TO ACCOMMODATE A NEW USER. THESE RENOVATIONS
WILL BE COMPLETED UNDER THE GUIDELINES OF THE NATIONAL PARKS SERVICE HISTORIC
DESIGNATION AS WELL AS THE FORT MILL HISTORIC DISTRICT GUIDELINES. PHOTOS OF THE
STRUCTURES IN THEIR STATE HAVE BEEN USED AS A BASIS FOR EXTERIOR APPEARANCE. EVERY
EFFORT IS BEING USED TO MAINTAIN THE HISTORIC NATURE OF THE BUILDINGS IN ORDER
TO RECEIVE THE APPROPRIATE TAX CREDITS INVOLVED WITH THE PROJECT.

Acknowledgement of Requirements: The applicant acknowledges that the information provided is complete and that any exterior modification, except for ordinary maintenance or repair (not involving change in design, material, color, or outer appearance), shall not commence until the Historic Review Board approves the specific modification through a Certificate of Appropriateness. Additional permitting may be required prior to beginning work, including zoning review, stormwater/engineering review, building permitting, and business licensing. Please note, incomplete submissions will not be accepted.


Signature


Date

P.O. BOX 159 • 112 CONFEDERATE STREET • FORT MILL, SC 29715
TELEPHONE (803) 547-2116 • FAX (803) 547-2126













**202-206 MAIN STREET REHABILITATION –
CONSTRUCTION DOCUMENTS**

RENOVATIONS & UPFITS FOR 202, 204, 206 MAIN STREET FORT MILL, SC, 29715

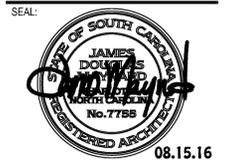


DRAWING INDEX

DESCRIPTION	DATE	OWNER REVIEW	PRICING REVIEW	CONSTRUCTION DOCUMENTS
GENERAL SHEETS				
G001 COVER SHEET, DRAWING INDEX	07/08/16			
G002 APPENDIX B	07/15/16			
G101 LIFE SAFETY PLANS	08/15/16			
G200 PARTITION TYPES				
DEMOLITION DRAWINGS				
D100 FOUNDATION LEVEL DEMOLITION FLOOR PLAN				
D101 MAIN LEVEL DEMOLITION FLOOR PLAN				
D102 UPPER LEVEL DEMOLITION FLOOR PLAN				
D201 EXTERIOR DEMOLITION ELEVATIONS				
D301 DEMOLITION BUILDING SECTIONS				
ARCHITECTURAL DRAWINGS				
A100 FOUNDATION LEVEL UPFIT PLAN				
A101 MAIN LEVEL UPFIT PLAN				
A102 UPPER LEVEL UPFIT PLAN				
A201 EXTERIOR ELEVATIONS				
A301 BUILDING SECTIONS				
A401 ENLARGED PLANS & DETAILS				
A402 ENLARGED SECTIONS				
PLUMBING DRAWINGS				
P101 PLUMBING SCHEDULES, NOTES, LEGENDS, & DETAILS				
P102 PLUMBING DETAILS				
P103 MAIN & UPPER LEVEL SANITARY WASTE PLAN				
P104 MAIN LEVEL WATER PIPING PLAN				
P105 MAIN & UPPER LEVEL GAS PIPING PLAN				
MECHANICAL DRAWINGS				
M101 MECHANICAL NOTES, SCHEDULES, & LEGEND				
M102 MECHANICAL DETAILS				
M103 MECHANICAL DETAILS				
M201 MECHANICAL 1ST FLOOR PLAN				
M202 MECHANICAL 2ND FLOOR PLAN				
ELECTRICAL DRAWINGS				
E101 ELECTRICAL SCHEDULES, LEGENDS AND NOTES				
E102 POWER RISER DIAGRAM				
E103 ELECTRICAL PANEL SCHEDULES				
E104 FIRST FLOOR PLAN - POWER				
E105 SECOND FLOOR PLAN - POWER				
E106 FIRST FLOOR PLAN - MECHANICAL POWER				
E107 SECOND FLOOR PLAN - MECHANICAL POWER				
E108 FIRST FLOOR PLAN - LIGHTING				
E109 SECOND FLOOR PLAN - LIGHTING				

SYMBOLS INDEX

SECTION	
DETAIL	
ROOM #	
ELEVATION	
COLUMN	
PARTITION TYPE	
FINISHES	
NOTE	
DOOR #	
STOREFRONT	
ELEVATION TAG	



PLUMBING, MECHANICAL, ELECTRICAL:
CHARLOTTE MECHANICAL ENGINEERING
1624-A CROSS BEAM DR.
CHARLOTTE, NC 28217 T. (704) 688-9320

PROJECT TITLE:

Renovations & Upfits for:
**202, 204, 206
Main Street**

Fort Mill, SC 29715

ISSUED FOR: CONSTRUCTION
ISSUE DATE: 08/15/16
REVISIONS:

PROJECT #: 2971504
DRAWN: JDM / LDS
CHECKED: JDM

DRAWING TITLE:

**COVER SHEET
DRAWING INDEX**

G001

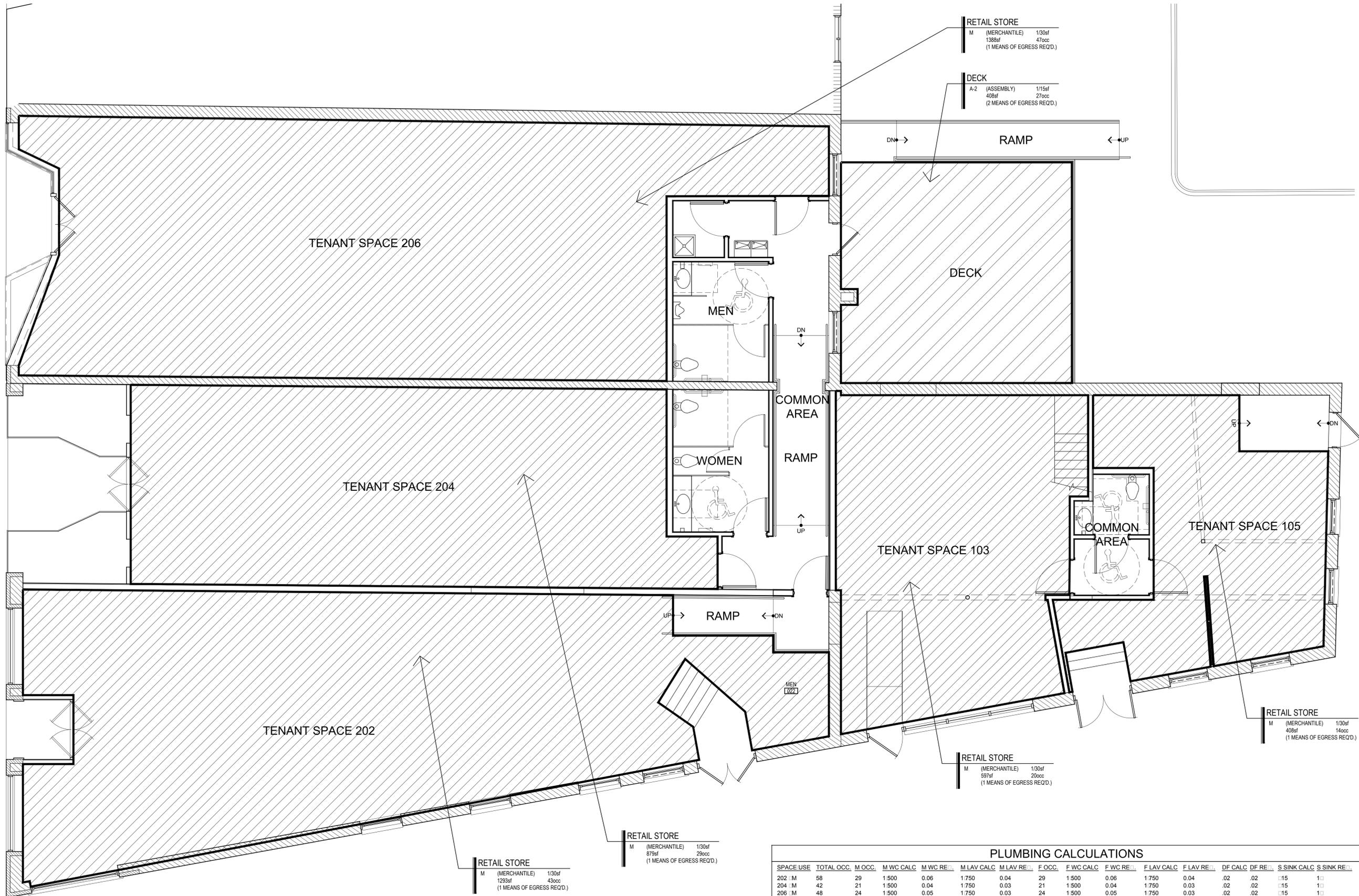
SEAL:



08.15.16



PLUMBING, MECHANICAL, ELECTRICAL:
CHARLOTTE MECHANICAL ENGINEERING
1624-A CROSS BEAM DR.
CHARLOTTE, NC 28217 T. (704) 688-9320



PROJECT TITLE:
Renovations & Upfits for:
**202, 204, 206
Main Street**

Fort Mill, SC 29715
ISSUED FOR: CONSTRUCTION
ISSUE DATE: 08/15/16
REVISIONS:

PROJECT #: 2971504
DRAWN: JDM / LDS
CHECKED: JDM

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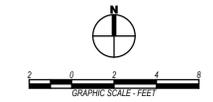
**LIFE SAFETY
PLANS**

G101

PLUMBING CALCULATIONS

SPACE/USE	TOTAL OCC.	M OCC.	M WC CALC	M WC RE	M LAV CALC	M LAV RE	F OCC.	F WC CALC	F WC RE	F LAV CALC	F LAV RE	DF CALC	DF RE	S SINK CALC	S SINK RE
202 M	58	29	1.500	0.06	1.750	0.04	29	1.500	0.06	1.750	0.04	.02	.02	.15	1.0
204 M	42	21	1.500	0.04	1.750	0.03	21	1.500	0.04	1.750	0.03	.02	.02	.15	1.0
206 M	48	24	1.500	0.05	1.750	0.03	24	1.500	0.05	1.750	0.03	.02	.02	.15	1.0
DECK A2	28	14	1.75	0.19	1.200	0.07	14	1.75	0.19	1.200	0.07	NR	NR	RE: D	1.0
TOTAL REQUIRED				0.34		0.17			0.34		0.17		.06		1 COMMON
TOTAL PROVIDED				2		1			2		1		2		1

MAIN LEVEL LIFE SAFETY PLANS 01
SCALE: 1/4" = 1'-0"



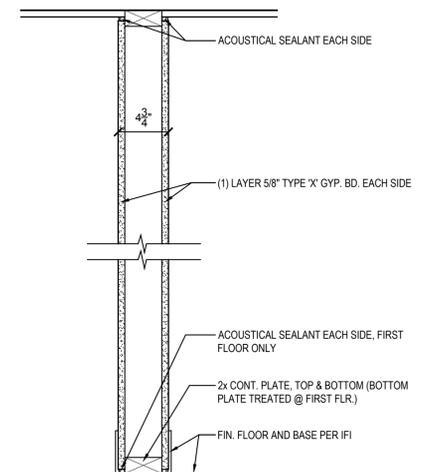
SEAL:



08.15.16



PLUMBING, MECHANICAL, ELECTRICAL:
CHARLOTTE MECHANICAL ENGINEERING
1624-A CROSS BEAM DR.
CHARLOTTE, NC 28217 T. (704) 688-9320



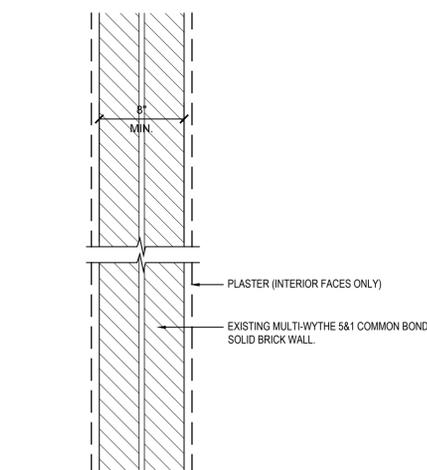
TYPICAL NEW INTERIOR PARTITION,
NON-BEARING, NON-RATED
PARTITION TYPE: 1B

NON-RATED, NON-BEARING, INTERIOR PARTITION
SCALE: 1 1/2" □ 1'-0"

UL DESIGN NO.: N/A
GA FILE NO.: N/A
STC RATING: 35-39

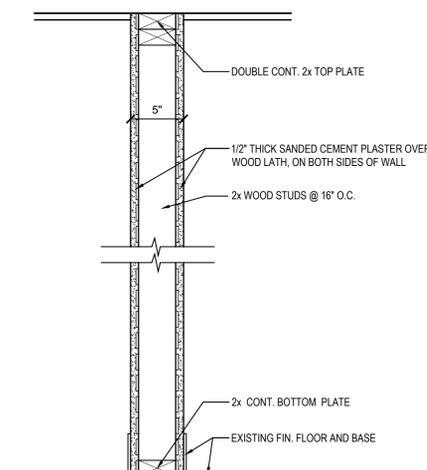
PROJECT TITLE:
Renovations & Upfits for:
**202, 204, 206
Main Street**

Fort Mill, SC 29715
ISSUED FOR: CONSTRUCTION
ISSUE DATE: 08/15/16
REVISIONS:



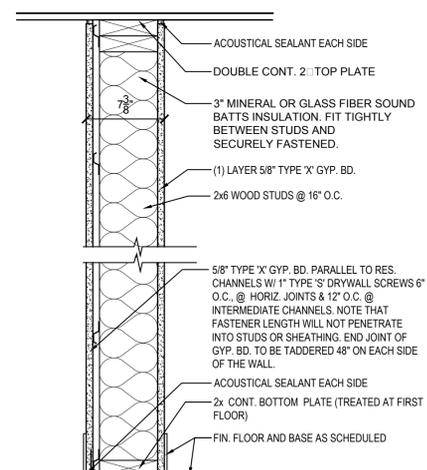
TYPICAL EXISTING BRICK WALL
PARTITION TYPE: 4A

2 - HR RATED, BEARING, INTERIOR PARTITION
SCALE: 1 1/2" □ 1'-0"
ARCHAIC DESIGN NO.: W-12-M-1
USDOC TRBM-44; F1.1.3, S3.2.1
STC RATING: 53



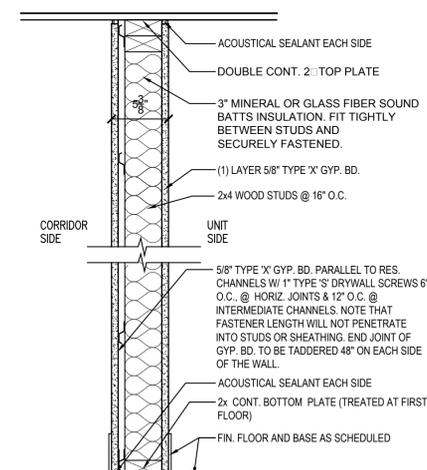
TYPICAL EXISTING DEMISING PARTITION
PARTITION TYPE: 3A

NON-RATED, BEARING, INTERIOR PARTITION
SCALE: 1 1/2" □ 1'-0"
DESIGN NO.: N/A
STC RATING: N/A



TYPICAL NEW TENANT PARTITION
PARTITION TYPE: 2A

1 - HR RATED, NON-BEARING, INTERIOR PARTITION
SCALE: 1 1/2" □ 1'-0"
UL DESIGN NO.: U309
GA FILE NO.: 3242
STC RATING: 50-54



TYPICAL NEW CORRIDOR PARTITION
PARTITION TYPE: 1A

1 - HR RATED, NON-BEARING, INTERIOR PARTITION
SCALE: 1 1/2" □ 1'-0"
UL DESIGN NO.: U309
GA FILE NO.: 3242
STC RATING: 50-54

PROJECT #: 2971504
DRAWN: JDM
CHECKED: JDM

DRAWING TITLE:
**PARTITION
TYPES / UL
ASSEMBLIES**

G200

GENERAL DEMOLITION NOTES

A. The demolition and removal work shall be performed as described in the Contract Documents. The work required shall be done with care, and shall include all required shoring, bracing, etc. The Contractor shall be responsible for any damage, which may be caused by demolition and removal work to any part or parts of existing structures or items designated for reuse or to remain. The Contractor shall perform patching, restoration and new work in accordance with the details shown on the Drawings. The Contractor shall review architectural plans, elevations, sections, and details to ascertain the extent of demolition required to achieve the desired design intent. Prior to starting of work, the Contractor shall provide a detailed description of methods and equipment to be used for each operation and the sequence thereof for review by the Engineer. The information contained in these demolition documents defines general scope only and does not relieve the contractor of the responsibility of providing all demolition required for the completion of the project.

B. The Contractor shall make such investigations, explorations and probes as are necessary to ascertain any required protective measures before proceeding with demolition and removal. The Contractor shall give particular attention to shoring and bracing requirements so as to prevent any damage to new or existing construction. Verify all applicable loading to existing floors and wall structures prior to demolition and/or cutting of new openings. It is the contractor's responsibility to provide adequate and safe shoring and structural support for floor and wall structures during selective demolition of masonry openings in existing bearing walls. The contractor shall verify all dimensions and existing conditions prior to start of work. Contractor shall immediately notify the architect and owner representative if discrepancies are found.

C. Hazardous Material. The Contractor may encounter hazardous material, including lead-based paint. All hazardous materials shall be addressed in accordance with OSHA and NCDENR requirements. Any

questionable materials shall be reported to the Architect immediately in the written form of an RFI. The Owner will sample and test materials. If deemed hazardous, the Owner will arrange abatement of the material. Verify with Architect the location of any lead-based paints that will not be removed and encapsulated as part of the renovation. All asbestos laden plaster and other hazardous material shall be removed by a qualified abatement specialist and disposed of according to state and federal regulations.

D. All debris resulting from the demolition and removal work shall be disposed of by the Contractor. Material designated by the Architect or Engineer to be salvaged shall be stored on the construction site as directed. Schedule a pre-demolition walkthrough with the Architect to identify artifacts that are to be salvaged. All other material shall be disposed of off site by the Contractor. Remove existing construction as designated herein and clear area of debris prior to proceeding with new construction. Existing equipment, casework, accessories, and furnishings and other debris removed shall be legally disposed.

E. Cutting, Patching, & Repair. Demolition drawings depict the general location of items to be demolished. Cutting and patching shall be provided as required to accommodate all of the new work requirements. Coordinate cutting and patching of concrete floors to accommodate the new plumbing work. The extent of the cutting and patching is shown on the architectural, plumbing and mechanical plans. The contractor shall be responsible for all cutting and patching required whether or not the specific activity is shown on demolition drawings. Repair all holes in masonry exterior as required by the removal of existing conduit, panels, or any other penetrations created by performing this work. All penetrations to be pointed with mortar to match existing mortar or brick. Any holes over 1/2 of a brick in size shall be replaced with a new full brick. New work shall align with, and match existing work except where otherwise dimensioned or detailed. Extensions of existing walls and patched wall openings shall

as a minimum, match the integrity of adjacent construction including level of finish unless indicated otherwise.

F. Existing Structures: Where parts of the adjacent structures are to be altered and/or impacted, demolish the portions to be removed, repair damage, and leave the structure in proper condition for the intended use. Remove concrete and masonry to the lines designated by drilling, chipping, or other suitable methods unless directed otherwise by Architect. Leave the resulting surfaces reasonably true and even, with sharp straight corners that will result in neat joints with new construction and be satisfactory for the purpose intended. Where alterations occur, or new and old work join, the Contractor shall cut, remove, plug, repair or remove the adjacent materials to the extent required by the construction conditions, so as to leave the altered work in as good a condition as practical. Partitions shown to be removed shall be removed for its full height, from finished floor or below to structure above unless otherwise noted.

G. Openings: All exterior windows and doors are to remain unless otherwise noted. Existing doors and windows shall be repaired or replaced if existing conditions warrant repair or replacement. The contractor shall be responsible for damage to existing doors and windows during construction. Contractor shall consult structural drawings for header or lintel requirements for all new openings or existing openings to be modified. Contractor shall evaluate lintels in existing openings for structural integrity. Contact Structural Engineer if existing structure is deficient and requires replacement. New openings through existing masonry walls shall have straight, clean edges cut along existing header and bed joints unless otherwise noted. New openings in masonry walls shall be provided with temporary structural support.

H. Temporary Protection: The Contractor shall provide, erect, and maintain, lights, barriers, weather

protection, warning signs and other items as required for proper protection of the public as well as workmen engaged in demolition operations. The Contractor shall also protect walls, windows, roofs, and other adjacent exterior construction that are to remain and that are exposed to building demolition operations. The Contractor shall remove temporary work, such as enclosures, signs, guards, and the like when such temporary work is no longer required or when directed at the completion of the work.

I. The Contractor shall not close or obstruct walkways or driveways and shall not store or place materials in walkways or driveways or other means of egress. The Contractor shall conduct operations with minimum traffic interference.

J. Existing Utilities: The Contractor shall visit the site and inspect the electrical, plumbing, fire protection, and mechanical systems to determine the extent of the work required. Materials designated to be salvaged by the Architect or Engineer shall be removed with care and stored on the construction site as directed. Consult the Artifacts Inventory Document for items to be salvaged and stored. Where existing elements are removed, patch or repair walls, floors, ceilings and/or roof where required to match existing construction. Care shall be taken to not remove utilities that are feeding the tenant spaces currently in operation. All demolition work shall be performed with "due care and diligence" in order to prevent arbitrary damage or interruption of service of concealed utilities intended to remain in service. Discovery of utilities or conditions located differently from that indicated or that are not identified, shall be reported to the architect. Contractor shall notify architect and owner representative of any area requiring demolition of installation of mechanical, plumbing, structural, or electrical items (including roof penetrations) not shown in these drawings. After such demolition and installation, patch or replace materials and finishes to match existing. Refer also to mechanical, electrical, and plumbing drawings for further information regarding demolition of mechanical, electrical and plumbing systems.

K. Coordinate de-energization and removal/disposal of all incoming utilities to be removed with local utility companies. Submit confirmation that services have been decommissioned in writing to the architect.

ii. Remove all electrical apparatus and associated components and properly dispose of from building, items to be removed include, but are not limited to, electrical panels, conduits, wiring boxes, receptacles, fixtures, switches, supports, miscellaneous devices, etc. Lighting lamp components and ballasts, and electronic equipment containing hazardous materials such as mercury, lead and PCBs (polychlorinated biphenyl) shall be properly handled, protected, stored and disposed of in accordance with all environmental, safety, and governmental regulations related to these items.

iii. Remove existing gas piping, regulators, meters, etc. within the buildings. Coordinate work with local gas utility company. Gas piping to be abandoned in place shall be purged then capped and sealed with same materials as existing piping.

iv. Remove existing domestic water piping, meters, valves, etc. within the buildings. Coordinate work with local authorities. Domestic water piping abandoned in place shall be capped or plugged with same material as existing piping.

v. Existing sprinkler system and related components within the buildings are to remain in place. Do not remove unless directed by Architect.

vi. Remove existing sanitary sewer piping within the buildings. Coordinate work with local authorities. Sanitary sewer piping abandoned in place shall be capped or plugged with same material as existing piping. Remove all existing plumbing fixtures and cap all waste lines at existing and previously removed fixtures.

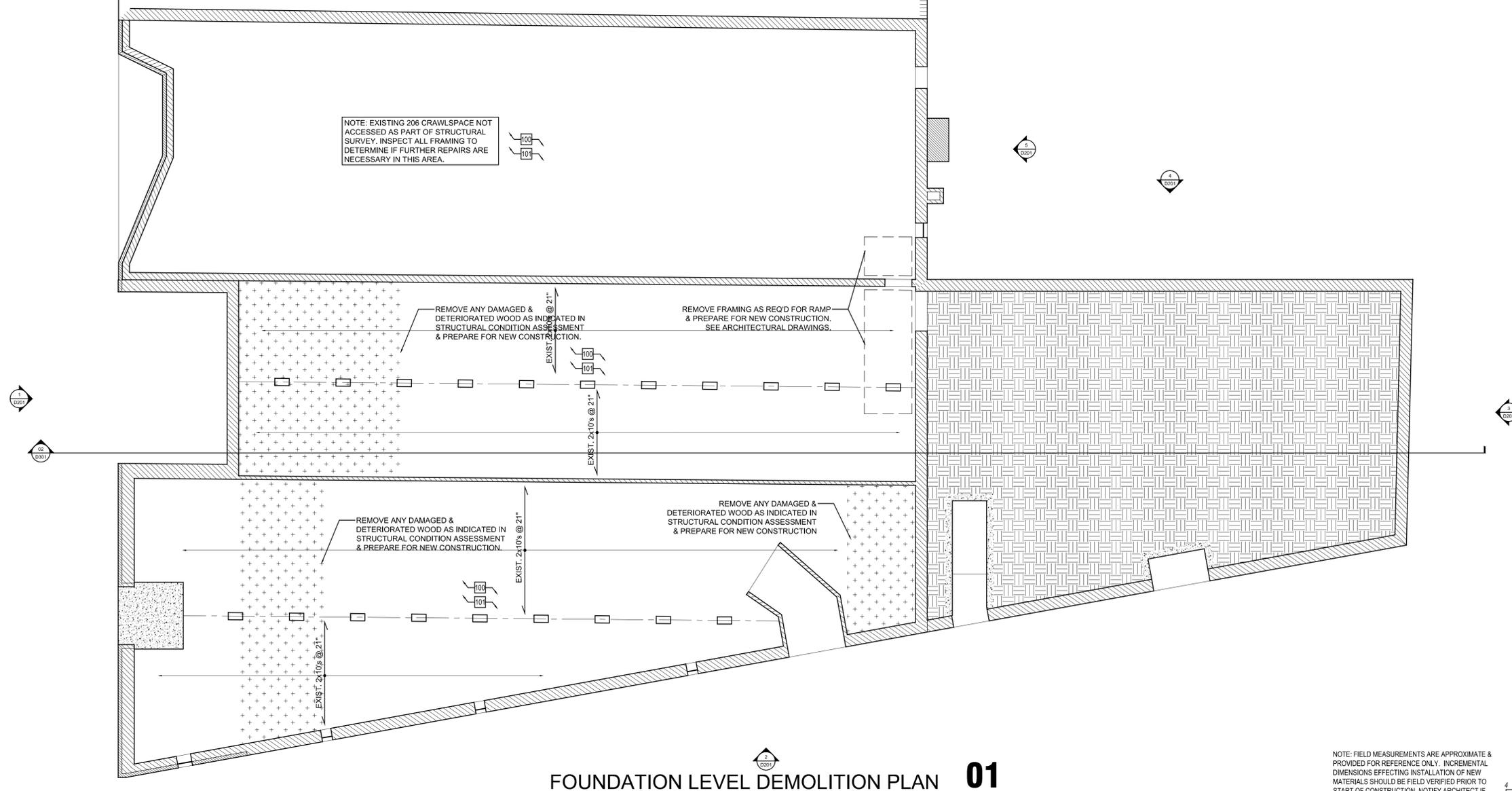
vii. Any existing storm drain piping to be removed shall be coordinated with local authorities.

Storm drain piping abandoned in place shall be capped or plugged with same material as existing piping.

viii. Any fees and/or permits required by local utilities and local jurisdiction associated with removal of existing equipment, piping, meters, etc. by this contractor shall be the responsibility of this contractor.

K. Artifacts: All of the existing doors and windows along with miscellaneous piping, panels and other artifacts are to be salvaged and stored on site as directed. See photo examples of artifacts to be salvaged. Not all artifacts are specifically identified. Before demolition work begins, Contractor shall clearly identify and tag all items to be salvaged. Care shall be taken in the removal, storage and catalogue of the artifacts. Components for each artifact shall be clearly labeled and stored together to allow assembly at a later date. Contact Architect if clarification is needed. Verify reusability of any miscellaneous items (mirrors, fixtures, woodwork, etc.) not specifically listed prior to removal/disposal to any landfill. Existing built-in items shown to be removed, cabinet, etc., shall be removed in their entirety including bases and furred soffits. All reusable items noted for demolition or cleanup that are not specifically listed otherwise, are to be donated to habit for humanity or other charity. Verify with owner prior to removal from site.

L. There may be existing tenants who will continue to occupy portions of the building(s) adjacent to the project area during the demolition work. Contractor shall minimize, as much as possible, the disturbance and the disruption to the tenants' daily operations during the course of this work. Contractor shall notify Architect of any necessary utility disruptions so work can be planned for a time when it is least disruptive to the Owners and tenants of the building.



FOUNDATION LEVEL DEMOLITION PLAN 01
SCALE: 3/16"=1'-0"

NOTE: FIELD MEASUREMENTS ARE APPROXIMATE & PROVIDED FOR REFERENCE ONLY. INCREMENTAL DIMENSIONS EFFECTING INSTALLATION OF NEW MATERIALS SHOULD BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT IF DISCREPANCIES GREATER THAN 1/2" ARE PRESENT.

DEMOLITION KEY NOTES:

- NOTES NOT SPECIFICALLY KEYED ON PLANS APPLY GENERALLY.
- SITE**
- SITE DEMOLITION - SEE CIVIL DRAWINGS
 - REMOVE EXISTING CONCRETE SLAB IN ITS ENTIRETY. SLOPE AND STABILIZE EARTH AND PREPARE GRADE FOR INSTALLATION OF LANDSCAPE FINISHES.
- FLOORS**
- REMOVE EXISTING FLOOR COVERING TO ORIGINAL HARDWOOD FLOORS.
 - EXISTING HARDWOOD FLOORING TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACE & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE ALL DAMAGED & LOOSE FLOORING. DENAIL LOOSE FLOORING IN GOOD CONDITION AND STACK NEATLY IN STAGING AREA FOR REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.
 - REMOVE PAINT, GLUE, LOOSE CONCRETE, AND OTHER FOREIGN MATERIALS FROM TOP OF SLAB AND CLEAN TO BARE CONCRETE. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. SEE SPECS FOR ADDITIONAL INFORMATION.
- WALLS**
- REMOVE EXISTING WALL COVERING, LOOSE PAINT, AND OTHER FOREIGN MATERIALS FROM EXISTING PLASTERED WALLS & PREPARE FOR RESTORATION. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN. SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAT ENABLES REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.

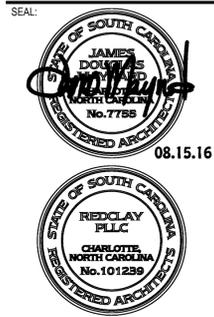
- REMOVE PAINT, LOOSE MASONRY, AND OTHER FOREIGN MATERIALS FROM FACE OF WALL AND CLEAN TO BARE BRICK. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. SEE SPECS FOR ADDITIONAL INFORMATION.
 - EXISTING BLACK GLASS WALL TILE & ALUMINUM TRIM TO REMAIN. PRESERVE AND PROTECT DURING DEMOLITION ACTIVITIES.
 - REMOVE EXISTING PORTION OF WALL AS SHOWN TO ALLOW FOR NEW OPENING. COORDINATE WITH NEW FLOOR PLAN.
 - REMOVE EXISTING WALL IN ITS ENTIRETY TO EXTENTS SHOWN. COORDINATE WITH NEW FLOOR PLAN.
 - EXISTING WOOD & GLASS PANEL WALL TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACE & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE ALL DAMAGED & LOOSE BOARDS. DENAIL LOOSE BOARDS IN GOOD CONDITION AND STACK NEATLY IN STAGING AREA FOR REUSE. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN. SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAT ENABLES REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.
 - EXISTING STUCCO OVER BRICK TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACE & CLEAN & PREPARE FOR FINISH. REMOVE ALL DAMAGED & LOOSE STUCCO. SEE SPECS FOR ADDITIONAL INFORMATION.
- CEILING**
- REMOVE EXISTING DROPPED AND/OR GULFED ACOUSTIC CEILING TILES AND ANY OTHER FOREIGN MATERIALS FROM ORIGINAL T&G WOOD CEILING & PREPARE FOR RESTORATION. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR.

- RESTORATION. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN. SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAT ENABLES REUSE.
 - EXISTING T&G WOOD CEILING TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACE & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE ALL DAMAGED & LOOSE BOARDS. DENAIL LOOSE BOARDS IN GOOD CONDITION AND STACK NEATLY IN STAGING AREA FOR REUSE. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN. SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAT ENABLES REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.
- ELEMENTS**
- EXISTING STAIRS & RAILINGS IF PRESENT TO REMAIN. REMOVE LOOSE PAINT AND OTHER FOREIGN MATERIALS FROM SURFACE & RAILINGS & PREPARE FOR RESTORATION. PREPARE CRACKED TREADS AND OTHER DAMAGE FOR PATCH AND REPAIR. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN. SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAT ENABLES REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.
 - REMOVE EXISTING STAIRS & RAILINGS IN ITS ENTIRETY TO EXTENTS SHOWN. COORDINATE WITH NEW FLOOR PLAN.
- OPENINGS**
- EXISTING DOOR, FRAME, & TRANSOM (IF PRESENT) TO BE RESTORED. PRESERVE AND PREPARE FOR INSTALLATION OF NEW WINDOWS IF EXISTING WINDOWS ARE NOT PRESENT. REFER TO ELEVATIONS FOR MORE INFORMATION.

- IS THE DISCRETION OF THE CONTRACTOR TO LEAVE AND RESTORE IN PLACE.
- DOOR SHOWN AS DEMO TO REMAIN IN PLACE UNTIL SWING IS REVERSED OR PERMANENTLY FIXED SHUT WHERE INDICATED. COORDINATE WITH NEW FLOOR PLAN. SEE ALSO NOTE 61.
- EXISTING DOOR & FRAME TO BE REMOVED IN ITS ENTIRETY. USABLE DOORS NOT NEEDED ON SITE TO BE SALVAGED FOR LATER REUSE. COORDINATE W/ OWNER. SEE SPECS FOR ADDITIONAL INFORMATION.
- EXISTING WOOD WINDOWS TO BE RESTORED. REMOVE LOOSE PAINT & GLAZING FROM SASHES & PREPARE FOR NEW FINISHES. HARVEST REUSABLE PANEES FOR REINSTALLATION DURING RESTORATION. WINDOW MAY BE RESTORED IN PLACE AT THE DISCRETION OF THE CONTRACTOR. PRESERVE AND PROTECT FROM DAMAGE IF REMOVED FROM FRAME. SEE SPECS FOR ADDITIONAL INFORMATION.
- EXISTING ALUMINUM STOREFRONT TO BE RESTORED. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACES & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE BROKEN GLASS PANEES & PROTECT DURING DEMOLITION ACTIVITIES.
- EXISTING ALUMINUM WINDOWS TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACES & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE BROKEN GLASS PANEES & PROTECT DURING DEMOLITION ACTIVITIES.
- REMOVE EXISTING WINDOW & BRICK INFILL IN ITS ENTIRETY. PROTECT BRICK TO REMAIN AS REQUIRED TO PREVENT FURTHER DAMAGE. REMOVE LOOSE MORTAR & PREPARE FOR INSTALLATION OF NEW WINDOWS IF EXISTING WINDOWS ARE NOT PRESENT. REFER TO ELEVATIONS FOR MORE INFORMATION.

- PLUMBING**
- REMOVE EXISTING PLUMBING FIXTURES (SINKS, TOILETS, TOILET PARTITIONS & ACCESSORIES). REMOVE EXISTING REUSABLE PLUMBING FIXTURES INTACT AND PLACE NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING. COORDINATE FINAL DISPOSITION W/ OWNER.
 - REMOVE EXISTING DOMESTIC WATER SUPPLY LINES THROUGHOUT STRUCTURE. COORDINATE ANY MAIN SUPPLIES TO BE LEFT IN PLACE WITH PLUMBING DRAWINGS & CONTRACTOR. SEPARATE DISSIMILAR MATERIALS AND STACK NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING BY LOCAL SALVAGE YARD.
 - REMOVE ALL EXISTING SANITARY DISPOSAL LINES THAT ARE NOT TO BE REUSED. COORDINATE WITH PLUMBING DRAWINGS. EXISTING VERTICAL CAST IRON LEADERS TO REMAIN UNLESS SPECIFIED OTHERWISE BY OWNER. SEPARATE DISSIMILAR MATERIALS AND STACK NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING BY LOCAL SALVAGE YARD.
- MECHANICAL**
- REMOVE HVAC SYSTEM THROUGHOUT ENTIRE BUILDING. SEPARATE DISSIMILAR MATERIALS AND STACK NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING BY LOCAL SALVAGE YARD.
- ELECTRICAL**
- REMOVE EXISTING WIRING WHERE FOUND THROUGH OUT BUILDING TO METER. COORDINATE EXISTENTS OF FEEDER WIRING TO REMAIN WITH ELECTRICAL DRAWINGS & CONTRACTOR. EXISTING CONDUIT, PANELS, & FUSE BOXES TO REMAIN IF REUSED.

- SEPARATE DISSIMILAR MATERIALS AND STACK NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING BY LOCAL SALVAGE YARD. HISTORIC LIGHT FIXTURES IF ENCOUNTERED SHOULD REMAIN IN PLACE UNTIL ASSESSMENT FOR REUSE IS PERFORMED.
- INTERSTITIAL SPACES**
- REMOVE ALL LOOSE DEBRIS & TRASH FROM ATTIC/CRAWLSPACE. INSPECT STRUCTURE FOR FUTURE WORK AND PROVIDE TEMPORARY SUPPORT FLOOR IF REQ'D. VERIFY ACCESS AS REQUIRED FOR INSTALLATION OF NEW CONSTRUCTION.
 - INSPECT & REMOVE DEBRIS FROM EXISTING ATTIC/CRAWLSPACE VENT OPENINGS. PREPARE OPENINGS FOR INSTALLATION OF NEW VENT SCREENING.



PLUMBING, MECHANICAL, ELECTRICAL:
CHARLOTTE MECHANICAL ENGINEERING
1624-A CROSS BEAM DR.
CHARLOTTE, NC 28217 T. (704) 688-9320

PROJECT TITLE:
Renovations & Upts for:
202, 204, 206
Main Street

Fort Mill, SC 29715
ISSUED FOR: CONSTRUCTION
ISSUE DATE: 08/15/16
REVISIONS:

PROJECT #: 2971504
DRAWN: JDM
CHECKED: JDM

DRAWING TITLE:
FOUNDATION
LEVEL
DEMOLITION
PLAN

D100

GENERAL DEMOLITION NOTES

A. The demolition and removal work shall be performed as described in the Contract Documents. The work required shall be done with care, and shall include all required shoring, bracing, etc. The Contractor shall be responsible for any damage, which may be caused by demolition and removal work to any part or parts of existing structures or items designated for reuse or to remain. The Contractor shall perform patching, restoration and new work in accordance with the details shown on the Drawings. The Contractor shall review architectural plans, elevations, sections, and details to ascertain the extent of demolition required to achieve the desired design intent. Prior to starting of work, the Contractor shall provide a detailed description of methods and equipment to be used for each operation and the sequence thereof for review by the Engineer. The information contained in these demolition documents defines general scope only and does not relieve the contractor of the responsibility of providing all demolition required for the completion of the project.

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D. All debris resulting from the demolition and removal work shall be disposed of by the Contractor. Material designated by the Architect or Engineer to be salvaged shall be stored on the construction site as directed. Schedule a pre-demolition walkthrough with the Architect to identify artifacts that are to be salvaged. All other material shall be disposed of off site by the Contractor. Remove existing construction as designated herein and clear area of debris prior to proceeding with new construction. Existing equipment, casework, accessories, and furnishings and other debris removed shall be legally disposed.

E. Cutting, Patching, & Repair: Demolition drawings depict the general location of items to be demolished. Cutting and patching shall be provided as required to accommodate all of the new work requirements. Coordinate cutting and patching of concrete floors to accommodate the new plumbing work. The extent of the cutting and patching is shown on the architectural, plumbing and mechanical plans. The contractor shall be responsible for all cutting and patching required whether or not the specific activity is shown on demolition drawings. Repair all holes in masonry exterior as required by the removal of existing conduit, panels, or any other penetrations created by performing this work. All penetrations to be pointed with mortar to match existing mortar or brick. Any holes over 1/2" of a brick in size shall be replaced with a new full brick. New work shall align with, and match existing work except where otherwise dimensioned or detailed. Extensions of existing walls and patched wall openings shall

as a minimum, match the integrity of adjacent construction including level of finish unless indicated otherwise.

F. Existing Structures: Where parts of the adjacent structures are to be altered and/or impacted, demolish the portions to be removed, repair damage, and leave the structure in proper condition for the intended use. Remove concrete and masonry to the lines designated by drilling, chipping, or other suitable methods unless directed otherwise by Architect. Leave the resulting surfaces reasonably true and even, with sharp straight corners that will result in neat joints with new construction and be satisfactory for the purpose intended. Where alterations occur, or new and old work join, the Contractor shall cut, remove, plug, repair or remove the adjacent materials to the extent required by the construction conditions, so as to leave the altered work in as good a condition as practical. Partitions shown to be removed shall be removed for its full height, from finished floor or below to structure above unless otherwise noted.

G. Openings: All exterior windows and doors are to remain unless otherwise noted. Existing doors and windows shall be repaired or replaced if existing conditions warrant repair or replacement. The contractor shall be responsible for damage to existing doors and windows during construction. Contractor shall consult structural drawings for header or lintel requirements for all new openings or existing openings to be modified. Contractor shall evaluate lintels in existing openings for structural integrity. Contact Structural Engineer if existing structure is deficient and requires replacement. New openings through existing masonry walls shall have straight, clean edges cut along existing header and bed joints unless otherwise noted. New openings in masonry walls shall be provided with temporary structural support.

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I. The Contractor shall not close or obstruct walkways or driveways and shall not store or place materials in walkways or driveways or on areas of egress. The Contractor shall conduct operations with minimum traffic interference.

J. Existing Utilities: The Contractor shall visit the site and inspect the electrical, plumbing, fire protection, and mechanical systems to determine the extent of the work required. Materials designated to be salvaged by the Architect or Engineer shall be removed with care and stored on the construction site as directed. Consult the Artifacts Inventory Document for items to be salvaged and stored. Where existing elements are removed, patch or repair walls, floors, ceilings and/or roof where required to match existing construction. Care shall be taken to not remove utilities that are feeding the tenant spaces currently in operation. All demolition work shall be performed with "due care and diligence" in order to prevent arbitrary damage or interruption of service of concealed utilities intended to remain in service. Discovery of utilities or conditions located differently from that indicated or that are not identified, shall be reported to the architect. Contractor shall notify architect and owner representative of any area requiring demolition of installation of mechanical, plumbing, structural, or electrical items (including roof penetrations) not shown in these drawings. After such demolition and installation, patch or replace materials and finishes to match existing. Refer also to mechanical, electrical, and plumbing drawings for further information regarding demolition of mechanical, electrical and plumbing systems.

