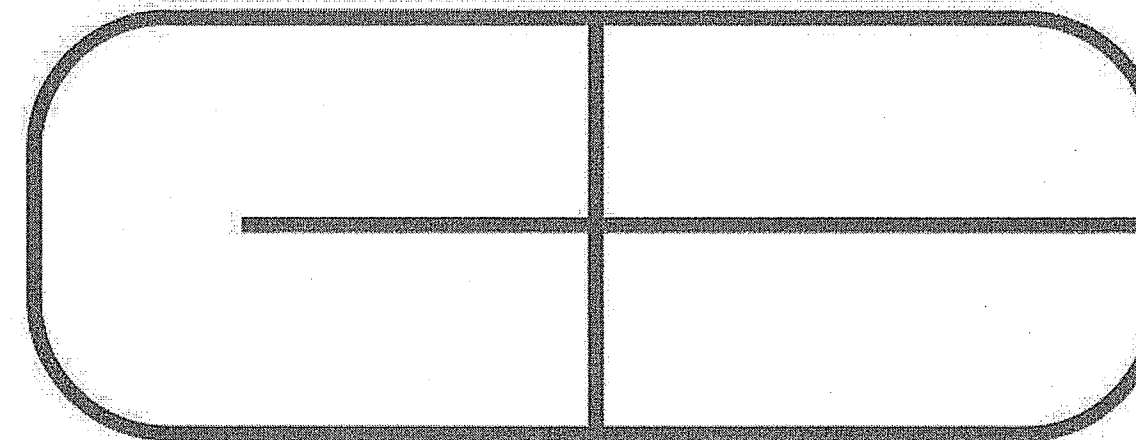


# PROPOSED HISTORIC RENOVATION

## THE LOFTS @ 1800 BROAD

### 1800 BROAD STREET

### AUGUSTA, GA 30901



# ARCHITECTS

Christopher Booker & Associates, PC

ARCHITECTS  
Christopher Booker & Associates, PC  
670 BROAD STREET, AUGUSTA, GA 30901 | P: (706) 798-6792 | WWW.CBARCHITECTSPC.COM

#### CODE ANALYSIS:

**APPLICABLE CODES:**  
**BUILDING CODES:** 2018 IBC, WITH GEORGIA AMENDMENTS  
 NFPA 2018, LIFE SAFETY CODE  
**ACCESSIBILITY CODE:** 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN  
**MECHANICAL CODE:** 2018 IMC, WITH GEORGIA AMENDMENTS  
**ELECTRICAL CODE:** 2017 NEC, WITH GEORGIA AMENDMENTS  
**PLUMBING CODE:** 2018 IPC, WITH GEORGIA AMENDMENTS  
**ENERGY CODE:** 2015 IECC WITH GEORGIA AMENDMENTS

**OCCUPANCY CLASSIFICATION:** NEW APARTMENT BUILDINGS, CH. 30 (LSC 2018)  
 R-2 RESIDENTIAL (IBC 2018)

**TYPE OF CONSTRUCTION:** VB  
 1ST FLOOR NON SPRINKLERED  
 2ND FLOOR SPRINKLERED (NFPA 13R)

#### FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS: (2018 IBC TABLE 601)

STRUCTURAL 0  
 BEARING WALLS- EXT. 0  
 BEARING WALLS- INT. 0  
 NON-BEARING WALLS 0  
 FLOOR CONSTRUCTION 0  
 ROOF CONSTRUCTION 0

#### BUILDING AREA & HEIGHT:

ALLOWABLE BUILDING AREA/ FL.= 7,000 SQ. FT.  
 ALLOWABLE HEIGHT= 40'-0"  
 ALLOWABLE STORIES= 3 (THREE)

ACTUAL BUILDING AREA/ FL.= 2,569 SQ. FT.  
 ACTUAL HEIGHT= +/- 31'-1"  
 ACTUAL STORIES= 2 (TWO)

#### FIRE PROTECTION & SEPARATION REQUIREMENTS:

SHAFT 1 HR. (IBC 713.4)  
 STAIRWAYS 1 HR. (LSC 7.1.3.2.1(1))  
 MECH. ROOM N/A  
 STORAGE 0  
 DWELLING UNIT 1 HR. (IBC 708)  
 DWELLING UNIT TO CORRIDOR 1 HR. (LSC 30.3.6.1.2)  
 DWELLING UNIT TO BUS./MERC./ASSEM. 2 HR. (IBC 508.4)

#### OCCUPANT LOAD: (PER LSC 2018, TABLE 7.3.1.2)

FIRST FLOOR (ASSUMED BUSINESS) 2,569 SQ. FT. @ 150 GROSS= 18  
 SECOND FLOOR APARTMENTS 2,569 SQ. FT. @ 200 GROSS= 13  
 TOTAL OCCUPANT LOAD 31

#### EGRESS: RESIDENTIAL APARTMENT BUILDINGS- SPRINKLERED (LSC TABLE A.7.6)

TRAVEL DISTANCE LIMIT: 325' (TOTAL)  
 COMMON PATH LIMIT: 50' (CORRIDOR COMMON PATH)  
 DEAD-END LIMIT: 50'  
 TRAVEL DISTANCE W/IN DWELLING UNIT: 125' (LSC 30.2.6.2)

#### STAIRS: (EXISTING)

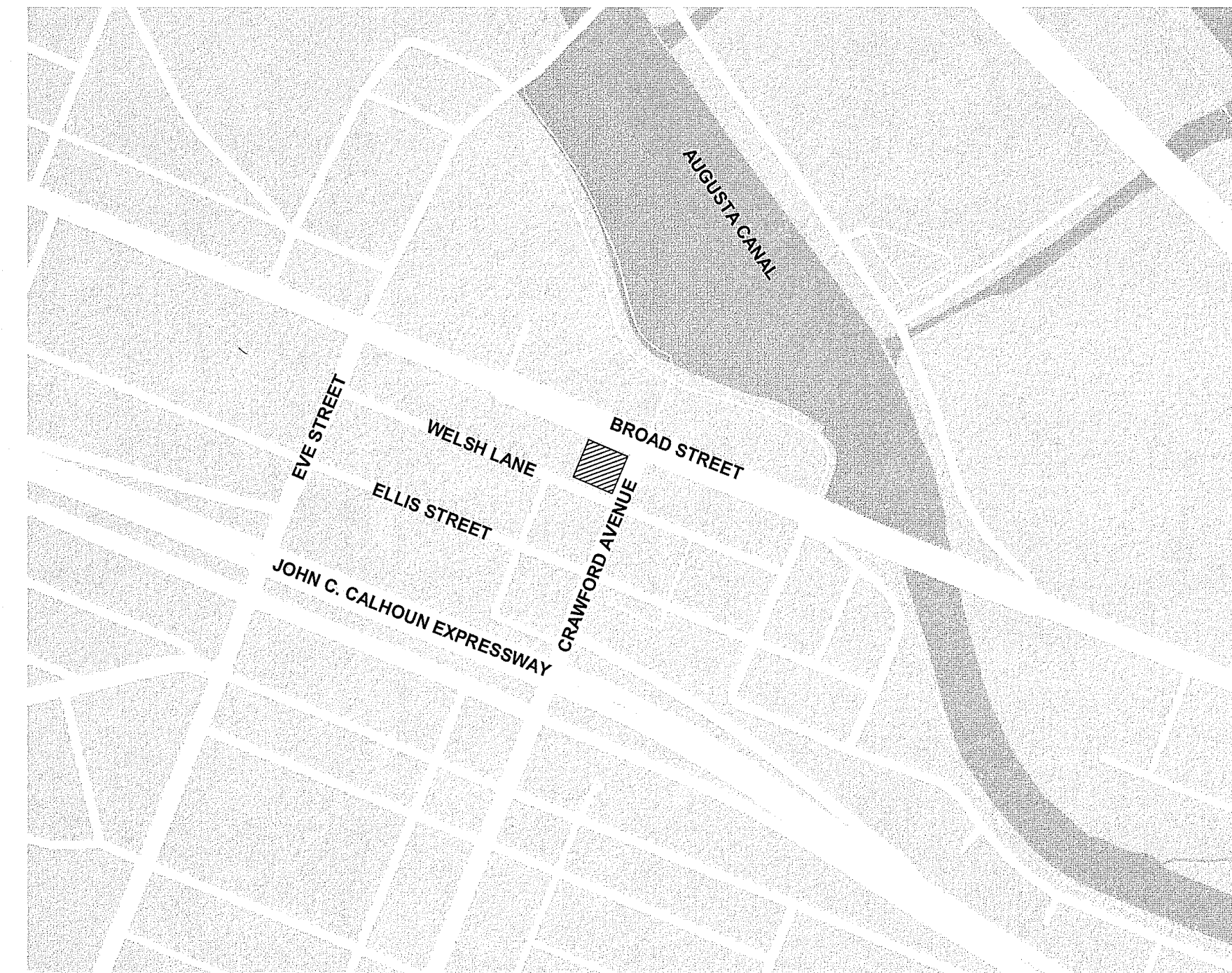
WIDTH: 36" MIN. CLEAR (LSC TABLE 7.2.2.2.1.1(b))  
 MAXIMUM RISER: 8" (LSC TABLE 7.2.2.2.1.1(b))  
 MINIMUM TREAD: 9" (LSC TABLE 7.2.2.2.1.1(b))  
 MAXIMUM HEAD CLEARANCE: 80" (LSC TABLE 7.2.2.2.1.1(b))  
 MAXIMUM HEIGHT B/W LANDINGS: 12'-0" (LSC TABLE 7.2.2.2.1.1(b))  
 LANDING DEPTH: LEVEL FLOOR HT. AT DOOR (LSC 7.2.1.3)  
 DOOR SWING (LSC 7.2.1.4.3.1)  
 OPENINGS BETWEEN TREADS: NOT PERMITTED (ADA 2010)

#### SPRINKLER SYSTEM & FIRE ALARM NOTES: (2ND FLOOR ONLY)

SPRINKLER SYSTEM: SUPERVISED AUTOMATIC SPRINKLER TO BE A NFPA 13R SYSTEM (PER 2018 LSC 30.3.5 & 2018 IBC 903.3.1.2) DESIGNED AND INSTALLED BY LICENSED SPRINKLER SUB-CONTRACTOR. DRAWINGS TO BE PROVIDED FOR APPROVAL TO THE COUNTY/ CITY FIRE MARSHAL'S OFFICE.

FIRE ALARM: FIRE ALARM SYSTEM IN ACCORDANCE WITH 2018 LSC 9.6. FIRE ALARM PANEL WILL BE NEEDED FOR THIS BUILDING. FIRE ALARM AND DETECTION IS TO BE DESIGNED AND INSTALLED (PER NFPA 72) BY A LICENSED FIRE ALARM SUB-CONTRACTOR. DRAWINGS TO BE PROVIDED FOR APPROVAL TO THE COUNTY/ CITY FIRE MARSHAL'S OFFICE.

#### PROJECT LOCATION:



#### INDEX TO DRAWINGS:

CS1.0	COVER SHEET	M1.0	HVAC PLAN
	CODE ANALYSIS	M2.0	HVAC NOTES & SCHEDULES
A0.1	LIFE SAFETY PLAN	P1.0	PLUMBING PLANS
A0.2	UL DESIGN DETAIL U379	P2.0	PLUMBING NOTES & SCHEDULES
A0.3	CALCULATED FIRE RATED DESIGNS & DETAILS	E1.1	LIGHTING PLAN - FIRST FLOOR
A0.4	FIXED DOOR DETAILS	E1.2	POWER PLAN - FIRST FLOOR
A1.0	SITE DEMOLITION	E1.3	MECH POWER PLAN - FIRST FLOOR
A1.1	FIRST FLOOR DEMOLITION	E2.1	LIGHTING PLAN - SECOND FLOOR
A1.2	SECOND FLOOR DEMOLITION	E2.2	POWER PLAN - SECOND FLOOR
A1.3	EXISTING ELEVATIONS	E2.3	MECH POWER PLAN - SECOND FLOOR
A1.4	EXISTING ELEVATIONS	E3.1	SPECIFICATIONS AND NOTES
A2.0	PROPOSED SITE LAYOUT	E3.2	RISER AND GROUND DIAGRAMS
A2.1	PROPOSED FIRST FLOOR	E3.3	PANEL SCHEDULES
A2.2	PROPOSED SECOND FLOOR		
A2.3	PROPOSED ATTIC PLAN		
A3.1	PROPOSED ELEVATIONS		
A3.2	PROPOSED ELEVATIONS		
A3.3	INTERIOR ELEVATIONS		
A4.1	DOOR AND FINISH SCHEDULE		

#### PROJECT DIRECTORY:

**ARCHITECTURE FIRM:** CHRISTOPHER BOOKER & ASSOCIATES, P.C.  
**CONTACT:** NATHAN VICK, AIA, NCARB  
 SCOTT HAMBY, Assoc. AIA  
**ADDRESS:** 670 BROAD STREET  
 AUGUSTA, GEORGIA 30901  
 706-798-6792  
**PHONE:** NATHAN@CBARCHITECTSPC.COM  
**EMAIL:** SCOTT@CBARCHITECTSPC.COM

#### MECHANICAL/PLUMBING ENGINEERING FIRM:

**CONTACT:** GREENCO  
 JOE GREEN, P.E.  
**ADDRESS:** P.O. BOX 56  
 HARLEM, GEORGIA 30814  
 706-869-9720  
**PHONE:** GREENCOOFAUGUSTA@GMAIL.COM  
**EMAIL:**

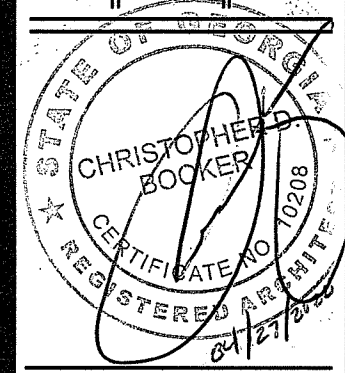
#### ELECTRICAL ENGINEERING FIRM:

**CONTACT:** CLIFFORD LUSK, P.E.  
 CLIFFORD LUSK, P.E.  
**ADDRESS:** 5160 STORM BRANCH LEG  
 AIKEN, SOUTH CAROLINA 29803  
 803-652-7220  
**PHONE:** CLUSKPE@AOL.COM  
**EMAIL:**

RENOVATION @ 1800 BROAD

H. USRY, J. MORRIS, T. SCHUETZE

1800 BROAD STREET  
AUGUSTA, GA 30901



COVER SHEET

DRWN BY: SSI

CHKD BY:

DATE: April 24th, 2020

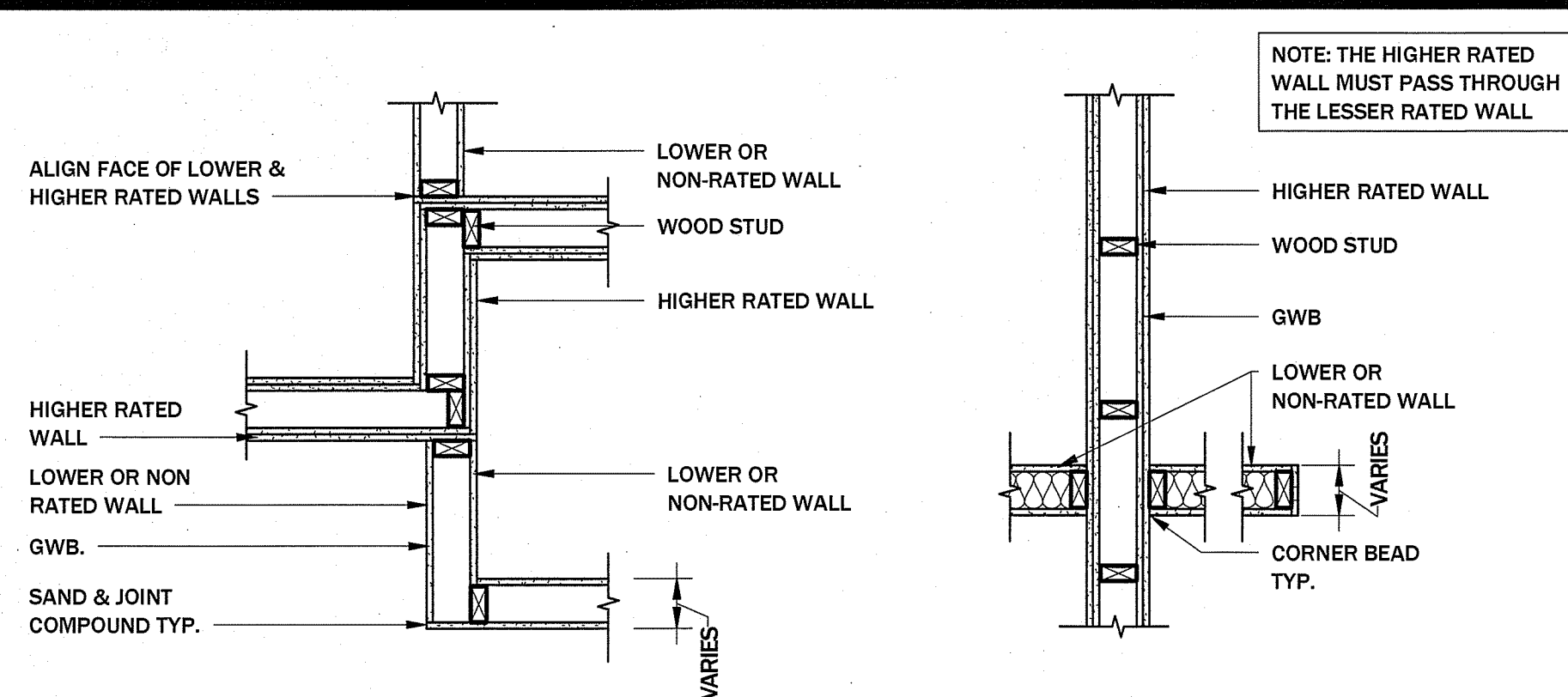
REVISIONS

JOB NO.

2012

SHEET NO.

**CS1.0**

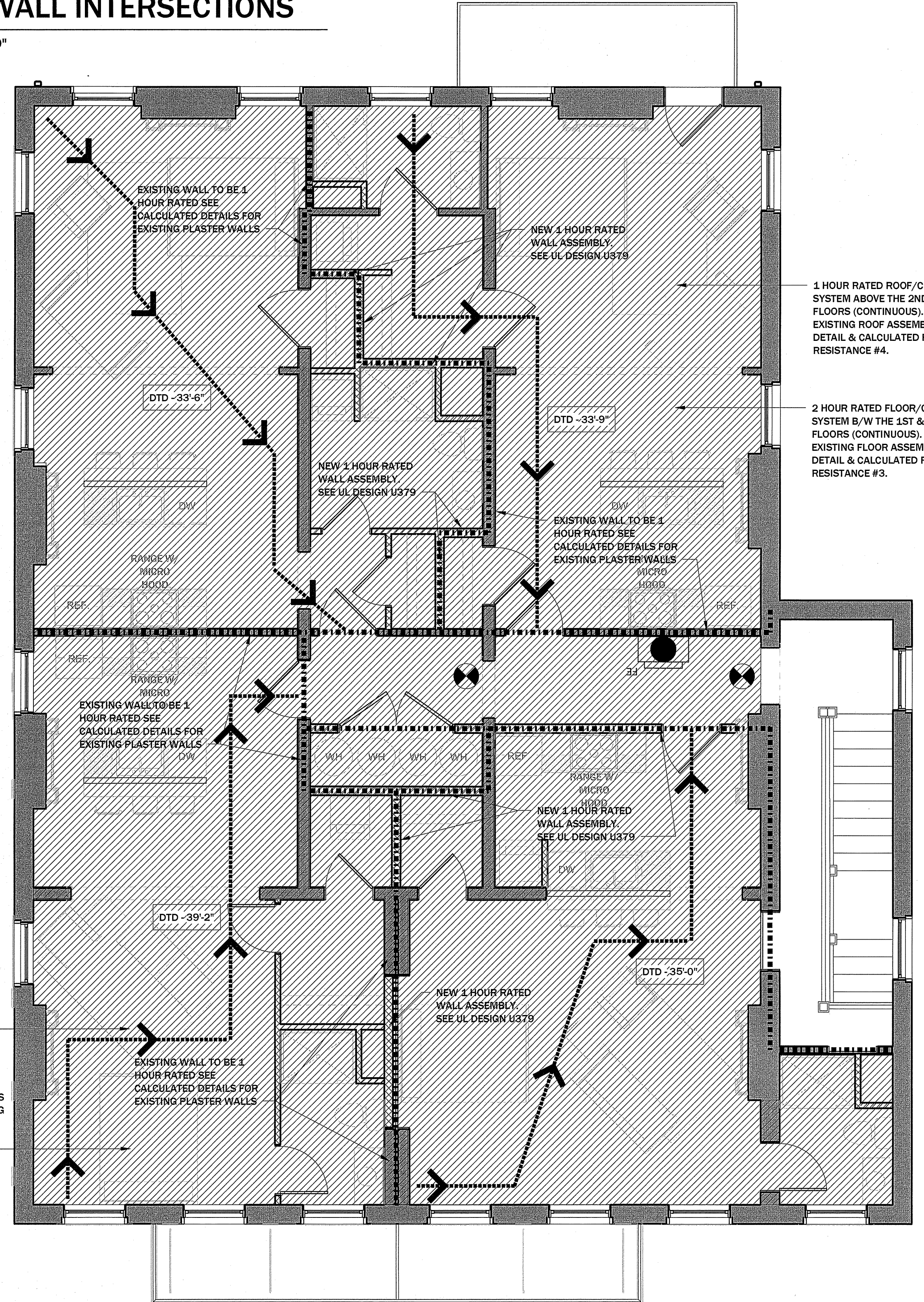


- LIFE SAFETY LEGEND:**
- FE PORTABLE FIRE EXTINGUISHER, SURFACE MOUNTED CABINET. COMPLY WITH INTERNATIONAL FIRE CODE AND NFPA 10 (LATEST EDITION)
  - EXIT SIGN W/ 1-1/2 HR. BBU - FACE ON DARK SIDE - (WALL MOUNT)
  - 1 HOUR RATED WALL ASSEMBLY, SEE U.L. DESIGN ON A0.2 & CALCULATIONS AS NOTED ON LIFE SAFETY PLAN
- NOTE: SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIFE SAFETY LIGHTING AND EQUIPMENT

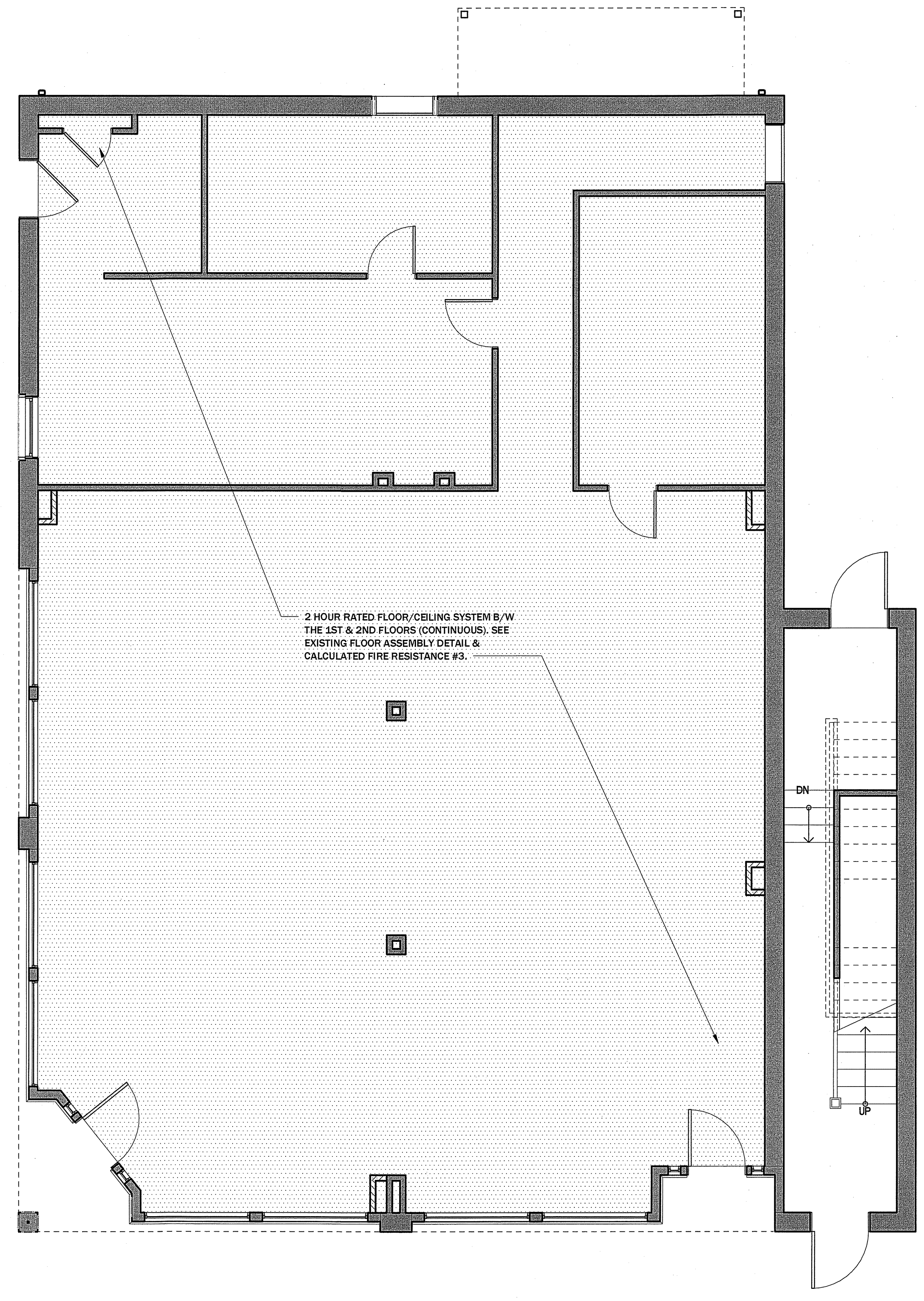
- TRAVEL DISTANCE:**
- 1 HOUR RATED ROOF/CEILING ASSEMBLY
  - 2 HOUR RATED FLOOR/CEILING ASSEMBLY

- TRAVEL DISTANCE:**
- POINT OF COMMON PATH OF TRAVEL
  - DISTANCE OF COMMON PATH OF TRAVEL 75' PER NFPA 2012 TABLE A.7.6
  - TRAVEL DISTANCE TO AN EXIT SHALL NOT EXCEED 200' PER NFPA 2012 TABLE A.7.6
  - TRAVEL DISTANCE WITHIN A DWELLING UNIT TO A CORRIDOR SHALL NOT EXCEED 125' PER NFPA 2012 30.2.6.2
  - DEAD-END CORRIDORS SHALL NOT EXCEED 20'-0" PER NFPA 101 (2012) TABLE A.7.6

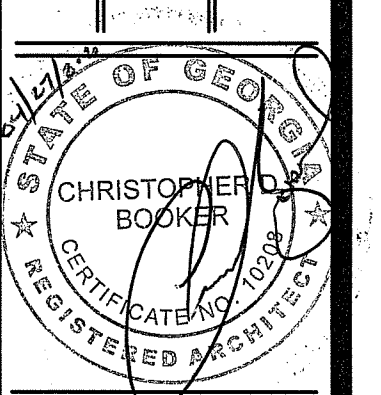
**3**  
A0.1 **RATED WALL INTERSECTIONS**  
SCALE: 3/4" = 1'-0"



**1**  
A0.1 **SECOND FLOOR LIFE SAFETY**  
SCALE: 1/4" = 1'-0"



**2**  
A0.1 **FIRST FLOOR LIFE SAFETY**  
SCALE: 1/4" = 1'-0"



FIRE-RESISTANCE DESIGN

Assembly Usage Disclaimer

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada Design Criteria and Allowable Variances

Design No. U379

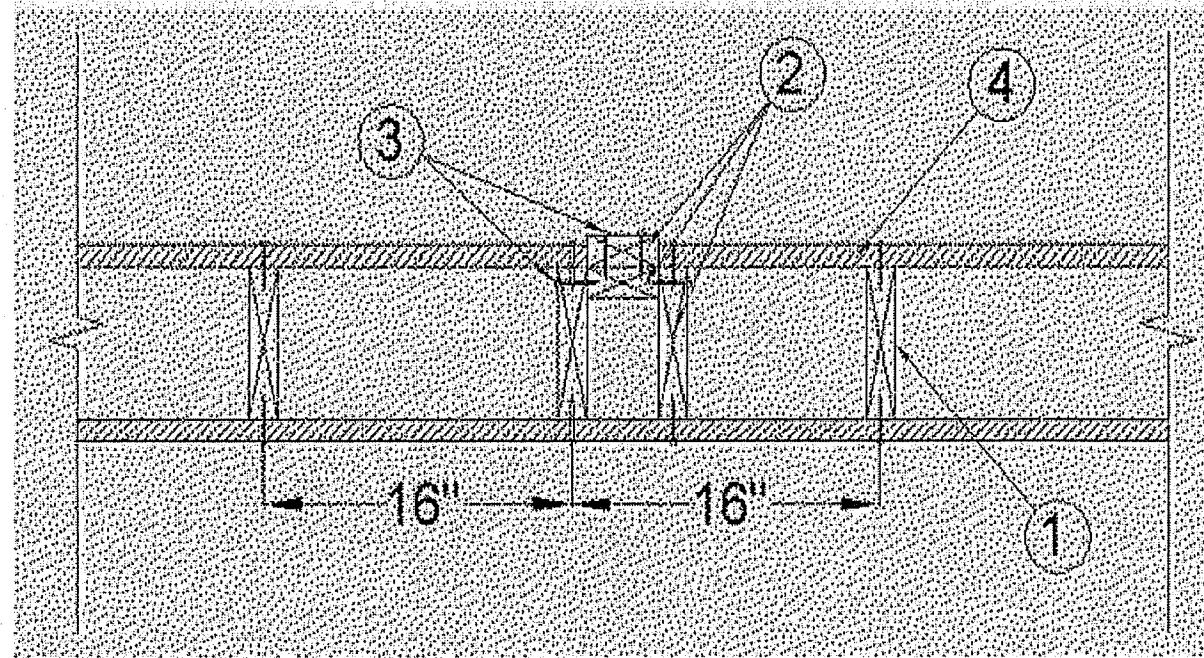
June 28, 2019

Bearing Wall Rating — 1 HR.

Finish Rating — See Item 4.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Wood Studs — Minimum nominal 2 by 6 in. spaced 16 in. OC max, effectively braced.

1A. Wood Studs — (Item Not Shown - For Use With Items 4D and 4E Only) - Minimum nominal 2 by 6 in. spaced 24 in. OC max, effectively braced.

2. Non-Bearing Wall Partition Intersection — Minimum nominal 2 by 4 in. studs nailed together and fastened to one side of the minimum 2 by 6 in. stud. Intersection between 2 by 4 in. studs to be flush with 2 by 6 in. stud. 2 by 4 in. double stud framed with a second 2 by 6 in. stud. Maximum one non-bearing intersection per stud cavity. Non-bearing wall partition stud depth shall be at least equal to the depth of the bearing wall.

3. Fasteners — (For non-bearing wall intersection) Nom. 2 by 4 in. studs nailed together with two 3 in. long, 10d nails spaced 16 in. OC vertically. Nom. 2 by 4 in. studs nailed to 2 by 6 in. studs with 3 in. long, 10d nails spaced 16 in. OC vertically.

4. Gypsum Board\* — 5/8 in. thick paper, glass mat or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. When used in widths other than 48 in., gypsum panels are to be installed horizontally. Gypsum panels nailed 7 in. OC with 6d nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. As an alternate to nails, gypsum panels may be fastened to studs with 1-5/8 in. long wallboard screws spaced 8 in. OC max, with last screw 1 in. from edge of board.

CABOT MANUFACTURING ULC — Type X (finish rating 22 min.), 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing

AMERICAN GYPSUM CO — Types AGX-1 (finish rating 23 min.), M-Glass (finish rating 23 min.), AGX-11 (finish rating 26 min.), AG-C, LightRoc (finish rating 23 min.)

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1 (finish rating 24 min)

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), USGX (Joint tape and compound, Item 5, optional for use with Type USGX), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min).

CERTAINTED GYPSUM INC — Type 1, Type SF3 (finish rating 20 min) or FRPC, Type C, Type X, or Type X-1 (finish rating 26 min); Type EGRG or GlasRoc (finish rating 23 min)

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD.

GEORGIA-PACIFIC GYPSUM L L C — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), Type DA, Type DAPC, LS (finish rating 23 min), Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, GreenGlass Type X, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing Type- DGLW, Soffit-Type DGLW, Type LW2X, Veneer Plaster Base - Type LW2X, Water Rated - Type LW2X, Sheathing - Type LW2X, Soffit - Type LW2X, Type DGL2W, Water Rated - Type DGL2W, Sheathing - Type DGL2W.

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-6 (finish rating 20 min), Type FSW-8, Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSL (finish rating 24 min).

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS (finish rating 20 min), Types PG-5, PG-9 (finish rating 26 min), PG-11, Type PG-C, PGS-WRS.

PANEL REY S A — Types GREX, GRX, PRX, RHX, MDX, ETX.

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1 (finish rating 26 min)

THAI GYPSUM PRODUCTS PCL — Type C or Type X

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 20 min), Type ULX (finish rating 22 min), USGX (Joint tape and compound, Item 5, optional for use with Type USGX), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min).

USG BORAL DRYWALL SFZ LLC — Types C, SCX, USGX (Joint tape and compound, Item 5, optional for use with Type USGX)

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type ULX (finish rating 22 min), USGX (Joint tape and compound, Item 5, optional for use with Type USGX).

4A. Gypsum Board\* — (As an alternate to Item 4) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally. Finished Rating is 24 minutes. CGC INC — Type AR, Type C, Type IP-AR, Type IPC-AR, Type IP-X1, Type IP-X2, Type SCX, Type ULX, Type SHX, Type WRC, Type WRX.

UNITED STATES GYPSUM CO — Type AR, Type C, Type FRX-G, Type IP-AR, Type IP-X1, Type IP-X2, Type IPC-AR, Type SCX, Type SHX, Type ULX, Type WRC, Type WRX.

USG BORAL DRYWALL SFZ LLC — Types C, SCX

USG MEXICO S A DE C V — Type AR, Type C, Type WRX, Type WRC, Type IP-X1, Type IP-X2, Type SHX, Type SCX, Type IP-AR, Type IPC-AR, Type ULX.

4B. Gypsum Board\* — (As an alternate to Item 4, 4A) — Nom 3/4 in. thick, installed with 1-7/8 in. long nails as described in Item 3 or 1-3/8 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A. CGC INC — Types AR, IP-AR.

UNITED STATES GYPSUM CO — Types AR, IP-AR.

USG MEXICO S A DE C V — Types AR, IP-AR.

4C. Gypsum Board\* — (As an alternate to Items 4, 4A and 4B) - 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Installed with 1-7/8 in. long nails as described in Item 3 or 1-1/4 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A. Joint covering (Item 2) not required. CGC INC — Type SHX.

UNITED STATES GYPSUM CO — Type SHX.

USG MEXICO S A DE C V — Type SHX.

4D. Gypsum Board\* — (As an alternate to Item 4) - 5/8 in. thick, 24 to 54 in. wide. Gypsum boards nailed to studs and bearing plates 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. When used in widths other than 48 in., gypsum panels to be installed horizontally. CGC INC — Types AR, IP-AR, IP-X1, SCX, SHX, ULX, WRX.

UNITED STATES GYPSUM CO — Type AR, FRX-G, IP-AR, IP-X1, SCX, SHX, ULX or WRX.

USG BORAL DRYWALL SFZ LLC — Type SCX

USG MEXICO S A DE C V — Type AR, IP-AR, IP-X1, SCX, SHX, ULX, or WRX.

4E. Gypsum Board\* — (As an alternate to Item 4) — Nom 3/4 in. thick, 4 ft wide, installed as described in Item 4. CGC INC — Types AR, IP-AR.

UNITED STATES GYPSUM CO — Types AR, IP-AR.

USG MEXICO S A DE C V — Types AR, IP-AR.

4F. Gypsum Board\* — (As an alternate to Item 4) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally. GEORGIA-PACIFIC GYPSUM L L C — Type DGG, GreenGlass Type X.

4G. Gypsum Board\* — (As an alternate to Items 4 through 4F) - 5/8 in. thick, 4 ft wide, paper surfaced applied vertically and secured as described in Item 4. GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min.).

4H. Gypsum Board\* — (As an alternate to Items 4 through 4G) - 5/8 in. thick, 4 ft wide, paper surfaced, applied vertically and secured as described in Item 4. NATIONAL GYPSUM CO — SoundBreak XP Type X Gypsum Board

4I. Gypsum Board\* — (As an alternate to Items 4 through 4H) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically only and secured as described in Item 4. PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.

4J. Wall and Partition Facings and Accessories\* — (As an alternate to Items 4 through 4I) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically only and secured as described in Item 4. PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

4K. Gypsum Board\* — (As an alternate to Item 4) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally. CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

4L. Gypsum Board\* — (As an alternate to Item 4) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally. AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc.

NATIONAL GYPSUM CO — Type FSK, Type FSK-G, Type FSW, Type FSW-3, Type FSW-5, Type FSW-G, Type FSK-C, Type FSW-C, Type FSMR-C, Type FSW-6, Type FSL

5. Joint Compound — (Not Shown) Joints covered with one layer of tape and two coats of joint compound. Fastener heads covered with two coats of joint compound.

6. Batts and Blankets\* — (Optional, Not Shown) Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. JOHNS MANVILLE

KNAUF INSULATION LLC

MANSON INSULATION INC

OWENS CORNING

ROCK WOOL MANUFACTURING CO — Delta Board.

ROCKWOOL — Type SAFB.

6A. Glass Fiber Insulation\* — (As an alternate to Item 5) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall, attached to the 4 in. face of the studs with staples placed 24 in. OC. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

\* Indicates such products shall bear the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2019-06-28

Design/System/Construction/Assembly Usage Disclaimer

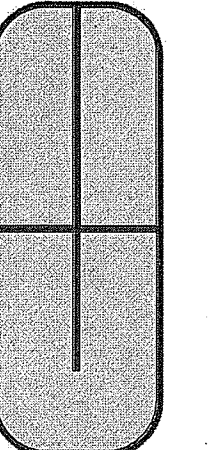
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• Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
• When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
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ARCHITECTS Christopher Booker & Associates, PC



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RENOVATION @ 1800 BROAD H. USRY, J. MORRIS, T. SCHUETZE 1800 BROAD STREET AUGUSTA, GA 30901

U.L. DESIGNS

DRAWN BY:SSH

CHECKED BY:

DATE: April 24th, 2020

REVISIONS

JOB NO.

2012

SHEET NO.

A0.2

**CALCULATED WALL TYPES - 1 HOUR:**

**CALCULATED FIRE RESISTANCE #1: EXISTING MASONRY WALL**

CONSTRUCTION DESCRIPTION:  
EXISTING CLAY MASONRY (BRICK) WALLS

TABLE 722.4.1(1) RATED FIRE RESISTANCE PERIODS OF CLAY MASONRY WALLS

SOLID BRICK OF CLAY OR SHALE 6" = 4 HOURS

ACTUAL WALL THICKNESS = 9 1/2"

FIRE RESISTANCE RATING OF ONE HOUR IS EXCEEDED BY EXISTING WALL CONSTRUCTION CALCULATED FIRE RESISTANCE RATINGS

**CALCULATED FIRE RESISTANCE #2: EXISTING WOOD STUD WALL**

CONSTRUCTION DESCRIPTION:  
EXISTING WOOD STUD WALL W/ EXISTING PLASTER & WOOD LATH.

TABLE 722.6.2(2) TIME ASSIGNED FOR CONTRIBUTION OF WOOD FRAME

WOOD STUDS 16" O.C. = 20 MIN.

EXISTING CALCULATED WALL EQUALS 20 MIN.

TO ACHIEVE 1 HOUR RATED ADD- (PLASTER DAMAGE ON BOTH SIDES OF WALL)  
1 LAYER OF 5/8" TYPE "X" GYPSUM ON EACH SIDE OF THE WOOD STUDS

TABLE 722.6.2(1) TIME ASSIGNED TO WALLBOARD MEMBRANES

5/8" TYPE "X" GYPSUM WALLBOARD (1 LAYER) = 40 MIN.

NEW CALCULATED WALL EQUALS = 100 MIN.

TO ACHIEVE 1 HOUR RATED ADD- (PLASTER DAMAGE ON ONE SIDE OF WALL)

1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EXPOSED WOOD STUD SIDE.

