

Public Bathrooms - Remodel

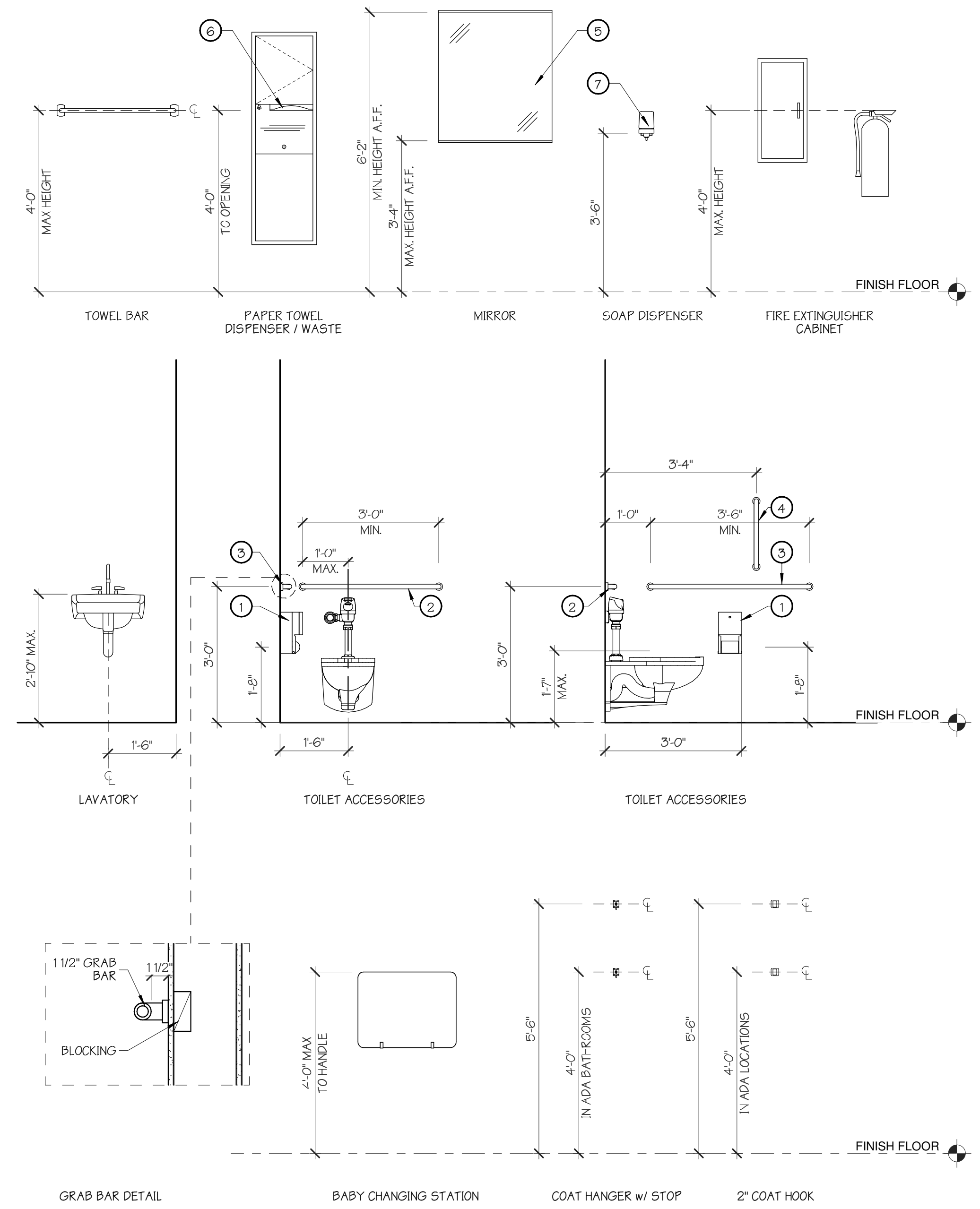
68 Boundary Street, Unit 2, Bluffton, SC 29910

I:\Mac\Current\Projects\2019\Projects\1851 - Boundary St Bathrooms\Drawing files\1851_BOUNDARY STREET.rvt

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	ERG	INITIAL
	REVISION 1 FOR BID	05.01.19	ERG	
	RELEASED FOR PERMIT	03.13.19	ERG	

ADA MOUNTING HEIGHTS



- TOILET ACCESSORIES**
- ① TOILET PAPER DISPENSER
 - ② 36" GRAB BAR
 - ③ 42" GRAB BAR
 - ④ 18" GRAB BAR
 - ⑤ 24" x 36" MIRROR
 - ⑥ PAPER TOWEL DISPENSER
 - ⑦ SOAP DISPENSER
- NOTE:**
- PROVIDE ICC/ANSI A117.1-2003 COMPLIANT SIGNAGE w/ BRAILLE
 - ALL FIXTURES TO MEET FEDERAL, STATE, AND LOCAL ADA REQUIREMENTS

CODE INFO

I. GENERAL

A. Property Address: 68 Boundary Street, Unit 2
Bluffton, SC 29910

B. Gross Project Area: 489 sq. ft.

C. Building Height in Stories: 1 Story (Existing brick structure)

II. CODE REQUIREMENTS

A. Applicable Codes (with South Carolina Amendments):

- 2015 International Building Code
- 2014 National Electric Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Fire Code
- 2009 International Energy Conservation Code
- 2017 ICC/ANSI 117.1 Accessibility Code
- 2015 NFPA 101 Life Safety Code

B. Occupancy Classification: Utility and Miscellaneous Group U

C. Fire District Provisions: Applicable

D. Construction Type:

- Type IIB nonsprinklered and unprotected - (IBC Section 602.2); Existing
- IBC Table 504.4 & 506.2
Maximum No. of Stories: 2 stories allowed (Non-sprinklered) - Complies
Allowable Area: 8,500 sq.ft. per floor (Non-sprinklered)
Actual: 489 sq.ft. - Complies

E. Construction Protection

- Fire Protection of Structural Elements (IBC Table 601) Existing/New
Structural Frame: 0-hr Required
Bearing Walls - Exterior: 0-hr Required
Bearing Walls - Interior: 0-hr Required
Non-Bearing Walls: 0-hr Required
Floor/Ceiling Construction: 0-hr Required
Roof/Ceiling Construction: 0-hr Required
- Fire Separation Requirements (IBC 602)
Fire-Resistance Rating for Exterior Walls: 0-hr Required

F. Occupancy Load (IBC Table 1004.1.2)

- Public Bathrooms: N/A

G. Means of Egress (LSC 7.3.3)

- Stairs (LSC 7.2.2): N/A
- Doors (LSC 7.2.1.2.3): Required-32" Provided-36" Complies
- Corridors (LSC 13.3.6): N/A
- Ramps (LSC 7.2.5): Required Width-44" Provided-66" Complies

H. Marking Means of Egress (IBC 1008 & 1025)

Means of egress shall have signs in accordance with IBC section 1008. Exits, other than main exterior exit doors shall be marked by an approved sign readily visible from any direction of exit access.

I. Interior Finishes (LSC 13.3.3)

Wall and Ceiling Finishes: Class A, B or C
Floor Finish: No Requirements

GENERAL NOTES

- Approved numbers or addresses shall be provided in a position that is visible and legible from the street or roadway. Letters and numbers shall be a minimum of 4 inches in height with a minimum 0.5 inch stroke. (501.2)
- Toilet rooms are required to have a smooth, hard, nonabsorbent surface that extends at least 4 inches onto walls. (1210.2.1)
- Walls within 2 feet of urinals and water closets are required to be covered with a smooth, hard, nonabsorbent surface to a height of 4 feet. (1210.2.2)
- Accessible routes shall coincide with or be located in the same area as a general circulation path. Where the circulation path is interior, the accessible route shall also be interior. (1104.5)
- The minimum ramp width is 44 inches. If a ramp serves an occupant load of 50 or less, it may be 36 inches wide. If the ramp is serving a high occupant load, check exit requirements above for required width. (1012.5.1 & Table 1020.2) If the ramp is part of the means of egress, the maximum slope is 1:12. All other ramps may have a slope of 1:8 or less. (1012.2)
- Landings shall be provided at the top, bottom, points of turning and at doors. (1012.6) Landings shall have a length of at least 60 inches in the direction of travel. (1012.6.3) The surface shall of slip-resistant materials that are securely attached. (1012.7.1) Handrails shall be per stair requirements. (1012.8) A curb, rail, wall or barrier shall be provided that prevents the passage of a 4-inch diameter sphere, where any portion of the sphere is within 4 inches of the floor or ground surface. (1012.10.1)

LOCATION MAP



DRAWING INDEX

- CVR COVER SHEET & DRAWING INDEX
- A000 SITE SURVEY
- M1.0 MECHANICAL PLAN
- EB1.0 ELECTRICAL GENERAL NOTES
- EB2.0 ELECTRICAL POWER & LIGHTING PLAN
- E0.1 ELECTRICAL NOTES
- E3.0 ELECTRICAL SCHEDULE
- P1.0 PLUMBING GENERAL NOTES
- P1.1 PLUMBING WASTE & WATER PLAN
- P2.0 RISERS
- A100 SITE PLAN
- A101 EXISTING PLAN & EXTERIOR ELEVATIONS
- A102 PROPOSED PLAN & EXTERIOR ELEVATIONS
- A103 FOUNDATION, ROOF, & ELECTRICAL PLANS
- A201 SECTIONS & EXTERIOR DETAILS

PROJECT DESCRIPTION

This project consists of a renovation of an existing 1-story building, located on Lawrence Street on the lot of 68 Boundary Street in the Town of Bluffton.

PROJECT TEAM

ARCHITECT:
Pearce Scott Architects
H. Pearce Scott, AIA
6 State of Mind Street, Suite 200
Bluffton, SC 29910
P: 843.837.5700
C: 843.816.6067
E: pearce@pscottarch.com

OWNER:
Town of Bluffton
Pat Rooney
20 Bridge Street
Bluffton, SC 29910
P: 843.706.4506
C: 843.706.4521
E: prooney@townofbluffton.com

MEP ENGINEER:
Thomas & Reel Engineering Consultants, Inc.
Dan R. Reel
9100 White Bluff Road, Suite 306
Savannah, GA 31406
P: 912.920.0950
F: 912.920.0948
E: dreel@thomasreel.com

A REMODEL FOR:
 TOWN OF BLUFFTON
 68 BOUNDARY STREET, UNIT 2
 OLD TOWN NEIGHBORHOOD
 BLUFFTON, SC 29910

PEARCE SCOTT ARCHITECTS

6 STATE OF MIND STREET
SUITE 200
BLUFFTON, SC 29910
pearce@pscottarch.com
843 837 5700

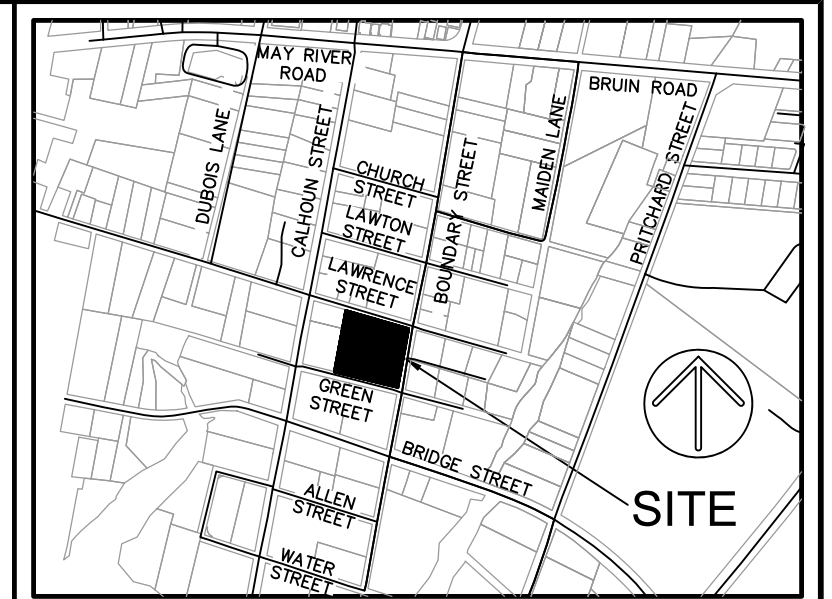
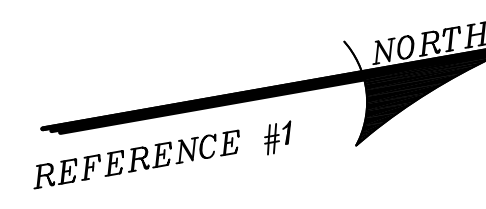
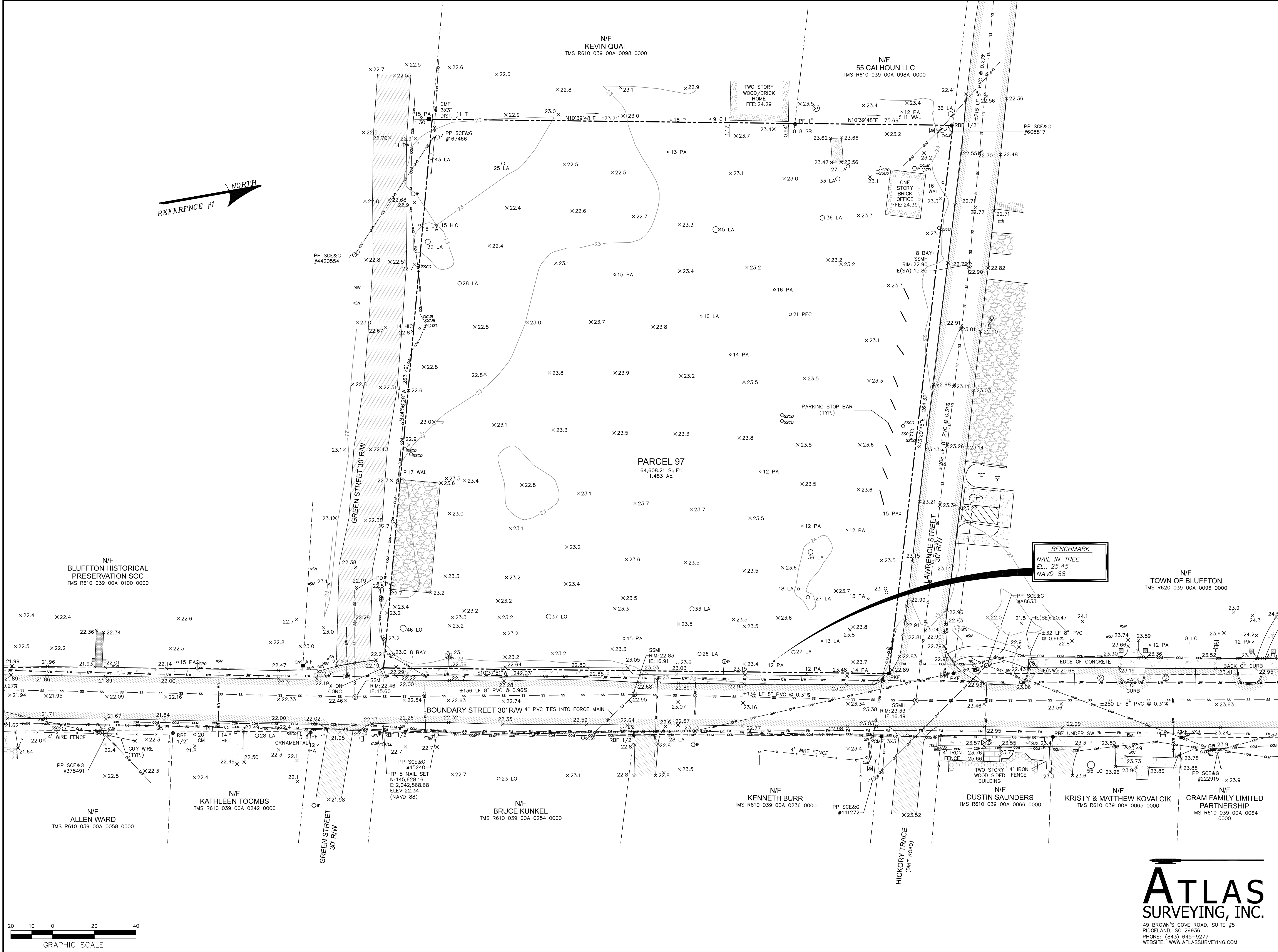


PROJECT NUMBER: 1851
DATE: 03.13.18
DRAWN BY: ERG
CHECKED BY: HPS

COVER SHEET & DWG INDEX
SHEET NO.

.CVR

5/1/2019 3:02:08 PM



VICINITY MAP NOT TO SCALE

LEGEND

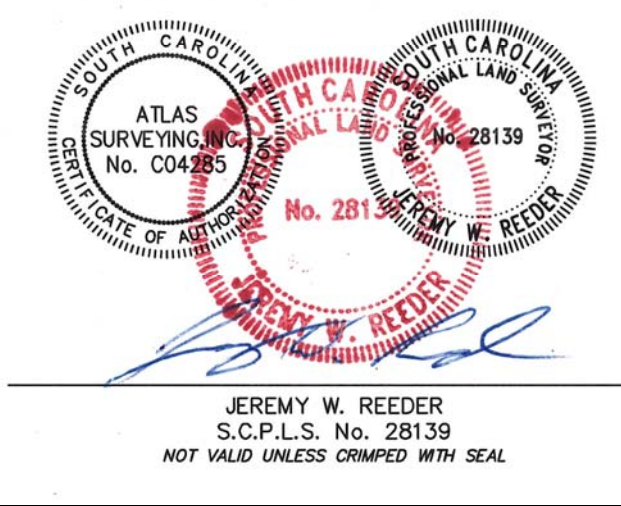
- PKF ● PK NAIL FOUND
- ▲ CALC POINT - CORNER NOT SET
- IPF ● IRON PIPE FOUND
- CMF ● CONC. MONUMENT FOUND
- RBF ● IRON REBAR FOUND
- AIF ● ANGLE IRON FOUND
- ocpb CABLE JUNCTION BOX
- JUNCTION BOX
- OTEL TELEPHONE JUNCTION BOX
- CONTOUR LINE
- x GUY WIRE
- X12.9 SPOT ELEVATION
- BAY BAY
- WAL WALNUT
- CH CHERRY
- G SWEET GUM
- LA LAUREL OAK
- PA PALMETTO
- P PINE
- T TALLOW
- SB SUGAR BERRY
- CONCRETE
- GRAVEL
- BRICK
- OSPC SPIGOT
- OSSCO SANITARY SEWER CLEAN OUT
- POWER POLE
- OSW SIGN
- SS UNDERGROUND SEWER LINE
- X FENCE LINE
- FM FORCEMAIN
- COM UNDERGROUND COMMUNICATIONS LINE
- OPH OVERHEAD POWER LINE
- DIRT ROAD
- UGT UNDERGROUND GAS TANK

- NOTES
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C. FIRM PANEL 0001-A COMMUNITY 450251.
 - CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
 - BOUNDARY SURVEY NOT PERFORMED AT THE TIME OF THE FIELD WORK. PROPERTY LINES SHOWN FOR REFERENCE INFORMATION ONLY.
 - VERTICAL DATUM IS NAVD 88.
 - ALL UNDERGROUND UTILITIES SHOWN THAT WERE MARKED IN THE FIELD BY SOUTH CAROLINA 811 AT THE TIME THE FIELD WORK WAS PERFORMED (08-14-18).