K. Coordinate de-energization and removal/disposal of all incoming utilities to be removed with local utility companies. Submit confirmation that services have been decommissioned in writing to the architect.

ii. Remove all electrical apparatus and associated components and properly dispose of from building, items to be removed include, but are not limited to, electrical panels, conduits, wiring boxes, receptacles, fixtures, switches, supports, miscellaneous devices, etc. Lighting lamp components and ballasts, and electronic equipment containing hazardous materials such as mercury, lead and PCBs (polychlorinated biphenyl) shall be properly handled, protected, stored and disposed of in accordance with all environmental, safety, and governmental regulations related to these items.

iii. Remove existing gas piping, regulators, meters, etc. within the buildings. Coordinate work with local gas utility company. Gas piping to be abandoned in place shall be purged then capped and sealed with same materials as existing piping.

iv. Remove existing domestic water piping, meters, valves, etc. within the buildings. Coordinate work with local authorities. Domestic water piping abandoned in place shall be capped or plugged with same material as existing piping.

v. Existing sprinkler system and related components within the buildings are to remain in place. Do not remove unless directed by Architect.

vi. Remove existing sanitary sewer piping within the buildings. Coordinate work with local authorities. Sanitary sewer piping abandoned in place shall be capped or plugged with same material as existing piping. Remove all existing plumbing fixtures and cap all waste lines at existing and previously removed fixtures.

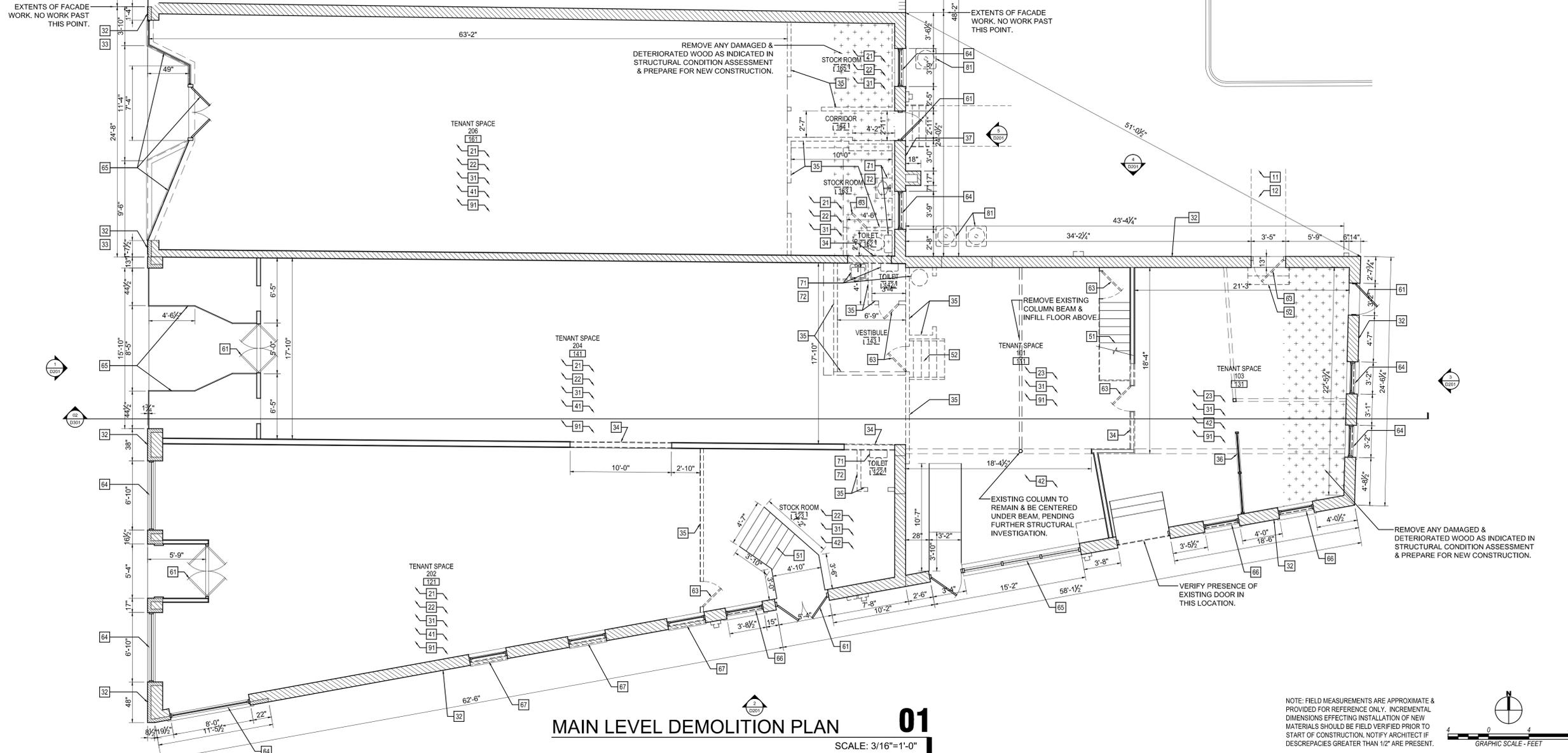
vii. Any existing storm drain piping to be removed shall be coordinated with local authorities.

Storm drain piping abandoned in place shall be capped or plugged with same material as existing piping.

viii. Any fees and/or permits required by local utilities and local jurisdiction associated with removal of existing equipment, piping, meters, etc. by this contractor shall be the responsibility of this contractor.

K. Artifacts: All of the existing doors and windows along with miscellaneous piping, panels and other artifacts are to be salvaged and stored on site as directed. See photo examples of artifacts to be salvaged. Not all artifacts are specifically identified. Before demolition work begins, Contractor shall clearly identify and tag all items to be salvaged. Care shall be taken in the removal, storage and catalogue of the artifacts. Components for each artifact shall be clearly labeled and stored together to allow reassembly at a later date. Contact Architect if identification is needed. Verify reusability of any miscellaneous items (mirrors, fixtures, woodwork, etc., not specifically listed prior to removal disposal to any landfill. Existing built-in items shown to be removed, cabinet, etc., shall be removed in their entirety including bases and furred soffits. All reusable items noted for demolition or cleanup that are not specifically listed otherwise, are to be donated to habit for humanity or other charity. Verify with owner prior to removal from site.

L. There may be existing tenants who will continue to occupy portions of the building(s) adjacent to the project area during the demolition work. Contractor shall minimize, as much as possible, the disturbance and the disruption to the tenants' daily operations during the course of this work. Contractor shall notify Architect of any necessary utility disruptions so work can be planned for a time when it is least disruptive to the Owners and tenants of the building.



MAIN LEVEL DEMOLITION PLAN 01
SCALE: 3/16"=1'-0"

DEMOLITION KEY NOTES:

- NOTES NOT SPECIFICALLY KEYED ON PLANS APPLY GENERALLY.
- SITE**
- SITE DEMOLITION - SEE CIVIL DRAWINGS
 - REMOVE EXISTING CONCRETE SLAB IN ITS ENTIRETY. SLOPE AND STABILIZE EARTH AND PREPARE GRADE FOR INSTALLATION OF LANDSCAPE FINISHES.
- FLOORS**
- REMOVE EXISTING FLOOR COVERING TO ORIGINAL HARDWOOD FLOORS.
 - EXISTING HARDWOOD FLOORING TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACE & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE ALL DAMAGED & LOOSE FLOORING. DENAIL LOOSE FLOORING IN GOOD CONDITION AND STACK NEATLY IN STAGING AREA FOR REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.
 - REMOVE PAINT, GLUE, LOOSE CONCRETE, AND OTHER FOREIGN MATERIALS FROM TOP OF SLAB AND CLEAN TO BARE CONCRETE. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. SEE SPECS FOR ADDITIONAL INFORMATION.
- WALLS**
- REMOVE EXISTING WALL COVERING, LOOSE PAINT, AND OTHER FOREIGN MATERIALS FROM EXISTING PLASTERED WALLS & PREPARE FOR RESTORATION. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN. SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAT ENABLES REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.

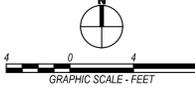
- REMOVE PAINT, GLUE, LOOSE MASONRY, AND OTHER FOREIGN MATERIALS FROM FACE OF WALL AND CLEAN TO BARE BRICK. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. SEE SPECS FOR ADDITIONAL INFORMATION.
 - EXISTING BLACK GLASS WALL TILE & ALUMINUM TRIM TO REMAIN. PRESERVE AND PROTECT DURING DEMOLITION ACTIVITIES.
 - REMOVE EXISTING PORTION OF WALL AS SHOWN TO ALLOW FOR NEW OPENING. COORDINATE WITH NEW FLOOR PLAN.
 - REMOVE EXISTING WALL IN ITS ENTIRETY TO EXTENTS SHOWN. COORDINATE WITH NEW FLOOR PLAN.
 - EXISTING WOOD & GLASS PANEL WALL TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACE & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE ALL DAMAGED & LOOSE BOARDS. DENAIL LOOSE BOARDS IN GOOD CONDITION AND STACK NEATLY IN STAGING AREA FOR REUSE. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN. SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAT ENABLES REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.
 - EXISTING STUCCO OVER BRICK TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACE & CLEAN & PREPARE FOR FINISH. REMOVE ALL DAMAGED & LOOSE STUCCO. SEE SPECS FOR ADDITIONAL INFORMATION.
- CEILING**
- REMOVE EXISTING DROPPED AND/OR GULFED ACOUSTIC CEILING TILES AND ANY OTHER FOREIGN MATERIALS FROM ORIGINAL T&G WOOD CEILING & PREPARE FOR RESTORATION. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR.

- RESTORATION. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN. SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAT ENABLES REUSE.
 - EXISTING T&G WOOD CEILING TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACE & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE ALL DAMAGED & LOOSE BOARDS. DENAIL LOOSE BOARDS IN GOOD CONDITION AND STACK NEATLY IN STAGING AREA FOR REUSE. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN. SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAT ENABLES REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.
 - ELEMENTS
 - EXISTING STAIRS & RAILINGS IF PRESENT TO REMAIN. REMOVE LOOSE PAINT AND OTHER FOREIGN MATERIALS FROM SURFACE & RAILINGS & PREPARE FOR RESTORATION. PREPARE CRACKED TREADS AND OTHER DAMAGE FOR PATCH AND REPAIR. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN. SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAT ENABLES REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.
 - EXISTING STAIRS & RAILINGS IN ITS ENTIRETY TO EXTENTS SHOWN. COORDINATE WITH NEW FLOOR PLAN.
- OPENINGS**
- EXISTING DOOR, FRAME, & TRANSOM (IF PRESENT) TO BE RESTORED. PRESERVE AND PROTECT FOR RESTORATION. IF DOOR IS TO BE REUSED IN ITS PRESENT LOCATION, IT

- IS THE DISCRETION OF THE CONTRACTOR TO LEAVE AND RESTORE IN PLACE.
- DOOR SHOWN AS DEMO TO REMAIN IN PLACE UNTIL SWING IS REVERSED OR PERMANENTLY FIXED SHUT WHERE INDICATED. COORDINATE WITH NEW FLOOR PLAN. SEE ALSO NOTE 61.
- EXISTING DOOR & FRAME TO BE REMOVED IN ITS ENTIRETY. USABLE DOORS NOT NEEDED ON SITE TO BE SALVAGED FOR LATER REUSE. COORDINATE W/ OWNER. SEE SPECS FOR ADDITIONAL INFORMATION.
- EXISTING WOOD WINDOWS TO BE RESTORED. REMOVE LOOSE PAINT & GLAZING FROM SASHES & PREPARE FOR NEW FINISHES. HARVEST REUSABLE PANEES FOR REINSTALLATION DURING RESTORATION. WINDOW MAY BE RESTORED IN PLACE AT THE DISCRETION OF THE CONTRACTOR. PRESERVE AND PROTECT FROM DAMAGE IF REMOVED FROM FRAME. SEE SPECS FOR ADDITIONAL INFORMATION.
- EXISTING ALUMINUM STOREFRONT TO BE RESTORED. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACES & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE BROKEN GLASS PANEES & PROTECT DURING DEMOLITION ACTIVITIES.
- EXISTING ALUMINUM WINDOWS TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACES & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE BROKEN GLASS PANEES & PROTECT DURING DEMOLITION ACTIVITIES.
- REMOVE EXISTING WINDOW & BRICK INFILL IN ITS ENTIRETY. PROTECT BRICK TO REMAIN AS REQUIRED TO PREVENT FURTHER DAMAGE. REMOVE LOOSE MORTAR & PREPARE FOR INSTALLATION OF NEW WINDOWS IF EXISTING WINDOWS ARE NOT PRESENT. REFER TO ELEVATIONS FOR MORE INFORMATION.

- PLUMBING**
- REMOVE EXISTING PLUMBING FIXTURES (SINKS, TOILETS, TOILET PARTITIONS & ACCESSORIES). REMOVE EXISTING REUSABLE PLUMBING FIXTURES INTACT AND PLACE NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING. COORDINATE FINAL DISPOSITION W/ OWNER.
 - REMOVE EXISTING DOMESTIC WATER SUPPLY LINES THROUGHOUT STRUCTURE. COORDINATE ANY MAIN SUPPLIES TO BE LEFT IN PLACE WITH PLUMBING DRAWINGS & CONTRACTOR. SEPARATE DISSIMILAR MATERIALS AND STACK NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING BY LOCAL SALVAGE YARD.
 - REMOVE ALL EXISTING SANITARY DISPOSAL LINES THAT ARE NOT TO BE REUSED. COORDINATE WITH PLUMBING DRAWINGS. EXISTING VERTICAL CAST IRON LEADERS TO REMAIN UNLESS SPECIFIED OTHERWISE BY OWNER. SEPARATE DISSIMILAR MATERIALS AND STACK NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING BY LOCAL SALVAGE YARD.
- MECHANICAL**
- REMOVE HVAC SYSTEM THROUGHOUT ENTIRE BUILDING. SEPARATE DISSIMILAR MATERIALS AND STACK NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING BY LOCAL SALVAGE YARD.
- ELECTRICAL**
- REMOVE EXISTING WIRING WHERE FOUND THROUGH OUT BUILDING TO METER. COORDINATE EXISTENTS OF FEEDER WIRING TO REMAIN WITH ELECTRICAL DRAWINGS & CONTRACTOR. EXISTING CONDUIT, PANELS, & FUSE BOXES TO REMAIN IF REUSED.

NOTE: FIELD MEASUREMENTS ARE APPROXIMATE & PROVIDED FOR REFERENCE ONLY. INCREMENTAL DIMENSIONS EFFECTING INSTALLATION OF NEW MATERIALS SHOULD BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT IF DISCREPACIES GREATER THAN 1/2" ARE PRESENT.



PLUMBING, MECHANICAL, ELECTRICAL:
CHARLOTTE MECHANICAL ENGINEERING
1624-A CROSS BEAM DR.
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PROJECT TITLE:
Renovations & Upts for:
202, 204, 206
Main Street

Fort Mill, SC 29715
ISSUED FOR: CONSTRUCTION
ISSUE DATE: 08/15/16
REVISIONS:

PROJECT #: 2971504
DRAWN: JDM
CHECKED: JDM

DRAWING TITLE:
MAIN LEVEL DEMOLITION PLAN

D101

GENERAL DEMOLITION NOTES

A. The demolition and removal work shall be performed as described in the Contract Documents. The work required shall be done with care, and shall include all required shoring, bracing, etc. The Contractor shall be responsible for any damage, which may be caused by demolition and removal work to any part or parts of existing structures or items designated for reuse or to remain. The Contractor shall perform patching, restoration and new work in accordance with the details shown on the Drawings. The Contractor shall review architectural plans, elevations, sections, and details to ascertain the extent of demolition required to achieve the desired design intent. Prior to starting of work, the Contractor shall provide a detailed description of methods and equipment to be used for each operation and the sequence thereof for review by the Engineer. The information contained in these demolition documents defines general scope only and does not relieve the contractor of the responsibility of providing all demolition required for the completion of the project.

B. The Contractor shall make such investigations, explorations and probes as are necessary to ascertain any required protective measures before proceeding with demolition and removal. The Contractor shall give particular attention to shoring and bracing requirements so as to prevent any damage to new or existing construction. Verify all applicable loading to existing floors and wall structures prior to demolition and/or cutting of new openings. It is the contractors responsibility to provide adequate and safe shoring and structural support for floor and wall structures during selective demolition of masonry openings in existing bearing walls. The contractor shall verify all dimensions and existing conditions prior to start of work. Contractor shall immediately notify the architect and owner representative if discrepancies are found.

C. Hazardous Material: The Contractor may encounter hazardous material, including lead-based paint. All hazardous materials shall be addressed in accordance with OSHA and NCDENR requirements. Any

questionable materials shall be reported to the Architect immediately in the written form of an RFI. The Owner will sample and test materials. If deemed hazardous, the Owner will arrange abatement of the material. Verify with Architect the location of any lead-based paints that will not be removed and encapsulated as part of the renovation. All asbestos laden plaster and other hazardous material shall be removed by a qualified abatement specialist and disposed of according to state and federal regulations.

D. All debris resulting from the demolition and removal work shall be disposed of by the Contractor. Material designated by the Architect or Engineer to be salvaged shall be stored on the construction site as directed. Schedule a pre-demolition walkthrough with the Architect to identify artifacts that are to be salvaged. All other material shall be disposed of off site by the Contractor. Remove existing construction as designated herein and clear area of debris prior to proceeding with new construction. Existing equipment, casework, accessories, and furnishings and other debris removed shall be legally disposed.

E. Cutting, Patching, & Repair: Demolition drawings depict the general location of items to be demolished. Cutting and patching shall be provided as required to accommodate all of the new work requirements. Coordinate cutting and patching of concrete floors to accommodate the new plumbing work. The extent of the cutting and patching is shown on the architectural, plumbing and mechanical plans. The contractor shall be responsible for all cutting and patching required whether or not the specific activity is shown on demolition drawings. Repair all holes in masonry exterior as required by the removal of existing conduit, panels, or any other penetrations created by performing this work. All penetrations to be pointed with mortar to match existing mortar or brick. Any holes over 1/2 of a brick in size shall be replaced with a new full brick. New work shall align with, and match existing work except where otherwise dimensioned or detailed. Extensions of existing walls and patched wall openings shall

as a minimum, match the integrity of adjacent construction including level of finish unless indicated otherwise.

F. Existing Structures: Where parts of the adjacent structures are to be altered and/or impacted, demolish the portions to be removed, repair damage, and leave the structure in proper condition for the intended use. Remove concrete and masonry to the lines designated by drilling, chipping, or other suitable methods unless directed otherwise by Architect. Leave the resulting surfaces reasonably true and even, with sharp straight corners that will result in neat joints with new construction and be satisfactory for its purpose intended. Where alterations occur, or new and old work join, the Contractor shall cut, remove, plug, repair or remove the adjacent materials to the extent required by the construction conditions, so as to leave the altered work in as good a condition as practical. Partitions shown to be removed shall be removed for its full height, from finished floor or below to structure above unless otherwise noted.

G. Openings: All exterior windows and doors are to remain unless otherwise noted. Existing doors and windows shall be repaired or replaced if existing conditions warrant repair or replacement. The contractor shall be responsible for damage to existing doors and windows during construction. Contractor shall consult structural drawings for header or lintel requirements for all new openings or existing openings to be modified. Contractor shall evaluate lintels in existing openings for structural integrity. Contact Structural Engineer if existing structure is deficient and requires replacement. New openings through existing masonry walls shall have straight, clean edges cut along existing header and bed joints unless otherwise noted. New openings in masonry walls shall be provided with temporary structural support.

H. Temporary Protection: The Contractor shall provide, erect, and maintain, lights, barriers, weather

protection, warning signs and other items as required for proper protection of the public as well as workmen engaged in demolition operations. The Contractor shall also protect walls, windows, roofs, and other adjacent exterior construction that are to remain and that are exposed to building demolition operations. The Contractor shall remove temporary work, such as enclosures, signs, guards, and the like when such temporary work is no longer required or when directed at the completion of the work.

I. The Contractor shall not close or obstruct walkways or driveways and shall not store or place materials in walkways or driveways or other means of egress. The Contractor shall conduct operations with minimum traffic interference.

J. Existing Utilities: The Contractor shall visit the site and inspect the electrical, plumbing, fire protection, and mechanical systems to determine the extent of the work required. Materials designated to be salvaged by the Architect or Engineer shall be removed with care and stored on the construction site as directed. Consult the Artifacts Inventory Document for items to be salvaged and stored. Where existing elements are removed, patch or repair walls, floors, ceilings and/or roof where required to match existing construction. Care shall be taken to not remove utilities that are feeding the tenant spaces currently in operation. All demolition work shall be performed with "due care and diligence" in order to prevent arbitrary damage or interruption of service of concealed utilities intended to remain in service. Discovery of utilities or conditions located differently from that indicated or that are not identified, shall be reported to the architect. Contractor shall notify architect and owner representative of any area requiring demolition of installation of mechanical, plumbing, structural, or electrical items (including roof penetrations) not shown in these drawings. After such demolition and installation, patch or replace materials and finishes to match existing. Refer also to mechanical, electrical, and plumbing drawings for further information regarding demolition of mechanical, electrical and plumbing systems.

i. Coordinate de-energization and removal/disposal of all incoming utilities to be removed with local utility companies. Submit confirmation that services have been decommissioned in writing to the architect.

ii. Remove all electrical apparatus and associated components and properly dispose of from building, items to be removed include, but are not limited to, electrical panels, conduits, wiring boxes, receptacles, fixtures, switches, supports, miscellaneous devices, etc. Lighting lamp components and ballasts, and electronic equipment containing hazardous materials such as mercury, lead and PCBs (polychlorinated biphenyl) shall be properly handled, protected, stored and disposed of in accordance with all environmental, safety, and governmental regulations related to these items.

iii. Remove existing gas piping, regulators, meters, etc. within the buildings. Coordinate work with local gas utility company. Gas piping to be abandoned in place shall be purged then capped and sealed with same materials as existing piping.

iv. Remove existing domestic water piping, meters, valves, etc. within the buildings. Coordinate work with local authorities. Domestic water piping abandoned in place shall be capped or plugged with same material as existing piping.

v. Existing sprinkler system and related components within the buildings are to remain in place. Do not remove unless directed by Architect.

vi. Remove existing sanitary sewer piping within the buildings. Coordinate work with local authorities. Sanitary sewer piping abandoned in place shall be capped or plugged with same material as existing piping. Remove all existing plumbing fixtures and cap all waste lines at existing and previously removed fixtures.

vii. Any existing storm drain piping to be removed shall be coordinated with local authorities.

Storm drain piping abandoned in place shall be capped or plugged with same material as existing piping.

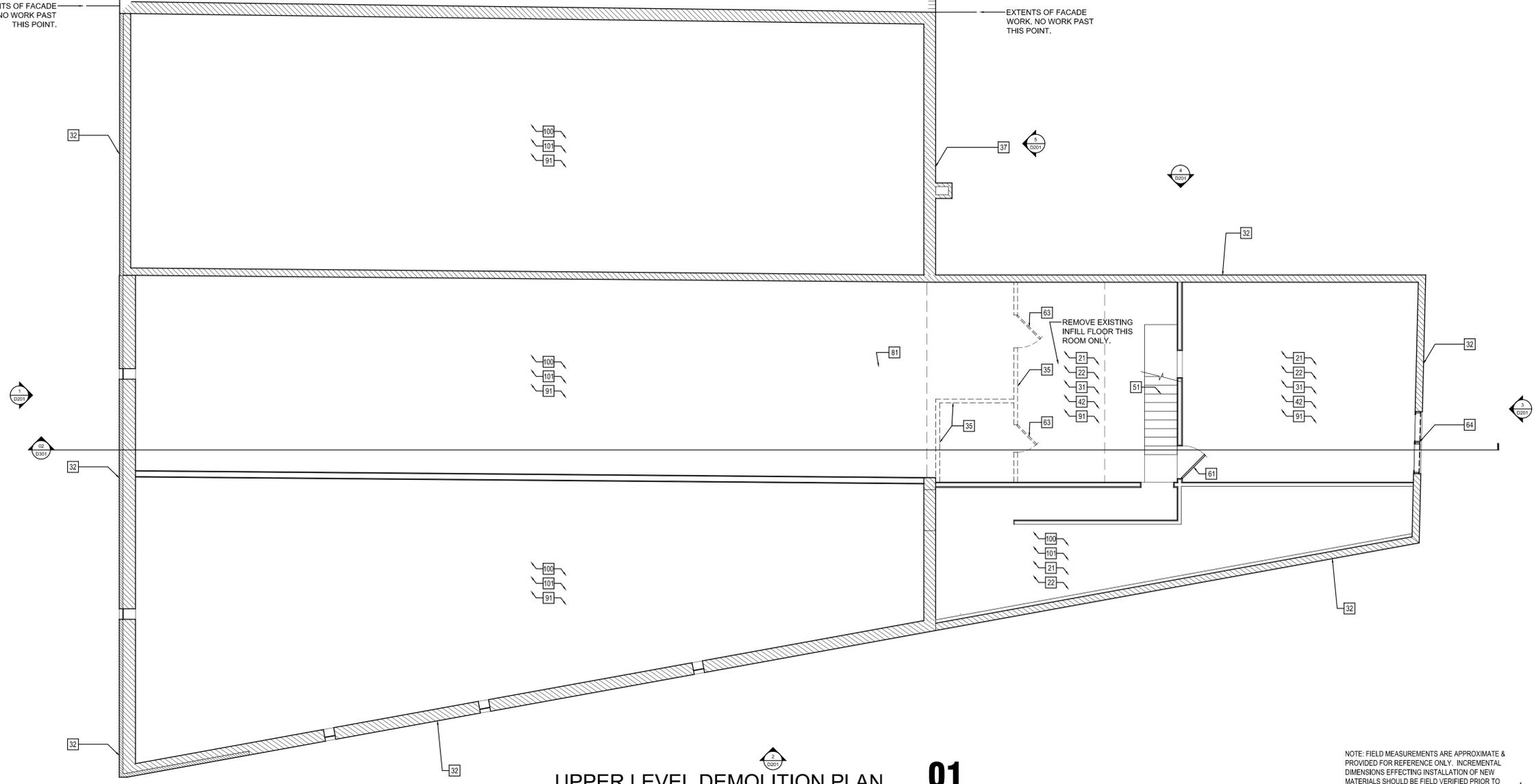
viii. Any fees and/or permits required by local utilities and local jurisdiction associated with removal of existing equipment, piping, meters, etc. by this contractor shall be the responsibility of this contractor.

K. Artifacts: All of the existing doors and windows along with miscellaneous piping, panels and other artifacts are to be salvaged and stored on site as directed. See photo examples of artifacts to be salvaged. Not all artifacts are specifically identified. Before demolition work begins, Contractor shall clearly identify and tag all items to be salvaged. Care shall be taken in the removal, storage and catalogue of the artifacts. Components for each artifact shall be clearly labeled and stored together to allow reassembly at a later date. Contact Architect if clarification is needed. Verify reusability of any miscellaneous items (mirrors, fixtures, woodwork, etc.) not specifically listed prior to removal/disposal to any landfill. Existing built-in items shown to be removed, cabinet, etc., shall be removed in their entirety including bases and furred soffits. All reusable items noted for demolition or cleanup that are not specifically listed otherwise, are to be donated to habit for humanity or other charity. Verify with owner prior to removal from site.

L. There may be existing tenants who will continue to occupy portions of the building(s) adjacent to the project area during the demolition work. Contractor shall minimize, as much as possible, the disturbance and the disruption to the tenants' daily operations during the course of this work. Contractor shall notify Architect of any necessary utility disruptions so work can be planned for a time when it is least disruptive to the Owners and tenants of the building.

EXTENTS OF FACADE WORK. NO WORK PAST THIS POINT.

EXTENTS OF FACADE WORK. NO WORK PAST THIS POINT.



UPPER LEVEL DEMOLITION PLAN 01
SCALE: 3/16"=1'-0"

NOTE: FIELD MEASUREMENTS ARE APPROXIMATE & PROVIDED FOR REFERENCE ONLY. INCREMENTAL DIMENSIONS EFFECTING INSTALLATION OF NEW MATERIALS SHOULD BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT IF DISCREPANCIES GREATER THAN 1/2" ARE PRESENT.

DEMOLITION KEY NOTES:

- NOTES NOT SPECIFICALLY KEYED ON PLANS APPLY GENERALLY.
- SITE**
- SITE DEMOLITION - SEE CIVIL DRAWINGS
 - REMOVE EXISTING CONCRETE SLAB IN ITS ENTIRETY. SLOPE AND STABILIZE EARTH AND PREPARE GRADE FOR INSTALLATION OF LANDSCAPE FINISHES.
- FLOORS**
- REMOVE EXISTING FLOOR COVERING TO ORIGINAL HARDWOOD FLOORS.
 - EXISTING HARDWOOD FLOORING TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACE & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE ALL DAMAGED & LOOSE FLOORING. DENAIL LOOSE FLOORING IN GOOD CONDITION AND STACK NEATLY IN STAGING AREA FOR REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.
 - REMOVE PAINT, GLUE, LOOSE CONCRETE, AND OTHER FOREIGN MATERIALS FROM TOP OF SLAB AND CLEAN TO BARE CONCRETE. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. SEE SPECS FOR ADDITIONAL INFORMATION.
- WALLS**
- REMOVE EXISTING WALL COVERING, LOOSE PAINT, AND OTHER FOREIGN MATERIALS FROM EXISTING PLASTERED WALLS & PREPARE FOR RESTORATION. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN. SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAN ENABLES REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.

- REMOVE PAINT, LOOSE MASONRY, AND OTHER FOREIGN MATERIALS FROM FACE OF WALL AND CLEAN TO BARE BRICK. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. SEE SPECS FOR ADDITIONAL INFORMATION.
 - EXISTING BLACK GLASS WALL TILE & ALUMINUM TRIM TO REMAIN. PRESERVE AND PROTECT DURING DEMOLITION ACTIVITIES.
 - REMOVE EXISTING PORTION OF WALL AS SHOWN TO ALLOW FOR NEW OPENING. COORDINATE WITH NEW FLOOR PLAN.
 - REMOVE EXISTING WALL IN ITS ENTIRETY TO EXTENTS SHOWN. COORDINATE WITH NEW FLOOR PLAN.
 - EXISTING WOOD & GLASS PANEL WALL TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACE & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE ALL DAMAGED & LOOSE BOARDS. DENAIL LOOSE BOARDS IN GOOD CONDITION AND STACK NEATLY IN STAGING AREA FOR REUSE. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN. SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAT ENABLES REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.
 - EXISTING STUCCO OVER BRICK TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACE & CLEAN & PREPARE FOR FINISH. REMOVE ALL DAMAGED & LOOSE STUCCO. SEE SPECS FOR ADDITIONAL INFORMATION.
- CEILING**
- REMOVE EXISTING DROPPED AND/OR GULFED ACOUSTIC CEILING TILES AND ANY OTHER FOREIGN MATERIALS FROM ORIGINAL T&G WOOD CEILING & PREPARE FOR RESTORATION. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR.

- RESTORATION. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN. SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAT ENABLES REUSE.
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 - REMOVE EXISTING STAIRS & RAILINGS IN ITS ENTIRETY TO EXTENTS SHOWN. COORDINATE WITH NEW FLOOR PLAN.
- OPENINGS**
- EXISTING DOOR, FRAME, & TRANSOM (IF PRESENT) TO BE RESTORED. PRESERVE AND PROTECT FOR RESTORATION. IF DOOR IS TO BE REUSED IN ITS PRESENT LOCATION, IT

- IS THE DISCRETION OF THE CONTRACTOR TO LEAVE AND RESTORE IN PLACE.
- DOOR SHOWN AS DEMO TO REMAIN IN PLACE UNTIL SWING IS REVERSED OR PERMANENTLY FIXED SHUT WHERE INDICATED. COORDINATE WITH NEW FLOOR PLAN. SEE ALSO NOTE 61.
- EXISTING DOOR & FRAME TO BE REMOVED IN ITS ENTIRETY. USABLE DOORS NOT NEEDED ON SITE TO BE SALVAGED FOR LATER REUSE. COORDINATE W/ OWNER. SEE SPECS FOR ADDITIONAL INFORMATION
- EXISTING WOOD WINDOWS TO BE RESTORED. REMOVE LOOSE PAINT & GLAZING FROM SASHES & PREPARE FOR NEW FINISHES. HARVEST REUSABLE PANEES FOR REINSTALLATION DURING RESTORATION. WINDOW MAY BE RESTORED IN PLACE AT THE DISCRETION OF THE CONTRACTOR. PRESERVE AND PROTECT FROM DAMAGE IF REMOVED FROM FRAME. SEE SPECS FOR ADDITIONAL INFORMATION.
- EXISTING ALUMINUM STOREFRONT TO BE RESTORED. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACES & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE BROKEN GLASS PANEES & PROTECT DURING DEMOLITION ACTIVITIES.
- EXISTING ALUMINUM WINDOWS TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACES & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE BROKEN GLASS PANEES & PROTECT DURING DEMOLITION ACTIVITIES.
- REMOVE EXISTING WINDOW & BRICK INFILL IN ITS ENTIRETY. PROTECT BRICK TO REMAIN AS REQUIRED TO PREVENT FURTHER DAMAGE. REMOVE LOOSE MORTAR & PREPARE FOR INSTALLATION OF NEW WINDOWS IF EXISTING WINDOWS ARE NOT PRESENT. REFER TO ELEVATIONS FOR MORE INFORMATION.

- PLUMBING**
- REMOVE EXISTING PLUMBING FIXTURES (SINKS, TOILETS, TOILET PARTITIONS & ACCESSORIES). REMOVE EXISTING REUSABLE PLUMBING FIXTURES INTACT AND PLACE NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING. COORDINATE FINAL DISPOSITION W/ OWNER.
 - REMOVE EXISTING DOMESTIC WATER SUPPLY LINES THROUGHOUT STRUCTURE. COORDINATE ANY MAIN SUPPLIES TO BE LEFT IN PLACE WITH PLUMBING DRAWINGS & CONTRACTOR. SEPARATE DISSIMILAR MATERIALS AND STACK NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING BY LOCAL SALVAGE YARD.
 - REMOVE ALL EXISTING SANITARY DISPOSAL LINES THAT ARE NOT TO BE REUSED. COORDINATE WITH PLUMBING DRAWINGS. EXISTING VERTICAL CAST IRON LEADERS TO REMAIN UNLESS SPECIFIED OTHERWISE BY OWNER. SEPARATE DISSIMILAR MATERIALS AND STACK NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING BY LOCAL SALVAGE YARD.
- MECHANICAL**
- REMOVE HVAC SYSTEM THROUGHOUT ENTIRE BUILDING. SEPARATE DISSIMILAR MATERIALS AND STACK NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING BY LOCAL SALVAGE YARD.
- ELECTRICAL**
- REMOVE EXISTING WIRING WHERE FOUND THROUGH OUT OUT BUILDING TO METER. COORDINATE EXISTENTS OF FEEDER WIRING TO REMAIN WITH ELECTRICAL DRAWINGS & CONTRACTOR. EXISTING CONDUIT, PANELS, & FUSE BOXES TO REMAIN IF REUSED.

- SEPARATE DISSIMILAR MATERIALS AND STACK NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING BY LOCAL SALVAGE YARD. HISTORIC LIGHT FIXTURES IF ENCOUNTERED SHOULD REMAIN IN PLACE UNTIL ASSESSMENT FOR REUSE IS PERFORMED.
- INTERSTITIAL SPACES**
- REMOVE ALL LOOSE DEBRIS & TRASH FROM ATTIC/CRAWLSPACE. INSPECT STRUCTURE FOR FUTURE WORK AND PROVIDE TEMPORARY SUPPORT FLOOR IF REQ'D. VERIFY ACCESS AS REQUIRED FOR INSTALLATION OF NEW CONSTRUCTION.
 - INSPECT & REMOVE DEBRIS FROM EXISTING ATTIC/CRAWLSPACE VENT OPENINGS. PREPARE OPENINGS FOR INSTALLATION OF NEW VENT SCREENING.



PLUMBING, MECHANICAL, ELECTRICAL:
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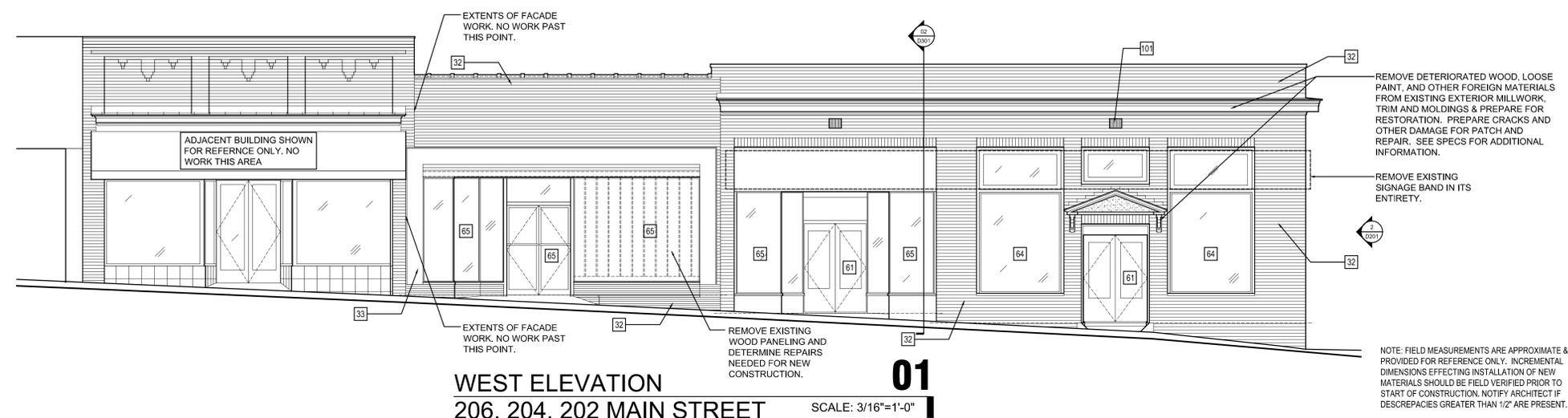
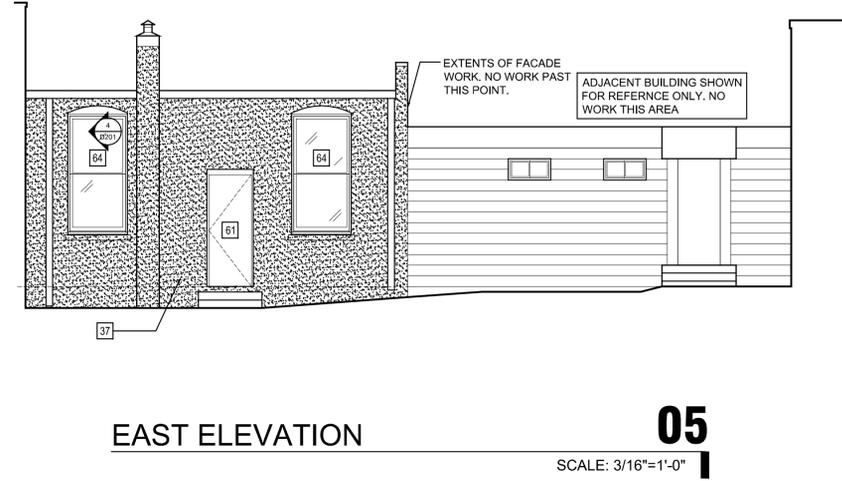
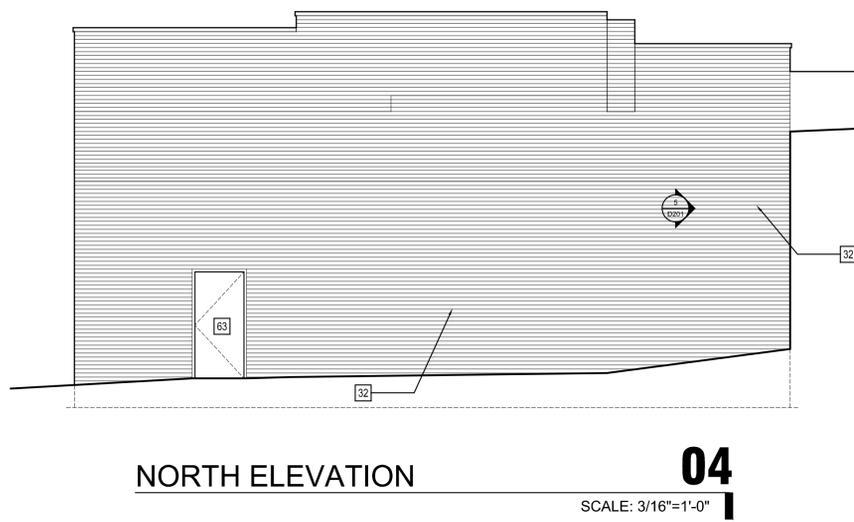
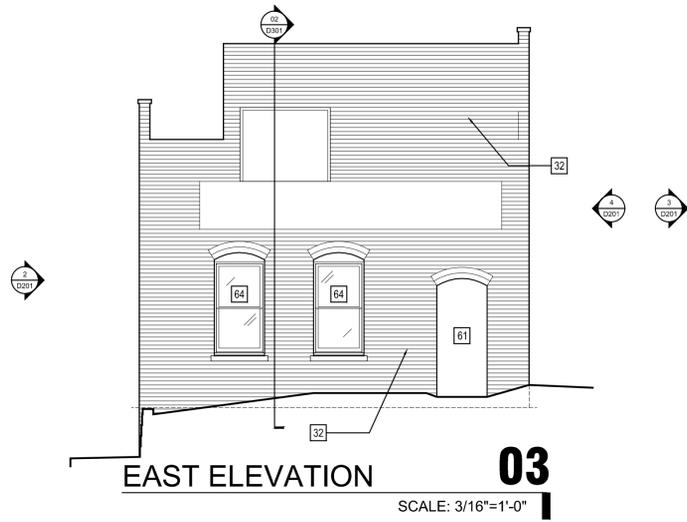
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DRAWN: JDM
CHECKED: JDM

DRAWING TITLE:
UPPER LEVEL DEMO PLANS

D102



DEMOLITION KEY NOTES:
NOTES NOT SPECIFICALLY KEYED ON PLANS APPLY GENERALLY.

- SITE**
- SITE DEMOLITION - SEE CIVIL DRAWINGS
 - REMOVE EXISTING CONCRETE SLAB IN ITS ENTIRETY. SLOPE AND STABILIZE EARTH AND PREPARE GRADE FOR INSTALLATION OF LANDSCAPE FINISHES.
- FLOORS**
- REMOVE EXISTING FLOOR COVERING TO ORIGINAL HARDWOOD FLOORS.
 - EXISTING HARDWOOD FLOORING TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACE & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE ALL DAMAGED & LOOSE FLOORING. DENAIL LOOSE FLOORING IN GOOD CONDITION AND STACK NEATLY IN STAGING AREA FOR REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.
 - REMOVE PAINT, GLUE, LOOSE CONCRETE, AND OTHER FOREIGN MATERIALS FROM TOP OF SLAB AND CLEAN TO BARE CONCRETE. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. SEE SPECS FOR ADDITIONAL INFORMATION.
- WALLS**
- REMOVE EXISTING WALL COVERING, LOOSE PAINT, AND OTHER FOREIGN MATERIALS FROM EXISTING PLASTERED WALLS & PREPARE FOR RESTORATION. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN. SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAT ENABLES REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.