TABLE 722.6.2(1) TIME ASSIGNED TO WALLBOARD MEMBRANES

5/8" TYPE "X" GYPSUM WALLBOARD (1 LAYER) = 40 MIN.

NEW CALCULATED WALL EQUALS = 60 MIN.

**CALCULATED FLR./CLNG. TYPES - 2 HOUR:**

**CALCULATED FIRE RESISTANCE #3: EXISTING FLOOR/CEILING**

CONSTRUCTION DESCRIPTION:  
EXISTING WOOD JOIST (ACTUAL) 2"x12" W/ 1 1/4" T&G WOOD PINE FLOORING & A HISTORIC METAL/TIN CEILING.

TABLE 722.6.2(2) TIME ASSIGNED FOR CONTRIBUTION OF WOOD FRAME

WOOD FLOOR 16" O.C. = 10 MIN.

EXISTING CALCULATED FLOOR CEILING EQUALS 10 MIN.

TO ACHIEVE 2 HOUR RATED ADD/MODIFY- REMOVE & SALVAGE THE HISTORIC METAL/TIN CEILING. ADD 3 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON THE BOTTOM SIDE OF THE FLOOR JOISTS.

TABLE 722.6.2(1) TIME ASSIGNED TO WALLBOARD MEMBRANES

5/8" TYPE "X" GYPSUM WALLBOARD (1 LAYER) = 40 MIN.

NEW CALCULATED WALL EQUALS = 130 MIN.

RE-INSTALL HISTORIC METAL/TIN CEILING.

\*\*ALTERNATE- REMOVE & SALVAGE THE HISTORIC METAL/TIN CEILING. ADD 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON THE BOTTOM SIDE OF THE FLOOR JOIST. APPLY 45 MIL. DRY FILM THICKNESS FLAME OFF FIRE BARRIER PAINT

TABLE 722.6.2(1) TIME ASSIGNED TO WALLBOARD MEMBRANES

5/8" TYPE "X" GYPSUM WALLBOARD (1 LAYER) = 40 MIN.

45 MIL. DFT FLAME OFF = 120 MIN.

NEW CALCULATED WALL EQUALS = 170 MIN.

RE-INSTALL HISTORIC METAL/TIN CEILING.

**CALCULATED ROOF/CLNG. TYPES - 1 HOUR:**

**CALCULATED FIRE RESISTANCE #4: EXISTING ROOF/CEILING**

CONSTRUCTION DESCRIPTION:  
EXISTING WOOD JOIST (ACTUAL) 2"x12" W/ PLASTER FINISH.

TABLE 722.6.2(2) TIME ASSIGNED FOR CONTRIBUTION OF ROOF FRAME

WOOD ROOF 16" O.C. = 10 MIN.

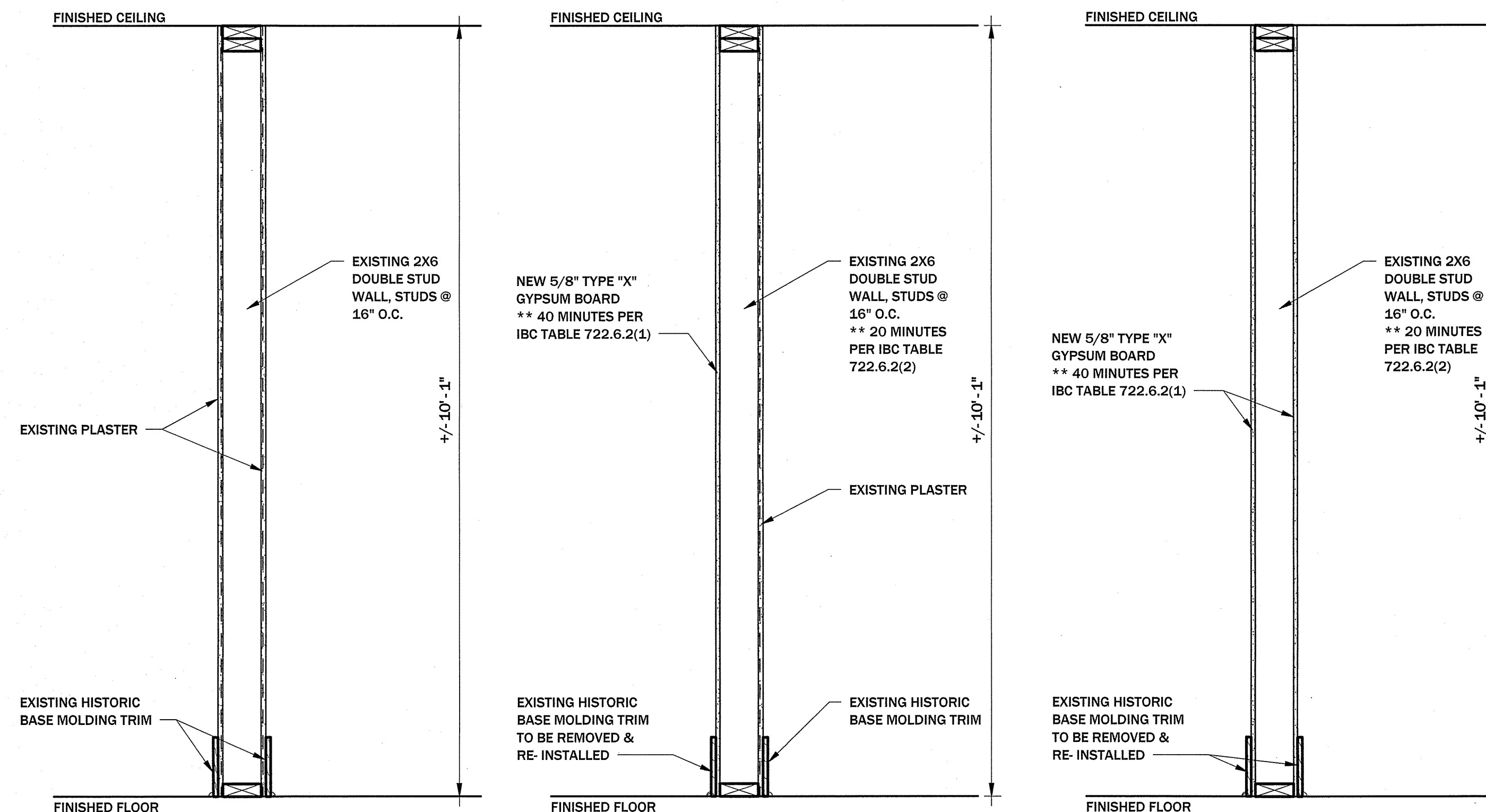
EXISTING CALCULATED FLOOR CEILING EQUALS 10 MIN.

TO ACHIEVE 1 HOUR RATED ADD- 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON THE BOTTOM SIDE OF THE ROOF JOISTS.

TABLE 722.6.2(1) TIME ASSIGNED TO WALLBOARD MEMBRANES

5/8" TYPE "X" GYPSUM WALLBOARD (1 LAYER) = 40 MIN.

NEW CALCULATED WALL EQUALS = 90 MIN.

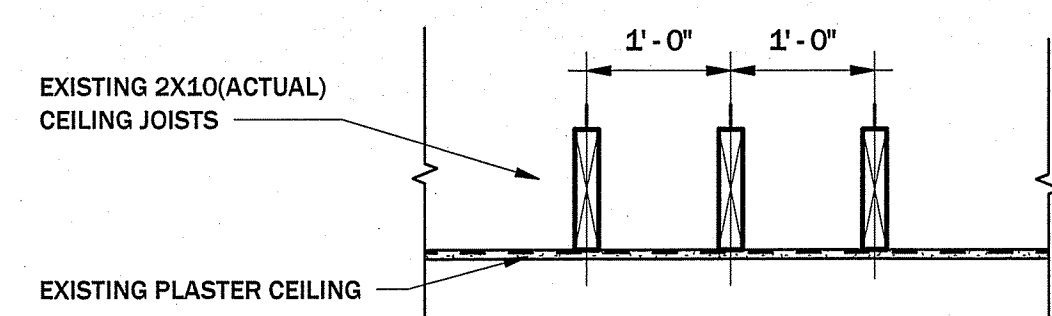


EXISTING WALL

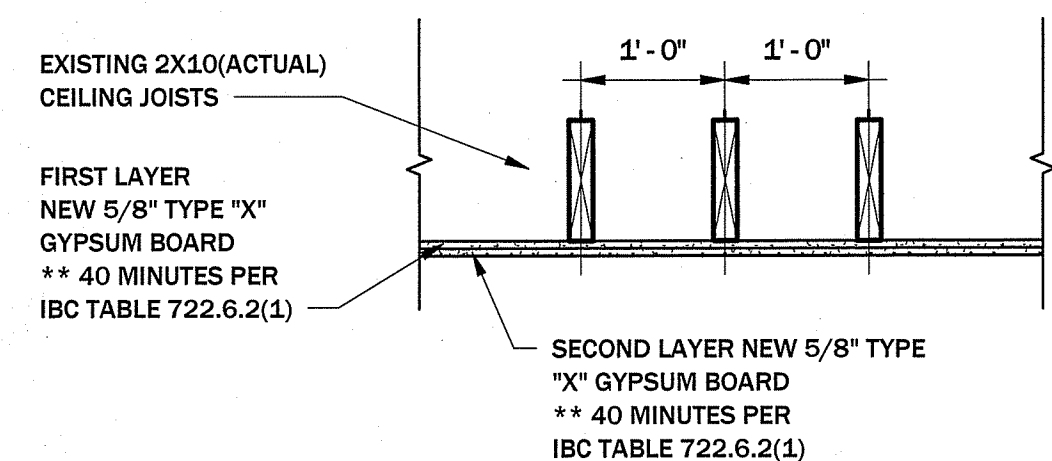
PROPOSED 1 HOUR RATED WALL  
DAMAGED PLASTER ON ONE SIDE

PROPOSED 1 HOUR RATED WALL  
DAMAGED PLASTER ON BOTH SIDES

**1**  
A0.3  
**CALCULATED FIRE RESISTANCE #2**  
SCALE: 3/4" = 1'-0"

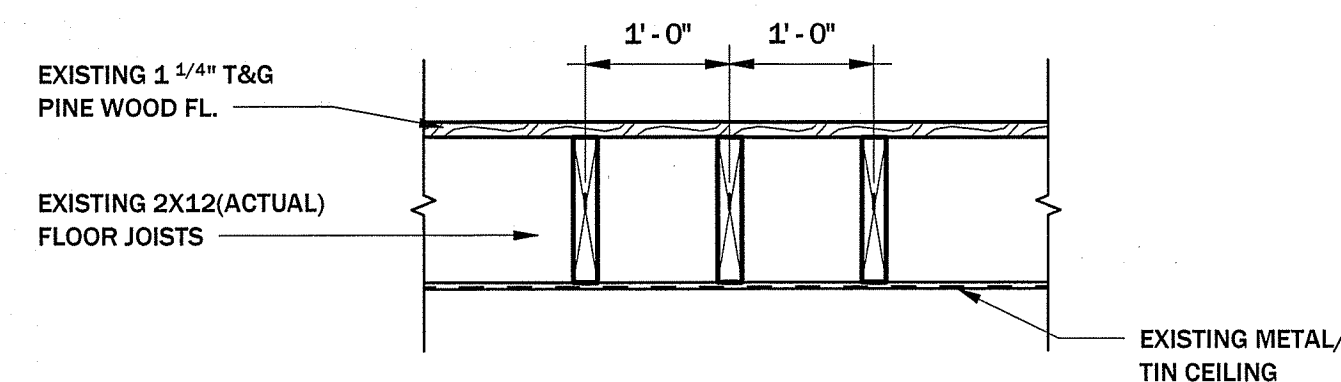


EXISTING ROOF/CEILING ASSEMBLY DETAILS

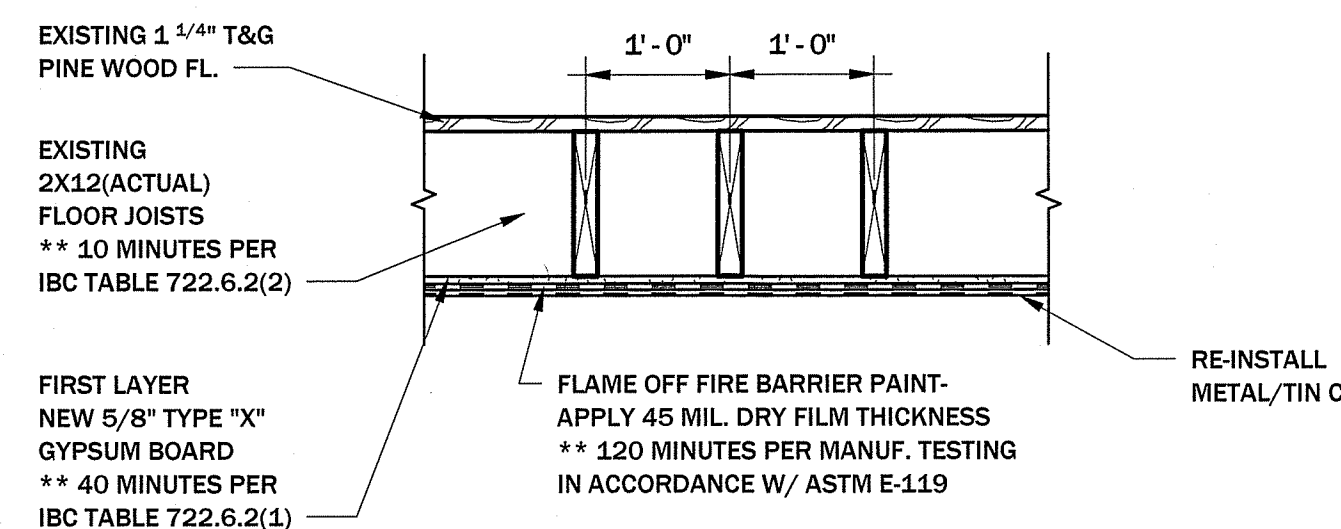


CALCULATED TOTAL = 80 MINUTES  
1 HOUR (60 MINUTES) MIN. REQUIRED

PROPOSED FIRE RATED ROOF/CEILING ASSEMBLY

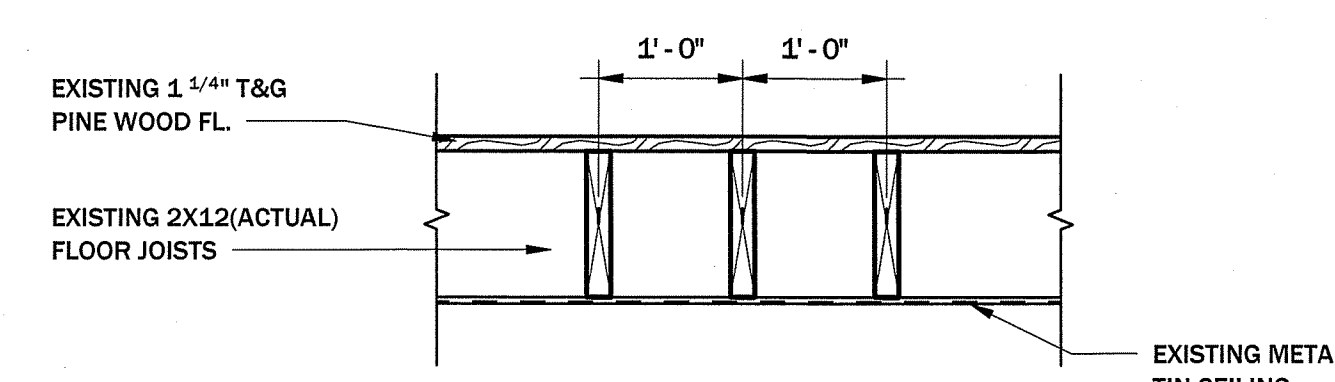


EXISTING FLOOR/CEILING ASSEMBLY DETAILS

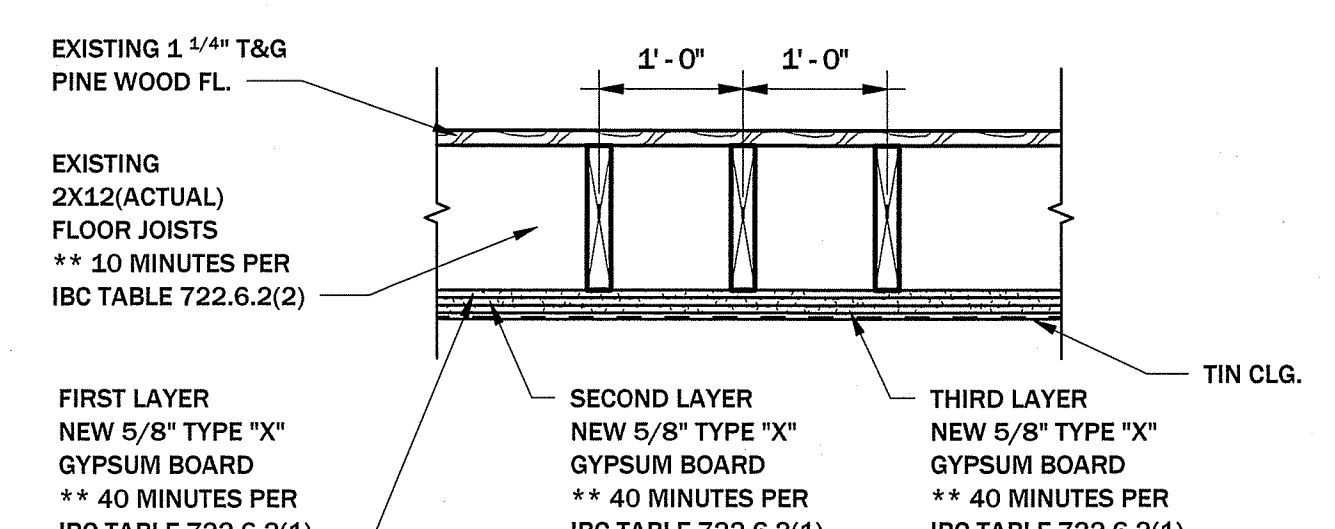


CALCULATED TOTAL = 170 MINUTES  
2 HOUR (120 MINUTES) MIN. REQUIRED

PROPOSED FIRE RATED FLOOR/CEILING ASSEMBLY



EXISTING FLOOR/CEILING ASSEMBLY DETAILS



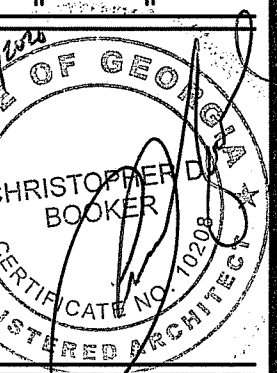
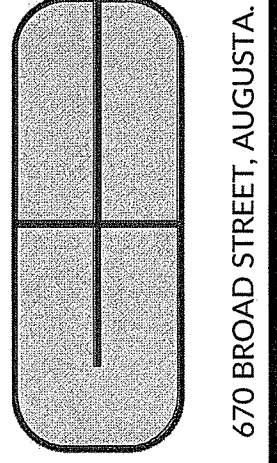
CALCULATED TOTAL = 130 MINUTES  
2 HOUR (120 MINUTES) MIN. REQUIRED

PROPOSED FIRE RATED FLOOR/CEILING ASSEMBLY

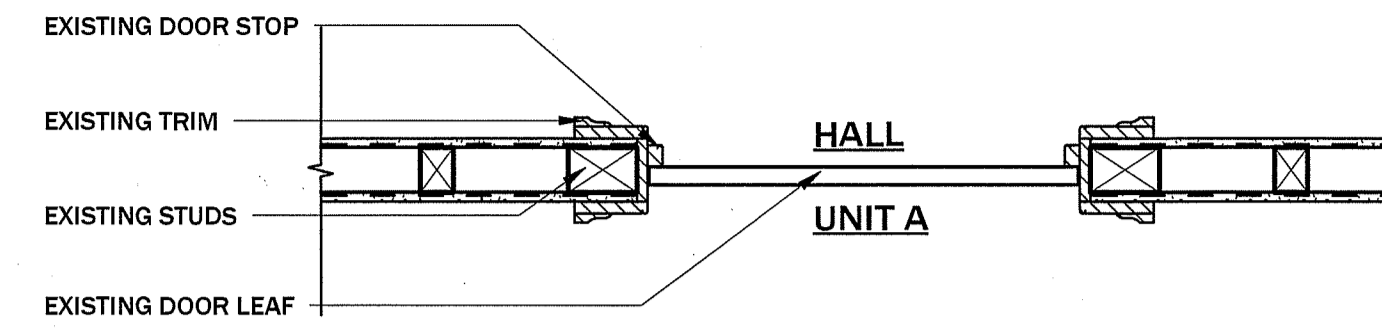
**4**  
A0.3  
**CALCULATED FIRE RESISTANCE #4**  
SCALE: 3/4" = 1'-0"

**3**  
A0.3  
**CALCULATED FIRE RESISTANCE #3 ALT.**  
SCALE: 3/4" = 1'-0"

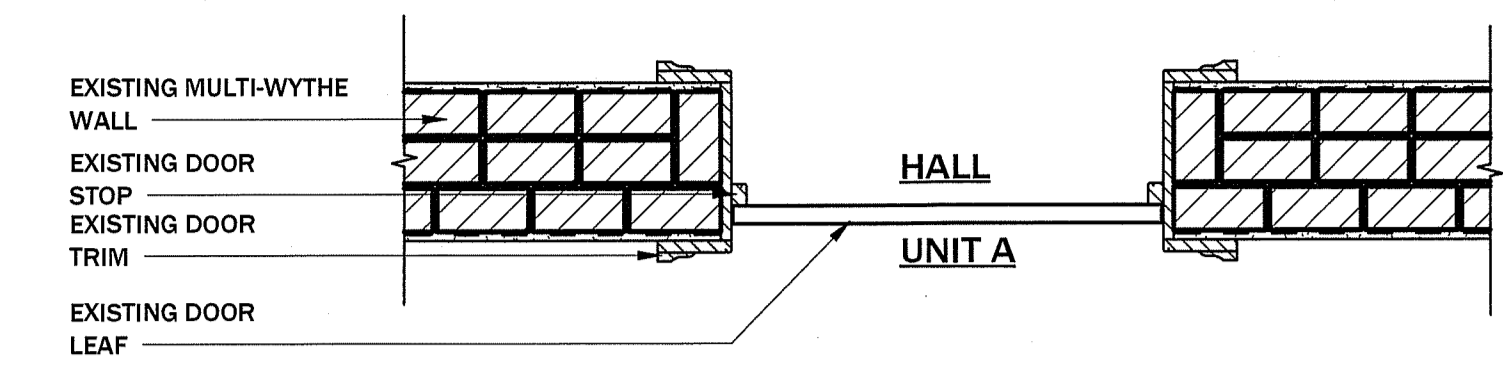
**2**  
A0.3  
**CALCULATED FIRE RESISTANCE #3**  
SCALE: 3/4" = 1'-0"



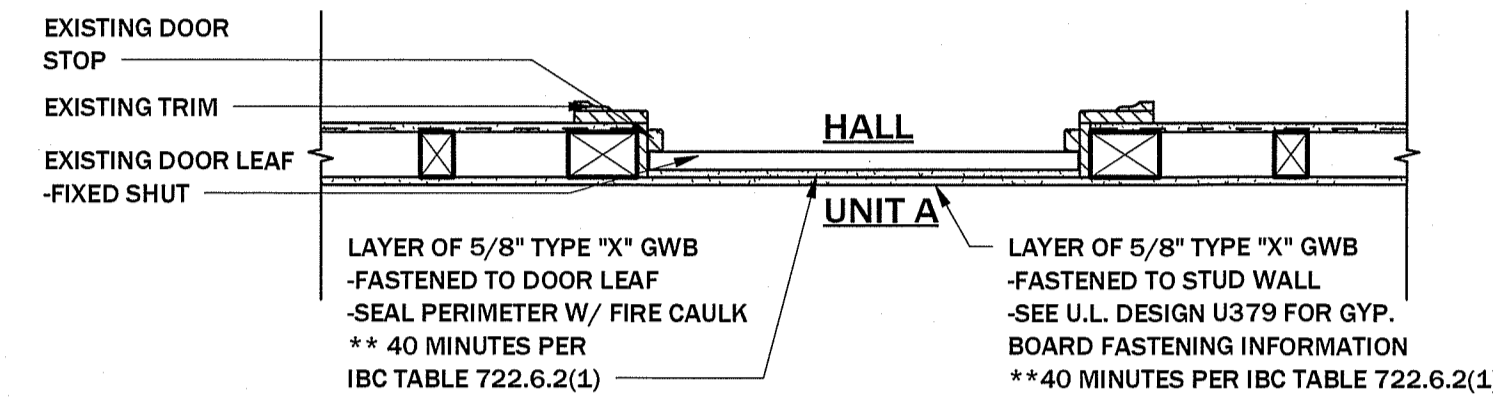
**EXISTING STUD WALL @ PROPOSED FIXED DOOR**



**EXISTING STUD WALL @ PROPOSED FIXED DOOR**

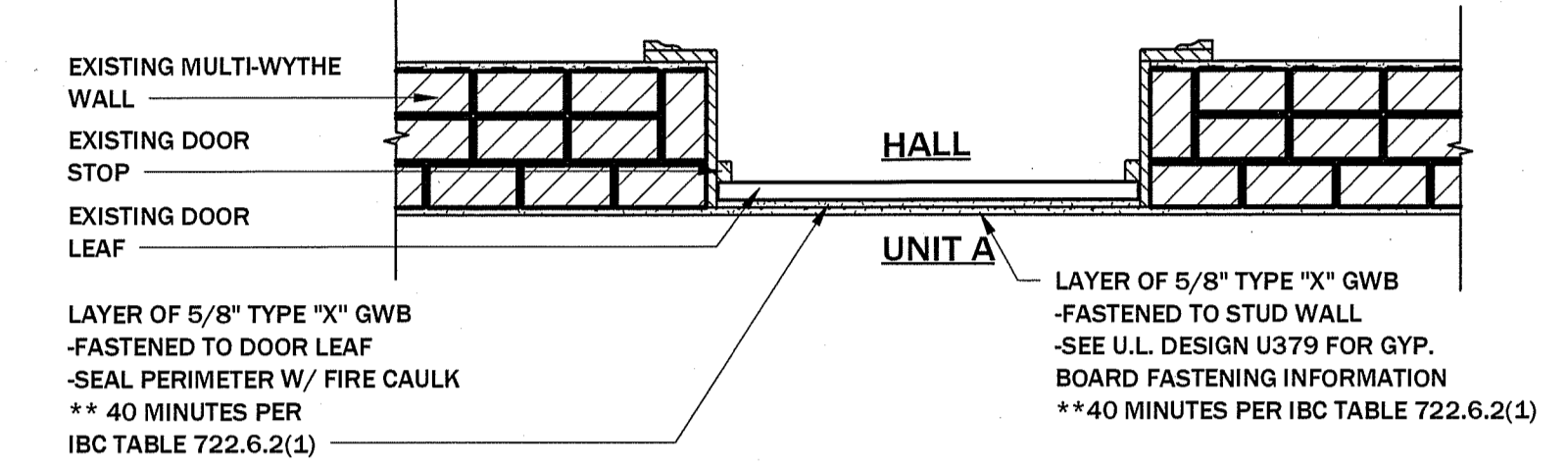


**PROPOSED FIRE RATED ASSEMBLY @ FIXED DOOR**



CALC TOTAL = 80 MINUTES  
1 HOUR (60 MINUTES) MIN. REQUIRED

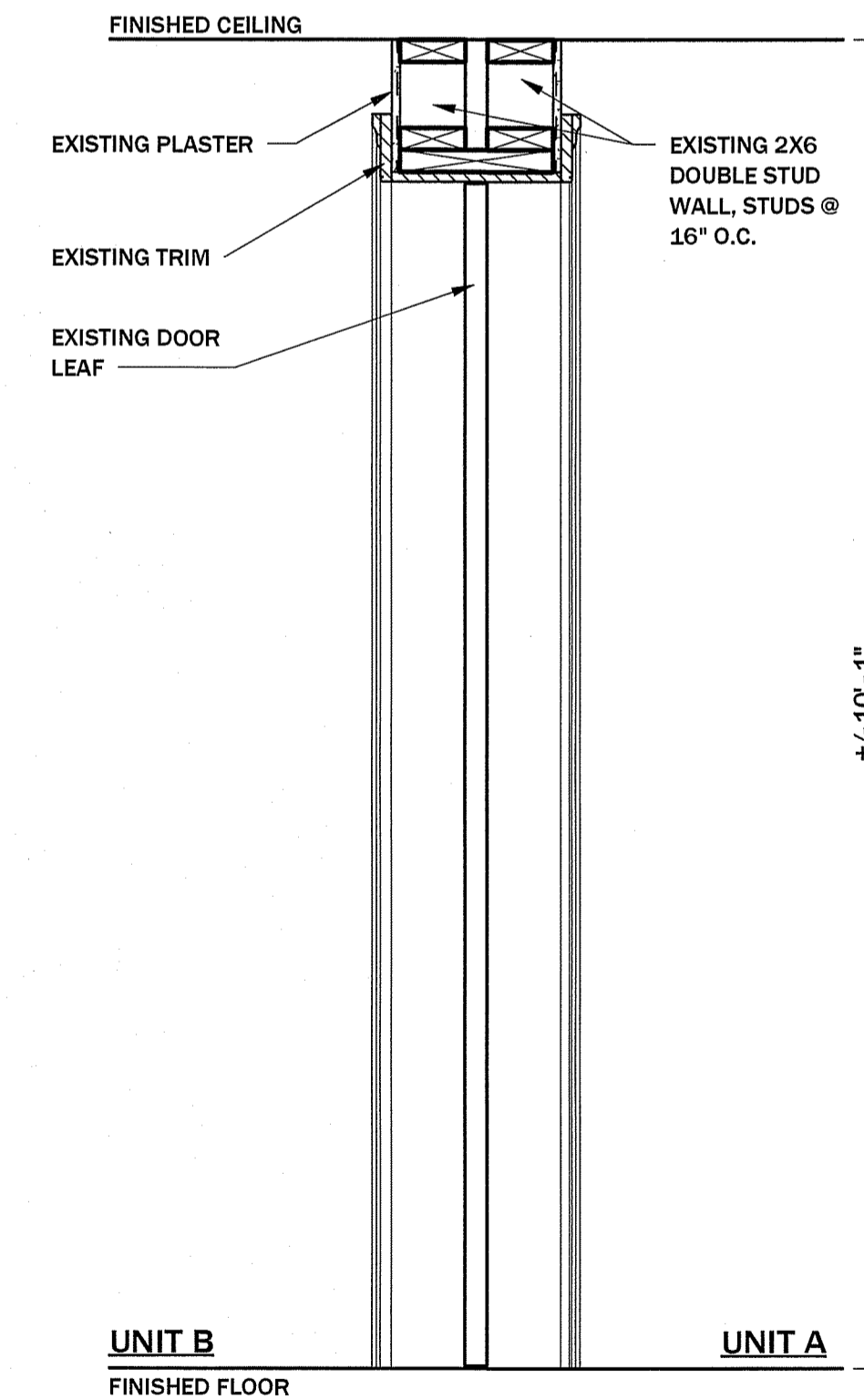
**PROPOSED FIRE RATED ASSEMBLY @ FIXED DOOR**



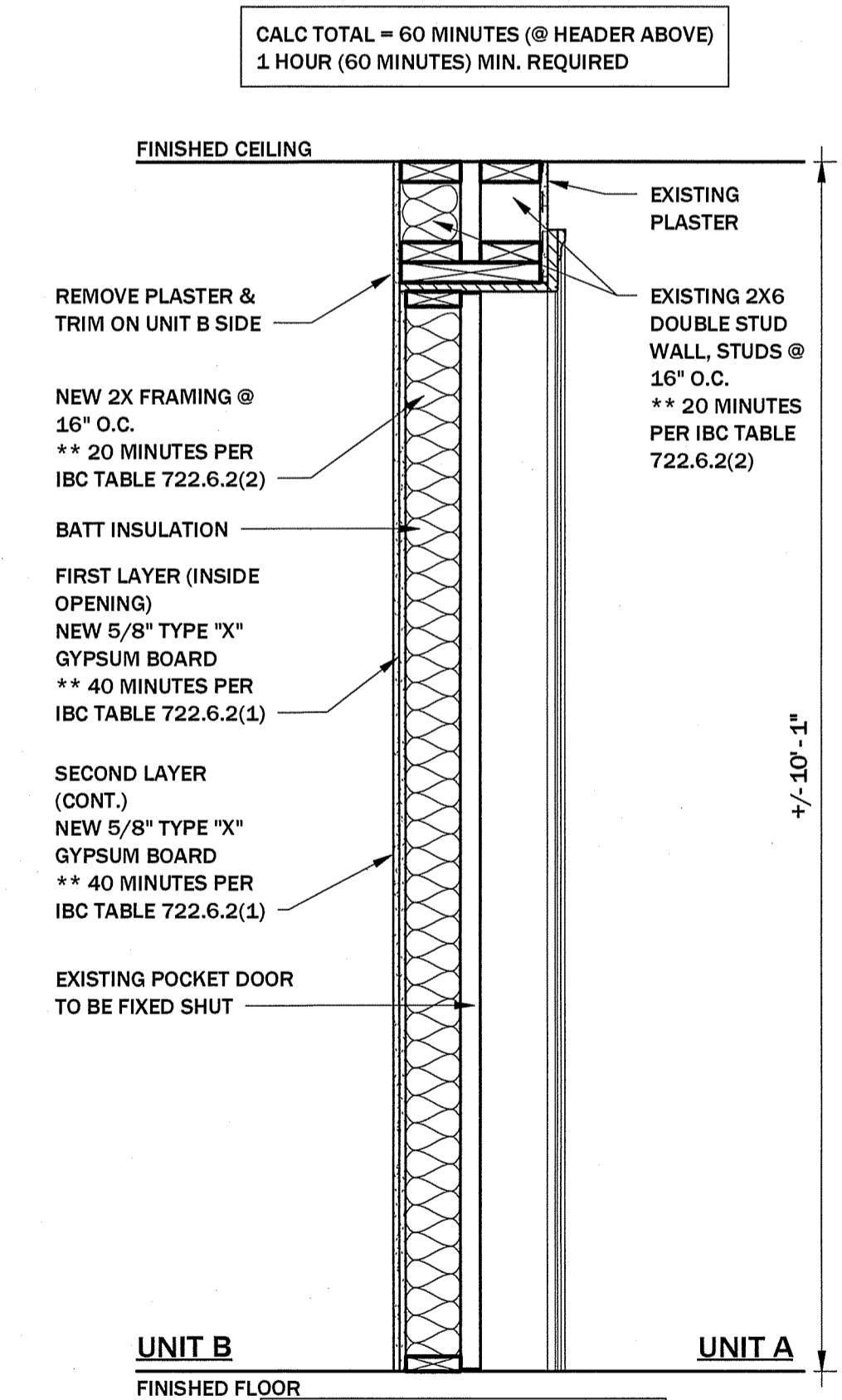
CALC TOTAL = 80 MINUTES  
1 HOUR (60 MINUTES) MIN. REQUIRED

**2**  
A0.4 **1 HOUR FIXED DOOR @ PLASTER WALL**  
SCALE: 3/4" = 1'-0"

**1**  
A0.4 **1 HOUR FIXED DOOR @ MULTI-WYTHE**  
SCALE: 3/4" = 1'-0"

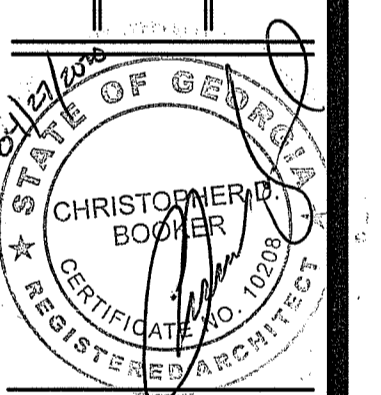


**EXISTING POCKET DOOR BETWEEN UNITS**



**PROPOSED 1 HOUR RATED WALL @ POCKET DOOR**

**3**  
A0.4 **1 HOUR WALL @ POCKET DOOR**  
SCALE: 3/4" = 1'-0"



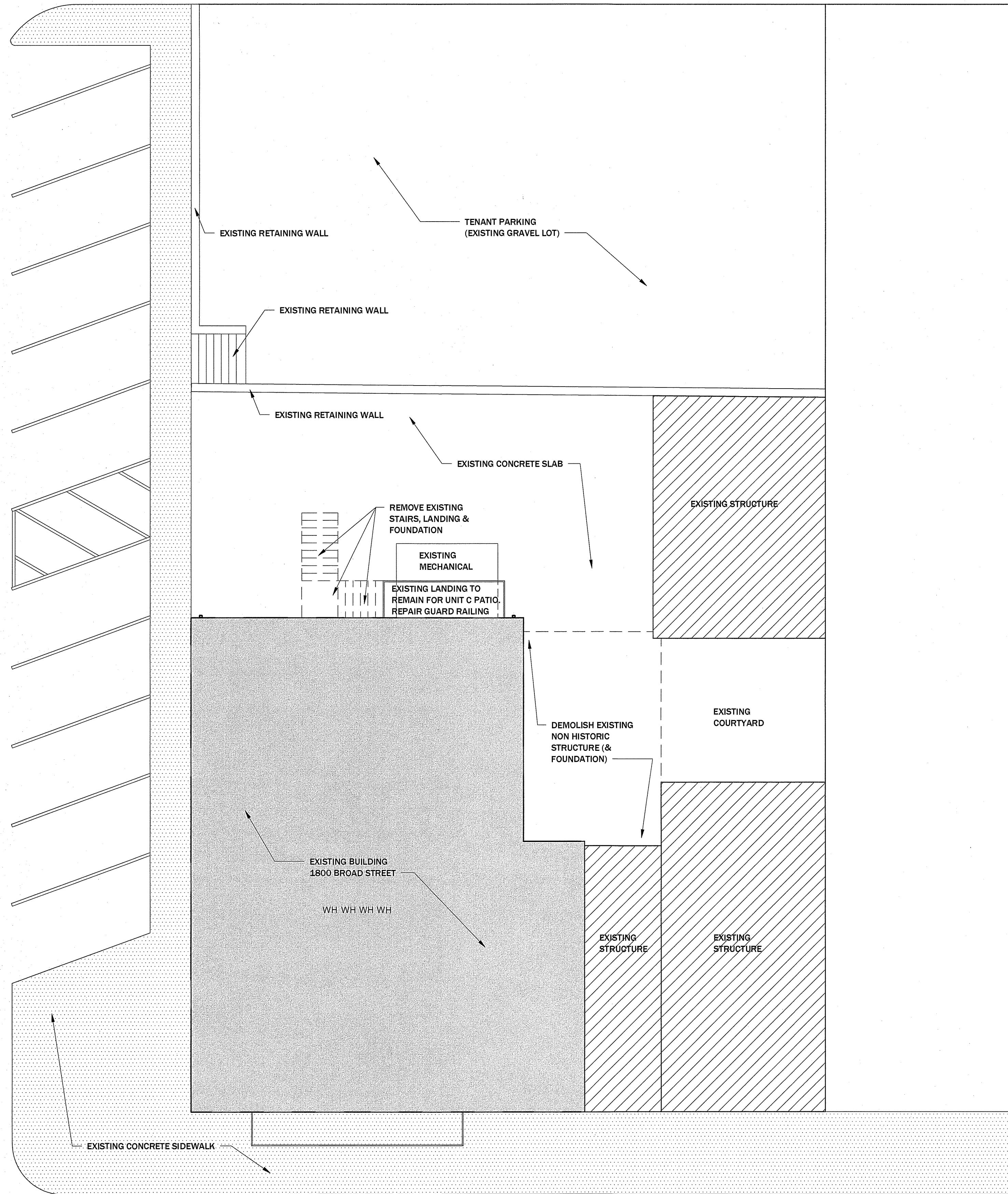
FIXED DOOR DETAILS

DRWN BY: SSH  
 CHK'D BY:  
 DATE: April 24th, 2012  
 REVISIONS:


JOB NO. 2012  
 SHEET NO.