- REFERENCES
- AN AS BUILT TREE AND TOPOGRAPHIC SURVEY OF PARCELS 97 & 98, DISTRICT 610, BOUNDARY STREET. BY: WILLIAM J. SMITH DATE: 3-18-14 PLS NO. 26960
 - DB: 3523 PG: 611

PREPARED FOR:
THE TOWN OF BLUFFTON
 A TREE AND TOPOGRAPHIC SURVEY OF:
PARCEL 97
#86 BOUNDARY STREET
 TAX PARCEL No. R610 039 00A 0097 0000
 THE TOWN OF BLUFFTON
 BEAUFORT COUNTY, SOUTH CAROLINA
 FIELD WORK: JWR
 FIELD CHECK: JWR
 DRAWN BY: DB
 DATE: 08-22-2018
 SCALE: AS SHOWN
 PROJECT No.: 871-18170
 FILE: 871-18170 12 PARCEL 97.DWG

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.



ATLAS
 SURVEYING, INC.
 49 BROWN'S COVE ROAD, SUITE #5
 RIDGELAND, SC 29936
 PHONE: (843) 645-9277
 WEBSITE: WWW.ATLASSURVEYING.COM



MECHANICAL SPECIFICATION NOTES

1. ALL WORK SHALL CONFORM TO 1 BC 2015, 1 FC, IMC 2015, NFPA70 2014 AND LOCAL CODES AND ORDINANCES.

2. EXHAUST DUCTS: GALVANIZED STEEL.

GENERAL NOTE:

DRAWING(S) ARE SCHEMATIC, CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL DEVICE LOCATIONS AND INTERCONNECT ROUTING WITH ARCHITECTURAL AND STRUCTURAL CONFIGURATION AND REQUIREMENTS.

MECHANICAL LEGEND

- AIR RETURN DUCT/GRILLE
- AIR SUPPLY DUCT/DIFFUSER
- EXHAUST FAN
- ROOF MOUNTED EXHAUST FAN
- SMOKE DETECTOR
- DUCT MTD, SMOKE DETECTOR
- THERMOSTAT
- AIR HANDLER
- CONDENSING UNIT OR COMPRESSOR UNIT
- EXHAUST FAN
- CFM
- OA
- FD
- RA
- SA
- FIRE EXTINGUISHER

MECHANICAL / ELECTRICAL COORDINATION

- CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH ELECTRICAL DRAWINGS PRIOR TO ORDERING EQUIPMENT OR SUBMITTING SHOP DRAWINGS, AND SHALL FURNISH EQUIPMENT WIRED FOR THE VOLTAGES SHOWN THEREIN. SHOP DRAWING SUBMITTALS SHALL CLEARLY STATE THAT THE ELECTRICAL CHARACTERISTICS OF ALL EQUIPMENT HAS BEEN COORDINATED WITH THE ELECTRICAL CONTRACT DOCUMENTS AND THE ELECTRICAL CONTRACTOR.
- ALL MECHANICAL EQUIPMENT REQUIRING ELECTRICAL POWER SHALL BE INSTALLED WITH DISCONNECT SWITCHES AT EACH PIECE OF EQUIPMENT. COORDINATE SWITCH TYPE (FUSED OR NON-FUSED) WITH EQUIPMENT CHARACTERISTICS, MANUFACTURER'S RECOMMENDATIONS, AND THE ELECTRICAL DRAWINGS.
- ALL REQUIRED CONTROL WIRING (INCLUDING POWER WIRING REQUIRED FOR CONTROL PANELS, DEVICES, ETC.) NOT SHOWN ON THE ELECTRICAL DRAWINGS SHALL BE INCLUDED AS PART OF THE MECHANICAL WORK. WIRING IN HVAC PLENUM SPACES SHALL BE INSTALLED ACCORDING TO CODE REQUIREMENTS.
- UNLESS NOTED OTHERWISE, TRANSFORMERS, CONTROLS AND CONTROL WIRING REQUIRED FOR ALL MECHANICAL SYSTEMS SHALL BE FURNISHED WITH THE EQUIPMENT IT SERVES AND INSTALLED BY THE MECHANICAL CONTRACTOR. MOTOR STARTERS FOR HVAC EQUIPMENT SHALL BE FURNISHED WITH THE MOTOR OR APPARATUS WHICH IT OPERATES. MOTOR STARTER INSTALLATION SHALL BE BY THE DIVISION 16 CONTRACTOR.

MECHANICAL SPECIFICATION NOTES

- ALL MECHANICAL EQUIPMENT AND INSTALLATIONS SHALL CONFORM WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL MECHANICAL CODE, THE 2015 INTERNATIONAL BUILDING CODE, THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE, NFPA 90A, 96, 101, UNDERWRITERS LABORATORIES (OR ETL) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
- IF ANY OF THE GOVERNING CODES ARE UPDATED, CHANGED, AND/OR MODIFIED AFTER THE SUBMITAL OF THE DRAWINGS TO THE OWNER AND/OR ARCHITECT AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THEN THE DRAWINGS MUST BE RESUBMITTED TO THE ENGINEER FOR REVIEW, REEXAMINATION AND/OR REEVALUATION.
- CEILING RETURN AND EXHAUST AIR GRILLES PER OWNER SELECTION
- ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- ALL WORK SHALL BE COORDINATED AND PERFORMED WITH PRIOR APPROVAL FROM THE OWNER TO SUITE HIS OPERATING CONDITIONS. WORK IN ALL AREAS SHALL BE PERFORMED IN ACCORDANCE WITH THE OWNER'S REQUIREMENTS.
- ANY EXISTING WALL, FLOOR, OR CEILING SURFACE THAT IS DISTURBED DURING THE COURSE OF THE MECHANICAL WORK SHALL BE REPAIRED TO MATCH NEW AND/OR EXISTING CONDITIONS.

EQUIPMENT LIST:

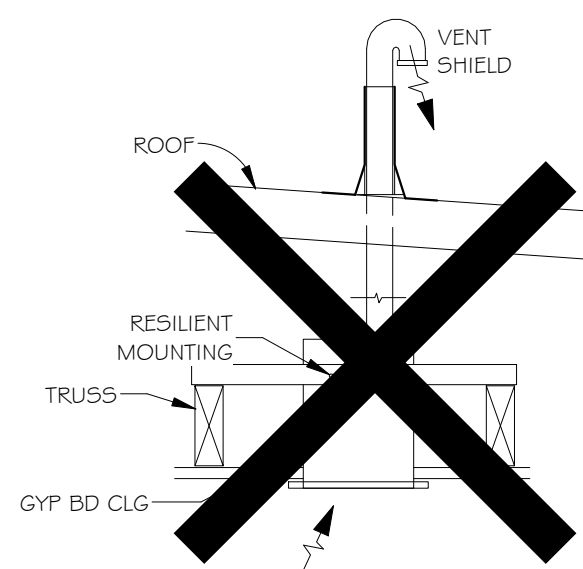
QTY.	SYM	DESCRIPTION	ELECTRICAL			GAS		PLUMBING		
			V	A	HP	BTU/H	SIZE	H	C	WASTE
2	1	INSTA HOT	240	40	-	-	-	3/4"	3/4"	3/4"

VENTILATION EQUIPMENT SCHEDULE

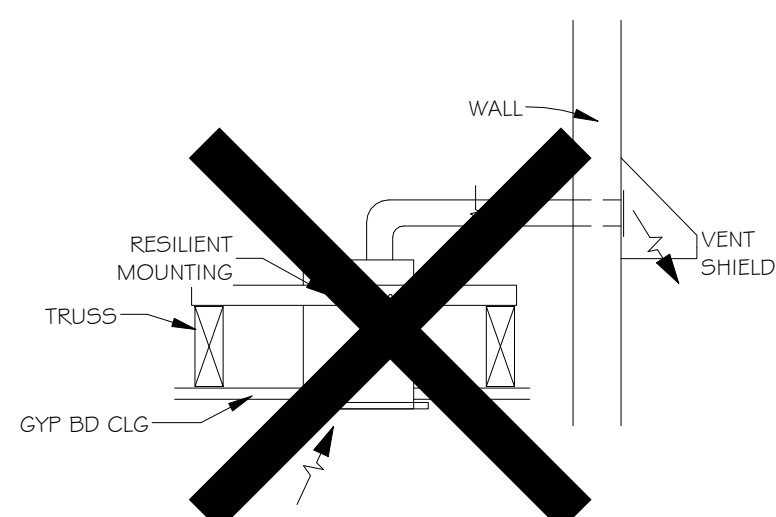
QTY	UNIT NO.	NOMINAL COOLING TONS (T)	MIN. SEER	FAN		OA CFM	ELECTRICAL				NOM WT LBS	DESIGN BASIS MANUFACTURER # MODEL #	NOTES
				CFM	HP		VOLTS	PH	MCA	MOC			
4	EF	-	-	150	-	-	120	1	1.14	20	-	GREENHECK SPB-150 OR EQUIV.	1, 2, 3, 4, 5

NOTES

- BY OWNER
- OPERABLE FROM LIGHT SWITCH IN EACH BATHROOM
- CONNECTED TO OPERATE WITH LIGHT.
- DIRECT EXHAUST.
- ELECTRIC FAN TO CONFORM TO UL/CUL 507



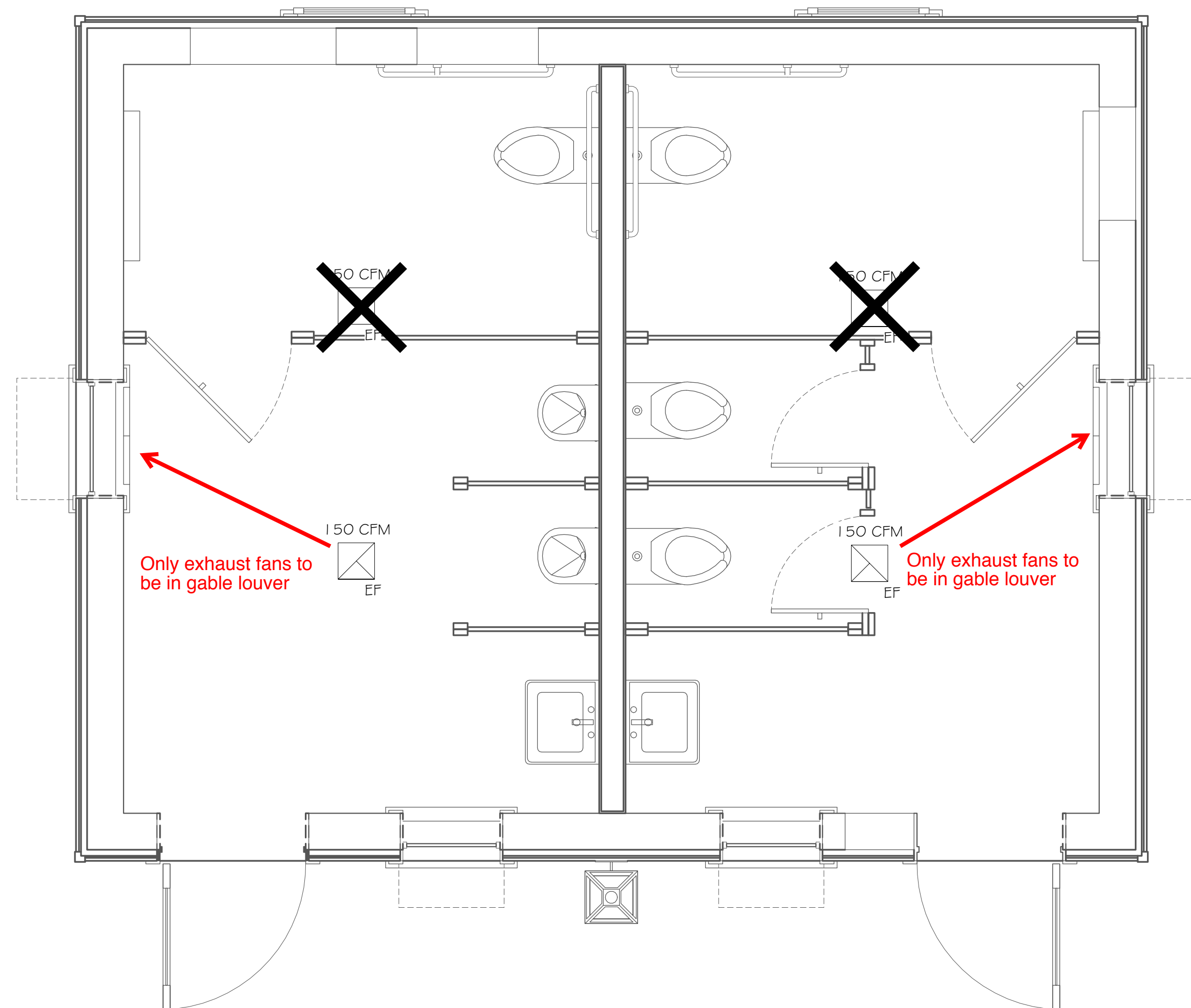
2 EXHAUST FAN (EF) DETAIL THROUGH ROOF
N.T.S.



3 EXHAUST FAN (EF) DETAIL THROUGH WALL
N.T.S.

GENERAL NOTES

- DRAWING(S) ARE SCHEMATIC, CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL DEVICE LOCATIONS AND INTERCONNECT ROUTING WITH ARCHITECTURAL AND STRUCTURAL CONFIGURATION AND REQUIREMENTS.
- OWNER AND/OR CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCY AND/OR ITEMS IN NEED OF CLARIFICATION AND/OR DETAIL ELABORATION.
- OWNER AND/OR CONTRACTOR TO NOTIFY ENGINEER OF ANY KNOWN ERRORS AND/OR OMISSIONS IN NEED OF ELABORATION IN WRITING FOR ENGINEERING REVIEW
- OWNER AND/OR CONTRACTOR TO NOTIFY ENGINEER OF ANY DIFFERENT SITE CONDITIONS, STRUCTURAL CONDITIONS, SPACE UTILIZATION OF ANY OTHER DIFFERENT CONDITION IN WRITING. ENGINEER TO REVIEW AND RESPOND TO ALL WRITTEN NOTIFICATIONS.



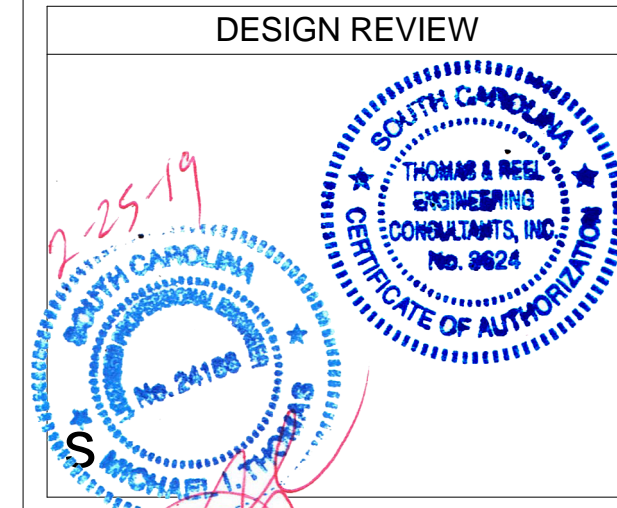
5 MECHANICAL PLAN
1/2" = 1'-0"

SHEET LIST

SHEET NUMBER	SHEET NAME
M1.0	MECHANICAL PLAN
EB1.0	ELECTRICAL GENERAL NOTES
EB2.0	ELECTRICAL POWER & LIGHTING PLAN
E0.1	ELECTRICAL NOTES
E1.0	ELECTRICAL SITE PLAN
E2.0	ELECTRICAL LIGHTING DETAILS
E3.0	ELECTRICAL SCHEDULE
P1.0	PLUMBING GENERAL NOTES
P1.1	PLUMBING WASTE & WATER PLAN
P2.0	RISERS

DO NOT SCALE THE DRAWINGS. THE DESIGNER WILL NOT ACCEPT RESPONSIBILITY FOR CONSTRUCTION ERRORS DUE TO SCALING OF THE DRAWINGS. VERIFY ALL DIMENSIONS, FINISHES, MATERIALS, ETC. BEFORE BEGINNING CONSTRUCTION. IF DIMENSIONS OR DETAILS ARE OMITTED, INCORRECT, OR NOT CLEAR, THE CONTRACTOR SHALL CONSULT WITH THE DESIGNER FOR CLARIFICATION.

DO NOT REPRODUCE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THOMAS & REEL ENGINEERING CONSULTANTS, INC.