- REMOVE PAINT, GLUE, LOOSE MASONRY, AND OTHER FOREIGN MATERIALS FROM FACE OF WALL AND CLEAN TO BARE BRICK. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. SEE SPECS FOR ADDITIONAL INFORMATION.
 - EXISTING BLACK GLASS WALL TILE & ALUMINUM TRIM TO REMAIN. PRESERVE AND PROTECT DURING DEMOLITION ACTIVITIES.
 - REMOVE EXISTING PORTION OF WALL AS SHOWN TO ALLOW FOR NEW OPENING. COORDINATE WITH NEW FLOOR PLAN.
 - REMOVE EXISTING WALL IN ITS ENTIRETY TO EXTENTS SHOWN. COORDINATE WITH NEW FLOOR PLAN.
 - EXISTING WOOD & GLASS PANEL WALL TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACE & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE ALL DAMAGED & LOOSE BOARDS. DENAIL LOOSE BOARDS IN GOOD CONDITION AND STACK NEATLY IN STAGING AREA FOR REUSE. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN. SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAT ENABLES REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.
 - EXISTING STUCCO OVER BRICK TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACE & CLEAN & PREPARE FOR FINISH. REMOVE ALL DAMAGED & LOOSE STUCCO. SEE SPECS FOR ADDITIONAL INFORMATION.
- CEILING**
- REMOVE EXISTING DROPPED AND/OR GUELED ACOUSTIC CEILING TILES AND ANY OTHER FOREIGN MATERIALS FROM ORIGINAL T&G WOOD CEILING & PREPARE FOR RESTORATION. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR.

- RESTORATION. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN. SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAT ENABLES REUSE. EXISTING T&G WOOD CEILING TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACE & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE ALL DAMAGED & LOOSE BOARDS. DENAIL LOOSE BOARDS IN GOOD CONDITION AND STACK NEATLY IN STAGING AREA FOR REUSE. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN. SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAT ENABLES REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.
- ELEMENTS**
- EXISTING STAIRS & RAILINGS IF PRESENT TO REMAIN. REMOVE LOOSE PAINT AND OTHER FOREIGN MATERIALS FROM SURFACE & RAILINGS & PREPARE FOR RESTORATION. PREPARE CRACKED TREADS AND OTHER DAMAGE FOR PATCH AND REPAIR. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN. SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAT ENABLES REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.
 - REMOVE EXISTING STAIRS & RAILINGS IN ITS ENTIRETY TO EXTENTS SHOWN. COORDINATE WITH NEW FLOOR PLAN.
- OPENINGS**
- EXISTING DOOR, FRAME, & TRANSOM (IF PRESENT) TO BE RESTORED. PRESERVE AND PROTECT FOR RESTORATION. IF DOOR IS TO BE REUSED IN ITS PRESENT LOCATION, IT

- IS THE DISCRETION OF THE CONTRACTOR TO LEAVE AND RESTORE IN PLACE.
- DOOR SHOWN AS DEMO TO REMAIN IN PLACE UNTIL SWING IS REVERSED OR PERMANENTLY FIXED SHUT WHERE INDICATED. COORDINATE WITH NEW FLOOR PLAN. SEE ALSO NOTE 61.
- EXISTING DOOR & FRAME TO BE REMOVED IN ITS ENTIRETY. USABLE DOORS NOT NEEDED ON SITE TO BE SALVAGED FOR LATER REUSE. COORDINATE W/ OWNER. SEE SPECS FOR ADDITIONAL INFORMATION.
- EXISTING WOOD WINDOWS TO BE RESTORED. REMOVE LOOSE PAINT & GLAZING FROM SASHES & PREPARE FOR NEW FINISHES. HARVEST REUSABLE PANEES FOR REINSTALLATION DURING RESTORATION. WINDOW MAY BE RESTORED IN PLACE AT THE DISCRETION OF THE CONTRACTOR. PRESERVE AND PROTECT FROM DAMAGE IF REMOVED FROM FRAME. SEE SPECS FOR ADDITIONAL INFORMATION.
- EXISTING ALUMINUM STOREFRONT TO BE RESTORED. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACES & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE BROKEN GLASS PANEES & PROTECT DURING DEMOLITION ACTIVITIES.
- EXISTING ALUMINUM WINDOWS TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACES & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE BROKEN GLASS PANEES & PROTECT DURING DEMOLITION ACTIVITIES.
- REMOVE EXISTING WINDOW & BRICK INFILL IN ITS ENTIRETY. PROTECT BRICK TO REMAIN AS REQUIRED TO PREVENT FURTHER DAMAGE. REMOVE LOOSE MORTAR & PREPARE FOR INSTALLATION OF NEW WINDOWS IF EXISTING WINDOWS ARE NOT PRESENT. REFER TO ELEVATIONS FOR MORE INFORMATION.

- PLUMBING**
- REMOVE EXISTING PLUMBING FIXTURES (SINKS, TOILETS, TOILET PARTITIONS & ACCESSORIES). REMOVE EXISTING REUSABLE PLUMBING FIXTURES INTACT AND PLACE NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING. COORDINATE FINAL DISPOSITION W/ OWNER.
 - REMOVE EXISTING DOMESTIC WATER SUPPLY LINES THROUGHOUT STRUCTURE. COORDINATE ANY MAIN SUPPLIES TO BE LEFT IN PLACE WITH PLUMBING DRAWINGS & CONTRACTOR. SEPARATE DISSIMILAR MATERIALS AND STACK NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING BY LOCAL SALVAGE YARD.
 - REMOVE ALL EXISTING SANITARY DISPOSAL LINES THAT ARE NOT TO BE REUSED. COORDINATE WITH PLUMBING DRAWINGS. EXISTING VERTICAL CAST IRON LEADERS TO REMAIN UNLESS SPECIFIED OTHERWISE BY OWNER. SEPARATE DISSIMILAR MATERIALS AND STACK NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING BY LOCAL SALVAGE YARD.
- MECHANICAL**
- REMOVE HVAC SYSTEM THROUGHOUT ENTIRE BUILDING. SEPARATE DISSIMILAR MATERIALS AND STACK NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING BY LOCAL SALVAGE YARD.
- ELECTRICAL**
- REMOVE EXISTING WIRING WHERE FOUND THROUGH OUT BUILDING TO METER. COORDINATE EXISTENTS OF FEEDER WIRING TO REMAIN WITH ELECTRICAL DRAWINGS & CONTRACTOR. EXISTING CONDUIT, PANELS, & FUSE BOXES TO REMAIN IF REUSED.

- SEPARATE DISSIMILAR MATERIALS AND STACK NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING BY LOCAL SALVAGE YARD. HISTORIC LIGHT FIXTURES IF ENCOUNTERED SHOULD REMAIN IN PLACE UNTIL ASSESSMENT FOR REUSE IS PERFORMED.
- INTERSTITIAL SPACES**
- REMOVE ALL LOOSE DEBRIS & TRASH FROM ATTIC/CRAWLSPACE. INSPECT STRUCTURE FOR FUTURE WORK AND PROVIDE TEMPORARY SUPPORT FLOOR IF REQ'D. VERIFY ACCESS AS REQUIRED FOR INSTALLATION OF NEW CONSTRUCTION.
 - INSPECT & REMOVE DEBRIS FROM EXISTING ATTIC/CRAWLSPACE VENT OPENINGS. PREPARE OPENINGS FOR INSTALLATION OF NEW VENT SCREENING.

REDCLAY
DESIGN + DEVELOPMENT
4400 PARK ROAD
SUITE 311
CHARLOTTE, NC 28209
980 - 585 - 4998



PLUMBING, MECHANICAL, ELECTRICAL:
CHARLOTTE MECHANICAL ENGINEERING
1624-A CROSS BEAM DR.
CHARLOTTE, NC 28217 T. (704) 688-9320

PROJECT TITLE:
Renovations & Upts for:
202, 204, 206
Main Street

Fort Mill, SC 29715
ISSUED FOR: CONSTRUCTION
ISSUE DATE: 08/15/16
REVISIONS:

PROJECT #: 2971504
DRAWN: JDM / LDS
CHECKED: JDM

DRAWING TITLE:
EXTERIOR
DEMOLITION
ELEVATIONS

D201

GENERAL DEMOLITION NOTES

A. The demolition and removal work shall be performed as described in the Contract Documents. The work required shall be done with care, and shall include all required shoring, bracing, etc. The Contractor shall be responsible for any damage, which may be caused by demolition and removal work to any part or parts of existing structures or items designated for reuse or to remain. The Contractor shall perform patching, restoration and new work in accordance with the details shown on the Drawings. The Contractor shall review architectural plans, elevations, sections, and details to ascertain the extent of demolition required to achieve the desired design intent. Prior to starting of work, the Contractor shall provide a detailed description of methods and equipment to be used for each operation and the sequence thereof for review by the Engineer. The information contained in these demolition documents defines general scope only and does not relieve the contractor of the responsibility of providing all demolition required for the completion of the project.

B. The Contractor shall make such investigations, explorations and probes as are necessary to ascertain any required protective measures before proceeding with demolition and removal. The Contractor shall give particular attention to shoring and bracing requirements so as to prevent any damage to new or existing construction. Verify all applicable loading to existing floors and wall structures prior to demolition and/or cutting of new openings. It is the contractors responsibility to provide adequate and safe shoring and structural support for floor and wall structures during selective demolition of masonry openings in existing bearing walls. The contractor shall verify all dimensions and existing conditions prior to start of work. Contractor shall immediately notify the architect and owner representative if discrepancies are found.

C. Hazardous Material: The Contractor may encounter hazardous material, including lead-based paint. All hazardous materials shall be addressed in accordance with OSHA and NCDENR requirements. Any

questionable materials shall be reported to the Architect immediately in the written form of an RFI. The Owner will sample and test materials. If deemed hazardous, the Owner will arrange abatement of the material. Verify with Architect the location of any lead-based paints that will not be removed and encapsulated as part of the renovation. All asbestos laden plaster and other hazardous material shall be removed by a qualified abatement specialist and disposed of according to state and federal regulations.

D. All debris resulting from the demolition and removal work shall be disposed of by the Contractor. Material designated by the Architect or Engineer to be salvaged shall be stored on the construction site as directed. Schedule a pre-demolition walkthrough with the Architect to identify artifacts that are to be salvaged. All other material shall be disposed of off site by the Contractor. Remove existing construction as designated herein and clear area of debris prior to proceeding with new construction. Existing equipment, casework, accessories, and furnishings and other debris removed shall be legally disposed.

E. Cutting, Patching, & Repair: Demolition drawings depict the general location of items to be demolished. Cutting and patching shall be provided as required to accommodate all of the new work requirements. Coordinate cutting and patching of concrete floors to accommodate the new plumbing work. The extent of the cutting and patching is shown on the architectural, plumbing and mechanical plans. The contractor shall be responsible for all cutting and patching required whether or not the specific activity is shown on demolition drawings. Repair all holes in masonry exterior as required by the removal of existing conduit, panels, or any other penetrations created by performing this work. All penetrations to be pointed with mortar to match existing mortar or brick. Any holes over 1/2" of a brick in size shall be replaced with a new full brick. New work shall align with, and match existing work except where otherwise dimensioned or detailed. Extensions of existing walls and patched wall openings shall

as a minimum, match the integrity of adjacent construction including level of finish unless indicated otherwise.

F. Existing Structures: Where parts of the adjacent structures are to be altered and/or impacted, demolish the portions to be removed, repair damage, and leave the structure in proper condition for the intended use. Remove concrete and masonry to the lines designated by drilling, chipping, or other suitable methods unless directed otherwise by Architect. Leave the resulting surfaces reasonably true and even, with sharp straight corners that will result in neat joints with new construction and be satisfactory for purpose intended. Where alterations occur, or new and old work join, the Contractor shall cut, remove, plug, repair or remove the adjacent materials to the extent required by the construction conditions, so as to leave the altered work in as good a condition as practical. Partitions shown to be removed shall be removed for its full height, from finished floor or below to structure above unless otherwise noted.

G. Openings: All exterior windows and doors are to remain unless otherwise noted. Existing doors and windows shall be repaired or replaced if existing conditions warrant repair or replacement. The contractor shall be responsible for damage to existing doors and windows during construction. Contractor shall consult structural drawings for header or lintel requirements for all new openings or existing openings to be modified. Contractor shall evaluate lintels in existing openings for structural integrity. Contact Structural Engineer if existing structure is deficient and requires replacement. New openings through existing masonry walls shall have straight, clean edges cut along existing header and bed joints unless otherwise noted. New openings in masonry walls shall be provided with temporary structural support.

H. Temporary Protection: The Contractor shall provide, erect, and maintain, lights, barriers, weather

protection, warning signs and other items as required for proper protection of the public as well as workmen engaged in demolition operations. The Contractor shall also protect walls, windows, roofs, and other adjacent exterior construction that are to remain and that are exposed to building demolition operations. The Contractor shall remove temporary work, such as enclosures, signs, guards, and the like when such temporary work is no longer required or when directed at the completion of the work.

I. The Contractor shall not close or obstruct walkways or driveways and shall not store or place materials in walkways or driveways or other means of egress. The Contractor shall conduct operations with minimum traffic interference.

J. Existing Utilities: The Contractor shall visit the site and inspect the electrical, plumbing, fire protection, and mechanical systems to determine the extent of the work required. Materials designated to be salvaged by the Architect or Engineer shall be removed with care and stored on the construction site as directed. Consult the Artifacts Inventory Document for items to be salvaged and stored. Where existing elements are removed, patch or repair walls, floors, ceilings and/or roof where required to match existing construction. Care shall be taken to not remove utilities that are feeding the tenant spaces currently in operation. All demolition work shall be performed with "due care and diligence" in order to prevent arbitrary damage or interruption of service of concealed utilities intended to remain in service. Discovery of utilities or conditions located differently from that indicated or that are not identified, shall be reported to the architect. Contractor shall notify architect and owner representative of any area requiring demolition of installation of mechanical, plumbing, structural, or electrical items (including roof penetrations) not shown in these drawings. After such demolition and installation, patch or replace materials and finishes to match existing. Refer also to mechanical, electrical, and plumbing drawings for further information regarding demolition of mechanical, electrical and plumbing systems.

K. Coordinate de-energization and removal/disposal of all incoming utilities to be removed with local utility companies. Submit confirmation that services have been decommissioned in writing to the architect.

ii. Remove all electrical apparatus and associated components and properly dispose of from building, items to be removed include, but are not limited to, electrical panels, conduits, wiring boxes, receptacles, fixtures, switches, supports, miscellaneous devices, etc. Lighting lamp components and ballasts, and electronic equipment containing hazardous materials such as mercury, lead and PCBs (polychlorinated biphenyl) shall be properly handled, protected, stored and disposed of in accordance with all environmental, safety, and governmental regulations related to these items.

iii. Remove existing gas piping, regulators, meters, etc. within the buildings. Coordinate work with local gas utility company. Gas piping to be abandoned in place shall be capped then capped and sealed with same materials as existing piping.

iv. Remove existing domestic water piping, meters, valves, etc. within the buildings. Coordinate work with local authorities. Domestic water piping abandoned in place shall be capped or plugged with same material as existing piping.

v. Existing sprinkler system and related components within the buildings are to remain in place. Do not remove unless directed by Architect.

vi. Remove existing sanitary sewer piping within the buildings. Coordinate work with local authorities. Sanitary sewer piping abandoned in place shall be capped or plugged with same material as existing piping. Remove all existing plumbing fixtures and cap all waste lines at existing and previously removed fixtures.

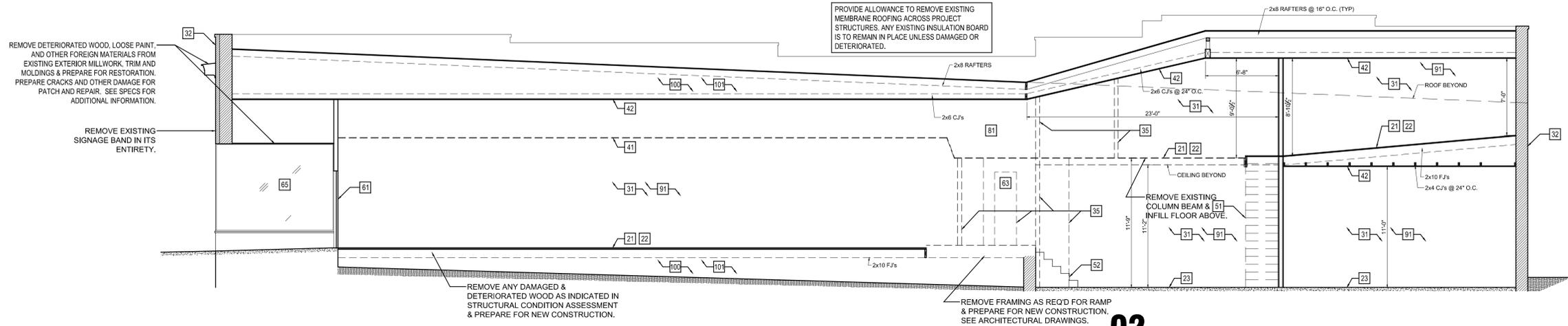
vii. Any existing storm drain piping to be removed shall be coordinated with local authorities.

Storm drain piping abandoned in place shall be capped or plugged with same material as existing piping.

viii. Any fees and/or permits required by local utilities and local jurisdiction associated with removal of existing equipment, piping, meters, etc. by this contractor shall be the responsibility of this contractor.

K. Artifacts: All of the existing doors and windows along with miscellaneous piping, panels and other artifacts are to be salvaged and stored on site as directed. See photo examples of artifacts to be salvaged. Not all artifacts are specifically identified. Before demolition work begins, Contractor shall clearly identify and tag all items to be salvaged. Care shall be taken in the removal, storage and catalogue of the artifacts. Components for each artifact shall be clearly labeled and stored together to allow reassembly at a later date. Contact Architect if clarification is needed. Verify reusability of any miscellaneous items (mirrors, fixtures, woodwork, etc.) not specifically listed prior to removal disposal to any landfill. Existing built-in items shown to be removed, cabinet, etc., shall be removed in their entirety including bases and furred soffits. All reusable items noted for demolition or cleanup that are not specifically listed otherwise, are to be donated to habit for humanity or other charity. Verify with owner prior to removal from site.

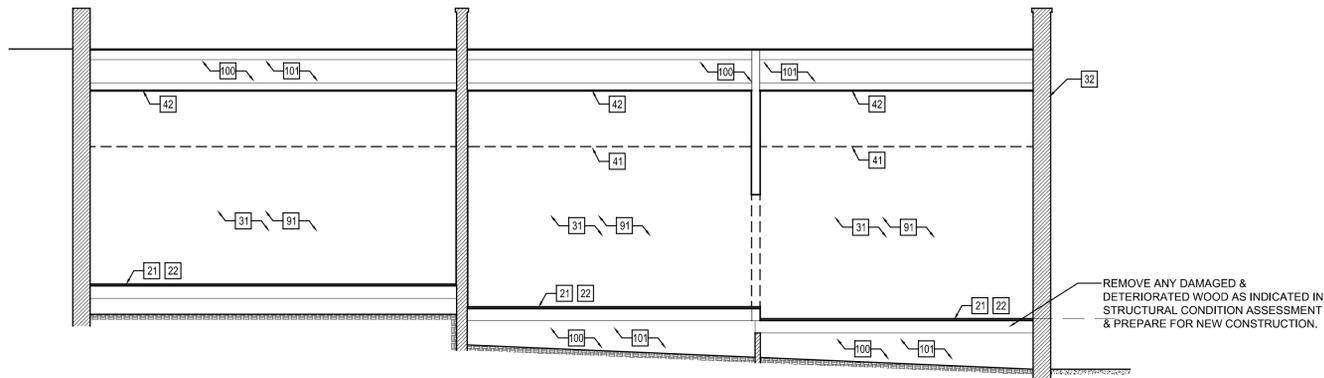
L. There may be existing tenants who will continue to occupy portions of the building(s) adjacent to the project area during the demolition work. Contractor shall minimize, as much as possible, the disturbance and the disruption to the tenants' daily operations during the course of this work. Contractor shall notify Architect of any necessary utility disruptions so work can be planned for a time when it is least disruptive to the Owners and tenants of the building.



LONGITUDINAL BUILDING SECTION
204 MAIN / 103 CONFEDERATE STREET

SCALE: 3/16"=1'-0"

02



TRANSVERSE BUILDING SECTION
206/204/202 MAIN STREET

SCALE: 3/16"=1'-0"

01

DEMOLITION KEY NOTES:

NOTES NOT SPECIFICALLY KEYED ON PLANS APPLY GENERALLY.

- SITE**
- SITE DEMOLITION - SEE CIVIL DRAWINGS
 - REMOVE EXISTING CONCRETE SLAB IN ITS ENTIRETY. SLOPE AND STABILIZE EARTH AND PREPARE GRADE FOR INSTALLATION OF LANDSCAPE FINISHES.
- FLOORS**
- REMOVE EXISTING FLOOR COVERING TO ORIGINAL HARDWOOD FLOORS.
 - EXISTING HARDWOOD FLOORING TO REMAIN. REMOVE PAINT, GLUE, AND OTHER FOREIGN MATERIALS FROM SURFACE & CLEAN & PREPARE FOR NEW CONSTRUCTION. REMOVE ALL DAMAGED & LOOSE FLOORING. DENAIL LOOSE FLOORING IN GOOD CONDITION AND STACK NEATLY IN STAGING AREA FOR REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.
 - REMOVE PAINT, GLUE, LOOSE CONCRETE, AND OTHER FOREIGN MATERIALS FROM TOP OF SLAB AND CLEAN TO BARE CONCRETE. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. SEE SPECS FOR ADDITIONAL INFORMATION.
- WALLS**
- REMOVE EXISTING WALL COVERING, LOOSE PAINT, AND OTHER FOREIGN MATERIALS FROM EXISTING PLASTERED WALLS & PREPARE FOR RESTORATION. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN. SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAN ENABLES REUSE. SEE SPECS FOR ADDITIONAL INFORMATION.

- INFORMATION:**
- REMOVE PAINT, LOOSE MASONRY, AND OTHER FOREIGN MATERIALS FROM FACE OF WALL AND CLEAN TO BARE BRICK. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. SEE SPECS FOR ADDITIONAL INFORMATION.
 - EXISTING BLACK GLASS WALL TILE & ALUMINUM TRIM TO REMAIN. PRESERVE AND PROTECT DURING DEMOLITION ACTIVITIES.
 - REMOVE EXISTING PORTION OF WALL AS SHOWN TO ALLOW FOR NEW OPENING. COORDINATE WITH NEW FLOOR PLAN.
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- RESTORATION. PREPARE CRACKS AND OTHER DAMAGE FOR PATCH AND REPAIR. EXISTING MILLWORK, TRIM AND MOLDINGS ON FINISHES TO REMAIN, SHALL BE PROTECTED AND LEFT INTACT OR STORED IN A MANNER THAT ENABLES REUSE.**
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- OPENINGS**
- EXISTING DOOR, FRAME, & TRANSOM (IF PRESENT) TO BE RESTORED. PRESERVE AND PROTECT FOR RESTORATION. IF DOOR IS TO BE REUSED IN ITS PRESENT LOCATION, IT

- IS THE DISCRETION OF THE CONTRACTOR TO LEAVE AND RESTORE IN PLACE.
- DOOR SHOWN AS DEMO TO REMAIN IN PLACE UNTIL SWING IS REVERSED OR PERMANENTLY FIXED SHUT WHERE INDICATED. COORDINATE WITH NEW FLOOR PLAN. SEE ALSO NOTE 61.
 - EXISTING DOOR & FRAME TO BE REMOVED IN ITS ENTIRETY. USABLE DOORS NOT NEEDED ON SITE TO BE SALVAGED FOR LATER REUSE. COORDINATE W/ OWNER. SEE SPECS FOR ADDITIONAL INFORMATION
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- PLUMBING**
- REMOVE EXISTING PLUMBING FIXTURES (SINKS, TOILETS, TOILET PARTITIONS & ACCESSORIES). REMOVE EXISTING REUSABLE PLUMBING FIXTURES INTACT AND PLACE NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING. COORDINATE FINAL DISPOSITION W/ OWNER.
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 - REMOVE ALL EXISTING SANITARY DISPOSAL LINES THAT ARE NOT TO BE REUSED. COORDINATE WITH PLUMBING DRAWINGS. EXISTING VERTICAL CAST IRON LEADERS TO REMAIN UNLESS SPECIFIED OTHERWISE BY OWNER. SEPARATE DISSIMILAR MATERIALS AND STACK NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING BY LOCAL SALVAGE YARD.
- MECHANICAL**
- REMOVE HVAC SYSTEM THROUGHOUT ENTIRE BUILDING. SEPARATE DISSIMILAR MATERIALS AND STACK NEATLY IN STAGING AREA FOR SALVAGE/RECYCLING BY LOCAL SALVAGE YARD.
- ELECTRICAL**
- REMOVE EXISTING WIRING WHERE FOUND THROUGH OUT BUILDING TO METER. COORDINATE EXISTENTS OF FEEDER WIRING TO REMAIN WITH ELECTRICAL DRAWINGS & CONTRACTOR. EXISTING CONDUIT, PANELS, & FUSE BOXES TO REMAIN IF REUSED.

NOTE: FIELD MEASUREMENTS ARE APPROXIMATE & PROVIDED FOR REFERENCE ONLY. INCREMENTAL DIMENSIONS EFFECTING INSTALLATION OF NEW MATERIALS SHOULD BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT IF DISCREPACIES GREATER THAN 1/2" ARE PRESENT.



PLUMBING, MECHANICAL, ELECTRICAL:
CHARLOTTE MECHANICAL ENGINEERING
1624-A CROSS BEAM DR.
CHARLOTTE, NC 28217 T. (704) 688-9320

PROJECT TITLE:
Renovations & Upts for:
202, 204, 206
Main Street

Fort Mill, SC 29715
ISSUED FOR: CONSTRUCTION
ISSUE DATE: 08/15/16
REVISIONS:

PROJECT #: 2971504
DRAWN: JDM
CHECKED: JDM

DEMOLITION BUILDING SECTIONS

D301

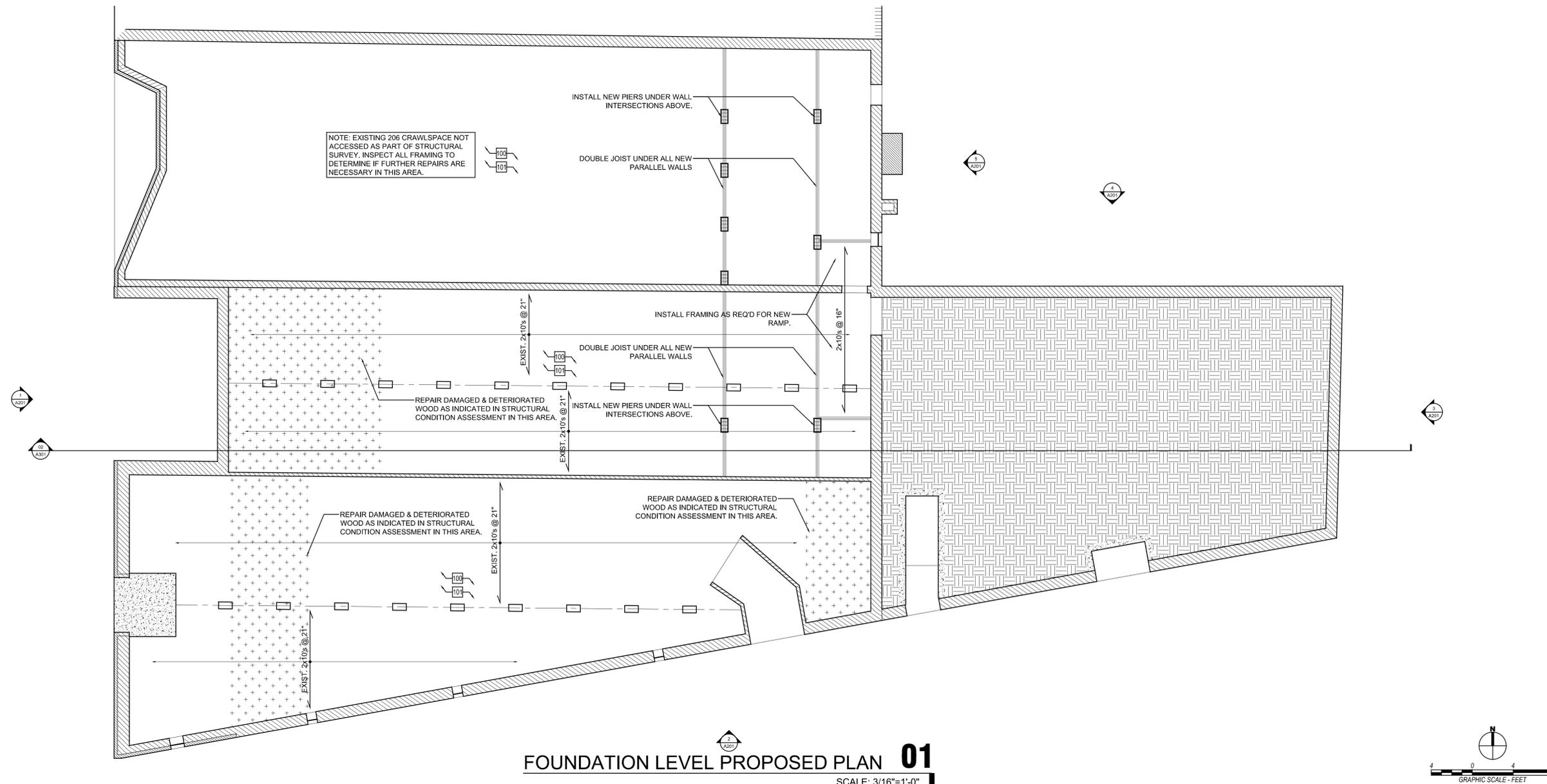
SEAL:



08.15.16



PLUMBING, MECHANICAL, ELECTRICAL:
CHARLOTTE MECHANICAL ENGINEERING
1624-A CROSS BEAM DR.
CHARLOTTE, NC 28217 T. (704) 888-9320



FOUNDATION LEVEL PROPOSED PLAN 01
SCALE: 3/16"=1'-0"

RESTORATION KEY NOTES:
NOTES NOT SPECIFICALLY KEYED ON PLANS APPLY GENERALLY.

- SITE**
- 11. SITE WORK - SEE CIVIL DRAWINGS
- 12. INSTALL NEW SIDEWALK.
- FLOORS**
- 21. RESTORE EXISTING HARDWOOD FLOORING. REPLACE IN-KIND WHERE PATCH & INFILL IS REQUIRED. LIGHTLY SCREEN AND TOP COAT WITH NEW FINISH. SEE SPECS AND FINISH PLANS FOR ADDITIONAL INFORMATION.
- 22. RESTORE EXISTING CONCRETE SLAB. PATCH AND REPAIR CRACKS AND OTHER DAMAGE AREAS. SEE SPECS AND FINISH PLANS FOR ADDITIONAL INFORMATION.
- 23. INSTALL NEW FLOORING. SEE SPECS AND FINISH PLANS FOR ADDITIONAL INFORMATION.
- WALLS**
- 31. RESTORE EXISTING PLASTERED WALLS. PATCH AND REPAIR CRACKS AND OTHER DAMAGE AREAS. EXISTING MILLWORK, TRIM AND MOLDINGS TO BE RESTORED AND/OR REPLACED WITH WITH IN-KIND MATERIALS. SEE SPECS AND FINISH PLANS FOR ADDITIONAL INFORMATION.
- 32. RESTORE EXISTING BRICK. PATCH AND REPAIR CRACKS AND OTHER DAMAGE AREAS WITH BRICK TO MATCH. SEE SPECS AND FINISH PLANS FOR ADDITIONAL INFORMATION.
- 33. RESTORE EXISTING BLACK GLASS WALL TILE & ALUMINUM TRIM. PATCH AND REPAIR CRACKS AND OTHER DAMAGE AREAS.

- 34. RESTORE WOOD & GLASS PANEL WALL. REPLACE IN-KIND WHERE PATCH & INFILL IS REQUIRED. LIGHTLY SCREEN AND TOP COAT WITH NEW FINISH. SEE SPECS AND FINISH PLANS FOR ADDITIONAL INFORMATION.
- 35. RESTORE STUCCO. PATCH & REPAIR AS REQ'D. SEE SPECS FOR ADDITIONAL INFORMATION.
- 36. INSTALL NEW WALLS WHERE INDICATED. SEE SHEET G200 FOR ALL WALL ASSEMBLY TYPES.
- CEILING**
- 41. RESTORE T&G WOOD CEILING. REPLACE IN-KIND WHERE PATCH & INFILL IS REQUIRED. LIGHTLY SCREEN AND TOP COAT WITH NEW FINISH. SEE SPECS AND FINISH PLANS FOR ADDITIONAL INFORMATION.
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- 62. REVERSE SWING OF EXISTING DOOR. SEE ALSO NOTE #1.
- 63. INSTALL NEW DOORS WHERE INDICATED. SEE DOOR SCHEDULE FOR ADDITIONAL

- INFORMATION.
- 64. RESTORE EXISTING WOOD WINDOWS. REPLACE IN-KIND WHERE PATCH & INFILL IS REQUIRED. INSTALL NEW GLAZING IF REQUIRED. LIGHTLY SAND AND TOP COAT WITH NEW FINISH. SEE SPECS AND FINISH PLANS FOR ADDITIONAL INFORMATION.
- 65. RESTORE EXISTING ALUMINUM STOREFRONT. INSPECT & INSTALL NEW SEALS IF REQUIRED.
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- 67. RESTORE EXISTING WOOD WINDOWS IF PRESENT. REPLACE IN-KIND WHERE PATCH & INFILL IS REQUIRED. INSTALL NEW GLAZING IF REQUIRED. LIGHTLY SAND AND TOP COAT WITH NEW FINISH. SEE SPECS AND FINISH PLANS FOR ADDITIONAL INFORMATION.
- PLUMBING**
- 71. INSTALL NEW FIXTURES WHERE INDICATED.
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- 81. PROVIDE ALLOWANCE FOR HVAC @ 1 TON PER 500SF.
- ELECTRICAL**
- 91. INSTALL NEW HOUSE PANELS FOR EACH TENANT. PROVIDE ALLOWANCE FOR EXISTING FIXTURE REPLACEMENT @ 1 PER 200SF AND RECEPTACLES AT CODE MINIMUMS. PROVIDE NEW SEPARATE METERING FOR COMMON AREAS.
- INTERSTITIAL SPACES**

- 100. INSTALL NEW VAPOR BARRIER IN CRAWLSPACE. VERIFY EXISTING ACCESS AND PROVIDE NEW AS APPROVED BY THE ARCHITECT IF NONE IS PRESENT.
- 101. INSTALL NEW VENT SCREENING. EXISTING GRILLS ARE TO REMAIN WITH NEW STAINLESS STEEL WIRE SCREEN INSTALLED BEHIND IF EXISTING SCREEN IS DAMAGED OR NOT PRESENT.

PROJECT TITLE:
Renovations & Upfits for:
202, 204, 206
Main Street

Fort Mill, SC 29715
ISSUED FOR: CONSTRUCTION
ISSUE DATE: 08/15/16
REVISIONS:

PROJECT #: 2971504
DRAWN: JDM / LDS
CHECKED: JDM

DRAWING TITLE:
**FOUNDATION
LEVEL
PROPOSED
FLOOR
PLAN**

A100

SEAL:



08.15.16



PLUMBING, MECHANICAL, ELECTRICAL:
CHARLOTTE MECHANICAL ENGINEERING
1624-A CROSS BEAM DR.
CHARLOTTE, NC 28217 T. (704) 688-9320

PROJECT TITLE:

Renovations & Upfits for:
**202, 204, 206
Main Street**

Fort Mill, SC 29715

ISSUED FOR: CONSTRUCTION

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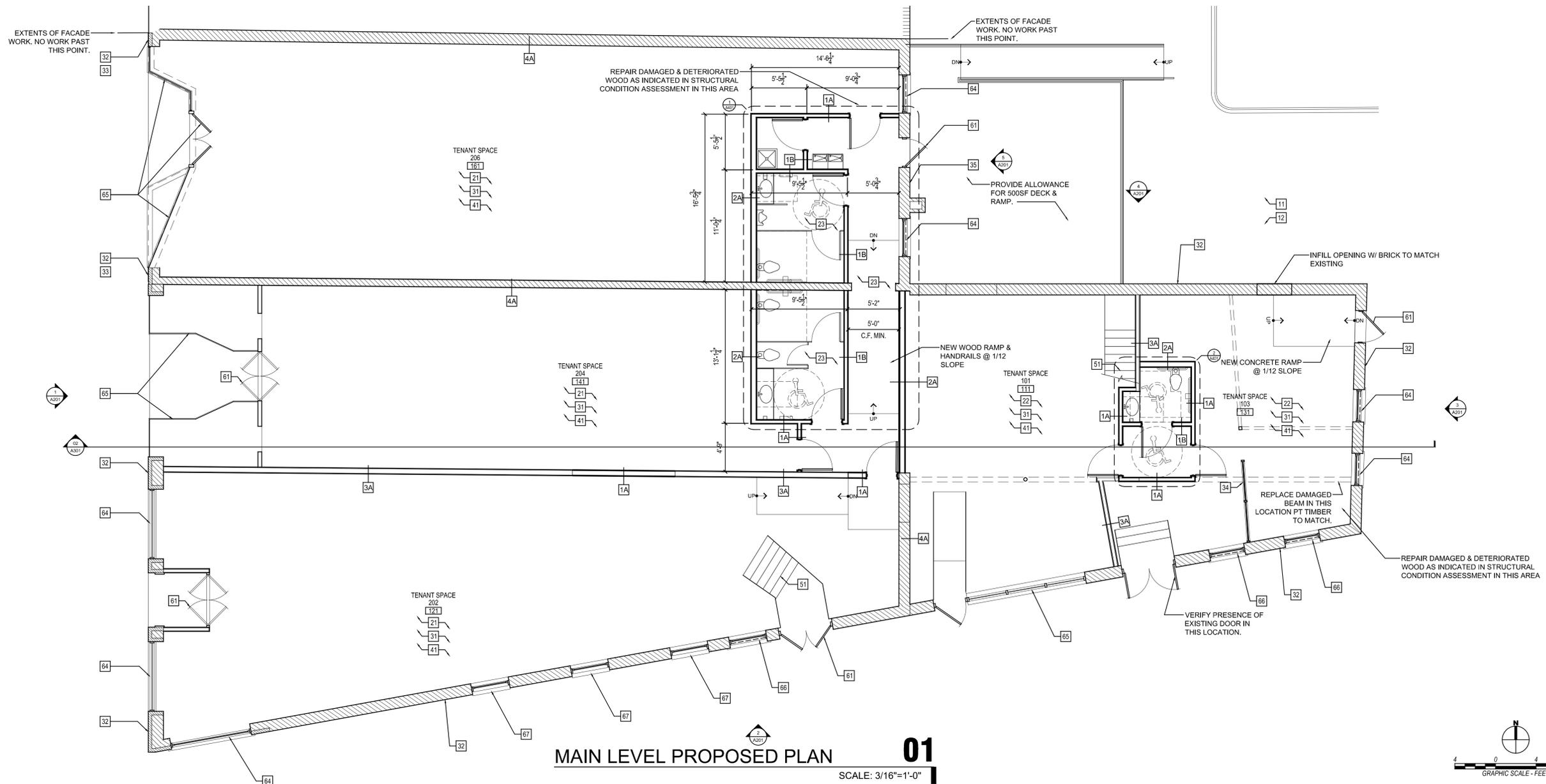
DRAWN: JDM / LDS

CHECKED: JDM

DRAWING TITLE:

**PROPOSED
FLOOR
PLAN**

A101



RESTORATION KEY NOTES:

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SEAL:



08.15.16



PLUMBING, MECHANICAL, ELECTRICAL:
CHARLOTTE MECHANICAL ENGINEERING
1624-A CROSS BEAM DR.
CHARLOTTE, NC 28217 T. (704) 688-9320

PROJECT TITLE:

Renovations & Upfits for:
202, 204, 206
Main Street

Fort Mill, SC 29715

ISSUED FOR: CONSTRUCTION

ISSUE DATE: 08/15/16

REVISIONS:

PROJECT #: 2971504

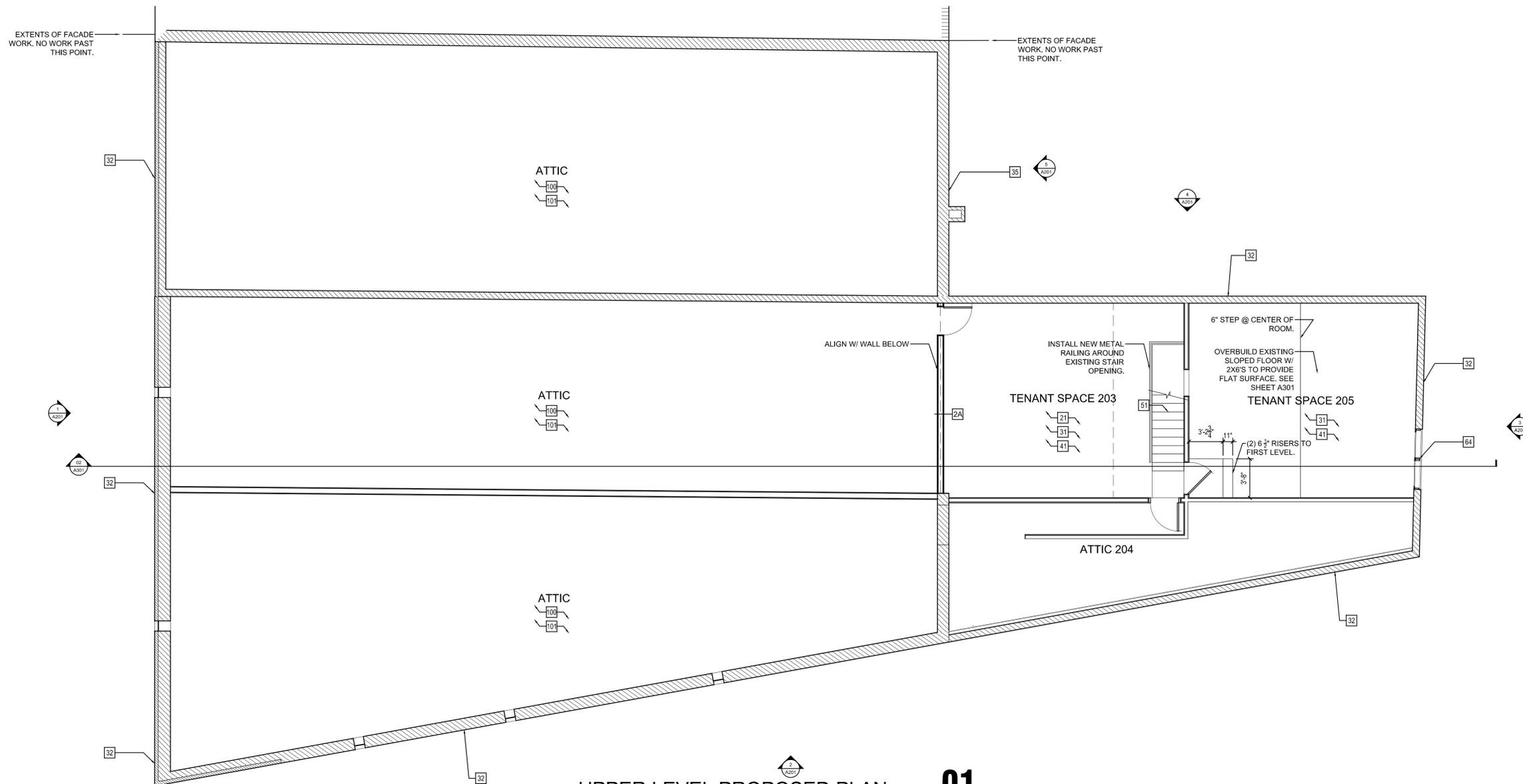
DRAWN: JDM / LDS

CHECKED: JDM

DRAWING TITLE:

**PROPOSED
FLOOR
PLAN**

A102



UPPER LEVEL PROPOSED PLAN 01
SCALE: 3/16"=1'-0"

RESTORATION KEY NOTES:

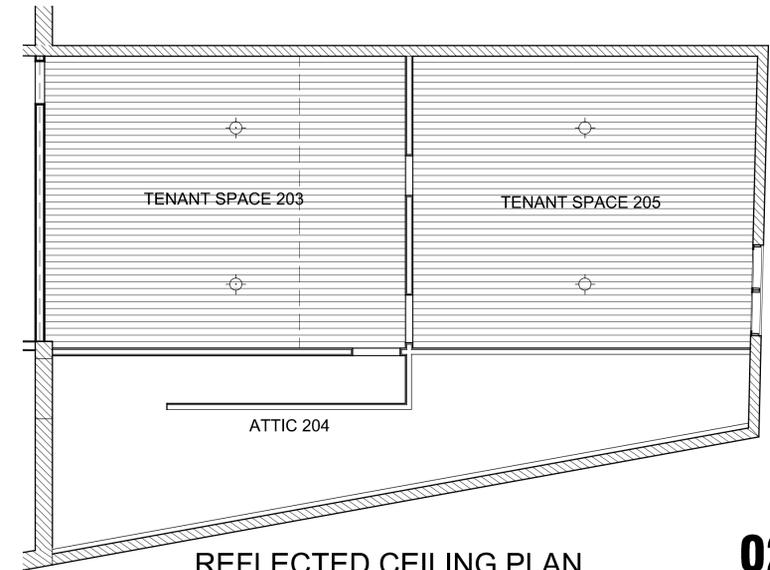
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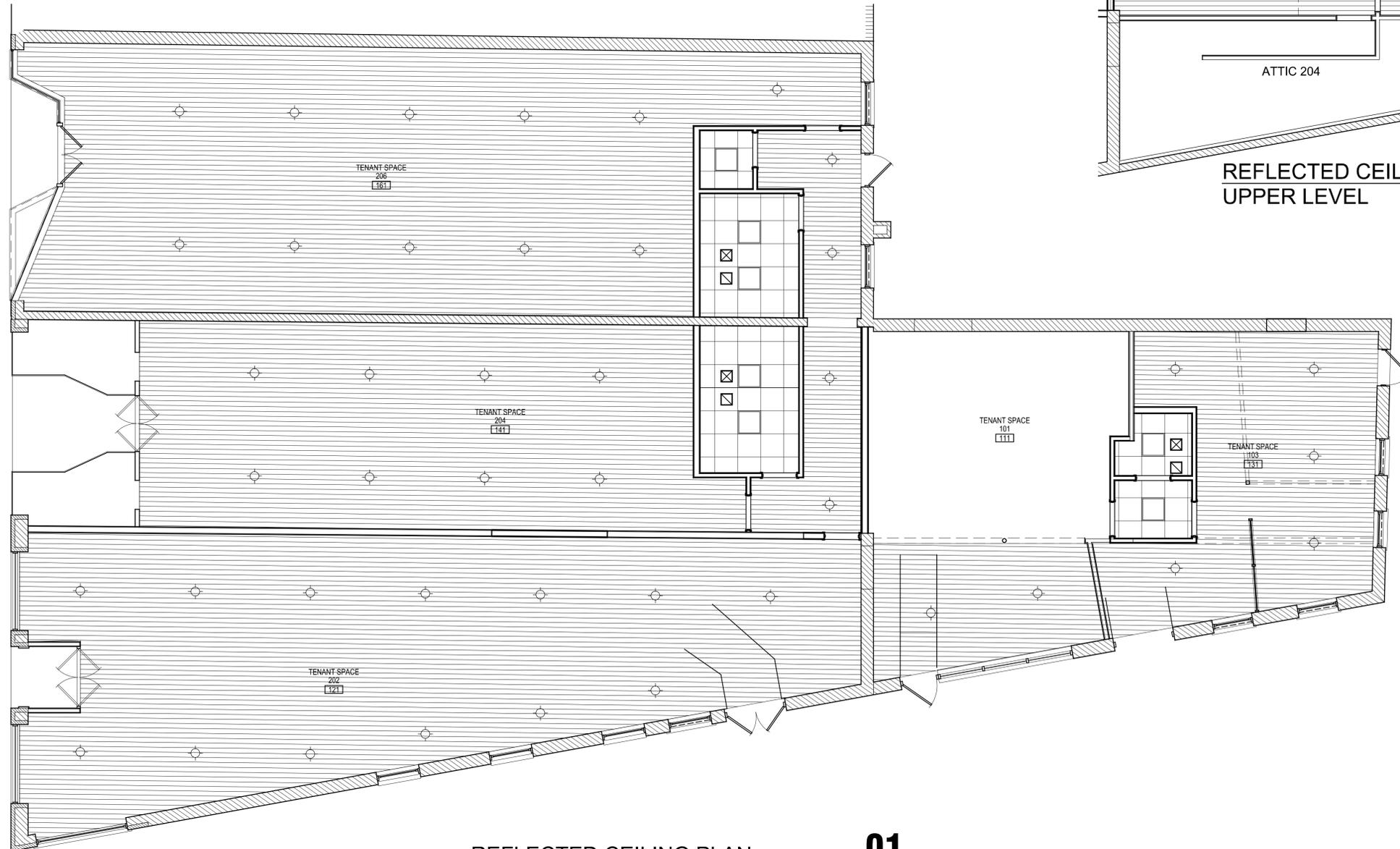
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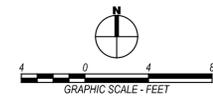
**REFLECTED CEILING PLAN
 UPPER LEVEL**

02
 SCALE: 3/16"=1'-0"



**REFLECTED CEILING PLAN
 MAIN LEVEL**

01
 SCALE: 3/16"=1'-0"



PROJECT TITLE:
 Renovations & Upfits for:
**202, 204, 206
 Main Street**

Fort Mill, SC 29715
 ISSUED FOR: CONSTRUCTION
 ISSUE DATE: 08/15/16
 REVISIONS:

PROJECT #: 2971504
 DRAWN: JDM / LDS
 CHECKED: JDM

DRAWING TITLE:
**REFLECTED
 CEILING
 PLAN**

A111

REFLECTED CEILING LEGEND		SEE ELECTRICAL & FIRE PROTECTION (IF REQUIRED) FOR FULL SCHEDULE		REFLECTED CEILING GENERAL NOTES	
	CEILING MOUNTED LIGHTING FIXTURE		2' x 4' LAY-IN CEILING		FIRE ALARM SYSTEM SMOKE DETECTOR
	RECESSED LIGHTING FIXTURE, SEE NOTE 4.		2' x 2' LAY-IN CEILING		FIRE SPRINKLER PENDANT HEAD
	JUNCTION, PULL OR TAP BOX, CEILING, WALL OR FLOOR MOUNTED		CEILING FAN / LIGHT COMBINATION		
	CEILING OR WALL MOUNTED EXIT SIGN. SHADED AREA INDICATES SIDE OF EXIT SIGN. ARROW INDICATES DIRECTIONAL ARROWS REQUIRED ON SIGN FACES		EXHAUST FAN		
	1' x 4' FLUORESCENT LIGHTING FIXTURE, CEILING MOUNTED SEE NOTE 4.		CEILING HEIGHT CEILING TYPE		
	2' x 4' FLUORESCENT LIGHTING FIXTURE, CEILING MOUNTED SEE NOTE 4.				
	VANITY LIGHT FIXTURE, WALL MOUNTED SEE NOTE 4.				

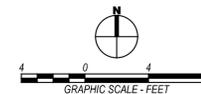
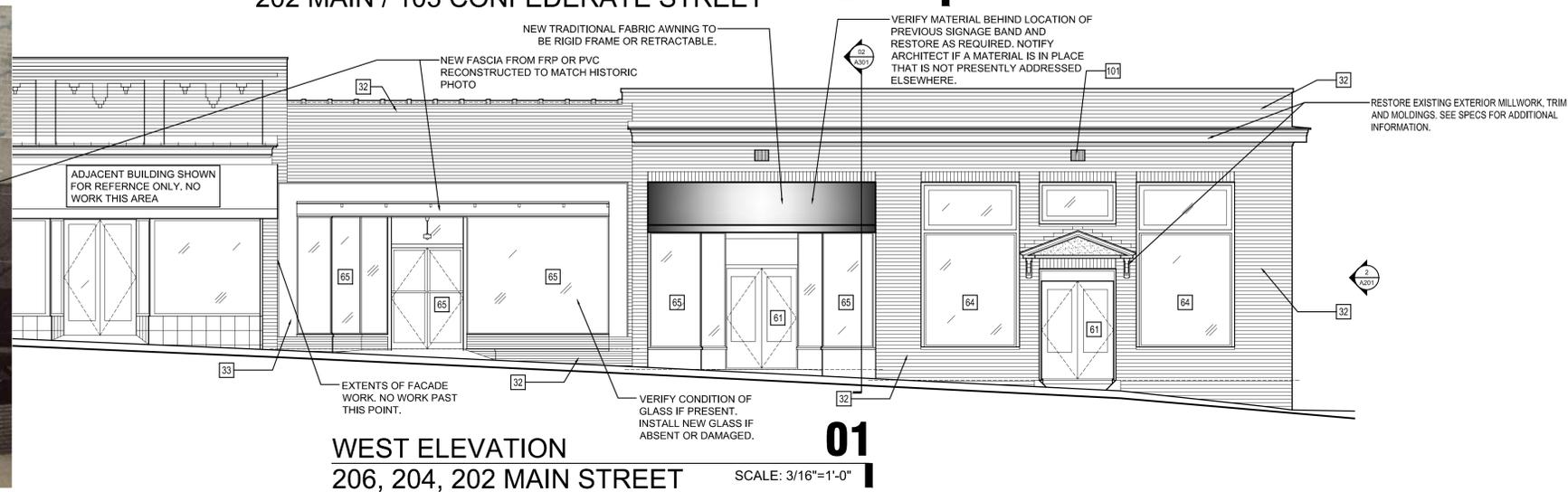
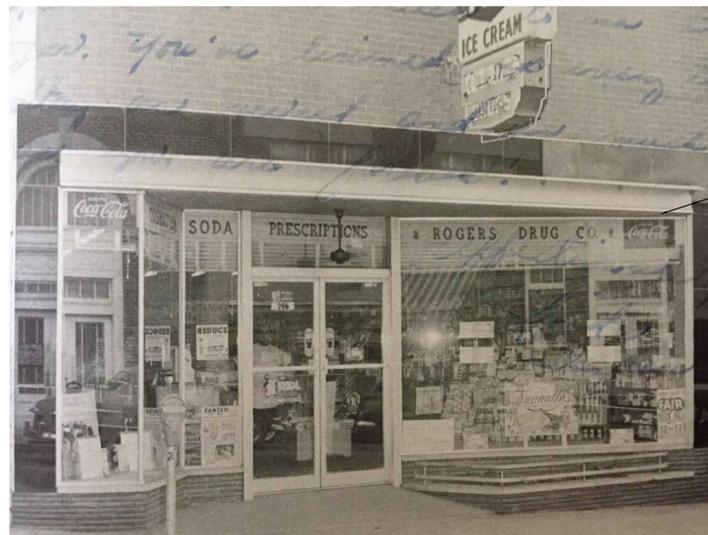
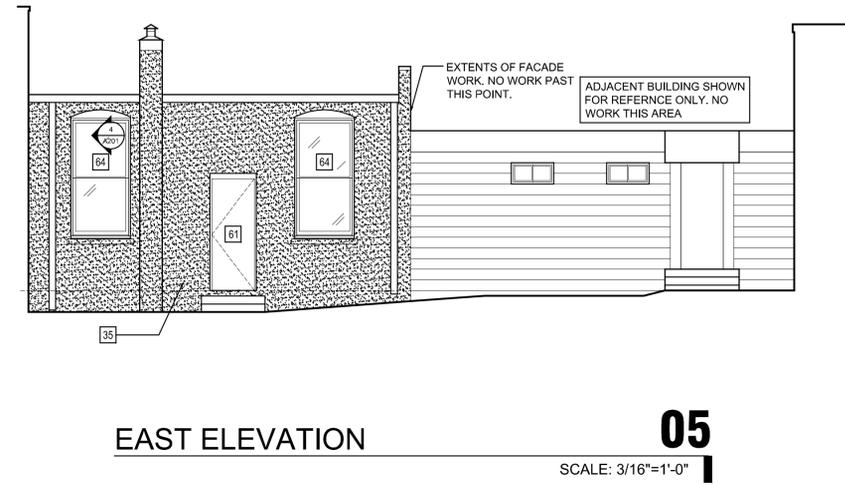
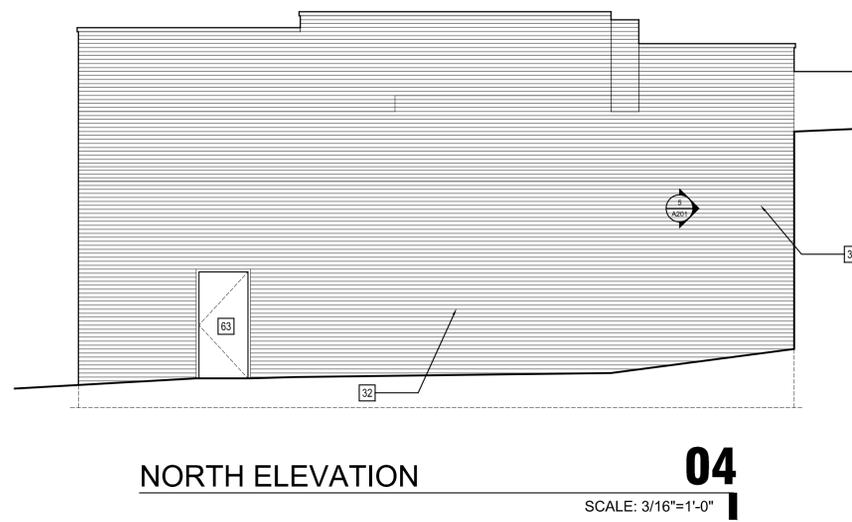
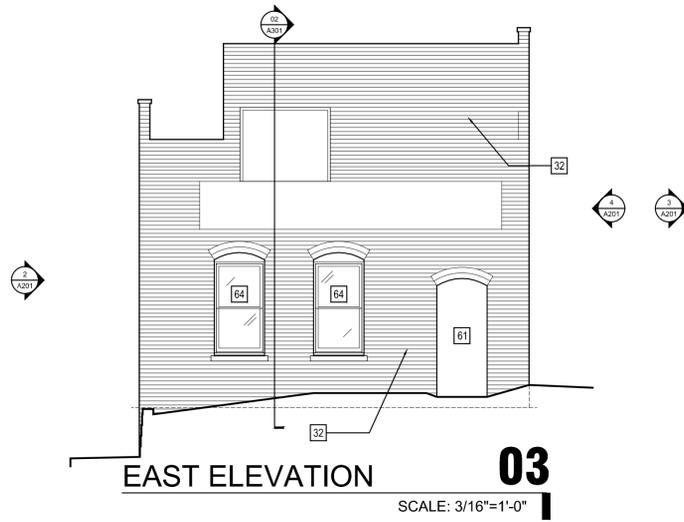
- REFLECTED CEILING GENERAL NOTES**
1. LIGHT FIXTURES, DIFFUSERS, RETURN GRILLES AND SPRINKLER HEADS ARE SHOWN FOR LOCATION ONLY. REFER TO ENGINEER'S DRAWINGS FOR EQUIPMENT AND DEVICE REQUIREMENTS. WHERE DISCREPANCIES IN LOCATION OCCUR BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS, ARCHITECTURAL DRAWINGS SHALL GOVERN.
 2. SEE MECHANICAL DRAWINGS FOR DIFFUSER LOCATIONS.
 3. ALL BATHROOMS AND OTHER WET AREAS TO RECEIVE MOISTURE RESISTANT GYPSUM BOARD



08.15.16



PLUMBING, MECHANICAL, ELECTRICAL:
CHARLOTTE MECHANICAL ENGINEERING
1624-A CROSS BEAM DR.
CHARLOTTE, NC 28217 T. (704) 688-9320



RESTORATION KEY NOTES:
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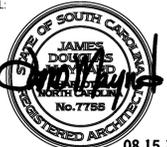
PROJECT #: 2971504
DRAWN: JDM / LDS
CHECKED: JDM

DRAWING TITLE:

**EXTERIOR
ELEVATIONS**

A201

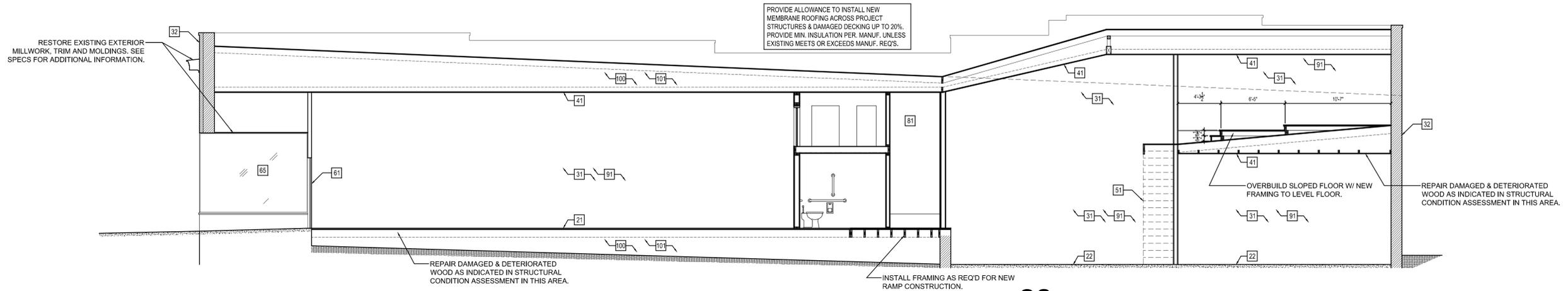
SEAL:



08.15.16



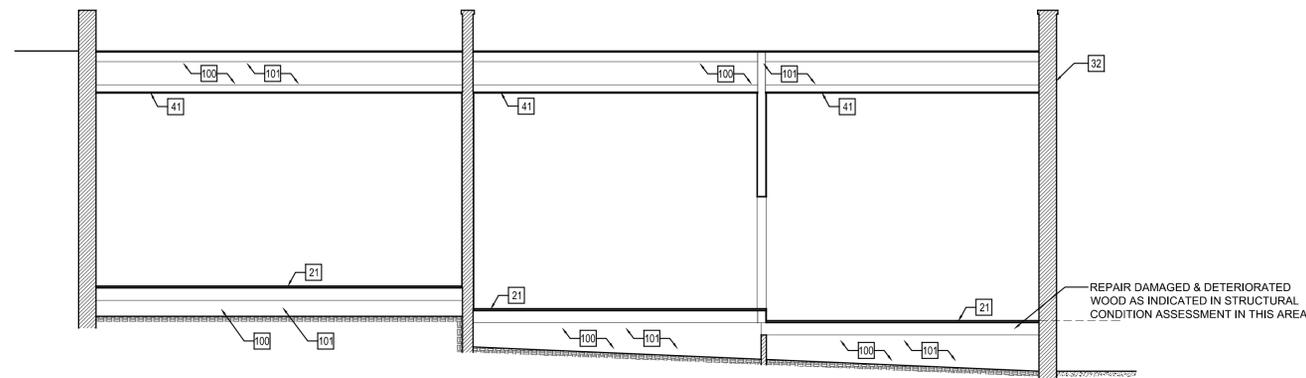
PLUMBING, MECHANICAL, ELECTRICAL:
CHARLOTTE MECHANICAL ENGINEERING
1624-A CROSS BEAM DR.
CHARLOTTE, NC 28217 T. (704) 688-9320



LONGITUDINAL BUILDING SECTION
204 MAIN / 103 CONFEDERATE STREET

02

SCALE: 3/16"=1'-0"



TRANSVERSE BUILDING SECTION
206/204/202 MAIN STREET

01

SCALE: 3/16"=1'-0"

RESTORATION KEY NOTES:

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- 36. INSTALL NEW WALLS WHERE INDICATED. SEE SHEET G200 FOR ALL WALL ASSEMBLY TYPES.
- CEILING**
- 41. RESTORE T&G WOOD CEILING. REPLACE IN-KIND WHERE PATCH & INFILL IS REQUIRED. LIGHTLY SCREEN AND TOP COAT WITH NEW FINISH. SEE SPECS AND FINISH PLANS FOR ADDITIONAL INFORMATION.
- ELEMENTS**
- 51. RESTORE STAIRS & RAILINGS IF PRESENT. REPLACE IN-KIND WHERE PATCH & INFILL IS REQUIRED. LIGHTLY SCREEN AND TOP COAT WITH NEW FINISH. SEE SPECS AND FINISH PLANS FOR ADDITIONAL INFORMATION.
- OPENINGS**
- 61. RESTORE EXISTING DOOR, FRAME, & TRANSOM (IF PRESENT). REPLACE IN-KIND WHERE PATCH & INFILL IS REQUIRED. LIGHTLY SAND AND TOP COAT WITH NEW FINISH. SEE SPECS AND FINISH PLANS FOR ADDITIONAL INFORMATION.
- 62. REVERSE SWING OF EXISTING DOOR. SEE ALSO NOTE #1.
- 63. INSTALL NEW DOORS WHERE INDICATED. SEE DOOR SCHEDULE FOR ADDITIONAL

- INFORMATION.
- 64. RESTORE EXISTING WOOD WINDOWS. REPLACE IN-KIND WHERE PATCH & INFILL IS REQUIRED. INSTALL NEW GLAZING IF REQUIRED. LIGHTLY SAND AND TOP COAT WITH NEW FINISH. SEE SPECS AND FINISH PLANS FOR ADDITIONAL INFORMATION.
- 65. RESTORE EXISTING ALUMINUM STOREFRONT. INSPECT & INSTALL NEW SEALS IF REQUIRED.
- 66. RESTORE EXISTING ALUMINUM WINDOWS. INSPECT & INSTALL NEW SEALS IF REQUIRED.
- 67. RESTORE EXISTING WOOD WINDOWS IF PRESENT. REPLACE IN-KIND WHERE PATCH & INFILL IS REQUIRED. INSTALL NEW GLAZING IF REQUIRED. LIGHTLY SAND AND TOP COAT WITH NEW FINISH. SEE SPECS AND FINISH PLANS FOR ADDITIONAL INFORMATION.
- PLUMBING**
- 71. INSTALL NEW FIXTURES WHERE INDICATED.
- MECHANICAL**
- 81. PROVIDE ALLOWANCE FOR HVAC @ 1 TON PER 500SF.
- ELECTRICAL**
- 91. INSTALL NEW HOUSE PANELS FOR EACH TENANT. PROVIDE ALLOWANCE FOR EXISTING FIXTURE REPLACEMENT @ 1 PER 200SF AND RECEPTACLES AT CODE MINIMUMS. PROVIDE NEW SEPARATE METERING FOR COMMON AREAS.
- INTERSTITIAL SPACES**

- 100. INSTALL NEW VAPOR BARRIER IN CRAWLSPACE. VERIFY EXISTING ACCESS AND PROVIDE NEW AS APPROVED BY THE ARCHITECT IF NONE IS PRESENT.
- 101. INSTALL NEW VENT SCREENING. EXISTING GRILLS ARE TO REMAIN WITH NEW STAINLESS STEEL WIRE SCREEN INSTALLED BEHIND IF EXISTING SCREEN IS DAMAGED OR NOT PRESENT.

PROJECT TITLE:

Renovations & Upfits for:
202, 204, 206
Main Street

Fort Mill, SC 29715

ISSUED FOR: CONSTRUCTION

ISSUE DATE: 08/15/16

REVISIONS:

PROJECT #: 2971504

DRAWN: JDM

CHECKED: JDM

DRAWING TITLE:

BUILDING SECTIONS

A301

REST ROOM ACCESSORIES SCHEDULE:				
ITEM NO.	ITEM (SEE NOTE 2)	MANUF. MODEL #	SUPPLIER	BACKUP SUPPORT (SEE NOTE 3)
(1A)	GRAB BAR 48"	BRADLEY 812-001-42		1: 2: 6 S 4-6" LONG CENTER MOUNTED
(1B)	GRAB BAR 36"	812-001-36		
(1C)	GRAB BAR 24"	812-001-24		
(2)	TOILET TISSUE DISPENSER, DOUBLE, RECESSED	BRADLEY 5412		2: 2: 6 S 2-6" LONG
(3)	SANITARY NAPKIN RECEPTACLE, RECESSED (OPTIONAL)	BRADLEY 4731-15		
(4)	TOWEL DISPENSER & WASTE RECEPTACLE, COMBINATION, RECESSED (PREFERRED)	BRADLEY 234		
(5)	MIRROR, ANGLE FRAME	BRADLEY 24" 36"		
(6A)	SOAP DISPENSER, COUNTER MOUNTED, 6" SPOUT (OPTIONAL, VERIFY W/ OWNER)	BRADLEY 6326-68		
(6B)	SOAP DISPENSER, WALL-MOUNTED (OPTIONAL, VERIFY W/ OWNER)	BRADLEY 6542		
(7)	BABY CHANGING TABLE, HORIZONTAL, RECESSED, ADA COMPLIANT	KOALA KARE KB100-MDRA		FRAME WALL RECESS PER MANUFACTURER'S RECOMMENDATIONS
(8)	DIAPER CONTAINER (OPTIONAL)			

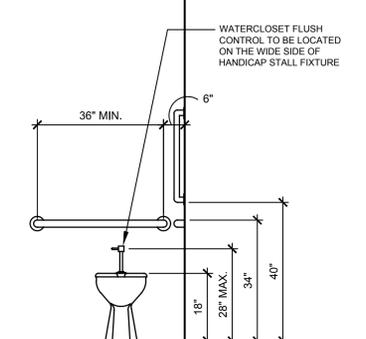
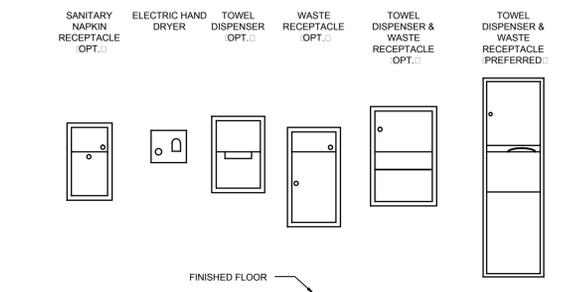
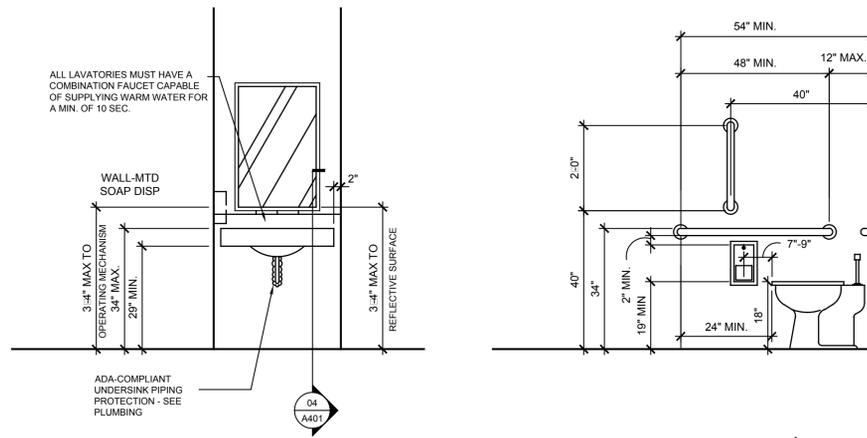
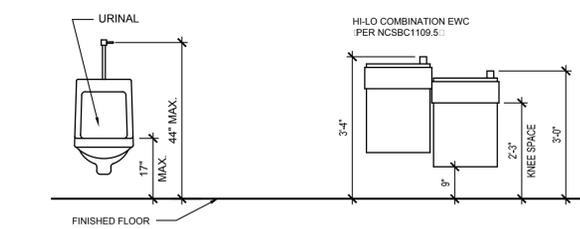
NOTES
 1: SEE BELOW FOR ACCESSORY MOUNTING HEIGHTS
 2: CUT BACK-UP SUPPORTS BETWEEN STUDS SO FACE OF SUPPORT IS FLUSH W/WALL STUD

WALL & CEILING GENERAL NOTES:
 1. ALL WALLS & CEILINGS WHERE APPLICABLE LOCATED WITHIN "WET ROOMS" REST ROOMS, JANITOR'S CLOSETS, KITCHENS, ETC. SHALL BE MOISTURE RESISTANT GYP. BD. THROUGHOUT.
 2. ANY LOCATIONS WHERE THERE IS A POTENTIAL FOR WATER VIA MOPING DOWN OR OTHER, THE BYP. BD. SHALL BE HELD OF THE FINISH FLOOR 1/2" TO REDUCE THE LIKELIHOOD OF WATER WICKING UP THE GYP. BD. FROM THE FLOOR AREA- TYP.
 3. ALL CEILINGS LOCATED WITHIN "WET ROOMS" REST ROOMS, JANITOR'S CLOSETS, KITCHENS, ETC. SHALL BE MOISTURE RESISTANCE ACOUSTICAL CEILING TILE- TYP.
 4. G.C. SHALL COORDINATE LAYOUT OF ALL GRIDS TO MINIMIZE ALL SMALL EDGES OF THE TILE AND TO CENTER ALL LIGHTS AND HVAC AS MUCH AS POSSIBLE. THERE SHALL BE A MINIMUM OF 4" OF TILE AT ALL EDGE CONDITIONS.

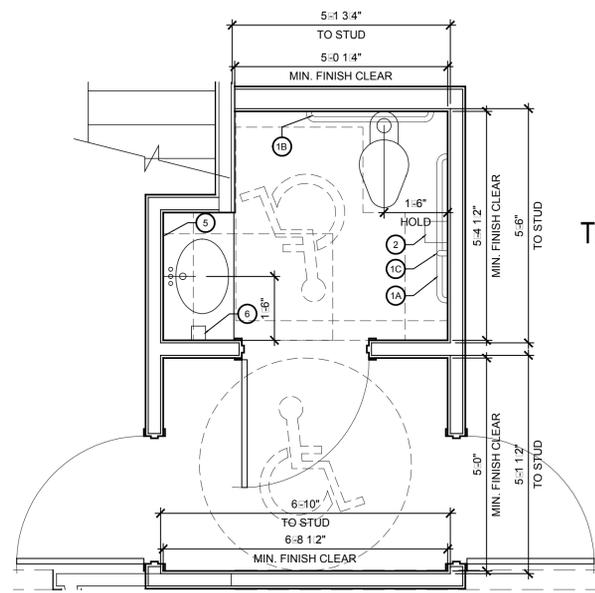
DIMENSION NOTE:
 1. G.C. TO FIELD VERIFY ALL EXISTING CLEARANCES PRIOR TO LAYING WORK. NOTIFY ARCHITECT IMMEDIATELY IF MIN. EXISTING CLEARANCES ARE NOT PRESENT- TYP.
 2. ALL DIMENSIONS NOTED AS MIN. OR HOLD MUST BE MEET AS A MINIMUM FINISHED DIMENSION- TYP. IF EXISTING CONDITIONS WILL NOT ALLOW FOR MIN. HOLD DIMS, NOTIFY ARCH. IMMEDIATELY- TYP.

INSULATION GENERAL NOTES:
 1. ALL INSULATION SHALL BE HELD 1/2" OFF OF FINISH FLOOR TO REDUCE THE LIKELIHOOD OF INSULATION WICKING ANY MOISTURE FROM THE FLOOR SLAB- TYP.
 2. ANY INSULATION THAT IS NOT FULLY ENCLOSED SHALL CONFORM TO ALL, BUT NOT LIMITED TO, FIRE AND MOISTURE REGULATIONS- TYP.
 3. ANY EXPOSED INSULATION SHALL BE FSK FACED- TYP.

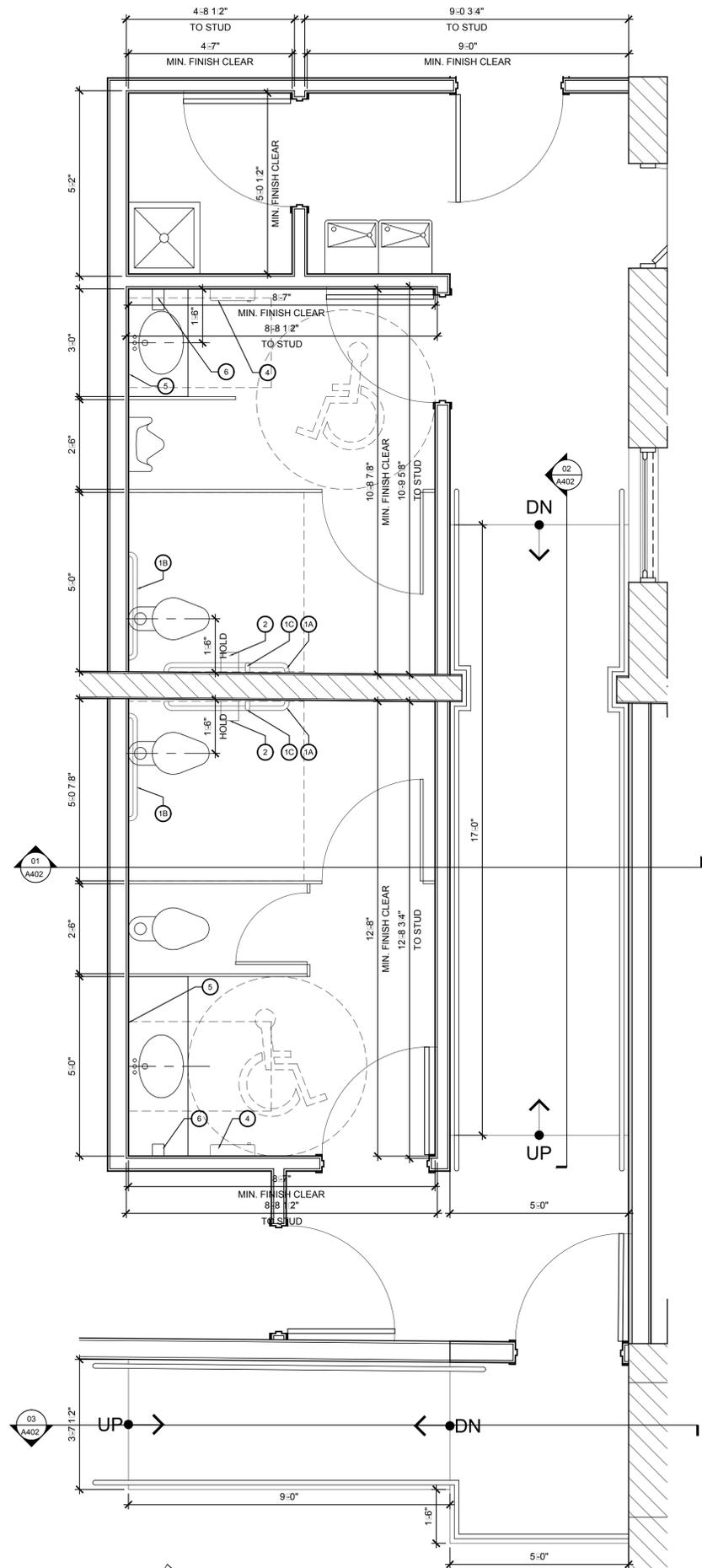
VAPOR BARRIER NOTE:
 1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING ALL CONCRETE FLOOR SLABS (EITHER NEW OR EXISTING) FOR COMPLIANCE WITH MANUFACTURER'S REQUIREMENTS RELATIVE TO ACCEPTABLE MOISTURE AND PH LEVELS FOR EACH FLOOR FINISH INDICATED. WRITTEN COPIES OF THESE TESTS MUST BE PROVIDED TO THE OWNER AS PROOF OF COMPLIANCE OR NON-COMPLIANCE. FAILURE TO TEST FLOORS OR PROVIDE TEST RESULTS SHALL CAUSE THE GENERAL CONTRACTOR TO BE LIABLE FOR DEMOLITION AND REPLACEMENT OF FLOOR FINISHES DUE TO FAILURES.
 2. A MANUFACTURER'S APPROVED FIELD APPLIED WATER PROOFING MEMBRANE COATING SHALL BE APPLIED PRIOR TO INSTALLING ANY FLOOR FINISH IF ONE OF THE FOLLOWING EXISTS:
 - THE SLAB (EITHER NEW OR EXISTING) DOES NOT MEET THE MANUFACTURER'S REQUIREMENTS FOR THE MOISTURE CONTENT, PH, ETC... FOR FLOOR FINISH INSTALLATION.
 - THE FLOOR FINISHES ARE TO BE APPLIED IN SLAB AREAS INDICATED AS HAVING NO VAPOR BARRIER UNDER SLAB.
 - ON SLAB AREA WHERE IT CAN NOT BE DETERMINED IF A VAPOR BARRIER EXISTS UNDER SLAB.
 - WHERE FLUCTUATIONS IN TEST RESULTS EXISTS, SHOWING RESULTS BOTH IN AND OUT OF COMPLIANCE. THIS INDICATES THAT WEATHER MAY PLAY A ROLE IN MOISTURE CONTENT AND SLAB MAY BE AT RISK OF FLOOR FINISH OR ADHESIVE FAILURE.