CRAWFORD AVENUE

WELSH LANE



BROAD STREET

1  
A1.0

# SITE DEMOLITION

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

### DEMOLITION NOTES:

- ALL RENOVATIONS AND MODIFICATIONS ARE TO COMPLY WITH THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION.
- ALL DIMENSIONS SHOULD BE FIELD VERIFIED BY G.C. BEFORE ANY DEMOLITION TO EXISTING STRUCTURE PHASE, OR NEW CONSTRUCTION PHASE IS STARTED.
- ALL EXISTING INTERIOR/EXTERIOR WALL DIMENSIONS ARE SHOWN TO THE EXISTING FINISHED FACE OF WALLS, UNLESS NOTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL.
- THE GENERAL CONTRACTOR SHALL SEAL OFF, REMOVE OR RENDER INACTIVE ALL EXISTING TELECOMMUNICATION, ELECTRICAL, PLUMBING LINES, DUCTWORK, FIXTURES AND OUTLETS THAT ARE INACTIVE AND/OR CANNOT BE INCORPORATED IN THE RENOVATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS AND EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION AREAS AND OCCUPIED OR PUBLIC AREAS TO MAINTAINED BY CONTRACTOR. DAMAGE TO EXISTING-TO-REMAIN CONSTRUCTION, MATERIALS OR EQUIPMENT TO BE RESTORED TO ORIGINAL CONDITION.
- ALL WORK DEMOLISHED SHALL BE REMOVED FROM PREMISES DAILY.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL WALL CONDUITS, SWITCH PLATES, TELEPHONE OR ELECTRICAL WIRING OR EQUIPMENT, ECT. TO THE SOURCE AFTER WALL DEMOLITION.
- REFER TO ATTACHED FLOOR PLANS FOR EXISTING CONSTRUCTION TO REMAIN, EXTENT OR DEMOLITION, AND SCHEDULED ITEMS FOR RELOCATION.
- REMOVE EXISTING MECHANICAL COMPONENTS AS REQUIRED TO ACCOMMODATE NEW HVAC DESIGN AND DUE TO CEILING RELATED WORK.
- REMOVE ALL ABANDONED/UNUSED LOW-VOLTAGE, TELEPHONE AND DATA CABLING FROM THE SOURCE TO SOURCE THROUGHOUT.

### EXISTING PLAN NOTES: (?)

- ALL EXISTING HISTORIC EXTERIOR DOORS & TRANSOM WINDOWS TO BE REPAIRED. DAMAGED OR BROKEN GLASS, WOOD, WOOD TRIM, OR METAL TO BE REPLACED WITH IN KIND MATERIALS. NOTIFY ARCHITECT OF ANY DOORS THAT CANNOT BE REPAIRED. NEW DOORS TO MATCH ALL EXISTING PROFILES, PROVIDE DETAILS TO BE APPROVED BY ARCHITECT
- ALL EXISTING EXTERIOR WINDOWS TO BE REPAIRED OR REPLACED IN KIND. ANY DAMAGED GLASS AND WOOD (SASHES OR TRIM PROFILES) TO BE REPLACED IN KIND. IF EXISTING WINDOW IS REPLACED, NEW WINDOW MUST MATCH ALL EXISTING PROFILES. PROVIDE DETAILS TO BE APPROVED BY ARCHITECT, NATIONAL PARKS AND SHPO.
- EXISTING MULTI-WYTHE BRICK WALLS TO BE REPAIRED, PATCHED, REPOINTED, CLEANED AND SEALED.
- ALL FIREPLACES & CHIMNEYS TO BE REPAIRED, PATCHED, REPOINTED, CLEANED, AND SEALED. PLASTER & WOOD TRIM, AND MANTELS TO BE RESTORED TO ORIGINAL CONDITION. FIREPLACE TO SEALED AND RENDERED NON FUNCTIONING.
- ALL EXTERIOR METAL/STEEL WORK TO BE CLEANED WITH A WIRE BRUSH. REPAIR ANY DAMAGED AREAS WITH IN KIND MATERIALS. REPAINT TO MATCH EXISTING

### WALL LEGEND:

- EXISTING WALLS TO REMAIN (ASSUME HISTORIC, NON-HISTORIC WALLS NOTED ON PLANS)
- NEW WALLS
- WALLS/COMPONENTS TO BE REMOVED/CHANGED

### SELECTIVE DEMOLITION SPECIFICATION:

**DESCRIPTION OF WORK:**

EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS.

TYPE OF SELECTIVE DEMOLITION WORK REQUIRED INCLUDES BUT IS NOT LIMITED TO THE SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OF THE FOLLOWING:

PORTIONS OF EXISTING BUILDING, CONCRETE PADS, AND WALKS, CONCRETE STEPS, HANDRAILS AND OTHER MISCELLANEOUS ITEMS INDICATED ON THE DRAWINGS TO BE REMOVED AND AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION ADDITIONS.

**JOB CONDITIONS:**

CONDITION OF STRUCTURES: OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITIONS OF ITEMS OR STRUCTURES TO BE DEMOLISHED.

**PARTIAL DEMOLITION AND REMOVAL:**

ALL MATERIAL AND EQUIPMENT FROM DEMOLITION, NOT RETAINED BY THE OWNER, SHALL BE THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE JOB SITE COMPLETELY.

STORAGE OF REMOVED ITEMS ON SITE, WHICH ARE NOT TO BE REINSTALLED, WILL NOT BE PERMITTED.

**PROTECTIONS:** PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.

PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED, AND ADJACENT FACILITIES OR WORK TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF ALL PROTECTIVE DEVICES.

CONTRACTOR SHALL PROVIDE, INSTALL, AND OTHERWISE BE RESPONSIBLE FOR ANY AND ALL MATERIALS, EQUIPMENT, TOOLS, DEVICES, AND/OR APPARATUS REQUIRED TO PROTECT AND MAINTAIN EXISTING STRUCTURES IN A STATIONARY AND SAFE CONDITION.

PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS.

DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER.

PART 2- PRODUCTS (NOT APPLICABLE)

PART 3- EXECUTION

**INSPECTION:**

PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK, INSPECT AREA IN WHICH WORK WILL BE PERFORMED. PHOTOGRAPH EXISTING CONDITIONS TO STRUCTURE SURFACES, EQUIPMENT OR TO SURROUNDING PROPERTIES WHICH COULD BE MISCONSTRUED AS DAMAGE RESULTING FROM SELECTIVE DEMOLITION WORK; FILE WITH OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.

**PREPARATION:**

PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.

CEASE OPERATIONS AND NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.

**DEMOLITION:**

PERFORM SELECTIVE DEMOLITION WORK IN A SYSTEMATIC MANNER. USE SUCH METHODS AS REQUIRED TO COMPLETE WORK INDICATED ON DRAWINGS IN ACCORDANCE WITH DEMOLITION SCHEDULE AND GOVERNING REGULATIONS.

DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. CUT CONCRETE AND MASONRY AT JUNCTURES WITH CONSTRUCTION TO REMAIN USING POWER-DRIVEN MASONRY SAW OR HAND TOOLS; DO NOT USE POWER DRIVEN IMPACT TOOLS.

COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION WORK. PROVIDE FILL CONSISTING OF APPROVED EARTH, GRAVEL OR SAND, FREE OF TRASH AND DEBRIS, STONE OVER 6" DIAMETER, ROOTS OR OTHER ORGANIC MATTER.

IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OF DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF THE CONFLICT. SUBMIT REPORT TO OWNER'S REPRESENTATIVE IN WRITTEN, ACCURATE DETAIL.

**DISPOSAL OF DEMOLISHED MATERIALS:**

REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS REFUSED BY THE OWNER OFF SITE.

REMOVE ALL HAZARDOUS MATERIALS DURING DEMOLITION OPERATIONS PER ENVIRONMENT REPORT, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.

BURNING OR REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.

**CLEAN-UP AND REPAIR:**

UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN.

REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.

END OF SECTION

RENOVATION @ 1800 BROAD

H. USRY, J. MORRIS, T. SCHUETZE

1800 BROAD STREET  
AUGUSTA, GA 30901

SITE DEMOLITION

DRWN BY:SSH

CHKD BY:

DATE: April 24th, 2020

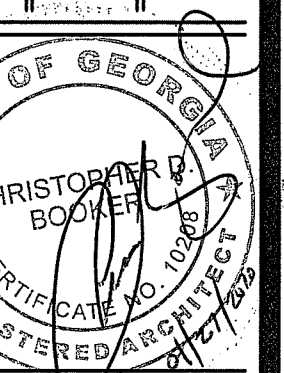
REVISIONS

JOB NO.

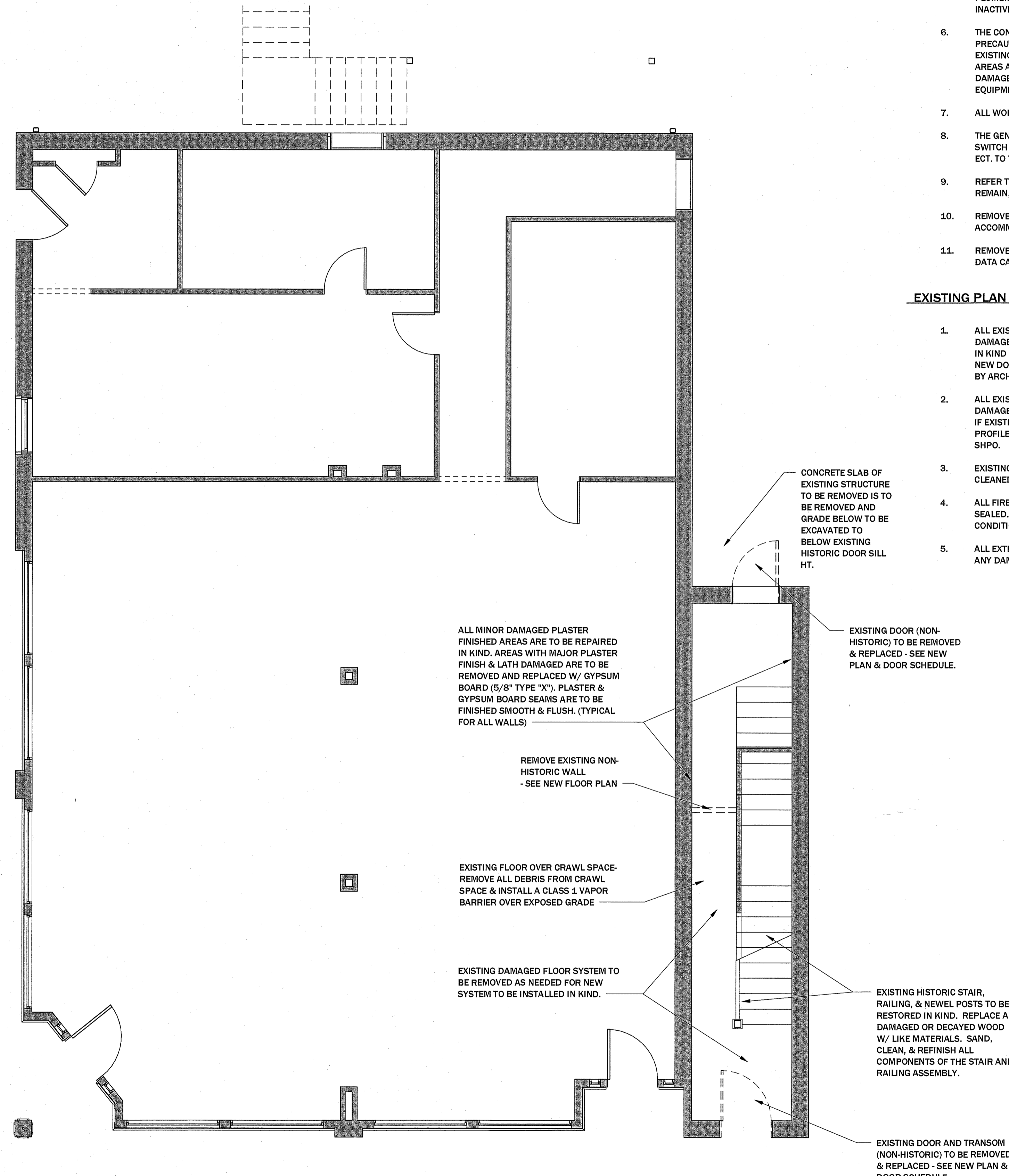
2012

SHEET NO.

A1.0



ARCHITECTS  
Christopher Booker & Associates, PC  
670 BROAD STREET, AUGUSTA, GA 30901 | P: (706) 798-6792 | WWW.CBARCHITECTSPC.COM



**DEMOLITION NOTES:**

- ALL RENOVATIONS AND MODIFICATIONS ARE TO COMPLY WITH THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION.
- ALL DIMENSIONS SHOULD BE FIELD VERIFIED BY G.C. BEFORE ANY DEMOLITION TO EXISTING STRUCTURE PHASE, OR NEW CONSTRUCTION PHASE IS STARTED.
- ALL EXISTING INTERIOR/EXTERIOR WALL DIMENSIONS ARE SHOWN TO THE EXISTING FINISHED FACE OF WALLS, UNLESS NOTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL.
- THE GENERAL CONTRACTOR SHALL SEAL OFF, REMOVE OR RENDER INACTIVE ALL EXISTING TELECOMMUNICATION, ELECTRICAL, PLUMBING LINES, DUCTWORK, FIXTURES AND OUTLETS THAT ARE INACTIVE AND/OR CANNOT BE INCORPORATED IN THE RENOVATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS AND EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION AREAS AND OCCUPIED OR PUBLIC AREAS TO MAINTAINED BY CONTRACTOR. DAMAGE TO EXISTING-TO-REMAIN CONSTRUCTION, MATERIALS OR EQUIPMENT TO BE RESTORED TO ORIGINAL CONDITION.
- ALL WORK DEMOLISHED SHALL BE REMOVED FROM PREMISES DAILY.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL WALL CONDUITS, SWITCH PLATES, TELEPHONE OR ELECTRICAL WIRING OR EQUIPMENT, ECT. TO THE SOURCE AFTER WALL DEMOLITION.
- REFER TO ATTACHED FLOOR PLANS FOR EXISTING CONSTRUCTION TO REMAIN, EXTENT OR DEMOLITION, AND SCHEDULED ITEMS FOR RELOCATION.
- REMOVE EXISTING MECHANICAL COMPONENTS AS REQUIRED TO ACCOMMODATE NEW HVAC DESIGN AND DUE TO CEILING RELATED WORK.
- REMOVE ALL ABANDONED/UNUSED LOW-VOLTAGE, TELEPHONE AND DATA CABLING FROM THE SOURCE TO SOURCE THROUGHOUT.

**WALL LEGEND:**

- EXISTING WALLS TO REMAIN (ASSUME HISTORIC, NON-HISTORIC WALLS NOTED ON PLANS)
- NEW WALLS
- WALLS/COMPONENTS TO BE REMOVED/CHANGED

**SELECTIVE DEMOLITION SPECIFICATION:**

**DESCRIPTION OF WORK:**  
 EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS.  
 TYPE OF SELECTIVE DEMOLITION WORK REQUIRED INCLUDES BUT IS NOT LIMITED TO THE SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OF THE FOLLOWING:  
 PORTIONS OF EXISTING BUILDING, CONCRETE PADS, AND WALKS, CONCRETE STEPS, HANDRAILS AND OTHER MISCELLANEOUS ITEMS INDICATED ON THE DRAWINGS TO BE REMOVED AND AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION ADDITIONS.

**JOB CONDITIONS:**  
 CONDITION OF STRUCTURES: OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITIONS OF ITEMS OR STRUCTURES TO BE DEMOLISHED.  
 PARTIAL DEMOLITION AND REMOVAL:  
 ALL MATERIAL AND EQUIPMENT FROM DEMOLITION, NOT RETAINED BY THE OWNER, SHALL BE THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE JOB SITE COMPLETELY.  
 STORAGE OF REMOVED ITEMS ON SITE, WHICH ARE NOT TO BE REINSTALLED, WILL NOT BE PERMITTED.  
 PROTECTIONS: PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.  
 PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED, AND ADJACENT FACILITIES OR WORK TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF ALL PROTECTIVE DEVICES.  
 CONTRACTOR SHALL PROVIDE, INSTALL, AND OTHERWISE BE RESPONSIBLE FOR ANY AND ALL MATERIALS, EQUIPMENT, TOOLS, DEVICES, AND/OR APPARATUS REQUIRED TO PROTECT AND MAINTAIN EXISTING STRUCTURES IN A STATIONARY AND SAFE CONDITION.  
 PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS.  
 DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER.  
 PART 2- PRODUCTS (NOT APPLICABLE)  
 PART 3- EXECUTION  
 INSPECTION:  
 PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK, INSPECT AREA IN WHICH WORK WILL BE PERFORMED. PHOTOGRAPH EXISTING CONDITIONS TO STRUCTURE SURFACES, EQUIPMENT OR TO SURROUNDING PROPERTIES WHICH COULD BE MISCONSTRUED AS DAMAGE RESULTING FROM SELECTIVE DEMOLITION WORK; FILE WITH OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.  
 PREPARATION:  
 PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.  
 CEASE OPERATIONS AND NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.  
 DEMOLITION:  
 PERFORM SELECTIVE DEMOLITION WORK IN A SYSTEMATIC MANNER. USE SUCH METHODS AS REQUIRED TO COMPLETE WORK INDICATED ON DRAWINGS IN ACCORDANCE WITH DEMOLITION SCHEDULE AND GOVERNING REGULATIONS.  
 DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. CUT CONCRETE AND MASONRY AT JUNCTURES WITH CONSTRUCTION TO REMAIN USING POWER-DRIVEN MASONRY SAW OR HAND TOOLS; DO NOT USE POWER DRIVEN IMPACT TOOLS.  
 COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION WORK. PROVIDE FILL CONSISTING OF APPROVED EARTH, GRAVEL OR SAND, FREE OF TRASH AND DEBRIS, STONE OVER 6" DIAMETER, ROOTS OR OTHER ORGANIC MATTER.  
 IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OF DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF THE CONFLICT. SUBMIT REPORT TO OWNER'S REPRESENTATIVE IN WRITTEN, ACCURATE DETAIL.  
 DISPOSAL OF DEMOLISHED MATERIALS:  
 REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS REFUSED BY THE OWNER OFF SITE.  
 REMOVE ALL HAZARDOUS MATERIALS DURING DEMOLITION OPERATIONS PER ENVIRONMENT REPORT, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.  
 BURNING OR REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.  
 CLEAN-UP AND REPAIR:  
 UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN.  
 REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.

**EXISTING PLAN NOTES:** (?)

- ALL EXISTING HISTORIC EXTERIOR DOORS & TRANSOM WINDOWS TO BE REPAIRED. DAMAGED OR BROKEN GLASS, WOOD, WOOD TRIM, OR METAL TO BE REPLACED WITH IN KIND MATERIALS. NOTIFY ARCHITECT OF ANY DOORS THAT CANNOT BE REPAIRED. NEW DOORS TO MATCH ALL EXISTING PROFILES, PROVIDE DETAILS TO BE APPROVED BY ARCHITECT
- ALL EXISTING EXTERIOR WINDOWS TO BE REPAIRED OR REPLACED IN KIND. ANY DAMAGED GLASS AND WOOD (SASHES OR TRIM PROFILES) TO BE REPLACED IN KIND. IF EXISTING WINDOW IS REPLACED, NEW WINDOW MUST MATCH ALL EXISTING PROFILES. PROVIDE DETAILS TO BE APPROVED BY ARCHITECT, NATIONAL PARKS AND SHPO.
- EXISTING MULTI-WYTHE BRICK WALLS TO BE REPAIRED, PATCHED, REPOINTED, CLEANED AND SEALED.
- ALL FIREPLACES & CHIMNEYS TO BE REPAIRED, PATCHED, REPOINTED, CLEANED, AND SEALED. PLASTER & WOOD TRIM, AND MANTELS TO BE RESTORED TO ORIGINAL CONDITION. FIREPLACE TO SEALED AND RENDERED NON FUNCTIONING.
- ALL EXTERIOR METAL/STEEL WORK TO BE CLEANED WITH A WIRE BRUSH. REPAIR ANY DAMAGED AREAS WITH IN KIND MATERIALS. REPAINT TO MATCH EXISTING

**FIRST FLOOR DEMOLITION PLAN**

1  
 A1.1  
 SCALE: 1/4" = 1'-0"

**ARCHITECTS**  
 Christopher Booker & Associates, PC  
 670 BROAD STREET, AUGUSTA, GA 30901 | P: (706) 798-6792 | WWW.CBARCHITECTSPC.COM

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**RENOVATION @ 1800 BROAD**  
 H. USRY, J. MORRIS, T. SCHUETZE  
 1800 BROAD STREET  
 AUGUSTA, GA 30901

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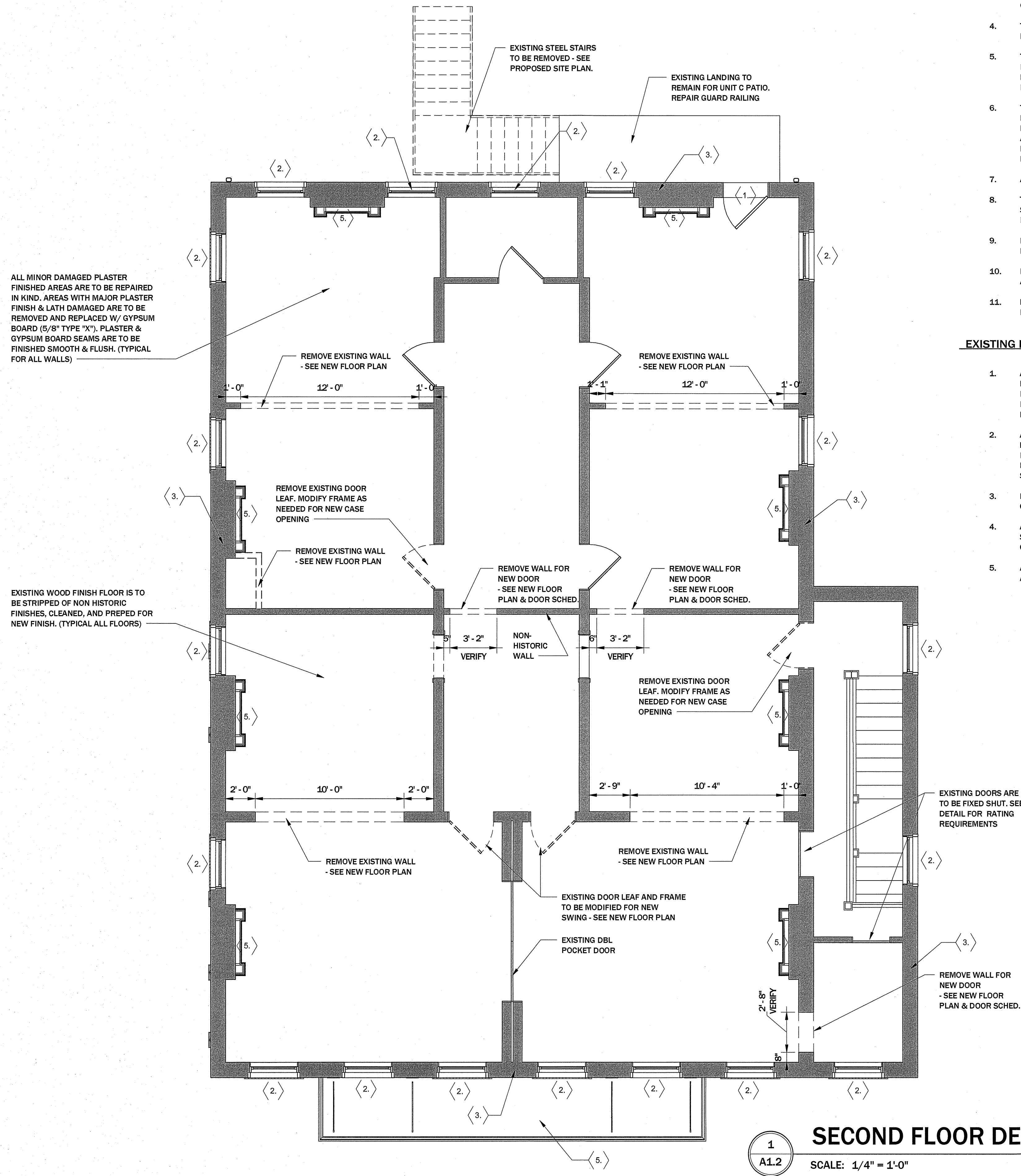
**FIRST FLOOR DEMOLITION**

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DRWN BY: SSH  
 CHK'D BY:  
 DATE: April 24th, 2012  
 REVISIONS

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JOB NO. 2012  
 SHEET NO. **A1.1**



**DEMOLITION NOTES:**

1. ALL RENOVATIONS AND MODIFICATIONS ARE TO COMPLY WITH THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION.
2. ALL DIMENSIONS SHOULD BE FIELD VERIFIED BY G.C. BEFORE ANY DEMOLITION TO EXISTING STRUCTURE PHASE, OR NEW CONSTRUCTION PHASE IS STARTED.
3. ALL EXISTING INTERIOR/EXTERIOR WALL DIMENSIONS ARE SHOWN TO THE EXISTING FINISHED FACE OF WALLS, UNLESS NOTED OTHERWISE.
4. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL.
5. THE GENERAL CONTRACTOR SHALL SEAL OFF, REMOVE OR RENDER INACTIVE ALL EXISTING TELECOMMUNICATION, ELECTRICAL, PLUMBING LINES, DUCTWORK, FIXTURES AND OUTLETS THAT ARE INACTIVE AND/OR CANNOT BE INCORPORATED IN THE RENOVATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS AND EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION AREAS AND OCCUPIED OR PUBLIC AREAS TO MAINTAINED BY CONTRACTOR. DAMAGE TO EXISTING-TO-REMAIN CONSTRUCTION, MATERIALS OR EQUIPMENT TO BE RESTORED TO ORIGINAL CONDITION.
7. ALL WORK DEMOLISHED SHALL BE REMOVED FROM PREMISES DAILY.
8. THE GENERAL CONTRACTOR SHALL REMOVE ALL WALL CONDUITS, SWITCH PLATES, TELEPHONE OR ELECTRICAL WIRING OR EQUIPMENT, ECT. TO THE SOURCE AFTER WALL DEMOLITION.
9. REFER TO ATTACHED FLOOR PLANS FOR EXISTING CONSTRUCTION TO REMAIN, EXTENT OR DEMOLITION, AND SCHEDULED ITEMS FOR RELOCATION.
10. REMOVE EXISTING MECHANICAL COMPONENTS AS REQUIRED TO ACCOMMODATE NEW HVAC DESIGN AND DUE TO CEILING RELATED WORK.
11. REMOVE ALL ABANDONED/UNUSED LOW-VOLTAGE, TELEPHONE AND DATA CABLING FROM THE SOURCE TO SOURCE THROUGHOUT.

**WALL LEGEND:**

- EXISTING WALLS TO REMAIN (ASSUME HISTORIC, NON-HISTORIC WALLS NOTED ON PLANS)
- NEW WALLS
- WALLS/COMPONENTS TO BE REMOVED/CHANGED

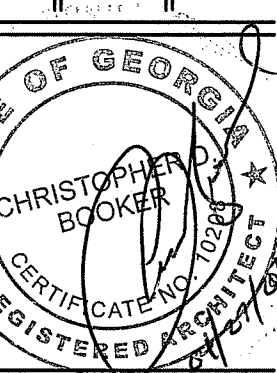
**SELECTIVE DEMOLITION SPECIFICATION:**

**DESCRIPTION OF WORK:**  
 EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS.  
 TYPE OF SELECTIVE DEMOLITION WORK REQUIRED INCLUDES BUT IS NOT LIMITED TO THE SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OF THE FOLLOWING:  
 PORTIONS OF EXISTING BUILDING, CONCRETE PADS, AND WALKS, CONCRETE STEPS, HANDRAILS AND OTHER MISCELLANEOUS ITEMS INDICATED ON THE DRAWINGS TO BE REMOVED AND AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION ADDITIONS.  
**JOB CONDITIONS:**  
 CONDITION OF STRUCTURES: OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITIONS OF ITEMS OR STRUCTURES TO BE DEMOLISHED.  
**PARTIAL DEMOLITION AND REMOVAL:**  
 ALL MATERIAL AND EQUIPMENT FROM DEMOLITION, NOT RETAINED BY THE OWNER, SHALL BE THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE JOB SITE COMPLETELY.  
 STORAGE OF REMOVED ITEMS ON SITE, WHICH ARE NOT TO BE REINSTALLED, WILL NOT BE PERMITTED.  
**PROTECTIONS:** PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.  
 PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED, AND ADJACENT FACILITIES OR WORK TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF ALL PROTECTIVE DEVICES.  
 CONTRACTOR SHALL PROVIDE, INSTALL, AND OTHERWISE BE RESPONSIBLE FOR ANY AND ALL MATERIALS, EQUIPMENT, TOOLS, DEVICES, AND/OR APPARATUS REQUIRED TO PROTECT AND MAINTAIN EXISTING STRUCTURES IN A STATIONARY AND SAFE CONDITION.  
 PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS.  
 DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER.  
**PART 2- PRODUCTS (NOT APPLICABLE)**  
**PART 3- EXECUTION**  
**INSPECTION:**  
 PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK, INSPECT AREA IN WHICH WORK WILL BE PERFORMED. PHOTOGRAPH EXISTING CONDITIONS TO STRUCTURE SURFACES, EQUIPMENT OR TO SURROUNDING PROPERTIES WHICH COULD BE MISCONSTRUED AS DAMAGE RESULTING FROM SELECTIVE DEMOLITION WORK; FILE WITH OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.  
**PREPARATION:**  
 PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.  
 CEASE OPERATIONS AND NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.  
**DEMOLITION:**  
 PERFORM SELECTIVE DEMOLITION WORK IN A SYSTEMATIC MANNER. USE SUCH METHODS AS REQUIRED TO COMPLETE WORK INDICATED ON DRAWINGS IN ACCORDANCE WITH DEMOLITION SCHEDULE AND GOVERNING REGULATIONS.  
 DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. CUT CONCRETE AND MASONRY AT JUNCTURES WITH CONSTRUCTION TO REMAIN USING POWER-DRIVEN MASONRY SAW OR HAND TOOLS; DO NOT USE POWER DRIVEN IMPACT TOOLS.  
 COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION WORK. PROVIDE FILL CONSISTING OF APPROVED EARTH, GRAVEL OR SAND, FREE OF TRASH AND DEBRIS, STONE OVER 6" DIAMETER, ROOTS OR OTHER ORGANIC MATTER.  
 IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OF DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF THE CONFLICT. SUBMIT REPORT TO OWNER'S REPRESENTATIVE IN WRITTEN, ACCURATE DETAIL.  
**DISPOSAL OF DEMOLISHED MATERIALS:**  
 REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS REUSED BY THE OWNER OFF SITE.  
 REMOVE ALL HAZARDOUS MATERIALS DURING DEMOLITION OPERATIONS PER ENVIRONMENT REPORT, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.  
 BURNING OR REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.  
**CLEAN-UP AND REPAIR:**  
 UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN.  
 REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.  
 END OF SECTION

**EXISTING PLAN NOTES:**

1. ALL EXISTING HISTORIC EXTERIOR DOORS & TRANSOM WINDOWS TO BE REPAIRED, DAMAGED OR BROKEN GLASS, WOOD, WOOD TRIM, OR METAL TO BE REPLACED WITH IN KIND MATERIALS. NOTIFY ARCHITECT OF ANY DOORS THAT CANNOT BE REPAIRED. NEW DOORS TO MATCH ALL EXISTING PROFILES, PROVIDE DETAILS TO BE APPROVED BY ARCHITECT
2. ALL EXISTING EXTERIOR WINDOWS TO BE REPAIRED OR REPLACED IN KIND. ANY DAMAGED GLASS AND WOOD (SASHES OR TRIM PROFILES) TO BE REPLACED IN KIND. IF EXISTING WINDOW IS REPLACED, NEW WINDOW MUST MATCH ALL EXISTING PROFILES. PROVIDE DETAILS TO BE APPROVED BY ARCHITECT, NATIONAL PARKS AND SHPO.
3. EXISTING MULTI-WYTHE BRICK WALLS TO BE REPAIRED, PATCHED, REPOINTED, CLEANED AND SEALED.
4. ALL FIREPLACES & CHIMNEYS TO BE REPAIRED, PATCHED, REPOINTED, CLEANED, AND SEALED. PLASTER & WOOD TRIM, AND MANTELS TO BE RESTORED TO ORIGINAL CONDITION. FIREPLACE TO SEALED AND RENDERED NON FUNCTIONING.
5. ALL EXTERIOR METAL/STEEL WORK TO BE CLEANED WITH A WIRE BRUSH. REPAIR ANY DAMAGED AREAS WITH IN KIND MATERIALS. REPAINT TO MATCH EXISTING

**1**  
**A1.2**  
**SECOND FLOOR DEMOLITION**  
 SCALE: 1/4" = 1'-0"





ALL EXISTING EXTERIOR WINDOWS TO BE REPAIRED OR REPLACED IN KIND. ANY DAMAGE GLASS AND WOOD (SASHES OR TRIM PROFILES) TO BE REPLACED IN KIND. IF EXISTING WINDOW IS REPLACED, NEW WINDOW MUST MATCH ALL NATIONAL PARKS AND SHPO.

ALL EXTERIOR BALCONY'S TO BE CHECKED FOR STRUCTURAL INTEGRITY AND TO BE REPAIRED OR REPLACED AS NEEDED WITH IN KIND MATERIALS TO MATCH EXISTING

BRICK WALLS TO BE PATCHED, REPOINTED, CLEANED AND SEALED. IF BRICK IS TO BE EXPOSED ON INTERIOR IT SHOULD BE SEALED OR PAINTED.

ALL EXISTING HISTORIC EXTERIOR DOORS TO BE REPAIRED. DAMAED OR BROKEN GLASS, WOOD TRIM, OR METAL TO BE REPLACED WITH IN KIND MATERIALS. NOTIFY ARCHITECT OF ANY DOORS THAT CANNOT BE REPAIRED. NEW DOORS TO MATCH ALL EXISTING PROFILES, PROVIDE DETAILS TO BE APPROVED BY ARCHITECT.

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1  
A1.3

**EXISTING FRONT ELEVATION**

SCALE: NOT TO SCALE

ALL EXISTING ABANDONED CONDUIT, WIRING, AND BOXES TO BE REMOVED FROM THE EXTERIOR FACADES. COORDINATE WITH ELECTRICAL & MECHANICAL.

EXISTING MECHANICAL EQUIPMENT ON THE ROOF SERVING ADJACENT BUILDING IS TO BE REMOVED AND RELOCATED

EXISTING NON-HISTORIC STRUCTURE & FOUNDATION TO BE REMOVED



ALL EXISTING ABANDONED CONDUIT, WIRING, AND BOXES TO BE REMOVED FROM THE EXTERIOR FACADES. COORDINATE WITH ELECTRICAL & MECHANICAL.

ALL EXISTING EXTERIOR WINDOWS TO BE REPAIRED OR REPLACED IN KIND. ANY DAMAGE GLASS AND WOOD (SASHES OR TRIM PROFILES) TO BE REPLACED IN KIND. IF EXISTING WINDOW IS REPLACED, NEW WINDOW MUST MATCH ALL NATIONAL PARKS AND SHPO.

ALL EXTERIOR BALCONY'S TO BE CHECKED FOR STRUCTURAL INTEGRITY AND TO BE REPAIRED OR REPLACED AS NEEDED WITH IN KIND MATERIALS TO MATCH EXISTING

BRICK WALLS TO BE PATCHED, REPOINTED, CLEANED AND SEALED. IF BRICK IS TO BE EXPOSED ON INTERIOR IT SHOULD BE SEALED OR PAINTED.

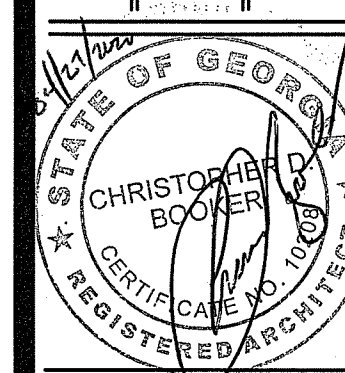
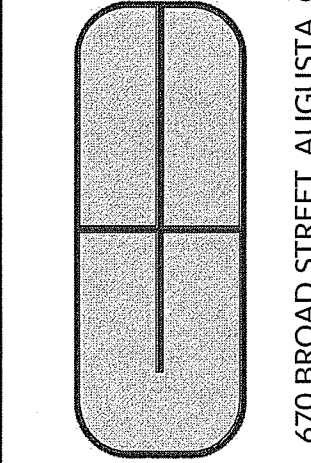
ALL EXISTING HISTORIC EXTERIOR DOORS TO BE REPAIRED. DAMAED OR BROKEN GLASS, WOOD TRIM, OR METAL TO BE REPLACED WITH IN KIND MATERIALS. NOTIFY ARCHITECT OF ANY DOORS THAT CANNOT BE REPAIRED. NEW DOORS TO MATCH ALL EXISTING PROFILES, PROVIDE DETAILS TO BE APPROVED BY ARCHITECT.

EXISTING STAIRS TO BE REMOVED

2  
A1.3

**EXISTING REAR ELEVATION**

SCALE: NOT TO SCALE



ALL EXISTING EXTERIOR WINDOWS TO BE REPAIRED OR REPLACED IN KIND. ANY DAMAGE GLASS AND WOOD (SASHES OR TRIM PROFILES) TO BE REPLACED IN KIND. IF EXISTING WINDOW IS REPLACED, NEW WINDOW MUST MATCH ALL NATIONAL PARKS AND SHPO.

BRICK WALLS TO BE PATCHED, REPOINTED, CLEANED AND SEALED. IF BRICK IS TO BE EXPOSED ON INTERIOR IT SHOULD BE SEALED OR PAINTED.

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1  
A1.4

**EXISTING LEFT ELEVATION**

SCALE: NOT TO SCALE

EXISTING MECHANICAL EQUIPMENT ON THE ROOF SERVING ADJACENT BUILDING IS TO BE REMOVED AND RELOCATED

EXISTING NON-HISTORIC STRUCTURE & FOUNDATION TO BE REMOVED



ALL EXISTING ABANDONED CONDUIT, WIRING, AND BOXES TO BE REMOVED FROM THE EXTERIOR FACADES. COORDINATE WITH ELECTRICAL & MECHANICAL.

ALL EXISTING EXTERIOR WINDOWS TO BE REPAIRED OR REPLACED IN KIND. ANY DAMAGE GLASS AND WOOD (SASHES OR TRIM PROFILES) TO BE REPLACED IN KIND. IF EXISTING WINDOW IS REPLACED, NEW WINDOW MUST MATCH ALL NATIONAL PARKS AND SHPO.