Thomas & Reel
Engineering Consultants, Inc.
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PO BOX 45818 SAVANNAH, GEORGIA 31416



PUBLIC BATHROOMS
68 BOUNDARY STREET UNIT 2
OLD TOWN NEIGHBORHOOD
BLUFFTON, SC
PEARCE SCOTT ARCHITECTS
MECHANICAL PLAN

REVISIONS

MARK	DATE	DESCRIPTION

TREC No.	1403-1405-11
Date Printed	2/25/2019 12:29:47 PM
Date Issued	12/11/2018
Designed By	PU
Checked by	DR
Approved by	MT

M1.0
As indicated
MECHANICAL PLAN

ELECTRICAL MATERIALS AND WORKMANSHIP SPECIFICATIONS

1.	MATERIALS: ALL MATERIALS FURNISHED SHALL BE NEW, CONFORM TO U. L. AND NEMA REQUIREMENTS AND SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY ENGINEER.
A.	CONDUCTORS: COPPER, TYPE SUITABLE FOR THE APPLICATION. COLOR CODED: 240/120V 1-PHASE: BLACK AND RED FOR UNGROUNDED CONDUCTORS, WHITE FOR GROUNDED CONDUCTOR, GREEN FOR GROUNDING CONDUCTOR.
B.	PANELBOARDS/LOADCENTERS, CIRCUIT BREAKERS, DISCONNECT SWITCHES, AND OTHER ELECTRICAL EQUIPMENT SHALL BE BY EATON CORPORATION (CUTLER HAMMER), SQUARE D, SIEMENS, OR GENERAL ELECTRIC. ALL PROVIDED SHALL BE OF THE SAME MANUFACTURER.
C.	DISCONNECT SWITCHES: GENERAL DUTY, HORSEPOWER RATED AND QUICK-MAKE/QUICK-BREAK; CUTLER HAMMER, SIEMENS, OR SQUARE D. SIZE OF DISCONNECTS FOR MOTOR DRIVEN EQUIPMENT SHALL BE BASED UPON FINAL EQUIPMENT SIZES SELECTED.
D.	RACEWAY AND FITTINGS: EMT FOR ALL FEEDER AND BRANCH CIRCUITS, EXCEPT MC CABLE MAY BE USED AS AN OPTION. EMT FITTINGS SHALL BE STEEL, "RAIN-TIGHT", HEX-NUT EXPANSION GLAND TYPE. RACEWAYS SHALL BE RUN PARALLEL OR AT RIGHT ANGLES TO STRUCTURE. FINAL CONNECTIONS FOR VIBRATING EQUIPMENT SHALL BE WITH LIQUIDTIGHT FLEXIBLE METAL CONDUIT. TWO-PIECE STEEL SURFACE RACEWAY (MIREMOLD OR APPROVED EQUAL) SHALL BE USED IN EXPOSED FINISHED AREAS WHERE EXPOSED WIRING IS REQUIRED. ALL STUB-UPS SHALL BE RMC.
E.	BOXES: GALVANIZED SHEET STEEL.
F.	RECEPTACLES AND SWITCHES: SPECIFICATION GRADE.
G.	GROUNDING: PER NEC ARTICLE 250.
H.	SUPPORTING MATERIALS: "CADDY" TYPE FASTENERS; UNITSTRUT STRUCTURAL SUPPORTS.
I.	FIRESTOPPING: AN APPROVED FIRESTOPPING SYSTEM SHALL BE USED TO SEAL PENETRATIONS FOR ELECTRICAL AND COMMUNICATIONS WIRING AND/CONDUITS THROUGH FIRE-RATED PARTITIONS.
J.	ENCLOSURE TYPES SHALL BE SUITABLE FOR THE LOCATION; NEMA 1 FOR INDOOR AND NEMA 3R FOR OUTDOOR UNLESS NOTED OTHERWISE.
K.	WHEREVER ON THE ELECTRICAL DRAWINGS THE WORD "PROVIDE" IS USED IT SHALL BE INFERRED TO MEAN "FURNISH AND INSTALL", UNLESS NOTED OTHERWISE.
2.	WORKMANSHIP: A. IDENTIFICATION: COLOR CODE CONDUCTORS PER CODE REQUIREMENTS. PANELBOARD SHALL BE PROVIDED WITH LAMINATED PLASTIC NAMEPLATE ENGRAVED WITH NAME OF PANEL, VOLTAGE, AMPERE RATING/TYPE FAULT CURRENT RATING, DATE, AND FEEDER ORIGINATION. NAMEPLATE SHALL BE SCREWED AND GLUED TO PANEL. B. EQUIPMENT FURNISHED BY SCE#G: UNDERGROUND LATERAL TO CUSTOMER FURNISHED GROUP METERING CENTER WITH METER BASES. C. ALL ITEMS AND EQUIPMENT SERVED ELECTRICALLY SHALL BE CONNECTED FOR A COMPLETE AND SATISFACTORY OPERATING ELECTRICAL SYSTEM AND PROPER OPERATION OF CONNECTED EQUIPMENT. THE SYSTEM SHALL BE FREE OF IMPROPER GROUNDS, SHORT OR OPEN CIRCUITS AND BE TESTED PRIOR TO ENERGIZING THE SYSTEM. ANY DEFECTS REVEALED BY TESTING SHALL BE CORRECTED. D. WORKMANSHIP SHALL BE OF HIGH QUALITY BY PROPERLY SUPERVISED TRADESMEN. WHAT MIGHT BE CONSIDERED USUAL OR CUSTOMARY UNDER OTHER CONTRACTS SHALL NOT HAVE ANY BEARING ON WORK DONE UNDER THIS CONTRACT.
3.	CODES: THE WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NFPA 70), LATEST EDITION RECOGNIZED BY THE CITY OF CHARLESTON, COUNTY, AND ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
4.	GENERAL: A. COORDINATE LOCATIONS OF LIGHTING SWITCHES WITH DOOR SWINGS AS SHOWN ON THE ARCHITECTURAL PLAN. B. SEE ARCHITECTURAL FOR EXACT BUILDING DIMENSIONS AND DETAILS. THESE DRAWINGS ARE DIAGRAMMATIC ONLY AND ARE NOT TO BE SCALED. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CLEARANCES. C. ALL ELECTRICAL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES. D. EXISTING CONDITIONS SHALL BE FIELD VERIFIED TO DETERMINE EXACT EXTENT OF WORK TO BE PERFORMED. E. VERIFY ACTUAL EQUIPMENT SELECTED TO BE INSTALLED WITH ALL OTEHR DISCIPLINES AND THE OWNER.
5.	FOR ALL ADDITIONAL INFORMATION REFER TO E-O. 1 BY BLACKBURN ELECTRICAL

ELECTRICAL LEGEND

	RECEPTACLE, DUPLEX, WALL MTD 16" AFF TO BOTTOM		EMERGENCY LIGHT WITH BATTERY PACK
	RECEPTACLE, DUPLEX, HALF HOT		EXIT LIGHT, WITH BATTERY PACK. CEILING MTD.
	RECEPTACLE, DUPLEX, WEATHERPROOF		WALL MOUNTED LIGHT FIXTURE
	RECEPTACLE, DUPLEX, GROUND FAULT INTERRUPTER		RECESSED LIGHT FIXTURE
	RECEPTACLE, 240V, 3 WIRE, RATING NOTED		CEILING MOUNTED LIGHT FIXTURE
	RECEPTACLE, DUPLEX, WALL MTD 42" AFF TO BOTTOM		CEILING EXHAUST FAN
	RECEPTACLE, DUPLEX, WALL MTD, 42" AFF TO BOTTOM, GROUND FAULT INTERRUPTER		LED CEILING LIGHT FIXTURE
	RECEPTACLE, DUPLEX, FLOOR MTD		CEILING FAN W/ LIGHT FIXTURE
	SWITCH, 125V, 20A, WALL MOUNTED		BRANCE CIRCUIT, MARKS = # OF CONDUCTORS
	THREE-WAY SWITCH, WALL MOUNTED		OCCUPANY SENSOR WALL SWITCH
	FOUR-WAY SWITCH, WALL MOUNTED		OUTDOOR SCONCE, WET LOCATION
	DIMMER SWITCH, WALL MOUNTED		JUNCTION BOX
	TV HOOK UP		

LUMINAIRE SCHEDULE PER UNIT

SYM	DESCRIPTION	NO. OF FIXTURE(S)	NO. OF LAMPS	WATTS	VOLTS	TYPE LAMP	MOUNTING	MANUFACTURER	CATALOG NO.	NOTES
A	CEILING MOUNTED	6	1	30	120	LED/ INCAND.	CEILING MTD	SPEC BY OTHERS		2
B	WALL MOUNTED	2	1	32	120	LED/ INCAND.	WALL MTD	SPEC BY OTHERS		2
EF	EXHAUST FAN	4	2	80	120	-	CEILING MTD	SPEC BY OTHERS		2
EM	EMERGENCY LIGHT	3	2	5	140	LED	WALL SURFACE ABOVE DOOR	DUAL-LITE	CVT3RW-3	1, 2
EX	EXIT LIGHT	2	2	5	140	LED	WALL SURFACE ABOVE DOOR	DUAL-LITE	CV3REW	1, 2
C	EXTERIOR LIGHT	1	1	15	120	LED	WALL MTD	SPEC BY OTHERS		1,2, 3
NOTES										
1. EMERGENCY BATTERY PACK. 2. EQUALS BY FIXTURE APPROVED BY OWNER/ARCHITECT AND ENGINEER APPROVAL. 3. PHOTO CELL										

SPECIAL WIRING NOTE

- PROVIDE SLEEVES AND APPROVED FIRE SEALS FOR ALL CONDUITS THAT PENETRATE WALL OR CEILINGS.

GENERAL NOTES

- DRAWING(S) ARE SCHEMATIC, CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL DEVICE LOCATIONS AND INTERCONNECT ROUTING WITH ARCHITECTURAL AND STRUCTURAL CONFIGURATION AND REQUIREMENTS.
- OWNER AND/OR CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCY AND/OR ITEMS IN NEED OF CLARIFICATION AND/OR DETAIL ELABORATION.
- OWNER AND/OR CONTRACTOR TO NOTIFY ENGINEER OF ANY KNOWN ERRORS AND/OR OMISSIONS IN NEED OF ELABORATION IN WRITING FOR ENGINEERING REVIEW
- OWNER AND/OR CONTRACTOR TO NOTIFY ENGINEER OF ANY DIFFERENT SITE CONDITIONS, STRUCTURAL CONDITIONS, SPACE UTILIZATION OF ANY OTHER DIFFEREING CONDITION IN WRITING. ENGINEER TO REVIEW AND RESPOND TO ALL WRITTEN NOTIFICATIONS.

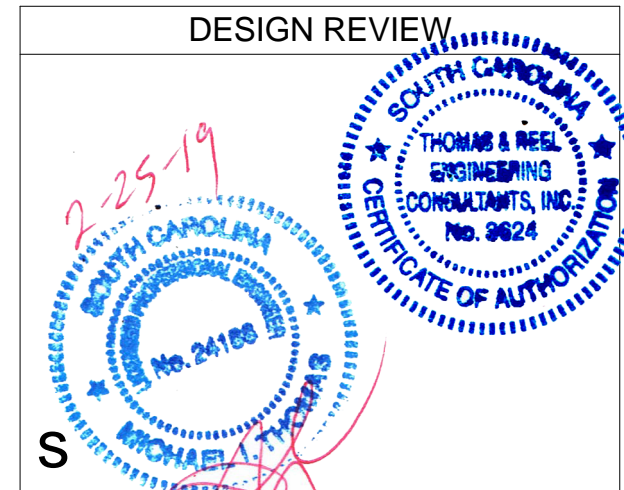
SPECIAL LIGHTING NOTE

LUMINARIES, EMERGENCY LIGHT UNITS AND LIGHTED EXIT SIGNS IN EACH CORRIDOR SHALL BE CONNECTED TO THE SAME LIGHTED BRANCH CIRCUIT, SWITCHING SHALL BE FROM BREAKER IN THE RESPECTIVE PANEL

SHEET LIST	
SHEET NUMBER	SHEET NAME
M1.0	MECHANICAL PLAN
EB1.0	ELECTRICAL GENERAL NOTES
EB2.0	ELECTRICAL POWER & LIGHTING PLAN
E0.1	ELECTRICAL NOTES
E1.0	ELECTRICAL SITE PLAN
E2.0	ELECTRICAL LIGHTING DETAILS
E3.0	ELECTRICAL SCHEDULE
P1.0	PLUMBING GENERAL NOTES
P1.1	PLUMBING WASTE & WATER PLAN
P2.0	RISERS

DO NOT SCALE THE DRAWINGS. THE DESIGNER WILL NOT ACCEPT RESPONSIBILITY FOR CONSTRUCTION ERRORS DUE TO SCALING OF THE DRAWINGS. VERIFY ALL DIMENSIONS, FINISHES, FIXTURES, ETC. BEFORE BEGINNING CONSTRUCTION. IF DIMENSIONS OR DETAILS ARE OMITTED, INCORRECT, OR NOT CLEAR, THE CONTRACTOR SHALL CONSULT WITH THE DESIGNER FOR CLARIFICATION.

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PUBLIC BATHROOMS

68 BOUNDARY STREET UNIT 2
OLD TOWN NEIGHBORHOOD
BLUFFTON, SC

PEARCE SCOTT ARCHITECTS

ELECTRICAL GENERAL NOTES

REVISIONS		
MARK	DATE	DESCRIPTION

TREC No.	1403-1405-11
Date Printed	2/25/2019 12:29:44 PM
Date Issued	12/11/2018
Designed By	PU
Checked by	DR
Approved by	MT

EB1.0

1/4" = 1'-0"

ELECTRICAL GENERAL NOTES

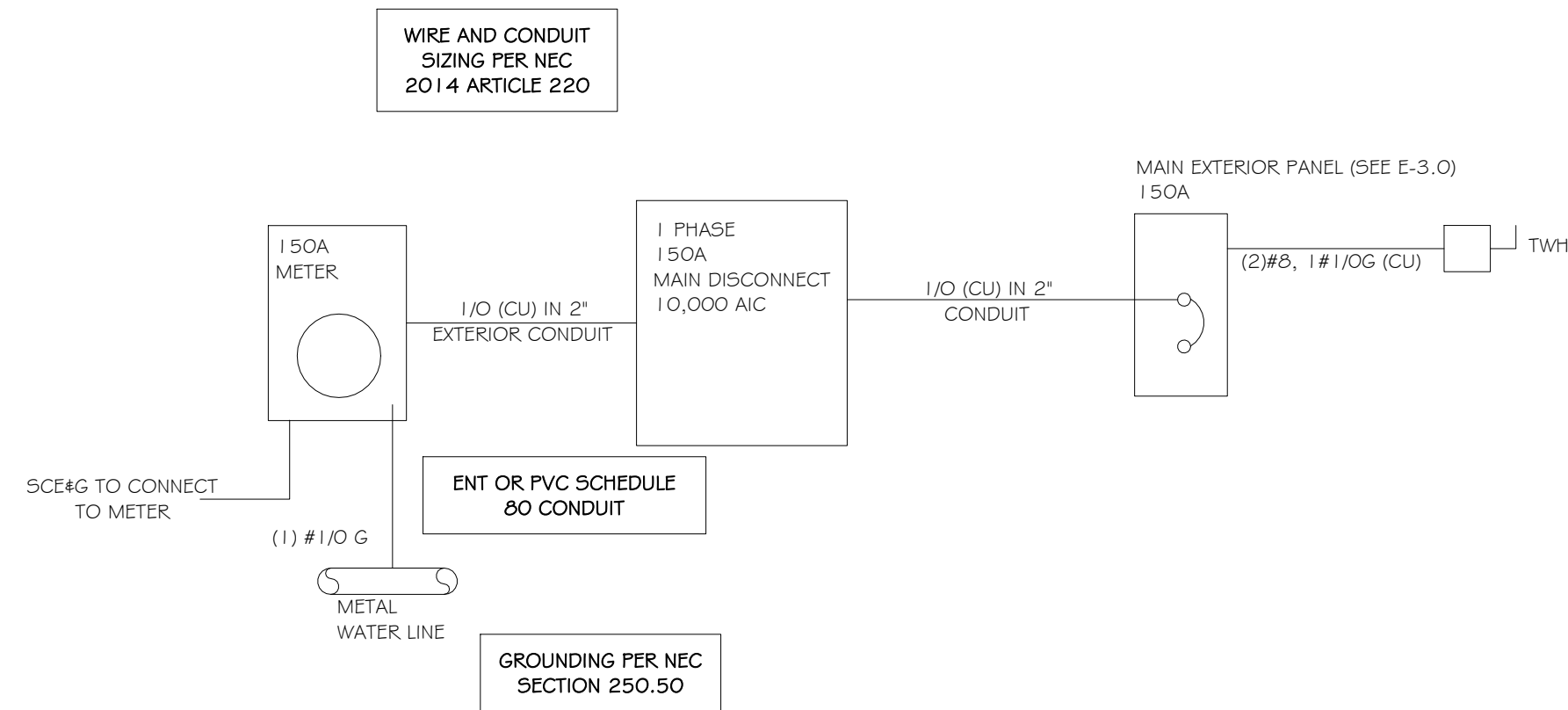
ELECTRICAL SPECIFICATION NOTES

- ALL WORK SHALL CONFORM TO LOCAL CODES.
- CONDUCTORS: COPPER WITH THW OR THWN INSULATION UNLESS OTHERWISE NOTED.
- WIRE METHODS: THW OR THWN IN CONDUIT OR MC CABLE.
- RACEWAYS: ABOVE SLAB OR GRADE:
INTERIOR: EMT WITH STEEL COMPRESSION OR SET SCREW FITTING.
EXTERIOR: EMT WITH STEEL COMPRESSION FITTINGS AND SEALTITE WITH COMPATIBLE FITTINGS.
- RACEWAYS BELOW SLAB OR GRADE: SCHEDULE 40 PVC WITH SOLVENT WELD JOINTS AND FITTINGS. USE GALVANIZED STEEL ELBOWS ON 1-1/2" AND LARGER CONDUIT.
- PROVIDE GROUNDING CONDUCTORS IN ALL CONDUIT AND CABLES.
- DEVICES SHALL BE SPECIFICATION GRADE IVORY COLOR, UNLESS NOTED OTHERWISE. DEVICE COVER PLATES SHALL BE SMOOTH PLASTIC TO MATCH DEVICE COLOR.
- DISCONNECT SWITCHES:
OUTDOOR: NEMA 3R, HEAVY DUTY RATINGS AS NOTED.
INDOOR: GENERAL DUTY NEMA 1, RATINGS AS NOTED.
- PANELBOARD(S):
INDOOR: NEMA 1 WITH PLATED ALUMINUM OR COPPER BUSSES ARRANGED FOR DISTRIBUTED PHASE CONNECTIONS, FULL NEUTRAL BUS, ISOLATED GROUND BAR, PLUG-IN BRANCH AUTOMATIC CIRCUIT BREAKERS. QUANTITY, POLES, TRIP RATING SHOWN.
OUTDOOR: SAME AS INDOOR, EXCEPT IN NEMA 3R ENCLOSURE
- LUMINARIES SHALL BE SUPPLIED COMPLETE WITH LAMPS AND ALL NECESSARY HANGERS, HARDWARE AND TRIM.
- INSTALL TYPEWRITTEN CIRCUIT DIRECTORY ON EACH PANELBOARD COVER INTERIOR SHOWING THE "AS WIRED" CONDITION, AFTER WIRING IS COMPLETE.
- COORDINATE WITH UTILITY COMPANY AS REQUIRED FOR SERVICE CONNECTION AND METER LOCATION. TO BEGINNING: BEFORE INSTALLATION.
- IF EQUIPMENT SELECTED REQUIRES SPECIAL CIRCUIT BREAKER OR FUSE PROTECTION, OTHER THAN SHOWN, CONTRACTOR SHALL SUPPLY AND INSTALL IT.
- EQUIPMENT CONNECTIONS SHALL BE MADE WITH SHORT SECTION OF FLEXIBLE CONDUIT (SEALTITE IN EXTERIOR LOCATIONS) USING COMPATIBLE FITTINGS.
- JUNCTION AND OUTLET BOXES, INTERIOR: GALVANIZED STEEL. EXTERIOR: CAST ALLOY
- NOTIFY THE UTILITIES PROTECTION CENTER AT LEAST THREE BUSINESS DAYS PRIOR TO BEGINNING:
 - EARTH EXCAVATION OR DIGGING WORK.
 - WORK WHICH POTENTIALLY COMES WITHIN 10' OF ANY OVERHEAD HIGH VOLTAGE LINE.
- NOTIFY ALL RESPECTIVE UTILITY COMPANY(IES) WHOSE LINES ARE ROUTED THROUGH, CONNECTED TO, OR ARE IN 10' PROXIMITY OF CONSTRUCTION SITE.
- ELECTRICAL CONTRACTOR TO REVIEW RECEPTACLE PLACEMENT WITH OWNER