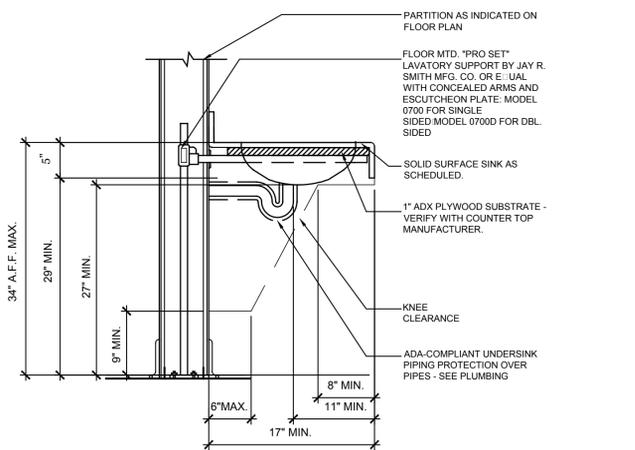
ADA FIXTURE CLEARANCES
 TYPICAL DETAILS
 SCALE: 1/2"=1'-0"



ENLARGED BATHROOM FLOOR PLAN
 SCALE: 1/2"=1'-0"



ENLARGED BATHROOM FLOOR PLAN
 SCALE: 1/2"=1'-0"



SECTION LAVATORY TYPICAL DETAIL
 SCALE: 1/2"=1'-0"

REDCLAY
 DESIGN+DEVELOPMENT
 4400 PARK ROAD
 SUITE 311
 CHARLOTTE, NC 28209
 980-585-4998

SEAL:
 STATE OF SOUTH CAROLINA
 JAMES DOUGLAS
 REGISTERED ARCHITECT
 No. 7788
 08.15.16
 STATE OF SOUTH CAROLINA
 REDCLAY LLC
 CHARLOTTE, NORTH CAROLINA
 No. 101289
 REGISTERED ARCHITECT

PLUMBING, MECHANICAL, ELECTRICAL:
 CHARLOTTE MECHANICAL ENGINEERING
 1624-A CROSS BEAM DR.
 CHARLOTTE, NC 28217 T. (704) 688-9320

PROJECT TITLE:
 Renovations & Upfits for:
202, 204, 206
Main Street
 Fort Mill, SC 29715
 ISSUED FOR: CONSTRUCTION
 ISSUE DATE: 08/15/16
 REVISIONS:

PROJECT #: 2971504
 DRAWN: JDM
 CHECKED: JDM

DRAWING TITLE:
ENLARGED PLANS & DETAILS

A401

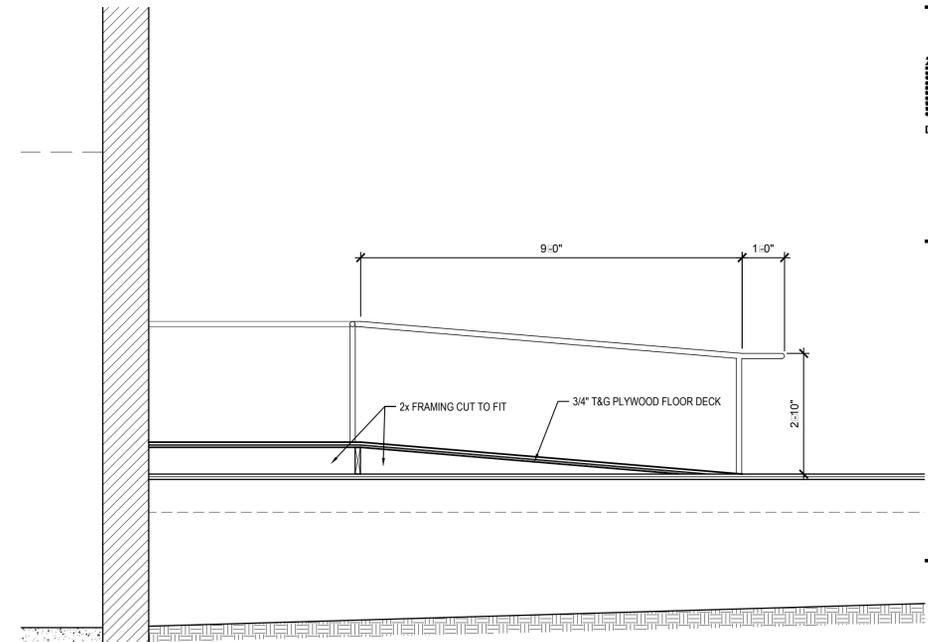
SEAL:



08.15.16



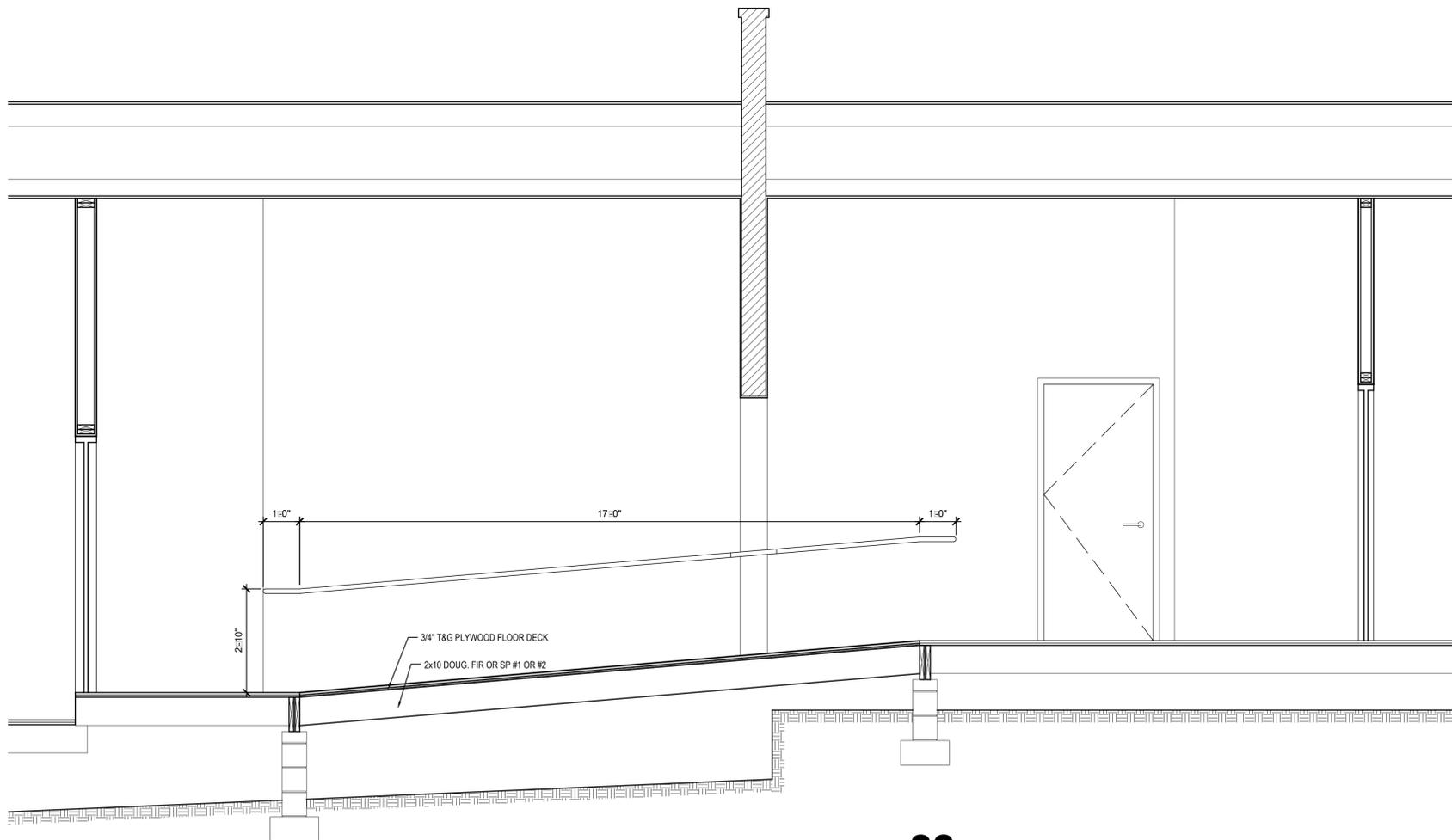
PLUMBING, MECHANICAL, ELECTRICAL:
CHARLOTTE MECHANICAL ENGINEERING
1624-A CROSS BEAM DR.
CHARLOTTE, NC 28217 T. (704) 688-9320



RAMP SECTION

03

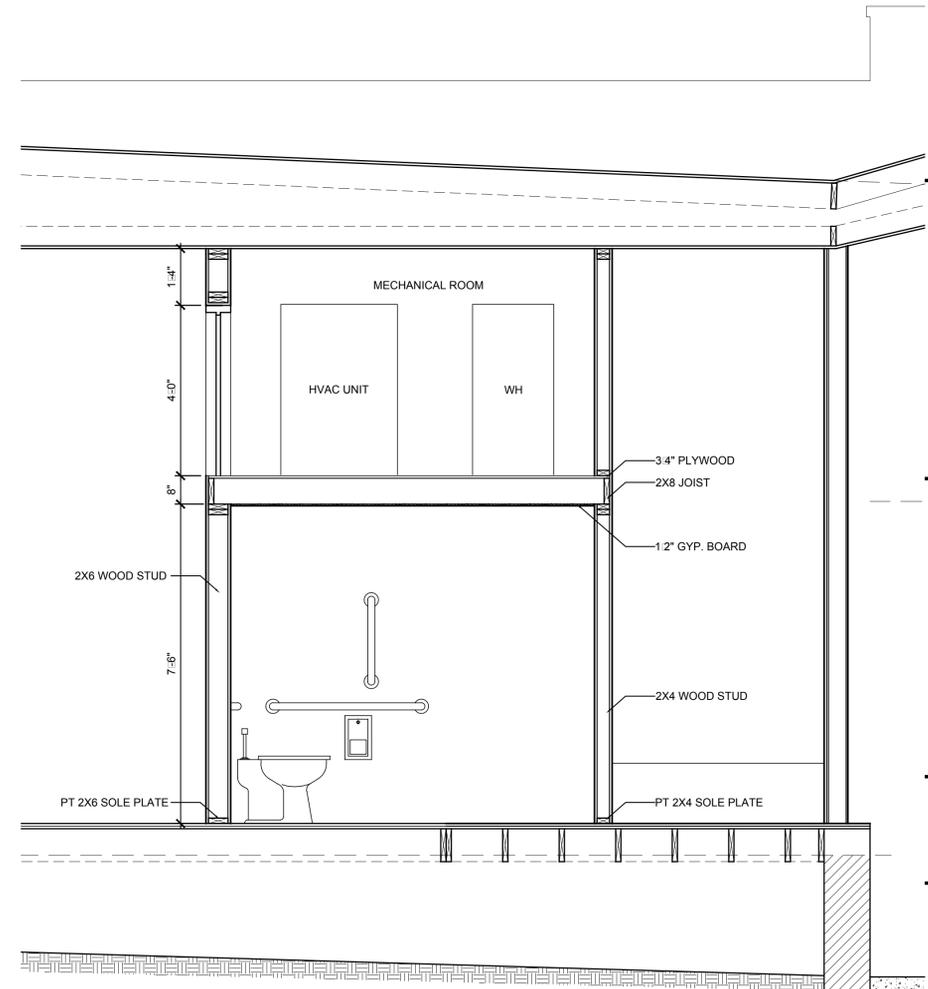
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RAMP SECTION

02

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



BATHROOM SECTION

01

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

PROJECT TITLE:

Renovations & Upfits for:

**202, 204, 206
Main Street**

Fort Mill, SC 29715

ISSUED FOR: CONSTRUCTION

ISSUE DATE: 08/15/16

REVISIONS:

PROJECT #: 2971504

DRAWN: JDM

CHECKED: JDM

DRAWING TITLE:

**ENLARGED
PLANS & DETAILS**

A402

SEAL:



PROJECT TITLE:

Renovations & Upfits for:
**202, 204, 206
Main Street**

Fort Mill, SC 29715

ISSUED FOR: PRICING REVIEW

ISSUE DATE: 08/15/16

REVISIONS:

PROJECT #: 2971504
DRAWN: CME
CHECKED: CME

DRAWING TITLE:
PLUMBING SCHEDULE, NOTES, LEGEND & DETAILS

P101

PLUMBING GENERAL NOTES

- FURNISH ALL LABOR, MATERIAL, AND EQUIPMENT REQUIRED FOR THE COMPLETION AND OPERATION OF ALL SYSTEMS IN THIS SECTION OF WORK IN ACCORDANCE WITH ALL APPLICABLE CODES.
- ALL PLUMBING FIXTURES AND PLUMBING SYSTEM EQUIPMENT SHALL BE PROVIDED COMPLETE WITH ALL ACCESSORIES, HANGERS, VALVES, STOPS, TAILPIECES, TRAPS, FAUCETS, STRAINERS, ETC. SEE FIXTURE SCHEDULE.
- FURNISH AND INSTALL COMPLETE SYSTEMS OF SOIL, WASTE, VENT, HOT AND COLD WATER PIPING FROM ALL PLUMBING FIXTURES, AND/OR OTHER EQUIPMENT.
- CLEANOUT PLUGS SHALL BE INSTALLED IN ACCORDANCE WITH PLUMBING CODE REQUIREMENTS. PROVIDE CLEANOUTS AT THE BASE OF ALL WASTE STACKS, AT EVERY FOUR 45 DEGREE TURNS, AND AT EVERY 100 FEET. CLEANOUTS SHALL BE PLACED IN READILY ACCESSIBLE LOCATIONS.
- ALL SOIL, WASTE, AND VENT LINES SHALL BE CONCEALED IN THE BUILDING CONSTRUCTION.
- COPPER PIPING SHALL BE PROTECTED AGAINST CONTACT WITH MASONRY OR DISSIMILAR METALS. ALL HANGERS, SUPPORTS, ANCHORS, AND CLIPS SHALL BE COPPER OR COPPER PLATED. WHERE COPPER PIPING IS CARRIED ON IRON TRAPEZE HANGERS WITH OTHER PIPING, SATISFACTORY AND PERMANENT ELECTROLYTIC ISOLATION MATERIAL SHALL PROTECT THE COPPER AGAINST CONTACT WITH OTHER METALS.
- WHERE COPPER PIPING IS SLEEVED THROUGH MASONRY, SLEEVES SHALL BE COPPER OR RED BRASS. WHERE COPPER MUST BE CONCEALED IN A MASONRY PARTITION OR AGAINST MASONRY, CONTACT SHALL BE PREVENTED BY COATING THE COPPER HEAVILY WITH ASPHALTIC ENAMEL AND PROVIDING 15# ASPHALT SATURATED FELT BETWEEN THE PIPE AND MASONRY.
- THE PLUMBING CONTRACTOR SHALL COORDINATE CLOSELY WITH THE MECHANICAL AND THE ELECTRICAL CONTRACTORS TO AVOID CONFLICT WITH OTHER TRADES.
- CEILING AREA HAS LIMITED SPACE. CONTRACTOR MUST COORDINATE WITH OTHER TRADES FOR ALL STRUCTURES, PIPING, CONDUIT, DUCTWORK, LIGHTING, ETC. TO PROPERLY BE INSTALLED.
- ALL PIPE INSULATION SHALL RUN CONTINUOUSLY THROUGH FLOORS, WALLS, AND PARTITIONS.
- PROVIDE DRAIN VALVES IN THE HOT AND COLD WATER SYSTEM AT ALL LOW POINTS TO ALLOW FOR COMPLETE DRAINAGE.
- VACUUM BREAKERS SHALL BE PROVIDED FOR ALL FIXTURES TO WHICH HOSES MAY BE ATTACHED. VACUUM BREAKERS SHALL BE PERMANENTLY ATTACHED.
- WASTE AND VENT PIPING SHALL BE AS FOLLOWS:
BELOW SLAB: SOLID WALL PVC PIPE, PVC SOCKET FITTINGS, AND SOLVENT-CEMENTED FITTINGS.
ABOVE SLAB: SOLID WALL PVC PIPE, PVC SOCKET FITTINGS, AND SOLVENT-CEMENTED FITTINGS.
- DOMESTIC WATER PIPING ABOVE SLAB SHALL BE TYPE 'L' COPPER.
DOMESTIC WATER PIPING BELOW SLAB SHALL BE TYPE 'K' COPPER.
INSULATION IS REQUIRED ON ALL WATER SUPPLY PIPING ABOVE FINISHED FLOOR WITH INSULATION HAVING A MINIMUM R FACTOR OF 6.5 DETERMINED AT 75°F IN ACCORDANCE WITH ASTM C-177 OF INTERNATIONAL PLUMBING CODE OR PER LOCAL JURISDICTION.
- INVERT ELEVATIONS SHALL BE ESTABLISHED AND VERIFIED BEFORE WASTE PIPING IS INSTALLED SO THAT PROPER SLOPES WILL BE MAINTAINED.
- THE PLUMBING CONTRACTOR SHALL PROVIDE WATER HAMMER PROTECTION ON ALL WATER DISTRIBUTION PIPING WHERE QUICK-CLOSING VALVES ARE UTILIZED. INSTALLATION OF AIR CHAMBERS OR SHOCK ARRESTORS SHALL BE IN ACCORDANCE WITH PD-1W1201. SEE SHOCK ARRESTOR SCHEDULE (IF PROVIDED).
- PROVIDE FULL PORT VALVES IN ALL BRANCH LINES OF THE HOT AND COLD WATER DISTRIBUTION SYSTEM ON 3/4" AND LARGER CW & HW AND AS SHOWN ON PLANS, RISERS, AND SCHEMATIC DETAILS.
- REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS OF PLUMBING FIXTURES.
- PROVIDE ACCESS DOORS FOR ALL VALVES AND DEVICES REQUIRING ACCESS WHEN LOCATED IN WALLS OR ABOVE INACCESSIBLE CEILING CONSTRUCTION.
- PROVIDE DEEP SEAL TRAPS FOR ALL FLOOR DRAINS.
- WHERE EARTHQUAKE LOADS ARE APPLICABLE IN ACCORDANCE WITH THE NC INTERNATIONAL PLUMBING CODE, PIPING AND EQUIPMENT SUPPORTS SHALL BE DESIGNED AND INSTALLED FOR THE SEISMIC FORCES IN ACCORDANCE WITH THE SC BUILDING CODE.
- PROVIDE A U.L. LISTED ASSEMBLY FOR ALL PENETRATIONS THRU FIRE RATED WALLS AND FLOORS.
- PROVIDE PRESSURE REDUCING VALVE IF PRESSURE EXCEEDS 80 PSI.
- ALL SUSPENDED MATERIALS AND EQUIPMENT SHALL BE INDIVIDUALLY SUPPORTED FROM THE BUILDING STRUCTURE. DO NOT SUSPEND ITEMS FROM THE CEILING OR ITS SUPPORT SYSTEM.

PLUMBING LEGEND

---	DOMESTIC COLD WATER PIPING
---	DOMESTIC HOT WATER PIPING
----	VENT PIPING
---	WASTE (SANITARY SEWER)
---	WASTE (GREASE)
---	GAS PIPING
---	ROOF LEADER
---	EMERGENCY ROOF LEADER
---	STORM PIPING UNDERSLAB
⊕	FULL PORT VALVE
⊕	CHECK VALVE
↑	PIPE UP
↓	PIPE DOWN
⊕	FLOOR DRAIN
⊕	CONNECT TO EXISTING
⊕	FIRE SPRINKLER RISER

AAV	AIR ADMITTANCE VALVE
ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
CW	COLD WATER
DN	DOWN
E.C.	ELECTRICAL SUB-CONTRACTOR
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FR	FROM
FS	FLOOR SINK
G.C.	GENERAL CONTRACTOR
HB	HOSE BIBB
HD	HUB DRAIN
HW	HOT WATER
M.C.	MECHANICAL SUB-CONTRACTOR
P.C.	PLUMBING SUB-CONTRACTOR
V	VENT
W	WASTE

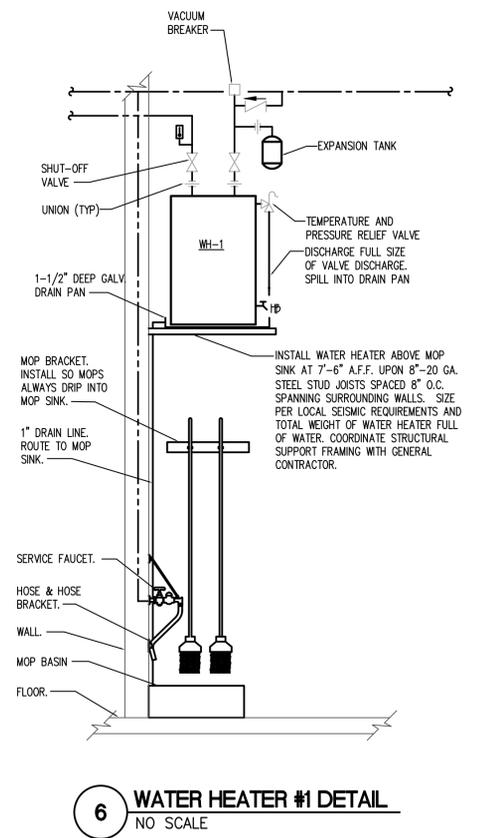
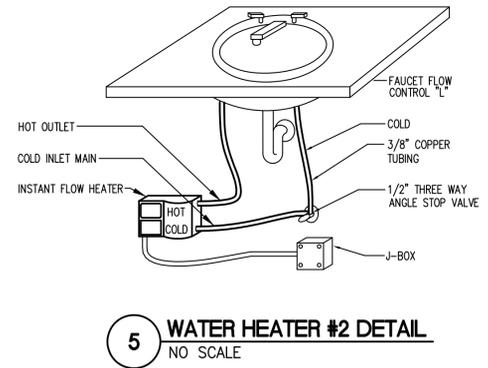
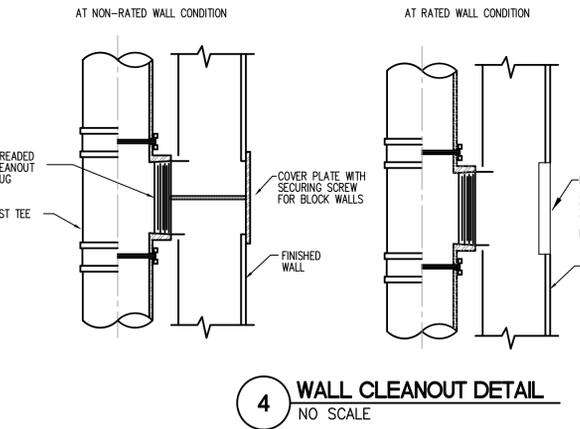
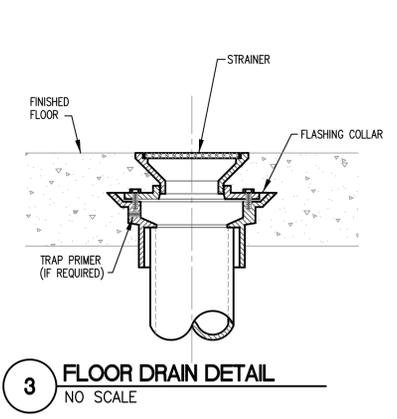
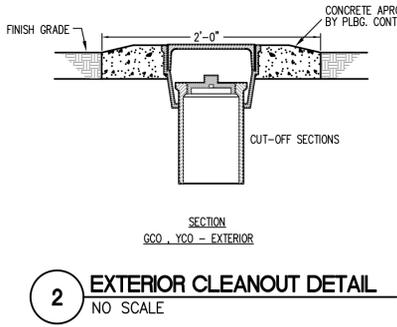
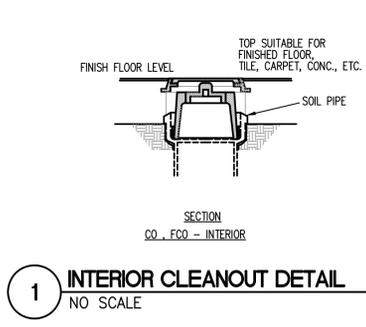
SHOCK ARRESTOR SCHEDULE

P.D.I. SIZE	FIXTURE UNITS	MANUFACTURER OR EQUAL
SA'A	1 - 11	ZURN, SMITH, PPI, SIOUX-CHIEF
SA'B	12 - 32	*
SA'C	33 - 60	*
SA'D	61 - 113	*
SA'E	114 - 154	*
SA'F	155 - 330	*

LOCATE SHOCK ARRESTORS IN AN ACCESSIBLE LOCATION, OR PROVIDE SIOUX-CHIEF SHOCK ARRESTORS ONLY.
PROVIDE SHOCK ARRESTORS AS INDICATED PER SCHEDULE.
SHOCK ARRESTORS SHALL BE SAME SIZE AS PIPE INSTALLED ON, MINIMUM.

NO.	TYPE	VALVE	STANDARD	QTY	MATERIAL	FINISH	MANUFACTURER	MODEL	SIZE	HEIGHT	LOCATION	INSTALLATION	REMARKS			
P-1	WATER CLOSET	FLUSH VALVE	AMERICAN STANDARD	2234.015	VITREOUS CHINA	STANDARD ELONGATED	SLOAN ROYAL 111	-	-	-	-	-	3" 2" 1/4" - FLOOR	PROVIDE WITH OPEN FRONT SEAT WITH NO LID		
P-1A	ADA WATER CLOSET	FLUSH VALVE	AMERICAN STANDARD	2305.100	VITREOUS CHINA	ADA ELONGATED	SLOAN ROYAL 111	-	-	-	-	-	3" 2" 1/4" - FLOOR	PROVIDE WITH OPEN FRONT SEAT WITH NO LID		
P-2	ADA LAVATORY	SINGLE COMPT	AMERICAN STANDARD	0419.444	VITREOUS CHINA	COUNTERTOP OVAL	DELTA 59111220	CENTERSET	INFRARED SENSOR	4"	GRID	1 1/2"	McGUIRE 175, PW2125	2" 1/2" 1/2" 1/2" COUNTER TOP	MOUNT AT ADA HEIGHT	
P-3	URINAL	FLUSH VALVE	AMERICAN STANDARD	6501.010	VITREOUS CHINA	ADA ELONGATED	SLOAN ROYAL 186-1-ADA	-	-	-	-	-	3" 1/2" 3/4" - WALL	MOUNT AT REQUIRED ADA HEIGHT		
P-4	WATER COOLER	DOUBLE STATION	ELKAY	EZSTLBC	STAINLESS STEEL	ADA COMPLIANT	-	-	-	-	1 1/2"	McGUIRE 165	2" 1/2" 1/2" - WALL	MOUNT AT ADA HEIGHT		
P-5	MOP SINK	FLOOR MOUNTED	FIAT	TSB	TERRAZZO	24" X 24" 12" HIGH	FIAT 830-AA	THREADED	TWO HANDLES	8"	-	-	3" 1/2" 3/4" 3/4" FLOOR	PROVIDE MOP HANGER, HOSE, HOSE BRACKET, AND VACUUM BREAKER.		
FD	FLOOR DRAIN	SQUARE TOP	J.R. SMITH	2010	CAST IRON	NIKALOY TOP	-	-	-	-	-	-	-	FLOOR	PROVIDE WITH TRAP PRIMER CONNECTION WHERE INDICATED.	
WCO	WALL CLEAN-OUT	ROUND COVER	J.R. SMITH	4472	CAST IRON	S.S. COVER	-	-	-	-	-	-	-	WALL		
FCO	FLOOR CLEAN-OUT	SQUARE TOP	J.R. SMITH	4040	CAST IRON	NICKEL BRONZE TOP	-	-	-	-	-	-	-	FLOOR		
GCO	GRADE CLEAN-OUT	ROUND TOP	J.R. SMITH	4240	CAST IRON	CAST IRON TOP	-	-	-	-	-	-	-	GRADE	PROVIDE WITH 24"x24"x8" THK CONCRETE PAD AT GRADE.	
WH-1	WATER HEATER	ELECTRIC	STATE	PCE 20 10MSA	GLASS LINED	LOWBOY	-	-	-	-	-	-	SEE PLAN	SEE PLAN	SEE DETAIL	20 GAL STORAGE, 3.0KW, 208V, 15 GPH REC AT 80°F RISE PROVIDE DRAIN PAN
WH-2	WATER HEATER	ELEC.	EEMAX	SP3208	-	TANKLESS	-	-	-	-	-	-	SEE PLAN	SEE PLAN	SEE DETAIL	208V, 14, 3.0KW 0.5 GPM REC AT 41°F RISE

NOTES:
1. CATALOG NUMBERS AND MANUFACTURERS ARE TO INDICATE TYPE AND QUALITY OF FIXTURE DESIRED. SUBMIT CUTSHEETS OF THESE AND ALTERNATE MANUFACTURERS FOR ARCHITECT AND OWNER APPROVAL PRIOR TO PURCHASE OF ANY FIXTURES. INFORMATION ON ALTERNATE FIXTURES PROPOSED BY THE CONTRACTOR SHALL INCLUDE THE ADD/DEDUCT ASSOCIATED WITH ACCEPTANCE OF THAT FIXTURE (OR THE ALTERNATE PACKAGE AS A WHOLE).



SEAL:



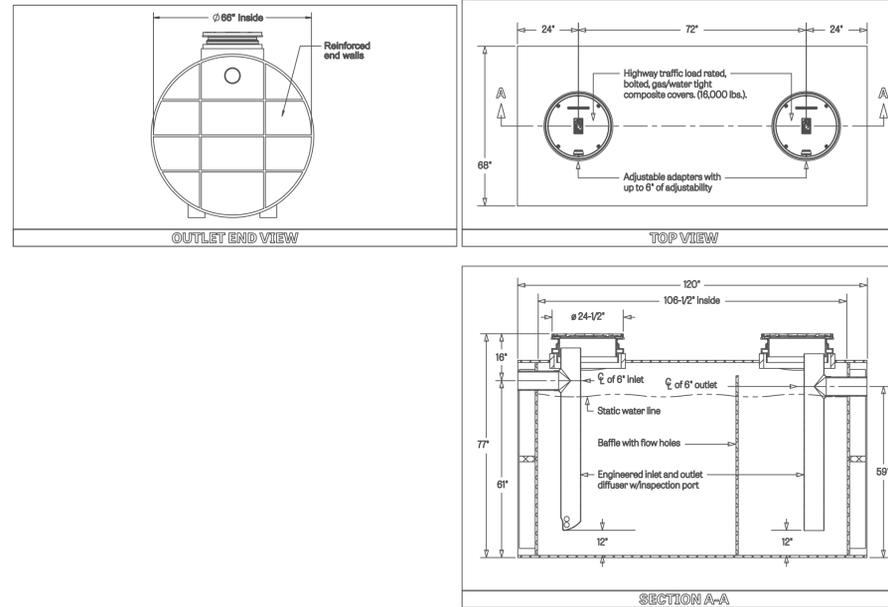
SPECIFICATIONS

NOTES

- 6" plain end SCH. 40 Inlet/outlet
- Unit weight - w/composite covers: 1700 lbs; w/cast iron covers: 1850 lbs.
- Maximum operating temperature: 190° F continuous
- Capacities - Liquid: 1,500 gal; Grease: 1,820 lbs. (225 gal.); Solids: 150 gal. Capacities are based off the 25% pump-out rule with 60% being grease and 40% being solids.

ENGINEER SPECIFICATION GUIDE

Schieff Big Foot® grease interceptor model # GB-1500 shall be lifetime guaranteed and made in USA of seamless, molded high density polyethylene with minimum 3/4" uniform wall thickness. Interceptor shall be furnished for below grade installation with field adjustable riser system. Interceptor flow rate shall be 314 GPM. Interceptor grease capacity shall be 1,820 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.



SUBMITTAL

STANDARD: 6" plain end Inlet/outlet | Capacities - Liquid: 1,500 gal.(5,678.1 L); Grease: 1,820 lbs.(734.8 kg)/225 gal./851 L; Solids: 150 gal. (567L) Highway traffic load rated, bolted, gas/water tight composite covers. (16,000 lbs.)

MODEL NUMBER: GGI-1500	DESCRIPTION: Polyethylene Gravity Grease Interceptor 314 GPM - 1500 gallon capacity
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INSTALLATION (1 of 2)

WARNING! DO NOT AIR TEST UNIT OR TELEGLIDE RISER SYSTEM! Doing so may result in property damage, personal injury or death.

LEAK/SEAL TESTING

Cap/plug all base unit plumbing connections and remove covers. For base unit testing, fill with water to just above the highest connection. For riser system testing (if required) fill with water to finished grade level. **CAUTION:** Risers must be supported and braced during testing to prevent tipping. Inspect unit, connections and all gaskets and clamps (if applicable) for leaks. Check water level at specific time intervals per local code. **NOTE:** All GGI service locations have been tested for leaks prior to shipment from the factory.

EXCAVATION

- Install unit as close as possible to fixtures being served.
- Surrounding soil must be undisturbed soil or well compacted engineering fill.
- Measure the width and length of the tank and excavate a hole that is a minimum of 18" greater than the tank on all sides and 12" deeper than tank bottom.
- After the excavation is complete create a well compacted support layer of sand/gravel mixture so that ground supporting tank is a minimum of 12" above native soil.

UNIT INSTALLATION

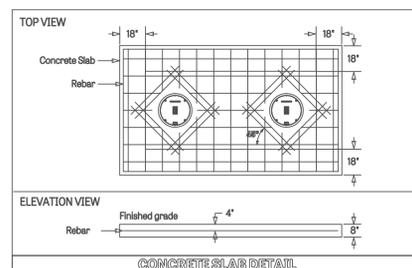
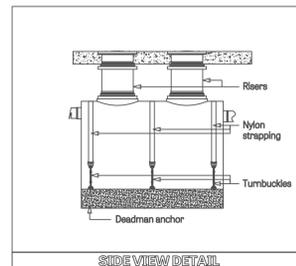
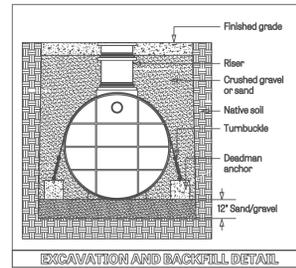
- Lower and center the unit into hole using straps around unit. Do not use chains or accessways to move the unit.
- Ensure the unit tops are level with finished grade.
- All pipe penetrations to be sleeved or have slip connections.
- For units with cast iron covers, remove retainer clips prior to burial.
- Fill unit with water before backfilling to stabilize unit and prevent float-out during backfilling.

BACKFILLING AND FINISHED CONCRETE SLAB

- Before backfilling and pouring of slab, secure covers and risers (if necessary) to the unit.
- Backfill evenly around tank using crushed aggregate (approximately 3/4" size rock or sand, with no fines), or flowable fill. Work backfill under the unit using a probe to ensure the unit is fully supported.
- Thickness of concrete around cover to be determined by specifying engineer. If traffic loading is required the concrete slab dimensions shown are for guideline purposes only. Concrete to be 28 day compressive strength to 4,000 PSI. Slab must extend 18" outside the unit footprint.
- NO. 4 rebar (#12) grade 60 steel per ASTM A615; connected with tie wire Rebar to be 2-1/2" from edge of concrete and spaced in a 12" grid with 4" spacing around access openings

DEADMAN ANCHORING:

- Deadmen anchors (by others) for high water table installation should be constructed according to the American Concrete Institute (ACI) code at a size of 12" W x 12" H x 120" L.
- Deadmen should have 3 anchor points with corrosion resistant turnbuckles (by others) rated for a minimum load capacity of 7,500 lbs.
- Lay the deadmen parallel with the unit and ensure that it is outside the shadow of the tank.
- Connect nylon strapping (by others) to each anchor point. Nylon straps must have a minimum load capacity of 7,500 lbs.



INSTALLATION (2 of 2)

TELEGLIDE RISER (24 SERIES) INSTALLATION GUIDELINES

Tools needed: 7/16" Nut driver tool/bit (included), marker (included), tape measure and drill with 1/2" chuck. Jigsaw, circular saw or reciprocating saw will be needed if risers need to be cut.

NOTE: To remove a component or adjust its position, the Upper Band Clamp needs to be loosened or removed using nut driver bit. Loosened clamps should be re-tightened to 5 - 8 ft lbs. of torque (same as a rubber no-hub coupling). The Lower Band Clamp is factory set and should not be adjusted or removed.

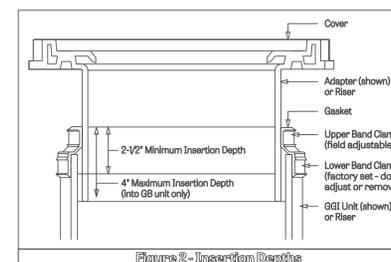
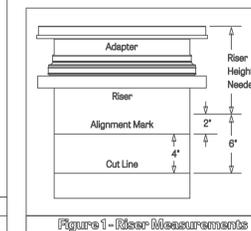
Riser Assembly Instructions/Steps

- Set unit so the pipe connections line up with job site piping and measure riser height needed from top of cover to finished grade. See Table 1 to select risers needed.
- Remove covers from adapters. Remove adapters from main unit. On a level surface, pre-assemble the risers and adapters, adjusting the components upwards or downwards to achieve the riser height needed. Make sure to maintain minimum and maximum insertion depths as shown in Figure 2. If components are too long, make a circular line around the sidewall with marker and cut with a power saw. The lowest cut line on the riser assembly will be 6" beyond the riser height needed to allow for ideal insertion depth (See Figure 1). An alignment mark should be drawn 2" beyond the riser height needed which will align with the top of the base unit gasket. **DO NOT** cut the alignment mark. The Adapters and risers should sit level with each other. Tighten upper clamps to keep riser/adaptor assembly from shifting. Make alignment marks on the sidewalls at the top of all riser gaskets to aid final assembly.
- IMPORTANT:** Before the next step, make sure both diffusers are installed inside the main unit at the appropriate locations. Check if there needs to be any flow control adjustment at the inlet diffuser (see general installation instructions).
- Take apart riser assembly and clean all sidewalls and insides of gaskets to remove dust/debris. Install components into the main unit starting from the lowest riser and work your way up to finished grade. Maintain minimum and maximum insertion depths for all components (see Figure 2). Tighten Upper Clamps to specified torque after correctly positioning components. Riser assembly may need to be supported during backfill.
- If tilting of the adapter is required to be flush with grade, do so AFTER all clamps have been tightened with riser(s)/adapter in a vertical and level position. Tilting is done using gasket flexibility. Tilt before tightening clamps may ruin a perfect gasket seal. Schier recommends tilting only the adapter versus the entire riser assembly to make sure your riser height and proper tank access is maintained.
- If riser height conditions change after completing above steps, there may be room for adjustment. As long as minimum and maximum insertion depths are maintained (see Figure 2), the adapters/risers can be adjusted/cut as many times as necessary. When riser system installation is complete, see Leak/Seal Testing procedure if required (pg 3 of 4).



Table 1

Riser Height Needed	Risers Required
0 - 6"	None (use adapter)
>6" - 24"	SR24 (x2)
>24" - 39"	LR24 (x2)
>39" - 43"	SR24 (x4)
>43" - 58"	SR24 (x2) + LR24 (x2)
>58" - 72"	LR24 (x4)



1 GREASE INTERCEPTOR (GI-1) DETAIL

NOT TO SCALE

PROJECT TITLE:

Renovations & Upfits for:
202, 204, 206
Main Street

Fort Mill, SC 29715

ISSUED FOR: PRICING REVIEW

ISSUE DATE: 08/15/16

REVISIONS:

PROJECT #: 2971504

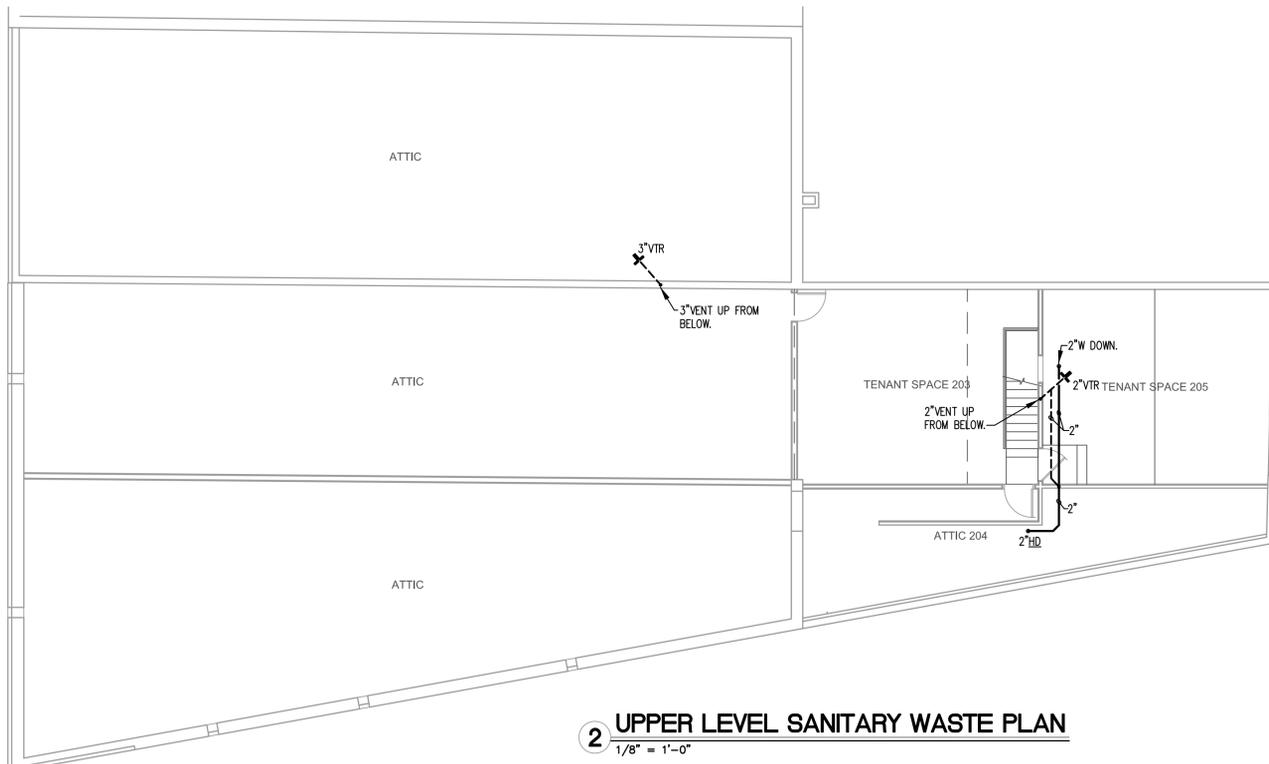
DRAWN: CME

CHECKED: CME

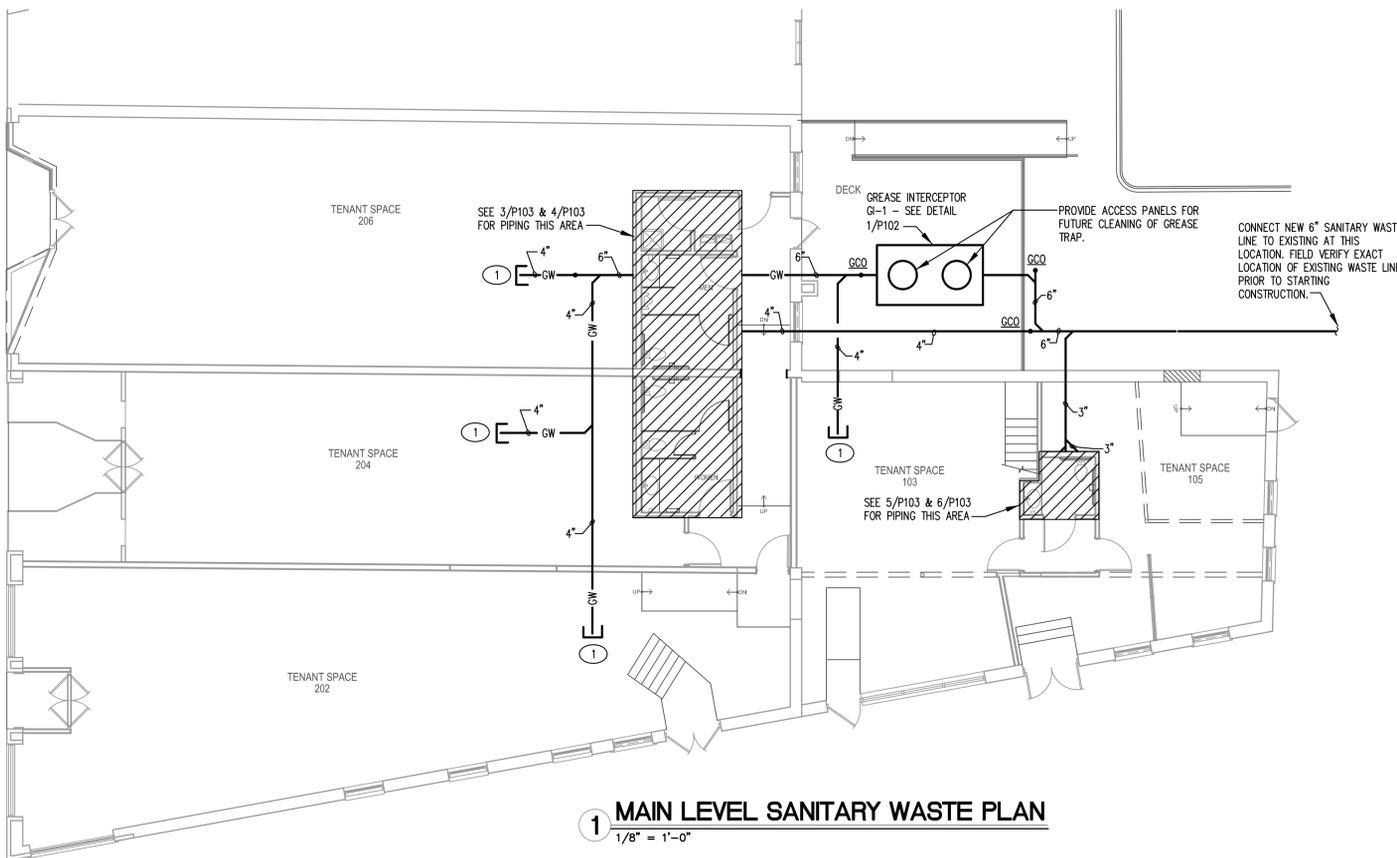
DRAWING TITLE:

PLUMBING
DETAILS

P102



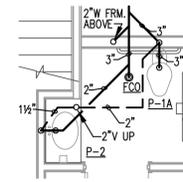
2 UPPER LEVEL SANITARY WASTE PLAN
1/8" = 1'-0"



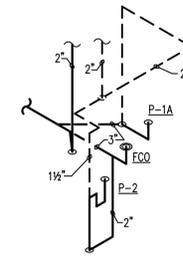
1 MAIN LEVEL SANITARY WASTE PLAN
1/8" = 1'-0"

TAGGED NOTES - THIS SHEET

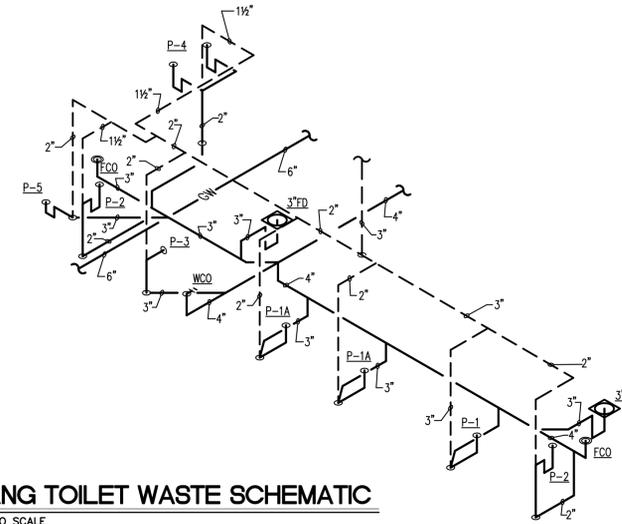
- ① CAP GREASE WASTE LINE FOR FUTURE.