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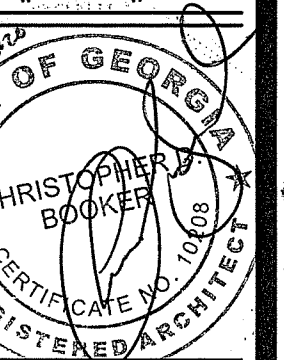
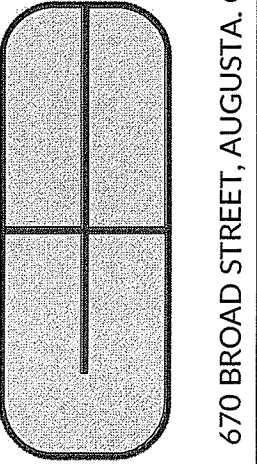
ALL EXTERIOR BALCONY'S TO BE CHECKED FOR STRUCTURAL INTEGRITY AND TO BE REPAIRED OR REPLACED AS NEEDED WITH IN KIND MATERIALS TO MATCH EXISTING

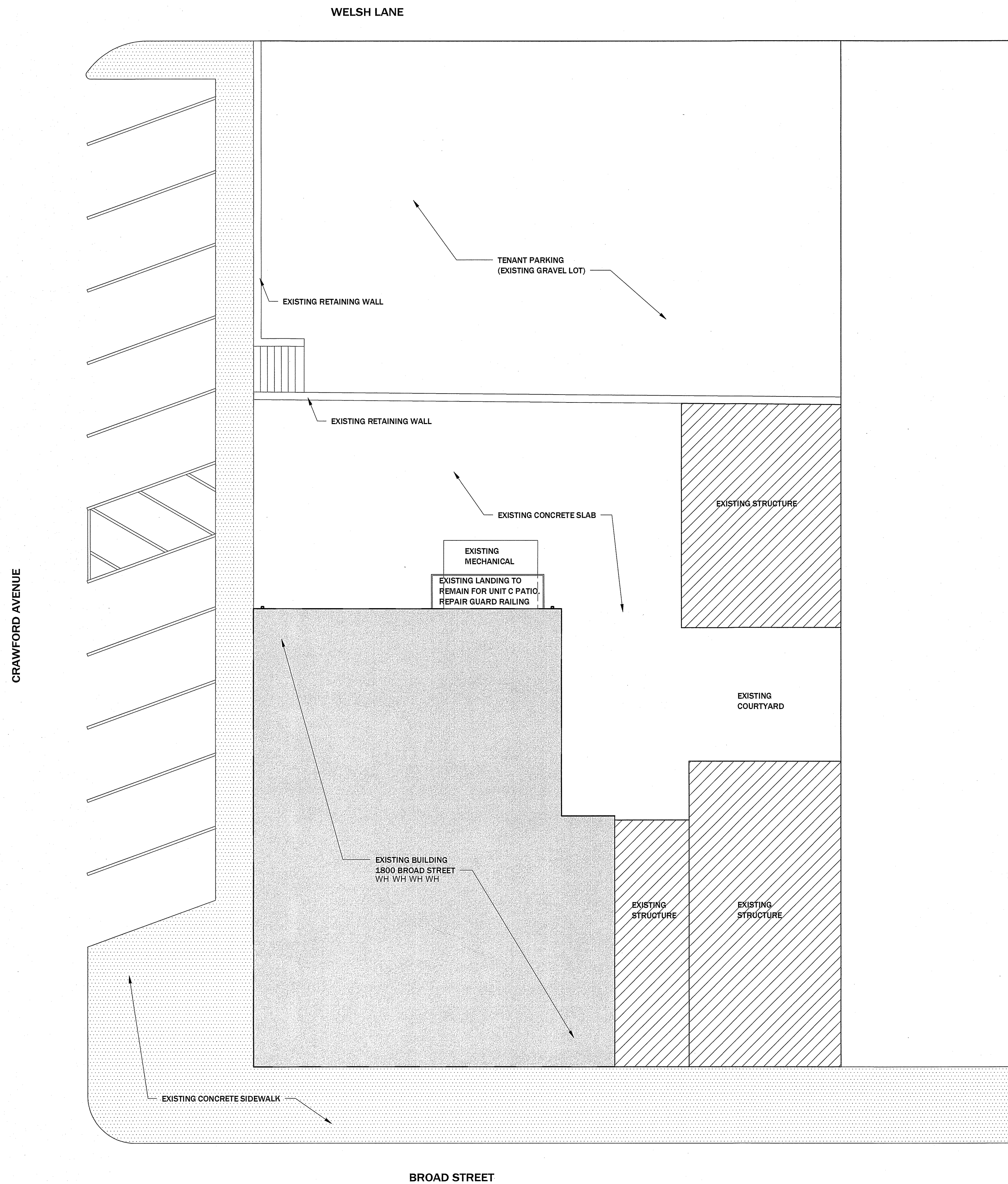
BRICK WALLS TO BE PATCHED, REPOINTED, CLEANED AND SEALED. IF BRICK IS TO BE EXPOSED ON INTERIOR IT SHOULD BE SEALED OR PAINTED.

2  
A1.4

**EXISTING RIGHT ELEVATION**

SCALE: NOT TO SCALE





**GENERAL NOTES:**

1. ALL RENOVATIONS AND MODIFICATIONS ARE TO COMPLY WITH THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION.
2. ALL EXISTING INTERIOR/EXTERIOR WALL DIMENSIONS ARE SHOWN TO THE EXISTING FINISHED FACE OF WALLS. UNLESS NOTED OTHERWISE.
3. NEW INTERIOR/EXTERIOR WALL DIMENSIONS ARE TO SHOWN TO THE FACE OF WOOD STUD. UNLESS NOTED OTHERWISE.
4. TYPICAL INTERIOR WALL TO BE S.Y.P. WOOD STUDS @ 16" O.C. WITH 5/8" GWB PANELS. UNLESS NOTED OTHERWISE.
5. SEE SHEET A4.1 FOR DOOR SCHEDULE AND DOOR FRAME TYPES
6. WET WALLS TO HAVE MOISTURE RESISTANT GYPSUM BOARD
7. ALL TRADES ARE TO BE FAMILIAR WITH ALL DRAWING AND SPECIFICATIONS PROVIDED WITHIN THE CONSTRUCTION DOCUMENT PACKAGE. MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL NOTES MAY BE PROVIDED ON THE ARCHITECTURAL DRAWINGS AND ARE TO BE INCLUDED WITHIN THE CONTRACT

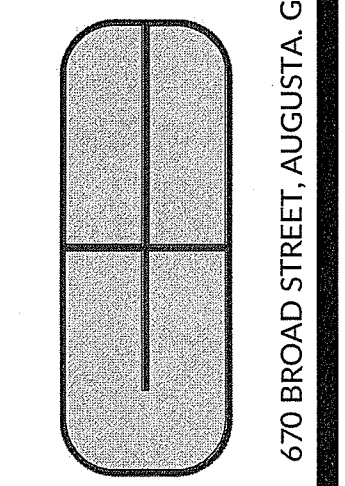
**WALL LEGEND:**

- EXISTING WALLS TO REMAIN (ASSUME HISTORIC, NON-HISTORIC WALLS NOTED ON PLANS)
- NEW WALLS
- WALLS/COMPONENTS TO BE REMOVED/CHANGED

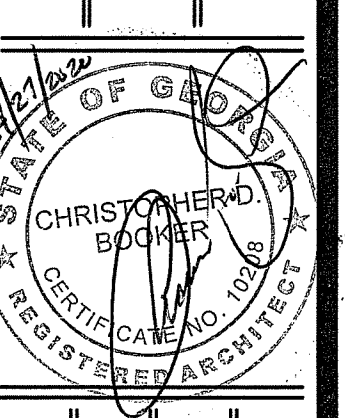
**SYMBOLS LEGEND:**

- COLUMN GRID: A
- DETAIL/SECTION: 1/A101
- WINDOW TAG: W1
- WALL TAG: A
- ROOM TAG: ROOM 101
- DOOR TAG: 101B
- ENLARGED NOTES TAG: ?
- INTERIOR ELEVATION: 4/A101 2
- REVISION TAG: 3
- ELEVATION: +2'-0"

**ARCHITECTS**  
Christopher Booker & Associates, PC  
670 BROAD STREET, AUGUSTA, GA 30901 | P. (706) 798-6792 | WWW.CBARCHITECTSPC.COM



RENOVATION @ 1800 BROAD  
H. USRY, J. MORRIS, T. SCHUETZE  
1800 BROAD STREET  
AUGUSTA, GA 30901



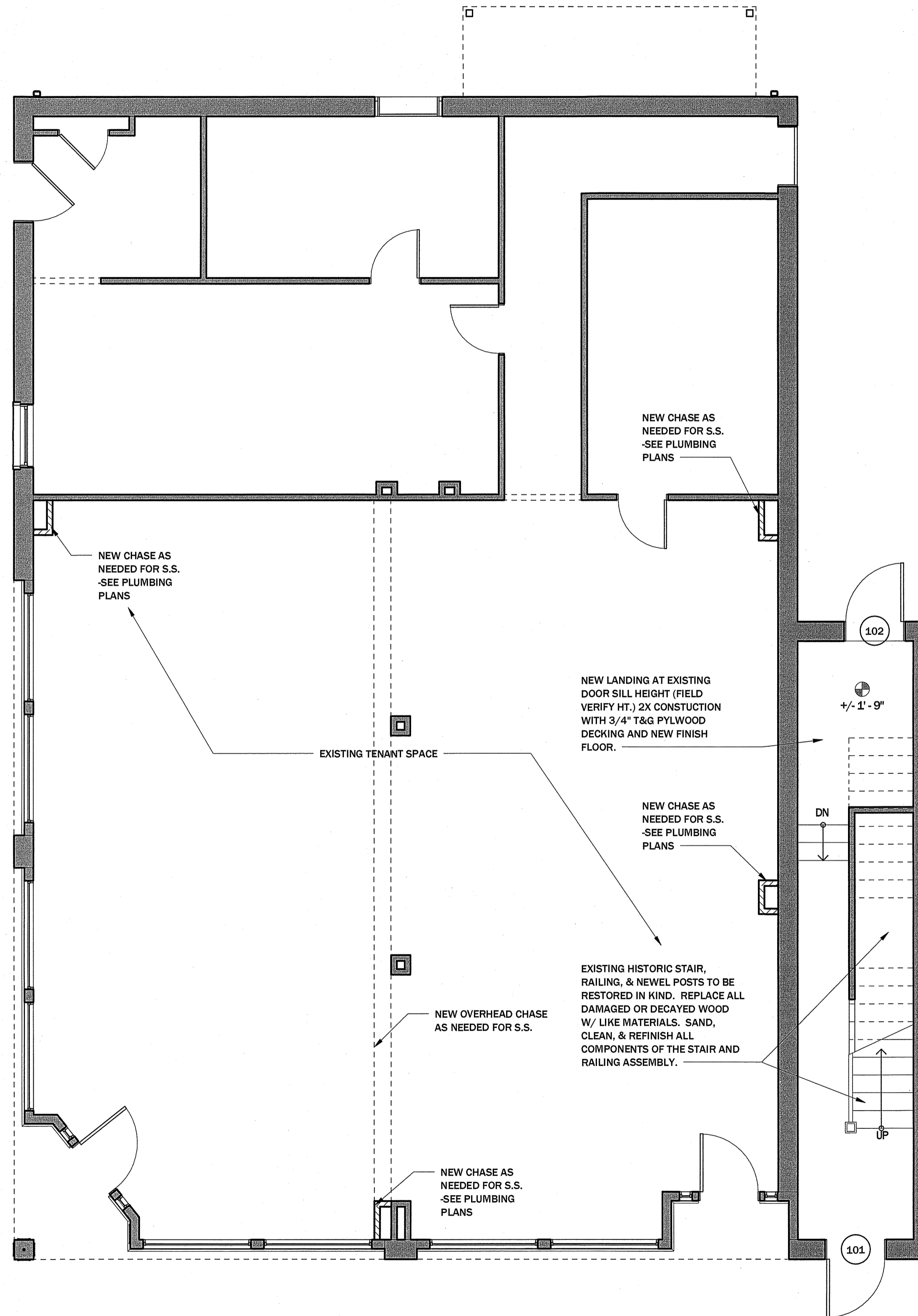
PROPOSED SITE PLAN

DRWN BY: SSH  
CHK'D BY:  
DATE: April 24th, 2012  
REVISIONS

JOB NO. 2012  
SHEET NO.

**A2.0**

**1**  
A2.0 **PROPOSED SITE LAYOUT**  
SCALE: 1/8" = 1'-0"



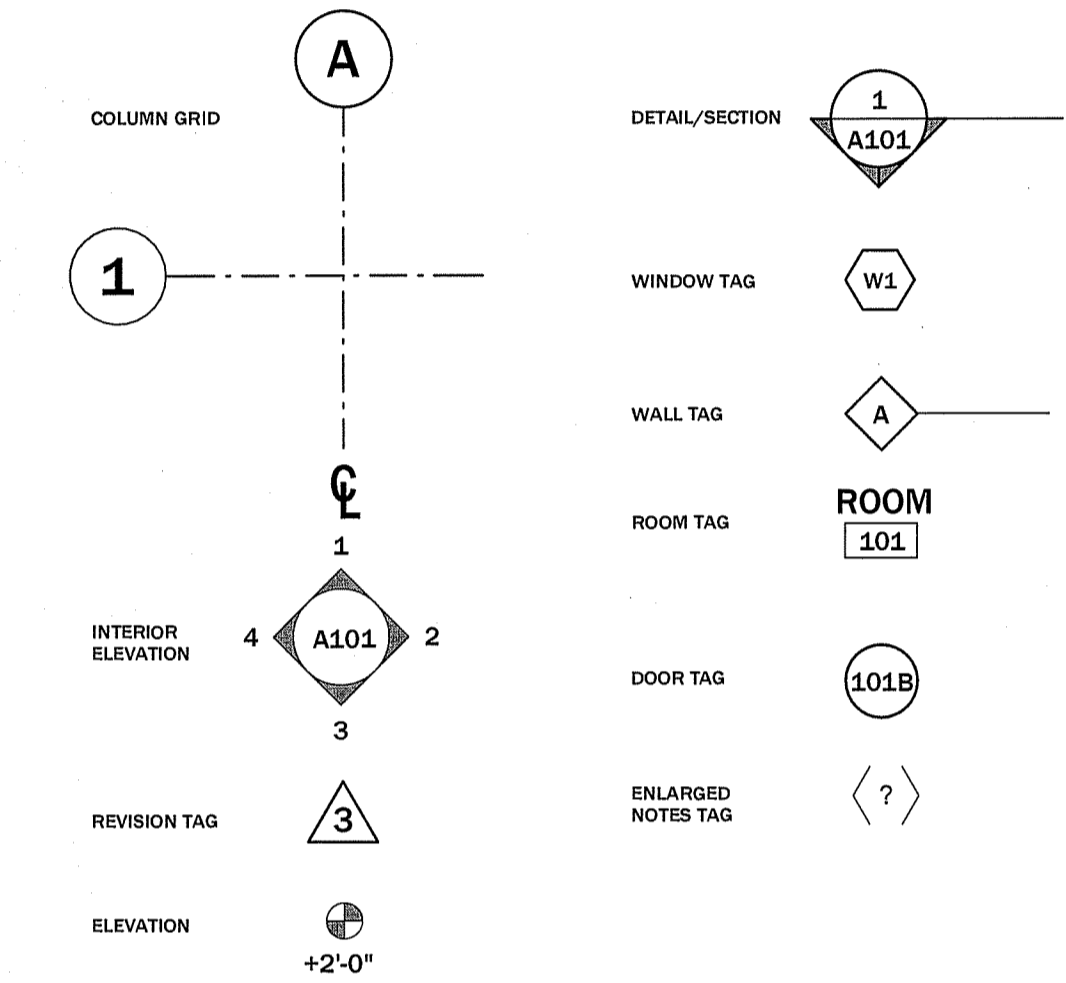
**GENERAL NOTES:**

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4. TYPICAL INTERIOR WALL TO BE S.Y.P. WOOD STUDS @ 16" O.C. WITH 5/8" GWB PANELS. UNLESS NOTED OTHERWISE.
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6. WET WALLS TO HAVE MOISTURE RESISTANT GYPSUM BOARD
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**WALL LEGEND:**

- EXISTING WALLS TO REMAIN (ASSUME HISTORIC, NON-HISTORIC WALLS NOTED ON PLANS)
- NEW WALLS
- WALLS/COMPONENTS TO BE REMOVED/CHANGED

**SYMBOLS LEGEND:**

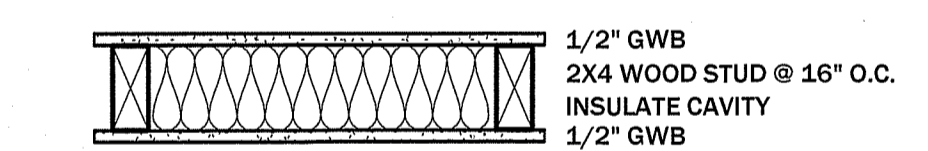


**WALL TYPES:**

SEE U.L. DESIGN U379 - SHEET A0.2

WALL TYPE 1

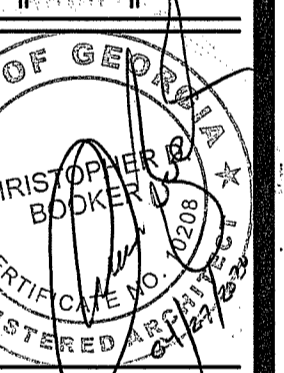
\*EXTEND TO RATED CEILING ABOVE



WALL TYPE 2

\*EXTEND TO CEILING ABOVE

**1**  
A2.1  
**PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



DRWN BY: SSH  
CHKD BY:  
DATE: April 24th, 2020  
REVISIONS

JOB NO. 2012  
SHEET NO.

**GENERAL NOTES:**

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2. ALL EXISTING INTERIOR/EXTERIOR WALL DIMENSIONS ARE SHOWN TO THE EXISTING FINISHED FACE OF WALLS. UNLESS NOTED OTHERWISE.
3. NEW INTERIOR/EXTERIOR WALL DIMENSIONS ARE TO SHOWN TO THE FACE OF WOOD STUD. UNLESS NOTED OTHERWISE.
4. TYPICAL INTERIOR WALL TO BE S.Y.P. WOOD STUDS @ 16" O.C. WITH 5/8" GWB PANELS. UNLESS NOTED OTHERWISE.
5. SEE SHEET A4.1 FOR DOOR SCHEDULE AND DOOR FRAME TYPES
6. WET WALLS TO HAVE MOISTURE RESISTANT GYPSUM BOARD
7. ALL TRADES ARE TO BE FAMILIAR WITH ALL DRAWING AND SPECIFICATIONS PROVIDED WITHIN THE CONSTRUCTION DOCUMENT PACKAGE. MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL NOTES MAY BE PROVIDED ON THE ARCHITECTURAL DRAWINGS AND ARE TO BE INCLUDED WITHIN THE CONTRACT

**WALL LEGEND:**

- EXISTING WALLS TO REMAIN (ASSUME HISTORIC, NON-HISTORIC WALLS NOTED ON PLANS)
- NEW WALLS
- WALLS/COMPONENTS TO BE REMOVED/CHANGED

**SYMBOLS LEGEND:**

- COLUMN GRID: A
- DETAIL/SECTION: 1 A101
- WINDOW TAG: W1
- WALL TAG: A
- ROOM TAG: 101
- ROOM TAG: 101B
- DOOR TAG: 101B
- ENLARGED NOTES TAG: ?
- INTERIOR ELEVATION: 4 A101 2
- REVISION TAG: 3
- ELEVATION: +2'-0"

**WALL TYPES:**

SEE U.L. DESIGN U379 - SHEET A0.2

WALL TYPE 1  
\*EXTEND TO RATED CEILING ABOVE

WALL TYPE 2  
1/2" GWB  
2X4 WOOD STUD @ 16" O.C.  
INSULATE CAVITY  
1/2" GWB

WALL TYPE 3  
\*EXTEND TO CEILING ABOVE

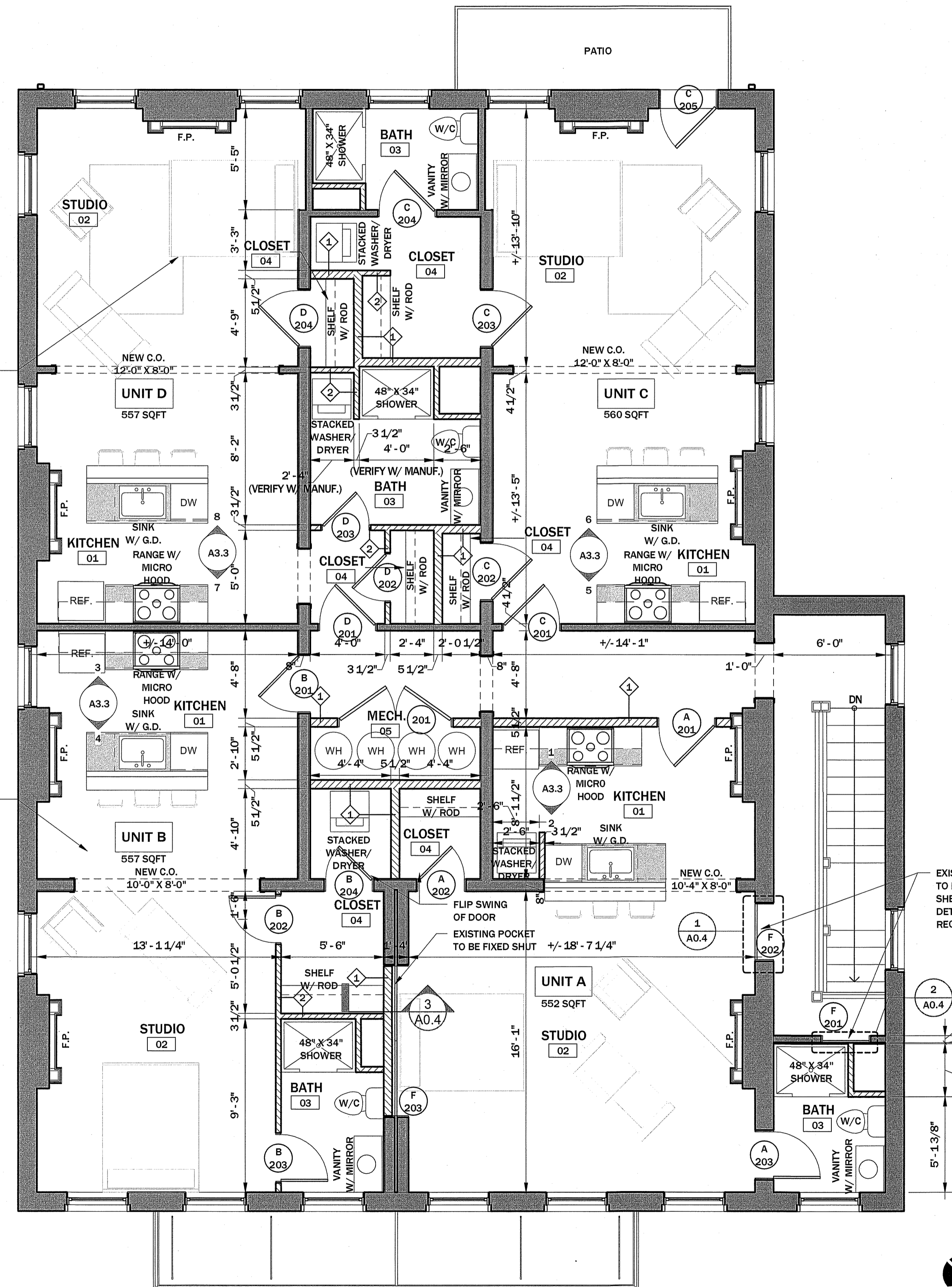
EXISTING DOORS ARE TO BE FIXED SHUT. SEE SHEET A4.1 FOR DETAIL RATING REQUIREMENTS

**WALL FINISH NOTE:**

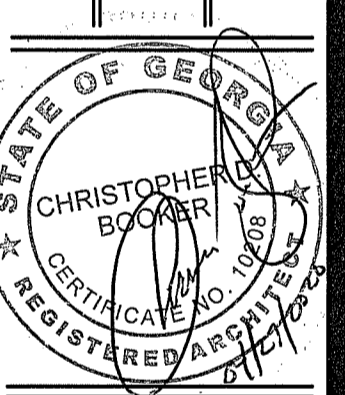
ALL MINOR DAMAGED PLASTER FINISHED AREAS ARE TO BE REPAIRED IN KIND. AREAS WITH MAJOR PLASTER FINISH & LATH DAMAGED ARE TO BE REMOVED AND REPLACED W/ GYPSUM BOARD (5/8" TYPE "X"). PLASTER & GYPSUM BOARD SEAMS ARE TO BE FINISHED SMOOTH & FLUSH. (TYPICAL FOR ALL WALLS)

**FLOOR FINISH NOTE:**

EXISTING WOOD FINISH FLOOR IS TO BE STRIPPED OF NON HISTORIC FINISHES, CLEANED, AND PREPARED FOR NEW STAINED FINISH. COLOR BY OWNER (TYPICAL ALL FLOORS)

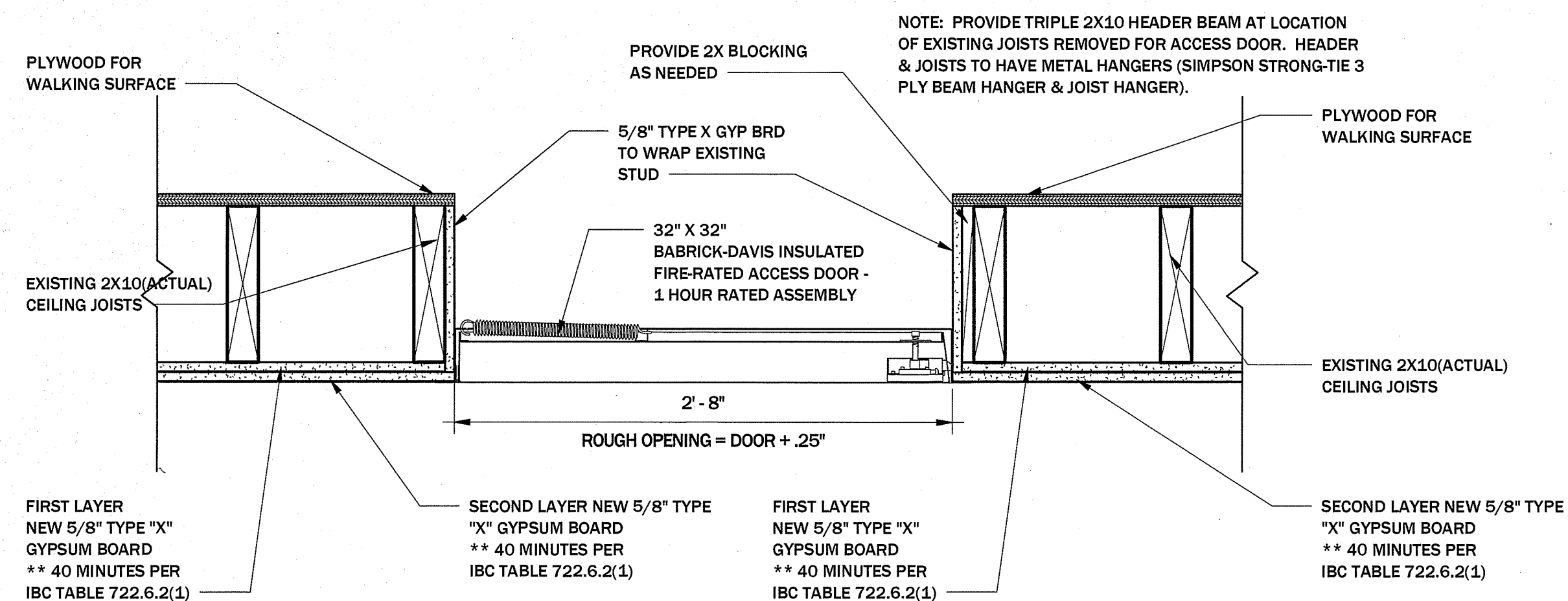


**1**  
A2.2  
**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

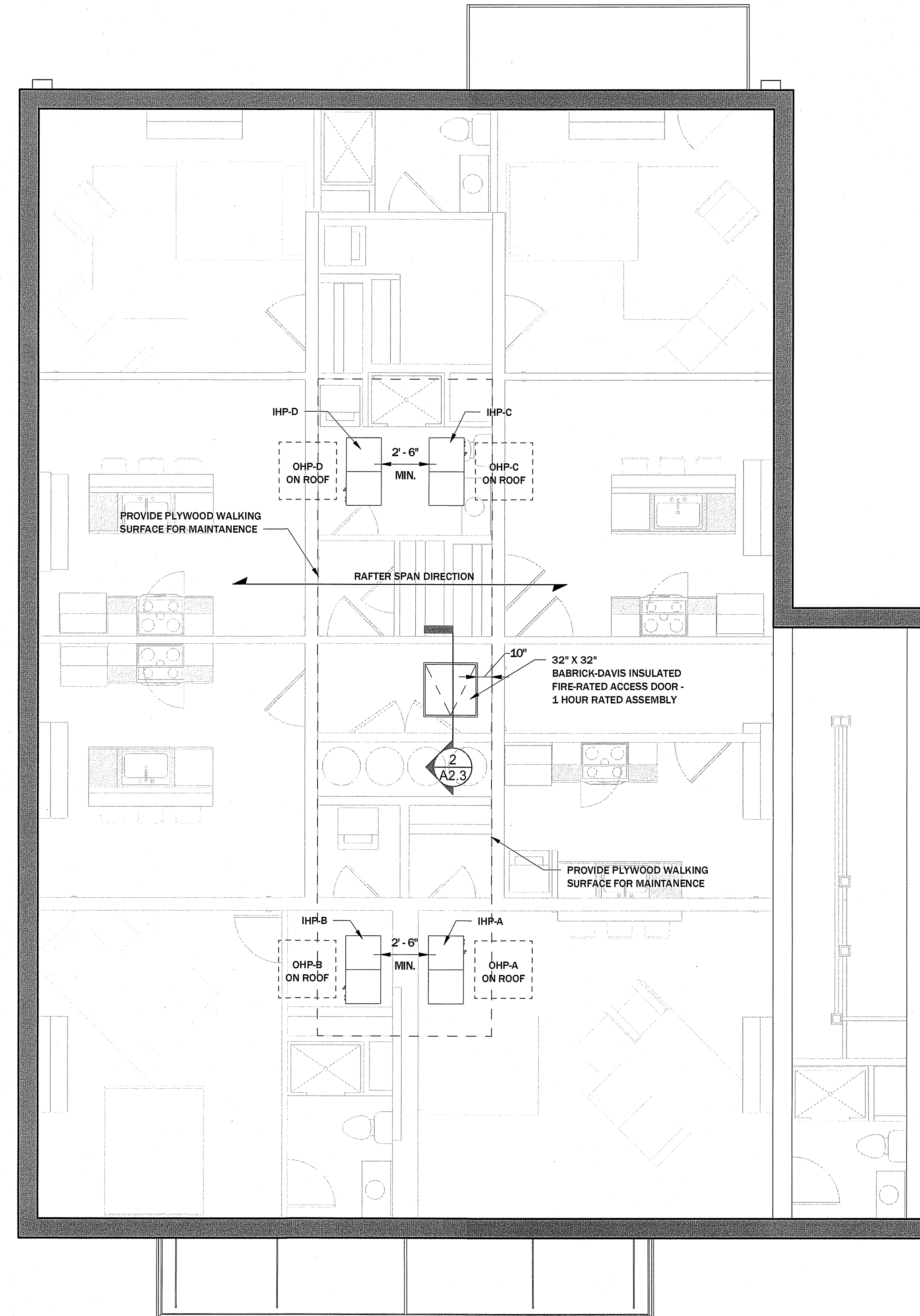


DRWN BY: SSH  
CHKD BY:  
DATE: April 24th, 2020  
REVISIONS

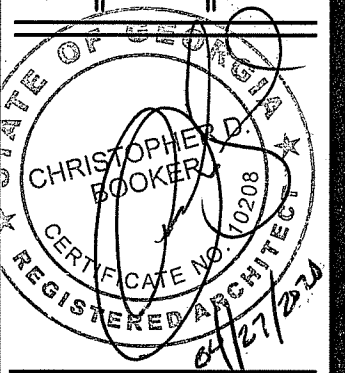
JOB NO.  
**2012**  
SHEET NO.



**2**  
A2.3 **RATED ACCESS ATTIC DETAIL**  
SCALE: 1 1/2" = 1'-0"



**1**  
A2.3 **PROPOSED ATTIC PLAN**  
SCALE: 1/4" = 1'-0"



DRWN BY: SSB  
CHKD BY:  
DATE: April 24th, 2020  
REVISIONS

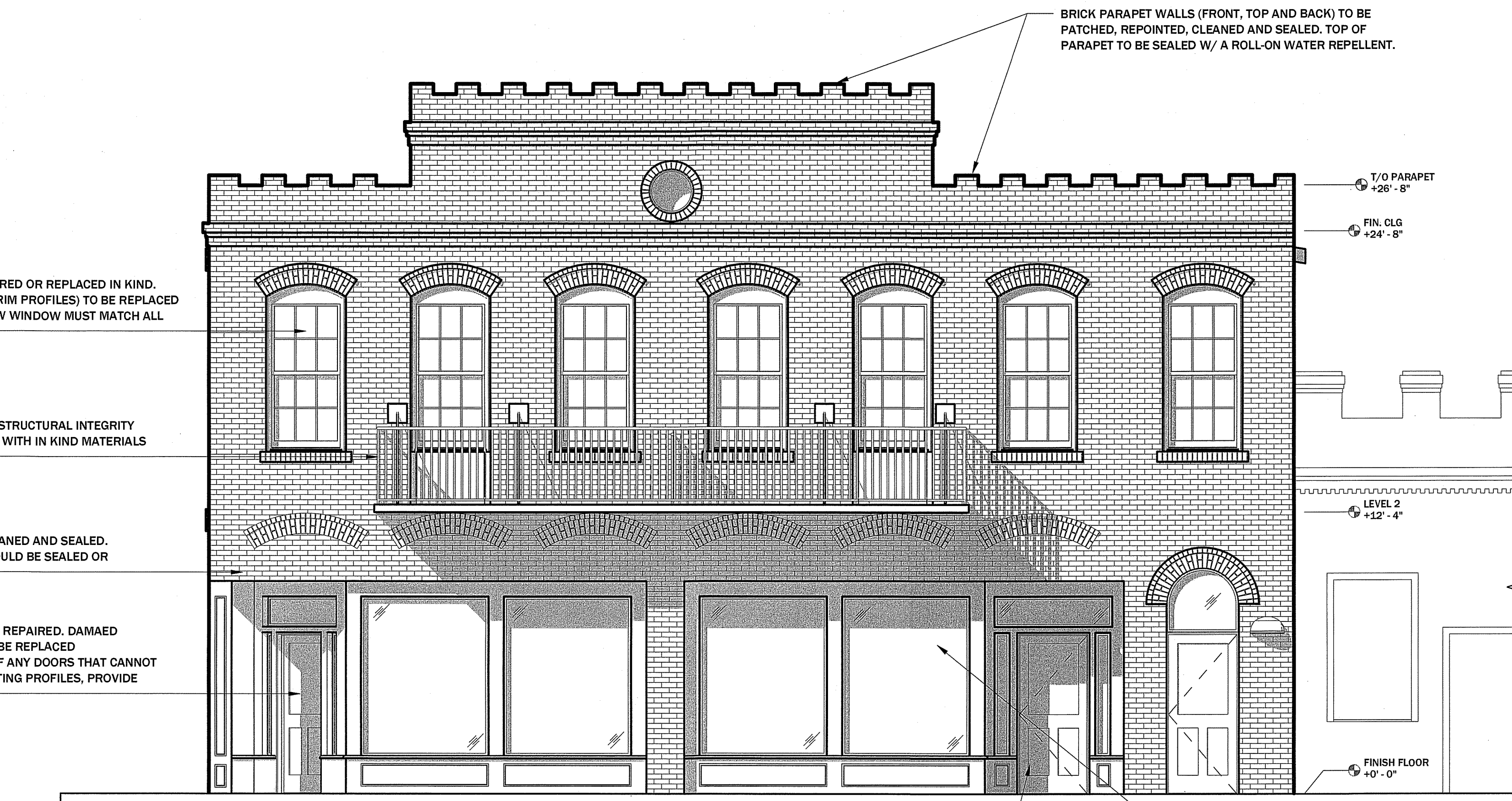
ALL EXISTING EXTERIOR WINDOWS TO BE REPAIRED OR REPLACED IN KIND. ANY DAMAGE GLASS AND WOOD (SASHES OR TRIM PROFILES) TO BE REPLACED IN KIND. IF EXISTING WINDOW IS REPLACED, NEW WINDOW MUST MATCH ALL NATIONAL PARKS AND SHPO.

ALL EXTERIOR BALCONY'S TO BE CHECKED FOR STRUCTURAL INTEGRITY AND TO BE REPAIRED OR REPLACED AS NEEDED WITH IN KIND MATERIALS TO MATCH EXISTING

BRICK WALLS TO BE PATCHED, REPOINTED, CLEANED AND SEALED. IF BRICK IS TO BE EXPOSED ON INTERIOR IT SHOULD BE SEALED OR PAINTED.

ALL EXISTING HISTORIC EXTERIOR DOORS TO BE REPAIRED. DAMAED OR BROKEN GLASS, WOOD, WOOD TRIM, OR METAL TO BE REPLACED WITH IN KIND MATERIALS. NOTIFY ARCHITECT OF ANY DOORS THAT CANNOT BE REPAIRED. NEW DOORS TO MATCH ALL EXISTING PROFILES, PROVIDE DETAILS TO BE APPROVED BY ARCHITECT.

BRICK PARAPET WALLS (FRONT, TOP AND BACK) TO BE PATCHED, REPOINTED, CLEANED AND SEALED. TOP OF PARAPET TO BE SEALED W/ A ROLL-ON WATER REPELLENT.



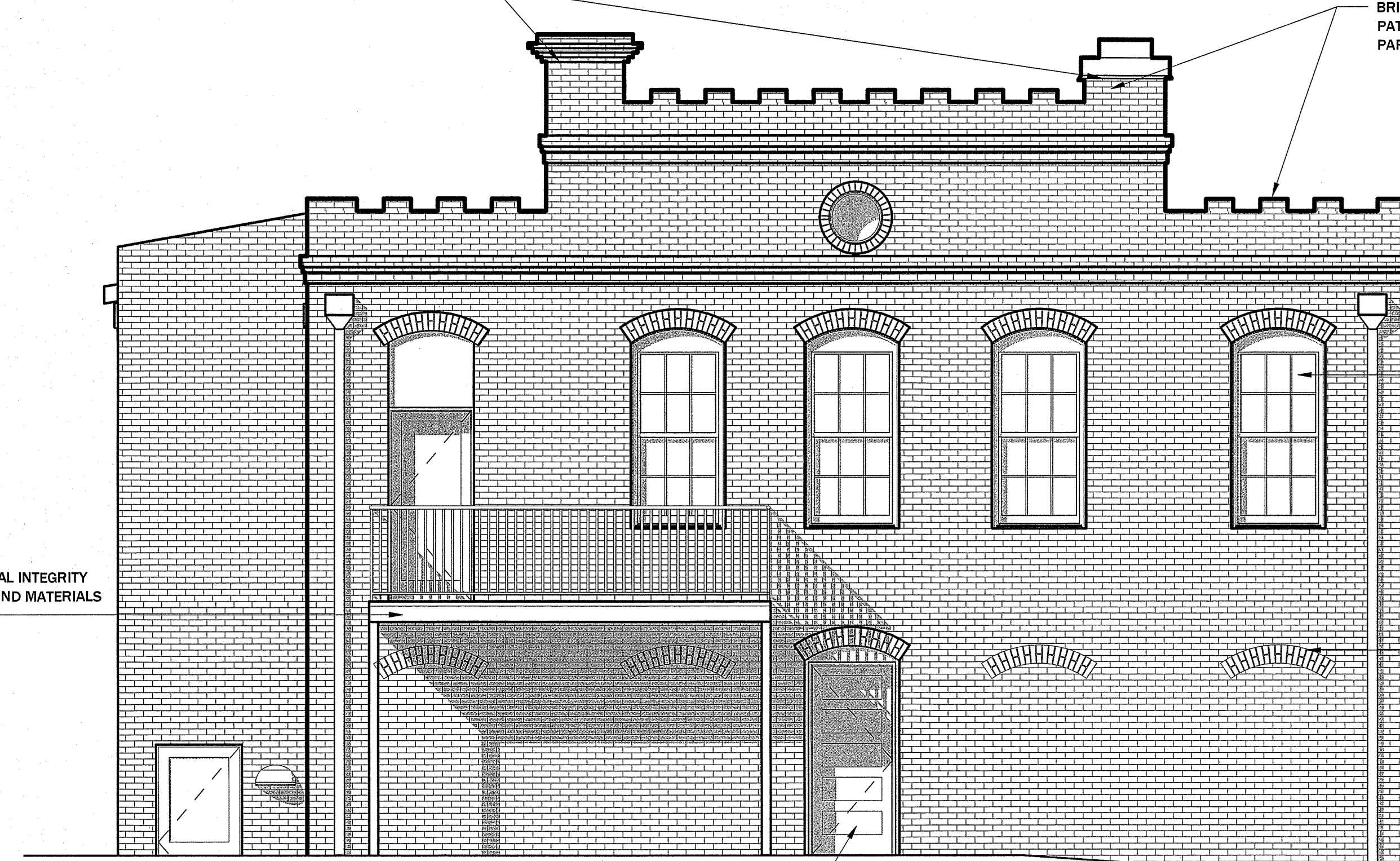
ALL EXISTING HISTORIC EXTERIOR DOORS TO BE REPAIRED. DAMAGED OR BROKEN GLASS, WOOD, WOOD TRIM, OR METAL TO BE REPLACED WITH IN KIND MATERIALS. NOTIFY ARCHITECT OF ANY DOORS THAT CANNOT BE REPAIRED. NEW DOORS TO MATCH ALL EXISTING PROFILES, PROVIDE DETAILS TO BE APPROVED BY ARCHITECT.

ALL EXISTING EXTERIOR WINDOWS TO BE REPAIRED OR REPLACED IN KIND. ANY DAMAGED GLASS AND WOOD (SASHES OR TRIM PROFILES) TO BE REPLACED IN KIND. IF EXISTING WINDOW IS REPLACED, NEW WINDOW MUST MATCH ALL EXISTING PROFILES. PROVIDE DETAILS TO BE APPROVED BY ARCHITCT, NATIONAL PARKS AND SHPO.