ELECTRICAL LEGEND

- RECEPTACLE, DUPLEX, WALL MTD 16" AFF TO BOTTOM
- RECEPTACLE, DUPLEX, HALF HOT
- RECEPTACLE, DUPLEX, WEATHERPROOF
- RECEPTACLE, DUPLEX, GROUND FAULT INTERRUPTER
- RECEPTACLE, 240V, 3 WIRE, RATING NOTED
- RECEPTACLE, DUPLEX, WALL MTD 42" AFF TO BOTTOM
- RECEPTACLE, DUPLEX, WALL MTD, 42" AFF TO BOTTOM, GROUND FAULT INTERRUPTER
- RECEPTACLE, DUPLEX, FLOOR MTD
- SWITCH, 125V, 20A, WALL MOUNTED
- THREE-WAY SWITCH, WALL MOUNTED
- FOUR-WAY SWITCH, WALL MOUNTED
- DIMMER SWITCH, WALL MOUNTED
- FIRE & SMOKE DETECTOR, CEILING MOUNTED W/ BATTERY PACK
- FIRE EXTINGUISHER
- EMERGENCY LIGHT WITH BATTERY PACK
- EXIT LIGHT, WITH BATTERY PACK. CEILING MTD.
- EXTERIOR FLOOD LIGHT, WALL MTD.
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED WATER PROOF LIGHT FIXTURE W/ BATTERY PACK
- CEILING EXHAUST FAN
- LED CEILING LIGHT FIXTURE
- CEILING FAN W/ LIGHT FIXTURE

4 POWER RISER N.T.S.



LUMINAIRE SCHEDULE PER UNIT

SYM	DESCRIPTION	NO. OF FIXTURE(S)	NO. OF LAMPS	WATTS	VOLTS	TYPE LAMP	MOUNTING	MANUFACTURER	CATALOG NO.	NOTES
A	CEILING MOUNTED	6	1	30	120	LED/ INCAND.	CEILING MTD	SPEC BY OTHERS		2
B	WALL MOUNTED	2	1	32	120	LED/ INCAND.	WALL MTD	SPEC BY OTHERS		2
EF	EXHAUST FAN	4	2	80	120	-	CEILING MTD	SPEC BY OTHERS		2
EM	EMERGENCY LIGHT	3	2	5	140	LED	WALL SURFACE ABOVE DOOR	DUAL-LITE	CVT3RW-3	1, 2
C	EXTERIOR LIGHT	1	1	15	120	LED	WALL SURFACE ABOVE DOOR	SPEC BY OTHERS		1, 2, 3

NOTES

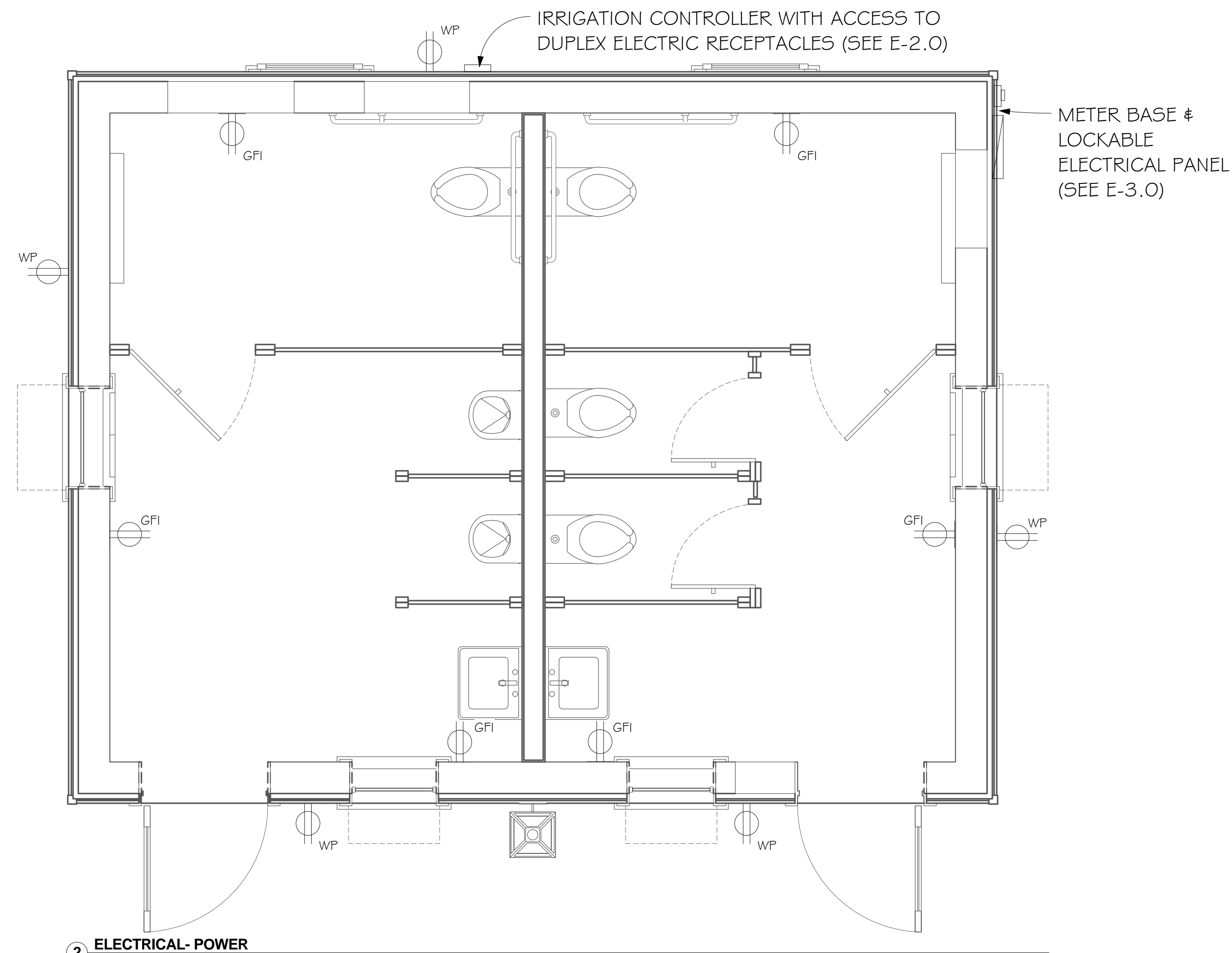
- EMERGENCY BATTERY PACK.
- EQUALS BY FIXTURE APPROVED BY OWNER/ARCHITECT AND ENGINEER APPROVAL.
- PHOTO CELL

GENERAL NOTE:

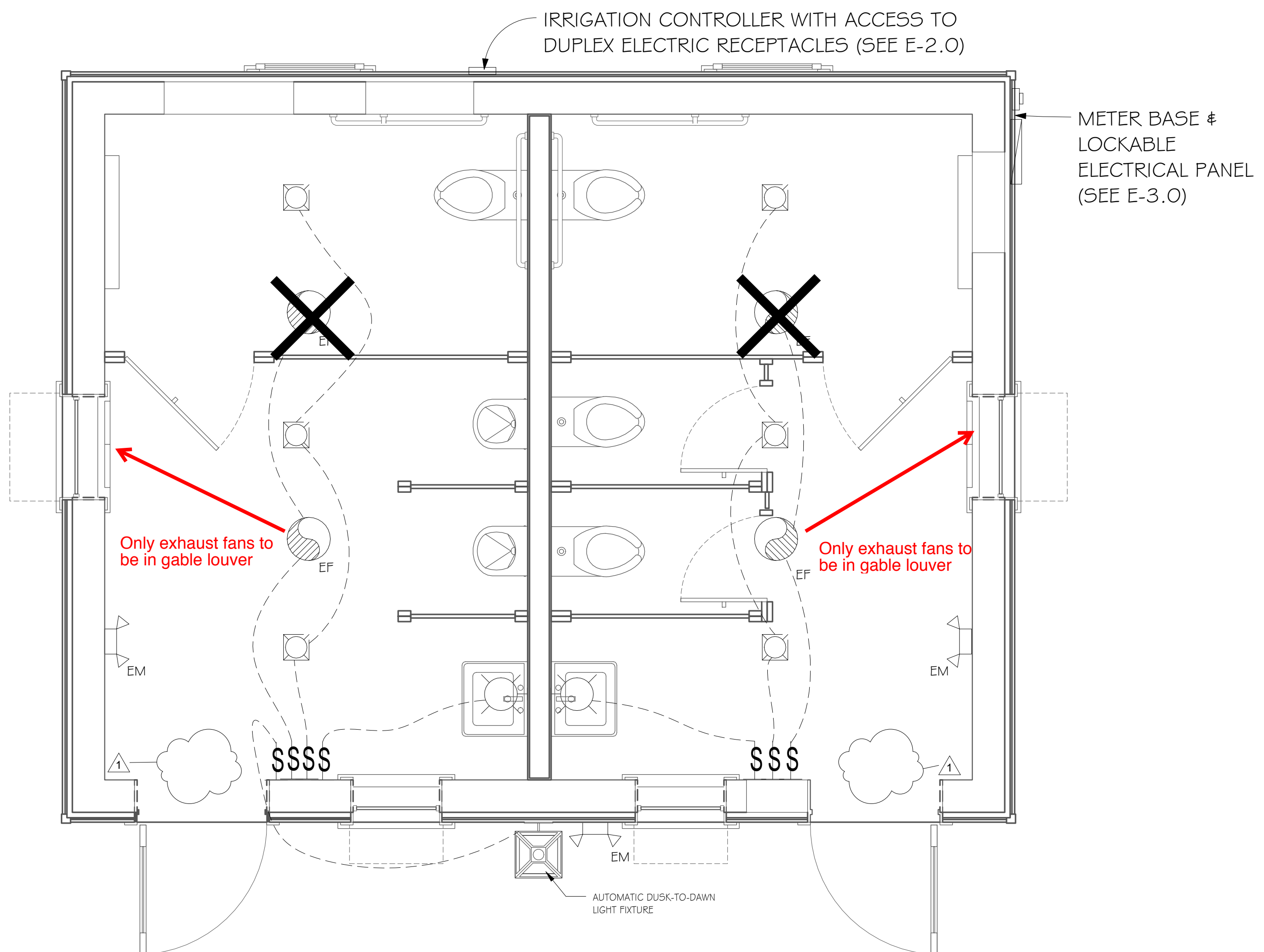
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POWER NOTES

- SEAL ALL CONDUITS THAT PENETRATE WALL OR CEILINGS.



2 ELECTRICAL- POWER 1/2" = 1'-0"



3 ELECTRICAL- LIGHTING 1/2" = 1'-0"

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DESIGN REVIEW

3-13-19

THOMAS & REEL ENGINEERING CONSULTANTS, INC. No. 8624

CERTIFICATE OF AUTHORITY

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PUBLIC BATHROOMS
 68 BOUNDARY STREET UNIT 2
 OLD TOWN NEIGHBORHOOD
 BLUFFTON, SC

PEARCE SCOTT ARCHITECTS
 ELECTRICAL POWER & LIGHTING PLAN

REVISIONS		
MARK	DATE	DESCRIPTION
1	3-12-19	ARCHITECT'S CHANGES

TREC No.	1403-1405-11
Date Printed	3/12/2019 11:52:12 AM
Date Issued	12/11/2018
Designed By	LB
Checked by	DR
Approved by	MT

EB2.0
 As indicated
 ELECTRICAL POWER & LIGHTING PLAN

SCHEDULE OF MAIN PANEL (~~EXISTING~~)

VOLTAGE: 240 / 120
BUS AMPS: 150 A
A.I.C RATING: 10,000 A

PHASE: 1
DEVICE AMPS: 150 A
MOUNTING: SURFACE

WIRE: 3
NEMA: 3R

MCB

LOCATION DESCRIPTION	LOAD (KVA)	LOAD TYPE	TRIP POLE	#	PH	#	TRIP POLE	LOAD TYPE	LOAD (KVA)	LOCATION DESCRIPTION
TWH (EXISTING)	6.8	H	40/2	1	A	2	20/1	H	1.1	EXHAUST FAN (EXISTING)
	6.8	H		3	B	4	20/1	B	1.1	RECEPTS (EXISTING)
RECEPTS (EXISTING)	1.1	B	20/1	5	A	6	20/1	A	0.7	LIGHTING (EXISTING)
LIGHTING (EXISTING)	0.7	A	20/1	7	B	8	20/0	A	1.0	EXIT LIGHTING (EXISTING)
FIRE ALARM PANEL (EXISTING)	1.0	H	20/1	9	A	10	20/1	A	1.0	ENERGENCY LIGHTING (EXISTING)
POWER PEDESTALS (PP-1)	0.4	B	20/1	11	B	12	20/1	A	0.1	TREE LIGHTING (LT2, LT4)
POWER PEDESTALS (PP-1)	0.4	B	20/1	13	A	14	20/1	A	0.1	TREE LIGHTING (LT2, LT4)
POWER PEDESTALS (PP-1)	0.4	B	20/1	15	B	16	20/1	B	0.4	GROUND BOX (PP-2)
POWER PEDESTALS (PP-1)	0.4	B	20/1	17	A	18	20/1	B	0.4	POWER PEDESTALS (PP-1)
STEP LIGHTING (LT-3)	0.1	A	20/1	19	B	20	20/1	B	0.4	POWER PEDESTALS (PP-1)
STEP LIGHTING (LT-3)	0.1	A	20/1	21	A	22	20/1	B	0.4	POWER PEDESTALS (PP-1)
IRRIGATION SYSTEM (EXISTING)	1.0	H	20/1	23	B	24	20/1	H	0.5	LIGHTING CONTACTOR
SPACE			20/1	25	A	26	20/1			SPACE
SPACE			20/1	27	B	28	20/1			SPACE
SPACE			20/1	29	A	30	20/1			SPACE
SPACE			20/1	31	A	32	20/1			SPACE
SPACE			20/1	33	B	34	20/1			SPACE
SPACE			20/1	35	A	36	20/1			SPACE
SPACE			20/1	37	A	38	20/1			SPACE
SPACE			20/1	39	B	40	20/1			SPACE
SPACE			20/1	41	A	42				SPACE

By others

PANEL LOAD ANALYSIS

Load Type	DESCRIPTION	Conn. KVA	Demand KVA	2011 NEC Reference	Load Type	DESCRIPTION	Conn. KVA	Demand KVA	2011 NEC Reference
A	Lighting	3.7	4.6	NEC Table 220.42	E	Heating	0.0	0.0	NEC Article 220.60
B	Receptacles	5.4	5.4	NEC Table 220.44	F	Largest Motor	0.0	0.0	NEC Article 440.7
C		0.0	0.0	NEC Table 220.56	G	Other Motors	0.0	0.0	NEC Article 440.7
D		0.0	0.0	NEC Article 440.32	H	Other Loads	17.2	17.2	
Phase A Connected Load		13.4 KVA	Notes:		TOTAL CONNECTED LOAD		26.2 KVA	109.3 AMPS	
Phase B Connected Load		12.8 KVA			TOTAL DEMAND LOAD		27.1 KVA	113.1 AMPS	

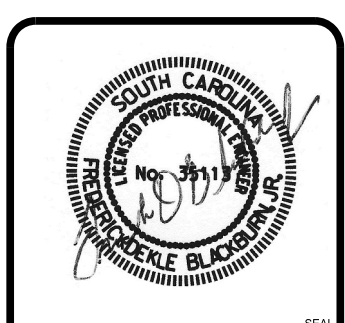
Not in contract

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	WATTAGE	LAMP	VOLTAGE
LT-1	POLE MOUNTED FIXTURE BY OTHERS	NOT IN CONTRACT	N/A	N/A	N/A
LT-2	LOW VOLTAGE LANDSCAPE LIGHT TREE DOWNLIGHT	FOREVER BRIGHT SPJ-AL1-8W MBR / SPJ19-13	8	LED	12-15V
LT-3	LOW VOLTAGE LANDSCAPE STEP LIGHT (ADD / ALT)	VISTAPRO #4261 12" LENGTH, BRONZE OR WAC LIGHTING HARDSCAPE DUAL CCT AND INTEGRAL BRIGHTNESS CONTROL #7121-27/ (BZ) 12" LENGTH	6.5	LED	12V DC
LT-4	LOW VOLTAGE LANDSCAPE LIGHT TREE DOWNLIGHT (ADD / ALT)	FOREVER BRIGHT SPJ-AL1-8W MBR / SPJ19-13	8	LED	12-15V

LIGHTING NOTES:

- SEE SHEET E-2 FOR LIGHT FIXTURE DETAILS. PROVIDE ALL COMPONENTS AS RECOMMENDED BY VENDOR FOR INSTALLATION OF FIXTURES.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING ALL NECESSARY COMPONENTS TO INSTALL LIGHT FIXTURES SHOWN ABOVE.
- APPROVED EQUAL FIXTURES ARE ACCEPTABLE TO MEET THE INTENT, LIGHTING LEVELS, AND APPEARANCE OF THIS DESIGN.