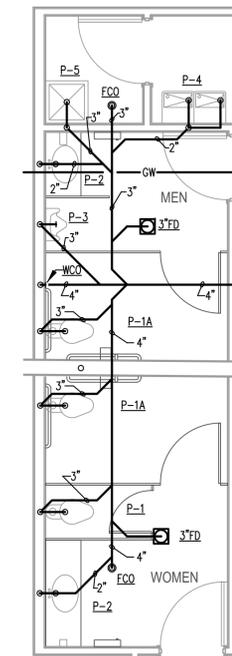
5 ENLARGED SINGLE TOILET SANITARY WASTE PLAN
1/4" = 1'-0"



6 SINGLE TOILET WASTE SCHEMATIC
NOT TO SCALE



4 GANG TOILET WASTE SCHEMATIC
NOT TO SCALE



3 ENLARGED GANG TOILET SANITARY WASTE PLAN
1/4" = 1'-0"



4400 PARK ROAD
SUITE 311
CHARLOTTE, NC 28209
980 - 585 - 4998

SEAL:



CHARLOTTE MECHANICAL ENGINEERING, PLLC

14301 SOUTH LAKES DRIVE, SUITE E
CHARLOTTE NC 28217
W:704-688-9320 C:704-968-8143
CONSULTING : DESIGN-BUILD
NC LICENSE #P-1248

PROJECT TITLE:

Renovations & Upfits for:
**202, 204, 206
Main Street**

Fort Mill, SC 29715

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DRAWN: CME

CHECKED: CME

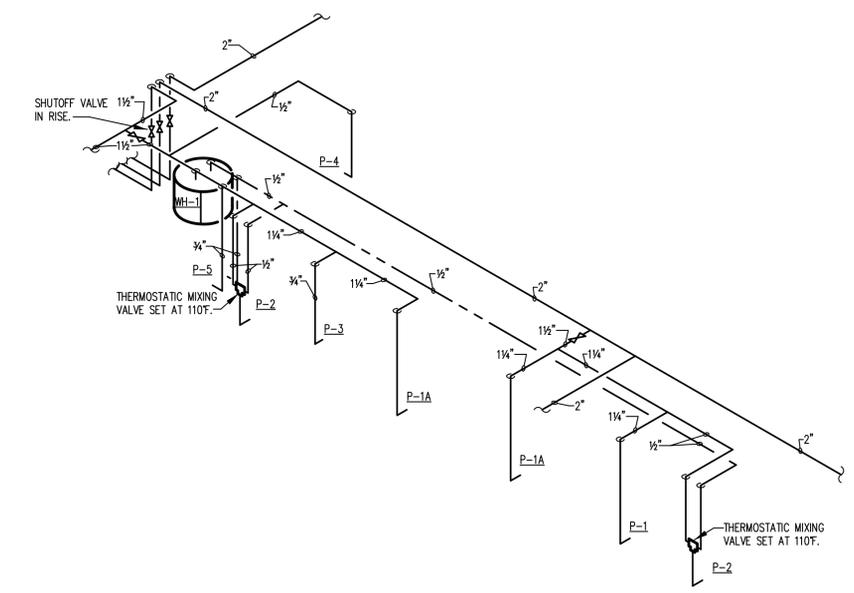
DRAWING TITLE:

**MAIN & UPPER
LEVEL
SANITARY
WASTE PLAN**

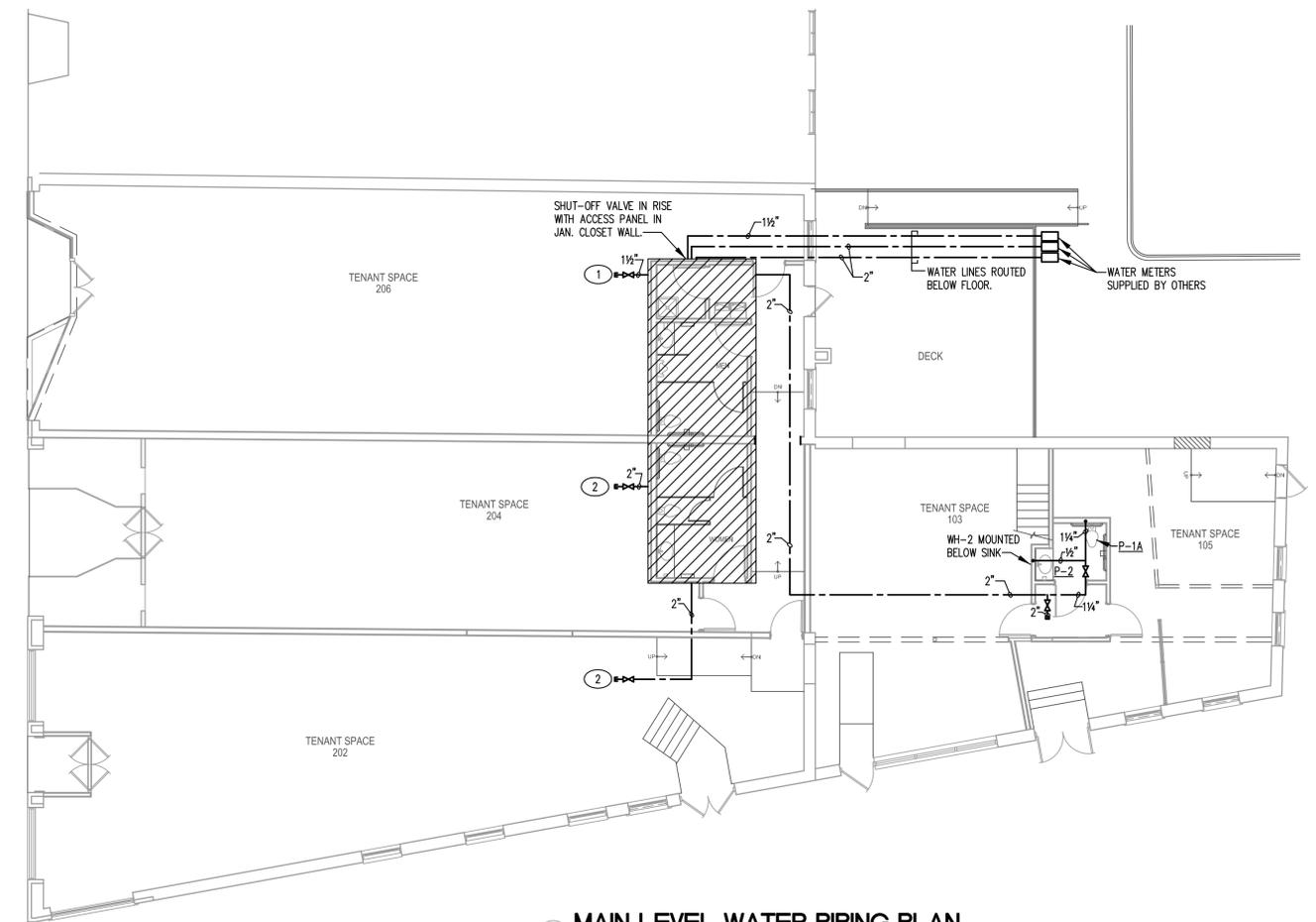
P103

TAGGED NOTES - THIS SHEET

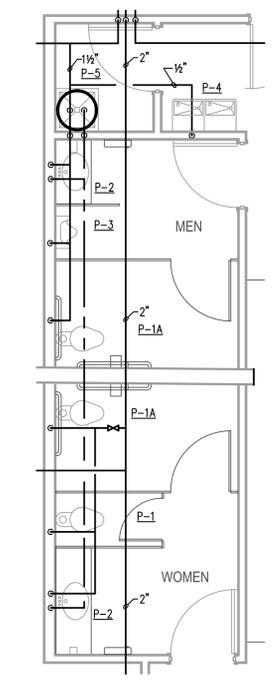
① VALVE AND CAP 1/2" WATER LINE FOR FUTURE TENANT.
② VALVE AND CAP 2" WATER LINE FOR FUTURE TENANT.



3 GANG TOILET WATER PIPING SCHEMATIC
NOT TO SCALE



1 MAIN LEVEL WATER PIPING PLAN
1/8" = 1'-0"



2 ENLARGED GANG TOILET WATER PIPING PLAN
1/4" = 1'-0"

PROJECT TITLE:

Renovations & Upfits for:
202, 204, 206
Main Street

Fort Mill, SC 29715

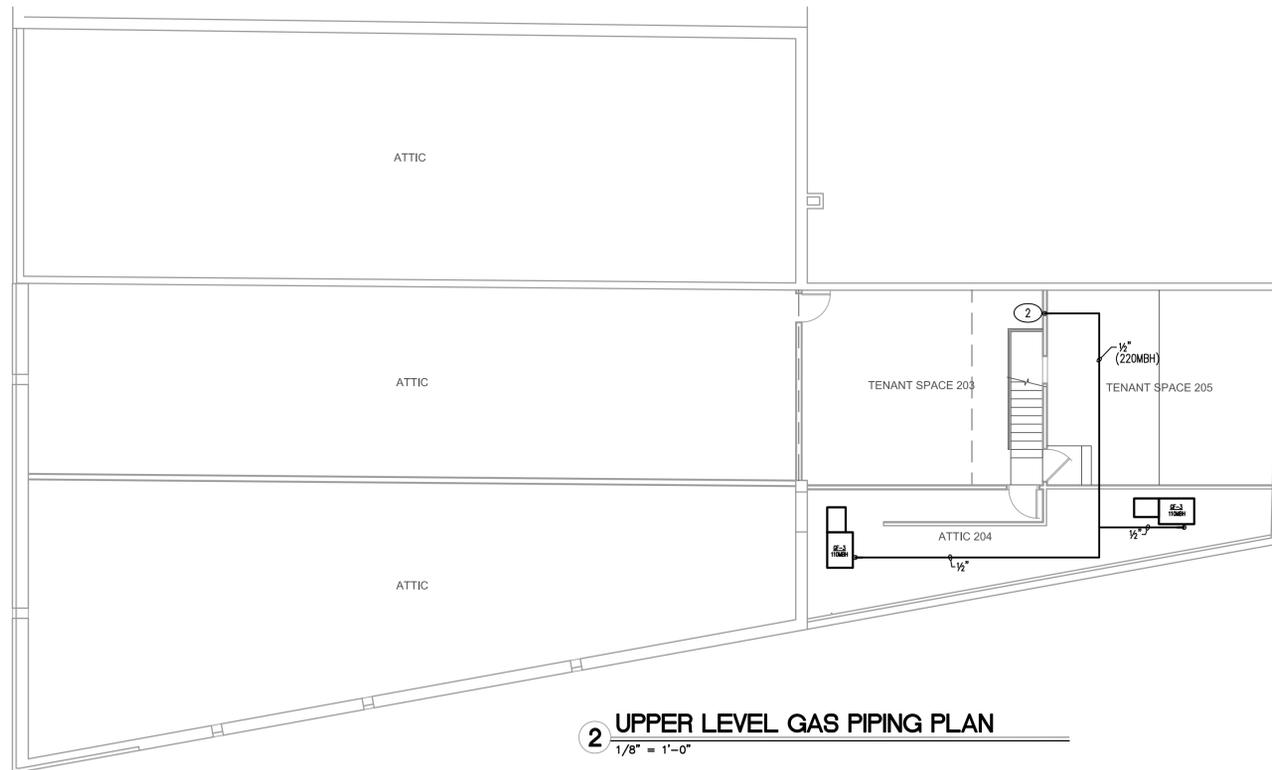
ISSUED FOR: PRICING REVIEW
ISSUE DATE: 08/15/16
REVISIONS:

PROJECT #: 2971504
DRAWN: CME
CHECKED: CME

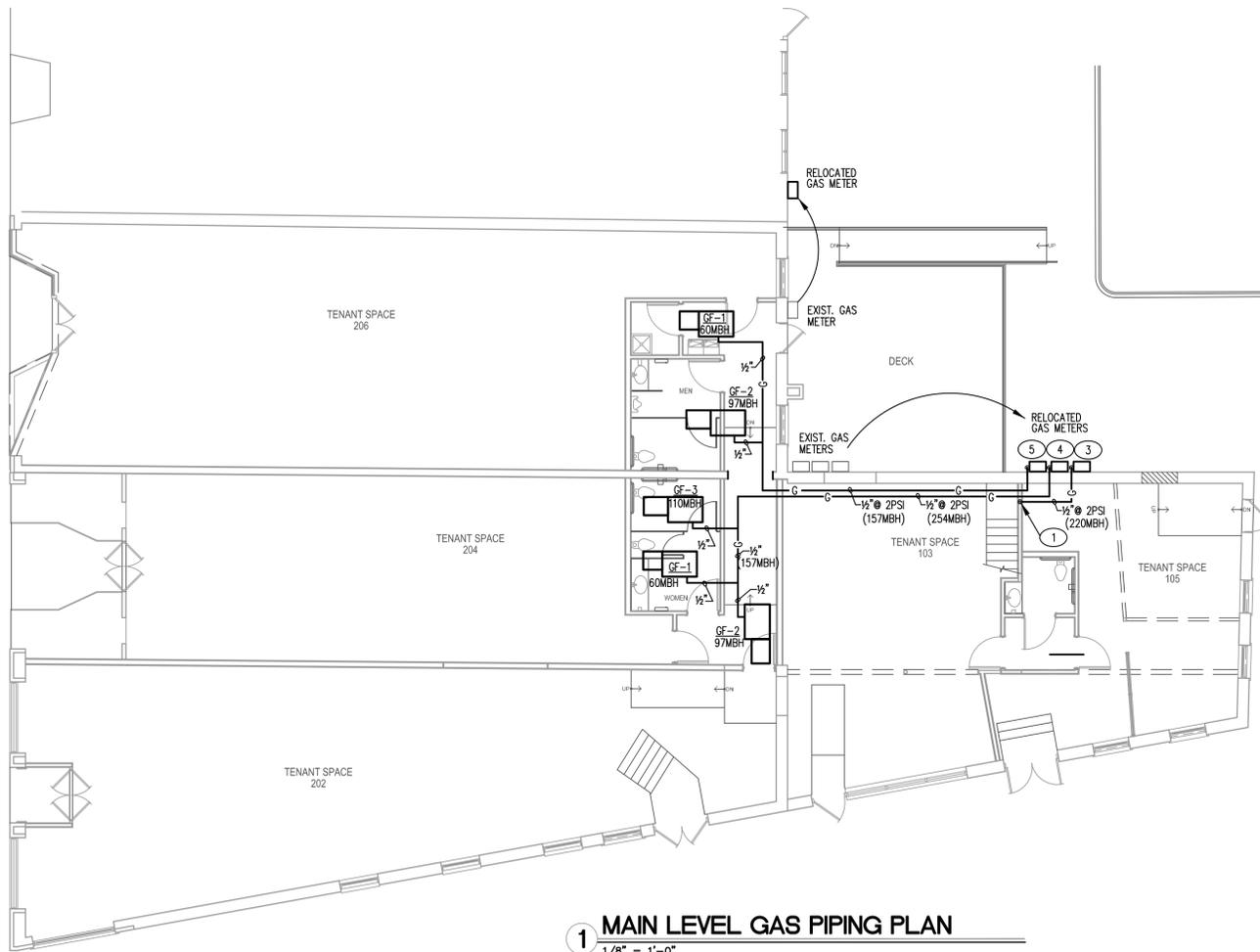
DRAWING TITLE:
**MAIN LEVEL
WATER
PIPING PLAN**

P104

SEAL:



2 UPPER LEVEL GAS PIPING PLAN
1/8" = 1'-0"



1 MAIN LEVEL GAS PIPING PLAN
1/8" = 1'-0"

TENANT 103, 105, 203 & 205 GAS LOAD SUMMARY

GF-3	110MBH X 2 = 220MBH
------	---------------------

TENANT 206 GAS LOAD SUMMARY

GF-1	60MBH
GF-2	97MBH
157MBH TOTAL	

TENANT 202 & 204 GAS LOAD SUMMARY

GF-1	60MBH
GF-2	97MBH X 2 = 194MBH
254MBH TOTAL	

GAS PIPING IS SIZED FOR HIGH PRESSURE. CONTRACTOR SHALL PROVIDE AN ALTERNATE BID FOR LOW PRESSURE PIPING IF HIGH PRESSURE IS NOT AVAILABLE. CONTRACTOR SHALL VERIFY THE AVAILABILITY OF 2PSI SERVICE BEFORE ANY WORK HAS BEGUN AND NOTIFY ARCHITECT IN WRITING OF AVAILABLE SERVICE.

TAGGED NOTES - THIS SHEET

- 1 1/2" GAS LINE UP.
- 2 1/2" GAS UP FROM BELOW.
- 3 RELOCATED GAS METER, REGULATOR AND UNDERGROUND SERVICE BY LOCAL GAS COMPANY. 220MBH AT 2 PSIG DELIVERY PRESSURE. EQUIVALENT TOTAL LENGTH OF 92FT TO MOST REMOTE FIXTURE. P.C. TO FIELD VERIFY LOCATION OF GAS METER PRIOR TO PERFORMING ANY WORK. NOTIFY ENGINEER IF DEVELOPED EQUIVALENT LENGTH EXCEEDS 92FT TO MOST REMOTE FIXTURE.
- 4 RELOCATED GAS METER, REGULATOR AND UNDERGROUND SERVICE BY LOCAL GAS COMPANY. 254MBH AT 2 PSIG DELIVERY PRESSURE. EQUIVALENT TOTAL LENGTH OF 65FT TO MOST REMOTE FIXTURE. P.C. TO FIELD VERIFY LOCATION OF GAS METER PRIOR TO PERFORMING ANY WORK. NOTIFY ENGINEER IF DEVELOPED EQUIVALENT LENGTH EXCEEDS 65FT TO MOST REMOTE FIXTURE.
- 5 RELOCATED GAS METER, REGULATOR AND UNDERGROUND SERVICE BY LOCAL GAS COMPANY. 157MBH AT 2 PSIG DELIVERY PRESSURE. EQUIVALENT TOTAL LENGTH OF 66FT TO MOST REMOTE FIXTURE. P.C. TO FIELD VERIFY LOCATION OF GAS METER PRIOR TO PERFORMING ANY WORK. NOTIFY ENGINEER IF DEVELOPED EQUIVALENT LENGTH EXCEEDS 66FT TO MOST REMOTE FIXTURE.

PROJECT TITLE:

Renovations & Upfits for:
202, 204, 206
Main Street

Fort Mill, SC 29715

ISSUED FOR: PRICING REVIEW

ISSUE DATE: 08/15/16

REVISIONS:

PROJECT #: 2971504

DRAWN: CME

CHECKED: CME

DRAWING TITLE:

MAIN & UPPER LEVEL GAS PIPING PLAN

P105

HVAC GENERAL NOTES

- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL AND EQUIPMENT IN STRICT ACCORDANCE WITH APPLICABLE CODES AND STANDARDS, AND PER MANUFACTURER'S DIRECTIONS.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS, LICENSE, INSPECTIONS, APPROVALS, AND FEES.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES BEFORE INSTALLATION OF ANY MATERIALS OR EQUIPMENT.
- THESE DRAWINGS ARE DIAGRAMMATIC AND SHOW GENERAL LOCATION AND ARRANGEMENT OF ALL MATERIALS AND EQUIPMENT. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS BUILDING CONSTRUCTION AND ALL OTHER WORK WILL PERMIT.
- DO NOT SCALE DRAWINGS FOR MEASUREMENTS.
- ALL DUCT DIMENSIONS SHOWN ARE INTERIOR DUCT DIMENSIONS.
- ALL PENETRATIONS THROUGH EXTERIOR WALLS & ROOF SHALL BE FLASHED & COUNTERFLASHED IN A WATERPROOF MANNER. (COLOR TO MATCH EXTERIOR).
- SEAL ALL PENETRATIONS OF RATED WALLS WITH FIRE DAMPER, SEALANT MATERIAL APPROVED BY LOCAL CODE.
- ALL SUSPENDED MATERIALS AND EQUIPMENT SHALL BE INDIVIDUALLY SUPPORTED FROM THE BUILDING STRUCTURE. DO NOT SUSPEND ITEMS FROM THE CEILING OR ITS SUPPORT SYSTEM.
- INSTALL ALL CONTROL DEVICES, INCLUDING THERMOSTATS AND SWITCHES, 4'-0" ABOVE FINISHED FLOOR. PROVIDE THE REQUIRED DEVICE(S) FOR ALL SYSTEMS WHETHER LOCATED ON THE PLANS OR NOT.
- LOCATE CEILING DIFFUSERS IN ACCORDANCE WITH ARCHITECTURAL REFLECTED CEILING PLANS (IF PROVIDED).
- PROVIDE MANUFACTURER'S RECOMMENDED CLEARANCES AROUND MECHANICAL UNITS FOR MAINTENANCE AND FILTER REMOVAL.
- ALL PIPING AND DUCTWORK LOCATIONS SHALL BE COORDINATED W/ WORK UNDER OTHER DIVISIONS OF THE SPECIFICATIONS, TO AVOID INTERFERENCE.
- ALL SUPPLY AND RETURN DUCT SHALL BE INSULATED. CONCEALED SHEET METAL DUCT MAY BE EXTERNALLY INSULATED WITH MINERAL FIBER BOARD OR BLANKET OR MAY BE INTERNALLY INSULATED WITH DUCT LINER (R-VALUE = 5). THE FIRST 15' FROM THE AIR HANDLER SHALL BE INTERNALLY LINED. INTERNALLY LINED INSULATION SHALL MEET BACTERIOLOGICAL STANDARD ASTM C 665.
- CERTIFIED TEST AND BALANCE CONTRACTOR SHALL BALANCE SYSTEM (HVAC AND HOODS) TO AIR QUANTITIES INDICATED ON PLANS AND PROVIDE OWNER'S REPRESENTATIVE WITH COMPLETE BALANCE REPORT. IF BALANCING DAMPERS ARE NOT PROVIDED IN RETURN DUCTWORK, CONTRACTOR SHALL BALANCE SUPPLY SIDE TO AIR QUANTITIES INDICATED ON PLANS AND SHALL BALANCE OUTSIDE AIR AND RETURN AIR FLOWS AT THE AIR HANDLER TO AIR QUANTITIES INDICATED IN THE SCHEDULE. PROVIDE NEW AIR FILTERS FOR EACH UNIT. CONTRACTOR SHALL COORDINATE SCHEDULE/DATE WITH OWNER PRIOR TO TESTING.
- AS REQUIRED BY LOCAL CODES, MECHANICAL CONTRACTOR SHALL PROVIDE U.L. LISTED FIRE DAMPERS WHERE REQUIRED FOR FIRE PROTECTION REQUIREMENTS OF THE HVAC SYSTEM & THE UL ASSEMBLY.
- PROVIDE 1 YEAR WARRANTY ON ALL EQUIPMENT AND 5 YEAR WARRANTY ON ALL COMPRESSORS.
- ALL INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10'-0" FROM ALL EXHAUST LOCATIONS.
- ALL ACTUATORS ON MOTORIZED DAMPERS ARE TO BE LOW VOLTAGE UNLESS OTHERWISE NOTED.
- REFER TO APPENDIX B FOR SITE SEISMIC CLASSIFICATION. A COMPLETE SYSTEM OF SEISMIC RESTRAINTS SHALL BE DESIGNED BY MASON INDUSTRIES (OR EQUAL) & SEALED BY THEIR REGISTERED ENGR & INSTALLED BY THIS CONTR. AS REQ'D BY APPLICABLE CODES FOR THE LOCALE OF THIS PROJECT. SEISMIC RESTRAINTS FOR SEISMIC CLASSES D, E, AND F SHALL BE SUBMITTED TO THE DESIGN PROFESSIONAL FOR REVIEW PRIOR TO INSTALLATION.
- CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 PVC PIPE AND FITTINGS. DRAINS FROM AIR HANDLING UNITS SHALL BE TRAPPED.
- ALL MAIN DUCTWORK SHALL BE GALVANIZED SHEET METAL CONSTRUCTED IN ACCORDANCE WITH SMACNA STANDARDS. RUNOUTS FROM MAIN BRANCH DUCTS MAY BE FLEXIBLE DUCT CONFORMING TO THE REQUIREMENTS OF UL 181 FOR CLASS 1 FLEXIBLE AIR DUCTS. MAX 10' FLEX PER RUNOUT.
- THE MECHANICAL CONTRACTOR SHALL PROVIDE LOW VOLTAGE CONTROL LINES TO THE ROOFTOP UNIT. COORDINATE ROUTING AND INSTALLATION WITH THE GENERAL CONTRACTOR.
- ELECTRICAL CONTRACTOR TO PROVIDE ALL HIGH VOLTAGE ELECTRICAL WIRING, CONDUIT, DISCONNECT SWITCHES, FUSES, ECT. TO ROOFTOP UNITS. ALL FINAL ELECTRICAL CONNECTIONS ARE BY ELECTRICAL CONTRACTOR.
- THE MECHANICAL CONTRACTOR SHALL PROVIDE REFRIGERANT AND LOW VOLTAGE CONTROL LINES FROM THE CONDENSER TO THE AIR HANDLING UNIT. COORDINATE ROUTING AND INSTALLATION WITH THE GENERAL CONTRACTOR. SIZE REFRIGERANT LINES PER MANUFACTURER'S REQUIREMENTS.
- ELECTRICAL CONTRACTOR TO PROVIDE ALL HIGH VOLTAGE ELECTRICAL WIRING, CONDUIT, DISCONNECT SWITCHES, FUSES, ECT. TO SPLIT SYSTEM UNITS. ALL FINAL ELECTRICAL CONNECTIONS ARE BY ELECTRICAL CONTRACTOR.
- OUTSIDE AIR DUCTWORK SHALL BE WRAPPED WITH 1/2" FIBERGLASS DUCT WRAP WITH VAPOR BARRIER.
- REFRIGERANT PIPING, NOT SHOWN ON PLANS, SHALL BE SIZED & INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, INSTALLATION INSTRUCTIONS AND LOCAL CODES.
- MECHANICAL CONTRACTOR SHALL VERIFY LOCATION OF ALL PENETRATIONS FOR RELIEF HOODS, OUTSIDE AIR HOODS, LOUVERS, AND WALL CAPS WITH ARCHITECT & OWNER PRIOR TO INSTALLATION.
- MECHANICAL CONTRACTOR SHALL PAINT ALL RELIEF HOODS, INTAKE HOODS, LOUVERS, AND VENT CAPS. CONFIRM COLOR WITH ARCHITECT & OWNER PRIOR TO INSTALLATION.
- SEE PLUMBING SHEETS FOR ALL GAS PIPING INFORMATION AND DETAILS.
- ALL SUPPLY, RETURN, AND OUTSIDE AIR DUCTWORK IN ATTIC TO BE INSULATED WITH A MINIMUM OF R-6 PER IECC 2012 SECTION C403.2.7
- PENETRATIONS OF RATED WALLS, PARTITIONS AND FLOORS OF NON-COMBUSTIBLE CONSTRUCTION SHALL BE FIRESTOPPED WITH NONCOMBUSTIBLE MATERIALS. PENETRATIONS OF NONRATED WALLS, PARTITIONS AND FLOOR OF COMBUSTIBLE CONSTRUCTION SHALL BE FIRESTOPPED WITH MATERIALS EQUIVALENT TO TWO INCHES OF WOOD. FIRESTOPPING SHALL COMPLY WITH ASTM E-814.
- KITCHEN HOOD EXHAUST DUCT SHALL BE 16 GAUGE CARBON STEEL. ALL JOINTS AND SEAMS SHALL BE CONSTRUCTED WITH A CONTINUOUS LIQUID-TIGHT EXTERNAL WELD. ALL DUCTWORK SHALL SLOPE A MINIMUM OF 1/4 INCH PER FOOT TOWARD HOOD. PROVIDE CLEANOUTS AT EVERY CHANGE OF DIRECTION IN THE EXHAUST DUCT.
- EXISTING HVAC EQUIPMENT HAS BEEN ASSUMED TO BE IN GOOD WORKING ORDER. ENGINEER AND MC ARE NOT RESPONSIBLE FOR OPERATIONAL PERFORMANCE OR WARRANTY OF EXISTING EQUIPMENT.
- MC SHALL PREPARE ALL EXPOSED DUCT, GRILLES, PIPING, AND UNITS FOR PAINTING. GC WILL BE RESPONSIBLE FOR PAINTING.
- MC SHALL CONSULT OWNER OR OWNER'S REP WITH REGARD TO ALL DEMO/REMOVED EQUIPMENT FOR DISPOSAL OR RESALE.
- ALL CUTTING AND PATCHING OF WALLS AND FLOORS FOR MECHANICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.
- THE MECHANICAL CONTRACTOR SHALL COORDINATE THE REQUIRED OPENINGS IN ROOF TRUSSES WITH THE G.C. IN ORDER TO PROVIDE ADEQUATE SPACE, ACCESS AND SUPPORT FOR THE MECHANICAL UNIT.
- THE GENERAL CONTRACTOR SHALL PROVIDE PLATFORMS AS REQUIRED FOR THE INSTALLATION OF THE MECHANICAL UNIT, AND SUITABLE WALKING SURFACES AND WORKING AREAS FOR ACCESS AND MAINTENANCE. THE MECHANICAL CONTRACTOR SHALL COORDINATE THE REQUIREMENTS FOR THESE ITEMS WITH THE GENERAL CONTRACTOR.

SPLIT SYSTEM GAS FURNACE SCHEDULE

AIR HANDLING UNIT DATA												CONDENSING UNIT								NOTES			
UNIT TAG	AREA SERVED	MANUF. MODEL	FAN DATA			COOLING			HEAT		ELECTRICAL DATA			GENERAL DATA			ELECTRICAL DATA						
			FAN CFM	ESP (WG)	MOTOR (HP)	OA (CFM)	TOTAL (MBH)	SENS. (MBH)	COIL MODEL #	INPUT (MBH)	OUTPUT (MBH)	VOLTAGE (V/PH)	MCA (A)	MOCP (A)	UNIT TAG	MANUF. MODEL	TONNAGE	EFF. (SEER)	VOLTAGE (V/PH)	MCA (A)	MOCP (A)	WEIGHT (LBS)	
GF-1	SEE PLANS	TRANE TUH180609H3	1200	0.35"	0.5	SEE PLANS	36.1	25.4	4TXCB004CC	60.0	57.0	115/1#	10.4	15.0	HP-1	TRANE 4TTA3036B3	3.0	14.00	208/3#	14.0	20.0	226	1-11, 14-15
GF-2	SEE PLANS	TRANE TUH1C1009H4	1600	0.35"	1	SEE PLANS	48.6	33.7	4TXCC030BC	97.0	92.1	115/1#	11.4	15	HP-2	TRANE 4TTA3048D3	4.0	14.00	208/3#	18.0	30.0	226	1-11, 14-15
GF-3	SEE PLANS	TRANE TDH1D1109H5	2000	0.35"	0.75	SEE PLANS	59.3	41.0	4TXCD061BC	110.00	104.5	115/1#	14.1	20	HP-3	TRANE 4TR3060D1	5.0	13.00	208/3#	35.0	60.0	226	1-11, 14-15

NOTES:

- COOLING CAPACITIES ARE RATED IN ACCORDANCE WITH ARI STANDARD 210/290 AT 95F AMBIENT OUTDOOR AIR TEMP., 80F DRY BULB, 67F WET BULB ENTERING AIR TEMP., AND NOMINAL AIR QUANTITY LISTED.
- REFRIG. PIPING TO BE SIZED PER TOTAL INSTALL. EQUIV. LENGTH. LONG-LINE APP. TO BE PROVIDED WHENEVER MFG. RECOMM. LENGTHS ARE EXCEEDED, INCL. LIQ. LINE SOLENOID VALVES, ACCUMULATOR, ETC. MAX T.E.L. IS 100'
- PROVIDE NEW FILTER IN EACH UNIT AT TURNOVER TO OWNER.
- OUTDOOR UNITS SHALL HAVE A MINIMUM 13.0 SEER RATING.
- PROVIDE MANUFACTURER'S 7-DAY PROGRAMMABLE AUTOMATIC CHANGEOVER HEAT/COOL THERMOSTAT. PROGRAM FAN SETTING TO BE IN "ON" POSITION DURING PERIODS OF OCCUPATION.
- PROVIDE A 24V MOTORIZED DAMPER ON FRESH AIR RUN-OUT TO UNIT. DAMPER IS TO OPEN WHEN FAN IS ENERGIZED.
- RETURN AIR THROUGH GRILLE. FILTER SHALL BE AT BASE OF FURNACE TO FILTER RETURN AND OUTSIDE AIR.
- SUPPORT AHU ON REINFORCED SHEET METAL R.A. PLENUM.
- ALL ACCESSORIES AND OPTIONS ARE TO BE FACTORY INSTALLED.
- AHU TO USE HORIZONTAL APPLICATION.
- DRAIN CONDENSATE TO TAILPIECE OF NEAREST SINK.
- OUTSIDE AIR PROVIDED BY NATURAL VENTILATION AND INFILTRATION.
- PROVIDE 2 ZONE KIT WITH THERMOSTATS FOR ZONE CONTROL.
- PROVIDE COMPLETE PVC COMBUSTION/VENTILATION PIPE KIT PER MFG. REQ'TS.
- CATALOG NUMBERS AND MANUFACTURERS ARE TO INDICATE TYPE AND QUALITY OF UNIT DESIRED. SUBMIT CUTSHEETS OF THESE AND ALTERNATE MANUFACTURERS FOR ARCHITECT AND OWNER APPROVAL PRIOR TO PURCHASE OF ANY UNITS. INFORMATION ON ALTERNATE UNITS PROPOSED BY THE CONTRACTOR SHALL INCLUDE THE ADD/DEDUCT ASSOCIATED WITH ACCEPTANCE OF THAT UNIT (OR THE ALTERNATE PACKAGE AS A WHOLE).

FAN SCHEDULE

UNIT NO.	SERVICE	AREA SERVED	CFM	S.P.	RPM	TYPE & ARRANGEMENT	MIN. MOTOR HP & VOLTAGE	MANUFACTURER & MODEL NO.	DRIVE	CONTROL SCHEME	REMARKS
EF-1	EXHAUST	WOMENS TOILETS	150 MIN	0.25"	1400	CEILING	113 WATTS/1.3A 120/1#	GREENHECK SP-A190	DIRECT	A	1-5
EF-2	EXHAUST	MENS TOILETS	150 MIN	0.25"	1400	CEILING	113 WATTS/1.3A 120/1#	GREENHECK SP-A190	DIRECT	A	1-5
EF-3	EXHAUST	APT. UNITS	80 CFM	0.25"	MFG	WALL OR CEILING	0.30 A 120 V	NUTONE LPN80	DIRECT	A	1-4

NOTES:

- SCREEN
- BACKDRAFT DAMPER
- COLOR BY ARCHITECT
- INTEGRAL DISCONNECT SWITCH
- SPEED CONTROLLER
- PROVIDE STARTER AS REQUIRED
- U.L. 762 LISTED FOR GREASE REMOVAL
- INTERLOCK KEF-1 AND KSF-1 WITH HOOD.
- PROVIDE WITH FACTORY ROOF CURB
- FAN TO SHUTDOWN UPON ACTIVATION OF FIRE SUPPRESSION SYSTEM.
- FAN PROVIDED & INSTALLED BY E.C. EXHAUST DUCT CONNECTION AND INSTALLATION BY M.C.

CONTROL OPTIONS:

- CONTROL W/ ROOM LIGHTS
- CONTROL W/ THERMOSTAT
- CONTROL W/ SWITCH
- CONTINUOUS OPERATION

DIFFUSER SCHEDULE

SYMBOL	CFM	NECK SIZE	MODULE SIZE	FRAME TYPE	PATTERN	DAMPER	MATERIAL	SERVICE	FINISH	MANUFACTURER & MODEL NO.	NOTES
(A)	AS NOTED	AS NOTED	AS NOTED	SURFACE	2-WAY	YES	STEEL	SUPPLY	NOTE 2	HART & COOLEY SVH	1, 2
(B)	AS NOTED	AS NOTED	AS NOTED	-	-	YES	STEEL	SUPPLY	NOTE 2	HART & COOLEY 682	1, 2
(C)	AS NOTED	AS NOTED	AS NOTED	-	-	NO	STEEL	RETURN	NOTE 2	HART & COOLEY 650	1, 2

NOTES:

- DIFFUSER DESIGNATIONS ON PLANS AS FOLLOWS:
- FINISH TO MATCH / BE ABLE MATCH CEILING OR WALL OR DOOR
- PROVIDE WITH U.L. LISTED RADIATION DAMPER.

MECHANICAL LEGEND

	RECTANGULAR DUCT		CONDENSATE DRAIN
	ROUND METAL DUCT		REFRIGERANT PIPING
	FLEX/RIGID ROUND DUCT		MECHANICAL EQUIPMENT TYPE XX
	ELBOW WITH TURNING VANES		CEILING EXHAUST FAN
	VOLUME DAMPER	(T)	T-STAT
	SUPPLY TAP WITH VOLUME DAMPER	(SD)	DUCT SMOKE DETECTOR
	SUPPLY TAP	(CS)	CO2 SENSOR
	SUPPLY DIFFUSER/GRILLE	(MD)	MOTORIZED DAMPER
	RETURN REGISTER/GRILLE	(ZD)	ZONE DAMPER
	EXHAUST REGISTER/GRILLE	+	LOUVERED DOOR (SEE ARCHITECTURAL DRAWINGS)
	VERTICAL SUPPLY DUCT	+	3/4\"/>
	VERTICAL RETURN DUCT		U.L. FIRE DAMPER
	VERTICAL EXHAUST DUCT		U.L. CEILING RADIATION DAMPER
	SIDEWALL DIFFUSER/GRILLE		U.L. FIRE-SMOKE DAMPER
			FURROWDOWN



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CHARLOTTE MECHANICAL ENGINEERING, PLLC

14301 SOUTH LAKES DRIVE, SUITE E
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W:704-688-9320 C:704-968-8143
CONSULTING : DESIGN-BUILD
NC LICENSE #P-1248

PROJECT TITLE:

Renovations & Upfits for:

**202, 204, 206
Main Street**

Fort Mill, SC 29715

ISSUED FOR: PRICING REVIEW

ISSUE DATE: 08/15/16

REVISIONS:

PROJECT #: 2971504

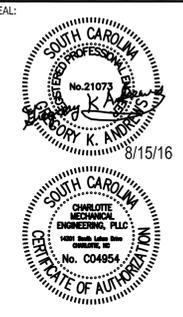
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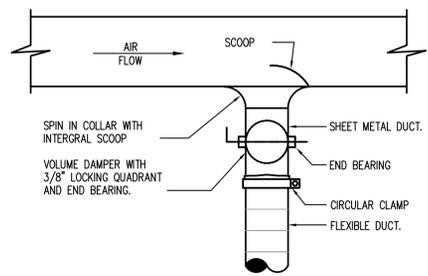
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MECHANICAL NOTES, SCHEDULES, & LEGEND

M101

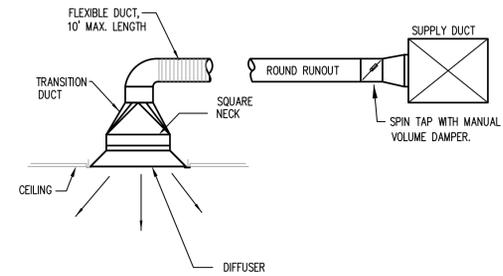


VENTILATION CALCULATIONS	
VENTILATION CALCULATIONS BASED ON 2012 IMC TABLE 403.3	
GF-1, GF-2 TENANT SPACE 206 = (1393 SQFT) X (15 PERSON/1000 SQFT) X (7.5 CFM/PERSON) + (1393 SQFT) X (0.12 CFM/SQFT) = 157 CFM + 167 CFM = 324 CFM COMMON SPACE (CORRIDOR) = (215 SQFT) X (0.06 CFM/SQFT) = 13 CFM = 324 CFM + 13 CFM = 337 CFM	
GF-1, GF-2 TOTAL: VBz = 337 CFM Voz = VBz/0.8 = 421 CFM AH-1 PROVIDES 180 CFM OUTSIDE AIR TO SPACE. AH-2 PROVIDES 250 CFM OUTSIDE AIR TO SPACE. UNITS PROVIDE TOTAL 430 CFM OUTSIDE AIR TO SPACE.	
GF-3 TENANT SPACE 204 = (879 SQFT) X (15 PERSON/1000 SQFT) X (7.5 CFM/PERSON) + (879 SQFT) X (0.12 CFM/SQFT) = 99 CFM + 105 CFM = 204 CFM	
GF-3 TOTAL: VBz = 204 CFM Voz = VBz/0.8 = 256 CFM AH-2 PROVIDES 300 CFM OUTSIDE AIR TO SPACE.	
GF-1, GF-2 TENANT SPACE 202 = (1374 SQFT) X (15 PERSON/1000 SQFT) X (7.5 CFM/PERSON) + (1374 SQFT) X (0.12 CFM/SQFT) = 155 CFM + 165 CFM = 320 CFM	
GF-1, GF-2 TOTAL: VBz = 320 CFM Voz = VBz/0.8 = 400 CFM GF-1 PROVIDES 160 CFM OUTSIDE AIR TO SPACE. GF-2 PROVIDES 240 CFM OUTSIDE AIR TO SPACE. UNITS PROVIDE TOTAL 400 CFM OUTSIDE AIR TO SPACE.	
GF-3 TENANT SPACE 103 = (596 SQFT) X (15 PERSON/1000 SQFT) X (7.5 CFM/PERSON) + (596 SQFT) X (0.12 CFM/SQFT) = 67 CFM + 72 CFM = 139 CFM TENANT SPACE 203 = (371 SQFT) X (15 PERSON/1000 SQFT) X (7.5 CFM/PERSON) + (371 SQFT) X (0.12 CFM/SQFT) = 42 CFM + 45 CFM = 87 CFM	
GF-3 TOTAL: VBz = 226 CFM Voz = VBz/0.8 = 283 CFM GF-3 PROVIDES 300 CFM OUTSIDE AIR TO SPACE.	
GF-3 TENANT SPACE 105 = (469 SQFT) X (15 PERSON/1000 SQFT) X (7.5 CFM/PERSON) + (469 SQFT) X (0.12 CFM/SQFT) = 53 CFM + 56 CFM = 109 CFM TENANT SPACE 205 = (392 SQFT) X (15 PERSON/1000 SQFT) X (7.5 CFM/PERSON) + (392 SQFT) X (0.12 CFM/SQFT) = 44 CFM + 47 CFM = 91 CFM = 109 CFM + 91 CFM	
GF-3 TOTAL: VBz = 200 CFM Voz = VBz/0.8 = 250 CFM GF-3 PROVIDES 280 CFM OUTSIDE AIR TO SPACE.	

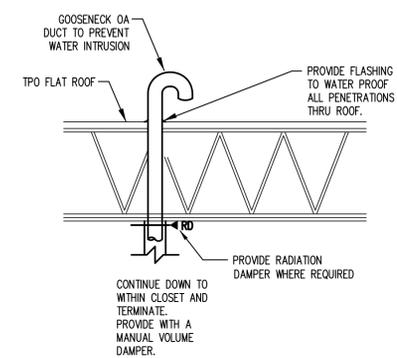


- NOTES:
- SEE FLOOR PLANS AND SPECIFICATIONS FOR DUCT INSULATION REQUIREMENTS.
 - TAP OFF TOP/SIDE/BOTTOM OF DUCT AS REQUIRED

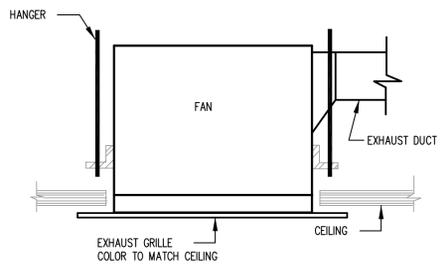
1 BRANCH TAKEOFF TO SINGLE OUTLET
NO SCALE



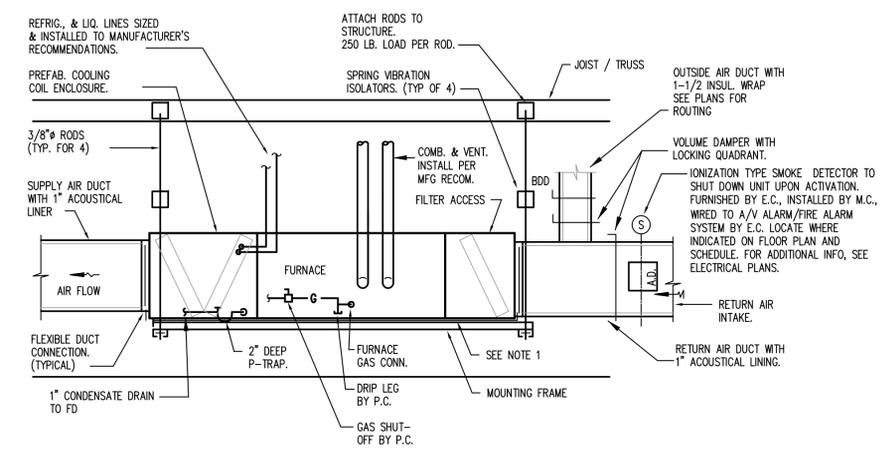
2 SUPPLY GRILLE DETAIL
NO SCALE



3 ROOF OUTSIDE AIR DETAIL
NO SCALE

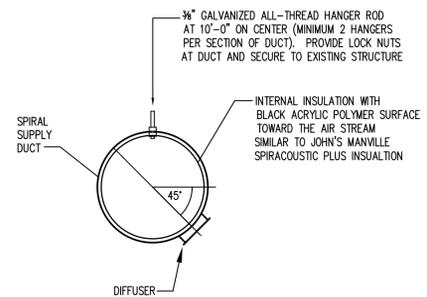


4 EXHAUST FAN DETAIL
NO SCALE



- NOTES:
- 1/2" AUXILIARY DRAIN PAN WITH MICROFLOAT SWITCH. INTERLOCK FLOAT SWITCH W/ FURNACE. INSTALL FLOAT SWITCH IN ONE CORNER OF PAN AND TILT PAN TO THAT CORNER.