1 FRONT ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"

ALL FIREPLACES & CHIMNEYS TO BE PATCHED, REPOINTED, CLEANED, AND SEALED, RESTORED TO ORIGINAL CONDITION

BRICK PARAPET WALLS (FRONT, TOP AND BACK) TO BE PATCHED, REPOINTED, CLEANED AND SEALED. TOP OF PARAPET TO BE SEALED W/ A ROLL-ON WATER REPELLENT.

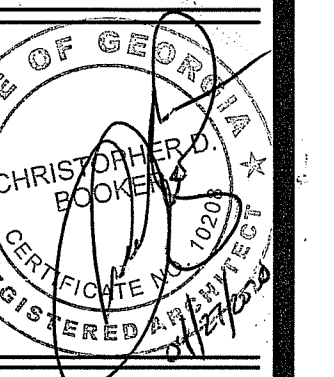
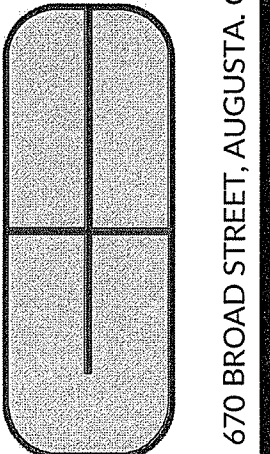


ALL EXISTING EXTERIOR WINDOWS TO BE REPAIRED OR REPLACED IN KIND. ANY DAMAGE GLASS AND WOOD (SASHES OR TRIM PROFILES) TO BE REPLACED IN KIND. IF EXISTING WINDOW IS REPLACED, NEW WINDOW MUST MATCH ALL EXISTING PROFILES. PROVIDE DETAILS TO BE APPROVED BY ARCHITECT, NATIONAL PARKS AND SHPO.

BRICK WALLS TO BE PATCHED, REPOINTED, CLEANED AND SEALED. IF BRICK IS TO BE EXPOSED ON INTERIOR IT SHOULD BE SEALED OR PAINTED.

ALL EXISTING HISTORIC EXTERIOR DOORS TO BE REPAIRED, DAMAGED OR BROKEN GLASS, WOOD, WOOD TRIM, OR METAL TO BE REPLACED WITH IN KIND MATERIALS. NOTIFY ARCHITECT OF ANY DOORS THAT CANNOT BE REPAIRED. NEW DOORS TO MATCH ALL EXISTING PROFILES, PROVIDE DETAILS TO BE APPROVED BY ARCHITECT.

2 REAR ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"



BRICK PARAPET WALLS (FRONT, TOP AND BACK) TO BE PATCHED, REPOINTED, CLEANED AND SEALED. TOP OF PARAPET TO BE SEALED W/ A ROLL-ON WATER REPELLENT.

EXISTING TPO ROOF MEMBRAN, SEAMS, FLASHING, CAPS, AND DRIPS EDGES TO BE INSPECTED BY A LICENCED COMMERCIAL ROOF SUBCONTRACTOR. REPAIR AND/OR REPLACE ANY DAMAGED AREAS AS NEEDED. ALL NEW ROOF PENETRATIONS ARE TO BE INSTALLED PER ROOF MEMBRAN MANUF. SPECS.

BRICK PARAPET WALLS (FRONT, TOP AND BACK) TO BE PATCHED, REPOINTED, CLEANED AND SEALED. TOP OF PARAPET TO BE SEALED W/ A ROLL-ON WATER REPELLENT.

BRICK WALLS TO BE PATCHED, REPOINTED, CLEANED AND SEALED. IF BRICK IS TO BE EXPOSED ON INTERIOR IT SHOULD BE SEALED OR PAINTED.

ALL EXTERIOR BALCONY'S TO BE CHECKED FOR STRUCTURAL INTEGRITY AND TO BE REPAIRED OR REPLACED AS NEEDED WITH IN KIND MATERIALS TO MATCH EXISTING

ALL STONE TO BE REPAIRED OR REPLACED AS NEEDED WITH IN KIND MATERIALS TO MATCH EXISTING. EXTERIOR STONEMWORK TO BE REPOINTED ONLY WHERE NECESSARY TO PREVENT MOISTURE ENTRY.

ALL EXISTING HISTORIC EXTERIOR DOORS TO BE REPAIRED, DAMAGED OR BROKEN GLASS, WOOD, WOOD TRIM, OR METAL TO BE REPLACED WITH IN KIND MATERIALS. NOTIFY ARCHITECT OF ANY DOORS THAT CANNOT BE REPAIRED, NEW DOORS TO MATCH ALL EXISTING PROFILES, PROVIDE DETAILS TO BE APPROVED BY ARCHITECT.

T/O PARAPET  
+26'-8"

FIN. CLG  
+24'-8"

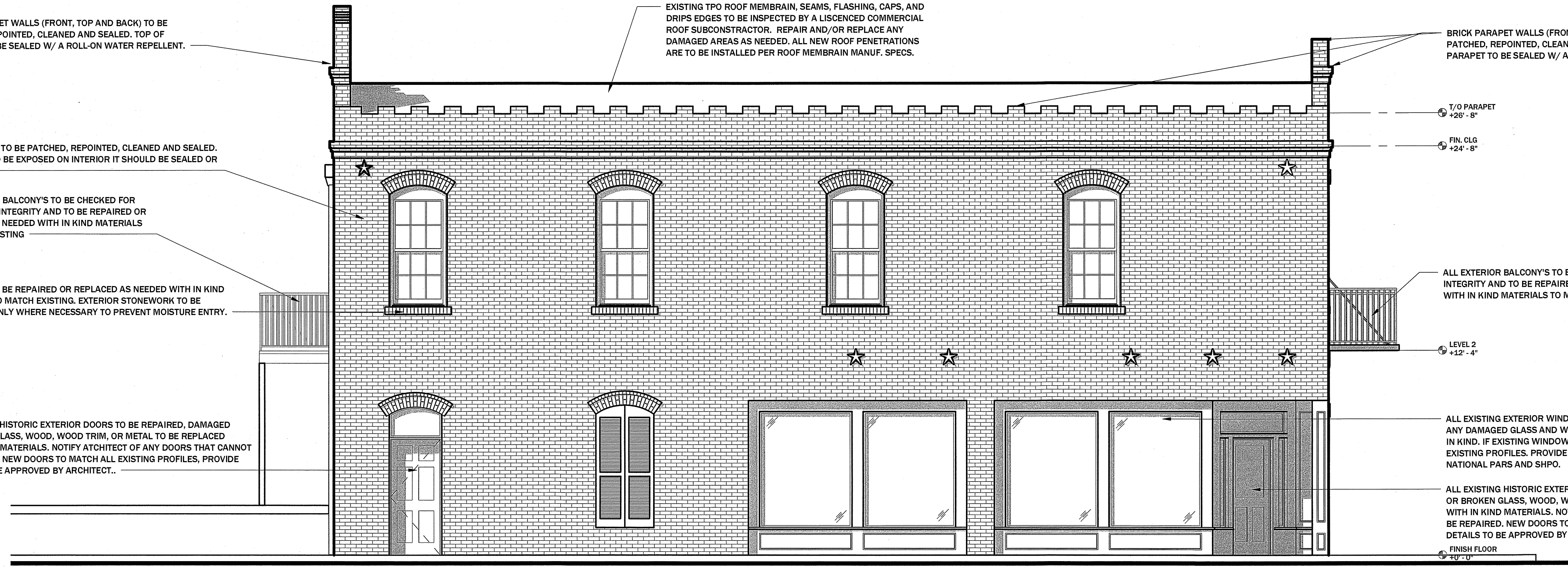
ALL EXTERIOR BALCONY'S TO BE CHECKED FOR STRUCTURAL INTEGRITY AND TO BE REPAIRED OR REPLACED AS NEEDED WITH IN KIND MATERIALS TO MATCH EXISTING

LEVEL 2  
+12'-4"

ALL EXISTING EXTERIOR WINDOWS TO BE REPAIRED OR REPLACED INKIND. ANY DAMAGED GLASS AND WOOD (SASHES OR TRIM PROFILES) TO BE REPLACED IN KIND. IF EXISTING WINDOW IS REPLACED, NEW WINDOW MUST ATCH ALL EXISTING PROFILES. PROVIDE DETAILS TO BE APPROVED BY ARCHITECT, NATIONAL PARKS AND SHPO.

ALL EXISTING HISTORIC EXTERIOR DOORS TO BE REPAIRED, DAMAGED OR BROKEN GLASS, WOOD, WOOD TRIM, OR METAL TO BE REPLACED WITH IN KIND MATERIALS. NOTIFY ARCHITECT OF ANY DOORS THAT CANNOT BE REPAIRED. NEW DOORS TO MATCH ALL EXISTING PROFILES, PROVIDE DETAILS TO BE APPROVED BY ARCHITECT.

FINISH FLOOR  
+0'-0"



1  
A3.2  
**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

BRICK PARAPET WALLS (FRONT, TOP AND BACK) TO BE PATCHED, REPOINTED, CLEANED AND SEALED. TOP OF PARAPET TO BE SEALED W/ A ROLL-ON WATER REPELLENT.

EXISTING TPO ROOF MEMBRAN, SEAMS, FLASHING, CAPS, AND DRIPS EDGES TO BE INSPECTED BY A LICENCED COMMERCIAL ROOF SUBCONTRACTOR. REPAIR AND/OR REPLACE ANY DAMAGED AREAS AS NEEDED. ALL NEW ROOF PENETRATIONS ARE TO BE INSTALLED PER ROOF MEMBRAN MANUF. SPECS.

NEW GUTTER & DOWNSPOUTS. REPLACE IN KIND

BRICK PARAPET WALLS (FRONT, TOP AND BACK) TO BE PATCHED, REPOINTED, CLEANED AND SEALED. TOP OF PARAPET TO BE SEALED W/ A ROLL-ON WATER REPELLENT.

ALL EXTERIOR BALCONY'S TO BE CHECKED FOR STRUCTURAL INTEGRITY AND TO BE REPAIRED OR REPLACED AS NEEDED WITH IN KIND MATERIALS TO MATCH EXISTING

T/O PARAPET  
+26'-8"

FIN. CLG  
+24'-8"

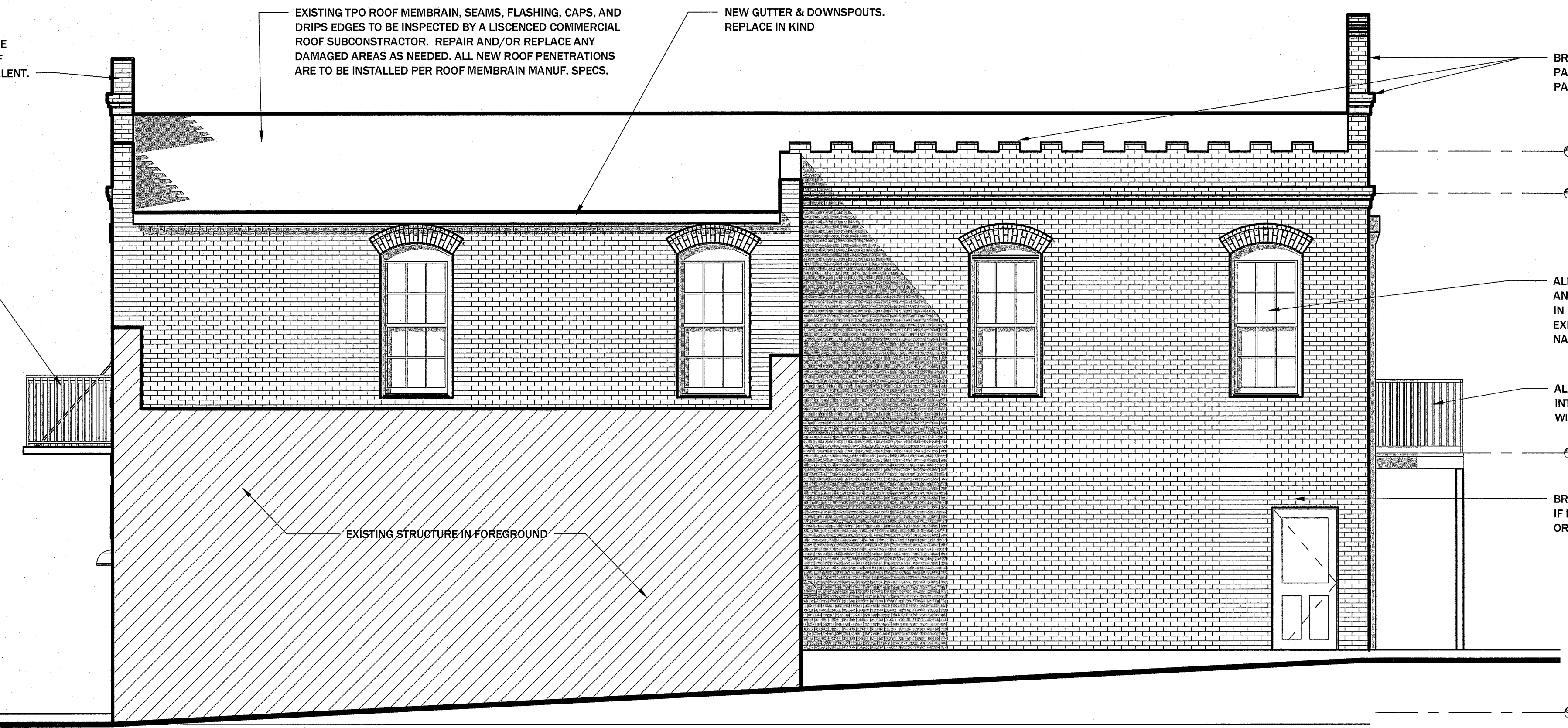
ALL EXISTING EXTERIOR WINDOWS TO BE REPAIRED OR REPLACED IN KIND. ANY DAMAGE GLASS AND WOOD (SASHES OR TRIM PROFILES) TO BE REPLACED IN KIND. IF EXISTING WINDOW IS REPLACED, NEW WINDOW MUST MATCH ALL EXISTING PROFILES. PROVIDE DETAILS TO BE APPROVED BY ARCHITECT, NATINAL PARKS AND SHPO.

ALL EXTERIOR BALCONY'S TO BE CHECKED FOR STRUCTURAL INTEGRITY AND TO BE REPAIRED OR REPLACED AS NEEDED WITH IN KIND MATERIALS TO MATCH EXISTING

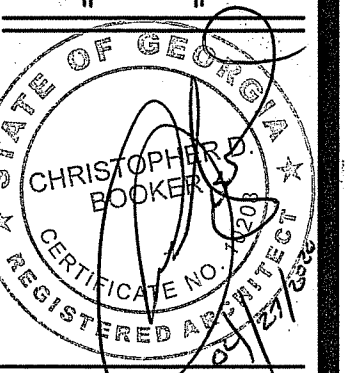
LEVEL 2  
+12'-4"

BRICK WALLS TO BE PATCHED, REPOINTED, CLEANED AND SEALED. IF BRICK IS TO BE EXPOSED ON INTERIOR IT SHOULD BE SEALED OR PAINTED.

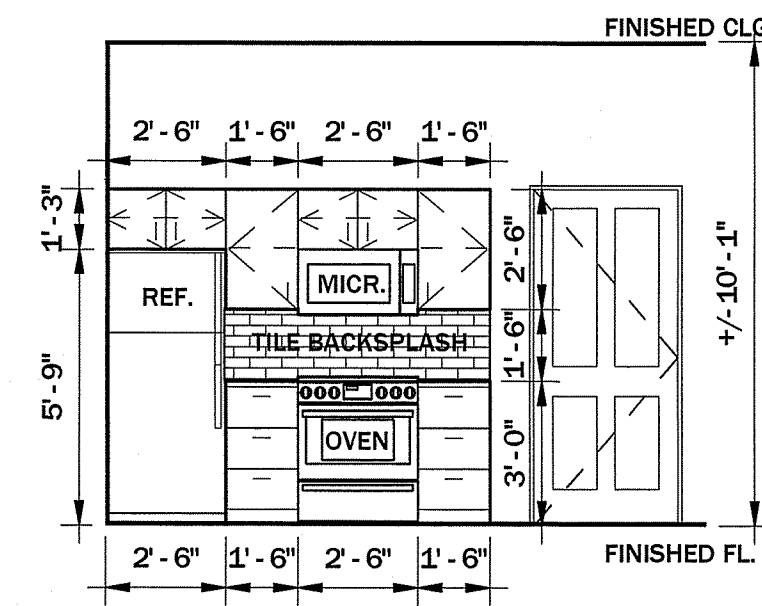
FINISH FLOOR  
+0'-0"



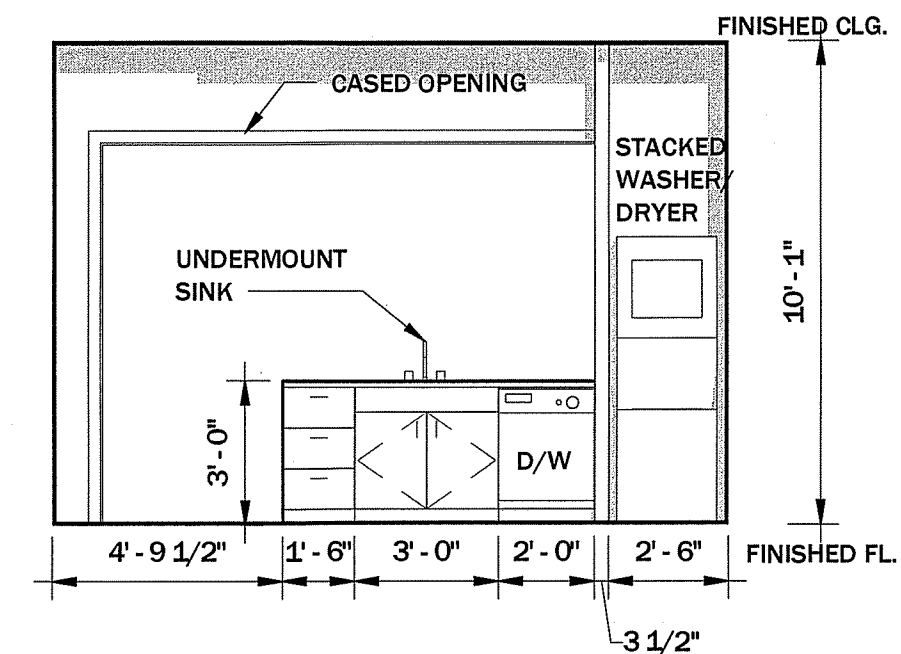
2  
A3.2  
**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



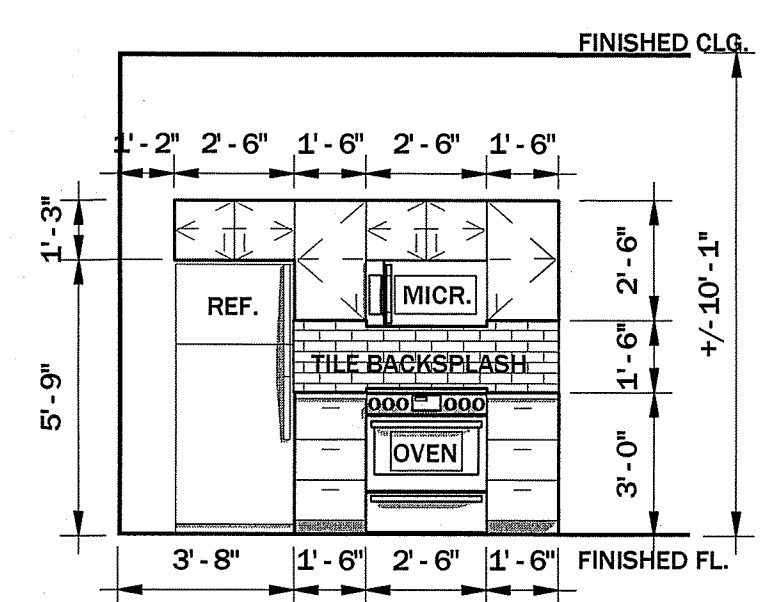




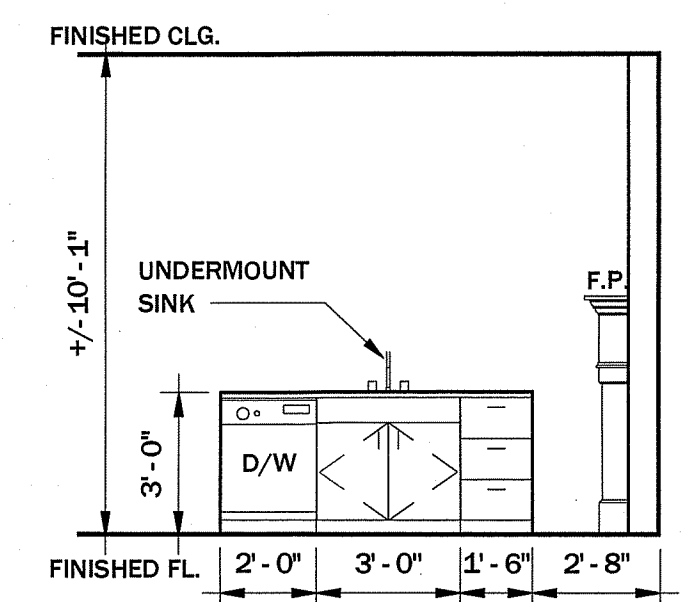
1  
A3.3  
**UNIT A - KITCHEN**  
SCALE: 1/4" = 1'-0"



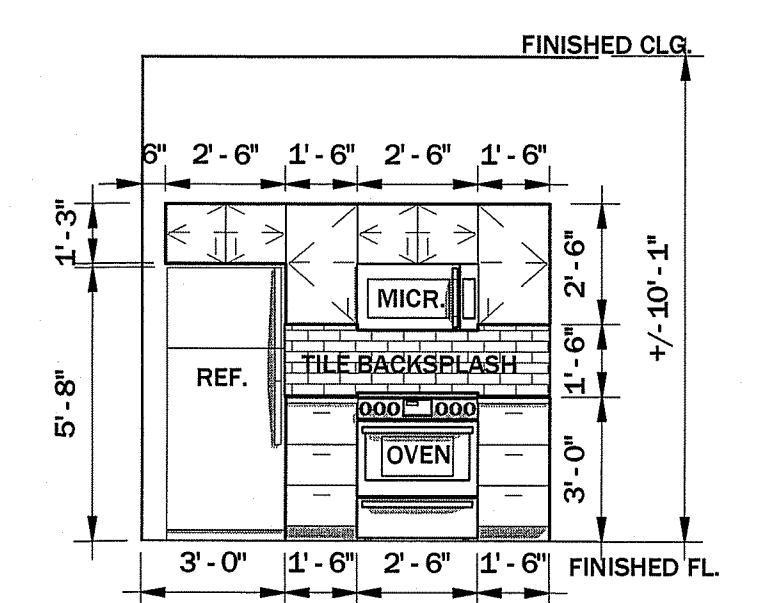
2  
A3.3  
**UNIT A - KITCHEN**  
SCALE: 1/4" = 1'-0"



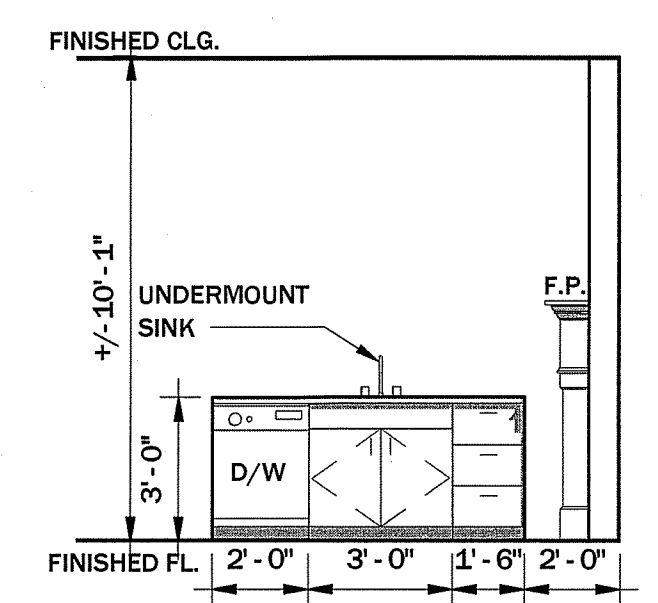
3  
A3.3  
**UNIT B - KITCHEN**  
SCALE: 1/4" = 1'-0"



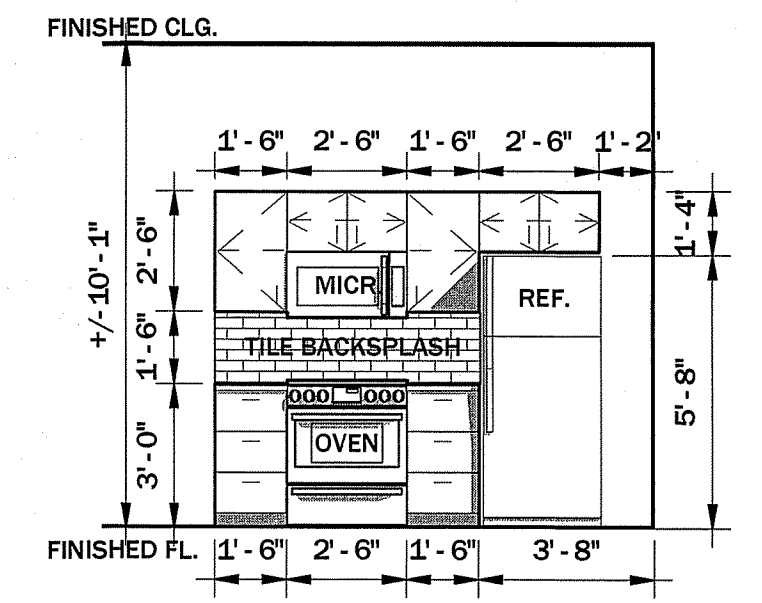
4  
A3.3  
**UNIT B - KITCHEN**  
SCALE: 1/4" = 1'-0"



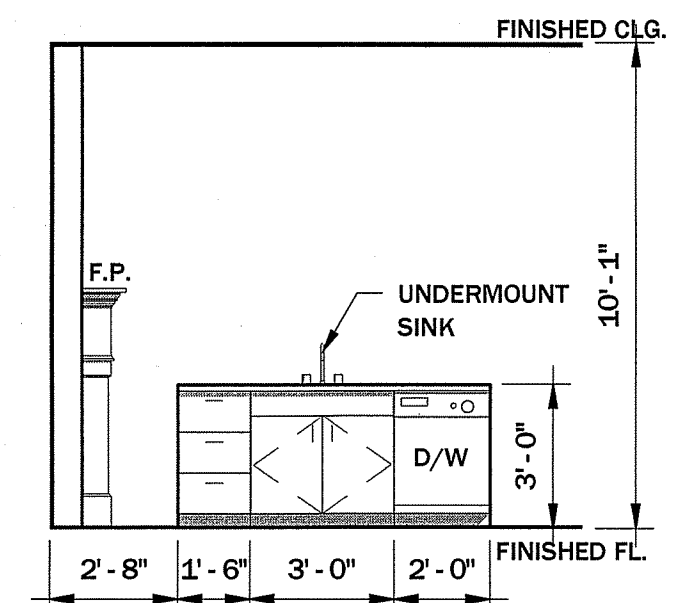
5  
A3.3  
**UNIT C - KITCHEN**  
SCALE: 1/4" = 1'-0"



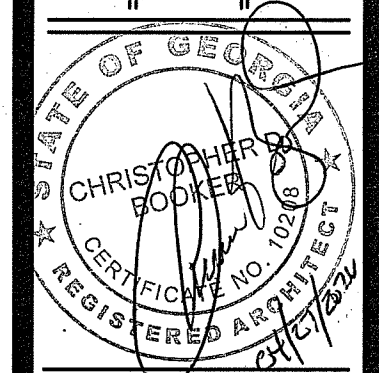
6  
A3.3  
**UNIT C - KITCHEN**  
SCALE: 1/4" = 1'-0"



7  
A3.3  
**UNIT D - KITCHEN**  
SCALE: 1/4" = 1'-0"



8  
A3.3  
**UNIT D - KITCHEN**  
SCALE: 1/4" = 1'-0"



DRWN BY: SBH  
CHK'D BY:  
DATE: April 24th, 2012  
REVISIONS

## FINISH SCHEDULE

RM. NO.	NAME	FLOOR FINISH	BASE MATERIAL	WALL FINISH	CEILING		REMARKS
					FINISH	HEIGHT	
01	KITCHEN	SEE FLOOR FINISH NOTE ON SHEET A2.2	WOOD	SEE WALL FINISH NOTE ON SHEET A2.2, PT-3	GYP. BOARD	10'-1"	
02	STUDIO	SEE FLOOR FINISH NOTE ON SHEET A2.2	WOOD	SEE WALL FINISH NOTE ON SHEET A2.2	GYP. BOARD	10'-1"	
03	BATH	PORCELAIN TILE	WOOD	SEE WALL FINISH NOTE ON SHEET A2.2, PT-1, PT-2	GYP. BOARD	10'-1"	
04	CLOSET	SEE FLOOR FINISH NOTE ON SHEET A2.2	WOOD	SEE WALL FINISH NOTE ON SHEET A2.2	GYP. BOARD	10'-1"	
05	MECH.	SEE FLOOR FINISH NOTE ON SHEET A2.2	WOOD	SEE WALL FINISH NOTE ON SHEET A2.2	GYP. BOARD	10'-1"	

- NOTE:  
 1. GYPSUM BOARD IN BATHROOMS AND ON ALL WETWALLS TO BE MOISTURE RESISTANT  
 2. GYPSUM BOARD WALLS TO HAVE A (LEVEL 5) FINISH

**LEGEND:**

- WOOD** MATCH PROFILE TO EXISTING, PAINTED, COLORS SELECTED BY OWNER
- GYP. BOARD** GYPSUM BOARDED 5/8" THICK, PAINTED. TYPE "X" WHERE REQUIRED FOR FIRE RATING  
 GYPSUM BOARD IN BATHROOMS ON ALL WET WALLS TO BE MOISTURE RESISTANT
- PAINT** PAINT COLORS TO BE SELECTED BY OWNER.

**PRIMER:**  
 INTERIOR OIL BASE PRIMER (DOORS/TRIM)  
 DRYWALL PRIMER, INTERIOR LATEX (WALLS)  
 OIL BASE PRIMER, ENAMEL (EXPOSED METAL, HANDRAILS)

**PAINT:**  
 INTERIOR ALKYD SEMI GLOSS ENAMEL (DOORS/TRIM, BATHROOM WALLS)  
 INTERIOR LATEX FLAT, EGGSHELL (WALLS)  
 INDUSTRIAL ENAMEL (EXPOSED METAL, HANDRAILS)

**PORCELAIN TILE**  
 PT-1 - PORCELAIN TILE, TRINITY TILE, 12" X 24" GRAPHITE (BATHROOM FLOORS)

PT-2 - PORCELAIN TILE, TRINITY TILE, 3"X11" FLAT VANILLA WALL TILE (ABOVE TUB/SHOWER INSERT)

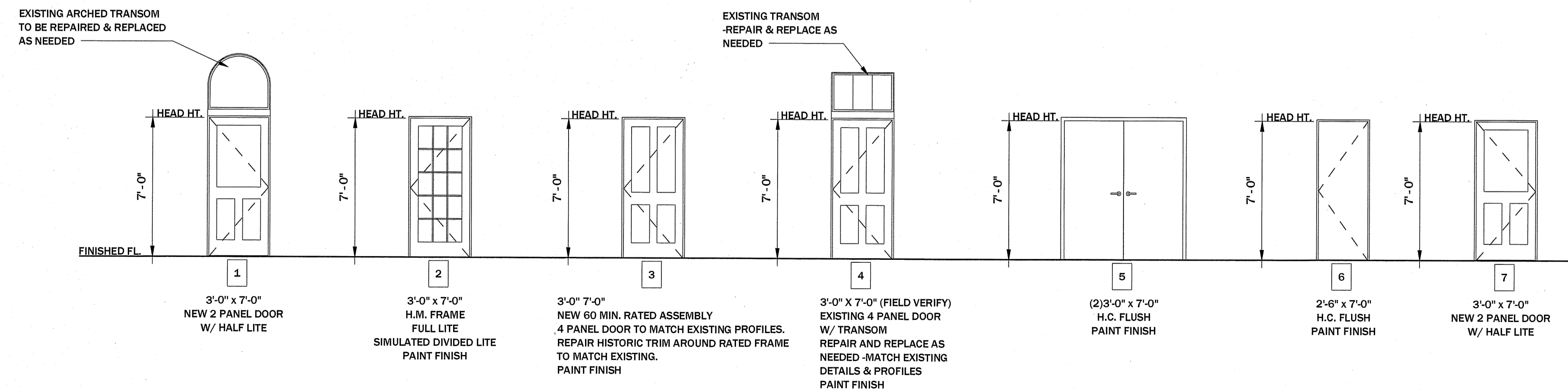
PT-3 - PORCELAIN TILE, TRINITY TILE 3" X 11" VANILLA WAVE (KITCHEN BACK SPLASH)

**CONTACT:**  
 ELIZABETH CHAMBLEY, TRINITY TILE  
 ECHAMBLEY@TRINITYSURFACES.COM  
 (770) 856-5134

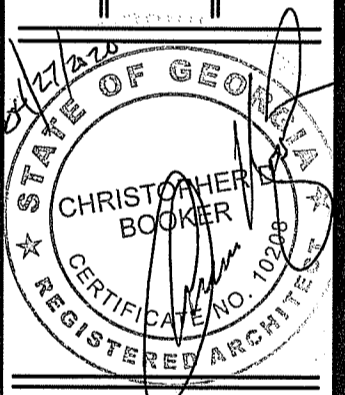
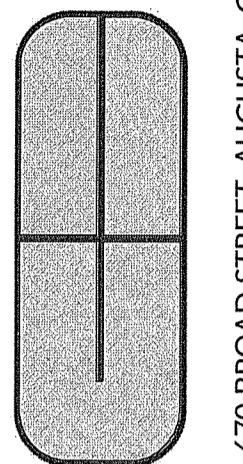
## DOOR SCHEDULE

DOOR NO.	TYPE	CONFIGURATION	SIZE			FRAME	NOTES
			WIDTH	HEIGHT	THICKNESS		
101	EXT. H.M. HALF LITE	1	3'-0"	7'-0"	0'-13/4"	H.M.	NEW HARDWARE TO MATCH EXISTING, CLOSER, COORDINATE SECURITY REQUIREMENTS W/ OWNER
102	EXT. H.M. HALF LITE	7	3'-0"	7'-0"	0'-13/4"	H.M.	NEW HARDWARE TO MATCH EXISTING, CLOSER, COORDINATE SECURITY REQUIREMENTS W/ OWNER
201	H.C. FLUSH	5	6'-0"	7'-0"	0'-13/4"	WD	LEVER SET, COORDINATE SECURITY REQUIREMENTS W/ OWNER
A 201	S.C. 4 PANEL	3	3'-0"	7'-0"	0'-13/8"	WD	60 MIN. ASSEMBLY, CLOSER, LEVER SET, DEAD BOLT, CHAIN LOCK, PEEP HOLE
A 202	EXIST.	4	2'-6"	7'-0"	0'-13/8"	WD	RESTORE/REPLACE ORIGINAL HARDWARE & TRANSOMS
A 203	H.C. FLUSH	6	2'-6"	7'-0"	0'-13/8"	WD	PRIVACY LEVER LOCKSET
B 201	S.C. 4 PANEL	3	3'-0"	7'-0"	0'-13/8"	WD	60 MIN. ASSEMBLY, CLOSER, LEVER SET, DEAD BOLT, CHAIN LOCK, PEEP HOLE
B 202	H.C. FLUSH	6	2'-6"	7'-0"	0'-13/8"	WD	LEVER SET
B 203	H.C. FLUSH	6	2'-6"	7'-0"	0'-13/8"	WD	PRIVACY LEVER LOCKSET
B 204	EXIST.	4	2'-6"	7'-0"	0'-13/8"	WD	RESTORE/REPLACE ORIGINAL HARDWARE & TRANSOMS
C 201	S.C. 4 PANEL	3	3'-0"	7'-0"	0'-13/8"	WD	60 MIN. ASSEMBLY, CLOSER, LEVER SET, DEAD BOLT, CHAIN LOCK, PEEP HOLE
C 202	EXIST.	4	3'-0"	7'-0"	0'-13/8"	WD	RESTORE/REPLACE ORIGINAL HARDWARE & TRANSOMS
C 203	EXIST.	4	3'-0"	7'-0"	0'-13/8"	WD	RESTORE/REPLACE ORIGINAL HARDWARE & TRANSOMS
C 204	EXIST.	4	3'-0"	7'-0"	0'-13/8"	WD	RESTORE/REPLACE ORIGINAL HARDWARE & TRANSOMS
C 205	EXT. S.C. FULL LITE	2	3'-0"	7'-0"	0'-13/4"	WD	PRIVACY LEVER LOCKSET
D 201	S.C. 4 PANEL	3	3'-0"	7'-0"	0'-13/8"	WD	60 MIN. ASSEMBLY, CLOSER, LEVER SET, DEAD BOLT, CHAIN LOCK, PEEP HOLE
D 202	H.C. FLUSH	6	2'-6"	7'-0"	0'-13/8"	WD	LEVER SET
D 203	H.C. FLUSH	6	2'-6"	7'-0"	0'-13/8"	WD	PRIVACY LEVER LOCKSET
D 204	EXIST.	4	3'-0"	7'-0"	0'-13/8"	WD	RESTORE/REPLACE ORIGINAL HARDWARE & TRANSOMS
F 201	EXIST.		2'-6"	6'-8"	0'-13/8"	WD	FIXED IN PLACE
F 202	EXIST.		3'-0"	7'-0"	0'-13/8"	WD	FIXED IN PLACE
F 203	EXIST.		8'-0"	9'-0"	0'-13/8"	WD	FIXED IN PLACE

- NOTE:  
 1. EXISTING DOOR HARDWARE TO BE REPLACED AS NEEDED  
 2. HOLLOW METAL(HM) DOOR FRAMES TO BE PAINTED  
 3. ALL INTERIOR AND EXTERIOR DOORS TO HAVE STOPS (WALL OR FLOOR AS NEEDED)  
 4. EXISTING DOOR FRAMES TO BE REUSED  
 5. ALL EXTERIOR DOORS TO HAVE ADA THRESHOLD, WEATHERSTRIPPING, & SWEEPS



**DOOR CONFIGURATION**  
 SCALE: 1/4" = 1'-0"



DRWN BY: SSH  
 CHKD BY:  
 DATE: April 24th, 2020  
 REVISIONS

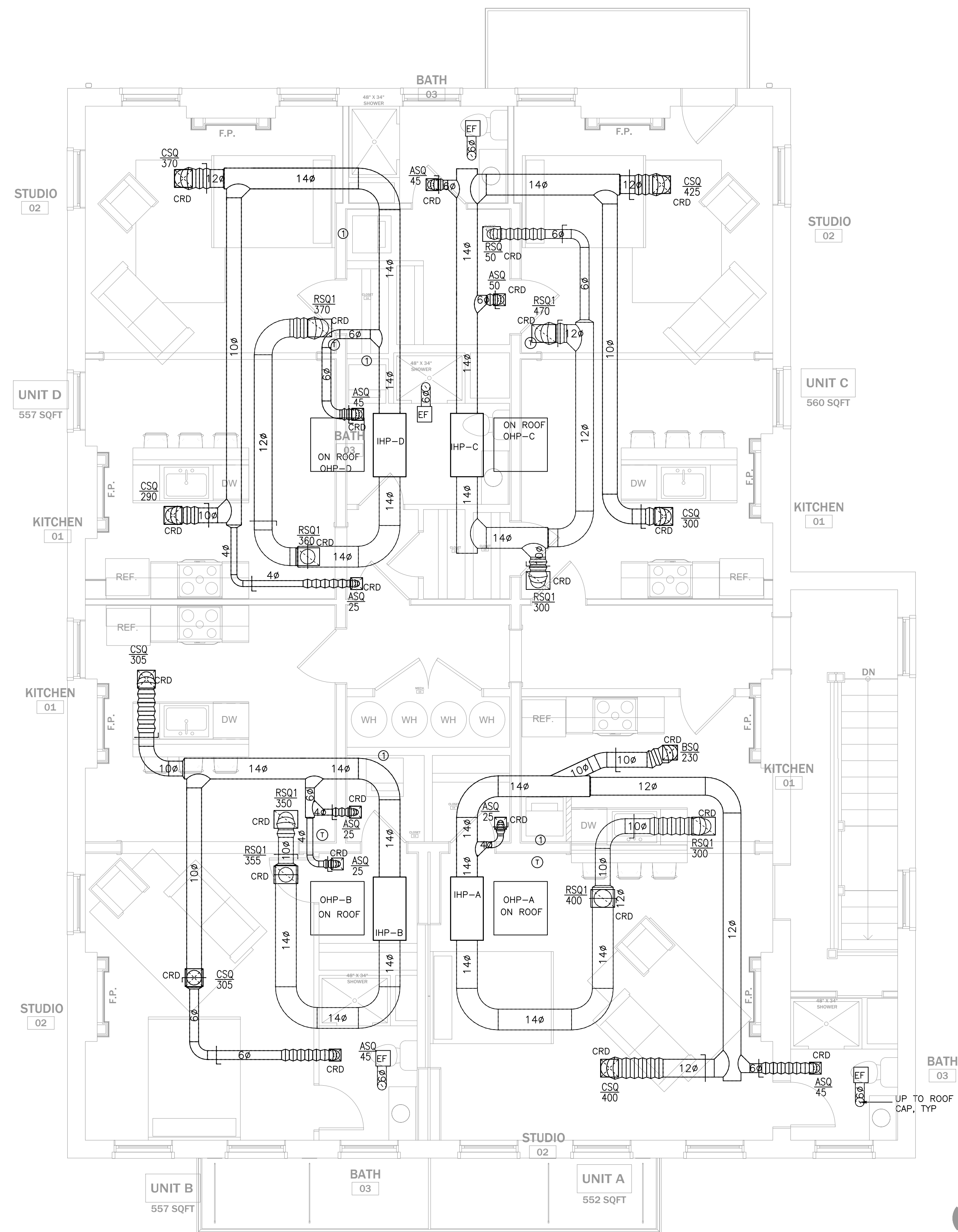
JOB NO.  
**2012**  
 SHEET NO.