REVISIONS	DATE	APPR.

DESIGNED BY: FDD	DATE:
DWN BY: FDD	
CHECKED BY: FDD	
PLOT SCALE: 1/8" = 1'-0"	PLOT DATE: 2/19/2019
FILE NAME: E-3.dgn	SIZE: 38x24 (in.)

68 BOUNDARY STREET PARK
 68 BOUNDARY STREET, BLUFFTON, SC 29910

ELECTRICAL SCHEDULES

E-3.0

L1: 2/19/2019 3:32:20 PM
 E-3.dgn
 C:\ProgramData\Autodesk\LT2019\Toolsets\Autodesk LT2019\Profiles\Default\Profiles\Default.ctb

PLUMBING SPECIFICATION NOTES

1.	ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE, 2015 INTERNATIONAL BUILDING CODE, STATE OF SOUTH CAROLINA AMENDMENTS, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
2.	IF ANY OF THE GOVERNING CODES ARE UPDATED, CHANGED, AND/OR MODIFIED AFTER THE SUBMITTAL OF THE DRAWINGS TO THE OWNER AND/OR ARCHITECT AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THEN THE DRAWINGS MUST BE RESUBMITTED TO THE ENGINEER FOR REVIEW, REEXAMINATION AND/OR REEVALUATION.
3.	REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND ELEVATIONS OF ALL PLUMBING FIXTURES.
4.	PLUMBING CONTRACTOR TO VERIFY ALL PLUMBING FIXTURES WITH ARCHITECT AND/OR OWNER BEFORE PROCUREMENT AND/OR INSTALLATION.
5.	WATER PIPING ROUTED ABOVE CEILING AND IN EXTERIOR WALLS SHALL BE ROUTED ON HEATED SIDE (UNDERSIDE) OF CEILING INSULATION AND HEATED SIDE (INSIDE) OF WALL INSULATION.
6.	SANITARY AND DRAINAGE PIPING 2" AND SMALLER SHALL BE SLOPED AT 1/4" PER FOOT MINIMUM, PIPING 3" AND LARGER SHALL BE SLOPED AT 1/8" PER FOOT MINIMUM.
7.	TOPS OF ALL FLOOR DRAINS AND CLEANOUTS SHALL BE SET FLUSH WITH FINISHED FLOOR.
8.	TRAP PRIMERS ARE TO BE PROVIDED ON ALL FLOOR DRAINS AND HUB DRAINS. TP "A" AUTOMATIC TRAP PRIMERS ARE TO BE PROVIDED IN ALL REQUIRED LOCATIONS.
9.	PLUMBING AND FIRE PROTECTION PIPING IS NOT TO BE INSTALLED IN ELECTRICAL ROOMS, CLOSETS, TELEPHONE ROOMS, OR ELEVATOR EQUIPMENT ROOMS EXCEPT PIPING SERVING THAT SPECIFIC ROOM.
10.	LOCATE ALL SECTIONAL OR MAIN CONTROL VALVES WITHIN 1'-0" FROM ACCESS PANELS, CEILING TILES, OR OTHER POINT OF ACCESS.
11.	ALL COLDWATER, HOT WATER AND DRAIN PIPING AT HANDICAPPED FIXTURES SHALL BE INSULATED WITH HANDI-LAV GUARD MODELS 102 AND 105 INSULATION KITS.
12.	PROVIDE SHOCK ABSORBERS SIZED PER PDI SPECIFICATIONS ON ALL DOMESTIC WATER LINES SERVING FLUSH VALVE FIXTURES, WASHING MACHINES SUPPLIES, PRV STATIONS AND OTHER INSTALLATIONS WITH QUICK CLOSING VALVES.
13.	PROVIDE A BASE CLEANOUT AT THE LOWEST LEVEL OF ALL SANITARY AND WASTE STACKS.
14.	ALL SHOWER HEAD ARMS AND VALVES SHALL BE PROVIDED WITH ADDITIONAL BLOCKING AS REQUIRED AND RIGIDLY SECURED TO ADJACENT STRUCTURE.
15.	ALL SHOWER HEADS SHALL BE INSTALLED WITH THE CENTER POINT OF THE SHOWER HEAD FACE LOCATED 6'-3" MINIMUM ABOVE THE TUB/SHOWER FINISHED SURFACE.
16.	PROVIDE REDUCED PRESSURE BACKFLOW PREVENTORS AT ALL DOMESTIC WATER CONNECTIONS TO MECHANICAL EQUIPMENT, AS REQUIRED BY LOCAL CODE AND AUTHORITIES. BACKFLOW PREVENTORS ARE TO BE LOCATED WITH A MINIMUM OF 1'-0" CLEARANCE AT THE LOWEST POINT AND AT NO MORE THAN 5'-0" ABOVE FLOOR AT THE HIGHEST POINT OF THE DEVICE.
17.	PROVIDE MANUFACTURED EXPANSIONS DEVICE OR FABRICATED EXPANSION LOOP ON ALL PIPING SYSTEMS CROSSING BUILDING EXPANSION JOINTS.
18.	CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL PLUMBING EQUIPMENT WITH THE ELECTRICAL DRAWINGS AND THE ELECTRICAL CONTRACTOR AND SHALL FURNISH EQUIPMENT WIRED FOR THE VOLTAGES SHOWN THEREIN.
19.	ALL PLUMBING EQUIPMENT, PIPING, INSULATION, ETC. INSTALLED IN HVAC PLENUM SPACES SHALL MEET CODE REQUIREMENTS FOR SMOKE AND COMBUSTIBILITY.
20.	ALL PLUMBING EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE-YEAR AFTER FINAL ACCEPTANCE.
21.	ALL PIPE PENETRATIONS OF FIRE AND/OR SMOKE RATED ASSEMBLIES SHALL BE FIRE STOPPED AS REQUIRED TO RESTORE ASSEMBLY TO ORIGINAL INTEGRITY. FIRE BARRIER PRODUCTS SHALL BE AS MANUFACTURED BY 3M COMPANY, CP25 CAULK, CS195 COMPOSITE PANEL, FS195 WRAP/SHRINK, TREMCO, HILTI, METACAULK, NELSON, OR PSS 7900 SERIES SYSTEMS AS RECOMMENDED BY MANUFACTURER FOR PARTICULAR APPLICATIONS, OR EQUIVALENT SYSTEM AS APPROVED BY LOCAL CODE OFFICIALS. ALSO, REFER TO DIVISION 7 - THERMAL AND MOISTURE PROTECTION.
22.	ALL VENT TRHU ROOF PENETRATIONS SHALL BE ROUTED TO TERMINATE AT THE LEAS VISIBLE LOCATION FROM THE ENTRY VIEW.
23.	WATER LINES INSIDE BUILDING: A. COPPER TYPE "L" WITH LEAD FREE SOLDER. B. SCHEDULE 40 CPVC WITH SOLVENT JOINTS. C. PEX WITH MANUFACTURER'S APPROVED CONNECTIONS.
24.	WATER LINES OUTSIDE BUILDING: A. WATER METER TO 20' OUTSIDE BUILDING: SCHEDULE 40 PVC WITH SOLVENT JOINTS. B. 20' OUTSIDE BUILDING ENTRY: SCHEDULE 40 CPVC OR COPPER TYPE "L" WITH LEAD FREE SOLDER.
25.	WASTE AND VENT: SCHEDULE 40 PVC WITH DRAINAGE PATTERN FITTINGS AND SOLVENT WELDED JOINTS.
26.	PROVIDE SHUT-OFF VALVES AT FIXTURES.
27.	EXPOSED FIXTURE TRIM SHALL BE CHROME PLATED.
28.	CAULK/SEAL ALL FIXTURE MOUNTING AT COUNTER, WALL AND FLOOR AS APPLICABLE.
29.	LL FIXTURES AND EQUIPMENT SHALL BE PROVIDED WITH A UNION TYPE CONNECTION TO FACILITATE REMOVAL/SERVICE.
30.	INSULATE HOT WATER LINES FROM WATER HEATER THROUGHOUT SYSTEM WITH 3/4" FIBERGLASS PREFORM OF "FR" TYPE RUBBER OR POLYOLEFIN FLEXIBLE FOAM.
31.	COORDINATE WITH UTILITY COMPANIES AS REQUIRED FOR SERVICE AND METER LOCATIONS.
32.	NOTIFY THE UTILITIES PROTECTION CENTER AT LEAST THREE BUSINESS DAYS PRIOR TO BEGINNING: A. EARTH EXCAVATION OR DIGGING WORK. B. WORK WHICH POTENTIALLY COMES WITHIN 10' OF ANY OVERHEAD HIGH VOLTAGE LINE.
33.	GAS LINES (NATURAL):
34.	NOTIFY ALL RESPECTIVE UTILITY COMPANY(IES) WHOSE LINES ARE ROUTED THROUGH, CONNECTED TO, AND/OR ARE IN 10' PROXIMITY OF CONSTRUCTION SITE. LESS THAN 2 PSI, 2.5" AND LARGER: SCHEDULE 40 BLACK STEEL WITH WELDED JOINTS, 2" AND SMALLER: SCHEDULE 40 BLACK STEEL WITH SCREWED JOINTS, COPPER TYPE "L" WITH SILVER SOLDER JOINTS (1000°F), TYPE "316" STAINLESS STEEL WITH JACKET AND COMPATIBLE FITTINGS. GREATER THAN 2 PSI: SCHEDULE 40 BLACK STEEL WITH WELDED JOINTS.
35.	REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND ELEVATIONS OF ALL PLUMBING FIXTURES.
36.	SANITARY AND DRAINAGE PIPING 2" AND SMALLER SHALL BE SET FLUSH WITH FINISHED FLOOR.
37.	PROVIDE A BASE CLEANOUT AT THE LOWEST LEVEL OF ALL SANITARY AND WASTE STACKS.

GENERAL NOTES

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PLUMBING WASTE NOTES

1.	LOCATE EXISTING SANITARY SEWER LINES INFIELD.
2.	INSTALL NEW FLOOR DRAIN AND ROUTE 4" WASTE LINE TO EXISTING SEWER LINE. VERIFY LOCATION AND FLOW PRIOR TO INSTALLATION. INSTALL NEW 1/2" TRAP PRIMER LINE FROM FLOOR DRAIN TO LAVATORY.
3.	I.W. = INDIRECT WASTE LINE RUN TO NEAREST FLOOR SINK/HUB DRAIN/FLOOR DRAIN.
4.	MIN 1/8" HORIZONTAL SLOPE PER EVERY FOOT

PLUMBING LEGEND

----	SAN SEWER
-----	SAN VENT
_____	COLD WATER
————	HOT WATER
--- -G- ---	GAS LINE
—cw—	COMBINATION WASTE & VENT
— >>—	DOUBLE CHECK VALVE BACKFLOW PREVENTER
—	PIPE DOWN
—	PIPE UP
—	PIPE CAP
—+ HB	HOSE BIB
—	P-TRAP
—	WATER HAMMER ARRESTOR PISTON TYPE
— -	FLEXIBLE CONNECTION
VTR	VENT THRU ROOF
VTS	VENT THRU STACK
CO	CLEAN OUT (F=FLOOR,G=GRADE,W=WALL)
FD	FLOOR DRAIN
ABV	ABOVE CEILING
P&T	PRESSURE/TEMPERATURE RELIEF VALVE
—	NATURAL GAS METER
—	NATURAL GAS CUT OFF

PLUMBING FIXTURE SCHEDULE

SYM.	QTY.	DESCRIPTION	MANUFACTURER MODEL	COLD	HOT	WASTE	NOTES
WC	4	WATER CLOSET, ADA RATED, FLOOR MTD., FLUSH VALVE, 1.6 GPF, VITREOUS CHINA, NOMINAL 18" SEAT HEIGHT		1/2"	-	3"	1,2,3,4
L	2	LAVATORY, ADA RATED, WALL MTD., GRID DRAIN, VITREOUS CHINA, SINGLE LAYER FAUCET, 4" CENTERS		1/2"	1/2"	1-1/2"	3,4,5
U	2	URINARY		1/2"	-	3"	3,4
WF	1	WATER FOUNTAIN		1/2"	-	1-1/2"	

NOTES

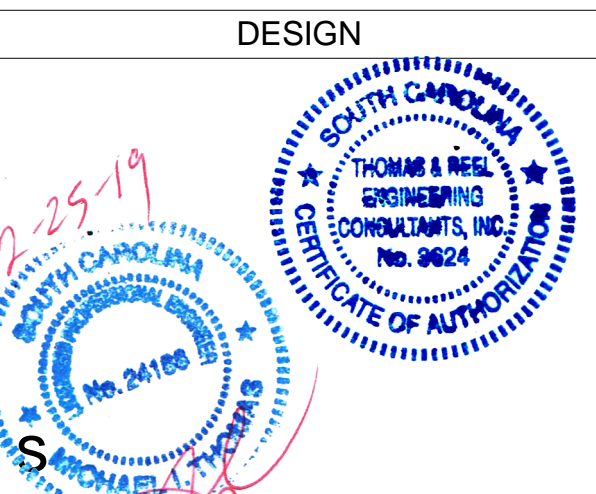
1. SEAT: HEAVY DUTY SOLID PLASTIC, OPEN FRONT WITH STAINLESS STEEL SELF-SUSTAINING CHECK HINGE.
2. LOCATE FLUSH OPERATOR ON MOST OPEN SIDE OF FIXTURE.
3. SOLID BLOCKING IN WALL FOR FIXTURE SUPPORT.
4. CAULK/GROUT/SEAL FIXTURE CONTACT WITH WALL/FLOOR/COUNTER, AS APPLICABLE.
5. PROVIDE MIXING VALVE TO TEMPER WATER (110 F).

SHEET LIST

SHEET NUMBER	SHEET NAME
M1.0	MECHANICAL PLAN
EB1.0	ELECTRICAL GENERAL NOTES
EB2.0	ELECTRICAL POWER & LIGHTING PLAN
E0.1	ELECTRICAL NOTES
E1.0	ELECTRICAL SITE PLAN
E2.0	ELECTRICAL LIGHTING DETAILS
E3.0	ELECTRICAL SCHEDULE
P1.0	PLUMBING GENERAL NOTES
P1.1	PLUMBING WASTE & WATER PLAN
P2.0	RISERS

DO NOT SCALE THE DRAWINGS. THE DESIGNER WILL NOT ACCEPT RESPONSIBILITY FOR CONSTRUCTION ERRORS DUE TO SCALING OF THE DRAWINGS. VERIFY ALL DIMENSIONS, FINISHES, FIXTURES, ETC. BEFORE BEGINNING CONSTRUCTION. IF DIMENSIONS OR DETAILS ARE OMITTED, INCORRECT, OR NOT CLEAR, THE CONTRACTOR SHALL CONSULT WITH THE DESIGNER FOR CLARIFICATION.

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PUBLIC BATHROOMS

68 BOUNDARY STREET UNIT 2
OLD TOWN NEIGHBORHOOD
RIHIFTON, SC
PEARCE SCOTT ARCHITECTS

PLUMBING GENERAL NOTES

REVISIONS		
MARK	DATE	DESCRIPTION

TREC No.	1403-1405-11
Date Printed	2/25/2019 12:29:48 PM
Date Issued	12/11/2018
Designed By	Designer
Checked by	Checker
Approved by	Approver

P1.0

1/4" = 1'-0"

PLUMBING GENERAL NOTES

PLUMBING SPECIFICATION NOTES

- ALL WORK SHALL CONFORM TO LOCAL CODES.
- WATER LINES INSIDE BUILDING:
 - COPPER TYPE "L" WITH LEAD FREE SOLDER.
 - SCHEDULE 40 CPVC WITH SOLVENT JOINTS.
 - PEX WITH MANUFACTURER'S APPROVED CONNECTIONS.
- WATER LINES OUTSIDE BUILDING:
 - WATER METER TO 20' OUTSIDE BUILDING: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
 - 20' OUTSIDE BUILDING ENTRY: SCHEDULE 40 CPVC OR COPPER TYPE "L" WITH LEAD FREE SOLDER.
- WASTE AND VENT: SCHEDULE 40 PVC WITH DRAINAGE PATTERN FITTINGS AND SOLVENT WELDED JOINTS.
- PROVIDE SHUT-OFF VALVES AT FIXTURES.
- EXPOSED FIXTURE TRIM SHALL BE CHROME PLATED.
- CAULK/SEAL ALL FIXTURE MOUNTING AT COUNTER, WALL AND FLOOR AS APPLICABLE.
- ALL FIXTURES AND EQUIPMENT SHALL BE PROVIDED WITH A UNION TYPE CONNECTION TO FACILITATE REMOVAL/SERVICE.