5 FURNACE DETAIL
NO SCALE



- NOTES:
- DUCTWORK SHALL BE INSTALLED LEVEL.
 - SUPPLY DUCTWORK SHALL BE SPIRAL DUCTWORK WITH A PAINT GRIP FINISH.

6 SPIRAL DUCT DETAIL
NO SCALE

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Main Street

Fort Mill, SC 29715
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PROJECT #: 2971504
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DRAWING TITLE:
MECHANICAL DETAILS

M102

SEAL:



8/15/16



PROJECT TITLE:

Renovations & Upfits for:

**202, 204, 206
Main Street**

Fort Mill, SC 29715

ISSUED FOR: PRICING REVIEW

ISSUE DATE: 08/15/16

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DRAWN: CME

CHECKED: CME

DRAWING TITLE:

**MECHANICAL
DETAILS**

M103

System No. W-J-8012
F Rating - 2 Hr
T Ratings - 0, 1/2, 1-3/4 and 2 Hr (See Items 2, 3 and 4)

Section A-A

- Wall Assembly** - Min 6 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete. Wall may also be constructed of any UL Classified **Concrete Blocks***. Max diam of opening is 144 sq in. with a max dimension of 24 in. See **Concrete Blocks (CAZT)** category in the Fire Resistance Directory for names of manufacturers.
- Through Penetrants** - One or more pipes, conduits or tubing to be installed eccentrically or concentrically within the firestop system. The annular space between the pipes, conduits or tubing and the periphery of the opening shall be min 0 in. (point contact) to max 2 in. Separation between *uninsulated pipes, conduits or tubes shall be min 1/2 in. to max 2 in.* Pipes, conduits or tubing to be rigidly supported on both sides of the wall assembly. The following types and sizes of pipes, conduits and tubes may be used:
 - Steel Pipe** - Nom 4 in. diam (or smaller) Schedule 5 (or heavier) steel pipe.
 - Iron Pipe** - Nom 4 in. diam (or smaller) cast or ductile iron pipe.
 - Conduit** - Nom 4 in. diam (or smaller) rigid steel conduit, nom 4 in. diam (or smaller) steel electrical metallic tubing (EMT) or nom 4 in. diam (or smaller) flexible aluminum or steel conduit.
 - Copper Pipe** - Nom 2 in. diam (or smaller) Regular (or heavier) copper pipe.
 - Copper Tube** - Nom 2 in. diam (or smaller) Type L (or heavier) copper tube.
 - Polyvinyl Chloride (PVC) Pipe** - Nom 2 in. diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in vented (drain, waste or vent) or closed (process or supply) piping systems.
 - Chlorinated Polyvinyl Chloride (CPVC) Pipe** - Nom 2 in. diam (or smaller) Schedule 40 solid or cellular core CPVC pipe for use in vented (drain, waste or vent) or closed (process or supply) piping systems.
 - Rigid Nonmetallic Conduit*** - Nom 2 in. diam (or smaller) PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA 70).
 - Electrical Nonmetallic Tubing (ENT)*** - Nom 2 in. diam (or smaller) ENT formed from PVC installed in accordance with Article 331 of the National Electrical Code (NFPA 70).
When Item 2A, 2B, 2C, 2D or 2E is used, the T Rating is 0 hr. When Item 2F, 2G, 2H or 2I is used, the T Rating is 1-3/4 hr.
- Pipe Coverings** - One or more of the metallic pipes or tubing may be insulated with one or more of the following types of pipe coverings:
 - Pipe and Equipment Covering Materials*** - Nom 2 in. thick hollow cylindrical heavy density (min 3.5 pcf) glass fiber units jacketed on the outside with an all service jacket. Longitudinal joints sealed with metal fasteners or factory-applied self-sealing lap tape. Transverse joints secured with metal fasteners or butt tape supplied with the product. Annular space between insulated through penetrant and preiphery of opening shall be min 0 in. (point contact) to max 2 in. Separation between insulated or uninsulated pipes, conduits or tubing shall be min 1/2 in. to max 2 in.
See **Pipe and Equipment Covering Materials (BRGU)** category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.

STI (800)992-1180 • (908)526-8000 • FAX (908)231-8415 • E-Mail:techserv@stifirestop.com • Website:www.stifirestop.com

UL W-J-8012
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- Pipe Covering Materials*** - Nom 2 in. thick unfaced mineral fiber pipe insulation sized to the outside diam of pipe or tube. Pipe insulation secured with min No. 8 AWG steel wire spaced max 12 in. OC. Annular space between the insulated through penetrant and preiphery of opening shall be min 0 in. (point contact) to max 2 in. Separation between uninsulated pipes, conduits or tubes shall be min 1/2 in. to max 2 in.
- IIG MINWOOL L L C** - High Temperature Pipe Insulation 1200, High Temperature Pipe Insulation BWT or High Temperature Pipe Insulation Thermaloc.
- Sheathing Material*** - Used in conjunction with Item 4B. Foil-scrim-kraft or all service jacket material shall be wrapped around the outer circumference of the pipe insulation (Item 4B) with the kraft side exposed. Longitudinal joints and transverse joints sealed with metal fasteners or butt tape. Annular space shall be min 0 in. (point contact) to max 2 in. See **Sheathing Materials (BVDV)** category in the Building Materials Directory for names of manufacturers. Any sheathing material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
- Tube Insulation - Plastics#** - Nom 3/4 in. thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. Annular space between the insulated through penetrant and preiphery of opening shall be min 0 in. (point contact) to max 2 in. Separation between insulated or uninsulated pipes, conduits or tubes shall be min 1/2 in. to max 2 in.
See **Plastics (GMFZZ)** category in the Plastics Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation meeting the above specifications and having a UL 94 Flammability Classification of 94-5VA may be used.
When Items 3A, 3B or 3C are used, the T Rating is 2 hr. When Item 3D is used, the T Rating is 1 hr.
- Cables** - Nom 2 in. diam (or smaller) tight bundle of cables consisting of one or more cables. Cable bundle spaced min 2 in. from other penetrants. Annular space between cable bundle and periphery of opening to be min 0 in. (point contact) to max 2 in. Cable bundle to be rigidly supported on both sides of wall assembly. Any combination of the following types and sizes of cables may be used:
 - Max 200 pair No. 24 AWG (or smaller) copper conductor with polyvinyl chloride (PVC) insulation and jacketing material.
 - Max 1/C No. 350 kcmil (or smaller) copper conductor cable with cross-linked polyethylene (XLPE) jacket.
 - Max 7/C No. 12 AWG (or smaller) copper conductor power and control cables with XLPE or PVC insulation with XLPE or PVC jacket.
 - Max 3/C No. 2/0 AWG (or smaller) copper or aluminum conductor SER cables with PVC insulation and jacket.
 - Max 3/C No. 2/0 AWG (or smaller) copper conductor PVC jacketed aluminum clad or steel clad TEK cable.
 - Max 110/125 fiber optic (F.O.) cable with PVC insulation and jacket.
 - Max 3/C with ground No. 8 AWG (or smaller) copper conductor NM cable (Romex) with PVC insulation and jacket.
 - Max RG/U coaxial cable with fluorinated ethylene insulation and jacket.
 - Max 4 pair No. 24 AWG (or smaller) copper conductor data cable with Hylar jacket and insulation.**When cables are used, the T Rating is 1/2 hr.**
- Through Penetrating Product*** - Nom 2 in. tight bundle of max 4/C No. 2/0 AWG (or smaller) aluminum or steel **Armored Cable+ or Metal Clad Cable+** installed within the opening. Annular space between through-penetrating product and periphery of opening to be min 0 in. (point contact) to max 2 in. Through penetrating product rigidly supported on both sides of wall assembly.
AFC CABLE SYSTEMS INC
When Armored Cables or Metal Clad Cables are used, the T Rating is 1/2 hr.
- Firestop Material** - The firestop system shall consist of the following items:
 - Packing Material** - Min 4 pcf mineral wool batt insulation compressed and firmly packed to min 3-1/2 in. and 4-3/4 in. depth for 1 and 2 hr wall assemblies, respectively. Packing material recessed from each surface of the wall as required to accommodate fill material (Item 5B).
 - Fill, Void or Cavity Material* - Sealant** - Min 5/8 in. thickness of fill material applied within annulus, flush with both surfaces of wall assembly. At point contact locations, min 1/4 in. diam bead of fill material applied at through penetrant/concrete interface on both surfaces of wall.
SPECIFIED TECHNOLOGIES INC - SpecSeal LCI Sealant
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

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UL W-J-8012
PAGE 2 OF 2

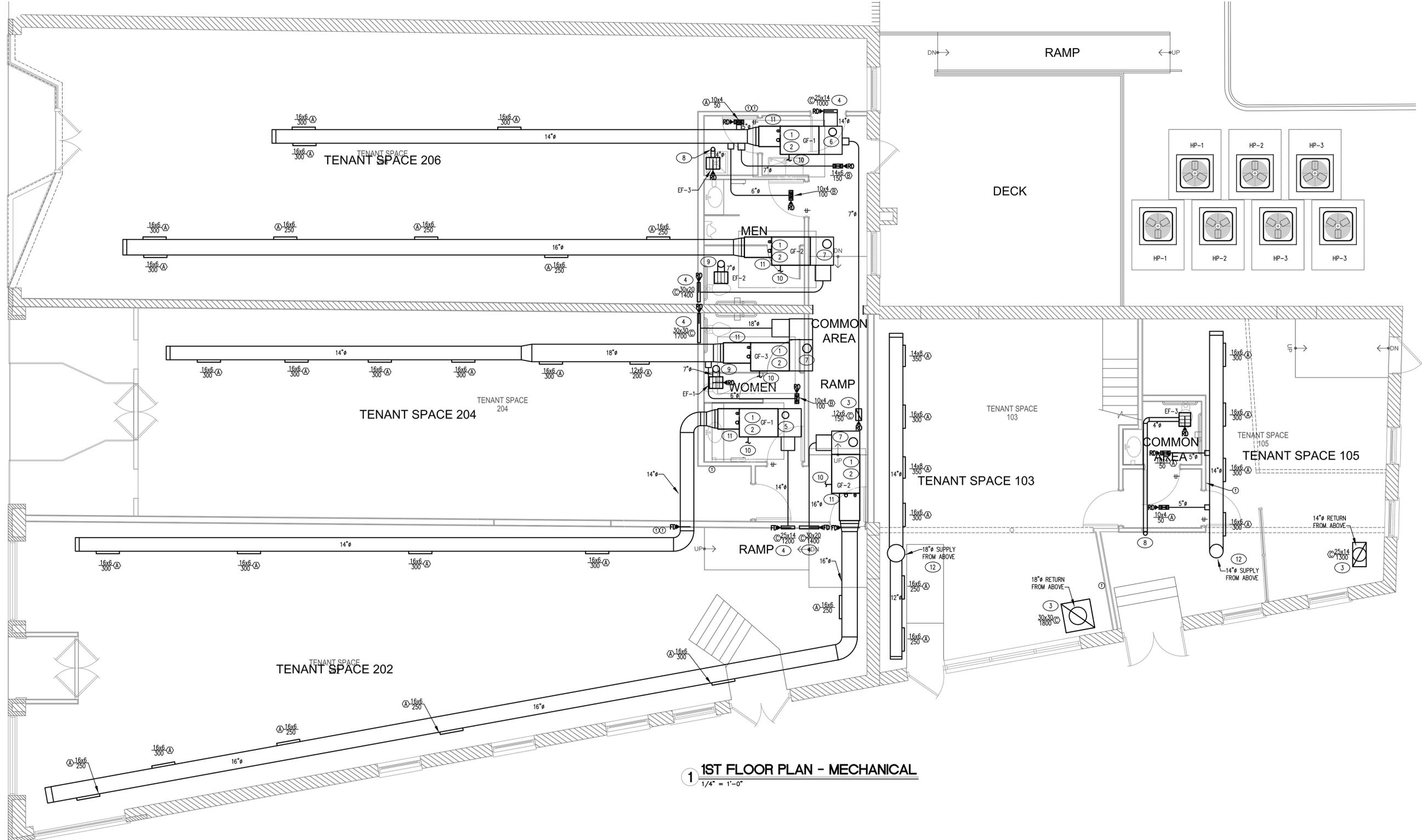
1 FIRE PENETRATION DETAILS
NO SCALE



TAGGED NOTES - THIS SHEET

- | | | | |
|---|--|----|--|
| 1 | CONDENSATE DRAIN ROUTED TO HUB DRAIN (HD BY PC). REFER TO PLUMBING RISERS. COORDINATE W/ DUCTS, G.C., FRAMING CONTR., STRUCTURE, ETC. | 8 | 4" Ø EXHAUST UP THRU ATTIC TO ROOF. |
| 2 | HVAC UNIT HANGER BRACKET FURNISHED & INSTALLED BY MECH. CONTRACTOR. UNIT SIZE, INSTALLATION, ETC., TO BE COORDINATED WITH GC & FRAMING CONTRACTOR. | 9 | 7" Ø EXHAUST UP THRU ATTIC TO ROOF. |
| 3 | RETURN GRILLE IN CEILING. | 10 | SEE PLUMBING PLANS FOR GAS CONNECTION DETAILS AND LAYOUT. |
| 4 | RETURN GRILLE HIGH ON WALL. | 11 | ROUTE 3" COMBUSTION AIR AND 2" VENT THRU ROOF PER MANUFACTURER'S INSTRUCTIONS. MAINTAIN OUTLET 10' FROM FRESH AIR INTAKES. |
| 5 | 7" Ø OA UP THRU ATTIC TO ROOF. SEE DETAIL 3/M2.1 FOR TERMINATION INFORMATION. | 12 | TURN DUCT OUT HORIZONTAL AT A MINIMUM 10' ABOVE FINISHED FLOOR. |
| 6 | 8" Ø OA UP THRU ATTIC TO ROOF. SEE DETAIL 3/M2.1 FOR TERMINATION INFORMATION. | | |
| 7 | 9" Ø OA UP THRU ATTIC TO ROOF. SEE DETAIL 3/M2.1 FOR TERMINATION INFORMATION. | | |

NOTE:
SEE SHEET M1.2 FOR
VENTILATION CALCULATIONS.



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

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202, 204, 206
Main Street

Fort Mill, SC 29715
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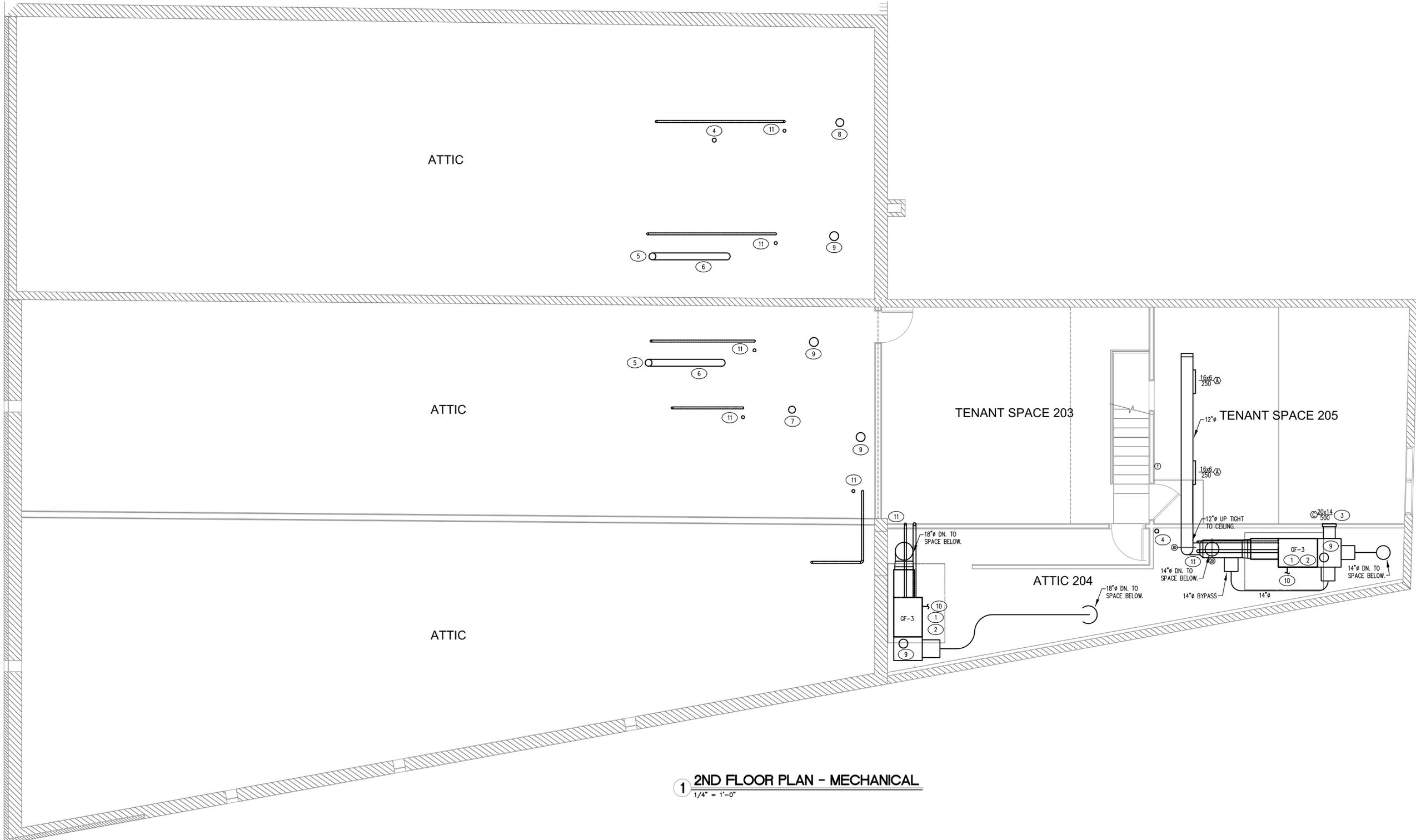
DRAWING TITLE:
MECHANICAL
1ST FLOOR
PLAN

M201



TAGGED NOTES - THIS SHEET	
1	CONDENSATE DRAIN ROUTED TO HUB DRAIN (HD BY PC). REFER TO PLUMBING RISERS. COORDINATE W/ DUCTS, G.C., FRAMING CONTR., STRUCTURE, ETC.
2	HVAC UNIT HANGER BRACKET FURNISHED & INSTALLED BY MECH. CONTRACTOR. UNIT SIZE, INSTALLATION, ETC., TO BE COORDINATED WITH GC & FRAMING CONTRACTOR.
3	RETURN GRILLE LOW ON WALL.
4	4" Ø EXHAUST UP THRU ROOF. PROVIDE WITH APPROVED CAP.
5	7" Ø EXHAUST UP THRU ROOF. PROVIDE WITH APPROVED CAP.
6	OFFSET EXHAUST IN ATTIC SPACE TO OBTAIN MINIMUM 10' CLEARANCE FROM FRESH AIR INTAKES.
7	7" Ø OA UP THRU ATTIC TO ROOF. SEE DETAIL 3/M2.1 FOR TERMINATION INFORMATION.
8	8" Ø OA UP THRU ATTIC TO ROOF. SEE DETAIL 3/M2.1 FOR TERMINATION INFORMATION.
9	9" Ø OA UP THRU ATTIC TO ROOF. SEE DETAIL 3/M2.1 FOR TERMINATION INFORMATION.
10	SEE PLUMBING PLANS FOR GAS CONNECTION DETAILS AND LAYOUT.
11	ROUTE 3" COMBUSTION AIR AND 2" VENT THRU ROOF PER MANUFACTURER'S INSTRUCTIONS. MAINTAIN VENT 10' FROM FRESH AIR INTAKES.

NOTE:
SEE SHEET M1.2 FOR VENTILATION CALCULATIONS.



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

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202, 204, 206
Main Street

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PROJECT #: 2971504
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DRAWING TITLE:
**MECHANICAL
2ND FLOOR
PLAN**

M202

SYMBOL SCHEDULE



4400 PARK ROAD
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SEAL:



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14301 SOUTH LAKES DRIVE, SUITE E
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W.704-688-9320 C.704-968-8143
CONSULTING : DESIGN-BUILD
NC LICENSE #P-1248

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DRAWING TITLE:

ELECTRICAL SCHEDULES, LEGEND AND NOTES

E101

GENERAL NOTES

- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2014 EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL AND STATE CODES.
- ALL MATERIAL, EQUIPMENT AND APPLIANCES SHALL BE NEW AND SHALL CONFORM TO THE STANDARDS OF THE UNDERWRITER'S LABORATORIES, INC., AND THE NATIONAL MANUFACTURERS ASSOCIATION.
- ALL ELECTRICAL PERMITS AND INSPECTION FEES SHALL BE OBTAINED AND PAID FOR BY THE ELECTRICAL CONTRACTOR.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS. DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE ONLY THE GENERAL ARRANGEMENT.
- ELECTRICAL CONTRACTOR SHALL MAKE ALL FINAL ELECTRICAL CONNECTIONS TO EQUIPMENT REGARDLESS OF WHO SUPPLIES THE EQUIPMENT. THIS INCLUDES ALL HVAC, PLUMBING AND OWNER FURNISHED EQUIPMENT CONNECTIONS OF 120V OR HIGHER.
- ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR EFFECTIVE FROM THE DAY THE PROJECT IS ACCEPTED BY THE OWNER.
- A COMPLETE GROUNDING SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH ARTICLE 250 OF THE NEC, AND AS SHOWN ON THE DRAWINGS.
- ALL CUTTING AND PATCHING OF WALLS AND FLOORS FOR ELECTRICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- ALL WIRING SHALL BE INSTALLED IN PVC, GRS, EMT OR TYPE AC FLEXIBLE CABLE. MINIMUM SIZE CONDUIT SHALL BE 1/2". AC FLEX SHALL BE USED ONLY IN AREAS PERMITTED BY CODE.
- CONDUCTORS SHALL BE COPPER RATED AT NOT LESS THAN 600 VOLTS. MINIMUM SIZE SHALL BE NO. 12 AWG UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL WIRE #8 AWG AND LARGER SHALL BE STRANDED, #10 THRU #12 AWG CONDUCTORS SHALL BE SOLID. ALL INSULATION TYPES SHALL BE THIN OR THIN. PROVIDE A PULLWIRE OR FISH TAPE IN ALL EMPTY CONDUITS.
- PROVIDE A TYPED DIRECTORY IN ALL PANELBOARDS CLEARLY DESCRIBING THE LOCATION OF AND TYPE OF LOAD BEING SERVED FOR ALL CIRCUITS.
- ALL TERMINALS/LUGS SHALL BE 60/75" RATED.
- ALL FLEX SHALL BE LIQUID TIGHT FLEXIBLE METAL.
- PROVIDE ENGRAVED PHENOLIC NAMEPLATES FOR ALL PANELBOARDS AND DISCONNECT SWITCHES, WHITE LETTERS ON BLACK BACKGROUND.
- ALL EXPOSED RACEWAY SHALL BE RUN PARALLEL OR PERPENDICULAR TO THE BUILDING SURFACES AND SHALL BE PAINTED AS DIRECTED BY THE ARCHITECT. NO EXPOSED CONDUIT SHALL BE ALLOWED IN FINISHED SPACES EXCEPT AS PERMITTED BY OWNER OR ARCHITECT. EXPOSED RACEWAY IN FINISHED SPACES SHALL BE WIREMOLD TYPE.
- ALL DEVICE PLATES SHALL BE WHITE UON.
- ALL WATER HEATERS SHALL HAVE DISCONNECT AS PER NEC 422.31(B).
- LIGHT SWITCHES SHALL BE NO MORE THAN 6" FROM EDGE OF DOOR FRAME.
- WALL RECEPTACLES SHOWN BACK TO BACK MAY BE OFFSET BUT SHALL BE INSTALLED DIRECTLY ADJACENT TO ONE ANOTHER.
- TWO OR MORE ADJACENT POWER OR COMMUNICATION RECEPTACLES SHALL BE GANGED WITH A COMMON FACEPLATE - IF THEY CANNOT BE GANGED THEY SHALL BE INSTALLED WITH A MINIMUM DISTANCE BETWEEN UNITS.
- WHERE PENETRATIONS ARE MADE THROUGH A REQUIRED FIRE-RESISTIVE WALL, FLOOR, OR PARTITION FOR THE PURPOSE OF RUNNING RACEWAY CARRYING ELECTRICAL, TELEPHONE, TELEVISION, OR LOCAL COMMUNICATION AND/OR SIGNALING CIRCUITS, THE OPENING AROUND THE RACEWAY SHALL BE FIRE STOPPED PER THE STATE BUILDING CODE. COORDINATION WITH THE GENERAL CONTRACTOR SHALL BE MAINTAINED TO INSURE THAT THIS FIRE STOPPING IS ACCOMPLISHED. USE APPROVED ASSEMBLIES SUCH AS THE FOLLOWING:
*CONDUIT PENETRATIONS OF 1,2,3 & 4 HOUR GYPBOARD WALLS - U.L.#WL1001 *CONDUIT PENETRATIONS OF 2,3 & 4 HOUR CONCRETE OR BLOCK WALLS - U.L.#CAJ1001 *CONDUIT PENETRATIONS OF 2,3 & 4 HOUR CONCRETE FLOORS - U.L.#CAJ1001 *CONDUIT PENETRATIONS OF 1 HOUR GYPBOARD CEILING ASSEMBLY - L526 *MULT. CONDUIT PENETRATIONS OF 2,3 & 4 HOUR CONCRETE OR BLOCK WALL OR FLOOR - CAJ1042
- IN REQUIRED FIRE RATED WALLS AND PARTITIONS, OPENINGS FOR INSTALLATION OF BOXES THAT ARE GREATER THAN 16 SQUARE INCHES SHALL BE PROTECTED AS REQ'D BY U.L. COORDINATE CLOSELY WITH THE GENERAL CONTRACTOR TO INSURE THAT THE INTEGRITY OF THE U.L. RATING IS MAINTAINED.
- WHERE A HOMERUN IS SHOWN THE CIRCUIT SHALL BE INSTALLED IN A DEDICATED CONDUIT, DO NOT COMBINE WITH OTHER CIRCUITS. WHERE A CIRCUIT HOMERUN IS NOT SHOWN THE CONTRACTOR SHALL COMBINE CIRCUITS AS FOLLOWS AND IN ACCORDANCE WITH THE NEC: A MAXIMUM OF THREE 20A, 1 POLE BRANCH CIRCUITS MAY BE COMBINED IN A COMMON HOMERUN SHARING A COMMON NEUTRAL OR WITH SEPARATE NEUTRALS, FOR A TOTAL OF SIX CURRENT CARRYING CONDUCTORS. ALL BRANCH CIRCUITS LARGER THAN 20A SHALL BE SEPARATELY HOMERUN TO PANEL.
- MULTIWIRE BRANCH CIRCUITS SHALL BE PROVIDED WITH A DISCONNECTING MEANS WHICH SIMULTANEOUSLY DISCONNECTS ALL UNGROUNDED CONDUCTORS AT THE BRANCH CIRCUIT POINT OF ORIGIN.
- FUSES 0-600 AMPS SHALL BE UL CLASS "RK-5" LOW PEAK DUAL ELEMENT TIME DELAY WITH 200,000 AMPERE INTERRUPTING RATING AS MANUFACTURED BY BUSSMAN UNLESS NOTED OTHERWISE.
- VERIFY ALL REQUIREMENTS AND COORDINATE EXACT LOCATION OF INCOMING ELECTRICAL SERVICE WITH LOCAL POWER COMPANY PRIOR TO PROJECT START. NOTIFY ENGINEER OF ANY CHANGES.
- PROVIDE "FLASH HAZARD" WARNING SIGNS ON ALL SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL CENTERS AND MOTOR CONTROL CENTERS.
- THE ELECTRICAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PROVIDING SEISMIC SUPPORT AND BRACING OF ELECTRICAL COMPONENTS TO RESIST THE EFFECTS OF EARTHQUAKES ON THE ELECTRICAL SYSTEM AS WELL AS ANY REQUIRED SPECIAL INSPECTIONS BASED ON THE SPECIFIC GEOGRAPHIC LOCATION AS REQUIRED.
- ELECTRICAL COORDINATION WITH OTHER TRADES:
A. THE ELECTRICAL CONTRACTOR SHALL CONNECT AND/OR PROVIDE FINAL CONNECTIONS TO ALL EQUIPMENT SUPPLIED BY OTHERS APPLICABLE TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, MECHANICAL, PLUMBING, FIRE PROTECTION AND SUPPRESSION, OWNER FURNISHED, KITCHEN, LABORATORY, ETC. UNLESS OTHERWISE NOTED.
B. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL CONNECTIONS PRIOR TO ROUGH-IN USING APPROVED CATALOG SHEETS AND SHOP DRAWINGS.
C. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANUAL MOTOR STARTER SWITCHES, DISCONNECT SWITCHES, RECEPTACLES, ETC. TO MECHANICAL AND PLUMBING EQUIPMENT. ALL STARTERS, OTHER THAN MANUAL STARTER SWITCHES, SHALL BE PROVIDED BY OTHERS, BUT INSTALLED BY THE ELECTRICAL CONTRACTOR.
D. ALL DISCONNECT SWITCHES AND FUSE SIZES SHALL BE COORDINATED WITH SHOP DRAWINGS PRIOR TO ORDERING OR INSTALLING. ANY EQUIPMENT INSTALLED INCORRECTLY BECAUSE OF LACK OF COORDINATION WILL BE REMOVED AND INSTALLED CORRECTLY AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.
E. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL CONDUIT RUNS AND LIGHT FIXTURE LOCATIONS ABOVE THE CEILING WITH OTHER TRADES PRIOR TO INSTALLATION.
F. ALL DUCT SMOKE DETECTORS SHALL BE PROVIDED AND CONNECTED BY THE ELECTRICAL CONTRACTOR, BUT INSTALLED BY THE MECHANICAL CONTRACTOR.
G. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY OUTLETS FOR HEAT TAPE CONNECTIONS FOR MECHANICAL SYSTEMS. PROVIDE CLASS B (30mA) GFCI PROTECTION ON THE BREAKER SUPPLYING THE HEAT TAPE.
H. THE ELECTRICAL CONTRACTOR SHALL PROVIDE 120V POWER AT EACH HVAC UNIT HAVING A CONTROLS POWER SUPPLY CIRCUIT(S) SHALL BE DEDICATED 20A SERVING A MAXIMUM OF 10 HVAC UNITS PER CIRCUIT. COORDINATE ALL LOCATIONS WITH THE MECHANICAL CONTRACTOR.

DEVICES AND PATHWAYS

- WIRING SYSTEM CONCEALED IN WALL OR CEILING. WHEN SHOWN, CROSS LINES INDICATE NUMBER OF WIRES. (GROUND WIRES ARE NOT SHOWN)
- WIRING SYSTEM CONCEALED IN OR UNDER SLAB OR UNDERGROUND.
- WIRING SYSTEM EXPOSED
- CONDUIT TURNED UP TO FLOOR ABOVE.
- CONDUIT TURNED DOWN TO FLOOR BELOW.
- BRANCH CIRCUIT HOMERUN TO PANEL.
- JUNCTION BOX WITH CONNECTION TO EQUIPMENT SERVED. 4" SQUARE BOX WITH A SINGLE-GANG OPENING AND PLASTER RING.
- DUPLEX RECEPTACLE, 20 AMP, 120 VOLT (USE 20 AMP FOR SINGLE RECEPTACLE ON A CIRCUIT.)
- DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER BACKSPASH, OR AT HEIGHT NOTED.

PANELS, DISCONNECTS

- FRACTIONAL HORSEPOWER MANUAL MOTOR STARTER, WITH OVERLOAD PROTECTION.
- PLYWOOD TELEPHONE BACKBOARD. SIZE AS INDICATED ON RISER.
- PANELBOARD. SEE SCHEDULE FOR MOUNTING. TOP OF PANEL AT 6"-6" AFF.
- CONNECTION TO MOTOR. STARTER PROVIDED BY OTHERS UNLESS OTHERWISE NOTED.

ELECTRICAL PLAN INDEX

DRAWING NUMBER	DRAWING NAME
E101	ELECTRICAL SCHEDULES, LEGEND AND NOTES
E102	POWER RISER DIAGRAM
E103	ELECTRICAL PANEL SCHEDULES
E104	FIRST FLOOR PLAN - POWER
E105	SECOND FLOOR PLAN - POWER
E106	FIRST FLOOR PLAN - MECHANICAL POWER
E107	SECOND FLOOR PLAN - MECHANICAL POWER
E108	FIRST FLOOR PLAN - LIGHTING
E109	SECOND FLOOR PLAN - LIGHTING

BUILDING /CLUBHOUSE LIGHTING FIXTURE SCHEDULE

MARK	MANUF.	CATALOG NUMBER	LAMP DATA		VOLTS	BALLAST DATA		INPUT WATTS	MOUNTING	DESCRIPTION
			NO.	TYPE		NO.	TYPE			
A	MILLENNIUM LIGHTING	RWH514-ABR	1	200W	120	-	-	200	PENDANT	14" PENDANT LIGHT FIXTURE WITH DOWN ROD. PROVIDE A SCHOOLHOUSE GLOBE WHERE REQUESTED. ARCHITECT TO COORDINATE WITH OWNER FOR EXACT LOCATIONS.
B	PHILIPS DAY-BRITE	2SAVC2CF40-PMW-UNV	1	CF40	120	-	-	40	SURFACE	2'x2' SURFACE MOUNTED FLUORESCENT LIGHT.
C	LITHONIA	LDN6-35-25-106-AR-LSS-MVOLT-EZ10-EL-WL	1	LED	120	-	-	40	RECESSED	6" RECESSED DOWNLIGHT AT ENTRIES.
D	GOTHAM	AFV 32TRT 6AR MVOLT	1	CF32TRT ECO SERIES	120	-	-	32	RECESSED	6" RECESSED DOWNLIGHT AT DISPLAY WINDOWS.
SI	LITHONIA	C 2 32 MVOLT GEB10IS WGCUN NST *	2	32WT8	120	-	-	64	SURFACE	4 FT. FLUORESCENT STRIP LIGHT. PROVIDE WIRE GUARD. PROVIDE CHAIN FOR PENDANT APPLICATIONS.
	LITHONIA	LQM SW - R 120/277 EL N	-	LED	120/277	-	-	1	UNIVERSAL	THERMOPLASTIC LED EXIT SIGN WITH RED LETTERS AND WHITE HOUSING. PROVIDE 90 MINUTE BATTERY BACKUP.
	LITHONIA	LQHM SW - R 120/277 EL N	-	LED	120/277	-	-	1	UNIVERSAL	COMBO EMERGENCY/LED EXIT SIGN WITH RED LETTERS AND WHITE HOUSING. PROVIDE 90 MINUTE BATTERY BACKUP.
	LITHONIA	ELM627	2	9W	120/277	-	-	50	UNIVERSAL	SURFACE MOUNTED EMERGENCY LIGHT. MOUNT AT 96" A.F.F. TO BOTTOM. PROVIDE WITH 90 MINUTE BATTERY BACKUP.
	LITHONIA	AFN DB EXT	2	6W	120/277	-	-	12	WALL	SURFACE MOUNTED EXTERIOR EMERGENCY LIGHT. MOUNT AT 96" A.F.F. CONNECT TO UNSWITCHED LEG OF EXTERIOR LIGHTING CIRCUIT.

SPLIT SYSTEM HEAT PUMP UNIT ELECTRICAL SCHEDULE

UNIT TAG	AUX. HEAT (KW)	ELECTRICAL DATA				DISCONNECT SIZE	UNIT TAG	ELECTRICAL DATA				DISCONNECT SIZE
		VOLTAGE (V/PH)	MCA (A)	MAX. FUSE				VOLTAGE (V/PH)	MCA (A)	MOCP (A)		
GF-1	N/A	115	10.4	15	2-30/1/15A	HP-1	208/3ø	14	20	2-30/3/20A		
GF-2	N/A	115	11.4	15	2-30/1/15A	HP-2	208/3ø	18	30	2-30/3/30A		
GF-3	N/A	115	14.1	20	2-30/1/20A	HP-3	208/3ø	35	60	2-60/3/60A		

SEAL:



PROJECT TITLE:

Renovations & Upfits for:
**202, 204, 206
Main Street**

Fort Mill, SC 29715

ISSUED FOR: PRICING REVIEW

ISSUE DATE: 08/15/16

REVISIONS:

PROJECT #: 2971504

DRAWN: CME

CHECKED: CME

DRAWING TITLE:

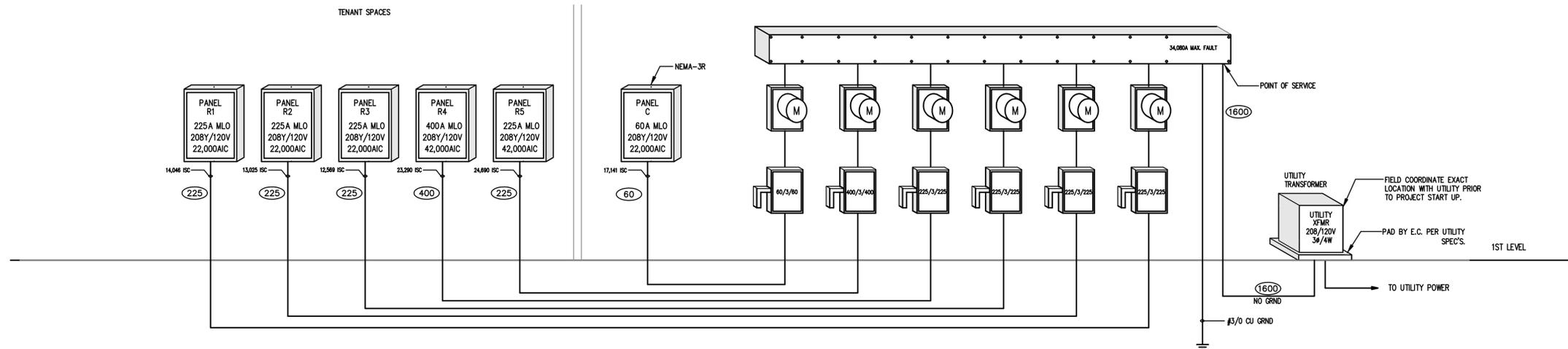
**POWER RISER
DIAGRAM**

E102

FEEDER SCHEDULE - AL				FEEDER SCHEDULE - CU			
STD. FUSE OR C/B TRIP SIZE	# OF SETS	BUILDING WIRE QUANTITY & SIZE, TYPE THWN - DRY TYPE THWN - WET	MINIMUM CONDUIT SIZE	STD. FUSE OR C/B TRIP SIZE	# OF SETS	BUILDING WIRE QUANTITY & SIZE, TYPE THWN - DRY TYPE THWN - WET	MINIMUM CONDUIT SIZE
30	1	4 #10 CU, #10 CU G	3/4"	30	1	4 #10, #10 G	1/2"
35	1	4 #8, #8 G	1"	35	1	4 #8, #10 G	3/4"
40	1	4 #6, #6 G	1"	40	1	4 #8, #10 G	3/4"
45	1	4 #4, #8 G	1 1/4"	45	1	4 #6, #10 G	1"
50	1	4 #4, #8 G	1 1/4"	50	1	4 #6, #10 G	1"
60	1	4 #3, #8 G	1 1/4"	60	1	4 #6, #10 G	1"
70	1	4 #2, #8 G	1 1/4"	70	1	4 #4, #8 G	1 1/4"
80	1	4 #1, #6 G	1 1/2"	80	1	4 #3, #8 G	1 1/4"
90	1	4 #1/0, #6 G	2"	90	1	4 #2, #8 G	1 1/4"
100	1	4 #1/0, #6 G	2"	100	1	4 #2, #8 G	1 1/4"
110	1	4 #1/0, #6 G	2"	110	1	4 #2, #6 G	1 1/2"
125	1	4 #2/0, #4 G	2"	125	1	4 #1, #6 G	1 1/2"
150	1	4 #3/0, #4 G	2"	150	1	4 #1/0, #6 G	2"
175	1	4 #4/0, #4 G	2 1/2"	175	1	4 #2/0, #6 G	2"
200	1	4 #250MCM, #4 G	2 1/2"	200	1	4 #3/0, #6 G	2"
225	1	4 #300MCM, #2 G	2 1/2"	225	1	4 #4/0, #4 G	2 1/2"
250	1	4 #350MCM, #2 G	3"	250	1	4 - 250MCM, #4 G	2 1/2"
300	1	4 #500MCM, #2 G	3 1/2"	300	1	4 - 350MCM, #4 G	2 1/2"
350	2	4 #4/0, #1 G	2"	350	2	4 #2/0, #3 G	2"
400	2	4 #250MCM, #1 G	2 1/2"	400	1	4 - 600MCM, #3 G	3"
450	2	4 #300MCM, #1/0 G	3"	450	2	4 #4/0, #2 G	2 1/2"
500	2	4 #350MCM, #1/0 G	3 1/2"	500	2	4 - 250MCM, #2 G	2 1/2"
600	2	4 #500MCM, #2/0 G	4"	600	2	4 - 350MCM, #1 G	3"
700	3	4 #350MCM, #3/0 G	3 1/2"	700	2	4 - 500MCM, #1/0 G	3"
800	3	4 #400MCM, #3/0 G	3 1/2"	800	2	4 - 600MCM, #1/0 G	3"
1000	4	4 #350MCM, #4/0 G	3 1/2"	1000	3	4 - 400MCM, #2/0 G	3"
1200	4	4 #500MCM, #250MCM G	3 1/2"	1200	4	4 - 350MCM, #3/0 G	3"
1600	6	4 #400MCM, #350MCM G	3 1/2"	1600	5	4 - 400MCM, #4/0 G	3"
2000	8	4 #400MCM, #400MCM G	3 1/2"				
2500	10	4 #350MCM, #400MCM G	3 1/2"				
3000	10	4 #500MCM, #400MCM G	4"				
3500	12	4 #500MCM, #400MCM G	4"				
4000	12	4 #600MCM, #400MCM G	4"				

NOTES:
1. ALL FEEDER SIZES LISTED MAY NOT BE USED IN PROJECT RISER DIAGRAM.
2. ELECTRICAL CONTRACTOR TO VERIFY CONDUIT SIZE REQUIRED IF WIRE TYPES OTHER THAN THOSE LISTED ABOVE ARE USED.
3. REFER TO LATEST EDITION OF NEC FOR CONDUIT TYPES REQUIRED PER THEIR LOCATION. IF CONDUIT OTHER THAN "EMT" IS REQUIRED USE SIZE PER MAXIMUM FILL TABLES.
4. FEEDER SIZES SHOWN IN PROJECT RISER WITH A DELTA SYMBOL 'Δ' ARE 3Φ, 3 WIRE FEEDERS, A NEUTRAL WIRE IS NOT REQUIRED.
5. FEEDER SIZES SHOWN IN PROJECT RISER WITH A DELTA SYMBOL 'Δ' ARE 1Φ, 3 WIRE FEEDERS.
6. Δ - PROVIDE ISOLATED GROUND CONDUCTOR FOR ISOLATED GROUND BUS IN PANEL.