GENERAL CONSTRUCTION NOTES

1. INSTALL ROOF MOUNTED HVAC EQUIPMENT ON EQUIPMENT RAILS BY RPS OR EQ. REFRIGERANT LINE & CONTROL WIRING ROOF PENETRATIONS TO BE COVERED BY PIPE PORTAL SYSTEMS BY RPS OR EQ.
2. FIREPLACES WILL NOT BE USED.

BALLOONED CONSTRUCTION NOTES

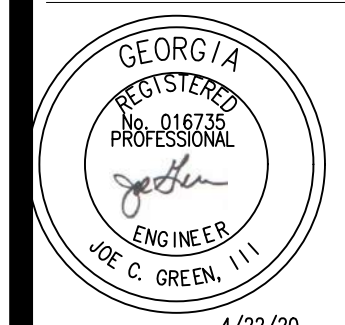
1. VENT DRYER TO EXTERIOR PER CODE REQUIREMENTS & DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. W/ DRYERBOX MODEL 350 & TERMINATION ON ROOF W/ ROOF CAP. 4" DIA.



1  
M1.0

HVAC PLAN

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



HVAC PLAN

DRWN BY: JG  
 CHKD BY:  
 DATE: 4/22/20  
 REVISIONS

JOB NO. 2012  
 SHEET NO.

M1.0

**HVAC NOTES:**

- ALL WORK SHALL BE PERFORMED PER THE LATEST EDITIONS OF NFPA 90A & 91, THE NATIONAL ELECTRICAL CODE, THE INTERNATIONAL MECHANICAL CODE AND ALL APPLICABLE STATE & LOCAL CODES & LATEST STATE AMENDMENTS. ALL PERMITS & FEES SHALL BE PAID BY THE HVAC CONTRACTOR.
- PLANS ARE DIAGRAMMATIC & SHOW THE GENERAL LOCATION OF THE EQUIPMENT & DUCTWORK. REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS & DETAILS REGARDING BUILDING CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED & ALL DIMENSIONS & LOCATIONS SHALL BE VERIFIED AT THE BUILDING SITE BEFORE FABRICATION & EQUIPMENT/DUCT PURCHASES. REPORT ANY ERRORS FOUND WITH THESE PLANS TO NOTIFY ARCHITECT IMMEDIATELY PRIOR TO BID FOR RESOLUTION & CLARIFICATION. COORDINATE EXACT LOCATION OF HVAC EQUIPMENT WITH GENERAL CONTRACTOR & ARCHITECT. CLOSELY COORDINATE ALL WORK WITH OTHER TRADES. REVIEW THE ARCHITECTURAL PLANS FOR MOUNTING HEIGHTS & ELEVATIONS REGARDING LOUVERS, GRILLES, LIGHTS OR OTHER CEILING MOUNTED ITEMS. IF THE HVAC CONTRACTOR INSTALLS HIS WORK PRIOR TO COORDINATING WITH ALL OTHER TRADES OR AS TO CAUSE ANY INTERFERENCE WITH WORK OF OTHER TRADES, HE SHALL MAKE NECESSARY CHANGES TO THE WORK OR CORRECT THE CONDITION WITHOUT EXTRA CHARGE. PROVIDE DUCT OFFSETS, DUCT ELEVATION CHANGES & DUCT REROUTING AS NEEDED TO AVOID CONFLICTS & INTERFERENCES. GENERAL CONTRACTOR TO PROVIDE FRAMED OPENINGS REQUIRED FOR DUCT/GRILLE/DIFFUSER/EQUIPMENT INSTALLATION THRU FLOOR & CEILING JOISTS. NOTIFY ARCHITECT/ENGINEER OF MAJOR CONFLICTS. THE HVAC CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE DRAWINGS TO DETERMINE THE QUANTITY OF ALL MECHANICAL ITEMS REQUIRED. THE SYMBOLS SHOWN ON SCHEDULES DEFINE THE TYPE OF EQUIPMENT & NOT THE QUANTITY. HVAC CONTRACTOR TO PROVIDE/INSTALL/COORDINATE ANY/ALL ADDITIONAL STRUCTURAL SUPPORTS/STEEL NEEDED FOR EQUIPMENT/DUCT, ETC., INSTALL UNDER THE HVAC SCOPE. HVAC CONTRACTOR TO INVESTIGATE AVAILABLE BUILDING STRUCTURE WITH GENERAL CONTRACTOR AND/OR STRUCTURAL ENGINEER AND/OR METAL BUILDING VENDOR (IF METAL BUILDING) FOR ADEQUACY TO SUPPORT ANY/ALL OF THE PROPOSED HVAC EQUIPMENT/DUCTWORK, ETC., OR OTHER ADDITIONAL EQUIPMENT SUPPLIED BY OTHERS BUT WILL BE INSTALLED BY THE HVAC CONTRACTOR PRIOR TO BID.
- ALL DUCTWORK & ACCESSORIES SHALL BE FABRICATED, SUPPORTED & INSTALLED PER ALL APPLICABLE ITEMS & REQUIREMENTS IN THE SMACNA HVAC DUCT CONSTRUCTION STANDARDS, 2005 EDITION, FOR 1" W.G., & SEAL CLASS A. SUPPORT ANY EXTERIOR DUCT PER THE LATEST SMACNA INDUSTRIAL ROUND & RECTANGULAR DUCT STANDARDS. SEAL ALL LONGITUDINAL, CIRCUMFERENTIAL & FITTING GORES WITH DUCT SEALANT. INSULATED FLEX FOR RUN-OUTS ONLY TO BE HART & COOLEY F216, R6.0 OR EQUAL. FLEX DUCT SIZE SHALL BE SAME AS TAKE-OFF DUCT SIZE. INSTALL VOLUME DAMPERS AT ALL SUPPLY AIR DEVICES, OUTSIDE AIR DUCTS & RETURN AIR DEVICES IF INDICATED.
- INSULATE ALL METAL DUCTWORK CONVEYING CONDITIONED AIR FROM HVAC EQUIPMENT (EXCLUDING INSULATED FLEX & DUCT WITHIN CONDITIONED SPACE) WITH 1 INCH THICK (RS MIN.) 1" THICK, REFLECTIX BIG BUBBLE DUCT INSULATION OR EQUAL. SECURELY TAPE THE LINEAR AND CIRCUMFERENCE SEAMS WITH A UL 181 APPROVED TAPE (GOAL IS AN AIR-TIGHT, SMC SEAM SEAL). DO NOT LEAVE ANY EXPOSED DUCT OR SPACE WHERE AIR CAN ENTER BETWEEN THE DUCT AND THE REFLECTIX. WHERE INSULATION IS REQUIRED ON EXTERIOR DUCT, PROVIDE/INSTALL WATERPROOF INSULATION SYSTEM W/ VAPOR BARRIER, R8 MIN.
- DUCT SIZES MAY BE ALTERED AS LONG AS THE SAME CROSS SECTIONAL AREA IS MAINTAINED IN ORDER TO AVOID INTERFERENCES & CONFLICTS. COORDINATE FINAL DUCT LAYOUT WITH ALL OTHER TRADES & STRUCTURAL DRAWINGS & STRUCTURAL SHOP DRAWINGS PRIOR TO HVAC PROCUREMENT TO AVOID REWORK, INTERFERENCES & CONFLICTS.
- INSTALL ALL MECHANICAL EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PROVIDE/INSTALL ALL COMPONENTS WHETHER SPECIFICALLY INDICATED ON DRAWINGS OR NOT THAT ARE NEEDED TO RESULT IN FULLY FUNCTIONAL HVAC SYSTEMS. INSTALL TRAPPED CONDENSATE DRAINS ON UNITS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROUTE DRAIN & SPILL ON GRADE OR TO PLUMBING DRAIN OR ROOF DRAIN (NOT EMERGENCY ROOF DRAIN) WITH ELBOW TURNED DOWN. DRAIN LINE SHALL BE SCH 40 PVC WITH SOLVENT WELD JOINTS & WITH A 3 INCH MIN. CONDENSATE TRAP AT THE UNIT DRAIN PAN CONNECTION. SEE DETAIL THIS SHEET. INSULATE DRAIN WITH 0.5 INCH THICK ARMAFLEX OR EQ. ADJUST ELEVATIONS OF EQUIPMENT REQUIRING CONDENSATE DRAINS TO ENSURE GRAVITY DRAINAGE. OTHERWISE PROVIDE/INSTALL CONDENSATE PUMPS. IF CONDENSATE PUMPS ARE INSTALLED COORDINATE POWER REQUIREMENTS WITH ELECTRICAL CONTRACTOR. PROVIDE CONTACTORS FOR FANS/EQUIPMENT IF NEEDED. DO NOT SPILL DRAINS DIRECTLY TO ROOF.
- REGARDING HVAC EQUIPMENT, DIFFERENT MANUFACTURERS WITH EQUAL OR BETTER PERFORMANCE OR CONSTRUCTION CHARACTERISTICS WILL BE CONSIDERED BY THE HVAC ENGINEER FOR ALL HVAC EQUIPMENT EXCEPT HEATING AND COOLING EQUIPMENT. HEATING & COOLING EQUIPMENT SHALL BE BY CARRIER, TRANE, JCI (YORK) MITSUBISHI OR SCHEDULED EQUIPMENT ON HVAC DRAWINGS. ALL EQUIPMENT ALTERNATES DESIRED BY THE HVAC CONTRACTOR SHALL BE DOCUMENTED AND SENT TO THE ARCHITECT 10 BUSINESS DAYS PRIOR TO BID DATE. HVAC CONTRACTOR TO VERIFY ALL EQUIPMENT ELECTRICAL REQUIREMENTS W/ ELECTRICAL CONTRACTOR PRIOR TO EQUIPMENT PROCUREMENT.
- ALL 90 DEGREE RECTANGULAR ELBOWS SHALL HAVE TURNING VANES.
- PROVIDE PROGRAMMABLE COMMERCIAL AUTO CHANGEOVER TYPE THERMOSTAT. CONTROL WIRING SHALL BE 18 GAUGE THERMOSTAT CABLE. MOUNT THERMOSTAT 4'-0" ABOVE FINISHED FLOOR.
- ALL DUCT DIMENSIONS ARE CLEAR INSIDE DIMENSIONS.
- ALL SYSTEMS & AIRFLOWS SHALL BE ADJUSTED & BALANCED AFTER COMPLETE INSTALLATION & WITH ALL EXHAUST FANS ENERGIZED.
- FILTERS SHALL BE LOCATED INSIDE AIR HANDLERS & SHALL BE DISPOSABLE TYPE. INSTALL CLEAN FILTERS AT COMPLETION OF ALL CONSTRUCTION.
- PROVIDE FLEXIBLE CONNECTIONS TO ALL AIR HANDLING EQUIPMENT.
- PROVIDE SPACING BETWEEN/AROUND ALL HVAC EQUIPMENT TO ALLOW MAINTENANCE CLEARANCES AND FREE AIR FLOW.
- REFER TO ARCHITECTURAL DRAWINGS, ELECTRICAL LIGHTING PLANS & REFLECTED CEILING PLANS FOR FINAL LOCATIONS OF CEILING MOUNTED AIR DEVICES & EQUIPMENT.
- ALL ALTERNATES DESIRED BY THE HVAC CONTRACTOR SHALL BE DOCUMENTED AND SENT TO THE ARCHITECT 10 BUSINESS DAYS PRIOR TO BID DATE.
- REFRIGERANT PIPING (IF NEEDED) SHALL BE "ACR" WITH 15% SILVER SOLDER JOINTS. INSULATE SUCTION LINE WITH 0.75 INCH THICK ARMAFLEX INSULATION. IF HVAC EQUIPMENT VENDOR REQUIRES DIFFERENT INSULATION THICKNESS/AND OR REQUIREMENTS COMPLY WITH THE VENDOR REQUIREMENTS. PURGE TUBING WITH DRY NITROGEN WHILE BRAZING. INSULATION JOINTS SHALL BE BUTTED & GLUED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE ZOOM LOCK BRAZE-FREE FITTINGS BY PARKER HANIFIN CORPORATION ARE AN ACCEPTABLE ALTERNATIVE IF APPROVED BY THE HVAC EQUIPMENT MANUFACTURER. INSULATE & INSTALL TUBING & INSULATION PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. IF THESE SPECIFICATIONS CONFLICT WITH VENDOR REQUIREMENTS INSTALL IN ACCORDANCE WITH VENDOR REQUIREMENTS.
- IF HVAC CONTRACTOR DESIRES TO VALUE ENGINEER THE DUCT SYSTEM(S) DESIGN, THE HVAC CONTRACTOR SHALL BEAR ALL COSTS REQUIRED TO REVISE ALL AFFECTED CONSTRUCTION DOCUMENTS FOR RESUBMITTAL TO ALL APPROVING PARTIES. ANY DESIRE TO VALUE ENGINEER SHALL BE DOCUMENTED VIA A FORMAL RFI DOCUMENT. HVAC CONTRACTOR TO COORDINATE PROPOSED CHANGES WITH ALL OTHER AFFECTED TRADES.
- THE MECHANICAL/HVAC CONTRACTOR SHALL COORDINATE & CONFIRM ALL ELECTRICAL REQUIREMENTS & SPECIFICATIONS WITH THE ELECTRICAL CONTRACTOR IN WRITING ONCE THE PROJECT HAS BEEN AWARDED. ANY DIFFERENCES IN ELECTRICAL LOADS FOR EQUIPMENT OTHER THAN THE DESIGN BASIS SHALL NOT CONSTITUTE CHANGE ORDERS FOR ELECTRICAL CHANGES REQUIRED EVEN IF ENGINEER APPROVES SUBMITTALS.
- IF HVAC CONTRACTOR SELECTS EQUIPMENT OTHER THAN THE BRANDS/MODELS SPECIFIED, THEY WILL BE RESPONSIBLE FOR PAYING FOR ANY HVAC DRAWING REVISIONS REQUIRED FOR ANY REASON DUE TO DIFFERENCES IN THE HVAC CONTRACTORS DESIRED EQUIPMENT, AS APPROVED BY THE ENGINEER, VS THE HVAC EQUIPMENT USED AS THE DESIGN BASIS ON THE HVAC BID DRAWINGS. IF THE HVAC EQUIPMENT INDICATED ON DRAWINGS HAS BEEN SUPERCEDED THE HVAC CONTRACTOR SHALL NOTIFY THE ENGINEER OF THIS PRIOR TO BID.
- IF NEEDED, ADJUST ITEMS SUCH AS DIP SWITCHES ON AIR HANDLERS, ETC., TO ACHIEVE PROPER AIR FLOW CHARACTERISTICS PER MANUFACTURERS INSTALLATION INSTRUCTIONS. ALSO PROGRAM/ADJUST VFDs WHERE NEEDED TO PROHIBIT COIL FROM FREEZING AS DIRECTED BY MANUFACTURER.
- HVAC CONTRACTOR MUST VERIFY ALL EQUIPMENT ELECTRICAL REQUIREMENTS/SPECIFICATIONS W/ ELECTRICAL CONTRACTOR & GENERAL CONTRACTOR PRIOR TO HVAC EQUIPMENT PROCUREMENT.
- ROOF CAPS TO BE CROWN PRODUCTS 350 SERIES OR EQ. EXCEPT DRYER ROOF CAP. DRYER ROOF CAP TO BE CROWN MODEL 350-D W/ ROUND COLLAR IN BOTTOM & GRAVITY DAMPER. WALL CAPS TO BE HOODED CROWN MODEL 349 OR EQUAL.
- MECHANICAL CONTRACTOR SHALL TRAIN OWNER ON OPERATION OF ALL HVAC SYSTEMS & HVAC CONTROLS. DOCUMENT TRAINING VIA FORMAL LETTER OR EMAIL LISTING THE SPECIFIC HVAC INFORMATION COVERED IN THE TRAINING.

INDOOR HEAT PUMP SCHEDULE									
MARK	MFG./MODEL NO.	COOLING, BTUH, NOM	HEATING, BTUH, NOM	STRIP, KW, NOM	CFM	ELEC.	MAX FUSE	MCA	MOTOR HP
IHP-A,B,C,D	CARRIER FB4CNP024	24,000	24,000	5.0/3.8	800	208/230/1/60	30/30	208/230	26.0/28.4

PROVIDE MATCHED COOLING COILS, SINGLE PT ELECTRICAL CONNECTION, LINE SETS & REFRIGERATION LONG LINE SET SPECIALTIES IF NEEDED PER MANUFACTURERS RECOMMENDATIONS. INSTALL LARGEST REFRIGERANT LINES ALLOWED BY MANUFACTURER FOR LONG LINE SET CRITERIA.

OUTDOOR HEAT PUMP SCHEDULE									
MARK	MFG./MODEL NO.	COOLING, BTUH, NOM	HEATING, BTUH, NOM	MAX FUSE	MCA	ELEC.	SEER	EER	HSPF
OHP-A,B,C,D	CARRIER 25HCE424	24,000	24,000	25	14.2	208/230/1/60	14	11.5	8.2

EXHAUST FAN SCHEDULE							
MARK	MFG./MODEL NO.	CFM NOM.	IN. S.P.	AMPS	ELEC.	WATTS	OPTIONS/ACCESSORIES
EF	GREENHECK SP-A50	50	.125	.31	115/60/1	16	CEILING RADIATION DAMPER, ROOF CAP & BACKDRAFT DAMPER

INTERLOCK WITH LIGHT SWITCHES.

**DIFFUSER, GRILLE, AND REGISTER SCHEDULE**

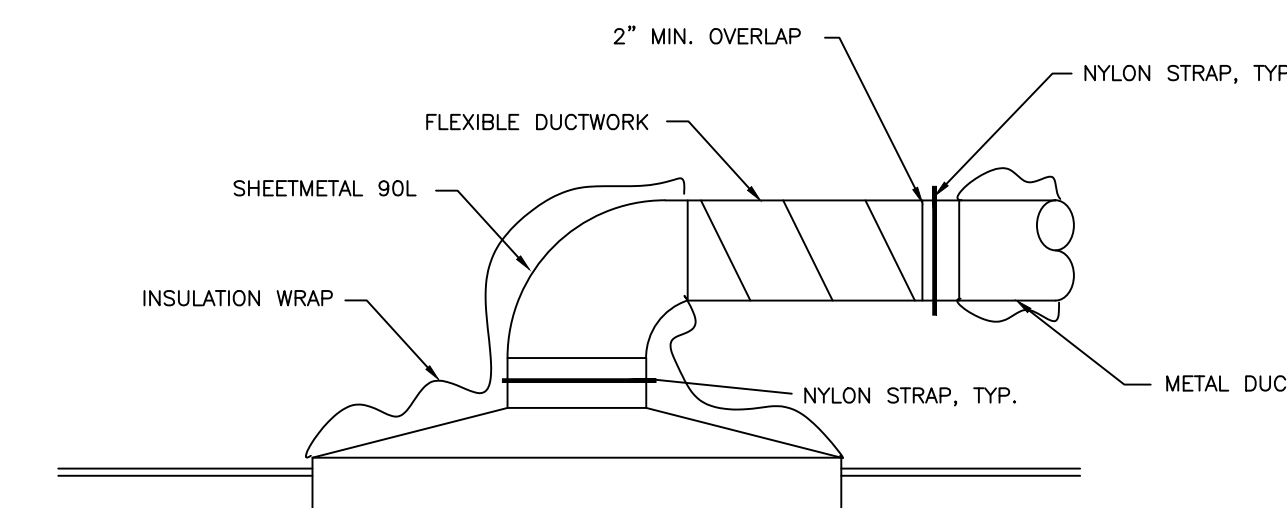
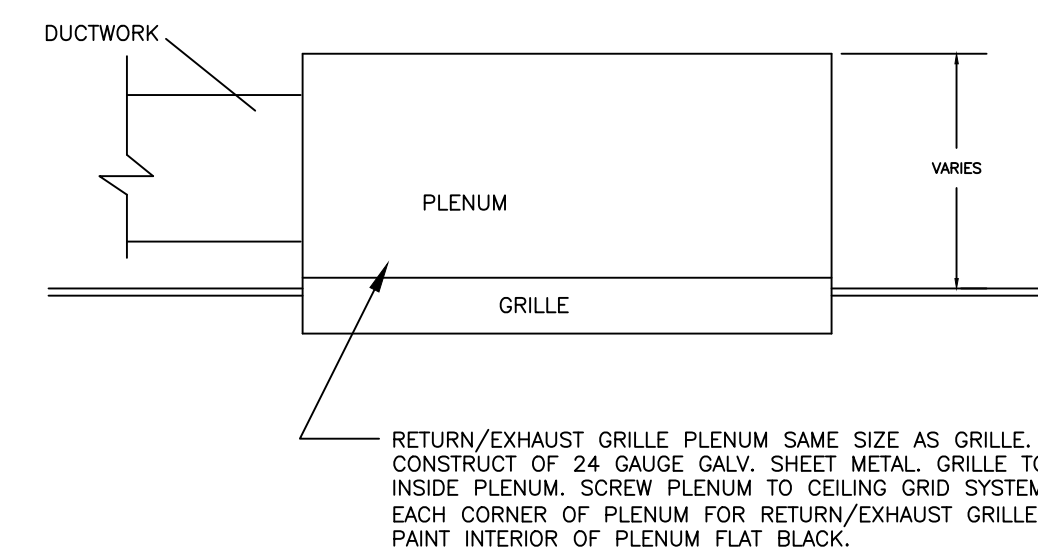
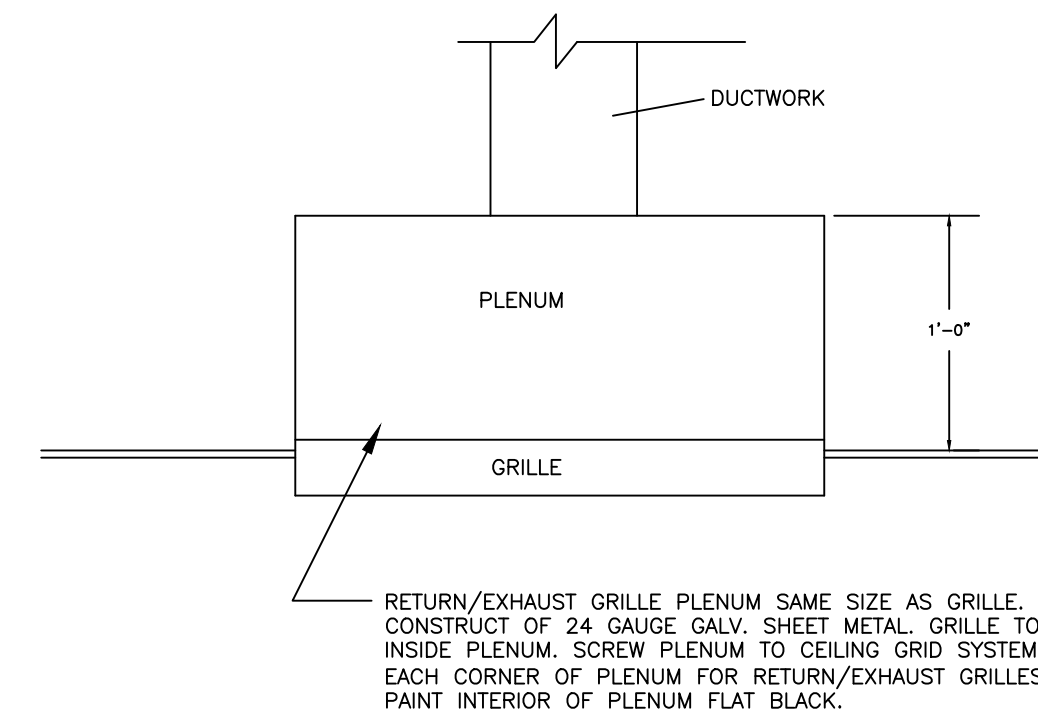
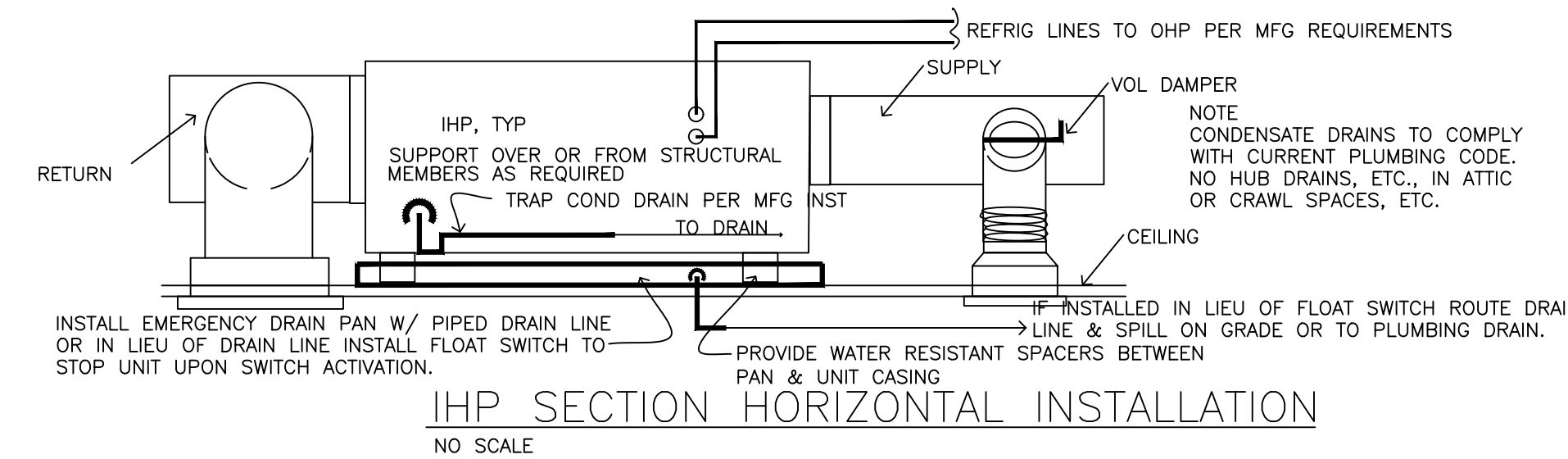
CALLOUT	AIRFLOW RANGE (CFM)	FACE SIZE (IN)	MODEL
ASQ	0 - 130	8x8	TITUS 300RL 6X6
BSQ	131 - 250	10x10	TITUS 300RL 8X8
CSQ	251 - 425	12x12	TITUS 300RL 10X10
RSQ	0 - 200	12x10	TITUS 350RL 10X8
RSQ1	0 - 500	16x12	TITUS 350RL 14X10

PROVIDE FACTORY INSULATED BOOTS WHERE POSSIBLE. NECK SIZE SAME AS RUNOUT SIZE. PROVIDE PLASTER RINGS FOR DRYWALL CEILINGS. OR EQUAL VENDORS.

**HVAC LEGEND**

- SUPPLY
- RETURN
- TRANSITION
- VOLUME DAMPER
- THERMOSTAT
- DIFFUSER
- CFM
- CRD CEILING RADIATION DAMPER GREENHECK CRD-1 OR EQ

DESIGN CONDITIONS	
INDOOR	
SUMMER	75°F, 50%RH
WINTER	70°F



GREENCO of Augusta, Inc.  
Consulting Engineering  
P. O. Box 56  
Harlem, GA 30814  
706-556-0405  
706-449-0732 fax

**ARCHITECTS**  
 Christopher Booker & Associates, PC  
 670 BROAD STREET, AUGUSTA, GA 30901 | P: (706) 798-6792 | WWW.CBARCHITECTS.COM

RENOVATION @ 1800 BROAD  
 H. USRY, J. MORRIS, T. SCHUETZ  
 1800 BROAD STREET  
 AUGUSTA, GA 30901

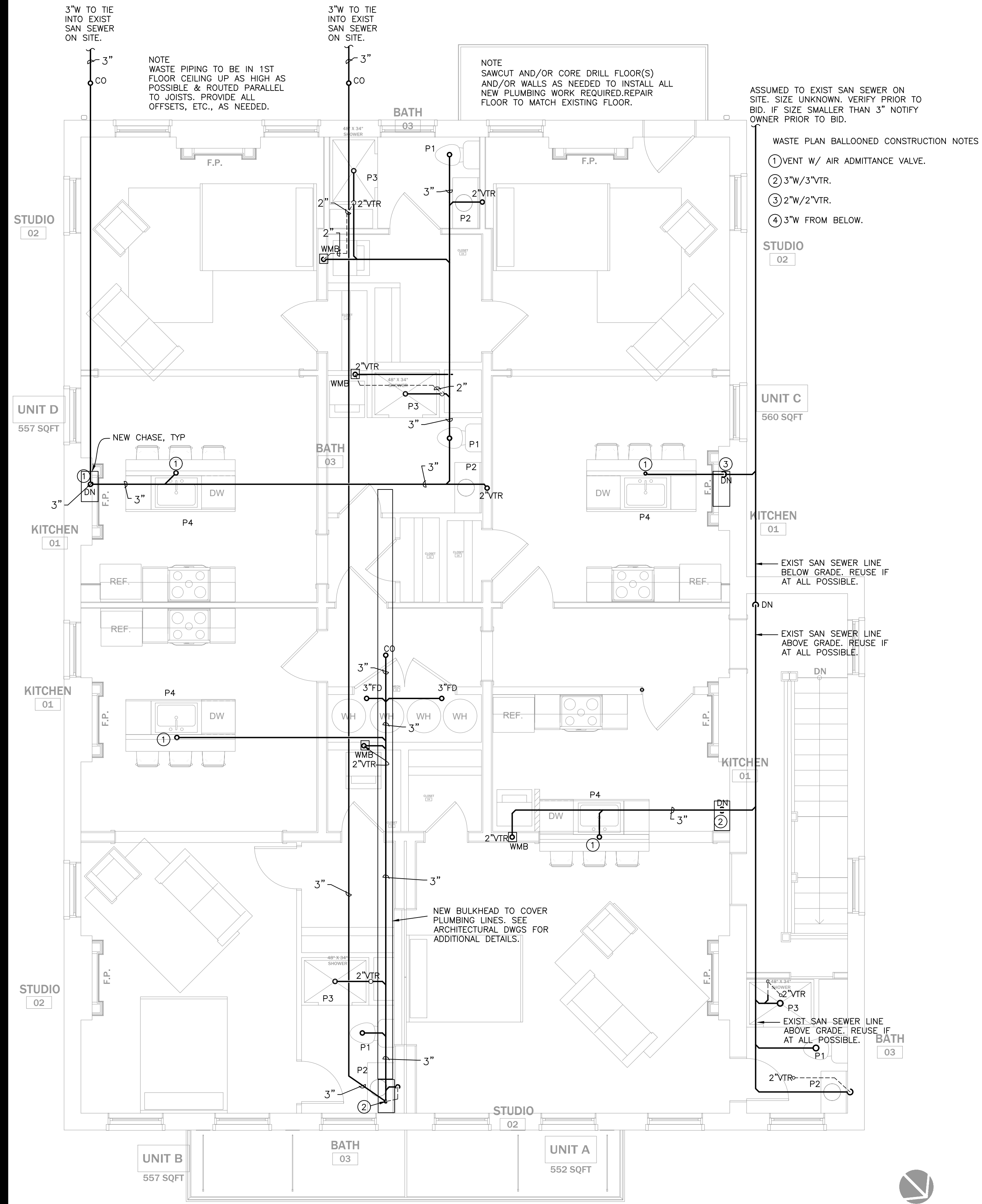


HVAC NOTES & SCHEDULES

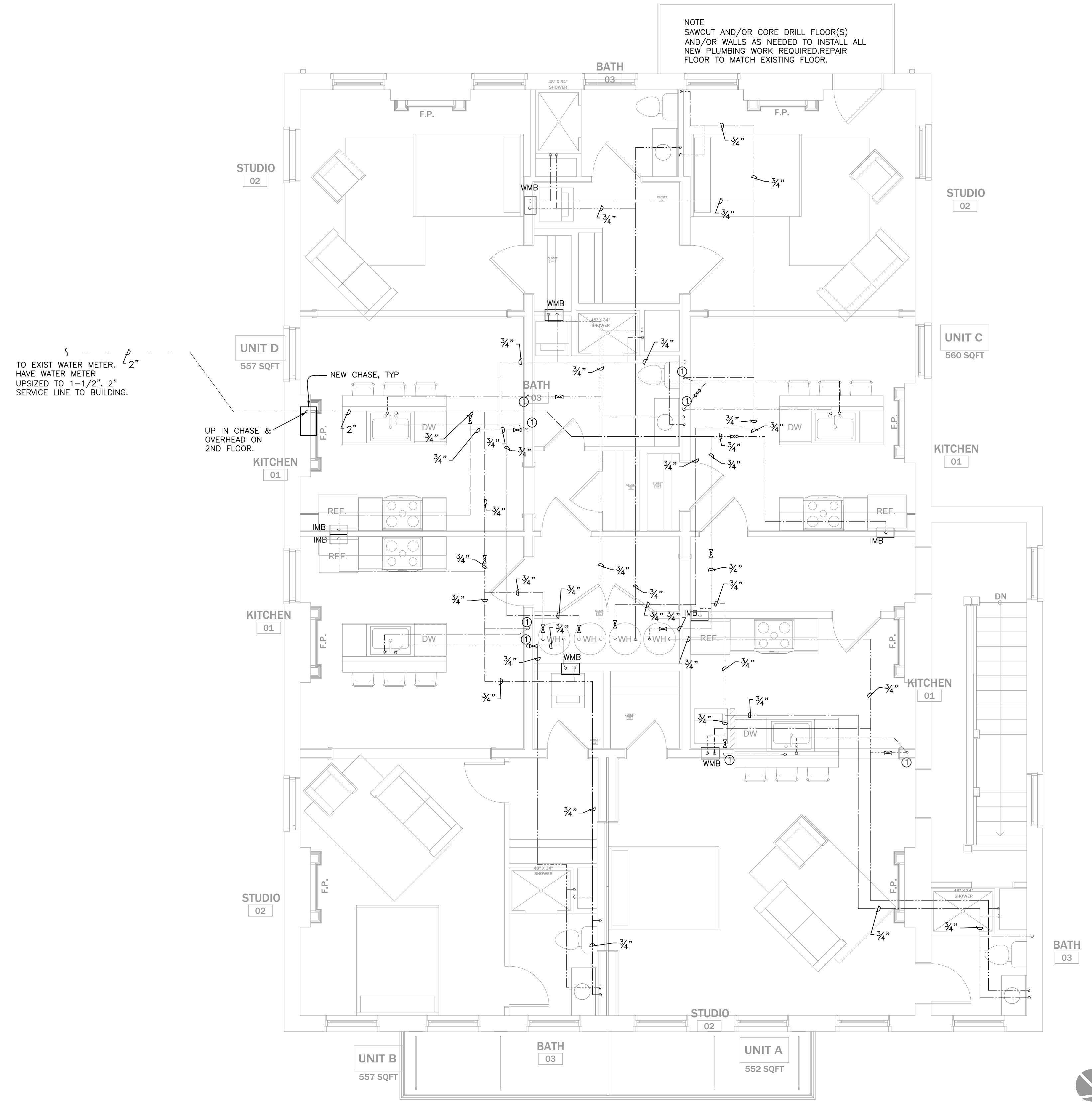
DRWN BY: JG  
CHKD BY:  
DATE: 4/22/20  
REVISIONS

JOB NO.  
**2012**  
SHEET NO.