PLUMBING WASTE NOTES

- LOCATE EXISTING SANITARY SEWER LINES IN FIELD.
- RUN NEW 4" WASTE LINE. ADJUST CONNECTION TO EXISTING SANITARY SEWER AS NECESSARY IN FIELD.
- INSTALL NEW FLOOR DRAIN AND ROUTE 4" WASTE LINE TO EXISTING SEWER LINE. VERIFY LOCATION AND FLOW PRIOR TO INSTALLATION. INSTALL NEW 1/2" TRAP PRIMER LINE FROM FLOOR DRAIN TO LAVATORY.
- I.W. = INDIRECT WASTE LINE RUN TO NEAREST FLOOR SINK/HUB DRAIN/FLOOR DRAIN.

PLUMBING LEGEND

- SAN SEWER
- SAN VENT
- COLD WATER
- HOT WATER
- GAS LINE
- DOUBLE CHECK VALVE
- BACKFLOW PREVENTER
- PIPE DOWN
- PIPE UP
- PIPE CAP
- HOSE BIBB
- AIR GAP
- P-TRAP
- WATER HAMMER ARRESTOR PISTON TYPE
- FLEXIBLE CONNECTION
- VENT THRU ROOF
- CLEAN OUT (F=FLOOR, G=GRADE, W=WALL)
- FLOOR DRAIN
- ABOVE CEILING
- PRESSURE/TEMPERATURE RELIEF VALVE
- NATURAL GAS METER
- NATURAL GAS CUT OFF

- INSULATE HOT WATER LINES FROM WATER HEATER THROUGHOUT SYSTEM WITH 3/4" FIBERGLASS PERFORM OR "FR" TYPE RUBBER OR POLYOLEFIN FLEXIBLE FOAM.
- COORDINATE WITH UTILITY COMPANIES AS REQUIRED FOR SERVICE AND METER LOCATIONS.
 - NOTIFY THE UTILITIES PROTECTION CENTER AT LEAST THREE BUSINESS DAYS PRIOR TO BEGINNING:
 - EARTH EXCAVATION OR DIGGING WORK.
 - WORK WHICH POTENTIALLY COMES WITHIN 10' OF ANY OVERHEAD HIGH VOLTAGE LINE.
 - NOTIFY ALL RESPECTIVE UTILITY COMPANY(IES) WHOSE LINES ARE ROUTED THROUGH, CONNECTED TO, AND/OR ARE IN 10' PROXIMITY OF CONSTRUCTION SITE.

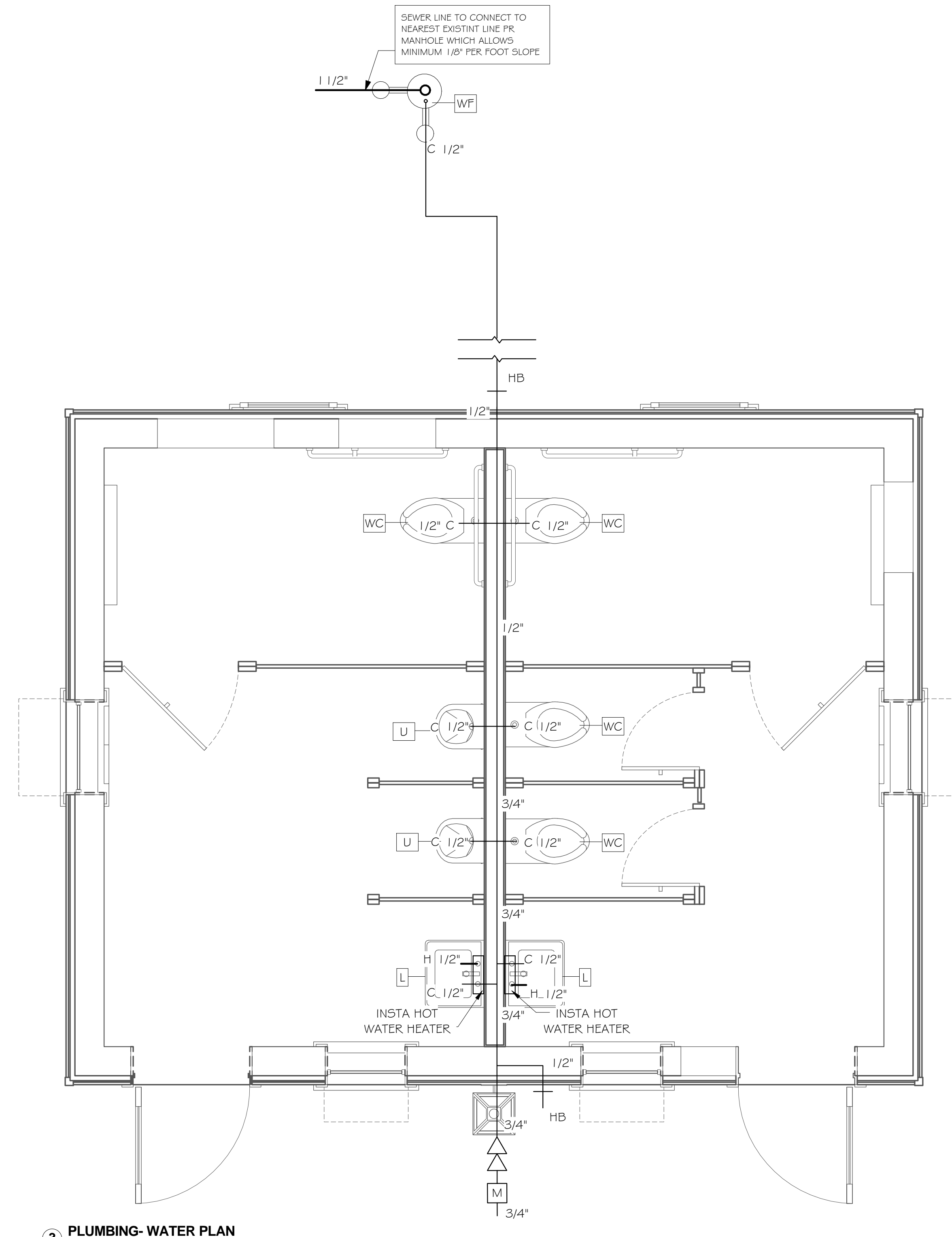
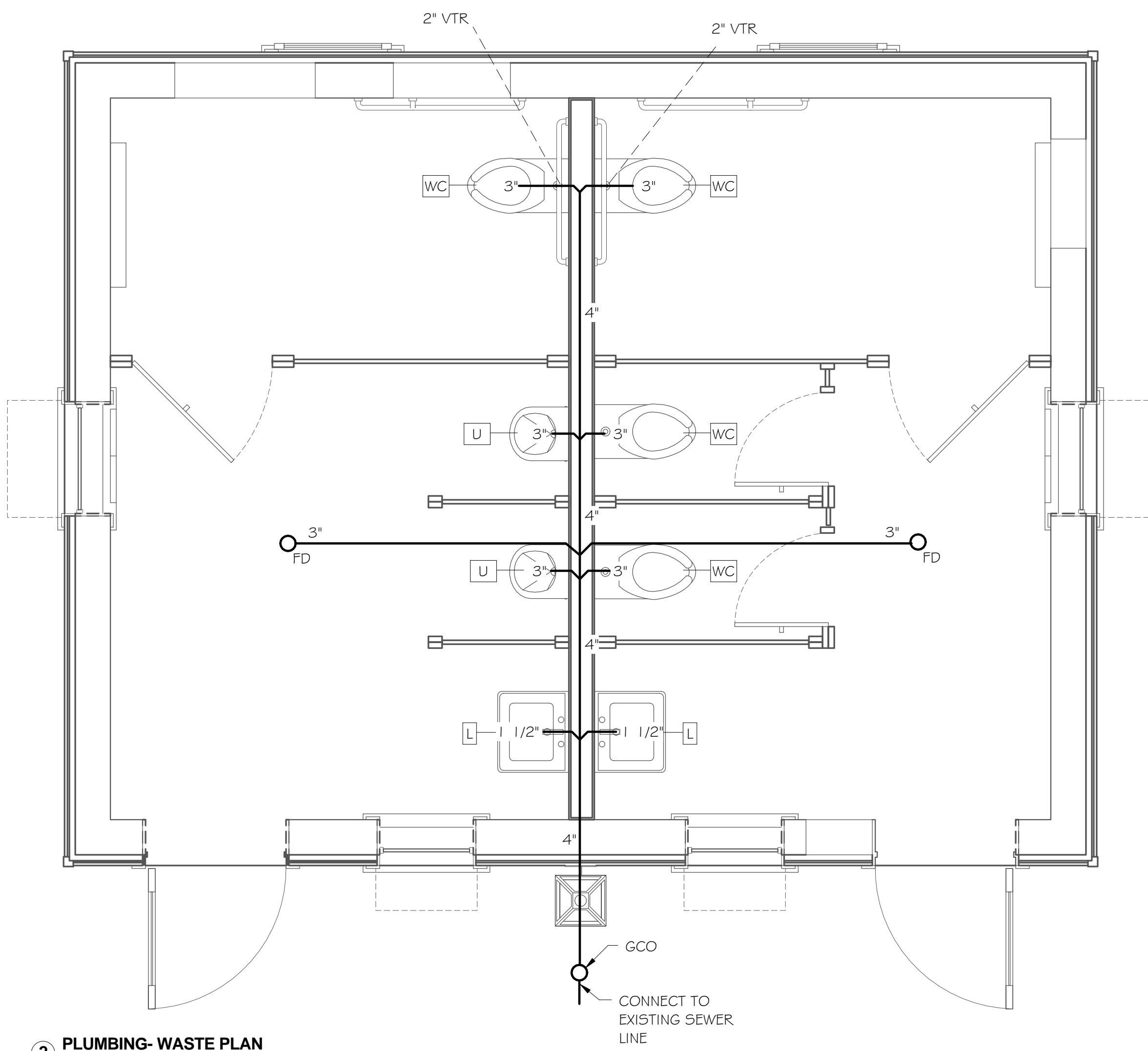
PLUMBING FIXTURE SCHEDULE							
SYM.	QTY.	DESCRIPTION	MANUFACTURER MODEL	COLD	HOT	WASTE	NOTES
WC	4	WATER CLOSET, ADA RATED, FLOOR MTD., FLUSH VALVE, 1.6 GPF, VITREOUS CHINA, NOMINAL 18" SEAT HEIGHT		1/2"	-	3"	1,2,3,4
L	2	LAVATORY, ADA RATED, WALL MTD., GRID DRAIN, VITREOUS CHINA, SINGLE LAYER FAUCET, 4" CENTERS		1/2"	1/2"	1-1/2"	3,4,5
U	2	URINARY		1/2"	-	3"	3,4
WF	1	WATER FOUNTAIN		1/2"	-	1-1/2"	

NOTES

- SEAT: HEAVY DUTY SOLID PLASTIC, OPEN FRONT WITH STAINLESS STEEL SELF-SUSTAINING CHECK HINGE.
- LOCATE FLUSH OPERATOR ON MOST OPEN SIDE OF FIXTURE.
- SOLID BLOCKING IN WALL FOR FIXTURE SUPPORT.
- CAULK/GROUT/SEAL FIXTURE CONTACT WITH WALL/FLOOR/COUNTER, AS APPLICABLE.
- PROVIDE MIXING VALVE TO TEMPER WATER (110°F).

GENERAL NOTE:

DRAWING(S) ARE **SCHEMATIC**. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL DEVICE LOCATIONS AND INTERCONNECT ROUTING WITH ARCHITECTURAL AND STRUCTURAL CONFIGURATION AND REQUIREMENTS.



DESIGN REVIEW

2-25-19

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PUBLIC BATHROOMS
68 BOUNDARY STREET UNIT 2
OLD TOWN NEIGHBORHOOD
BLUFFTON, SC

PEARCE SCOTT ARCHITECTS
PLUMBING WASTE & WATER PLAN

REVISIONS		
MARK	DATE	DESCRIPTION

ISSUE FOR CONSTRUCTION

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TREC No. 1403-1405-11
Date Printed 2/25/2019 12:29:49 PM
Date Issued 12/11/2018
Designed By PU
Checked by DR
Approved by MT

P1.1
As indicated

PLUMBING WASTE & WATER PLAN

PLUMBING SPECIFICATION NOTES

- ALL WORK SHALL CONFORM TO LOCAL CODES.
- WATER LINES INSIDE BUILDING:
 - COPPER TYPE "L" WITH LEAD FREE SOLDER.
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PLUMBING LEGEND

- SAN SEWER
- - - - - SAN VENT
- COLD WATER
- HOT WATER
- - G - - GAS LINE
- >> — DOUBLE CHECK VALVE BACKFLOW PREVENTER
- > — PIPE DOWN
- < — PIPE UP
-] — PIPE CAP
- + HB — HOSE BIBB
- P — P-TRAP
- [— WATER HAMMER ARRESTOR PISTON TYPE
- [] — FLEXIBLE CONNECTION
- VTR — VENT THRU ROOF
- CO — CLEAN OUT (F=FLOOR, G=GRADE, W=WALL)
- FD — FLOOR DRAIN
- AC — ABOVE CEILING
- P&T — PRESSURE/TEMPERATURE RELIEF VALVE
- [M] — NATURAL GAS METER
- X — NATURAL GAS CUT OFF

PLUMBING FIXTURE SCHEDULE							
SYM.	QTY.	DESCRIPTION	MANUFACTURER MODEL	COLD	HOT	WASTE	NOTES
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U	2	URINARY		1/2"	-	3"	3,4
WF	1	WATER FOUNTAIN		1/2"	-	1-1/2"	

NOTES

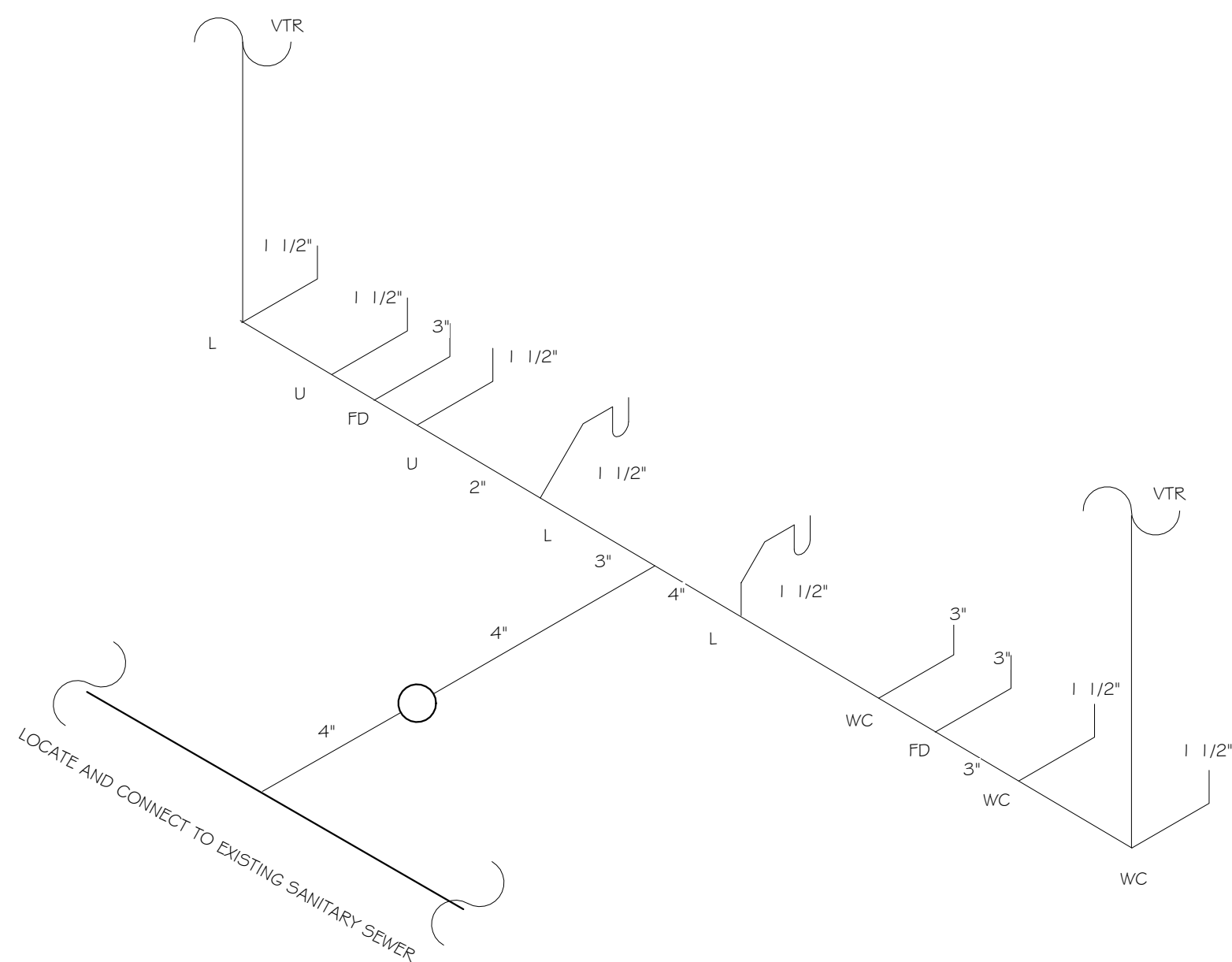
- SEAT: HEAVY DUTY SOLID PLASTIC, OPEN FRONT WITH STAINLESS STEEL SELF-SUSTAINING CHECK HINGE.
- LOCATE FLUSH OPERATOR ON MOST OPEN SIDE OF FIXTURE.
- SOLID BLOCKING IN WALL FOR FIXTURE SUPPORT.
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- PROVIDE MIXING VALVE TO TEMPER WATER (1 10 F).