MAXIMUM AVAILABLE FAULT CURRENT IS BASED ON A 500KVA UTILITY TRANSFORMER WITH 3.5%Z. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF TRANSFORMER CHARACTERISTIC INDICATE A HIGHER FAULT CURRENT IS POSSIBLE.



1 POWER RISER DIAGRAM
NTS.

SEAL:



CHARLOTTE MECHANICAL ENGINEERING, PLLC

14301 SOUTH LAKES DRIVE, SUITE E
CHARLOTTE, NC 28217
W-704-688-9320 C-704-968-8143
CONSULTING / DESIGN-BUILD
NC LICENSE #P-1248

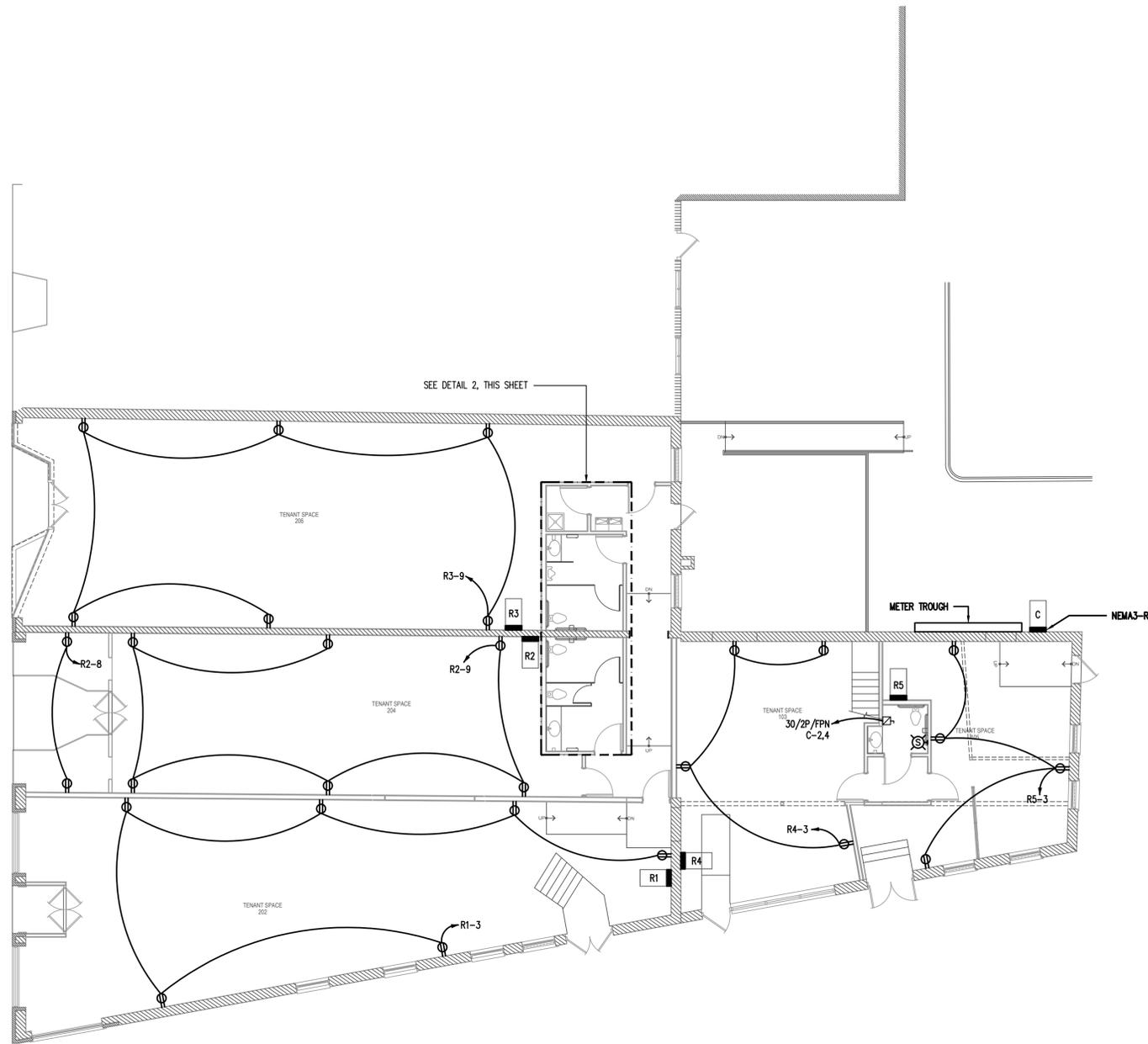
PANEL: R1												SQD MFRG	
VOLTAGE: 120 / 208												NF TYPE	
MOUNTING: SURFACE												22,000 AIC	
3 PHASE												4 WIRE	
225 AMP												MAIN LUGS ONLY	
LOAD KVA	LOAD SERVED	WIRE	TRIP	CKT NO	A	B	C	CKT NO	TRIP	WIRE	LOAD SERVED	LOAD KVA	
1.32	GF-2	12	15	1				2				2.16	
1.20	RECEPTACLES	12	20	3				4			HP-2	2.16	
1.40	LIGHTING	12	20	5				6				2.16	
1.30	LIGHTING	12	20	7				8			SPARE	0.00	
0.00	SPARE			9				10			SPARE	0.00	
0.00	SPARE			11				12			SPARE	0.00	
0.00	SPARE			13				14			SPARE	0.00	
0.00	SPARE			15				16			SPARE	0.00	
0.00	SPARE			17				18			SPARE	0.00	
0.00	SPARE			19				20			SPARE	0.00	
0.00	SPARE			21				22			SPARE	0.00	
0.00	SPARE			23				24			SPARE	0.00	
0.00	SPARE			25				26			SPARE	0.00	
0.00	SPARE			27				28			SPARE	0.00	
0.00	SPARE			29				30			SPARE	0.00	
0.00	SPARE			31				32			SPARE	0.00	
0.00	SPARE			33				34			SPARE	0.00	
0.00	SPARE			35				36			SPARE	0.00	
0.00	SPARE			37				38			SPARE	0.00	
0.00	SPARE			39				40			SPARE	0.00	
0.00	SPARE			41				42			SPARE	0.00	
5.2		SUB-TOTALS										6.5	
LOAD	KVA	TOTAL LOAD PER PHASE:						NOTES:					
LIGHTS	2.7	CONNECTED						1. BREAKER FRAME SHALL BE AS REQ'D PER PANEL AIC RATING.					
HEATING	6.5	A = 4.8 KVA		39.8 A		2. SHALL BE FULLY RATED - SERIES RATINGS NOT ALLOWED.							
COOLING	1.3	B = 3.4 KVA		28.0 A		3. ALL BUSSING, INCL GND AND NEUTRAL, SHALL BE COPPER.							
VENTILATION	0.0	C = 3.6 KVA		29.6 A		4. ALL INCOMING PANEL & BRKR LUGS SHALL MATCH FEEDERS.							
MOTORS	0.0	DEMAND						5. PROVIDE HINGED DOOR-IN-DOOR WITH OUTER DOOR LOCK.					
KITCHEN	0.0	A = 4.8 KVA		39.8 A		6. PROVIDE METAL DIRECTORY FRAME.							
RECEPTACLES	0.0	B = 3.4 KVA		28.0 A		7. IDENTIFY BREAKER PER NEC 760.41 (PAINTED RED).							
WATER HEATER	0.0	C = 3.6 KVA		29.6 A									
MSC.	0.0	DEMAND @ 125%											
SPARE	0.0	A = 6.0 KVA		49.8 A									
TOTAL (CONNECTED)	11.7	B = 4.2 KVA		35.0 A									
TOTAL (DEMAND)	11.7	C = 4.5 KVA		37.1 A									

PANEL: R2												SQD MFRG	
VOLTAGE: 120 / 208												NF TYPE	
MOUNTING: SURFACE												22,000 AIC	
3 PHASE												4 WIRE	
225 AMP												MAIN LUGS ONLY	
LOAD KVA	LOAD SERVED	WIRE	TRIP	CKT NO	A	B	C	CKT NO	TRIP	WIRE	LOAD SERVED	LOAD KVA	
1.68	HP-1	12	20	1				2			HP-3	4.20	
1.68	HP-1	12	20	3				4			HP-3	4.20	
1.68	HP-1	12	20	5				6			HP-3	4.20	
1.20	GF-1	12	15	7				8			RECEPTACLES	0.40	
1.20	RECEPTACLES	12	20	9				10			GF-3	1.62	
1.00	LIGHTING	12	20	11				12			LIGHTING	1.10	
0.00	SPARE			13				14			SPARE	0.00	
0.00	SPARE			15				16			SPARE	0.00	
0.00	SPARE			17				18			SPARE	0.00	
0.00	SPARE			19				20			SPARE	0.00	
0.00	SPARE			21				22			SPARE	0.00	
0.00	SPARE			23				24			SPARE	0.00	
0.00	SPARE			25				26			SPARE	0.00	
0.00	SPARE			27				28			SPARE	0.00	
0.00	SPARE			29				30			SPARE	0.00	
0.00	SPARE			31				32			SPARE	0.00	
0.00	SPARE			33				34			SPARE	0.00	
0.00	SPARE			35				36			SPARE	0.00	
0.00	SPARE			37				38			SPARE	0.00	
0.00	SPARE			39				40			SPARE	0.00	
0.00	SPARE			41				42			SPARE	0.00	
8.4		SUB-TOTALS										15.7	
LOAD	KVA	TOTAL LOAD PER PHASE:						NOTES:					
LIGHTS	1.1	CONNECTED						1. BREAKER FRAME SHALL BE AS REQ'D PER PANEL AIC RATING.					
HEATING	17.6	A = 7.5 KVA		62.3 A		2. SHALL BE FULLY RATED - SERIES RATINGS NOT ALLOWED.							
COOLING	2.8	B = 8.7 KVA		72.4 A		3. ALL BUSSING, INCL GND AND NEUTRAL, SHALL BE COPPER.							
VENTILATION	0.0	C = 8.0 KVA		66.5 A		4. ALL INCOMING PANEL & BRKR LUGS SHALL MATCH FEEDERS.							
MOTORS	0.0	DEMAND						5. PROVIDE HINGED DOOR-IN-DOOR WITH OUTER DOOR LOCK.					
KITCHEN	0.0	A = 7.5 KVA		62.3 A		6. PROVIDE METAL DIRECTORY FRAME.							
RECEPTACLES	1.6	B = 8.7 KVA		72.4 A		7. IDENTIFY BREAKER PER NEC 760.41 (PAINTED RED).							
WATER HEATER	0.0	C = 8.0 KVA		66.5 A									
MSC.	0.0	DEMAND @ 125%											
SPARE	1.0	A = 9.4 KVA		77.9 A									
TOTAL (CONNECTED)	24.2	B = 10.9 KVA		90.6 A									
TOTAL (DEMAND)	24.2	C = 10.0 KVA		83.1 A									

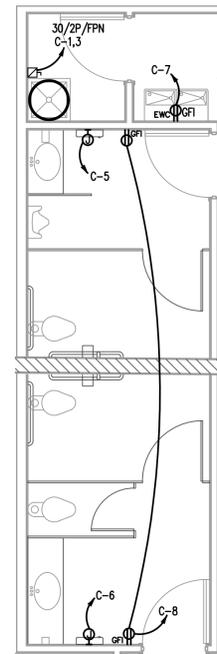
PANEL: R3												SQD MFRG	
VOLTAGE: 120 / 208												NF TYPE	
MOUNTING: SURFACE												22,000 AIC	
3 PHASE												4 WIRE	
225 AMP												MAIN LUGS ONLY	
LOAD KVA	LOAD SERVED	WIRE	TRIP	CKT NO	A	B	C	CKT NO	TRIP	WIRE	LOAD SERVED	LOAD KVA	
1.68	HP-1	12	20	1				2			HP-2	2.16	
1.68	HP-1	12	20	3				4			HP-2	2.16	
1.68	HP-1	12	20	5				6			HP-2	2.16	
1.20	GF-1	12	15	7				8			GF-2	1.30	
1.20	RECEPTACLES	12	20	9				10			LIGHTING	1.10	
1.30	LIGHTING	12	20	11				12			SPARE	0.00	
0.00	SPARE			13				14			SPARE	0.00	
0.00	SPARE			15				16			SPARE	0.00	
0.00	SPARE			17				18			SPARE	0.00	
0.00	SPARE			19				20			SPARE	0.00	
0.00	SPARE			21				22			SPARE	0.00	
0.00	SPARE			23				24			SPARE	0.00	
0.00	SPARE			25				26			SPARE	0.00	
0.00	SPARE			27				28			SPARE	0.00	
0.00	SPARE			29				30			SPARE	0.00	
0.00	SPARE			31				32			SPARE	0.00	
0.00	SPARE			33				34			SPARE	0.00	
0.00	SPARE			35				36			SPARE	0.00	
0.00	SPARE			37				38			SPARE	0.00	
0.00	SPARE			39				40			SPARE	0.00	
0.00	SPARE			41				42			SPARE	0.00	
6.7		SUB-TOTALS										8.9	
LOAD	KVA	TOTAL LOAD PER PHASE:						NOTES:					
LIGHTS	2.4	CONNECTED						1. BREAKER FRAME SHALL BE AS REQ'D PER PANEL AIC RATING.					
HEATING	11.5	A = 6.3 KVA		52.8 A		2. SHALL BE FULLY RATED - SERIES RATINGS NOT ALLOWED.							
COOLING	2.5	B = 6.1 KVA		51.1 A		3. ALL BUSSING, INCL GND AND NEUTRAL, SHALL BE COPPER.							
VENTILATION	0.0	C = 5.1 KVA		42.8 A		4. ALL INCOMING PANEL & BRKR LUGS SHALL MATCH FEEDERS.							
MOTORS	0.0	DEMAND						5. PROVIDE HINGED DOOR-IN-DOOR WITH OUTER DOOR LOCK.					
KITCHEN	0.0	A = 6.3 KVA		52.8 A		6. PROVIDE METAL DIRECTORY FRAME.							
RECEPTACLES	1.2	B = 6.1 KVA		51.1 A		7. IDENTIFY BREAKER PER NEC 760.41 (PAINTED RED).							
WATER HEATER	0.0	C = 5.1 KVA		42.8 A									
MSC.	0.0	DEMAND @ 125%											
SPARE	0.0	A = 7.9 KVA		66.0 A									
TOTAL (CONNECTED)	17.6	B = 7.7 KVA		63.9 A									
TOTAL (DEMAND)	17.6	C = 6.4 KVA		53.5 A									

PANEL: R4												SQD MFRG	
VOLTAGE: 120 / 208												NF TYPE	
MOUNTING: SURFACE												42,000 AIC	
3 PHASE												4 WIRE	
400 AMP												MAIN LUGS ONLY	
LOAD KVA	LOAD SERVED	WIRE	TRIP	CKT NO	A	B	C	CKT NO	TRIP	WIRE	LOAD SERVED	LOAD KVA	
1.62	GF-3	12	20	1				2			HP-3	4.20	
0.80	RECEPTACLES	12	20	3				4			HP-3	4.20	
1.00	RECEPTACLES	12	20	5				6			HP-3	4.20	
1.20	LIGHTING	12	20	7				8			ATTIC LIGHTING	0.35	
0.00	SPARE			9				10			SPARE	0.00	
0.00	SPARE			11				12			SPARE	0.00	
0.00	SPARE			13				14			SPARE	0.00	
0.00	SPARE			15				16			SPARE	0.00	
0.00	SPARE			17				18			SPARE	0.00	
0.00	SPARE			19				20			SPARE	0.00	
0.00	SPARE			21				22			SPARE	0.00	
0.00	SPARE			23				24			SPARE	0.00	
0.00	SPARE			25				26			SPARE	0.00	
0.00	SPARE			27				28			SPARE	0.00	
0.00	SPARE			29				30			SPARE	0.00	
0.00	SPARE			31				32			SPARE	0.00	
0.00	SPARE			33				34			SPARE	0.00	
0.00	SPARE			35				36			SPARE	0.00	
0.00													

SEAL:



1 FIRST FLOOR PLAN - POWER
1/8" = 1'-0"



2 ENLARGED BATHROOM PLANS - POWER
1/4" = 1'-0"

PROJECT TITLE:

Renovations & Upfits for:
**202, 204, 206
Main Street**

Fort Mill, SC 29715

ISSUED FOR: PRICING REVIEW

ISSUE DATE: 08/15/16

REVISIONS:

PROJECT #: 2971504

DRAWN: CME

CHECKED: CME

DRAWING TITLE:

**FIRST FLOOR
PLAN -
POWER**

E104

SEAL:



PROJECT TITLE:

Renovations & Upfits for:
202, 204, 206
Main Street

Fort Mill, SC 29715

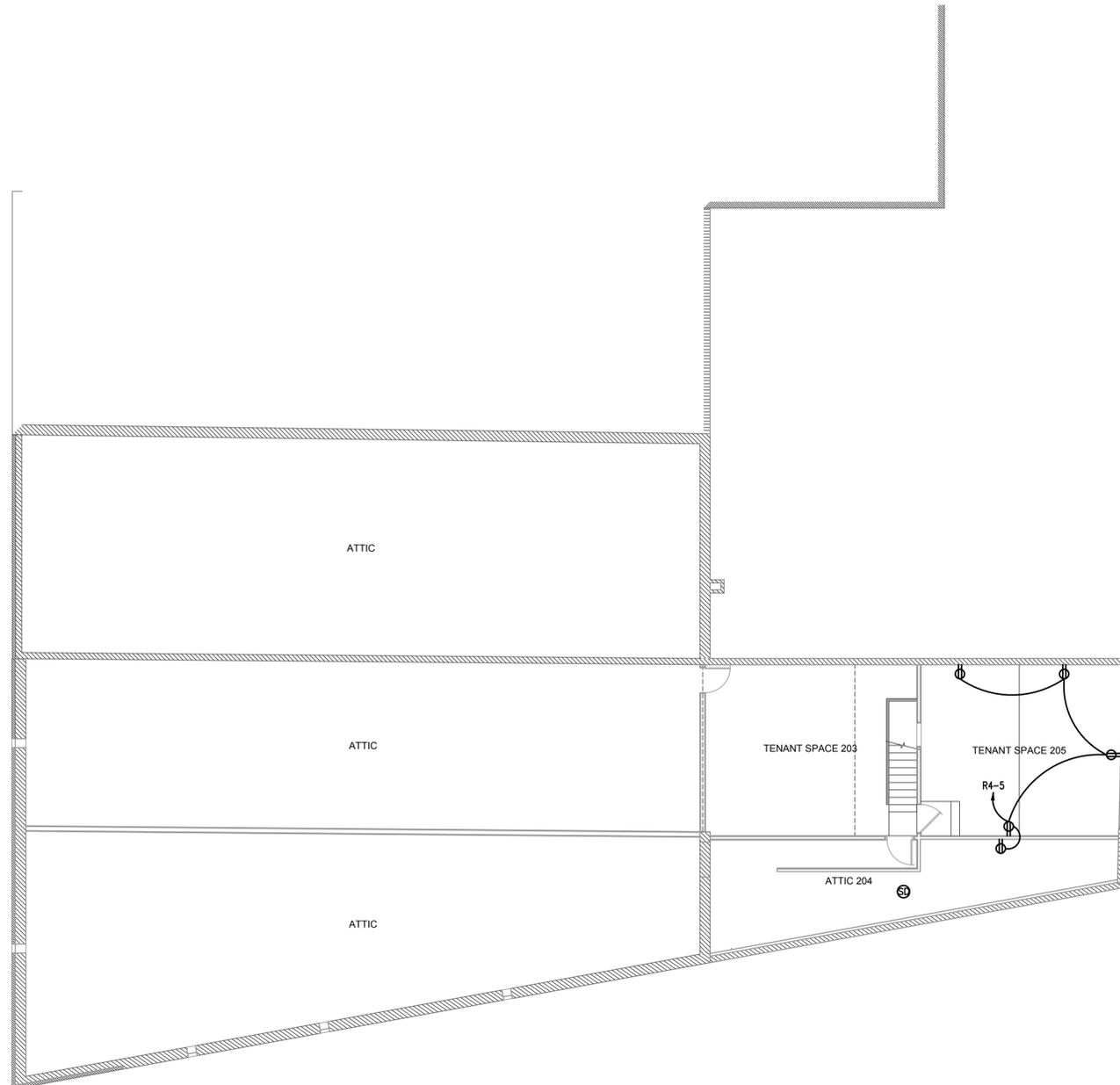
ISSUED FOR: PRICING REVIEW
ISSUE DATE: 08/15/16
REVISIONS:

PROJECT #: 2971504
DRAWN: CME
CHECKED: CME

DRAWING TITLE:

SECOND FLOOR PLAN - POWER

E105



1 SECOND FLOOR PLAN - POWER
1/8" = 1'-0"

SEAL:



PROJECT TITLE:

Renovations & Upfits for:
**202, 204, 206
Main Street**

Fort Mill, SC 29715

ISSUED FOR: PRICING REVIEW

ISSUE DATE: 08/15/16

REVISIONS:

PROJECT #: 2971504

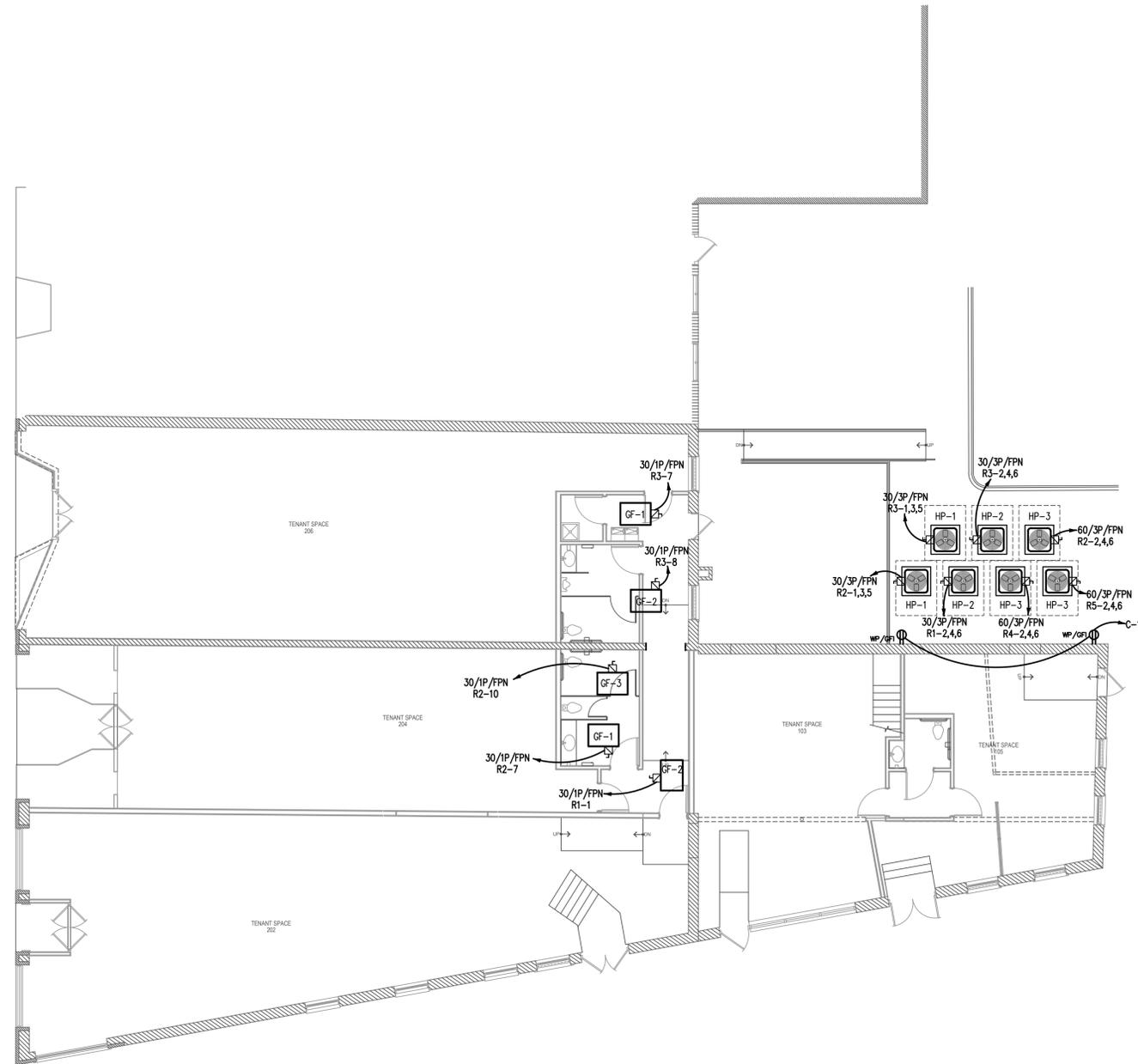
DRAWN: CME

CHECKED: CME

DRAWING TITLE:

**FIRST FLOOR
PLAN -
MECHANICAL
POWER**

E106



1 FIRST FLOOR PLAN - MECHANICAL POWER
1/8" = 1'-0"

SEAL:



PROJECT TITLE:

Renovations & Upfits for:
**202, 204, 206
Main Street**

Fort Mill, SC 29715

ISSUED FOR: PRICING REVIEW

ISSUE DATE: 08/15/16

REVISIONS:

PROJECT #: 2971504

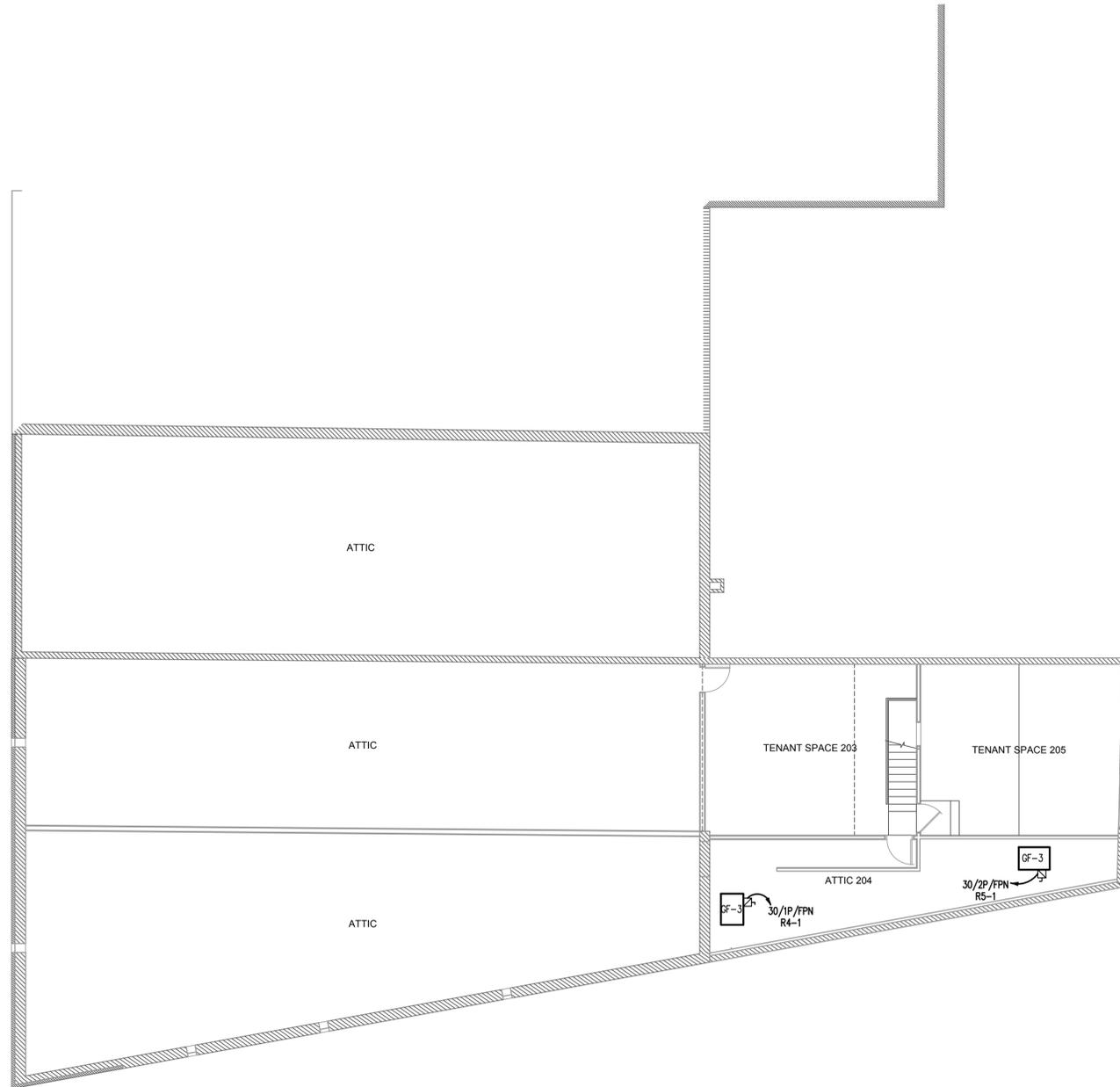
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CHECKED: CME

DRAWING TITLE:

SECOND FLOOR PLAN - MECHANICAL POWER

E107



1 SECOND FLOOR PLAN - MECHANICAL POWER
1/8" = 1'-0"

SEAL:

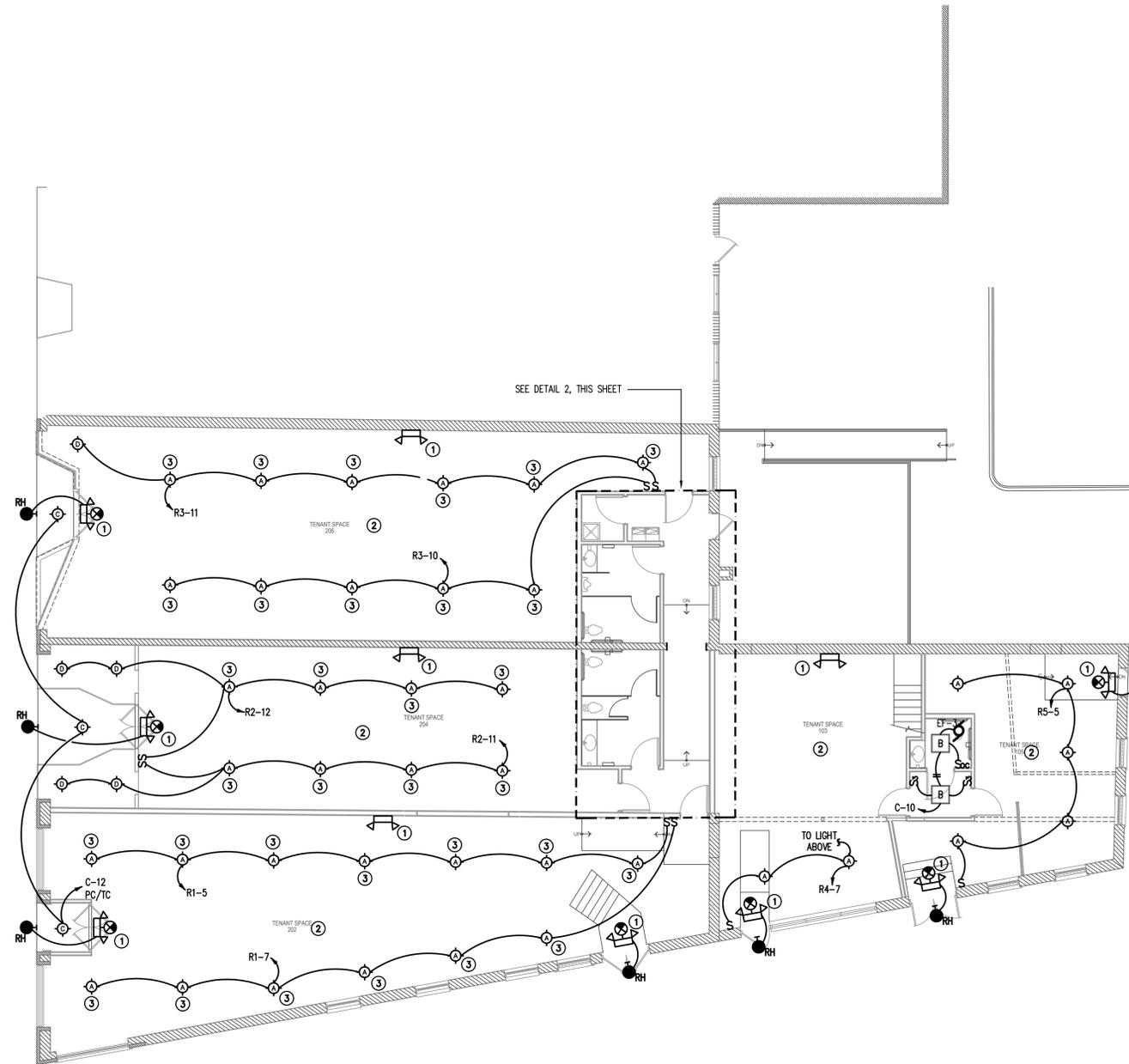


TAGGED NOTES:

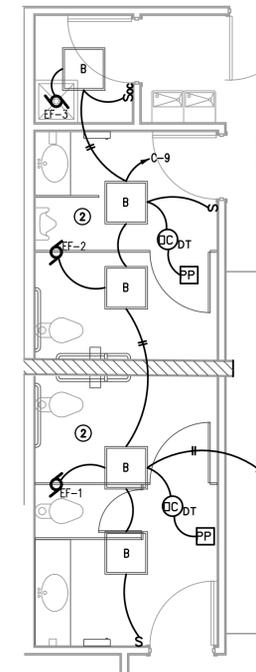
- ① CONNECT ALL EXIT AND EMERGENCY LIGHTING TO UN SWITCHED LEG OF THE LOCAL LIGHTING BRANCH CIRCUIT. ASSOCIATED BOXES AND CONDUITS (EVERY FIVE FEET MINIMUM) SHALL BE PAINTED RED.
- ② COORDINATE ALL EXACT FIXTURE LOCATIONS WITH THE INTERIOR DESIGNER, AS WELL AS ALL FINAL SWITCHING LOCATIONS.
- ③ EXISTING JUNCTION BOX. REUSE EXISTING CONDUITS, AND ROUTING. REPLACE EXISTING FIXTURE WITH NEW FIXTURE AS SHOWN.

DEMOLITION NOTES:

- 1) THIS IS AN REHAB OF AN EXISTING BUILDING WHICH HAS AN EXISTING SERVICE AND DISTRIBUTION EQUIPMENT. ALTERATIONS TO EXISTING BUILDING BEING OF SUCH NATURE THAT ALL FACETS OF THE WORK ARE IMPOSSIBLE TO DETAIL AND SPECIFY. IT IS THEREFORE SPECIFICALLY THE RESPONSIBILITY OF THE CONTRACTOR TO CAREFULLY EXAMINE THE EXISTING BUILDING AND FAMILIARIZE HIMSELF WITH THE CONDITIONS AND RELATE THESE CONDITIONS TO THE SCOPE OF THE PROPOSED NEW WORK. ALL BIDS ARE EXPECTED TO ENCOMPASS THE TOTAL WORK SCOPE NEEDED TO PLACE THE COMPLETED ELECTRICAL SYSTEMS IN WORKING CONDITION TO THE EXTENT OF THE PLANS.
- 2) ALL EXISTING LIGHTING FIXTURES WITHIN STOCK ROOM AREA ARE TO REMAIN. INSTALL NEW LIGHTING FIXTURES WHERE SHOWN AND INTEGRATE CONNECTIONS WITH EXISTING FIXTURES. REASSIGN CIRCUITS AND CONTROLS AS INDICATED.



1 FIRST FLOOR PLAN - LIGHTING
1/8" = 1'-0"



2 ENLARGED BATHROOM PLANS - LIGHTING
1/4" = 1'-0"

PROJECT TITLE:

Renovations & Upfits for:
202, 204, 206
Main Street

Fort Mill, SC 29715

ISSUED FOR: PRICING REVIEW

ISSUE DATE: 08/15/16

REVISIONS:

PROJECT #: 2971504

DRAWN: CME

CHECKED: CME

DRAWING TITLE:

FIRST FLOOR PLAN - LIGHTING

E108



PROJECT TITLE:

Renovations & Upfits for:
**202, 204, 206
Main Street**

Fort Mill, SC 29715

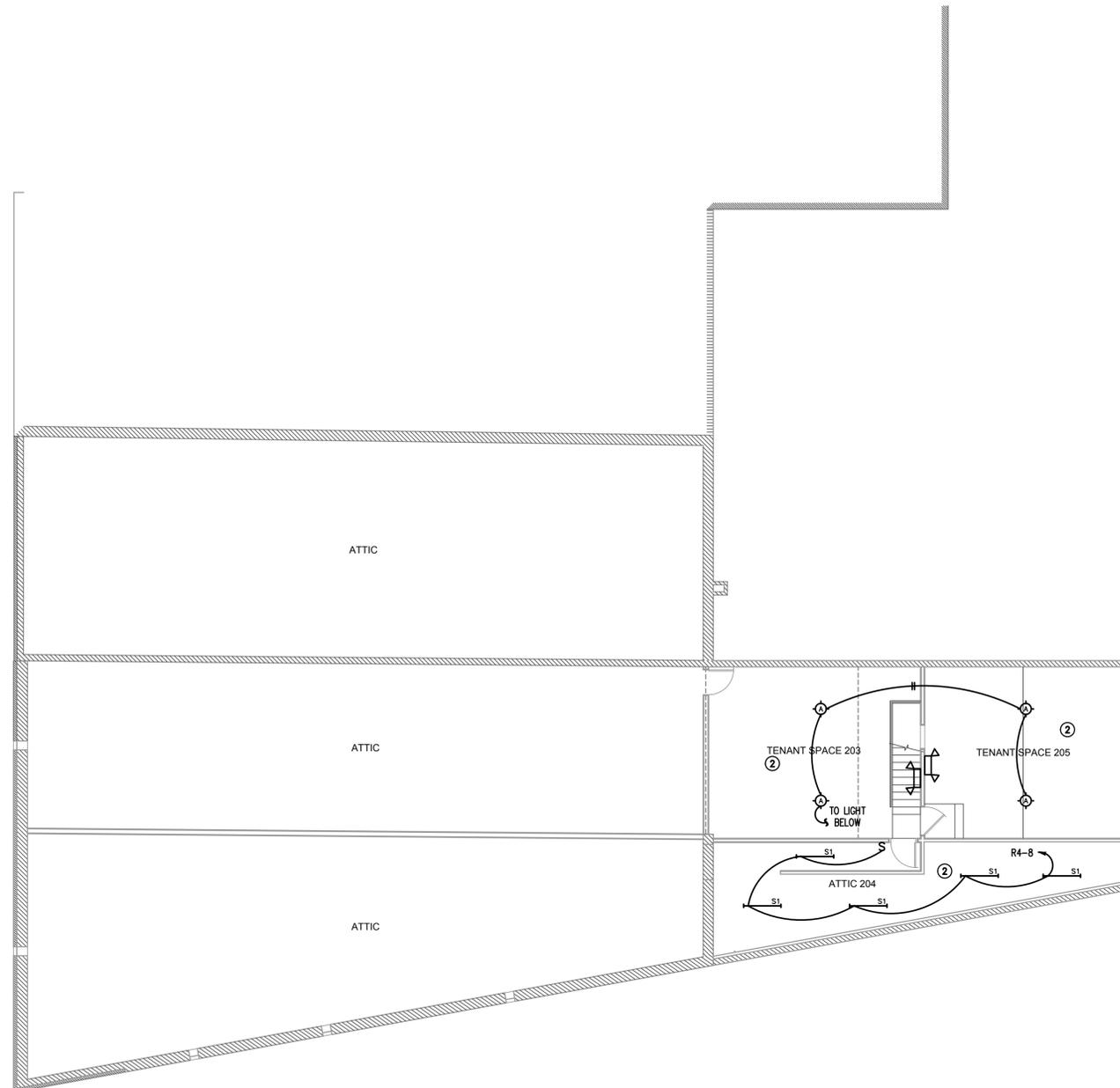
ISSUED FOR: PRICING REVIEW
ISSUE DATE: 08/15/16
REVISIONS:

PROJECT #: 2971504
DRAWN: CME
CHECKED: CME

DRAWING TITLE:

SECOND FLOOR PLAN - LIGHTING

E109



1 SECOND FLOOR PLAN - LIGHTING
1/8" = 1'-0"

TAGGED NOTES:

- ① CONNECT ALL EXIT AND EMERGENCY LIGHTING TO UN SWITCHED LEG OF THE LOCAL LIGHTING BRANCH CIRCUIT. ASSOCIATED BOXES AND CONDUITS (EVERY FIVE FEET MINIMUM) SHALL BE PAINTED RED.
- ② COORDINATE ALL EXACT FIXTURE LOCATIONS WITH THE INTERIOR DESIGNER, AS WELL AS ALL FINAL SWITCHING LOCATIONS.
- ③ EXISTING JUNCTION BOX. REUSE EXISTING CONDUITS, AND ROUTING. REPLACE EXISTING FIXTURE WITH NEW FIXTURE AS SHOWN.

DEMOLITION NOTES:

- 1) THIS IS AN REHAB OF AN EXISTING BUILDING WHICH HAS AN EXISTING SERVICE AND DISTRIBUTION EQUIPMENT. ALTERATIONS TO EXISTING BUILDING BEING OF SUCH NATURE THAT ALL FACETS OF THE WORK ARE IMPOSSIBLE TO DETAIL AND SPECIFY. IT IS THEREFORE SPECIFICALLY THE RESPONSIBILITY OF THE CONTRACTOR TO CAREFULLY EXAMINE THE EXISTING BUILDING AND FAMILIARIZE HIMSELF WITH THE CONDITIONS AND RELATE THESE CONDITIONS TO THE SCOPE OF THE PROPOSED NEW WORK. ALL BIDS ARE EXPECTED TO ENCOMPASS THE TOTAL WORK SCOPE NEEDED TO PLACE THE COMPLETED ELECTRICAL SYSTEMS IN WORKING CONDITION TO THE EXTENT OF THE PLANS.
- 2) ALL EXISTING LIGHTING FIXTURES WITHIN STOCK ROOM AREA ARE TO REMAIN. INSTALL NEW LIGHTING FIXTURES WHERE SHOWN AND INTEGRATE CONNECTIONS WITH EXISTING FIXTURES. REASSIGN CIRCUITS AND CONTROLS AS INDICATED.