**M2.0**



**1 WASTE PLAN**  
 SCALE: 1/4" = 1'-0"



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

**PLUMBING NOTES:**

- ALL WORK SHALL CONFORM TO THE LATEST INTERNATIONAL PLUMBING CODE ADOPTED W/ LATEST STATE AMENDMENTS AND ALL APPLICABLE LOCAL CODES.
- EXACT LOCATIONS AND ROUGHING REQUIREMENTS FOR ALL FIXTURES AND EQUIPMENT SHALL BE DETERMINED FROM ARCHITECTURAL DRAWINGS, LARGE SCALE ARCHITECTURAL DETAILS AND APPROVED MANUFACTURER'S SHOP DRAWINGS. PARTICULAR ATTENTION SHALL BE DIRECTED TO FIXTURES OR EQUIPMENT FURNISHED UNDER OTHER DIVISIONS. COORDINATE ALL NEW WORK WITH ANY EXISTING CONDITIONS.
- PIPING IS SHOWN IN ITS GENERAL LOCATION (UNLESS DIMENSIONED). EXACT LOCATION SHALL BE DETERMINED BY JOB CONDITIONS. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF HIS WORK WITH THAT OF OTHER TRADES & ARRANGE PIPING TO CLEAR STRUCTURAL MEMBERS & DUCTWORK. IF THE PLUMBING CONTRACTOR INSTALLS HIS WORK PRIOR TO COORDINATING WITH ALL OTHER TRADES OR AS TO CAUSE ANY INTERFERENCE WITH WORK OF OTHER TRADES, HE SHALL MAKE NECESSARY CHANGES TO THE WORK OR CORRECT THE CONDITION WITHOUT EXTRA CHARGE. CONTRACTOR SHALL VERIFY LOCATIONS OF SEWER, WATER, GAS & ANY OTHER UTILITY CONNECTIONS FROM APPROVED SITE PLANS PRIOR TO BID. REROUTING OF UTILITIES FROM THAT SHOWN ON PLANS AT CONTRACTORS RISK. THE PLUMBING CONTRACTOR TO FURNISH ALL REQUIRED MATERIAL TO PROVIDE FOR THE PROPER INSTALLATION OF ALL PLUMBING EQUIPMENT. ANY CONFLICTS OR DISCREPANCIES REGARDING WHAT IS REQUIRED AS TO WHAT IS INDICATED ON PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BID & PRIOR TO CONSTRUCTION SO THIS CAN BE CLARIFIED. IF DISCREPANCIES ARE NOT BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO FINAL BIDS THEN THE PLUMBING CONTRACTOR ACCEPTS THE DRAWINGS AS SUFFICIENT & CHANGE ORDERS DURING CONSTRUCTION WILL NOT BE CONSIDERED. IF INSTALLED PLUMBING WORK & SPECIFICATIONS VARY FROM WHAT IS INDICATED ON DRAWINGS & THE AUTHORITY HAVING JURISDICTION REQUIRES DRAWINGS TO BE REVISED OR FORMAL ENGINEER'S APPROVAL THE PLUMBING CONTRACTOR SHALL PAY ALL COSTS INVOLVED IN DRAWING REVISIONS AND/OR ENGINEER'S DOCUMENTED CORRESPONDENCE GENERATION.
- RISERS FOR FIXTURES, UNLESS OTHERWISE NOTED, SHALL BE CONCEALED IN WALLS OR PIPE CHASES. MINIMUM SIZE WATER LINE FOR ANY TWO FIXTURES SHALL BE 3/4".
- PROVIDE SLEEVES FOR PIPES PASSING THRU FLOORS, MASONRY WALLS AND FIRE OR SMOKE PARTITIONS. PACK MINERAL WOOL IN ANNULAR SPACE BETWEEN PIPE SLEEVE AND SEAL WITH FIRE CAULK.
- PLUMBING FIXTURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ALL FIXTURES SHALL BE APPROVED BY OWNER, U.O.S.
- ARRANGEMENT OF WORK SHALL BE AS SHOWN. DRAWINGS ARE NOT INTENDED TO INDICATE ALL OFFSETS AND FITTINGS. EXAMINE ALL DRAWINGS, INVESTIGATE CONDITIONS TO BE ENCOUNTERED AND ARRANGE WORK ACCORDINGLY FOR ALL PROJECT PHASES. FURNISH ALL FITTINGS AND OFFSETS.
- INSTALL SYSTEMS, EQUIPMENT AND COMPONENTS LEVEL AND PLUMB, PARALLEL AND PERPENDICULAR TO OTHER BUILDING SYSTEMS AND COMPONENTS, WHERE INSTALLED IN FINISHED SPACES.
- COPPER PIPE SHALL NOT BE INSTALLED IN DIRECT CONTACT WITH MASONRY, CEMENT MORTAR, CONCRETE, OR DISSIMILAR METALS.
- INSTALL EXTERIOR HOSE BIBBS 18" ABOVE GRADE.
- ROUTE WATER PIPING UNDER CEILING INSULATION WHERE POSSIBLE.
- PLUMBING PIPING TO BE INSTALLED UNDER BUILDING FOUNDATION SLAB TURNDOWN. PLUMBING CONTRACTOR TO WORK OUT PIPING INVERTS TO ROUTE ALL PLUMBING SERVICE PIPING TO AVOID INTERFERENCE WITH CONCRETE SLAB TURNDOWN.
- WHERE APPLICABLE, COORDINATE INSTALLATION OF ALL PLUMBING LINES AT CMU WALLS SO THAT PLUMBING LINES ARE PLACED IN WALL DURING CMU WALL CONSTRUCTION. CUTTING & PATCHING OF CMU WALLS IN PLACE NOT PERMITTED.
- VERIFY BACKFLOW PREVENTER REQUIREMENTS OF LOCAL AUTHORITY & PROVIDE BACKFLOW PREVENTER AS REQUIRED. COORDINATE LOCATION WITH OTHER TRADES, ARCHITECT & OWNER PRIOR TO INSTALLATION. PROVIDE PRESSURE REDUCING VALVES WHERE REQUIRED BY CODE.
- FIRE STOP ALL PENETRATIONS BY PIPING OR CONDUITS OF FIRE RATED WALLS OR FLOORS AND PARTITIONS. PROVIDE A DEVICE(S) OR SYSTEM(S) WHICH HAS BEEN TESTED & LISTED AS COMPLYING WITH ASTM E-184 & INSTALL IN ACCORDANCE WITH CONDITIONS OF THEIR TESTING. PROVIDE A DEVICE(S) OR SYSTEM(S) WITH AN "F" RATING EQUAL TO THE RATING OF THE ASSEMBLY BEING PROTECTED.
- GENERAL CONTRACTOR/PLUMBING CONTRACTOR SHALL VERIFY PLUMBING SCHEDULE WITH ARCHITECT & OWNER PRIOR TO BID & PRIOR TO PERFORMING ANY WORK.
- THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK WITH THAT OF OTHER TRADES, i.e., ARCHITECTURAL, HVAC, ELECTRICAL, STRUCTURAL, CIVIL & FIRE PROTECTION. IF THE PLUMBING CONTRACTOR INSTALLS HIS WORK PRIOR TO COORDINATING WITH ALL OTHER TRADES OR AS TO CAUSE ANY INTERFERENCE WITH WORK OF OTHER TRADES, HE SHALL MAKE NECESSARY CHANGES TO THE WORK OR CORRECT THE CONDITION WITHOUT EXTRA CHARGE.
- THE PLUMBING CONTRACTOR SHALL COORDINATE/VERIFY UTILITY LOCATIONS (ELECTRICAL, SIGNAL, SANITARY SEWER, VENT, CONDENSATE DRAINS, POTABLE WATER, FIRE WATER & NATURAL GAS), & SIZES PRIOR TO CONSTRUCTION. ADEQUATE EXISTING INVERT ELEVATIONS TO BE VERIFIED PRIOR TO BID. NOTIFY OWNER IF INADEQUATE INVERT ELEVATIONS EXIST PRIOR TO BID.
- PROVIDE CLEANOUTS IN ALL SEWER LINES, WHETHER INDICATED OR NOT, AT SPACING NOT TO EXCEED 100 FEET, AT EACH CHANGE OF DIRECTION GREATER THAN 45 DEGREES & AT THE BASE OF ALL VERTICAL RISER STACKS (APPROXIMATELY 24" ABOVE FINISHED FLOOR).
- WHERE WATER PIPING IS ROUTED IN EXTERIOR WALLS, POSITION WATER PIPING ON THE HEATED SIDE (INTERIOR SIDE) OF THE WALL INSULATION.
- ALL CONDENSATE DRAIN, SEWER & VENT PIPING SHALL BE RODDED & CLEANED AT END OF CONSTRUCTION. ALL TRAPS SHALL BE CLEANED & PRIMED AT THE END OF CONSTRUCTION.
- PROVIDE WATER HAMMER ARRESTORS IN FIXTURE BRANCHES WHERE QUICK CLOSING VALVES ARE INSTALLED SUCH AS FLUSH VALVES, ICE MAKERS, DISHWASHERS, ETC.
- ALL WATER PIPING SHALL BE INSULATED WITH 1" THICK INSULATION HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER INCH/H X FT2 X °F PER THE INTERNATIONAL ENERGY CONSERVATION CODE. INSULATION JACKET SHALL BE PER ASTM C921, TYPE 1, FOR BELOW AMBIENT SERVICE AND PER ASTM C921, TYPE 2, FOR ABOVE AMBIENT SERVICE.
- PROVIDE HEAT TRAP PIPING FOR WATER HEATERS NOT HAVING INTERNAL HEAT TRAPS PER MANUFACTURERS INSTRUCTIONS.
- PROVIDE TEMPERED WATER FOR ALL HAND WASHING FACILITIES & EYEWASHES THROUGH AN APPROVED WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO IPC SECTION 416.5. SYMMONS MAXLINE SERIES OR EQUAL. PROVIDE THERMOSTATIC MIXING VALVES FOR SAFETY SHOWERS, ETC., PER CODES WITH MODEL NUMBERS AS RECOMMENDED BY THE FIXTURE MANUFACTURER.
- PROVIDE & IDENTIFY VALVES & PIPING IN COMPLIANCE WITH THE INTERNATIONAL PLUMBING CODE.
- PROVIDE ACCESS DEVICES/DOORS AS NEEDED FOR VALVES, EQUIPMENT, ETC. COORDINATE SIZE & SELECTION W/ GENERAL CONTRACTOR & ARCHITECTURAL FINISHES.
- ALL ALTERNATES DESIRED BY THE PLUMBING CONTRACTOR SHALL BE DOCUMENTED AND SENT TO THE ARCHITECT 10 BUSINESS DAYS PRIOR TO BID DATE. OTHERWISE THE PLUMBING CONTRACTOR SHALL PAY FOR ANY DRAWING REVISIONS OR CORRESPONDENCE REQUIRED OF THE ENGINEER TO OBTAIN THE BUILDING INSPECTORS APPROVAL OF INSTALLED EQUIPMENT, MATERIALS, ETC., THAT ARE NOT DESIGN BASIS PER THESE PLUMBING NOTES, PLUMBING SPECIFICATIONS, PLUMBING PLANS, AND/OR PLUMBING SCHEDULES.
- INSTALL ALL PLUMBING EQUIPMENT SUCH THAT THE RECOMMENDED MANUFACTURER CLEARANCES ARE MAINTAINED FOR SERVICEABILITY & MAINTENANCE.
- ROUTE ALL DRAINS FROM WATER HEATERS TO NEAREST PLUMBING DRAINS OR TO EXTERIOR OF BUILDING. PROVIDE 2" FLOOR OR HUB DRAIN IF NEEDED.
- WHERE EXISTING PVC PLUMBING LINES ARE LOCATED OR TO BE LOCATED IN HVAC CEILING RETURN PLENUMS EITHER WRAP THE PIPING WITH CODE APPROVED FIRE WRAP BLANKET OR REPLACE THE PIPING WITH CAST IRON PIPING OR OTHER MEANS APPROVED BY THE AUTHORITY HAVING JURISDICTION. INSPECT ANY PROPOSED HVAC CEILING RETURN PLENUMS PRIOR TO BID FOR THIS CONDITION. WHERE THIS CONDITION EXISTS OBTAIN APPROVAL FROM AUTHORITY HAVING JURISDICTION FOR THE PROPOSED TREATMENT OF THE PVC PIPING PRIOR TO BID.

PLUMBING FIXTURE SCHEDULE						
MARK	FIXTURE	NOM. PIPE, INCHES				DESCRIPTION OR EQUAL
		CW	HW	W	V	
P1	WATER CLOSET (H.C.)	½"	-	4"	2"	KOHLER K-3999, 1.28 GPF, ELONGATED OPEN FRONT SEAT & TRIM
P2	LAVATORY (H.C.)	½"	½"	1½"	2"	KOHLER K-2196, LAYIN CHINA LAV, DELTA 500-WCS-DST FCT W/ 0.5GPM RESTRICTOR & TRIM & TRAP COVERS
P3	SHOWER	½"	½"	2"	2"	36X36 FIBERGLASS SHOWER W/ 2.5 GPM SHOWER VALVE & TRIM
DW	DISHWASHER	½"	½"	2"	2"	PROVIDE ALL PIPE, FITTINGS, EQUIPMENT NEEDED TO MAKE DW FUNCTIONAL
IMB	ICE MAKER BOX	½"	-	-	-	WATER-TITE AB9700
WMB	WASH MACH BOX	½"	½"	2"	2"	WATER-TITE 4700
WH	ELEC WATER HEATER	-	-	-	-	RHEEM, ELDS52, 240V/1PH/4.5KW, 0.91 EF
CO	CLEAN OUT	-	-	-	-	JR SMITH 4031
FD	FLOOR DRAIN	-	-	-	-	JR SMITH 2005, BRASS

NOTE: REFERENCE ARCHITECTURAL DRAWINGS FOR FIXTURE RIM HEIGHTS. ALL FIXTURES SHALL MEET CURRENT ADA REQUIREMENTS. ALL FIXTURES TO BE SUPPLIED WITH ALL TRIM, FAUCETS, ETC., REQUIRED. OWNER SHALL APPROVE ALL FIXTURE SELECTIONS & SIZES. INSTALL 5 GAL EXPANSION TANK W/ WATER HEATER. FLUSH HANDLES/LEVERS TO WIDE SIDE OF STALL. PROVIDE PROSET TRAP GUARD FOR ALL FLOOR DRAINS.

PIPING INDEX	
SERVICE	MATERIAL
WATER, INTERIOR, ABOVE GRADE	COPPER, ASTM B88, TYPE L, DRAWN OR CPVC OR VIEGA PEX
WATER, BELOW GRADE	COPPER, ASTM B88, TYPE K, DRAWN OR CPVC OR VIEGA PEX
WASTE & VENT	SCH 40 PVC-DWV PER ASTM D2665 W/ SOCKET FITTINGS, SOCKETS PER ASTM D2564. NO FOAMCORE. OR
	SERVICE WT. CAST IRON OR HUBLESS, CAST IRON FITTINGS, NEOPRENE GASKET SYSTEM OR HUBLESS CLAMP & SHIELD

NOTE- NO PVC IN CEILING RETURN PLENUMS WHERE APPLICABLE.  
NOTE- PEX PIPING SYSTEMS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S DESIGN GUIDES & INSTALLATION INSTRUCTIONS. PAY PARTICULAR ATTENTION TO SUPPORTING, FIRE RATINGS/PROTECTION, EXPANSION & CONTRACTION REQUIREMENTS. INCREASE SIZES FOR SERVICE LINES AND MAINS ONE PIPE SIZE LARGER THAN SHOWN ON PLANS FOR PEX SYSTEMS. ENSURE CORRECT PEX MATERIAL SPEC IS USED FOR INTENDED SERVICE.

VALVES SCHEDULE		
CALLOUT	SYMBOL	NOTE 1
Ball		FULL PORT BRASS BALL VALVES

**PLUMBING LEGEND**

- SANITARY SEWER PIPING
- VENT PIPING
- COLD WATER PIPING
- HOT WATER PIPING
- VTR VENT THROUGH ROOF

GREENCO of Augusta, Inc.  
Consulting Engineering  
P. O. Box 56  
Harlem, GA 30814  
706-556-0405  
706-449-0732 fax



RENOVATION @ 1800 BROAD  
H. USRY, J. MORRIS, T. SCHUETZ  
1800 BROAD STREET  
AUGUSTA, GA 30901

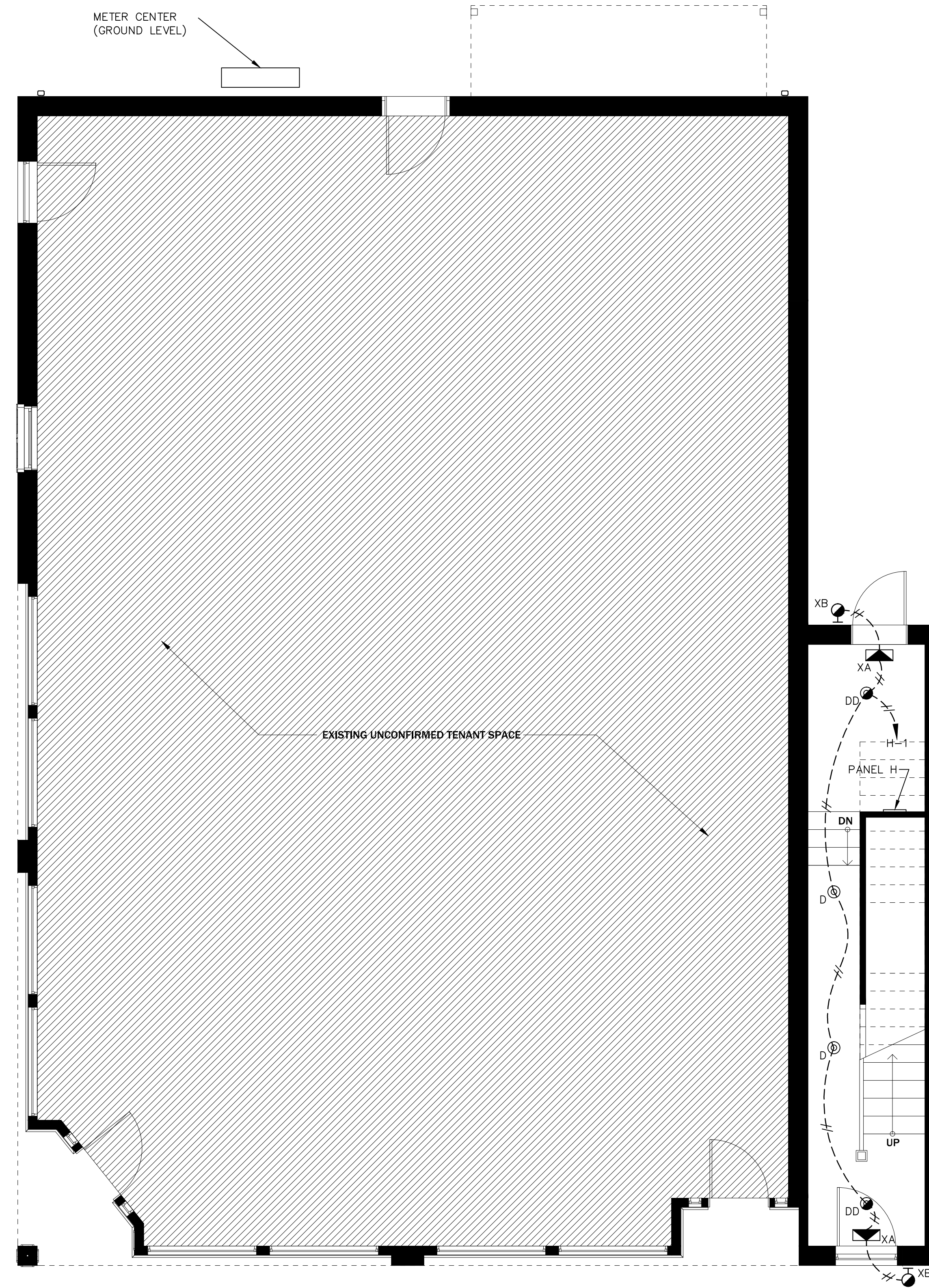


PLUMBING NOTES & SCHEDULES

DRWN BY: JG  
CHKD BY:  
DATE: 4/22/20  
REVISIONS:  
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**P2.0**

CRAWFORD AVE



BROAD ST

1 LIGHTING PLAN  
 E-11 SCALE: 1/4" = 1'-0"

NOTES:

1. CONDUIT AND DEVICES SHOWN ON MASONRY WALLS (I.E., THE INSIDE OF ALL EXTERIOR BUILDING WALLS AND STAIRWELL WALLS) SHOULD BE CONCEALED TO THE EXTENT PRACTICAL WITHIN OR NEAR THE BASEBOARD. THE USE OF SURFACE MOUNT WIRE MOLD CHANNEL AND DEVICE BOXES SHOULD BE AVOIDED, AS MUCH AS POSSIBLE.
2. SPECIAL PREVISIONS ARE REQUIRED TO MAINTAIN FIRE WALL RATING BECAUSE SWITCH OPENING WOULD BE GREATER THAN 16 SQ-IN. SWITCH OUTLET BOXES SHOULD BE PROTECTED BY ONE OF THE FOLLOWING METHODS:
  - 2.1. SEPARATE ALL 4S BOXES HORIZONTALLY BY A DISTANCE OF NOT LESS THAN 24"
  - 2.2. USED NRTL LISTED BOXES THAT HAVE BEEN LISTED FOR USE IN FIRE RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THEIR INSTRUCTIONS.
  - 2.3. PROTECT THE ELECTRICAL BOXES BY USE OF OTHER LISTED MATERIALS AND METHODS SUCH AS WRAPPING THE BOXES WITH 3M CLIV FIRE BARRIER MOLDABLE PUTTY+ OR EQUAL.
3. EXACT LOCATION OF EQUIPMENT TO BE DETERMINED IN FIELD. COORDINATE WITH MECH SUB-CONTRACTOR AND GC PRIOR TO ROUGH-IN.



CLIFFORD LUSK, PE  
 ELECTRICAL ENGINEER

OFFICE: 803-652-7220  
 CELL: 803-645-3495  
 EMAIL: CLUSKPE@AOL.COM

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CRAWFORD AVE



BROAD ST

1 POWER PLAN  
 E-2.1 SCALE: 1/4" = 1'-0"

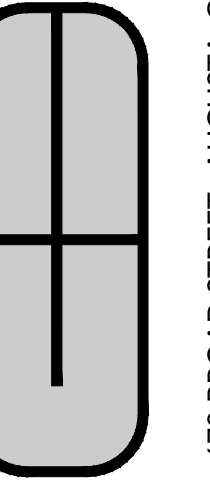
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3. EXACT LOCATION OF EQUIPMENT TO BE DETERMINED IN FIELD. COORDINATE WITH MECH SUB-CONTRACTOR AND GC PRIOR TO ROUGH-IN.
4. ALL 15 AND 20AMP CIRCUITS SHALL BE ARC FAULT (AFC) PROTECTED IN ACCORDANCE WITH NEC 210.12.



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OFFICE: 803-652-7220  
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 EMAIL: CLUSKPE@AOL.COM

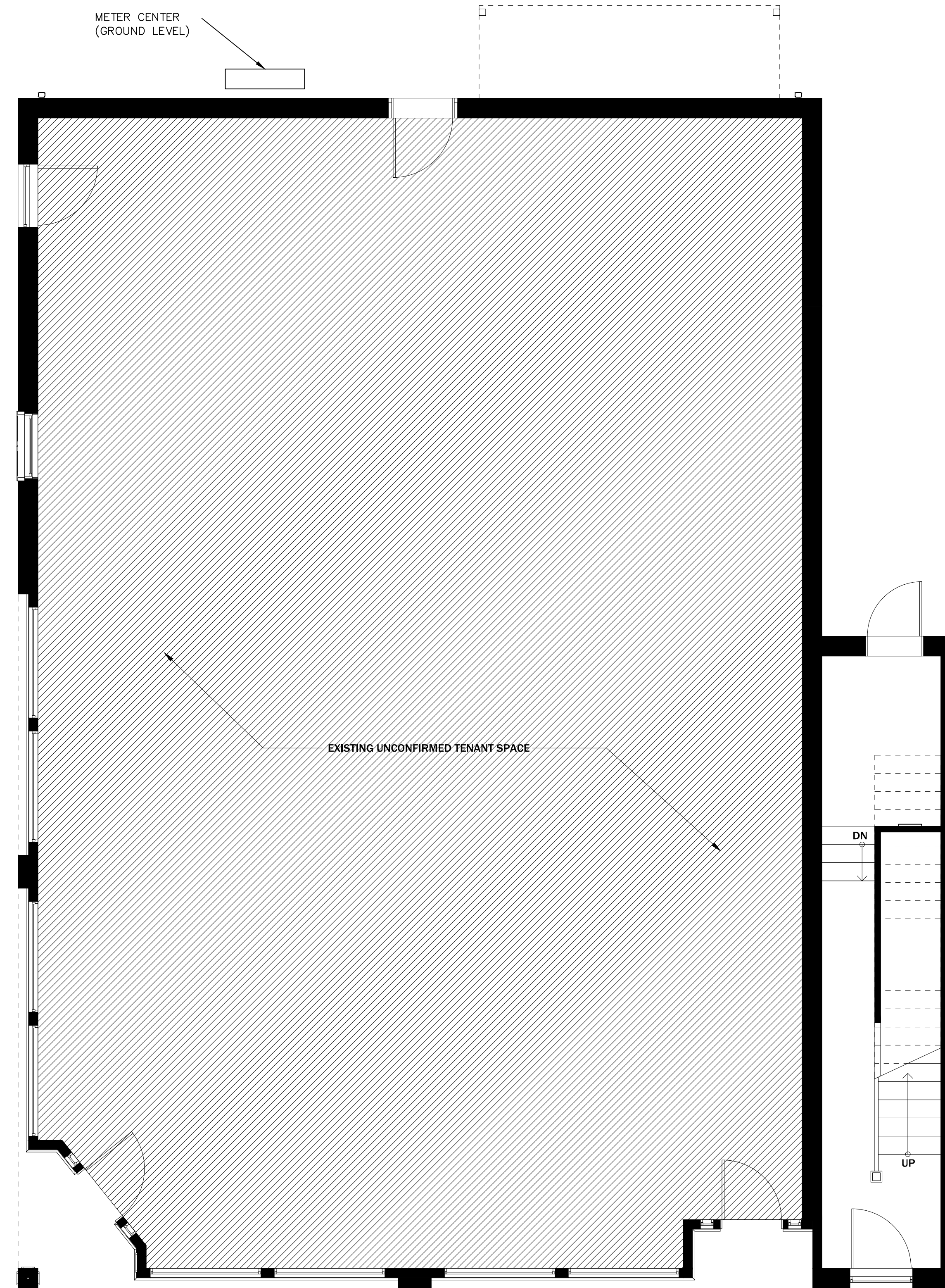


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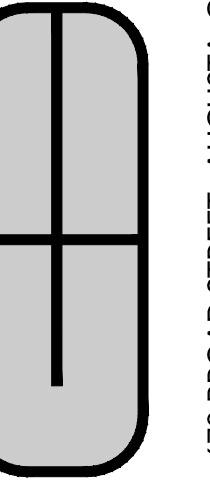
BROAD ST

1 MECH POWER PLAN  
 E-2.2 SCALE: 1/4" = 1'-0"



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 CELL: 803-645-3495  
 EMAIL: CLUSKPE@AOL.COM



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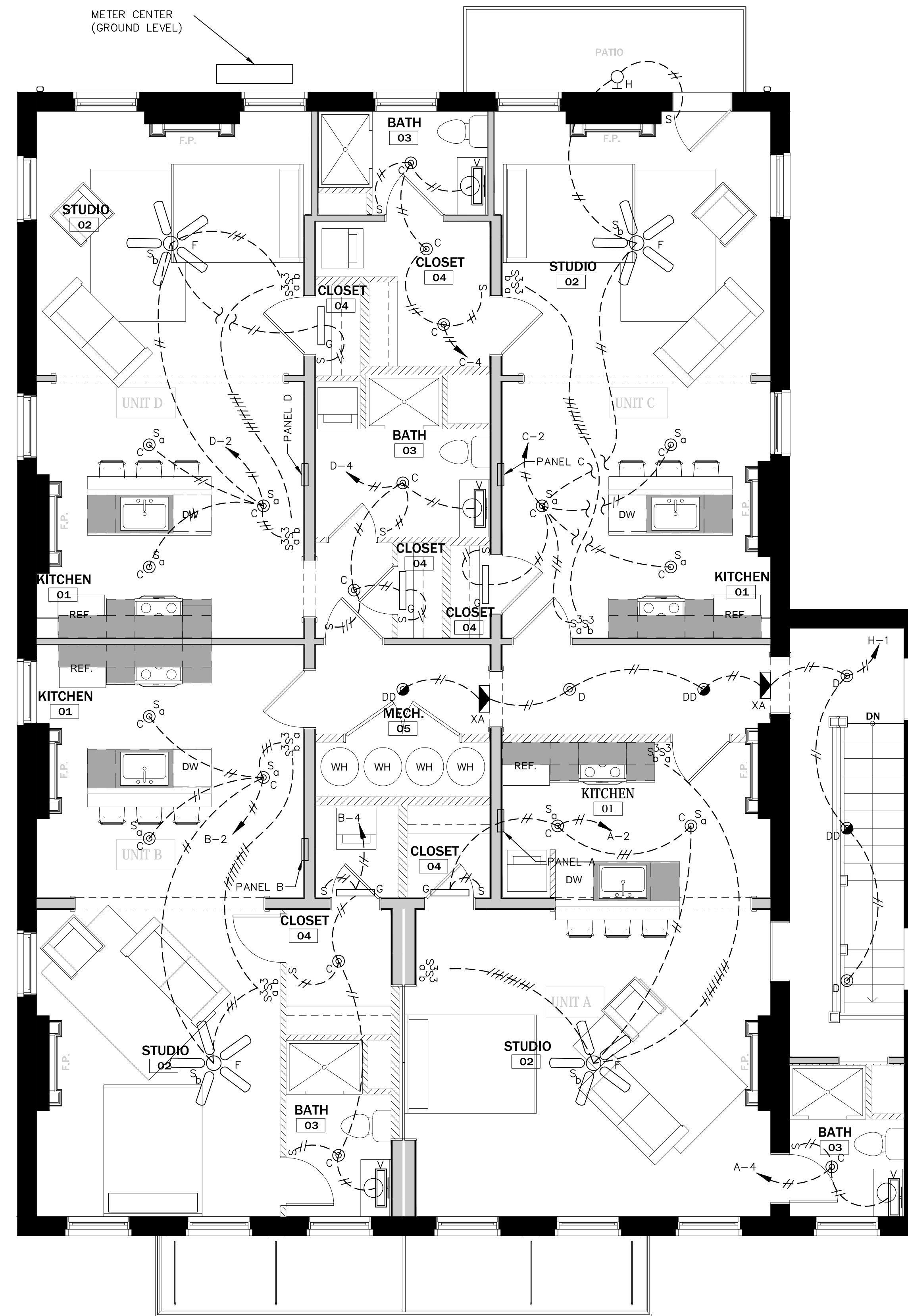
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2012

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BROAD ST

1 LIGHTING PLAN  
 E-2.1 SCALE: 1/4" = 1'-0"

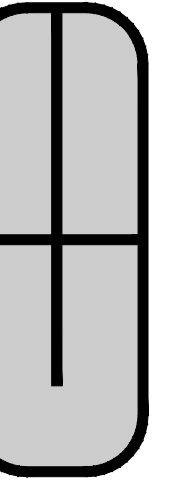
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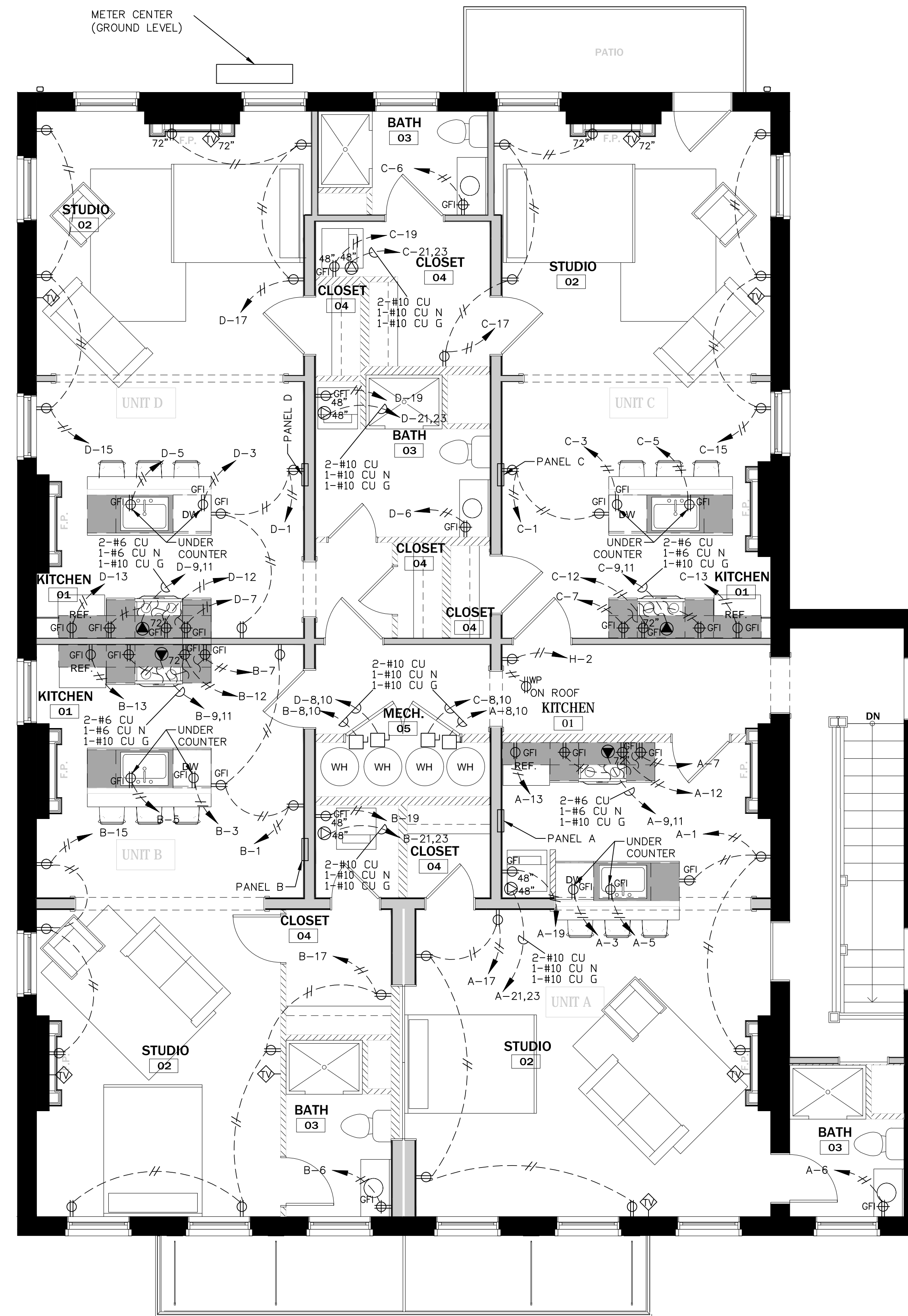
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 EMAIL: CLUSKPE@AOL.COM



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BROAD ST

1 POWER PLAN  
E-2.2 SCALE: 1/4" = 1'-0"

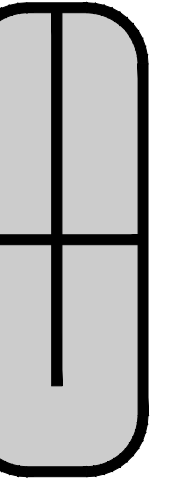
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3. EXACT LOCATION OF EQUIPMENT TO BE DETERMINED IN FIELD. COORDINATE WITH MECH SUB-CONTRACTOR AND GC PRIOR TO ROUGH-IN.
4. ALL 15 AND 20AMP CIRCUITS IN DWELLING UNITS SHALL BE ARC FAULT (AFCI) PROTECTED IN ACCORDANCE WITH NEC 210.12.



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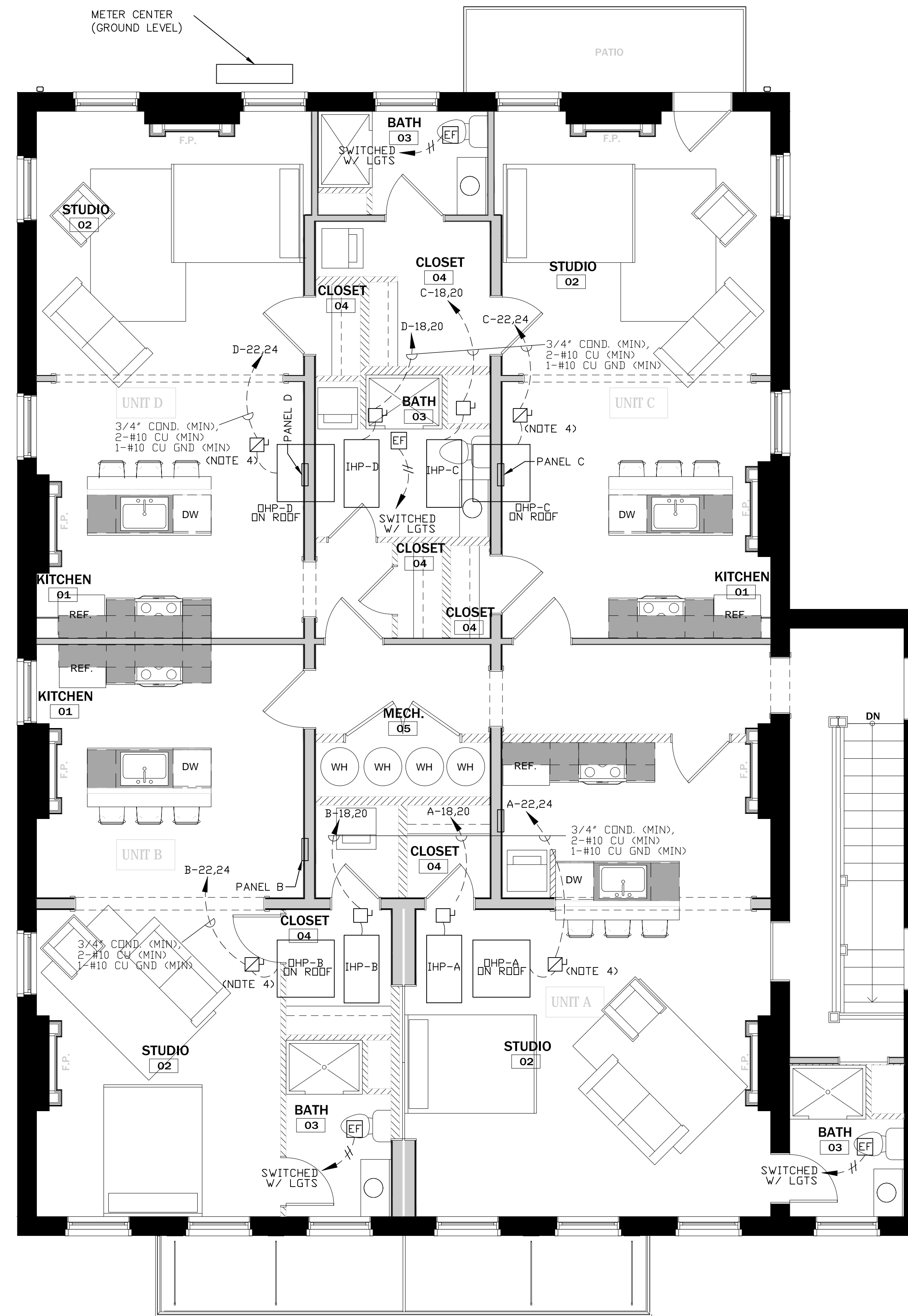
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CELL: 803-645-3495  
EMAIL: CLUSKPE@AOL.COM



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BROAD ST

1 MECH POWER PLAN  
E-2.3 SCALE: 1/4" = 1'-0"

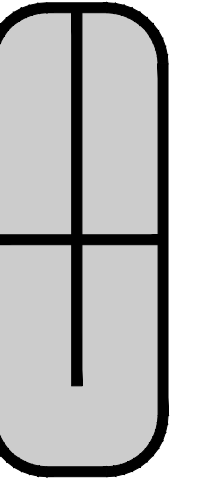
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4. FUSE LOCALLY TO 25AMP OR THE MANUFACTURER'S MOCP.










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OFFICE: 803-652-7220  
CELL: 803-645-3485  
EMAIL: CLUSKPE@AOL.COM



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TYPE	DESCRIPTION	REMARKS
	CEILING FAN W/ LIGHT KIT	SEE LIGHTING FIXTURE SCHEDULE
	2X2 LED TROFFER W/ EMERGENCY BATTERY BACKUP	SEE LIGHTING FIXTURE SCHEDULE
	SURFACE MOUNT CEILING FIXTURE	SEE LIGHTING FIXTURE SCHEDULE
	SURFACE MOUNT CEILING FIXTURE	SEE LIGHTING FIXTURE SCHEDULE
	2X2 LED TROFFER W/ EMERGENCY BATTERY BACKUP	SEE LIGHTING FIXTURE SCHEDULE
	EXIT SIGN W/ EMERGENCY BATTERY BACKUP	SEE LIGHTING FIXTURE SCHEDULE
S	SINGLE POLE SWITCH	48" AFF UON
S <sup>3</sup>	THREE-WAY SWITCH	48" AFF UON
S <sup>4</sup>	FOUR-WAY SWITCH	48" AFF UON
S <sup>o</sup>	SINGLE POLE OCCUPANCY SENSOR AND SWITCH (LEVITON ODS15-ID OR EQUAL)	48" AFF UON
	DUPLEX RECEPTACLE, NEMA 5-20R	18" AFF, UON FINISHED COUNTER, UON
	DUPLEX RECEPTACLE, NEMA 5-20R	6" ABOVE FINISHED COUNTER, UON
	208V RECEPTACLE, NEMA 14-30R, 30A	18" AFF UON
	208V RECEPTACLE, NEMA 14-50R, 50A	18" AFF UON
	TELEPHONE JACK	18" AFF UON
	TELEVISION JACK	18" AFF UON
	JUNCTION/PULL BOX	
	FUSED DISCONNECT SWITCH	
	S.M. SMOKE ALARM PER IRC & NFPA 72 INTERCONNECT IN EACH UNIT HARDWIRED WITH BATTERY BACKUP	CEILING MOUNT
UON	UNLESS OTHERWISE NOTED	
G	GROUND FAULT PROTECTED	
WP	WEATHERPROOF & GROUND FAULT PROTECTED	
AFF	ABOVE FINISHED FLOOR	
AFC	ABOVE FINISHED CEILING	
F	FLOOR MOUNTED	
CU	COPPER	
AL	ALUMINUM	
	BRANCH CIRCUIT RACEWAY/CABLE NO. OF #12 CONDUCTORS AS INDICATED	

LIGHTING FIXTURE SCHEDULE						
TYPE	QTY	MFG	MODEL	LAMP	VOLT	COMMENTS
C	19	JUNO	JSF 51N 30K 90CRI 120FRPC WH	LED (3000K)	120	OR EQUIVALENT, 60W MAX
D	3	JUNO	JSF 111N 30K 90CRI 120FRPC WH	LED (3000K)	120	OR EQUIVALENT, 60W MAX
DD	3	JUNO	JSF 111N 30K 90CRI 120FRPC WH	LED (3000K)	120	OR EQUIVALENT, 60W MAX
F	4	TBD	FAN (W/LIGHT KIT)	TBD	120	250W MAX
G	5	LITHONIA	FMMCL 24 840 S1	LED (4000K)	120	OR EQUIVALENT, 60W MAX
H	1	LITHONIA	WALL SCONCE	TBD	120	OR EQUIVALENT, 60W MAX
V	4	SEA GULL LIGHTING	4737-98	TBD	120	OR EQUIVALENT, 60W MAX
XA	TBD	LITHONIA	LQM S W 3 R 120/277 EL N	LED	120	OR EQUAL, BATTERY BACKUP
XB	TBD	LITHONIA	ELA QWP L0309	LED	6	OR EQUAL, WET LOCATION
XC	TBD	LITHONIA	ELM2L	LED	120	OR EQUAL

NOTES:  
1) QUANTITIES LISTED ARE FOR REFERENCE ONLY. EC IS RESPONSIBLE FOR VERIFYING QUANTITIES PER PLAN.  
2) PART NUMBERS PROVIDED FOR REFERENCE ONLY. CONFIRM ALL FIXTURE PART NUMBERS WITH OWNER PRIOR TO ORDERING ANY MATERIAL.  
3) COORDINATE MOUNTING HEIGHT OF ALL LIGHTS WITH THE OWNER AND GENERAL CONTRACTOR.