GENERAL NOTE:

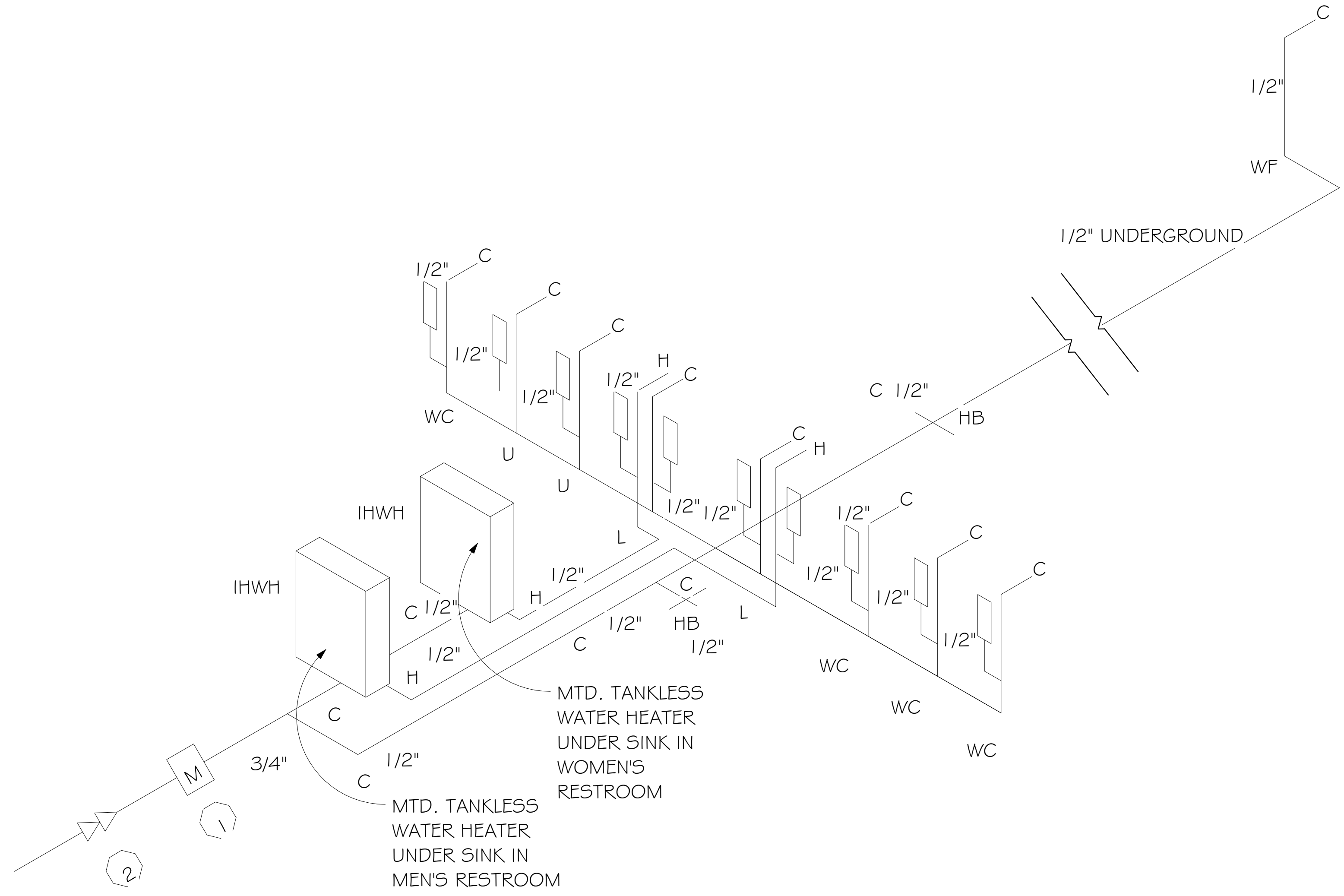
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PLUMBING WASTE NOTES

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- I.W. = INDIRECT WASTE LINE RUN TO NEAREST FLOOR SINK/HUB DRAIN/FLOOR DRAIN.



1 WASTE RISER
N.T.S.



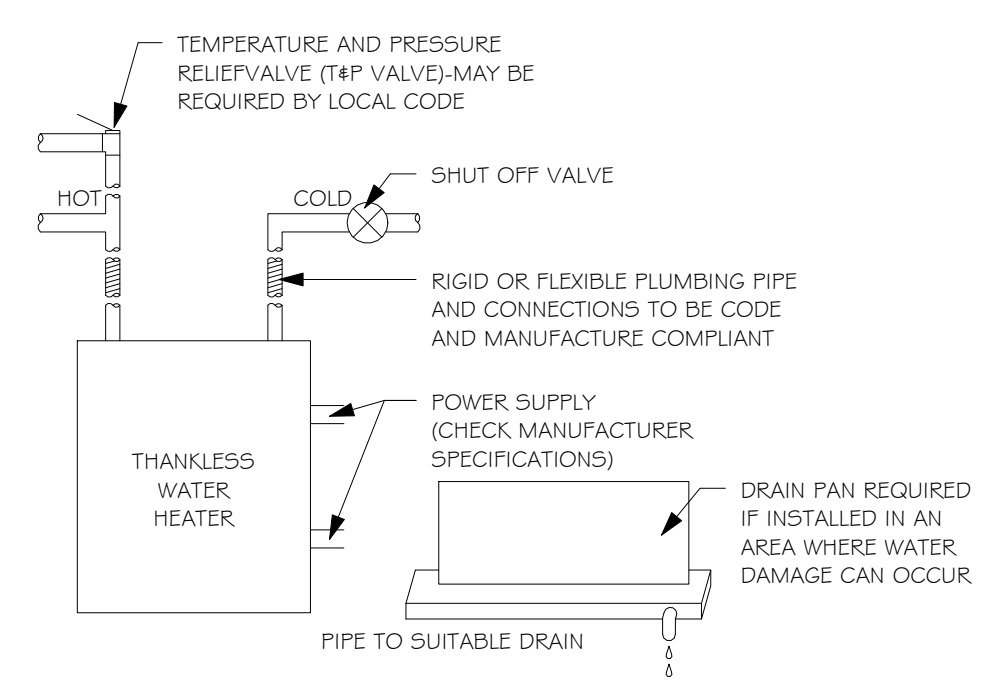
3 WATER RISER
N.T.S.

TYPICAL WATER HEATER CALCULATION WOMEN'S BATHROOM

(1) L @ 1 = 1

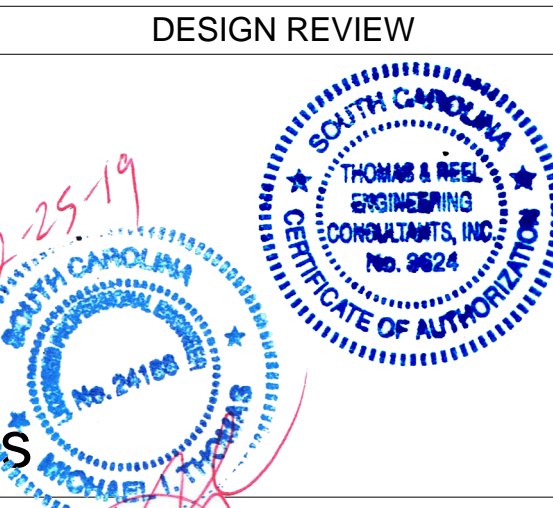
TOTAL LOAD: 1 GPM X 60 X .80
48 = GPM DEMAND

KW INPUT = GPM x RISE x LB. GAL.
THERMAL EFFICIENCY
KW INPUT = 48 GPM x 60°F x 8.33 lb.
396 x 3412 BTU/KW
KW INPUT = 7.17 KW



4 WATER HEATER DETAIL
1/4" = 1'-0"

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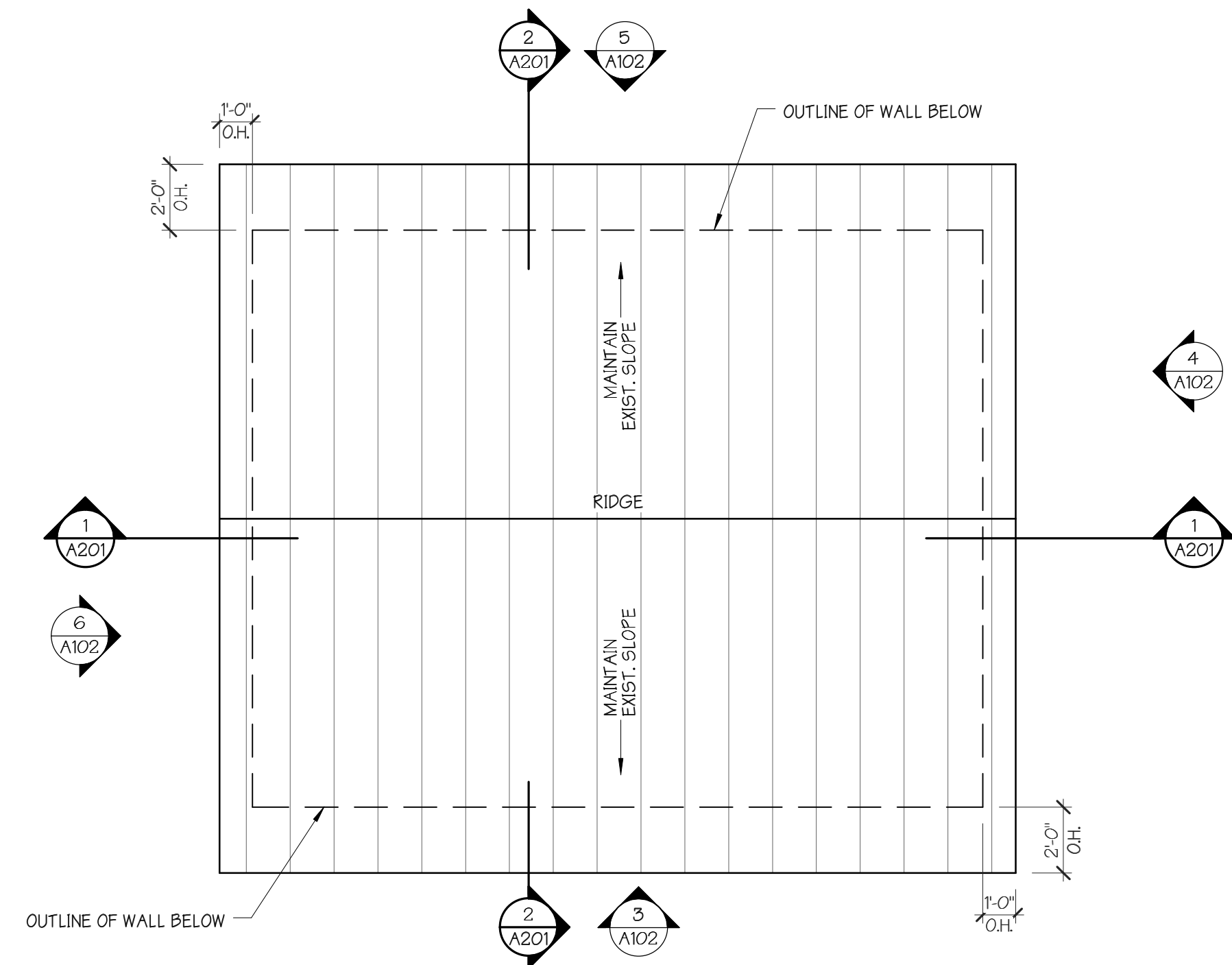


PUBLIC BATHROOMS
 68 BOUNDARY STREET UNIT 2
 OLD TOWN NEIGHBORHOOD
 BLUFFTON, SC
PEARCE SCOTT ARCHITECTS
 RISERS

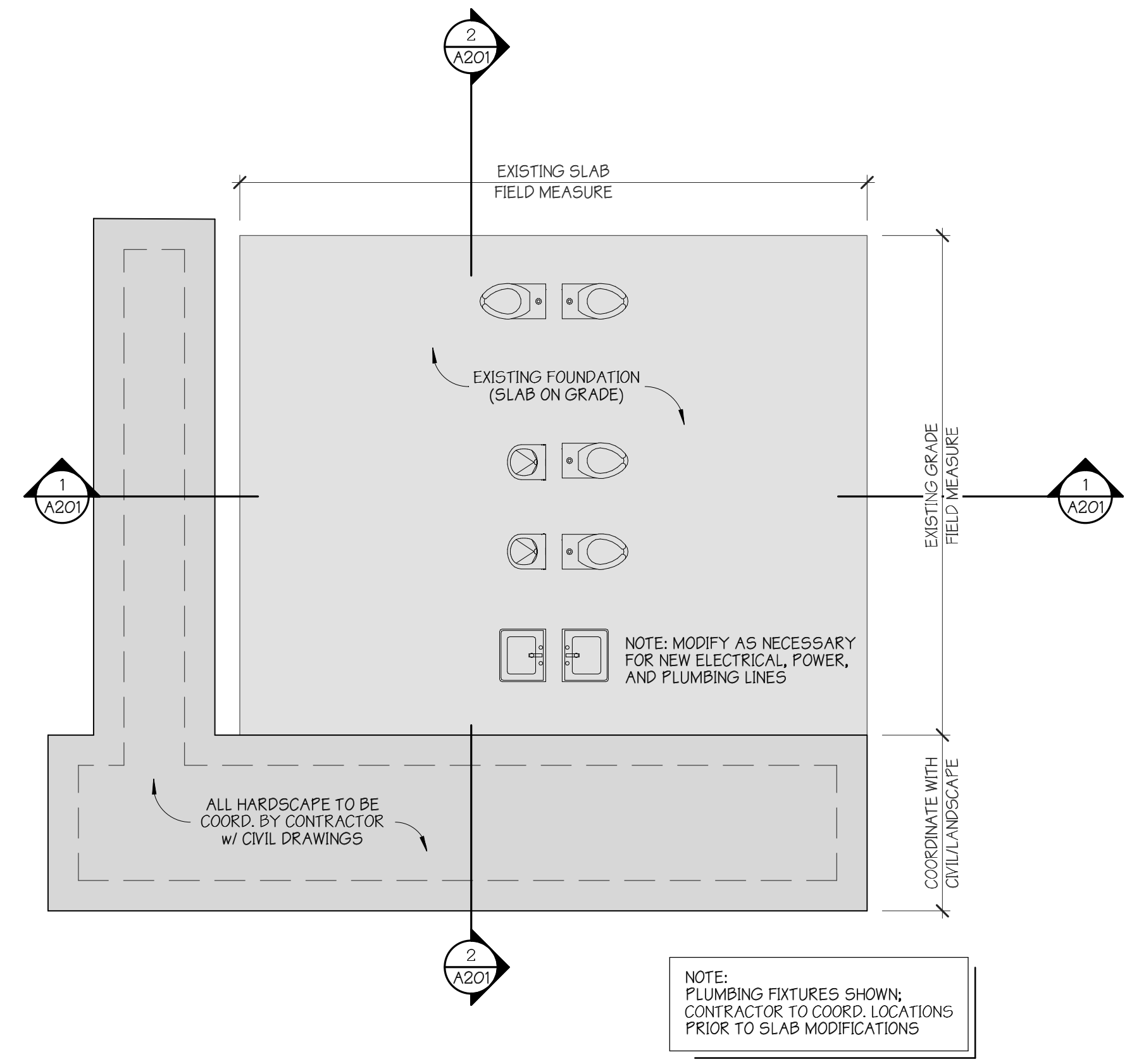
REVISIONS		
MARK	DATE	DESCRIPTION

TREC No.	1403-1405-11
Date Printed	2/25/2019 12:29:50 PM
Date Issued	12/11/2018
Designed By	PU
Checked by	DR
Approved by	MT

P2.0
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 RISERS

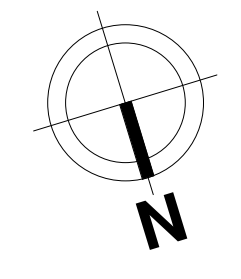


2 1/4" = 1'-0"
ROOF PLAN



NOTE:
PLUMBING FIXTURES SHOWN;
CONTRACTOR TO COORD. LOCATIONS
PRIOR TO SLAB MODIFICATIONS

1 1/4" = 1'-0"
ARCH. FOUNDATION PLAN



DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	ERG	INITIAL
1	REVISION 1 FOR BID RELEASED FOR PERMIT	05.02.19	ERG	
2		03.13.19	ERG	

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A REMODEL FOR:
TOWN OF BLUFFTON
68 BOUNDARY STREET, UNIT 2
OLD TOWN NEIGHBORHOOD
BLUFFTON, SC 29910

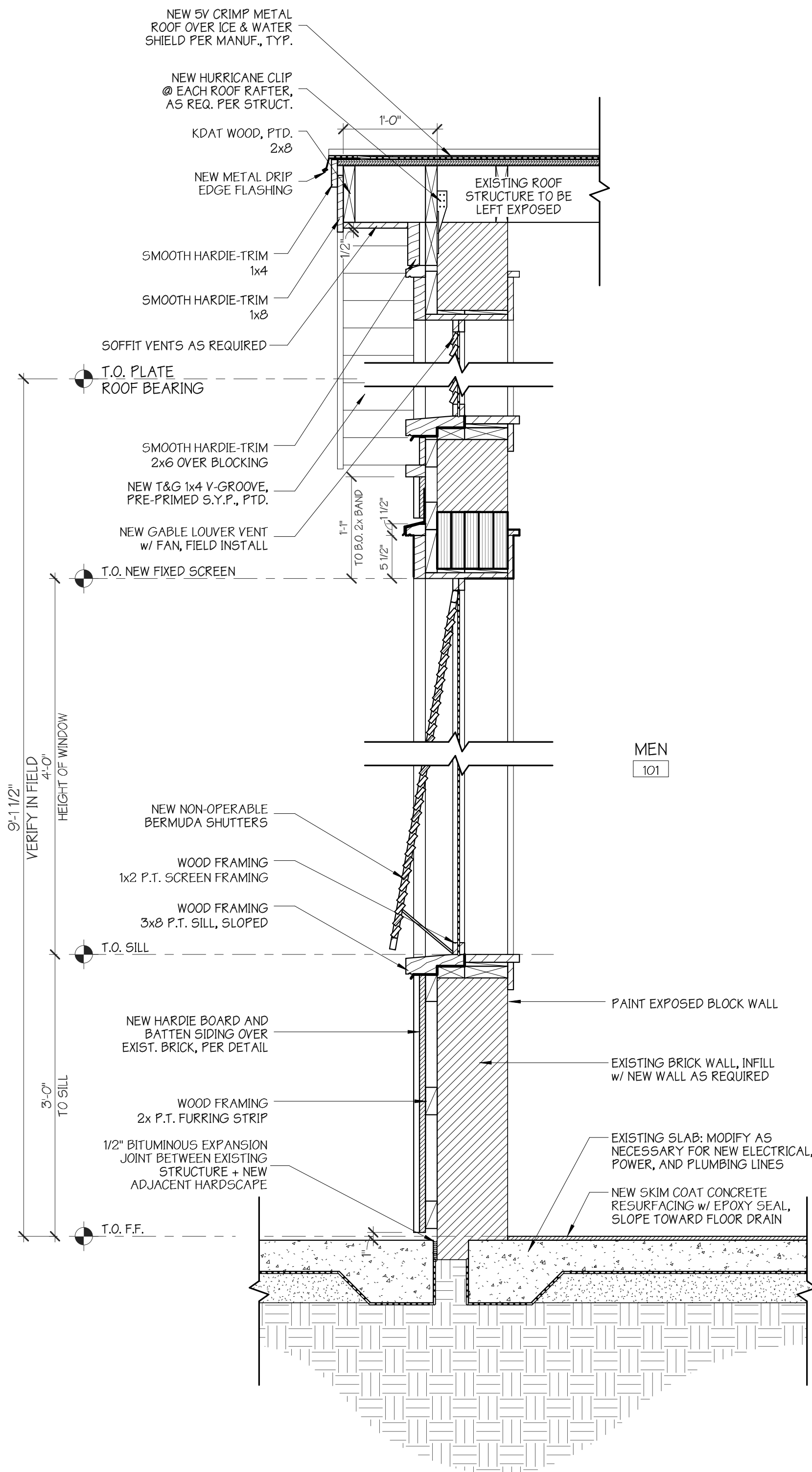
PEARCE SCOTT ARCHITECTS
6 STATE OF MIND STREET
SUITE 200
BLUFFTON, SC 29910
pearce@pscottarch.com
843 837 5700



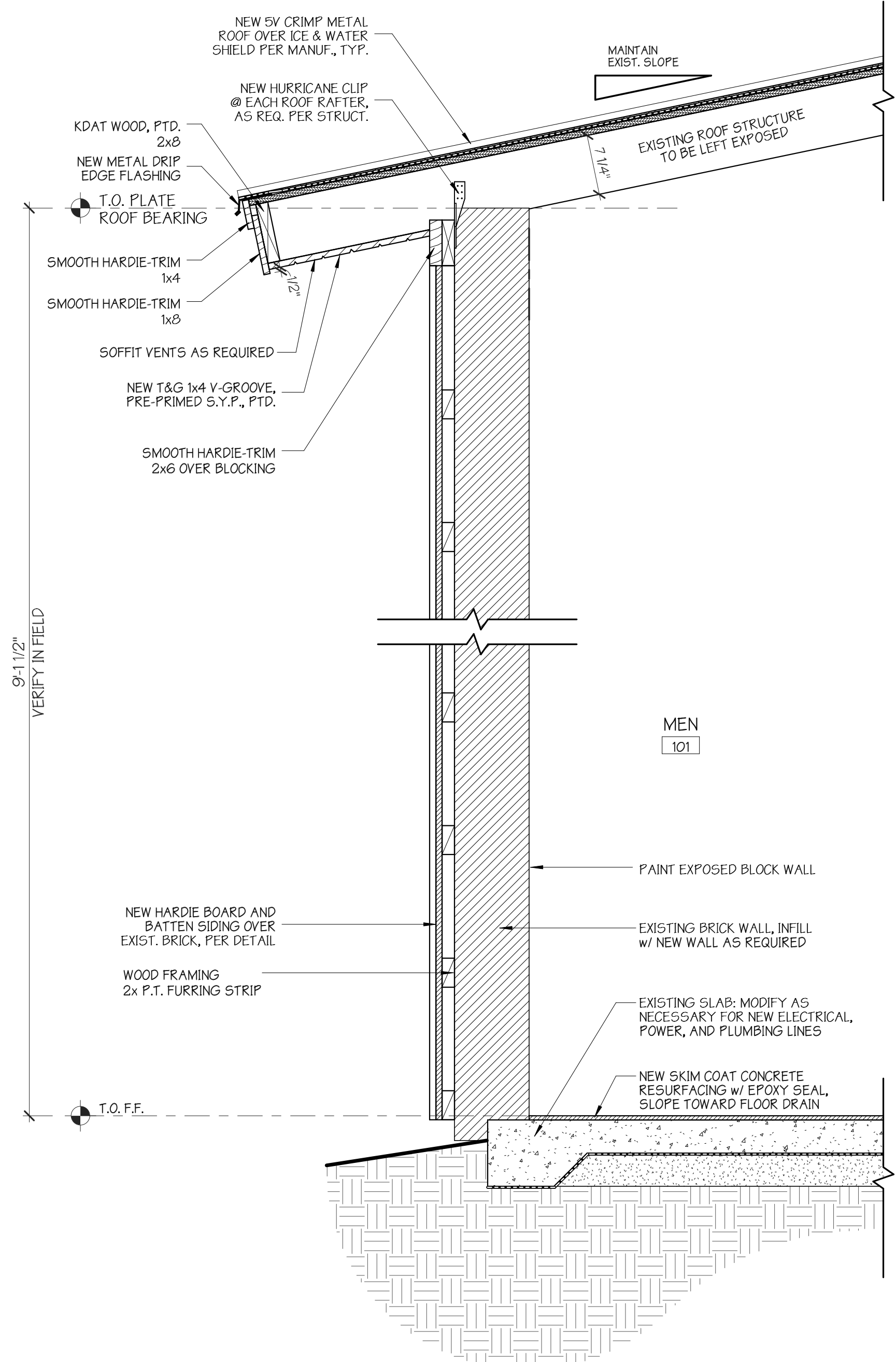
PROJECT NUMBER:	1851
DATE:	03.13.18
DRAWN BY:	ERG
CHECKED BY:	HPS

FOUNDATION & ROOF PLANS
SHEET NO.

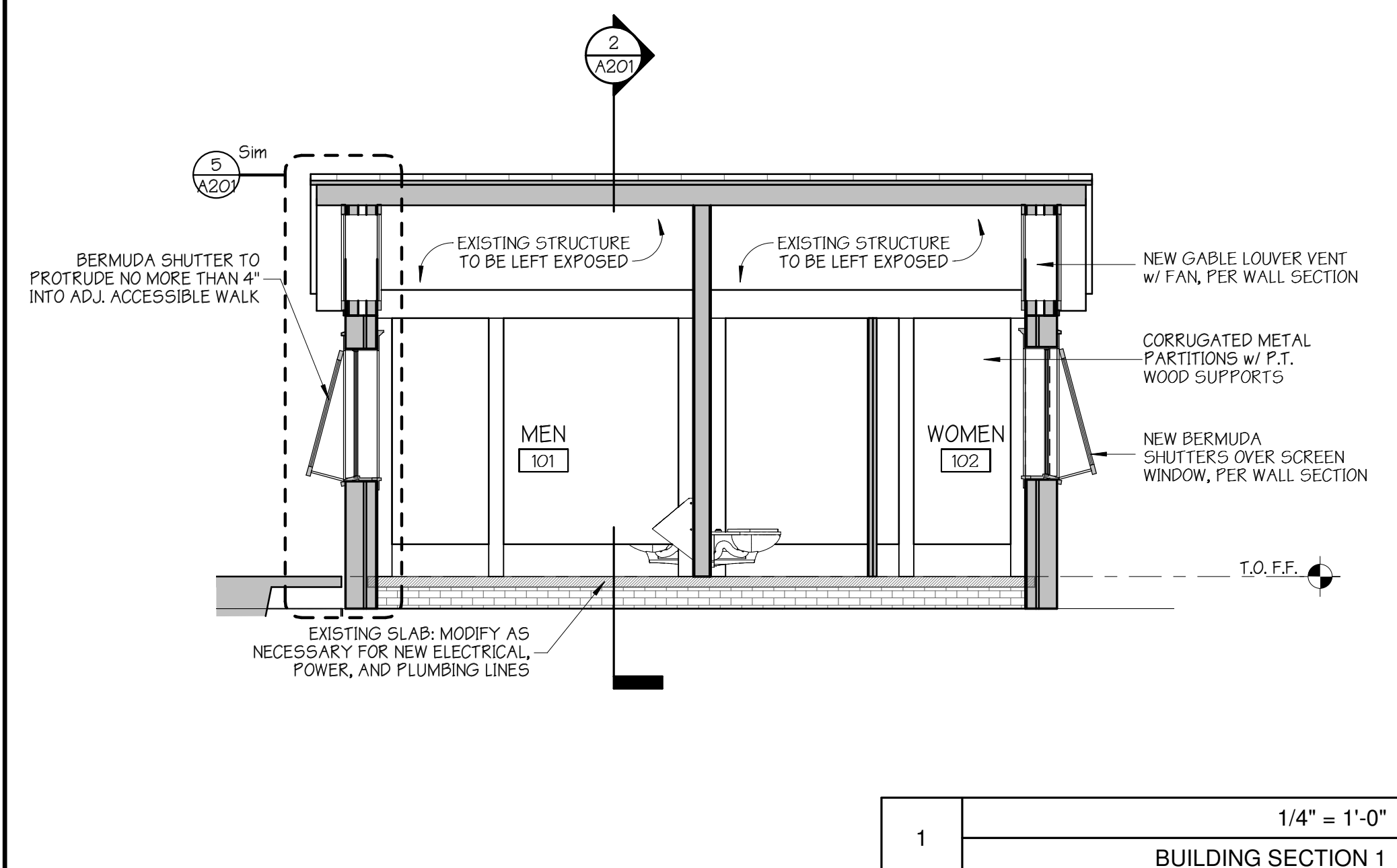
A103



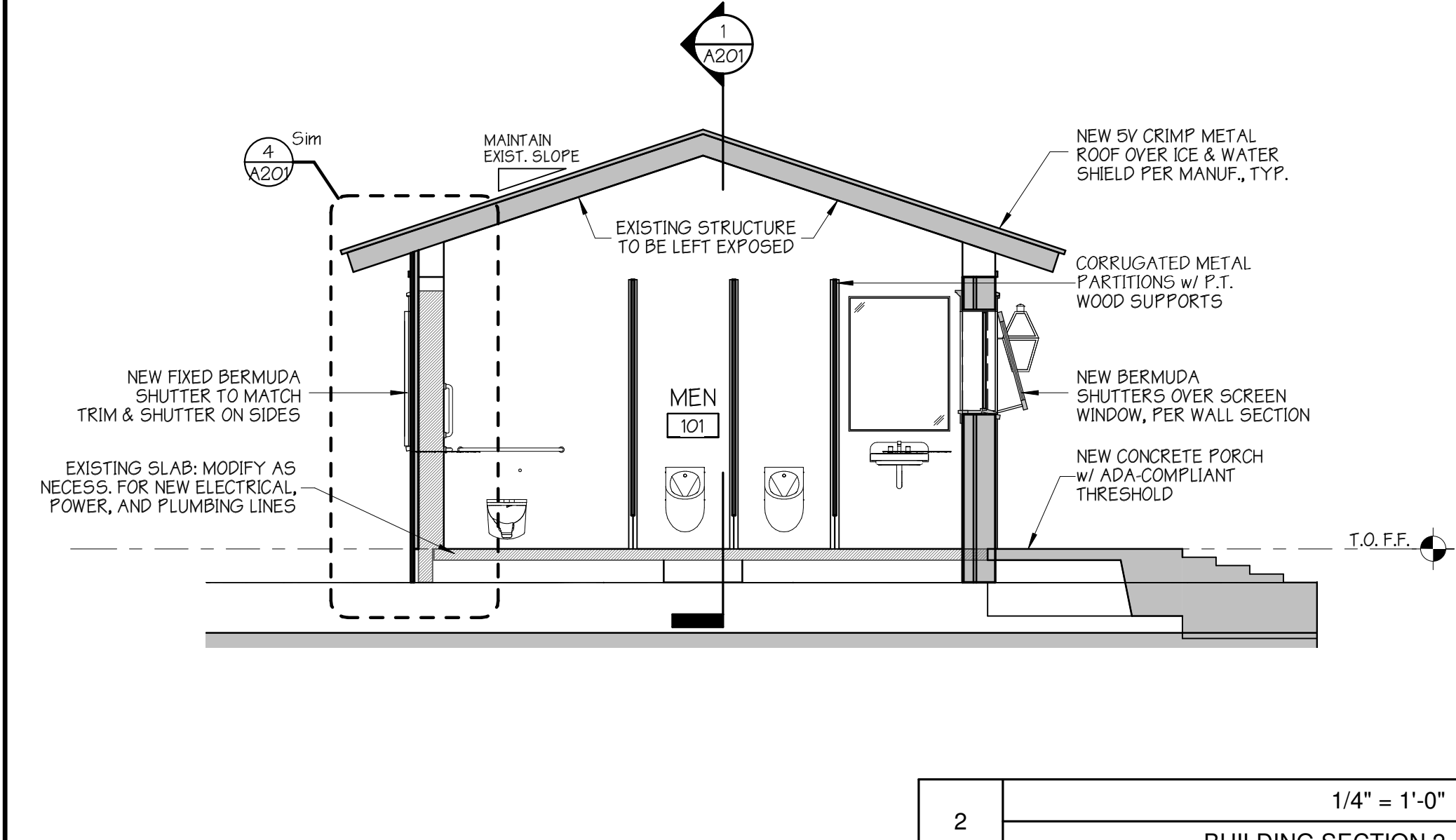
5 1" = 1'-0"
WALL SECTION @ NEW OPENINGS



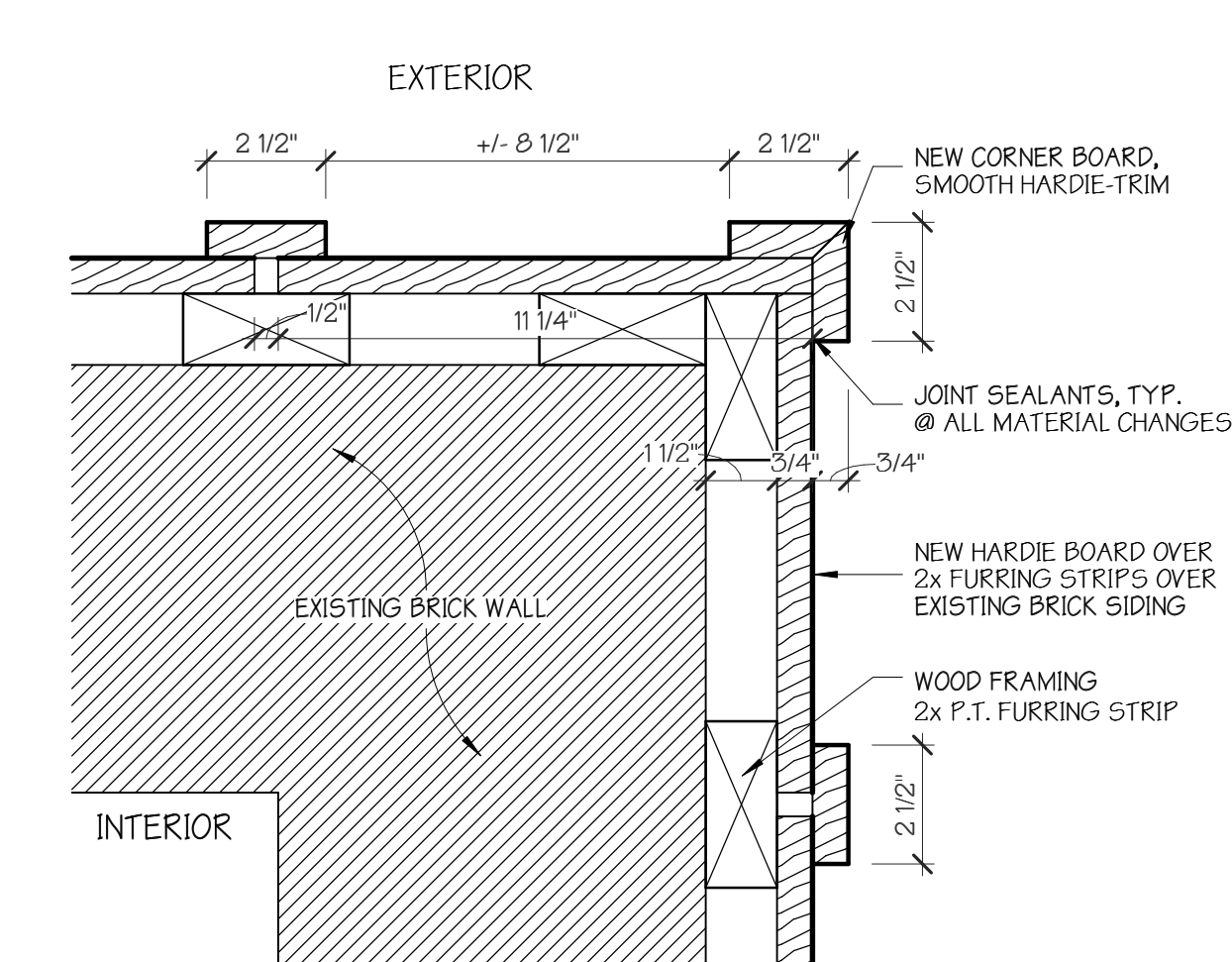
4 1" = 1'-0"
WALL SECTION @ NEW WALL, TYP.



1 1/4" = 1'-0"
BUILDING SECTION 1



2 1/4" = 1'-0"
BUILDING SECTION 2



3 3" = 1'-0"
DETAIL AT NEW / EXISTING WALL

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	ERG	INITIAL
1	REVISION 1 FOR BID	05.02.19	ERG	
2	RELEASED FOR PERMIT	03.13.19	ERG	

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A REMODEL FOR:
TOWN OF BLUFFTON
68 BOUNDARY STREET, UNIT 2
OLD TOWN NEIGHBORHOOD
BLUFFTON, SC 29910

**PEARCE
SCOTT
ARCHITECTS**

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pearce@pscottarch.com
843 837 5700



PROJECT NUMBER: 1851
DATE: 03.13.18
DRAWN BY: ERG
CHECKED BY: HPS

**SECTIONS &
DETAILS**
SHEET NO.

A201