NOTES:

- A FIRE ALARM PANEL WILL BE NEEDED FOR THIS BUILDING. FIRE ALARM AND DETECTION IS TO BE INSTALLED PER NFPA 72, BUT IS TO BE DESIGNED BY OTHERS. THE GC IS RESPONSIBLE FOR OBTAINING APPROPRIATE DESIGN AND FIRE MARSHAL APPROVAL.
- COORDINATE POWER AND COMMUNICATIONS SERVICES WITH THE SERVING UTILITY. CONFORM TO SERVICE UTILITY RULES AND REQUIREMENTS.
- THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS. SUBMISSION OF A BID ASSUMES THE CONTRACTOR HAS REVIEWED OR ACCEPTS ALL FIELD CONDITIONS AND EXISTING CONDITIONS. NO ADDITIONAL COMPENSATIONS SHALL BE ALLOWED FOR LABOR OR MATERIAL BECAUSE OF IGNORANCE OF THESE CONDITIONS BEFORE OR AFTER BID SUBMISSION.
- COORDINATE ELECTRICAL CONNECTIONS WITH THE REQUIREMENTS OF EQUIPMENT FURNISHED BY OTHER TRADES.
- COORDINATE LOCATION OF ELECTRICAL MATERIALS AND EQUIPMENT WITH THE WORK OF OTHER TRADES.
- MAINTAIN CONTINUOUS GROUND TO ALL EQUIPMENT.
- APPLY AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS, ETC.
- GROUND ELECTRICAL SERVICE PER NEC 250-24 AND AS APPROVED BY LOCAL BUILDING AUTHORITY.
- THE ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS, EQUIPMENT AND LABOR FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OR FIRST BENEFICIAL USE BY THE OWNER, WHICHEVER COMES FIRST. THE ENTIRE SYSTEM SHALL BE FREE OF SHORTS AND GROUNDS. CORRECTIONS TO THE WIRING SYSTEM, DUE TO DEFECTIVE MATERIALS AND/OR WORKMANSHIP, WITHIN THE GUARANTEE PERIOD, SHALL BE MADE BY THE CONTRACTOR AT NO COST TO THE OWNER.
- DRAWING IS DIAGRAMMATICAL IN NATURE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF FIXTURES.
- ALL LIGHT FIXTURES SHALL BE SECURELY SUPPORTED IN ACCORDANCE WITH NEC 410.30. SUPPORT BOX FOR A MINIMUM OF 50 LB FIXTURE. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL NECESSARY EQUIPMENT SUCH AS UNISTUT TO PROPERLY SUPPORT BOX.
- THE CONTRACTOR SHALL REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL THE LIGHTING FIXTURES, RECEPTACLES, DEVICES AND EQUIPMENT. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL THE HARDWARE, PARTS, AND ACCESSORIES REQUIRED FOR THEIR PROPER INSTALLATION AND OPERATION (INCLUDING ALL THE PARTS, ACCESSORIES, AND SAFETY DEVICES BY CODE). THE CONTRACTOR SHALL ENSURE CURRENT OVERLOAD PROTECTION THAT IS SPECIFIED CONFORMS TO MANUFACTURER'S REQUIREMENTS.
- EC SHALL ENSURE WORKING CLEARANCE AROUND ALL ELECTRICAL EQUIPMENT IS MAINTAINED IN ACCORDANCE WITH NEC 110.26.
- CONNECT THE EXIT SIGNS AND EMERGENCY LIGHTS TO THE NON-SWITCHED (HOT) LIGHTING CIRCUIT OF THE AREA BEING COVERED.
- FINAL LOCATION OF SWITCHES, OUTLETS DEVICES SHALL MEET ALL LOCAL CODE REQUIREMENTS (INCLUDING ALL HANDICAPPED CODE AND ADA REQUIREMENTS).
- RECEPTACLE SHALL BE GFCI PROTECTED IN ACCORDANCE WITH NEC 210.8 AND ARC FAULT PROTECTED IN ACCORDANCE WITH NEC 210.12.
- CEILING PENETRATIONS SHALL MEET THE REQUIREMENTS OF NEC AND IBC.
- USE FIRE RATED MATERIALS IN RATED WALLS, FLOORS AND CEILINGS. FIRE STOP PER IBC.
- MAINTAIN 24"(MIN) HORIZONTAL OFFSET BETWEEN ELECTRICAL BOXES ON OPPOSITE SIDES OF FIRE RATED WALLS. IF 24" IS NOT POSSIBLE, EC MAY WRAP THE ELECTRICAL BOXES WITH 3M FIRE BARRIER PUTTY PAD (OR EQUAL). EC SHALL FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ANY RECEPTACLE ACCEPTABLE TO THE PUBLIC SHALL BE TAMPER-RESISTANT.
- ELECTRICAL CONTRACTOR SHALL ENSURE THAT A MAINTENANCE RECEPTACLE IS AVAILABLE WITHIN 25 FEET OF THE HVAC EQUIPMENT.
- EC SHALL FUSE ALL HVAC EQUIPMENT LOCALLY PER THE MANUFACTURER'S MAXIMUM RECOMMENDED FUSE SIZE.
- HVAC EQUIPMENT LOCATIONS ARE DIAGRAMMATICAL IN NATURE. EC SHALL CONFIRM ACTUAL LOCATION WITH OWNER PRIOR TO ROUGH-IN.
- ALL EXTERIOR LIGHTS SHALL HAVE PHOTOCELL FOR DUSK-TO-DAWN CONTROL. IF FIXTURES CANNOT BE PURCHASED WITH INTEGRAL PHOTOCELL, EC SHALL INSTALL THE PHOTOCELL.
- TYPE NM (ROMEX) CABLE CAN BE USED IF:  
25.1 CABLE IS SUPPORT IN ACCORDANCE WITH 334.30,  
25.2 CABLE SHALL BE CONCEALED WITH AT LEAST A 15 MINUTE THERMAL BARRIER IN ACCORDANCE WITH 334.10 (I.E., DRYWALL WALL COVERING).
- INSTALL SMOKE DETECTORS PER NFPA 72, AS ADOPTED BY GEORGIA CHAPTER 120-3-3. ADDITIONAL DETECTORS MAY BE REQUIRED BY THE LOCAL INSPECTOR. EC SHALL GAIN FIRE MARSHAL'S APPROVAL PRIOR TO ROUGH-IN. CARBON MONOXIDE DETECTORS, EQUIPMENT AND NOTIFICATION DEVICES SHALL STRICTLY FOLLOW NFPA 720-12
- AT APARTMENT ENTRIES, SPECIAL PREVIEWS ARE REQUIRED TO MAINTAIN FIRE WALL RATING BECAUSE SWITCH OPEN WOULD BE GREATER THAN 16 SQ-IN. SWITCH OUTLET BOXES SHOULD BE PROTECTED BY ONE OF THE FOLLOWING METHODS:  
27.1. SEPARATE ALL 4S BOXES HORIZONTALLY BY A DISTANCE OF NOT LESS THAN 24".  
27.2. USED NRTL LISTED BOXES THAT HAVE BEEN LISTED FOR USE IN FIRE RATED ASSEMBLIES AND INSTALLED IN ACCORDANCE WITH THEIR INSTRUCTIONS.  
27.3. PROTECT THE ELECTRICAL BOXES BY USE OTHER LISTED MATERIALS AND METHODS SUCH AS 3M CLIV FIRE BARRIER MOLDABLE PUTTY+.

SPECIFICATIONS

**GENERAL** - ALL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE (NFPA 70-2017) AND ALL APPLICABLE STATE AND LOCAL CODES. ALL MATERIALS SHALL BE NRTL LISTED/LABELED AS APPROPRIATE BY ORGANIZATIONS SUCH AS UL. FINAL LOCATIONS FOR ROUGH-INS SHALL BE VERIFIED WITH THE ACTUAL EQUIPMENT BEING CONNECTED. AFTER COMPLETING INSTALLATION, REMOVE DIRT AND CONSTRUCTION DEBRIS FROM ALL ELECTRICAL WORK.

**CONDUCTORS** - CONDUCTOR INSULATION SHALL COMPLY WITH NEMA WC 5. CONDUCTORS #8 AWG AND LARGER SHALL BE CONCENTRIC STRANDED.

**TYPE AND INSULATION (SERVICE):** ALUMINUM, TYPE THWN-2, XHHW OR XHHW-2  
**TYPE AND INSULATION (FEEDER):** COPPER OR ALUMINUM, TYPE NM  
**TYPE AND INSULATION (BRANCH):** (CONCEALED) - COPPER, TYPE NM  
**TYPE AND INSULATION (UNDERGROUND CONDUIT):** COPPER, TYPE TW

**COLOR CODING (208/120V, 3ø):** A-BLACK, B-RED, C-BLUE  
**COLOR CODING (208/120V, 1ø):** L1-BLACK, RED OR BLUE, L2-BLACK, RED OR BLUE

**RACEWAYS** - ALL CONDUIT SHALL BE ROUTED IN A PROFESSIONAL MANNER AND NOT TO INTERFERE WITH OTHER INSTALLATIONS.

**CONDUIT BODIES AND FITTINGS FOR RIGID METAL CONDUIT SHALL BE CAST THREADED TYPE. CONDUIT FITTINGS FOR ELECTRICAL METALLIC TUBING SHALL BE COMPRESSION TYPE.**

**OUTDOORS EXPOSED:** RIGID GALVANIZED STEEL CONFORMING TO ANSI C80.1 (UL-6)  
**OUTDOORS UNDERGROUND:** RIGID NONMETALLIC CONDUIT (SCHEDULE 40 PVC, MIN) CONFORMING TO NEMA TC 2 (UL 651)  
**OUTDOORS CONNECTED TO VIBRATING OR MOTORIZED EQUIPMENT:** LIQUIDTIGHT FLEXIBLE METAL CONDUIT CONFORMING TO ANSI/UL 360

**INDOORS CONCEALED:** ELECTRICAL METALLIC TUBING CONFORMING TO ANSI C80.3 (UL 797) FOR TYPE THWN/THHN WIRE AND NONE FOR TYPE NM CABLE.  
**INDOORS EXPOSED:** ELECTRICAL METALLIC TUBING CONFORMING TO ANSI C80.3 (UL 797)

**INDOORS CONNECTED TO VIBRATING OR MOTORIZED EQUIPMENT:** TYPE MC/AC CABLE CONFORMING TO UL 4 OR FLEXIBLE METALLIC CONDUIT CONFORMING TO UL 1

**OUTLET BOXES** - BOXES SHALL CONFORM TO NEMA OS 1. BOXES SHALL BE SHEET METAL TYPE WITH PLASTER RINGS IN DRY LOCATIONS. BOXES SHALL BE CAST METAL TYPE WITH GASKETED COVER IN DAMP OR WET LOCATIONS.

**WIRING DEVICES** - DEVICES SHALL CONFORM TO NEMA WD 1 AND WD 6. DEVICES SHALL BE OF THE GROUNDING TYPE. DEVICES SHALL BE MOUNTED FLUSH WITH THE LONG DIMENSION VERTICAL AND GROUNDING TERMINAL OF RECEPTACLES ON TOP. SWITCHES SHALL BE QUIET TYPE. RECEPTACLES SHALL BE NEMA 5-15R UNLESS OTHERWISE SPECIFIED. GFCI RECEPTACLE SHALL BE INSTALLED PER NEC 210.8. WEATHERPROOF COVERS SHALL BE PROVIDED IN DAMP OR WET LOCATIONS.

**DEVICE COLOR:** WHITE, UNLESS OTHERWISE INDICATED  
**DEVICE COVER:** SMOOTH PLASTIC WITH COLOR TO MATCH DEVICE COLOR

**GROUNDING** - GROUNDING AND BONDING COMPONENTS SHALL CONFORM TO UL 467. AN INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED WITH CIRCUIT CONDUCTORS FOR ALL FEEDER AND BRANCH CIRCUITS.

**PANELBOARDS** - PANELBOARDS SHALL CONFORM TO NEMA PB 1 AND SHALL BE UL RECOGNIZED IN ACCORDANCE WITH UL 67. PANELBOARDS SHALL BE PROVIDED WITH AN EQUIPMENT GROUND BUS AND SHALL BE BONDED TO THE PANEL BOX. PANELBOARDS EQUIPPED WITH SERVICE DISCONNECT(S) SHALL BE LISTED FOR USE AS SERVICE EQUIPMENT.

**BREAKERS** - MULTIPOLE CIRCUIT BREAKERS SHALL HAVE A COMMON TRIP. FILLER PLATES SHALL BE INSTALLED IN ALL UNUSED SPACES. A TYPED OR COMPUTER GENERATED CIRCUIT DIRECTORY SHALL BE INSTALLED ON THE INSIDE OF PANELBOARD DOORS.

**DISCONNECT SWITCHES** - DISCONNECT SWITCHES SHALL BE FUSED OR NON-FUSED AS INDICATED AND SHALL CONFORM TO NEMA KS-1 TYPE HD. DISCONNECT SWITCHES SHALL BE HANDLE LOCKABLE AND INTERLOCKED WITH THE COVER IN THE CLOSED POSITION. ENCLOSURES SHALL BE NEMA TYPE 1 IN DRY LOCATIONS AND NEMA TYPE 3R IN DAMP OR WET LOCATIONS.

**FUSES** - FUSES SHALL BE CARTRIDGE TYPE AND SHALL CONFORM TO NEMA FU 1. FUSE VOLTAGE RATING SHALL BE CONSISTENT WITH CIRCUIT VOLTAGE. FUSES SHALL BE ARRANGED IN FUSIBLE EQUIPMENT SUCH THAT THE FUSE RATINGS ARE READABLE WITHOUT REMOVING THE FUSE.

**MOTOR FEEDER AND BRANCH CIRCUITS:** UL CLASS RK5, TIME DELAY TYPE. OTHER FEEDER AND BRANCH CIRCUITS: UL CLASS RK1, NON TIME DELAY.

**INTERIOR LIGHTING** - FIXTURE MOUNTING HARDWARE AND TRIM SHALL BE COORDINATED WITH THE CEILING SYSTEM. RECESSED FIXTURES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURAL SYSTEM.

**EXIT SIGNS AND EMERGENCY LIGHTS** - MUST HAVE BATTERY BACKUP, WHICH WILL ILLUMINATE FOR A MINIMUM OF 90 MINUTES AND COMPLY WITH NEC ARTICLE 700-12. EXIT SIGNS SHALL CONFORM TO UL 924, NFPA 101, IFC AND OSHA ILLUMINATIONS STANDARDS WITH A MAXIMUM OF 5 WATTS. OUTDOOR FIXTURES SHALL BE RATED FOR WET LOCATIONS.

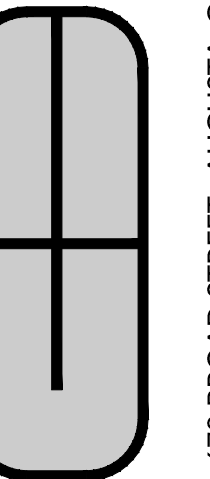
**ELECTRICAL IDENTIFICATION** - ALL PANELBOARDS, CONTACTOR PANELS AND DISCONNECT SWITCHES SHALL BE IDENTIFIED WITH SELF-ADHESIVE TYPE LABELS. LETTERING SHALL BE 1/2 INCHES HIGH AND SHALL BE BLACK LETTERING ON A WHITE BACKGROUND.

**SMOKER DETECTORS** - SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 268.



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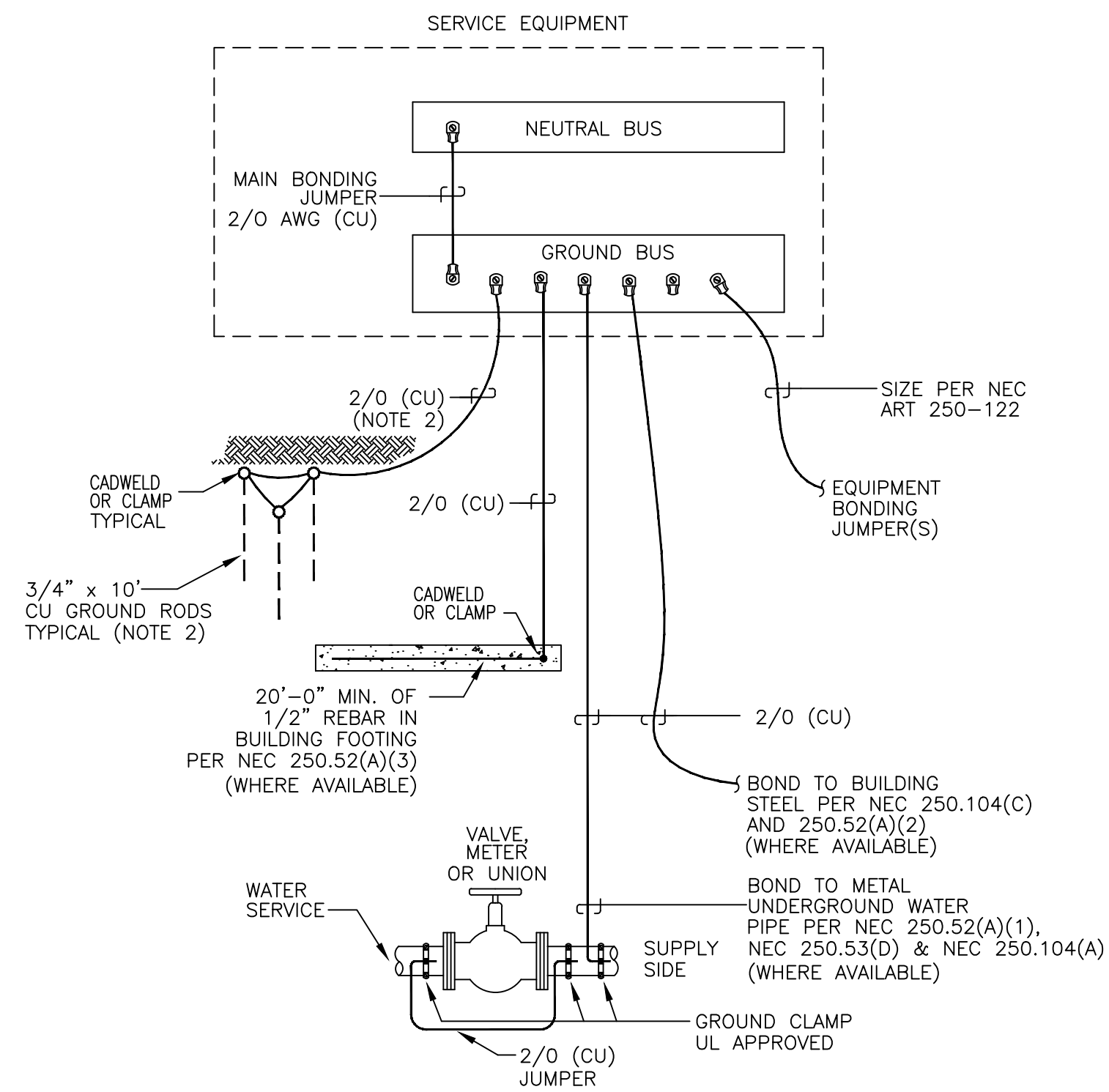
OFFICE: 803-652-7220  
CELL: 803-645-3495  
EMAIL: CLUSKPE@AOL.COM



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CHECKED BY:  
DATE:  
REVISIONS:

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SHEET NO.



**GROUND DIAGRAM A**  
SCALE: NO SCALE

**NOTES:**

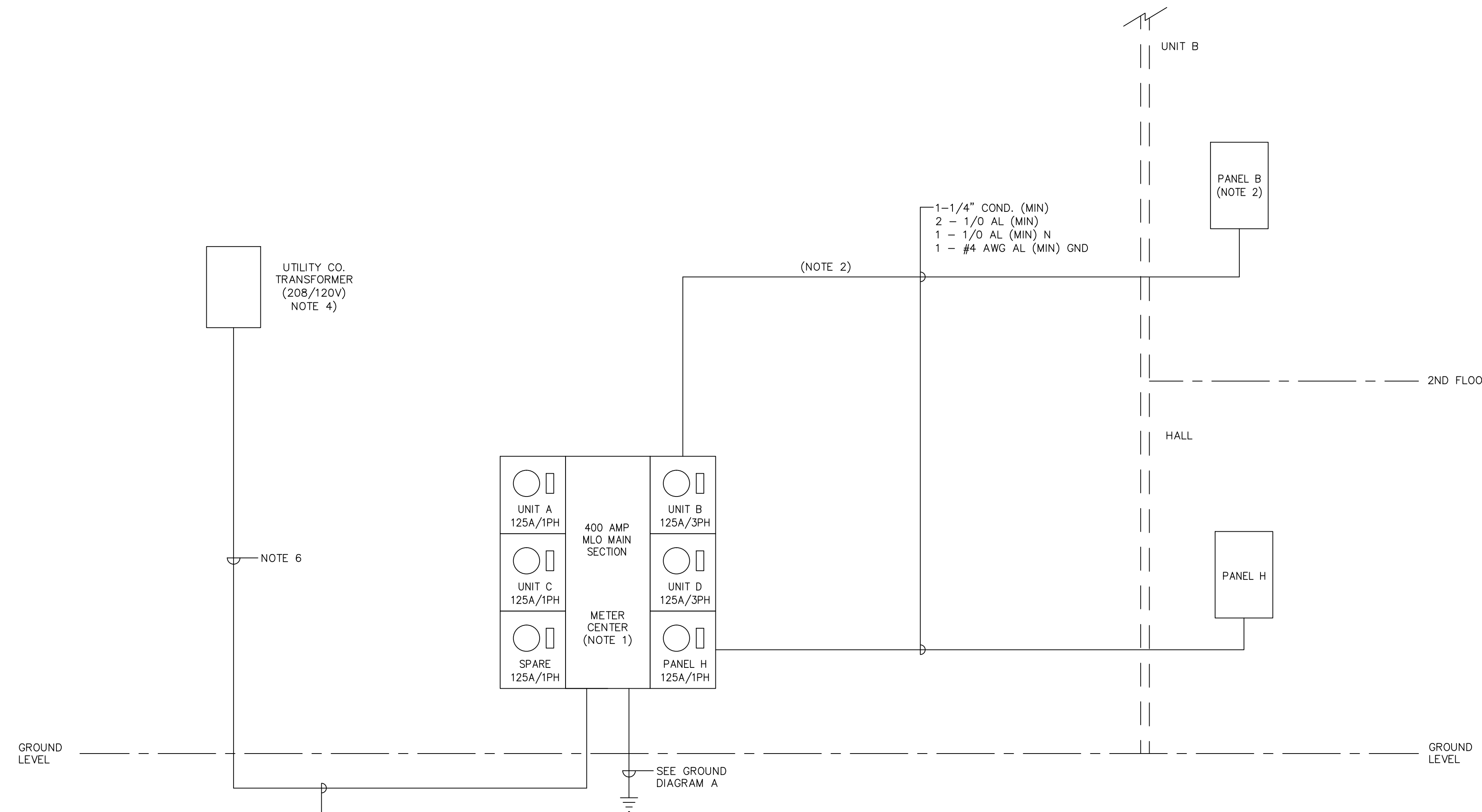
- GROUNDING AND BONDING SHALL BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 250. GROUNDING AND BONDING COMPONENTS SHALL CONFORM WITH UL 467. COMPONENTS TO BE INSTALLED UNDERGROUND SHALL BE RATED FOR THAT. AN EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED WITH CIRCUIT CONDUCTORS FOR ALL FEEDER AND BRANCH CIRCUITS.
- IF A CONNECTION TO THE FOUNDATION RE-BAR OR METAL WATER LINE IS NOT AVAILABLE, INSTALL THREE (3) GROUND RODS AS SHOWN. EACH ROD SHALL BE SEPARATED BY A MINIMUM OF TEN (10) FEET. IF EITHER CONNECTION TO FOUNDATION RE-BAR OR METAL WATER LINE IS AVAILABLE, ONLY ONE (1) GROUND ROD IS REQUIRED WITH A #6 AWG CU ELECTRODE CONDUCTOR.

METER BANK (STACK) LOAD DEMAND CALCULATION		
DESCRIPTION	DEMAND LOAD (VA)	NEC REF
LIGHTS & RECEPTACLES (3VA/sq-ft)	1669.5 (VA)	SECTION 220.84(C)(1)
HOOD/MICROWAVE	1500 (VA)	SECTION 220.84(C)(2)
DISH WASHER	1500 (VA)	SECTION 220.84(C)(2)
REFRIGERATOR	1500 (VA)	SECTION 220.84(C)(2)
DISPOSAL	1500 (VA)	SECTION 220.84(C)(2)
RANGE	8000 (VA)	SECTION 220.84(C)(3)b. & 220.18(C)
WATER HEATER	4500 (VA)	SECTION 220.84(A)(3)d.
DRYER	5000 (VA)	SECTION 220.82(B)(3)c. & 220.54
HVAC (TOTAL 2)		
2 TON OUTSIDE	2953.6 (VA)	SECTION 220.84(C)(5)
2 TON INSIDE	5408 (VA)	SECTION 220.84(C)(5)
DEMAND PER UNIT (VA)	33531.1 (VA)	
DEMAND PER UNIT (A)	93.1 (A)	
AVE SQ-FT	557 (SQ-FT)	MAX AVERAGE FOR FLOOR
4 DWELLING UNITS		
SERVICE LOAD FACTOR	45%	TABLE 220.84
TOTAL DWELLING UNIT DEMAND (VA)	60355.98 (VA)	
PANEL H DEMAND	845 (VA)	
TOTAL DEMAND AMP (3 PH)	<b>170.0 (A)</b>	

UNIT LOAD DEMAND CALCULATION		
DESCRIPTION	DEMAND LOAD (VA)	NEC REF
LIGHTS & RECEPTACLES (3VA/sq-ft)	1680 (VA)	SECTION 220.82(B)(1)
HOOD/MICROWAVE	1500 (VA)	SECTION 220.82(B)(2)
DISH WASHER	1500 (VA)	SECTION 220.82(B)(2)
REFRIGERATOR	1500 (VA)	SECTION 220.82(B)(2)
RANGE	8000 (VA)	SECTION 220.82(B)(3)b. & 220.18(C)
DRYER	5000 (VA)	SECTION 220.82(B)(3)c. & 220.54
WATER HEATER	4500 (VA)	SECTION 220.82(B)(3)d.
TOTAL GENERAL LOAD	23680 (VA)	
LARGEST UNIT AREA (C)	560 (SQ-FT)	LARGEST UNIT
FIRST 10KVA	10000 (VA)	SECTION 220.82(B)
40% OF REMAINING LOAD	5472 (VA)	SECTION 220.82(B)
GENERAL LOAD DEMAND	15472 (VA)	
HVAC (TOTAL 2)		
2 TON OUTSIDE	2953.6 (VA)	SECTION 220.82(C)(3)
65% 2 TON INSIDE	3515.2 (VA)	SECTION 220.82(C)(3)
DEMAND PER UNIT	21940.8 (VA)	
MAX TOTAL DEMAND PER UNIT (A) 1PH	<b>91.4 (A)</b>	RECOMMEND 125AMP SERVICE

CALCULATED FAULT CURRENTS		
EQUIPMENT	ELECTRICAL SOURCE	AVAILABLE BOLTED CURRENT (kA) (NOTE 1)
METER CENTER	UTILITY	19.9
PANEL A	METER CENTER	5.3
PANEL B	METER CENTER	5.6
PANEL C	METER CENTER	6.8
PANEL D	METER CENTER	7.2
PANEL H	UNIT METER DISC SW	5.8

NOTES:  
1. FAULT CURRENTS ARE BASED ON AN AVAILABLE FAULT CURRENT OF 43,237A PER COOPER BUSSMAN EPR 2005, "ELECTRICAL PLAN REVIEW" TABLE 5 FOR A 150 KVA TRANSFORMER.



**1800 BROAD ST POWER RISER DIAGRAM**  
SCALE: NO SCALE

**NOTES:**

- EACH METER SHALL HAVE A SERVICE DISCONNECT BREAKER, AS SHOWN.
- TYPICAL FOR ALL UNITS.
- PER NEC TABLE 220.84, THE SERVICE CONDUCTOR WAS SIZED TO 41% OF THE TOTAL DEMAND OF THE 4 DWELLING UNITS.
- CONSULT WITH POWER UTILITY COMPANY TO DETERMINE LOCATION OF UTILITY TRANSFORMER.
- GA POWER MAY RESIZE SERVICE CONDUCTOR BASED ON THE NESC REQUIREMENTS. EC SHALL CONFIRM SERVICE CONDUCTOR SIZE PRIOR TO ROUGH-IN.
- EC SHALL CONFIRM PRICING FOR A NEW UNDERGROUND SERVICE FROM GA POWER PRIOR TO ROUGH-IN AND OBTAIN AUTHORIZATION FROM THE OWNER PRIOR TO PERFORMING ANY WORK. IF THE OWNER DOES NOT APPROVE THE ADDITIONAL COST FOR AN UNDERGROUND SERVICE (IF ANY), THE SERVICE SHALL BE INSTALLED OVERHEAD.



**CLIFFORD LUSK, PE**  
ELECTRICAL ENGINEER  
OFFICE: 803-652-7220  
CELL: 803-645-3485  
EMAIL: CLUSKPE@AOL.COM

PANEL: H		RATING: 125AMP, MAIN BREAKER					
MTG: SQUARE D		FEEDER SIZE: #1AWG AL (MIN)		VOLT: 208/120 V 1PH, 3 WIRE		S/C: 10KA (MIN)	
TYPE: NQ		FEEDER CAP: 130AMP		ENCLOSURE: NEMA 1		MOUNT: FLUSH	
CKT #	CB	DESCRIPTION	LOADS (AMP)		DESCRIPTION	CB	CKT #
			PHASE L1	PHASE L2			
1	20/1	LIGHTS - HALL WAY	3	5	RECEPT	20/1	2
3	20/1	SPARE	-	0	SPARE	20/1	4
5	20/1	SPARE	0	0	SPARE	20/1	6
7	20/1	SPARE	-	0	SPARE	20/1	8
9	20/1	SPARE	0	0	SPARE	20/1	10
11	20/1	SPARE	-	0	SPARE	20/1	12
13	20/1	SPARE	0	0	SPARE	20/1	14
15	20/1	SPARE	-	0	SPARE	20/1	16
17	20/1	SPARE	0	0	SPARE	20/1	18
19	20/1	SPARE	-	0	SPARE	20/1	20
21	20/1	SPARE	0	0	SPARE	20/1	22
23	20/1	SPARE	-	0	SPARE	20/1	24
25	20/1	SPARE	0	0	SPARE	20/1	26
27	20/1	SPARE	-	0	SPARE	20/1	28
29	20/1	SPARE	0	0	SPARE	20/1	30
TOTALS (A)			7	0	TOTAL KVA = 1		
					TOTAL AMPS = 7.0		

NOTES:  
1) ADJUSTED AMPACITY DUE TO AMBIENT TEMPERATURE DERATING IS BASED ON NEC TABLE 310.15(B)(16) FOR 90DEG INSULATION (I.E., DERATED TO 91% DUE TO A MAX ASHRAE DESIGN TEMPERATURE OF 97 DEG FOR AUGUSTA GA). HOWEVER, THE ADJUSTED AMPACITY OF THE CABLE CANNOT EXCEED THE AMPACITY OF 75DEG INSULATION DUE TO THE LIMITATION OF THE CONNECTION TERMINALS.  
2) GFCI BREAKER.  
3) CIRCUITS SHALL BE ARC FAULT (AFC) PROTECTED IN ACCORDANCE WITH NEC 210.12.  
4) REFER TO DEMAND CALCULATION TABLE FOR ACTUAL ESTIMATE LOAD BASED ON ALLOWED NEC DEMAND FACTORS.

PANEL: A (TYP FOR ALL UNITS)		RATING: 125AMP, MAIN BREAKER					
MTG: SQUARE D		FEEDER SIZE: #1AWG AL (MIN)		VOLT: 208/120 V 1PH, 3 WIRE		S/C: 10KA (MIN)	
TYPE: NQ		FEEDER CAP: 130AMP		ENCLOSURE: NEMA 1		MOUNT: FLUSH	
CKT #	CB	DESCRIPTION	LOADS (AMP)		DESCRIPTION	CB	CKT #
			PHASE L1	PHASE L2			
1	20/1	RECEPT - GEN KITCHEN (NOTE 3)	5	3	LIGHTS - KITCHEN/STUDIO (NOTE 3)	20/1	2
3	20/1	DISHWASHER (NOTE 3)	-	13	LIGHTS - BATHROOM (NOTE 3)	20/1	4
5	20/1	DISPOSAL (NOTE 3)	13	2	RECEPT - BATHROOM (NOTE 3)	20/1	6
7	20/1	RECEPT - KITCHEN COUNTER (NOTE 3)	-	3	WATER HEATER	30/2	8
9	50/2	STOVE	33	19	-	-	10
11	-	-	-	33	HOOD/MICROWAVE (NOTE 3)	20/1	12
13	20/1	FRIG (NOTE 3)	13	0	SPARE	20/1	14
15	20/1	RECEPT - STUDIO (NOTE 3 AND 5)	-	5	SPARE	20/1	16
17	20/1	RECEPT - STUDIO (NOTE 3)	5	26	IHP-A	30/2	18
19	20/1	WASHER (NOTE 3)	-	13	-	-	20
21	30/2	DRYER	21	14	OHP-A	30/2	22
23	-	-	-	21	-	-	24
TOTALS (A)(NOTE 4)			152	160	TOTAL KVA = 37		
					TOTAL AMPS = 160.5		

NOTES:  
1) ADJUSTED AMPACITY DUE TO AMBIENT TEMPERATURE DERATING IS BASED ON NEC TABLE 310.15(B)(16) FOR 90DEG INSULATION (I.E., DERATED TO 91% DUE TO A MAX ASHRAE DESIGN TEMPERATURE OF 97 DEG FOR AUGUSTA GA). HOWEVER, THE ADJUSTED AMPACITY OF THE CABLE CANNOT EXCEED THE AMPACITY OF 75DEG INSULATION DUE TO THE LIMITATION OF THE CONNECTION TERMINALS.  
2) GFCI BREAKER.  
3) CIRCUITS SHALL BE ARC FAULT (AFC) PROTECTED IN ACCORDANCE WITH NEC 210.12.  
4) REFER TO DEMAND CALCULATION TABLE FOR ACTUAL ESTIMATE LOAD BASED ON ALLOWED NEC DEMAND FACTORS.  
5) CIRCUIT ONLY USED FOR UNITS B, C & D. AND, IS SPARE FOR UNIT A.

UNIT LOAD DEMAND CALCULATION		
DESCRIPTION	DEMAND LOAD (VA)	NEC REF
LIGHTS & RECEPTACLES (3VA/sq-ft)	1680 (VA)	SECTION 220.82(B)(1)
HOOD/MICROWAVE	1500 (VA)	SECTION 220.82(B)(2)
DISH WASHER	1500 (VA)	SECTION 220.82(B)(2)
REFRIGERATOR	1500 (VA)	SECTION 220.82(B)(2)
RANGE	8000 (VA)	SECTION 220.82(B)(3)b. & 220.18(C)
DRYER	5000 (VA)	SECTION 220.82(B)(3)c. & 220.54
WATER HEATER	4500 (VA)	SECTION 220.82(B)(3)d.
TOTAL GENERAL LOAD	23680 (VA)	
LARGEST UNIT AREA (C)	560 (SQ-FT)	LARGEST UNIT
FIRST 10KVA	10000 (VA)	SECTION 220.82(B)
40% OF REMAINING LOAD	5472 (VA)	SECTION 220.82(B)
GENERAL LOAD DEMAND	15472 (VA)	
HVAC (TOTAL 2)		
2 TON OUTSIDE	2953.6 (VA)	SECTION 220.82(C)(3)
65% 2 TON INSIDE	3515.2 (VA)	SECTION 220.82(C)(3)
DEMAND PER UNIT	2194.8 (VA)	
MAX TOTAL DEMAND PER UNIT (A) 1PH	91.4 (A)	RECOMMEND 125AMP SERVICE

METER BANK (STACK) LOAD DEMAND CALCULATION		
DESCRIPTION	DEMAND LOAD (VA)	NEC REF
LIGHTS & RECEPTACLES (3VA/sq-ft)	1669.5 (VA)	SECTION 220.84(C)(1)
HOOD/MICROWAVE	1500 (VA)	SECTION 220.84(C)(2)
DISH WASHER	1500 (VA)	SECTION 220.84(C)(2)
REFRIGERATOR	1500 (VA)	SECTION 220.84(C)(2)
DISPOSAL	1500 (VA)	SECTION 220.84(C)(2)
RANGE	8000 (VA)	SECTION 220.84(C)(3)b. & 220.18(C)
WATER HEATER	4500 (VA)	SECTION 220.84(A)(3)d.
DRYER	5000 (VA)	SECTION 220.82(B)(3)c. & 220.54
HVAC (TOTAL 2)		
2 TON OUTSIDE	2953.6 (VA)	SECTION 220.84(C)(5)
2 TON INSIDE	5408 (VA)	SECTION 220.84(C)(5)
DEMAND PER UNIT (VA)	33531.1 (VA)	
DEMAND PER UNIT (A)	93.1 (A)	
AVE SQ-FT	557 (SQ-FT)	MAX AVERAGE FOR FLOOR
4 DWELLING UNITS SERVICE LOAD FACTOR	45%	TABLE 220.84
TOTAL DWELLING UNIT DEMAND (VA)	60355.98 (VA)	
PANEL H DEMAND	845 (VA)	
TOTAL DEMAND AMP (3 PH)	170.0 (A)	

CALCULATED FAULT CURRENTS		
EQUIPMENT	ELECTRICAL SOURCE	AVAILABLE BOLTED CURRENT (KA) (NOTE 1)
METER CENTER	UTILITY	19.9
PANEL A	METER CENTER	5.3
PANEL B	METER CENTER	5.6
PANEL C	METER CENTER	6.8
PANEL D	METER CENTER	7.2
PANEL H	UNIT METER DISC SW	5.8

NOTES:  
1. FAULT CURRENTS ARE BASED ON AN AVAILABLE FAULT CURRENT OF 43,237A PER COOPER BUSSMAN EPR 2005, "ELECTRICAL PLAN REVIEW" TABLE 5 FOR A 150 KVA TRANSFORMER.

METER BANK (STACK) LOAD DEMAND CALCULATION		
DESCRIPTION	DEMAND LOAD (VA)	NEC REF
LIGHTS & RECEPTACLES (3VA/sq-ft)	1669.5 (VA)	SECTION 220.84(C)(1)
HOOD/MICROWAVE	1500 (VA)	SECTION 220.84(C)(2)
DISH WASHER	1500 (VA)	SECTION 220.84(C)(2)
REFRIGERATOR	1500 (VA)	SECTION 220.84(C)(2)
DISPOSAL	1500 (VA)	SECTION 220.84(C)(2)
RANGE	8000 (VA)	SECTION 220.84(C)(3)b. & 220.18(C)
WATER HEATER	4500 (VA)	SECTION 220.84(A)(3)d.
DRYER	5000 (VA)	SECTION 220.82(B)(3)c. & 220.54
HVAC (TOTAL 2)		
2 TON OUTSIDE	2953.6 (VA)	SECTION 220.84(C)(5)
2 TON INSIDE	5408 (VA)	SECTION 220.84(C)(5)
DEMAND PER UNIT (VA)	33531.1 (VA)	
DEMAND PER UNIT (A)	93.1 (A)	
AVE SQ-FT	557 (SQ-FT)	MAX AVERAGE FOR FLOOR
4 DWELLING UNITS SERVICE LOAD FACTOR	45%	TABLE 220.84
TOTAL DWELLING UNIT DEMAND (VA)	60355.98 (VA)	
PANEL H DEMAND	845 (VA)	
TOTAL DEMAND AMP (3 PH)	170.0 (A)	



CLIFFORD LUSK, PE  
ELECTRICAL ENGINEER

OFFICE: 803-652-7220  
CELL: 803-645-3485  
EMAIL: CLUSKPE@AOL.COM

